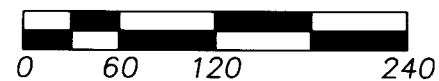


WSIMPSON REPLAT

A REPLAT OF LOT 18, ROYAL RIDGE SUBDIVISION PHASE 1, AND PARCEL 2 OF PARTITION PLAT NO. 2017-17, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENCLTON, UMATILLA CO., OREGON.



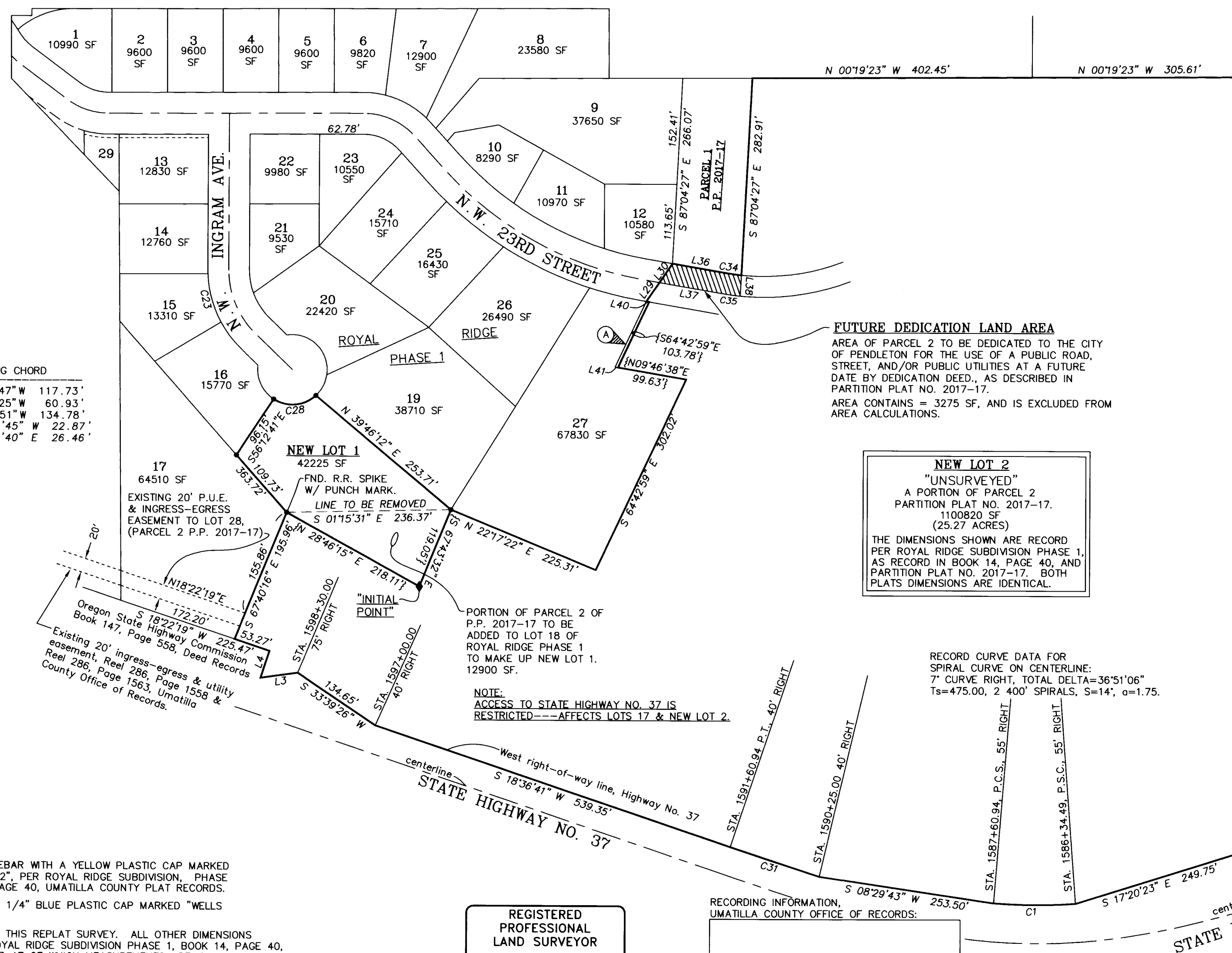
SCALE: 1"=120 FEET



BASIS OF BEARINGS: ROYAL RIDGE SUBDIVISION, PHASE 1, RECORDED IN BOOK 14, PAGE 40, AND PARTITION PLAT NO. 2017-17. ALL DIMENSIONS SHOWN ARE IDENTICAL WITH SAID PLATS UNLESS NOTED.

