

## UMATILLA COUNTY YOUNG'S ADDITION REPLAT

A REPLAT OF LOT 12, BLOCK 6, ALL OF BLOCK 7 OF YOUNG'S ADDITION, AND CURRENT TAX LOT 1402, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

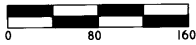
### LEGEND

- SET 5/8" X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44358
- ⊙ FOUND 5/8" IRON REBAR FROM SURVEY S-18-B
- FOUND MONUMENT AS NOTED
- - - - - EASEMENT OF RECORD
- - - - - CENTERLINE U.S. HIGHWAY AND STREETS

NO.	DELTA	RADIUS	ARC L.	LC BEARING	LC
1	55°45'15"	20.00'	19.46'	N61°56'28"E	18.70'
2	17°07'59"	200.00'	59.81'	N64°08'30"W	59.58'
3	17°29'07"	200.00'	61.04'	N81°27'04"E	60.80'
4	34°37'05"	260.00'	157.09'	S72°53'04"W	154.71'



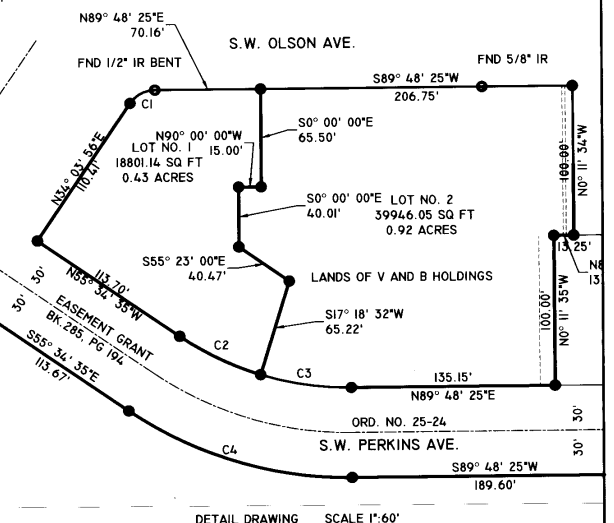
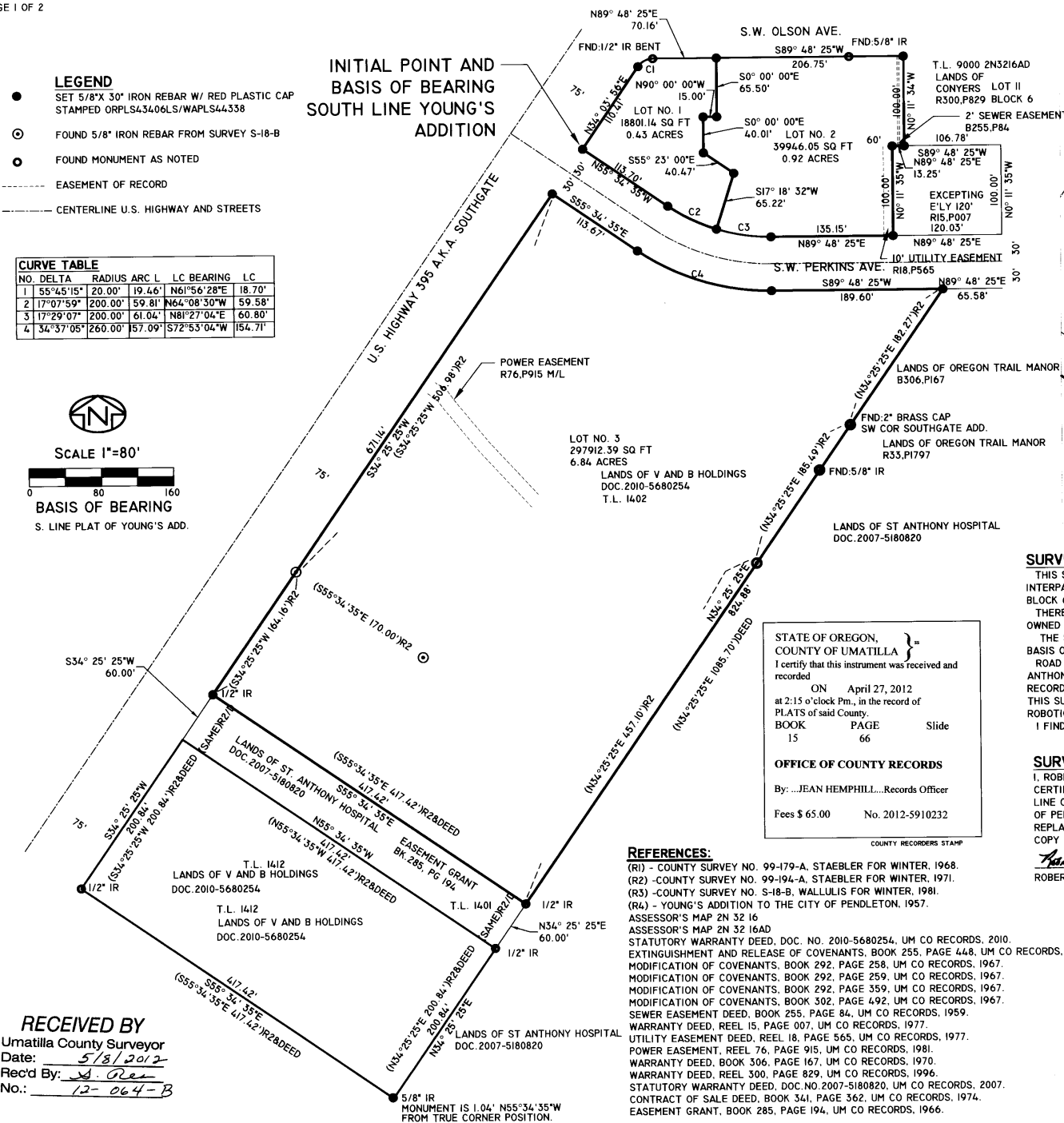
SCALE 1"=80'



