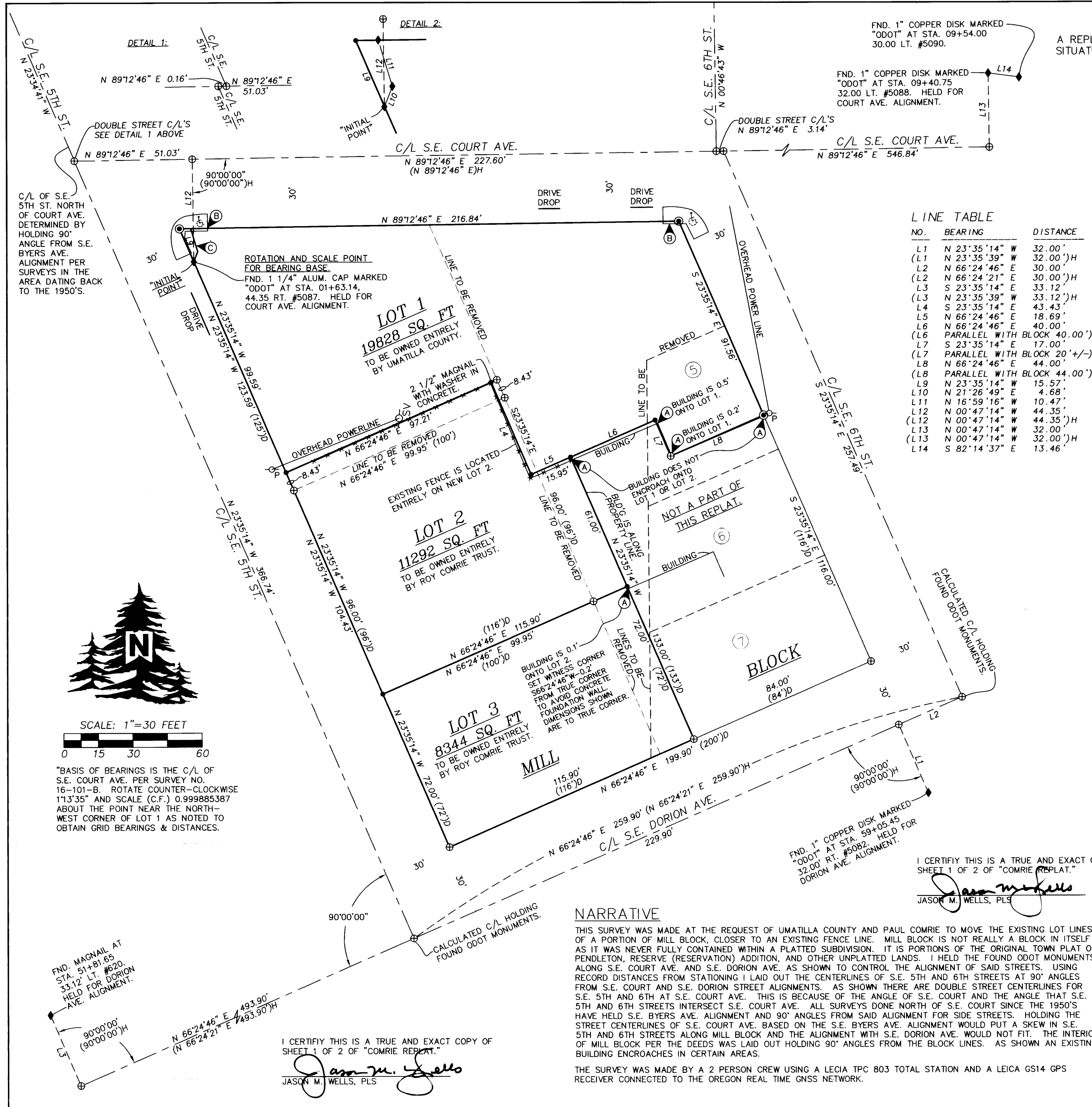


COMRIE REPLAT

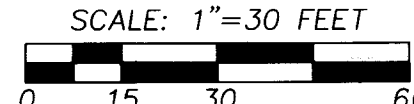
A REPLAT OF A PORTION OF MILL BLOCK, TO THE TOWN, NOW CITY OF PENDLETON, SITUATED IN THE NW1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2021.