LINE NO.	BEARING	DISTANCE
L3	S 07°54'20" E	53.84'
L4	N 71°37'41" W	40.26'
L29	N 55°26'37" W	33.04'
L30	N 55°26'37" W	33.04'
L36	S 09°46'38" W	77.60'
L37	S 09°46'38" W	91.45'
L38	N 87°04'27" W	30.03'
L40	N 09°46'38" W	4.15'
L41	N 09°46'38" W	4.15'

CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	8°50'37"	763.51'	117.85'	S00°07'47" W 117.73'
C28	75°04'40"	50.00'	65.52'	N05°11'25" W 60.93'
C31	40' INSIDE OFFSET SPIRAL CURVE		134.78'	S18°05'51" W 134.78'
C34	4°05'46"	320.00'	22.88'	S 07°43'45" W 22.87'
C35	4°19'57"	350.00'	26.46'	N 07°36'40" E 26.46'



FUTURE DEDICATION LAND AREA
 AREA OF PARCEL 2 TO BE DEDICATED TO THE CITY OF PENCLTON FOR THE USE OF A PUBLIC ROAD, STREET, AND/OR PUBLIC UTILITIES AT A FUTURE DATE BY DEDICATION DEED., AS DESCRIBED IN PARTITION PLAT NO. 2017-17.
 AREA CONTAINS = 3275 SF, AND IS EXCLUDED FROM AREA CALCULATIONS.

NEW LOT 2
 "UNSURVEYED"
 A PORTION OF PARCEL 2
 PARTITION PLAT NO. 2017-17.
 1100820 SF
 (25.27 ACRES)
 THE DIMENSIONS SHOWN ARE RECORD PER ROYAL RIDGE SUBDIVISION PHASE 1, AS RECORD IN BOOK 14, PAGE 40, AND PARTITION PLAT NO. 2017-17. BOTH PLATS DIMENSIONS ARE IDENTICAL.

NOTE:
 ACCESS TO STATE HIGHWAY NO. 37 IS RESTRICTED---AFFECTS LOTS 17 & NEW LOT 2.

RECORD CURVE DATA FOR SPIRAL CURVE ON CENTERLINE:
 7° CURVE RIGHT, TOTAL DELTA=36°51'06"
 Ts=475.00, 2 400' SPIRALS, S=14', a=1.75.

LEGEND

- - FOUND 5/8" BY 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", PER ROYAL RIDGE SUBDIVISION, PHASE 1, RECORDED IN BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS.
- ◆ - SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- {XOX} - NEW SURVEY DIMENSION PER THIS REPLAT SURVEY. ALL OTHER DIMENSIONS SHOWN ARE RECORD PER ROYAL RIDGE SUBDIVISION PHASE 1, BOOK 14, PAGE 40, OR PARTITION PLAT NO. 2017-17 OF WHICH MEASUREMENTS ARE IDENTICAL.
- (A) 4.15' WIDE STRIP OF PROPERTY DEEDED FROM LOT 28 (PARCEL 2 OF PARTITION PLAT NO. 2017-17) TO LOT 27 BY DEED RECORDED AS INSTRUMENT NO. 2005-485052, AND AFFIDAVIT OF CORRECTION RECORDED AS INSTRUMENT NO. INSTRUMENT NO. 2017-6850294.
- 28 - LOT NUMBER, ROYAL RIDGE SUBDIVISION PHASE 1.
- SF - DENOTES SQUARE FEET. LOT AREAS ARE ROUNDED TO NEAREST 5 SQUARE FEET.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

RECEIVED BY
 Umatilla County Surveyor
 Date: 6/2/22
 Rec'd By: CT
 No.: 22-062-8

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF "WSIMPSON REPLAT."
 Jason M. Wells

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 05-31-2022
 at 4:27 o'clock p. m., in the record of PLATS of said County.
 BOOK 17 PAGE 59
 OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2022-7410676

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 02/22 DR. BY: JMW
 CK. BY: WRW NO: 22-1811

PROJECT:
 WSIMPSON REPLAT
 A REPLAT OF LOT 18 ROYAL RIDGE SUBDIVISION, PHASE 1, AND PARCEL 2 OF PARTITION PLAT NO. 2017-17.
 LOCATED IN THE EAST HALF OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.

