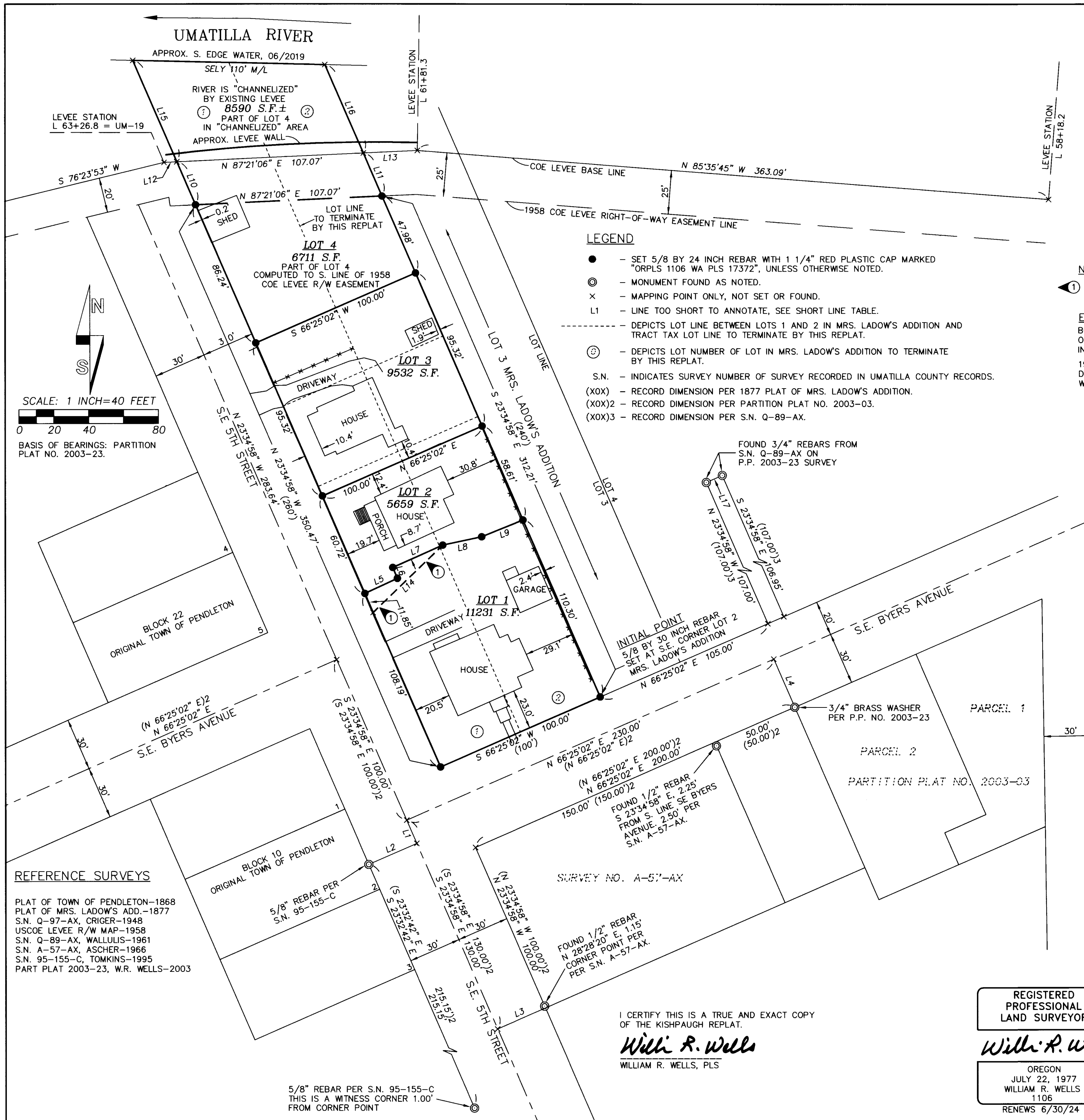


KISHPAUGH REPLAT

A REPLAT OF LOTS 1 AND 2 OF MRS. LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, OREGON. SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., UMATILLA COUNTY, OREGON. JULY, 2022

