

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14
OF PACE ACRES REPLAT. LOCATED IN THE
SE1/4 OF SECTION 15, T2N, R32E, W.M.

PLAT FACE SHEET AND INDEX PAGE

- SHEET 1 - INDEX
- SHEET 2 - REPLAT DETAIL OF REVISED LOT LINES AND EASEMENTS, SURVEY NARRATIVE, REFERENCES.
- SHEET 3 - DETAIL SHOWING REVISED EASEMENT DIMENSIONS.
- SHEET 4 - DECLARATIONS (BRESHEARS AND UMPQUA BANK).
- SHEET 5 - DECLARATIONS (SEVERIN AND FIRST COMMUNITY CREDIT UNION).
- SHEET 6 - DECLARATIONS (VAN CLEAVE AND MANN MORTGAGE, LLC).
- SHEET 7 - DECLARATIONS (PACE AND CALIBER HOME LOANS, INC.)
- SHEET 8 - APPROVALS, DECLARATIONS (CITY OF PENDLETON), SURVEY CERTIFICATE AND LEGAL DESCRIPTION.

RECORDING INFORMATION

State of Oregon 2022-7460602
 County of Umatilla 09/09/2022 10:18:04 AM
 REC-DE-TP

Fig=1 \$5.00 \$2.00 \$15.00 \$10.00 \$10.00 \$10.00 \$10.00 \$120.00



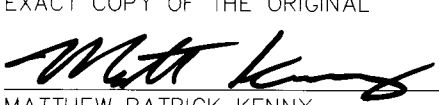
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Office of County Records
 UMATILLA COUNTY

RECEIVED BY
 Umatilla County Surveyor

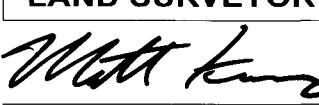
Date: 9/13/22
 Rec'd By: CT
 No.: 22-102-B

I CERTIFY THAT THIS IS A TRUE AND
 EXACT COPY OF THE ORIGINAL




MATTHEW PATRICK KENNY
 89374PLS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR



OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-23

 KENNY LAND SURVEYING	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOCATED IN THE SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M, CITY OF PENDLETON, UMATILLA COUNTY, OR.
CLIENT: SOUTH COUNTY CONSTRUCTION	
PROJECT: 21-12_JONES REPLAT	DR: MPK CH: MPK DATE: MAY 11, 2022 SHEET 1 OF 8

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

SURVEY NARRATIVE

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF SOUTH COUNTY CONSTRUCTION TO RECONFIGURE LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. THE NEW LINES AND EASEMENTS ARE BEING ADJUSTED AT THE DIRECTION OF MY CLIENT.

THIS REPLAT HELD FOUND LOT CORNERS AND CENTERLINE MONUMENTS AS ESTABLISHED IN THE PLATS OF SUNRIDGE ACRES AND PACE ACRES REPLAT, AS SHOWN HEREON. ALL MONUMENTS TIED FIT VERY WELL WITH THE RECORD PLAT DATA OF BOTH SUNRIDGE ACRES AND PACE ACRES REPLAT. PLAT GEOMETRY WAS HELD IN CONJUNCTION WITH FOUND CONTROLLING CORNERS TO REESTABLISH LOT LINES OF PACE ACRES REPLAT AND RECONFIGURE INTO THE NEW LOTS AS SHOWN HEREON.

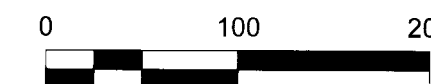
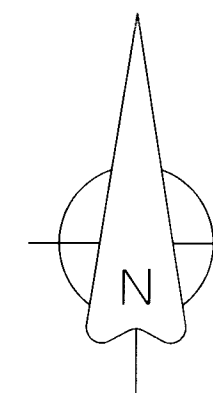
THE BASIS OF BEARINGS FOR THIS SURVEY IS PACE ACRES REPLAT. MEASUREMENTS THAT ARE IDENTICAL TO THOSE REPORTED ON PACE ACRES REPLAT ARE INDICATED HEREON BY AND ASTERISK (*).

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE.

PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
RECORDED: MAY 22, 1942 IN BOOK 160, PAGE 473, DEED RECORDS

RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF;
GRANTEE: PACIFIC POWER AND LIGHT COMPANY
RECORDED: MARCH 22, 1948 IN BOOK 185, PAGE 259, DEED RECORDS.