SHEET 1 OF 2



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 23°35'14" W	32.00'
(L1)	N 23°35'39" W	32.00')H
L2	N 66°24'46" E	30.00'
(L2)	N 66°24'21" E	30.00')H
L3	S 23°35'14" E	33.12'
(L3)	N 23°35'39" W	33.12')H
L4	S 23°35'14" E	43.43'
L5	N 66°24'46" E	18.69'
L6	N 66°24'46" E	40.00'
(L6)	PARALLEL WITH BLOCK 40.00')D	
L7	S 23°35'14" E	17.00'
(L7)	PARALLEL WITH BLOCK 20'+/-)D	
L8	N 66°24'46" E	44.00'
(L8)	PARALLEL WITH BLOCK 44.00')D	
L9	N 23°35'14" W	15.57'
L10	N 21°26'49" E	4.68'
L11	N 16°59'16" W	10.47'
L12	N 00°47'14" W	44.35')H
(L12)	N 00°47'14" W	44.35')H
L13	N 00°47'14" W	32.00'
(L13)	N 00°47'14" W	32.00')H
L14	S 82°14'37" E	13.46'



"BASIS OF BEARINGS IS THE C/L OF S.E. COURT AVE. PER SURVEY NO. 16-101-B. ROTATE COUNTER-CLOCKWISE 1°13'35" AND SCALE (C.F.) 0.999885387 ABOUT THE POINT NEAR THE NORTH-WEST CORNER OF LOT 1 AS NOTED TO OBTAIN GRID BEARINGS & DISTANCES.

**NARRATIVE**

THIS SURVEY WAS MADE AT THE REQUEST OF UMATILLA COUNTY AND PAUL COMRIE TO MOVE THE EXISTING LOT LINES OF A PORTION OF MILL BLOCK, CLOSER TO AN EXISTING FENCE LINE. MILL BLOCK IS NOT REALLY A BLOCK IN ITSELF AS IT WAS NEVER FULLY CONTAINED WITHIN A PLATTED SUBDIVISION. IT IS PORTIONS OF THE ORIGINAL TOWN PLAT OF PENDLETON, RESERVE (RESERVATION ADDITION), AND OTHER UNPLATTED LANDS. I HELD THE FOUND ODOT MONUMENTS ALONG S.E. COURT AVE. AND S.E. DORION AVE. AS SHOWN TO CONTROL THE ALIGNMENT OF SAID STREETS. USING RECORD DISTANCES FROM STATIONING I LAID OUT THE CENTERLINES OF S.E. 5TH AND 6TH STREETS AT 90° ANGLES FROM S.E. COURT AND S.E. DORION STREET ALIGNMENTS. AS SHOWN THERE ARE DOUBLE STREET CENTERLINES FOR S.E. 5TH AND 6TH AT S.E. COURT AVE. THIS IS BECAUSE OF THE ANGLE OF S.E. COURT AND THE ANGLE THAT S.E. 5TH AND 6TH STREETS INTERSECT S.E. COURT AVE. ALL SURVEYS DONE NORTH OF S.E. COURT SINCE THE 1950'S HAVE HELD S.E. BYERS AVE. ALIGNMENT AND 90° ANGLES FROM SAID ALIGNMENT FOR SIDE STREETS. HOLDING THE STREET CENTERLINES OF S.E. COURT AVE. BASED ON THE S.E. BYERS AVE. ALIGNMENT WOULD PUT A SKEW IN S.E. 5TH AND 6TH STREETS ALONG MILL BLOCK AND THE ALIGNMENT WITH S.E. DORION AVE. WOULD NOT FIT. THE INTERIOR OF MILL BLOCK PER THE DEEDS WAS LAID OUT HOLDING 90° ANGLES FROM THE BLOCK LINES. AS SHOWN AN EXISTING BUILDING ENCROACHES IN CERTAIN AREAS.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LECIA TPC 803 TOTAL STATION AND A LEICA GS14 GPS RECEIVER CONNECTED TO THE OREGON REAL TIME GNSS NETWORK.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF "COMRIE REPLAT."  
 JASON M. WELLS, PLS

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF "COMRIE REPLAT."  
 JASON M. WELLS, PLS

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

24th DAY OF March 2022. Ryan D. Hoff, PRESIDENT; Alex Cross, CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

29th DAY OF March 2022. [Signature] CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 30 DAY OF March 2022. [Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 31 DAY OF March 2022. [Signature] CHAIRPERSON; [Signature] COMMISSIONER

ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 31st DAY OF March 2022.