SHEET 1 OF 2



LEGEND

- - SET 5/8 BY 24 INCH REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- ⊙ - MONUMENT FOUND AS NOTED.
- x - MAPPING POINT ONLY, NOT SET OR FOUND.
- L1 - LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
- - - - - DEPICTS LOT LINE BETWEEN LOTS 1 AND 2 IN MRS. LADOW'S ADDITION AND TRACT TAX LOT LINE TO TERMINATE BY THIS REPLAT.
- ⊙ - DEPICTS LOT NUMBER OF LOT IN MRS. LADOW'S ADDITION TO TERMINATE BY THIS REPLAT.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY RECORDED IN UMATILLA COUNTY RECORDS.
- (XOX) - RECORD DIMENSION PER 1877 PLAT OF MRS. LADOW'S ADDITION.
- (XOX)2 - RECORD DIMENSION PER PARTITION PLAT NO. 2003-03.
- (XOX)3 - RECORD DIMENSION PER S.N. Q-89-AX.

NEW EASEMENT NOTES, EASEMENTS CREATED ON FINAL PLAT:

- ① - NEW UTILITY EASEMENT OVER NEW LOT 1, APPURTENANT TO NEW LOT 2 FOR EXISTING OVERHEAD POWER AND COMMUNICATION LINES.

EXISTING EASEMENT NOTES:

BOOK 120, PAGE 378, DEED RECORDS. LEVEE EASEMENT DEED TO CITY OF PENDLETON, DATED OCTOBER 16, 1937, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LEVEE, NO LOCATION INFORMATION PROVIDED IN DOCUMENT.

1958 COE LEVEE EASEMENT DRAWING: THE SOUTHERLY LINE OF THIS RIGHT-OF-WAY EASEMENT DRAWING IS SHOWN. TITLE DOCUMENTS DO NOT DISCLOSE THAT THIS RIGHT-OF-WAY EASEMENT WAS EVER GRANTED BY THE OWNERS.

OTHER NOTES:

THE LEGAL DESCRIPTIONS FOR LANDS IN THIS REPLAT IS CONTAINED IN WARRANTY DEEDS RECORDED AS INSTRUMENT NO. 2021-717016 AND 2022-7410037, UMATILLA COUNTY OFFICE OF RECORDS.

OWNERSHIPS OF THE VARIOUS TRACTS MAKING UP THE REPLAT AREA WERE DISCLOSED IN OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 102520, PREPARED BY PIONEER TITLE COMPANY, 109 SW COURT AVENUE, PENDLETON, OREGON, DATED AS OD MAY 12, 2021.

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/19/22
 Rec'd By: CT
 No.: 22-108-B

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	S 23°34'58" E	14.45'
L2	S 66°25'02" W	30.06'
L3	N 66°25'02" E	30.00'
L4	S 23°34'58" E	30.00'
L5	N 65°12'45" E	20.53'
L6	N 22°59'32" W	6.77'
L7	N 66°03'31" E	31.38'
L8	N 77°53'43" E	22.90'
L9	N 68°03'59" E	25.59'
L10	N 23°34'58" W	26.77'
L11	S 23°34'58" E	26.77'
L12	S 87°21'06" W	7.42'
L13	N 87°21'06" E	31.00'
L14	N 46°05'25" E	55.43'
L15	N 23°34'58" W	60' M/L
L16	S 23°34'58" E	55' M/L
L17	N 66°43'53" E	10.00'

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon
 County of Umatilla
 REC-DE-TP
 2022-7470030
 09/14/2022 08:29:42 AM

Fee: \$120.00
 \$120.00



Office of County Records
 Steve Churchill
 UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE KISHPAUGH REPLAT.

Willi R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Willi R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/24

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

DATE: 05/22 DR. BY: WRW
 CK. BY: WRW NO: 21-1788

PROJECT: \KELLOGGFPS1

KISHPAUGH REPLAT

SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SCALE: 1 INCH=40 FEET



BASIS OF BEARINGS: PARTITION PLAT NO. 2003-23.

REFERENCE SURVEYS

- PLAT OF TOWN OF PENDLETON-1868
- PLAT OF MRS. LADOW'S ADD.-1877
- S.N. Q-97-AX, CRIGER-1948
- USCOE LEVEE R/W MAP-1958
- S.N. Q-89-AX, WALLULIS-1961
- S.N. A-57-AX, ASCHER-1966
- S.N. 95-155-C, TOMKINS-1995
- PART PLAT 2003-23, W.R. WELLS-2003

5/8" REBAR PER S.N. 95-155-C THIS IS A WITNESS CORNER 1.00' FROM CORNER POINT

SURVEYORS CERTIFICATE & NARRATIVE

I WILLIAM R. 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 O.R.S. CHAPTER 92, AS REVISED, OR AS APPROVED BY THE UMATILLA COUNTY SURVEYOR, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "KISHPAUGH REPLAT".