EASEMENT TABLE

- (A) REVISED 20' WIDE PUBLIC UTILITY EASEMENT. DEDICATED THIS PLAT. SEE SHEET 3 DETAIL.
- (B) REVISED 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE, AND INGRESS-EGRESS EASEMENT. DEDICATED THIS PLAT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 1, 2, 3, 4, & 6 OF THIS PLAT AND LOTS 12 & 13 OF PACE ACRES REPLAT. SEE SHEET 3 DETAIL.
- (C) 5' WIDE PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES.
- (D) 5' WIDE ELECTRIC DISTRIBUTION AND COMMUNICATION LINE EASEMENT PER INSTRUMENT NUMBER 2018-6730171, UMATILLA COUNTY RECORDS. LOCATION SHOWN IS APPROXIMATE. NO LOCATABLE DIMENSIONS WERE PROVIDED IN THE EASEMENT DOCUMENT.
- (E) 10' PRIVATE SEWER LINE EASEMENT PER PACE ACRES REPLAT. SEE SHEET 3 DETAIL.
- (F) 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.
- (G) 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LAND, AND INGRESS-EGRESS EASEMENT PER PACE ACRES REPLAT.

LEGEND

- FOUND 2" ALUMINUM CAP PER SUNRIDGE ACRES, UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER PACE ACRES REPLAT.
- ◇ FOUND 5/8" REBAR WITH RED PLASTIC CAP PER SUNRIDGE ACRES, PARTITION PLAT 2005-29, 2007-01, OR 2007-33.
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER HOFFMAN FIRST ADDITION.
- FOUND 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374" UNLESS NOTED OTHERWISE, PER R7.
- ▲ FOUND 30MM BRASS MARKER IN CONCRETE OR ASPHALT, MARKED "KENNY LS 89374" PER R7.
- ◎ SET 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- ⊗ COMPUTED POSITION, NOTHING FOUND OR SET.
- (A) EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- - - - - NEW EASEMENT DEDICATED BY THIS PLAT
- PACE ACRES REPLAT LOT/EASEMENT LINES
- (*) OR * MEASURED = RECORD (SEE NARRATIVE)
- NP- NOT A PART
- SF SQUARE FEET
- AC ACRES

LINE	BEARING	DISTANCE
L1	NOT USED	
L2	NOT USED	
L3	NOT USED	
L4	NOT USED	
L5*	N 74°59'42" W	22.48'
L6	S 21°00'49" E	26.05'
L7	S 21°00'49" E	63.51'
L8	S 21°00'49" E	97.07'
L9	S 30°32'24" E	145.38'
L10	S 30°32'24" E	140.44'
L11*	S 60°00'00" W	141.00'
L12*	S 30°00'00" E	15.00'
L13	NOT USED	
L14	NOT USED	
L15*	S 30°32'24" E	80.00'
L16*	N 60°00'00" E	131.85'
L17*	N 60°00'00" E	130.31'
L18*	N 60°00'00" E	130.31'
L19*	S 30°00'00" E	90.00'
L20	S 30°00'00" E	40.00'
L21	S 30°00'00" E	50.00'
L22	N 67°49'16" E	76.43'
L23*	N 30°32'24" W	153.96'
L24*	N 21°08'21" W	54.08'
L25	NOT USED	
L26*	N 60°00'00" E	95.17'
L27*	N 60°00'00" E	70.00'
L28	N 79°09'12" E	78.43'
L29	S 79°09'12" W	100.75'
L30-L40	SEE SHEET 2	
L41	NOT USED	
L42	NOT USED	
L43*	S 13°40'24" E	10.11'
L44*	S 67°49'16" W	92.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	NOT USED				
C2*	1469.12'	26.93'	26.93'	S 20°36'51" E	1°03'01"
C3*	1469.12'	20.33'	20.33'	S 19°41'33" E	0°47'34"
C4*	45.00'	12.87'	12.82'	S 51°48'35" W	16°22'49"
C5*	45.00'	10.87'	10.84'	S 36°41'56" W	13°50'29"
C6*	45.00'	12.69'	12.65'	S 21°41'56" W	16°09'32"
C7*	45.00'	18.97'	18.83'	N 01°32'43" E	24°08'54"
C8*	45.00'	10.28'	10.26'	S 17°04'29" E	13°05'31"
C9*	45.00'	10.02'	10.00'	N 30°00'00" W	12°45'31"