BASIS OF BEARING  
S. LINE PLAT OF YOUNG'S ADD.

INITIAL POINT AND BASIS OF BEARING SOUTH LINE YOUNG'S ADDITION

U.S. HIGHWAY 395 A.K.A. SOUTHGATE



STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON April 27, 2012  
at 2:15 o'clock Pm., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
15 66  
OFFICE OF COUNTY RECORDS  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 65.00 No. 2012-5910232  
COUNTY RECORDERS STAMP

- REFERENCES:**
- (R1) - COUNTY SURVEY NO. 99-179-A, STAEBLER FOR WINTER, 1968.
  - (R2) - COUNTY SURVEY NO. 99-194-A, STAEBLER FOR WINTER, 1971.
  - (R3) - COUNTY SURVEY NO. S-18-B, WALLULIS FOR WINTER, 1981.
  - (R4) - YOUNG'S ADDITION TO THE CITY OF PENDLETON, 1957.
- ASSESSOR'S MAP 2N 32 16  
STATUTORY WARRANTY DEED, DOC. NO. 2010-5680254, UM CO RECORDS, 2010.  
EXTINGUISHMENT AND RELEASE OF COVENANTS, BOOK 255, PAGE 448, UM CO RECORDS, 1959.  
MODIFICATION OF COVENANTS, BOOK 292, PAGE 258, UM CO RECORDS, 1967.  
MODIFICATION OF COVENANTS, BOOK 292, PAGE 259, UM CO RECORDS, 1967.  
MODIFICATION OF COVENANTS, BOOK 292, PAGE 359, UM CO RECORDS, 1967.  
MODIFICATION OF COVENANTS, BOOK 302, PAGE 492, UM CO RECORDS, 1967.  
SEWER EASEMENT DEED, BOOK 255, PAGE 84, UM CO RECORDS, 1959.  
WARRANTY DEED, REEL 15, PAGE 007, UM CO RECORDS, 1977.  
UTILITY EASEMENT DEED, REEL 18, PAGE 565, UM CO RECORDS, 1977.  
POWER EASEMENT, REEL 76, PAGE 915, UM CO RECORDS, 1981.  
WARRANTY DEED, BOOK 306, PAGE 167, UM CO RECORDS, 1970.  
WARRANTY DEED, REEL 300, PAGE 829, UM CO RECORDS, 1996.  
STATUTORY WARRANTY DEED, DOC. NO. 2007-5180820, UM CO RECORDS, 2007.  
CONTRACT OF SALE DEED, BOOK 341, PAGE 362, UM CO RECORDS, 1974.  
EASEMENT GRANT, BOOK 285, PAGE 194, UM CO RECORDS, 1966.

