

BK 14 Pg 16 182

# NORTH MAIN ADDITION

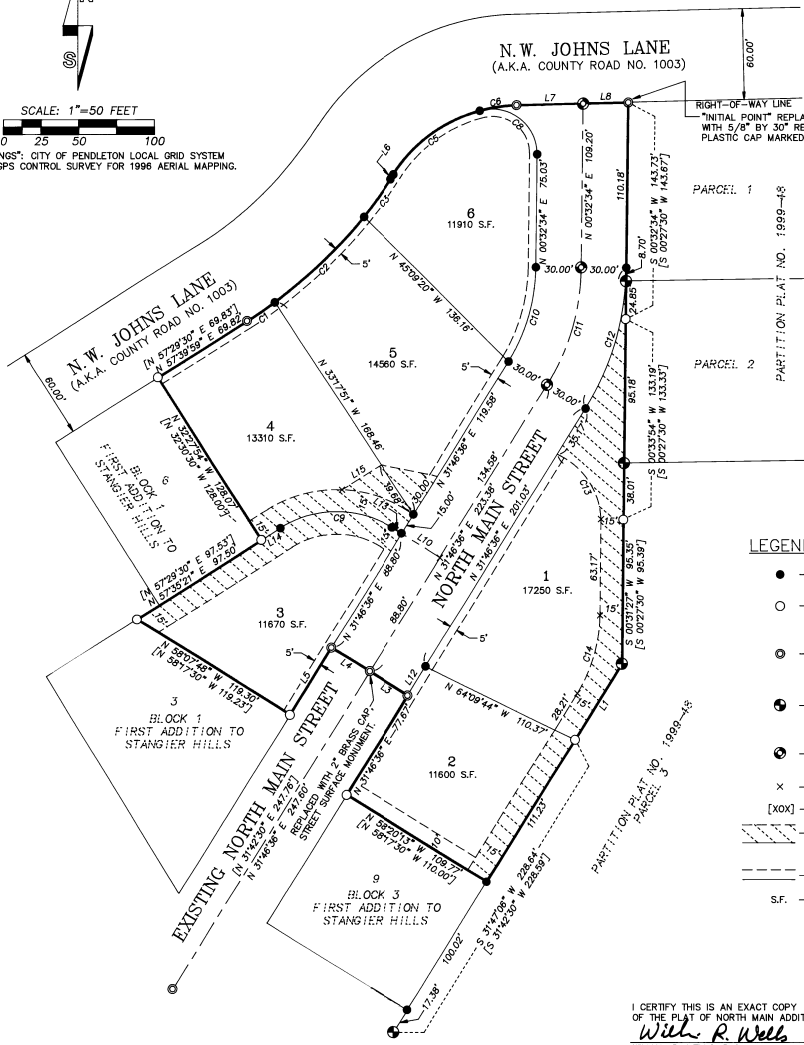
SHEET 1 OF 2

A REPLAT OF LOTS 4 & 5, BLOCK 1, & LOTS 10, 11, 12, 13 & 14, BLOCK 3, FIRST ADDITION TO STANGER HILLS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.



SCALE: 1"=50 FEET

"BASIS OF BEARINGS": CITY OF PENDLETON LOCAL GRID SYSTEM AS DEFINED BY GPS CONTROL SURVEY FOR 1996 AERIAL MAPPING.



NO.	DELTA	RADIUS	LENGTH	LONG CHORD	RECORD RADIUS
C1	4°02'56"	313.37'	22.14'	N 55°32'32" E 22.14'	[313.37']
C2	15°00'52"	313.37'	82.12'	N 48°00'38" E 81.89'	[313.37']
C3	5°37'12"	313.37'	30.74'	N 35°41'36" E 30.72'	[313.37']
C5	41°38'59"	100.22'	72.85'	N 53°33'10" E 71.26'	[100.22']
C8	14°10'29"	100.22'	24.79'	N 81°27'54" E 24.73'	[100.22']
C8	106°09'54"	30.00'	55.59'	S 52°32'23" E 47.97'	
C9	64°11'15"	70.00'	78.42'	S 89°40'59" W 74.38'	
C10	31°14'02"	120.00'	65.42'	N 16°09'35" E 64.61'	
C11	31°14'02"	150.00'	81.77'	N 16°09'35" E 80.76'	
C12	31°14'02"	180.00'	98.12'	N 16°09'35" E 96.91'	
C13	63°03'48"	50.00'	55.03'	S 33°29'57" E 52.30'	
C14	31°15'57"	100.00'	54.57'	S 16°08'25" W 53.89'	