RECORDS OF REFERENCE

- R1: GRECIAN HEIGHTS P.U.D. - BOOK 10, PAGE 4 OF PLATS
- R2: HOFFMAN FIRST ADDITION - BOOK 12, PAGE 43 OF PLATS
- R3: SURVEY NO. S-29-B (S.W. RUNNION AVENUE)
- R4: PARTITION PLAT NO. 2007-01
- R5: SUNRIDGE ACRES - BOOK 15, PAGE 43 OF PLATS
- R6: PACE ACRES REPLAT - BOOK 16, PAGE 55 OF PLATS
- R7: SURVEY NO. 21-117-B, BY MATTHEW KENNY

RECEIVED BY
Umatilla County Surveyor
Date: 9/13/22
Rec'd by: CT
No.: 22-102-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

MATTHEW KENNY
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

RECORDING INFORMATION

State of Oregon
County of Umatilla
REC-DE-TP
2022-7460602
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Office of County Records
Umatilla County

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
Matthew Kenny
MATTHEW PATRICK KENNY
89374PLS

KENNY LAND SURVEYING

P.O. BOX 447, HEPPIER, OR 97836
541-379-0242
www.kennylandsurveying.com

LOCATED IN THE SE1/4 OF SECTION 15,
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CITY OF PENDLETON, UMATILLA COUNTY, OR.

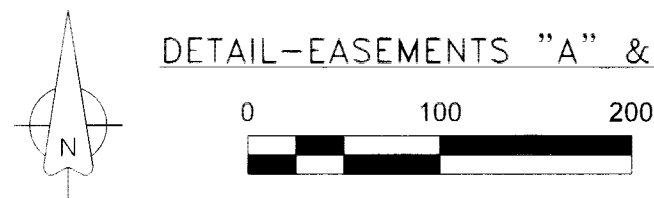
CLIENT:

SOUTH COUNTY CONSTRUCTION

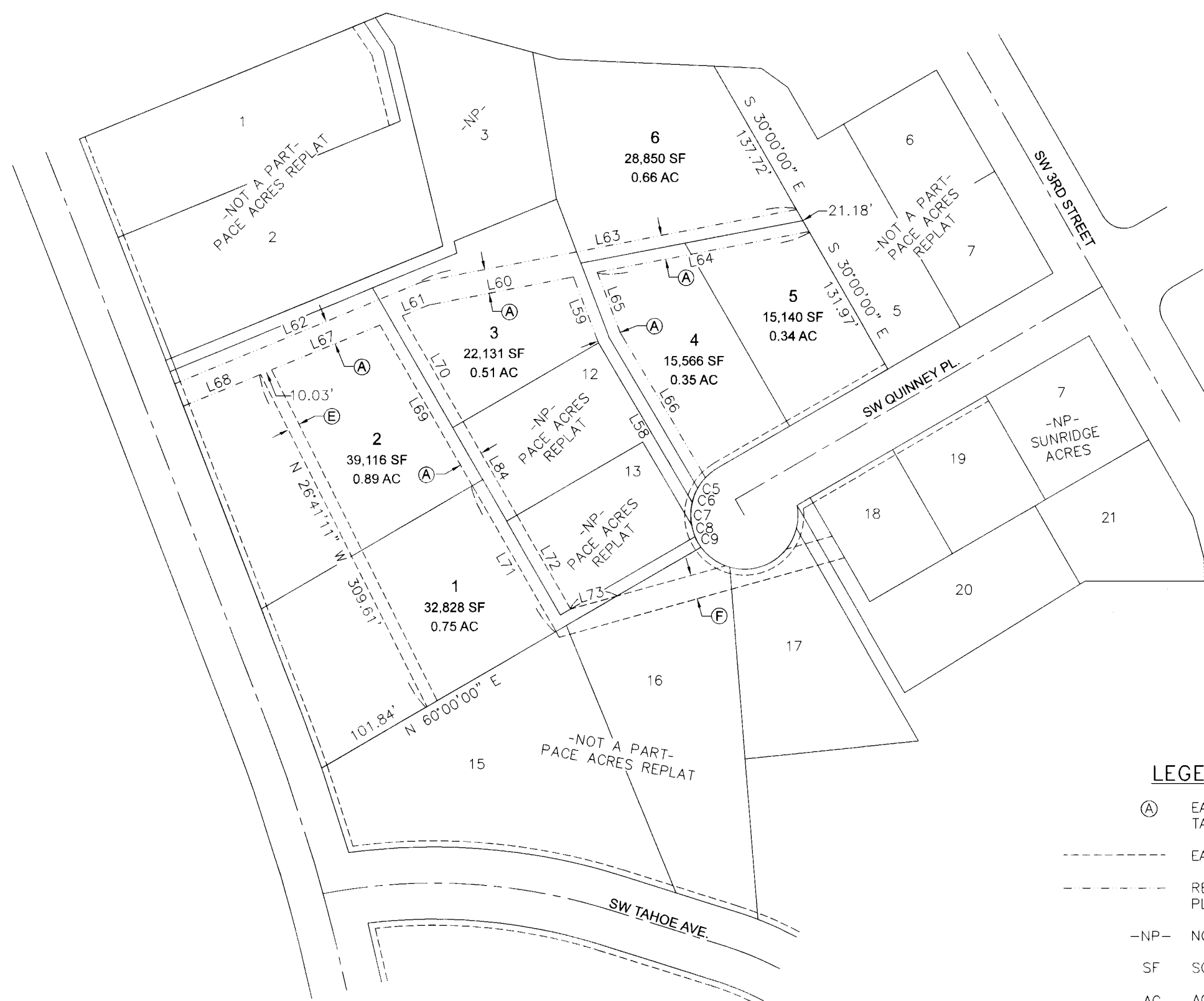
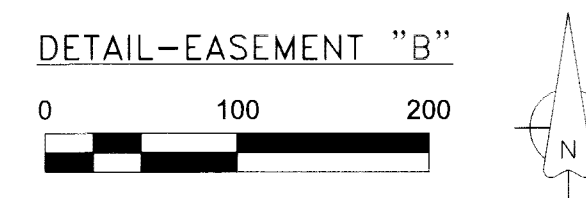
JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