**SURVEYOR'S NARRATIVE:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEFF WOOD, OPERATIONS OFFICER FOR INTERPATH LABORATORY AND OWNERS: V AND B HOLDINGS, LLC., TO PERFORM A REPLAT OF LOT 12, BLOCK 6 AND BLOCK 7 OF YOUNG'S ADDITION AND THAT CURRENT TAX LOT 1402. THERE HAVE BEEN SEVERAL SURVEYS PERFORMED ON THIS PROPERTY OVER THE YEARS, WHEN OWNED BY MEL WINTER, AS REFERENCED IN THIS SURVEY. THE SOUTH LINE OF BLOCK 7 OF YOUNG'S ADDITION TO THE CITY OF PENDLETON WAS HELD AS BASIS OF BEARING FOR THIS SURVEY. ROAD EASEMENTS WERE CREATED FOR SW PERKINS AVENUE AND A 60.00' STRIP HELD BY ST ANTHONY HOSPITAL, AS SHOWN ON THIS PLAT, IN BOOK 285, PAGE 194 OF UMATILLA COUNTY RECORDS. THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, A TOPCON 8203B ROBOTIC TOTAL STATION, AND A SOKKIA SET 500 TOTAL STATION. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

**SURVEYOR'S EXACT COPY STATEMENT**

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF THE SOUTH LINE OF LOT 12, BLOCK 6, AND ALL OF BLOCK 7 OF YOUNG'S ADDITION TO THE CITY OF PENDLETON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

*Robert D. English*  
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert D. English*  
OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS  
RENEWAL DATE: 12/31/13

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/8/2012  
Rec'd By: S. Allen  
No.: 12-064-B

DATE: 02/15/12	DWN. BY: JAE/RDE	REPLAT FOR: V AND B HOLDINGS, LLC. P.O. BOX 1208 PENDLETON, OREGON 97801
SCALE: 1"=80'	CHK. BY: RDE	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2012-011	REV. DATE: 03/13/12	
DWG NO. INTERPATHREPLAT.DWG		

UMATILLA COUNTY

YOUNG'S ADDITION REPLAT

A REPLAT OF LOT 12, BLOCK 6, ALL OF BLOCK 7 OF YOUNG'S ADDITION, AND CURRENT TAX LOT NO. 1402, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS REPLAT AS SHOWN HEREIN. SAID REPLAT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS REPLAT IS TO ADJUST THE SOUTH LINE OF LOT 12, BLOCK 6, AND BLOCK 7 OF SAID YOUNG'S ADDITION, AND TO JOIN THEM WITH THAT PORTION OF CURRENT TAX LOT 1402 THAT LIES NORTH OF THE RIGHT-OF-WAY LINE OF S.W. PERKINS AVENUE, AS SHOWN ON THIS PLAT. THE ORIGINAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: BEGINNING AT THE SOUTHWEST CORNER OF YOUNG'S ADDITION TO THE CITY OF PENDLETON; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT ON EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 395, WHICH IS 75 FEET DISTANT FROM WHEN MEASURED ON RADIAL LINES FROM CENTERLINE OF SAID HIGHWAY WHICH SAID HIGHWAY CENTERLINE IS ON A SPIRAL CURVE OF 4°30' AND LENGTH OF 300 FEET, THE CURVE ALONG SAID EASTERLY RIGHT OF WAY LINE SUBTENDS A CHORD OF 26.28 FEET WHICH BEARS SOUTH 32°24'45" WEST; THENCE SOUTH 34°25'25" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 965.70 FEET; THENCE SOUTH 55°34'35" EAST A DISTANCE OF 417.42 FEET; THENCE NORTH 34°25'25" EAST A DISTANCE OF 1085.70 FEET; THENCE NORTH 89°48'25" EAST A DISTANCE OF 65.58 FEET; THENCE NORTH 0°11'35" WEST A DISTANCE OF 160 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID YOUNG'S ADDITION; THENCE SOUTH 89°48'25" WEST ALONG SOUTHERLY BOUNDARY OF SAID ADDITION A DISTANCE OF 462.39 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN S.W. PERKINS AVENUE; ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO JAMES E. MCBROOM, BY DEED RECORDED IN MICROFILM R-15, PAGE 7, DEED RECORDS;

ALSO EXCEPTING THEREFROM, BEGINNING AT SOUTHWEST CORNER OF SAID ADDITION; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT ON EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 395, WHICH IS 75 FEET DISTANT WHEN MEASURED ON RADIAL LINES FROM CENTERLINE OF SAID HIGHWAY, WHICH SAID HIGHWAY CENTERLINE IS ON A SPIRAL CURVE OF 4°30' AND LENGTH OF 300 FEET, SAID CURVE ALONG SAID EASTERLY RIGHT OF WAY LINE SUBTENDS A CHORD OF 26.28 FEET AND BEARS SOUTH 34°24'25" WEST; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 34°25'25" WEST A DISTANCE OF 704.86 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 55°34'35" EAST A DISTANCE OF 417.42 FEET; THENCE SOUTH 34°25'25" WEST A DISTANCE OF 60 FEET; THENCE NORTH 55°34'35" WEST A DISTANCE OF 417.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTH 34°25'25" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL ROADS, STREETS AND HIGHWAYS; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

TRACT II:

LOT 12, BLOCK 6, ALL OF BLOCK 7, YOUNG'S ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

Robert D. English  
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT DOUGLAS ENGLISH  
43406LS  
RENEWAL DATE: 12/31/13

APPROVALS

CITY OF PENDLETON - PLANNING THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18<sup>th</sup> DAY OF April, 2012.