THE CONTROL AND MONUMENTATION SURVEY WAS MADE WITH A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK AND WITH A TRIMBLE S-6 THREE SECOND ROBOT TOTAL STATION. MEASUREMENTS TO CONTROLLING MONUMENTS AND MONUMENTS SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

PER ORS CHAPTER 92.065 AND 92.070, I CERTIFY THAT THE REMAINING MONUMENTS NECESSARY TO DEFINE THE NEW LOTS WILL BE SET, IN ACCORDANCE WITH ORS CHAPTER 92.060, BY DECEMBER 31, 2022.

NARRATIVE:

THE REPLAT IS OF LOTS 1 AND 2 OF MRS. LADOW'S ADDITION, RECORDED OCTOBER 16, 1877 IN DEED BOOK C, PAGE 627. THE ORIGINAL PLAT SHOWED THE NORTHERLY LINES OF THE TWO LOTS AS ALONG THE EDGE OF THE UMATILLA RIVER, WITH THE WESTERLY LINE OF LOT 1 ALONG THE EASTERLY LINE OF VINCENT STREET, (NOW S.E. 5TH STREET) AND THE SOUTHERLY LINE OF LOTS 1 AND 2 ALONG THE NORTHERLY LINE OF LEWIS STREET, (NOW S.E. BYERS AVENUE). THE RECORD DISTANCE OF 50 FEET, MEASURED ALONG THE NORTH LINE OF LEWIS STREET, WAS HELD FOR THE WIDTH OF LOTS 1 AND 2 IN THIS REPLAT SURVEY. VINCENT STREET, WITH A WIDTH OF 60 FEET, WAS APPARENTLY PLATTED AS PART OF THE TOWN OF PENDLETON PLAT RECORDED IN DEED BOOK B, PAGE 2, IN 1868. THE TOWN OF PENDLETON PLAT DOES NOT SHOW THE EAST LINE OF VINCENT STREET. MRS. LADOW'S DEED IN SEPTEMBER 1877, CONVEYED TO HER LANDS SOUTH OF THE UMATILLA RIVER AND EAST OF THE EAST SIDE OF VINCENT STREET. THE PART OF LEWIS STREET EAST OF VINCENT STREET WAS PLATTED AS PART OF MRS. LADOW'S ADDITION. AS NOTED ON THE SURVEY NO. Q-89-AX, (1961), SURVEY NO. A-57-AX, (1966) AND MY PARTITION PLAT NO. 2003-23, THERE HAS BEEN SOME CONFUSION ON THE WIDTH OF LEWIS STREET AND THE LOCATION OF THE NORTH RIGHT-OF-WAY LINE. UPON FURTHER RESEARCH, I DETERMINE THE WIDTH OF LEWIS STREET IS 50 FEET. ALTHOUGH UNDIMENSIONED, IT CLEARLY SHOWS AS THE SAME WIDTH AS LOT 2, BLOCK 10 OF THE ORIGINAL TOWN OF PENDLETON, AS 50 FEET. CRIGER'S SURVEYS IN THE 1940'S AND 1950'S SHOW THE WIDTH AT 50 FEET. I ALSO NOTE THERE IS A BEARING DISCREPANCY ON MRS. LADOW'S PLAT TO THE POINT OF COMMENCEMENT. THE RECORD CALL OF N 24° E SHOULD BE N 66° E. THERE ARE ALSO SEVERAL INCORRECT CALLS IN THE DEED FROM ANNA ROESCH TO FREIDA STEIWER IN THE 1922 DEED RECORDED AT BOOK 116, PAGE 582, DEED RECORDS.

DIMENSIONS TO THE SOUTH EDGE OF THE UMATILLA RIVER ON THE ORIGINAL PLAT OF MRS. LADOW'S ADDITION WERE 260 FEET ALONG THE WEST LINE OF LOT 1 AND 240 FEET ALONG THE EAST LINE OF LOT 2. TODAY'S MEASUREMENTS ARE CONSIDERABLY LONGER DUE TO MOVEMENT OF THE RIVER CHANNEL AND "CHANNELIZATION" OF THE RIVER BY LEVEE CONSTRUCTION. IT APPEARS, BASED ON THE 1881 MAP OF THE TOWN OF PENDLETON, PREPARED BY H.D. CHAPMAN, CIVIL ENGINEER, THAT THERE WERE TWO CHANNELS FOR THE RIVER AND MRS. LADOW'S OWNERSHIP WAS SOUTH OF THE SOUTH EDGE OF THE SOUTHERLY CHANNEL. PICNIC ISLAND SEPARATED THE TWO CHANNELS ACCORDING TO THE CHAPMAN MAP. THE CHAPMAN MAP WAS PREPARED BY ORDER OF THE COMMON COUNCIL OF THE TOWN OF PENDLETON, AND IS RECORDED IN BOOK 1, OF DEEDS AT PAGE 682.