DETAIL-EASEMENTS "A" & "E"



DETAIL-EASEMENT "B"



LEGEND

- (A) EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- REVISED EASEMENT DEDICATED BY THIS PLAT
- NP- NOT A PART
- SF SQUARE FEET
- AC ACRES

LINE	BEARING	DISTANCE
L58	N 30°32'24" W	153.96'
L59	N 21°00'49" W	58.69'
L60	N 79°09'12" E	123.09'
L61	N 67°49'16" E	24.11'
L62	N 67°49'16" E	223.93'
L63	N 79°09'12" E	319.30'
L64	N 79°09'12" E	180.86'
L65	N 21°00'49" W	53.35'
L66	N 30°32'24" W	140.44'
L67	N 67°49'16" E	98.03'
L68	N 67°49'16" E	69.95'
L69	S 30°00'00" E	154.39'
L70	N 30°00'00" W	191.64'
L71	N 30°00'00" W	140.01'
L72	S 30°00'00" E	90.00'
L73	S 74°29'42" W	39.99'
L74	S 30°32'24" E	153.96'
L75	S 30°32'24" E	140.44'
L76	S 21°00'49" E	73.67'
L77	S 21°00'49" E	35.26'
L78	N 79°09'12" E	85.59'
L79	N 79°09'12" E	141.81'
L80	N 67°49'16" E	49.03'
L81	N 30°00'00" W	174.57'
L82	N 30°00'00" W	157.29'
L83	N 30°00'00" W	140.01'
L84	S 30°00'00" E	90.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	45.00'	10.87'	10.84'	S 36°41'56" W	13°50'29"
C6	45.00'	12.69'	12.65'	S 21°41'56" W	16°09'32"
C7	45.00'	18.97'	18.83'	N 01°32'43" E	24°08'54"
C8	45.00'	10.28'	10.26'	S 17°04'29" E	13°05'31"
C9	45.00'	10.02'	10.00'	N 30°00'00" W	12°45'31"
C16	28.00'	39.01'	35.93'	S 60°55'48" E	79°49'59"
C17	28.00'	53.34'	45.63'	S 24°34'36" W	109°09'12"

RECORDING INFORMATION

State of Oregon
County of Umatilla
REC-DE-TP
2022-7460602
09/09/2022 10:18:04 AM
\$120.00