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 31°47'24" W	58.83'	[S 31°42'30" W 58.86']
L3	N 58°13'24" W	30.00'	[30.00']
L4	N 58°13'24" W	30.00'	[30.00']
L5	S 31°45'30" W	51.90'	[N 31°42'30" E 51.88']
L6	N 32°53'00" E	3.52'	[N 32°48'30" E 3.52']
L7	N 88°39'28" E	43.95'	
L8	N 88°39'28" E	30.02'	
L10	N 58°13'24" W	30.00'	
L12	N 31°48'58" E	22.36'	
L13	N 58°13'24" W	7.43'	
L14	S 37°35'21" W	14.68'	
L15	S 57°35'21" W	30.92'	

### LEGEND

- - SET 5/8" BY 30° IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- - FOUND 1/2" REBAR SET ON FIRST ADDITION TO STANGER HILLS PLAT, PRIOR TO REMOVAL BY CONSTRUCTION, REPLACED WITH 5/8" BY 30° IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ⊙ - FOUND 5/8" REBAR SET ON FIRST ADDITION TO STANGER HILLS PLAT, PRIOR TO REMOVAL BY CONSTRUCTION, REPLACED WITH 5/8" BY 30° IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- ⊕ - FOUND 5/8" REBAR SET ON PARTITION PLAT NO. 1989-48, PRIOR TO REMOVAL BY CONSTRUCTION, REPLACED WITH 5/8" BY 30° IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ⊗ - SET 2" BRASS CAP IN CONCRETE - STREET SURFACE MONUMENT, MARKED "PLS 1106".
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- [XOX] - RECORD DIMENSION, FIRST ADDITION TO STANGER HILLS PLAT.
- NEW PUBLIC UTILITY EASEMENT AND PRIVATE INGRESS-EGRESS EASEMENTS, SEE "OWNER'S DECLARATION & DEDICATION", SHEET 2 OF 2.
- - - NEW PUBLIC UTILITY EASEMENT ONLY, WIDTH INDICATED.
- S.F. - INDICATES SQUARE FEET, ROUNDED TO NEAREST TO SQUARE FEET.

RECORDING INFORMATION, OFFICE OF COUNTY RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON October 6, 2000  
at 2:35 o'clock pm, in the record of  
PLATS of said County,  
BOOK PAGE Slide  
14 16  
OFFICE OF COUNTY RECORDS  
By: GEORGIA DUNAWAY Records Officer  
Fees \$ 50.00 No. 2000-3770133

I CERTIFY THIS IS AN EXACT COPY OF THE PLAT OF NORTH MAIN ADDITION.  
*William R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/02

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 9/00 DR. BY: WRW  
CK. BY: WRW NO. 00-694

PROJECT: VPZREPLAT  
NORTH MAIN ADDITION  
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

BK 14 P. 16 272

### NORTH MAIN ADDITION

SHEET 2 OF 2

A REPLAT OF LOTS 4 & 5, BLOCK 1, & LOTS 10, 11, 12, 13 & 14, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

#### SURVEYOR'S CERTIFICATE

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, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "NORTH MAIN ADDITION", A SUBDIVISION REPLAT.

#### REAL PROPERTY DESCRIPTION:

LOTS 4 & 5, BLOCK 1 & LOTS 10, 11, 12, 13 & 14, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.

PER ORS CHAPTER 92.070, I CERTIFY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THE SUBDIVISION REPLAT WILL BE COMPLETED WITHIN 45 DAYS FOLLOWING COMPLETION OF PAVING OR BY SEPTEMBER 1ST, 2001, WHICHEVER OCCURS FIRST.