I HAVE CALCULATED TWO AREAS FOR NEW LOT 4. THE SOUTHERLY AREA OF 6711 SQUARE FEET IS COMPUTED TO THE SOUTHERLY LINE OF THE 1958 COE LEVEE RIGHT-OF-WAY. I NOTE THAT ENCUMBRANCES FOR THE PLATTED PROPERTY CONTAIN NO REFERENCE TO THE COE 1958 LEVEE RIGHT-OF-WAY. THERE IS A LEVEE EASEMENT DEED ENCUMBERING THE PLATTED PROPERTY, RECORDED AT BOOK 120, PAGE 378, DEED RECORDS. NO LOCATION INFORMATION IS CONTAINED IN THE EASEMENT DEED. THE NORTHERLY AREA OF LOT 4, APPROXIMATELY 8590 SQUARE FEET, IS WITHIN THE NORTHERLY PROJECTED EASTERLY AND WESTERLY LINES OF NEW LOT 4, FROM THE SOUTHERLY LINE OF THE 1958 COE LEVEE RIGHT-OF-WAY TO THE APPROXIMATE EDGE OF WATER SHOWN ON JUNE, 2019 GOOGLE IMAGE.

I COMPUTED COE LEVEE BASE LINE BETWEEN PREVIOUSLY TIED 1958 LEVEE BASE LINE MONUMENT UM-18 AND ACCESSORIES FOR UM-20 FURNISHED BY THE CITY OF PENDLETON. SEE MY SURVEY NO. 94-002-B AND 00-22-C. THE CHISELED CROSSES IN THE CONCRETE LEVEE RETAINING WALL REPORTED AT LEVEE STATION L 58+18.2 AND L 61+81.3 REPORTED ON SURVEY NO. Q-89-AX WERE SEARCHED BUT NOT RECOVERED. EROSION ON THE TOP OF THE LEVEE WALL HAS OBLITERATED DEFINATE IDENTIFICATION OF THE CHISELED CROSSES. MY COMPUTED LEVEE BASE LINE COMPUTATIONS AGREE WITH THOSE OF SURVEY NO. Q-89-AX WITHIN 0.01 TO 0.03 FOOT.

REAL PROPERTY DESCRIPTION:

AS DESCRIBED BY OWNERSHIP AND ENCUMBRANCE REPORT WITH EASEMENTS ORDER NO. 102520, PREPARED BY PIONEER TITLE COMPANY, 109 SW COURT AVENUE, PENDLETON, OREGON, DATED MAY 12, 2021.

TRACT I

THE SOUTH 174.9 FEET OF LOTS 1 AND 2, BLOCK 1, LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

TRACT II

A PARCEL OF LAND 50 FEET BY 100 FEET LOCATED IN LOTS 1 AND 2, BLOCK 1, LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, 174.90 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 1, **WHICH SOUTHWEST CORNER IS NORTH 66°00' WEST, A DISTANCE OF 44.50 FEET FROM THE INITIAL OR STARTING POINT OF SAID LADOW'S ADDITION** THENCE FROM SAID POINT OF BEGINNING ON THE WEST SIDE OF SAID LOT 1 AND AT RIGHT ANGLES ACROSS SAID LOTS 1 AND 2, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE LOT LINE BETWEEN LOTS 2 AND 3; THENCE NORTHERLY A DISTANCE OF 50 FEET ALONG THE LOT LINE BETWEEN LOTS 2 AND 3; THENCE WESTERLY A DISTANCE OF 100 FEET, MORE OR LESS, AT RIGHT ANGLES TO SAID LOTS 1 AND 2, TO A POINT ON THE WEST SIDE OF SAID LOT 1, SAID POINT BEING 50 FEET DISTANCE IN A NORTHERLY DIRECTION FROM THE POINT OF BEGINNING; THENCE SOUTHERLY A DISTANCE OF 50 FEET ALONG THE WEST LINE OF SAID LOT 1, THE WEST LINE OF SAID LOT 1 ALSO BEING THE EAST SIDE OF VINCENT STREET, AS LAID OUT IN THE CITY OF PENDLETON, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTE: THE UNDERLINED WORDS BETWEEN THE DOUBLE ASTERISKS IN THE ABOVE TRACT II DESCRIPTION ARE SUPERFLUOUS AND ARE IN FACT, IN ERROR, AND ARE OMITTED IN CONSTRUING THE TRACT II DESCRIPTION.