Office of County Records
Umatilla County

EASEMENT TABLE

- (A) REVISED 20' WIDE PUBLIC UTILITY EASEMENT. DEDICATED THIS PLAT.
- (B) REVISED 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE, AND INGRESS-EGRESS EASEMENT. DEDICATED THIS PLAT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 1 THROUGH 6 OF THIS PLAT AND LOTS 12 & 13 OF PACE ACRES REPLAT.
- (E) 10' PRIVATE SEWER LINE EASEMENT PER PACE ACRES REPLAT.
- (F) 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.
- (G) 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LAND, AND INGRESS-EGRESS EASEMENT PER PACE ACRES REPLAT.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

RECEIVED BY
Umatilla County Surveyor
Date: 9/13/22
Rec'd By: CT
No.: 22-102-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

KENNY LAND SURVEYING

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LOCATED IN THE SE1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON, UMATILLA COUNTY, OR.

CLIENT: **SOUTH COUNTY CONSTRUCTION**

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

OWNER'S DECLARATION

WE, STEVEN W. BRESHEARS AND MONICA L. BRESHEARS, OWNERS OF LOT 4 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 6 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

[Signature]
STEVEN W. BRESHEARS

[Signature]
MONICA L. BRESHEARS

STATE OF Oregon
COUNTY OF Umatilla

ON THE 2nd DAY OF June, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature]
NOTARY PUBLIC FOR THE STATE OF Oregon

COMMISSION NUMBER: 990469

MY COMMISSION EXPIRES: Aug 18, 2023

TRUST DEED BENEFICIARY CONSENT

UMPQUA BANK, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER INSTRUMENT NUMBER 2021-7150207, UMATILLA COUNTY RECORDS OFFICE, DOES HEREBY CONSENT TO LOT 4 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, BEING REPLATTED INTO LOT 6 AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS DEPICTED AND DEDICATED ON THIS PLAT.

UMPQUA BANK, BY:

[Signature]

SIGNATURE

Matthew Hay, Default Litigation Supervisor
PRINTED NAME AND TITLE

STATE OF Oregon
COUNTY OF Washington

ON THE 6 DAY OF July, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] Oregon
NOTARY PUBLIC FOR THE STATE OF

COMMISSION NUMBER: 1023009

MY COMMISSION EXPIRES: 3-29-2026

RECORDING INFORMATION

State of Oregon **2022-7460602**
County of Umatilla
REC-DE-TP **09/09/2022 10:18:04 AM**

Fee: \$120.00



Office of County Records
[Signature] UMATILLA COUNTY

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[Signature]
MATTHEW PATRICK KENNY
89374PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
LOCATED IN THE SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.	
CLIENT: SOUTH COUNTY CONSTRUCTION	
PROJECT: 21-12_JONES REPLAT	DR: MPK CH: MPK DATE: MAY 11, 2022 SHEET 4 OF 8

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

OWNER'S DECLARATION

WE, CLAYTON J. SEVERIN AND ALLISON M. SEVERIN, OWNERS OF LOT 8 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 5 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

Clayton J. Severin
CLAYTON J. SEVERIN

Allison M. Severin
ALLISON M. SEVERIN

STATE OF OREGON
COUNTY OF UMATILLA

ON THE 9th DAY OF JUNE, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Amia K. Shepard
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 994326

MY COMMISSION EXPIRES: 12-1-2023

TRUST DEED BENEFICIARY CONSENT

FIRST COMMUNITY CREDIT UNION, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER INSTRUMENT NUMBER 2022-7380176, UMATILLA COUNTY RECORDS OFFICE, DOES HEREBY CONSENT TO LOT 8 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, BEING REPLATTED INTO LOT 5 AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS DEPICTED AND DEDICATED ON THIS PLAT.

FIRST COMMUNITY CREDIT UNION, BY:

Susan Cutright
SIGNATURE

Susan Cutright VP Loan Servicing
PRINTED NAME AND TITLE

STATE OF Oregon
COUNTY OF Coos

ON THE 8th DAY OF August, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Katie Selena Duto
NOTARY PUBLIC FOR THE STATE OF Oregon

COMMISSION NUMBER: 998947

MY COMMISSION EXPIRES: 3/31/2024

RECORDING INFORMATION

State of Oregon **2022-7460602**
County of Umatilla **09/09/2022 10:18:04 AM**
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Office of County Records
Steve Churchill
UMATILLA COUNTY

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RENEWS: 6-30-23

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			SHEET 5 OF 8

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OF PACE ACRES REPLAT. LOCATED IN THE
SE1/4 OF SECTION 15, T2N, R32E, W.M.