William R. Wells  
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/02

#### OWNER'S DECLARATION AND DEDICATION

ZECKMAN DEVELOPMENT, INC., AN OREGON CORPORATION, AND MARY MARGARET ZECKMAN, OWNERS OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "NORTH MAIN ADDITION", AN ADDITION TO THE CITY OF PENDLETON, OREGON, AND A REPLAT OF LOTS 4 AND 5, BLOCK 1 AND LOTS 10, 11, 12, 13 AND 14, BLOCK 3, FIRST ADDITION TO STANGIER HILLS. ALL EXISTING UTILITY EASEMENTS ACROSS LOTS 4 AND 5, BLOCK 1, AND LOTS 10, 11, 12, 13 AND 14, FIRST ADDITION TO STANGIER HILLS, ARE HEREBY ELIMINATED BY THIS REPLAT.

OWNERS HEREBY DEDICATE THE STREET RIGHT-OF-WAY AND NEW PUBLIC UTILITY EASEMENTS, SHOWN OR NOTED ON THIS PLAT FOR PUBLIC USE.

OWNERS HEREBY DESIGNATE THOSE PORTIONS OF NEW PUBLIC UTILITY EASEMENTS THROUGH AND ACROSS NEW LOTS 1 AND 2, AS INDICATED ON SHEET 1 OF 2, AS PRIVATE INGRESS-EGRESS EASEMENTS APPURTENANT TO PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NUMBER 1998-48 AND PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NUMBER 1998-59 AND AS PRIVATE INGRESS-EGRESS EASEMENTS APPURTENANT TO NEW LOTS 1 AND 2 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 3, FIRST ADDITION TO STANGIER HILLS.

OWNERS HEREBY DESIGNATE THOSE PORTIONS OF NEW PUBLIC UTILITY EASEMENTS THROUGH AND ACROSS NEW LOTS 3, 4 AND 5, AS INDICATED ON SHEET 1 OF 2, AS PRIVATE INGRESS-EGRESS EASEMENTS APPURTENANT TO NEW LOTS 3 AND 4 AND AS PRIVATE INGRESS-EGRESS EASEMENTS APPURTENANT TO LOTS 2, 3, 6 AND 7, BLOCK 1, FIRST ADDITION TO STANGIER HILLS.

OWNERS HEREBY ACKNOWLEDGE THAT THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF PRIVATE DRIVES CONSTRUCTED WITHIN THE PRIVATE INGRESS-EGRESS EASEMENTS DESIGNATED IN THIS OWNER'S DECLARATION AND DEDICATION.

ZECKMAN DEVELOPMENT, INC., BY:

Mary Margaret Zeckman  
MARY MARGARET ZECKMAN, PRESIDENT  
Greg R. Zeckman  
GREG R. ZECKMAN, SECRETARY

SUBSCRIBED AND SWORN BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2000.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 10-14-2000



MARY MARGARET ZECKMAN, OWNER, BY:

Jack R. Zeckman Jr.  
JACK R. ZECKMAN, JR., GUARDIAN AND CONSERVATOR OF THE ESTATE OF MARY MARGARET ZECKMAN, AN INCAPACITATED AND PROTECTED PERSON.

SUBSCRIBED AND SWORN BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2000.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 10-14-2000



I CERTIFY THIS IS AN EXACT COPY OF THE PLAT OF NORTH MAIN ADDITION.  
William R. Wells  
WILLIAM R. WELLS, PLS

#### APPROVALS

##### CITY OF PENDLETON

##### CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

21<sup>st</sup> DAY OF September, 2000.

William R. Wells Barndt Dunaway  
CHAIRPERSON PLANNING DIRECTOR  
CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 29<sup>th</sup> DAY

OF Sept., 2000.

David H. Kline  
PENDLETON CITY SURVEYOR

##### UMATILLA COUNTY 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.

DATED THIS 2 DAY OF October, 2000.

David H. Kline  
UMATILLA COUNTY SURVEYOR

##### UMATILLA COUNTY ASSESSOR AND 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 PLAT AND THAT ALL MONETARY SUMS DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 5<sup>th</sup> DAY OF October, 2000.