Ewan McKenzie, Planner, City of Pendleton

CITY OF PENDLETON - SURVEYOR THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18<sup>th</sup> DAY OF April, 2012.

Timothy Simons, City Surveyor/Engineer

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS 27<sup>th</sup> DAY OF April, 2012.

William S. Guinness, Commissioner

William S. Guinness, Commissioner

Absent, Commissioner

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 25<sup>th</sup> DAY OF April, 2012.

David H. Krumben, Umatilla County Surveyor

UMATILLA COUNTY ASSESSMENT & TAXATION DEPT. TAXES ARE PAID IN FULL.

THIS 26<sup>th</sup> DAY OF April, 2012.

Paul Chabrowsky, Umatilla County Tax Collector & Assessor

OWNER'S DECLARATION:

I, TOM M. KENNEDY, OWNER OF V AND B HOLDINGS, LLC., DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS LAND TO BE REPLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Tom M. Kennedy, Owner

ACKNOWLEDGMENT

STATE OF OREGON S.S. COUNTY OF UMATILLA

ON THIS 26<sup>th</sup> DAY OF APRIL, IN THE YEAR 2012 BEFORE MESTEVE CHURCHILL THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Steve Churchill, Notary Signature  
STEVE CHURCHILL, Notary Public of Oregon (Print)  
Commission No. A451169  
My Commission Expires 08-14-2014

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON April 27, 2012 at 2:15 o'clock Pm., in the record of PLATS of said County.  
BOOK PAGE Slide  
15 66  
OFFICE OF COUNTY RECORDS  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 65.00 No. 2012-5910232

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/8/2012  
Rec'd By: S. Res  
No.: 12-064-B

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF THE SOUTH LINE OF LOT 12, BLOCK 6, AND ALL OF BLOCK 7 OF YOUNG'S ADDITION TO THE CITY OF PENDLETON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English, Surveyor

Table with 3 columns: DATE, SCALE, JOB NO., DWG NO., DWN. BY, CHK. BY, REV. DATE, INTERPATHPP2012.DWG, REPLAT FOR: V AND B HOLDINGS, LLC., SURVEY ONE, LLC.

46  
2

2012 5930332



2012-5930332 1 of 2

RECEIVED

JUN 26 2012

UMATILLA COUNTY RECORDS

After recording return to:  
David H. Krumbein  
P.O. Box 1126  
Pendleton, OR 97801

STATE OF OREGON )

SS

AFFIDAVIT OF CORRECTION

UMATILLA COUNTY )

I, Robert D. English, being duly sworn, depose and say that I am the Surveyor who surveyed the Young's Addition Replat, as filed and recorded in the Umatilla County Surveyor's Office during May 2012.

The following corrections to said Replat are necessary and are as follows"

- 1) At the bottom of Page One above the text shown as "T.L. 1412" should read: "Southerly portion of Lot No. 3" and below "Doc. 2010-5680254" should read "83,834.63 SQ FT" and below that "1.92 ACRES".

The present fee owner of the property affected by said Affidavit is as follows:

V and B, LLC.; Tom Kennedy, owner.

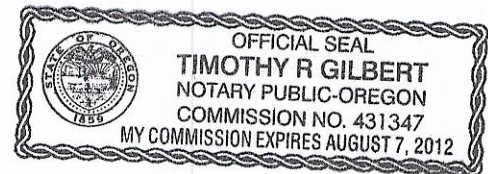
Robert D. English  
Registered Professional Land Surveyor, ORPLS43406LS

**NOTARY CERTIFICATION**

Subscribed and sworn to me this 25<sup>th</sup> day of June, 2012.

[Signature]  
Notary Public for the State of Oregon

My Commission expires 8/7/2012



STATE OF OREGON )

SS

UMATILLA COUNTY )

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said Affidavit of Correction for Robert D. English has been examined by me and that it complies with O.R.S. 92-170.

David H. Krumbein  
David H. Krumbein,  
Umatilla County Surveyor



2012-5930332

2 of 2

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

06-26-12 at 11:25

in the record of instrument  
code type DE-AFF

Instrument Number 2012-5930332  
Fee 46.00

Office of County Records



Records Officer