OWNER'S DECLARATION


WE, ANDREW L. VAN CLEAVE AND JENNIFER L. VAN CLEAVE, OWNERS OF LOT 9 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 4 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.


ANDREW L. VAN CLEAVE


JENNIFER L. VAN CLEAVE

STATE OF Oregon
COUNTY OF Umatilla

ON THE 15th DAY OF June, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

 - Julie A. Summerfield
NOTARY PUBLIC FOR THE STATE OF Oregon


COMMISSION NUMBER: 1006915

MY COMMISSION EXPIRES: 12-13-2024

TRUST DEED BENEFICIARY CONSENT


MANN MORTGAGE, LLC., TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER INSTRUMENT NUMBER 2021-720094, UMATILLA COUNTY RECORDS OFFICE, DOES HEREBY CONSENT TO LOT 9 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, BEING REPLATTED INTO LOT 4 AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS DEPICTED AND DEDICATED ON THIS PLAT.

MANN MORTGAGE, LLC., BY:


SIGNATURE
Jason Mann CEO
PRINTED NAME AND TITLE

STATE OF Montana
COUNTY OF Flathead

ON THE 27 DAY OF June, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.


NOTARY PUBLIC FOR THE STATE OF Montana


COMMISSION NUMBER: 353937

MY COMMISSION EXPIRES: January 5 2025


RECORDING INFORMATION

State of Oregon **2022-7460602**
County of Umatilla
REC-DE-TP **09/09/2022 10:18:04 AM**
Fee: \$24.00 \$11.00 \$10.00 \$10.00 \$10.00 **\$120.00**

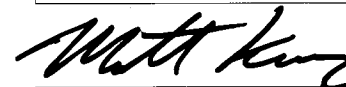



Office of County Records

UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 9/13/22
Rec'd By: CT
No.: 22-102-B

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

MATTHEW PATRICK KENNY
89374PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

		P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
LOCATED IN THE SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.			
CLIENT: SOUTH COUNTY CONSTRUCTION			
PROJECT: 21-12_JONES REPLAT	DR: MPK	CH: MPK	DATE: MAY 11, 2022
			SHEET 6 OF 8

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT. LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

OWNER'S DECLARATION

I, SHAWN C. PACE, OWNER OF LOTS 11 AND 14 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOTS 1 & 2 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. I HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

Shawn C. Pace
SHAWN C. PACE

STATE OF Oregon
COUNTY OF Umatilla

ON THE 27th DAY OF May, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Shawn C. Pace
NOTARY PUBLIC FOR THE STATE OF Oregon

COMMISSION NUMBER: 990469

MY COMMISSION EXPIRES: Aug 18, 2023

TRUST DEED BENEFICIARY CONSENT

CALIBER HOME LOANS, INC., TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER INSTRUMENT NUMBER 2019-6830491, UMATILLA COUNTY RECORDS OFFICE, DOES HEREBY CONSENT TO LOT 14 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, BEING REPLATTED INTO LOT 1 AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS DEPICTED AND DEDICATED ON THIS PLAT.

CALIBER HOME LOANS, INC., BY:
Cynthia M. Floyd
SIGNATURE
Cynthia M. Floyd, Sr. Manager
PRINTED NAME AND TITLE

STATE OF South Carolina
COUNTY OF Greenville

ON THE 1st DAY OF August, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Digree Kli, Tiffany Lee Klimkowski
NOTARY PUBLIC FOR THE STATE OF South Carolina

COMMISSION NUMBER: N/A

MY COMMISSION EXPIRES: 3/3/2031

RECORDING INFORMATION

State of Oregon
County of Umatilla
REC-DE-TP
2022-7460602
09/09/2022 10:18:04 AM

Fee: \$120.00



Office of County Records
Steve Churchill
UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 9/13/22
Rec'd By: CT
No.: 22-102-B

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

		P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com	
LOCATED IN THE SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.			
CLIENT: SOUTH COUNTY CONSTRUCTION			
PROJECT: 21-12-JONES REPLAT	DR: MPK	CH: MPK	DATE: MAY 11, 2022
			SHEET 7 OF 8

JONES REPLAT

REPLAT OF LOTS 4, 8, 9, 10, 11, & 14 OF PACE ACRES REPLAT, LOCATED IN THE SE1/4 OF SECTION 15, T2N, R32E, W.M.