WSIMPSON REPLAT

A REPLAT OF LOT 18, ROYAL RIDGE SUBDIVISION PHASE 1, AND PARCEL 2 OF PARTITION PLAT NO. 2017-17, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA CO., OREGON.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

27 DAY OF April 2022.

Signatures of Ryan DeBorja (President) and Nancy Cross (City Planner)

CITY SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS DAY

27th DAY OF April 2022.

Signature of 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 25 DAY OF May 2022.

Signature of 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 ITS ORDER.

DATED THIS 31 DAY OF May 2022.

Signatures of Umatilla County Commissioners

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 26 DAY OF May 2022.

Signatures of County Assessor and County Tax Collector

OWNERS DECLARATION

WE, WAYNE R. SIMPSON & NANCY V. SIMPSON, OWNERS, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "WSIMPSON REPLAT", A REPLAT OF LOT 27 OF ROYAL RIDGE SUBDIVISION PHASE 1, AND PARCEL 2 OF PARTITION PLAT 2017-17, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS REPLAT, WHETHER SHOWN ON THIS REPLAT, OR CONTAINED IN RECORDED LEGAL DOCUMENTS.

WE WILL AT A FUTURE DATE, DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, FOR THE USE OF THE PUBLIC FOR ROAD, STREET, AND/OR UTILITY PURPOSES, BY DEDICATION DEED, THE LAND AS DEPICTED AND SHOWN AS THE FUTURE DEDICATION LAND AREA OF THIS REPLAT SURVEY.

Signatures of Wayne R. Simpson and Nancy V. Simpson

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 22nd DAY OF April 2022.

BY WAYNE R. SIMPSON, & NANCY V. SIMPSON, OWNERS

Signature of Notary Jutta Haliewicz

NOTARY PUBLIC FOR THE STATE OF OREGON NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 10/29/22

MY COMMISSION NUMBER: 980002



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF WAYNE SIMPSON TO ADD A PORTION OF PARCEL 2 OF PARTITION PLAT 2017-17, TO LOT 18 OF ROYAL RIDGE SUBDIVISION PHASE 1 AS SHOWN. THE OVERALL BOUNDARIES OF BOTH WERE PREVIOUSLY SURVEYED. THE REASON THIS IS BEING DONE IS SO A HOUSE CAN BE CONSTRUCTED. THE SLOPE OF THE GROUND IS VERY STEEP AND A FILL AREA IS NEEDED FOR CONSTRUCTION BECAUSE OF THE SLOPE.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICIA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK.

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 "WSIMPSON REPLAT". REVISED LOT 27 IS SURVEYED AND PARCEL 2 IS UNSURVEYED.

REAL PROPERTY DESCRIPTION:

LOT 18 OF ROYAL RIDGE SUBDIVISION PHASE 1, RECORDED IN BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS, AND PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2017-17, UMATILLA COUNTY PLAT RECORDS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF "WSIMPSON REPLAT."

Signature of Jason M. Wells, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 05-31-2022

at 4:27 o'clock p. m., in the record of PLATS of said County, BOOK 17 PAGE 59

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7410676

\\DSHANNONREPLAT2021ROT

Professional Land Surveyor seal for Jason M. Wells, PLS, Oregon, Commission No. 54657PLS, expires 6/30/22.

RECEIVED BY Umatilla County Surveyor Date: 6/2/22 Rec'd By: CT No.: 22-062-8

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

PROJECT: WSIMPSON REPLAT A REPLAT OF LOT 18 ROYAL RIDGE SUBDIVISION, PHASE 1, AND PARCEL 2 OF PARTITION PLAT NO. 2017-17. LOCATED IN THE EAST HALF OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.

Table with recording details: DATE: 02/22, DR. BY: JMW, CK. BY: WRW, NO: 22-1811