Barndt Dunaway Barndt Dunaway  
UMATILLA COUNTY ASSESSOR 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.

DATED THIS 6<sup>th</sup> DAY OF October, 2000.

Barndt Dunaway Emile M. Johnson  
CHAIRMAN COMMISSIONER  
Barndt Dunaway  
COMMISSIONER

#### RECORDING INFORMATION, OFFICE OF COUNTY RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON October 6, 2000  
at 2:35 o'clock P.m., in the record of  
PLATS of said County  
BOOK 14 PAGE 16 Slide

#### OFFICE OF COUNTY RECORDS

By: Georgia Dunaway Records Officer  
Fees \$ 50.00 No. 2000-3770133

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 9/00 DR. BY: WRW  
CK. BY: WRW NO. 00-694

PROJECT: VP22  
NORTH MAIN ADDITION  
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

398 0366



RECEIVED

OCT 03 2001

AFFIDAVIT OF INTERIOR MONUMENTATION  
NORTH MAIN ADDITION, PENDLETON, OREGON

UMATILLA COUNTY RECORDS

This is to certify that the Plat of North Main Addition, a replat of lots 4 and 5, Block 1, and Lots 10, 11, 12, 13 and 14, Block 3, First Addition to Stangier Hills, located in the Northeast Quarter of the Southeast Quarter of Section 3, Township 2 North, Range 32 East, W.M., City of Pendleton, Umatilla County, Oregon, recorded at Book 14, Page 16, Record of Town Plats, has been correctly surveyed and marked with proper monuments at the interior corners of the subdivision as noted on the recorded subdivision Plat.

The four 2 inch brass caps, set in concrete, monumenting the centerline of North Main Street, from Northwest Johns Lane to the South boundary of the Plat, are marked with the measure point and are stamped "PLS 1106".

Other monuments were established as noted on the record Plat, except for the corner on the Easterly boundary of Lot 3, located 51.90 feet from the Southeast Corner of Lot 3. This corner fell on solid rock and is marked with a railroad spike stamped "PLS 1106".

Monuments were fully established as of September 24, 2001.

*William R. Wells*

William R. Wells, PLS



Sworn before me this 3RD day of October, 2001.

*Dawn M Tubbs*

Notary Public for Oregon

My commission renews 10-14-2004.

Approved by: *David H. Krumbein*  
David H. Krumbein, County Surveyor

*return to Um Co Surveyor*

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on 10-03-01 at 3:58

in the record of document code type DE-AFF

Location R398-0366  
Document number 2001-3980366  
Fee 26.00

Office of County Records

*John Hemphill*  
Records Officer

398 0367



2001-3980367 1 of 1

RECEIVED

OCT 03 2001

UMATILLA COUNTY RECORDS

AFFIDAVIT OF INTERIOR MONUMENTATION  
SUNRIDGE ESTATES, PHASE I

This is to certify that the Plat of Sunridge Estates, Phase I, a subdivision of Parcel I of Umatilla County Partition Plat Number 2000-41, located in the Southwest Quarter of Section 14 and Southeast Quarter of Section 15, Township 2 North, Range 32 East, W.M., City of Pendleton, Umatilla County, Oregon, recorded at Book 14, Page 25, Record of Town Plats, has been correctly surveyed and monumented with proper monuments at the interior corners of the subdivision as noted on the recorded subdivision Plat.

Street curve and intersection monuments are 2 inch brass cap monuments on copper clad steel rods driven into the street asphalt surface.

Other monuments were established as noted on the record Plat.

Monuments were fully established as of August 4th, 2001.

William R. Wells

William R. Wells, PLS



Sworn before me this 3RD day of October, 2001.

Dawn M Tubbs

Notary Public for Oregon

My commission renews 10-14-2004

Approved by: David H. Krumbein

David H. Krumbein, County Surveyor

State of Oregon )  
County of Umatilla )  
This instrument was received  
and recorded on  
10-03-01 at 3:58  
in the record of document  
code type DE-AFF  
Location R398-0367  
Document number 2001-3980367  
Fee 26.00

Office of County Records

Jean Hemphill  
Records Officer

return to Umatilla County Surveyor