OWNER'S DECLARATION

WE, THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, OWNER(S) OF LOT 10 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 3 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

John H. Turner
JOHN H. TURNER, MAYOR, CITY OF PENDLETON, OREGON.

DATE 30 Aug 2022

STATE OF Oregon
COUNTY OF Umatilla

ON THE 31 DAY OF August, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Joel M. Biggs
NOTARY PUBLIC FOR THE STATE OF

COMMISSION NUMBER: 1005882

MY COMMISSION EXPIRES: 12-03-2024

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING REPLATTED HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON PLANNING ORDINANCE AND UNIFIED DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

Matthew P. Kenny
MATTHEW P. KENNY, PLS
CERTIFICATE NO. 89374

DATE May 20, 2022

LEGAL DESCRIPTION

LOTS 4, 8, 9, 10, 11, AND 14, OF PACE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 2017 UNDER BOOK 16, PAGE 55 OF PLATS, UMATILLA COUNTY OFFICE OF RECORDS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY; RECORDED: MAY 22, 1942 IN BOOK 160, PAGE 473, DEED RECORDS.

SUBJECT TO RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: PACIFIC POWER AND LIGHT COMPANY; RECORDED: MARCH 22, 1948 IN BOOK 185, PAGE 259, DEED RECORDS.

SUBJECT TO EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION; ASSIGNEE: PACIFIC POWER & LIGHT COMPANY; RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGES 519 & 520, DEED RECORDS.

SUBJECT TO AGREEMENT FOR DISPOSITION AND DEVELOPMENT OF REAL PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM; GRANTOR: CITY OF PENDLETON; GRANTEE: SOUTH COUNTY CONSTRUCTION, INC.; RECORDED: AUGUST 17, 2017 IN INSTRUMENT NO. 2017-6100588, OFFICE OF UMATILLA COUNTY RECORDS.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: PACIFICORP; RECORDED: JUNE 12, 2018 IN INSTRUMENT NO. 2018-6730171, OFFICE OF UMATILLA COUNTY RECORDS.

SUBJECT TO MINOR PARTITION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; RECORDED: OCTOBER 30, 2006 IN INSTRUMENT NO. 2006-5100199, OFFICE OF UMATILLA COUNTY RECORDS.

SUBJECT TO ROAD AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: CITY OF PENDLETON; RECORDED: APRIL 13, 2021 IN INSTRUMENT NO. 2021-7190304, OFFICE OF UMATILLA COUNTY RECORDS.

SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES CREATED AND DEPICTED ON THE PLATS OF PACE ACRES REPLAT, AND SUNRIDGE ACRES.



APPROVALS

CITY OF PENDLETON PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 1st DAY OF September, 2022.
Ryan R. Kraft
PRESENT

Tege Cress
CITY PLANNER

CITY OF PENDLETON SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 1st DAY OF September, 2022.
Matthew P. Kenny
PENDLETON CITY SURVEYOR

UMATILLA COUNTY SURVEYOR
I CERTIFY THAT 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 I THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

THIS 30 DAY OF August, 2022.
David H. Kline
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR/TAX COLLECTOR
I CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

THIS 7 DAY OF September, 2022.
Rachael Reynolds
UMATILLA COUNTY ASSESSOR
Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

THIS 7th DAY OF September, 2022.
Sh. Sh.
COMMISSIONER
Ben M. Dock
COMMISSIONER

RECORDING INFORMATION
State of Oregon 2022-7460602
County of Umatilla REC-DE-TP 09/09/2022 10:18:04 AM
Fees: \$120.00
00002964202274606020010015
Office of County Records
Steve Churchill
UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 9/13/22
Rec'd By: CT
No.: 22-102-B

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Matthew P. Kenny
MATTHEW PATRICK KENNY
89374PLS

KENNY LAND SURVEYING
P.O. BOX 447, HEPNER, OR 97836
541-379-0242
www.kennylandsurveying.com
LOCATED IN THE SE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.
CLIENT: **SOUTH COUNTY CONSTRUCTION**
PROJECT: 21-12_JONES REPLAT DR: MPK CH: MPK DATE: MAY 11, 2022 SHEET 8 OF 8