TRACT III

ALL THAT PORTION ON LOTS 1 AND 2, BLOCK 1, LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LYING NORTH OF THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO FREIDA STEIWER, FORMERLY FREIDA ROESCH, BY DEED RECORDED IN BOOK 116, PAGE 582, DEED RECORDS, UMATILLA COUNTY, OREGON.

WILLIAM R. WELLS

WILLIAM R. WELLS, PLS

OWNERS DECLARATION

ROESCH KISHPAUGH AND DEBBIE LYNN KISHPAUGH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE INTEREST OF TRACTS I AND III DESCRIBED IN THE REAL PROPERTY DESCRIPTION AND BRIAN BESSST AND PIPER LYNN BESSST-KISHPAUGH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE INTEREST OF TRACT II DESCRIBED IN THE REAL PROPERTY DESCRIPTION, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "KISHPAUGH REPLAT", A REPLAT OF LOTS 1 AND 2, BLOCK 1, LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD AND DESIGNATE NEW EASEMENT NUMBER 1 AS A NEW EASEMENT OVER AND ACROSS NEW LOT 1 AND APPURTENANT TO NEW LOT 2 FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF EXISTING OVERHEAD POWER AND COMMUNICATION LINES.

ROESCH KISHPAUGH

DEBBIE LYNN KISHPAUGH

PIPER LYNN BESSST-KISHPAUGH

BRIAN BESSST

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17

DAY OF August 2022

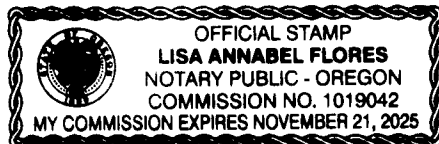
BY ROESCH KISHPAUGH AND DEBBIE LYNN KISHPAUGH

NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Lisa Flores

MY COMMISSION EXPIRES: NOV 21, 25

MY COMMISSION NUMBER: 1019042



ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17

DAY OF August 2022

BY PIPER LYNN BESSST-KISHPAUGH AND BRIAN BESSST

NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY: Lisa Flores

MY COMMISSION EXPIRES: NOV 21, 25

MY COMMISSION NUMBER: 1019042



REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106

RENEWS 6/30/24

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

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I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE KISHPAUGH REPLAT.

WILLIAM R. WELLS, PLS

KISHPAUGH REPLAT

A REPLAT OF LOTS 1 AND 2 OF MRS. LADOW'S ADDITION TO THE TOWN, NOW CITY OF PENDLETON, OREGON. SITUATED IN THE SW1/4 OF SECTION 2, T2N., R32E., W.M., UMATILLA COUNTY, OREGON. JULY, 2022

SHEET 2 OF 2

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED

THIS 18th DAY OF August 2022

BRUCE W. HOFFMAN, CHAIRPERSON; JEFF CRESS, PENDLETON CITY PLANNER

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

19th DAY OF August 2022

Signature of Pendleton City Surveyor

UMATILLA COUNTY SURVEYOR

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

DATED THIS 31 DAY OF August 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 12th DAY OF September 2022

Signatures of Umatilla County Commissioners

ASSESSOR & TAX COLLECTOR

WE, THE ASSESSOR AND 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 8 DAY OF September 2022

Signatures of Assessor and Tax Collector

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2022-7470030

County of Umatilla 09/14/2022 08:29:42 AM

REC-DE-TP \$120.00

00003164202274700300010005



Office of County Records

Signature of County Recorder

RECEIVED BY

Umatilla County Surveyor

Date: 9/19/22

Rec'd By: CT

No.: 22-108-B

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

DATE: 05/22 DR. BY: WRW CK. BY: WRW NO: 21-1788

PROJECT:

KISHPAUGH REPLAT

SITUATED IN THE SW1/4 OF SECTION 2, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.