Rachael Reynolds by Jon Batten, deputy Director, COUNTY ASSESSOR; Rachael Reynolds by Kristin Shamard, deputy, COUNTY TAX COLLECTOR

OWNERS DECLARATION

I PAUL COMRIE, SUCCESSOR TRUSTEE OF THE ROY COMRIE TRUST, AS TO AN UNDIVIDED 1/2 IN FEE SIMPLE INTEREST, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "COMRIE REPLAT". A REPLAT OF A PORTION OF MILL BLOCK, LOCATED IN THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

[Signature] PAUL COMRIE, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11

DAY OF March 2022.

BY PAUL COMRIE

[Signature] NOTARY PUBLIC

Tricia K Bateman NOTARY PRINTED NAME

MY COMMISSION EXPIRES: June 15, 2025

MY COMMISSION NUMBER: 1013652

OWNERS DECLARATION

I MARGARET A. WALLIS, SUCCESSOR TRUSTEE OF THE ROY COMRIE TRUST, AS TO AN UNDIVIDED 1/2 IN FEE SIMPLE INTEREST, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "COMRIE REPLAT". A REPLAT OF A PORTION OF MILL BLOCK, LOCATED IN THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

[Signature] MARGARET A. WALLIS, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11

DAY OF March 2022.

BY MARGARET A. WALLIS

[Signature] NOTARY PUBLIC

Tricia K Bateman NOTARY PRINTED NAME

MY COMMISSION EXPIRES: June 15, 2025

MY COMMISSION NUMBER: 1013652

SURVEYORS CERTIFICATE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "COMRIE REPLAT".

THIS SURVEY WAS MADE WITH REFERENCE TO CONTROLLING MONUMENTS SHOWN ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

THOSE PARCELS OF LAND DESCRIBED IN PRELIMINARY REPORT FOR TITLE INSURANCE BY PIONEER TITLE, PENDLETON, OREGON, ORDER NO. 102901, DATED JUNE 3, 2021. SAID PARCELS ALSO BEING DESCRIBED IN BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2006-5100625, AND 2006-5100626, UMATILLA COUNTY DEED RECORDS.

[Signature] JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/22

RECEIVED BY Umatilla County Surveyor Date: 4/7/22 Rec'd By: CT No.: 22-032-B

OWNERS DECLARATION

I JULIE O'GRADY, SUCCESSOR TRUSTEE OF THE ROY COMRIE TRUST, AS TO AN UNDIVIDED 1/2 IN FEE SIMPLE INTEREST, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "COMRIE REPLAT". A REPLAT OF A PORTION OF MILL BLOCK, LOCATED IN THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

[Signature] JULIE O'GRADY, SUCCESSOR TRUSTEE

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11

DAY OF March 2022.

BY JULIE O'GRADY

[Signature] NOTARY PUBLIC

MARA J Sohar NOTARY PRINTED NAME

MY COMMISSION EXPIRES: April 23, 2024

MY COMMISSION NUMBER: 999411

OWNERS DECLARATION

WE, UMATILLA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "COMRIE REPLAT" A REPLAT OF A PORTION OF MILL BLOCK, LOCATED IN THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND THAT SAID PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

[Signature] DOUGLAS R. OLSEN, UMATILLA COUNTY COUNCIL

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24

DAY OF March 2022.

BY DOUGLAS R. OLSEN

[Signature] NOTARY PUBLIC

DOUGLAS R OLSEN NOTARY PRINTED NAME

MY COMMISSION EXPIRES: 4/14/2022

MY COMMISSION NUMBER: 986188

[Signature] JOHN M. SHAFER UMATILLA COUNTY COMMISSIONER

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-04-2022

at 9:11 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 50

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7390107

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 11/21 DR. BY: JMW CK. BY: JMW NO: 21-1804

PROJECT: UMACOCOMRIE2021ROT REPLAT SURVEY FOR:

UMATILLA COUNTY, COMRIE, O'GRADY, & WALLIS

A REPLAT OF A PORTION OF MILL BLOCK, LOCATED IN THE NW1/4 OF SECTION 11, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.