

## PRINCIPAL INVESTMENTS REPLAT

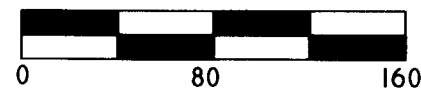
A REPLAT OF LOTS 1 THRU 4, OF THE V AND B ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

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'	N72°53'04"E	154.71'



INITIAL POINT

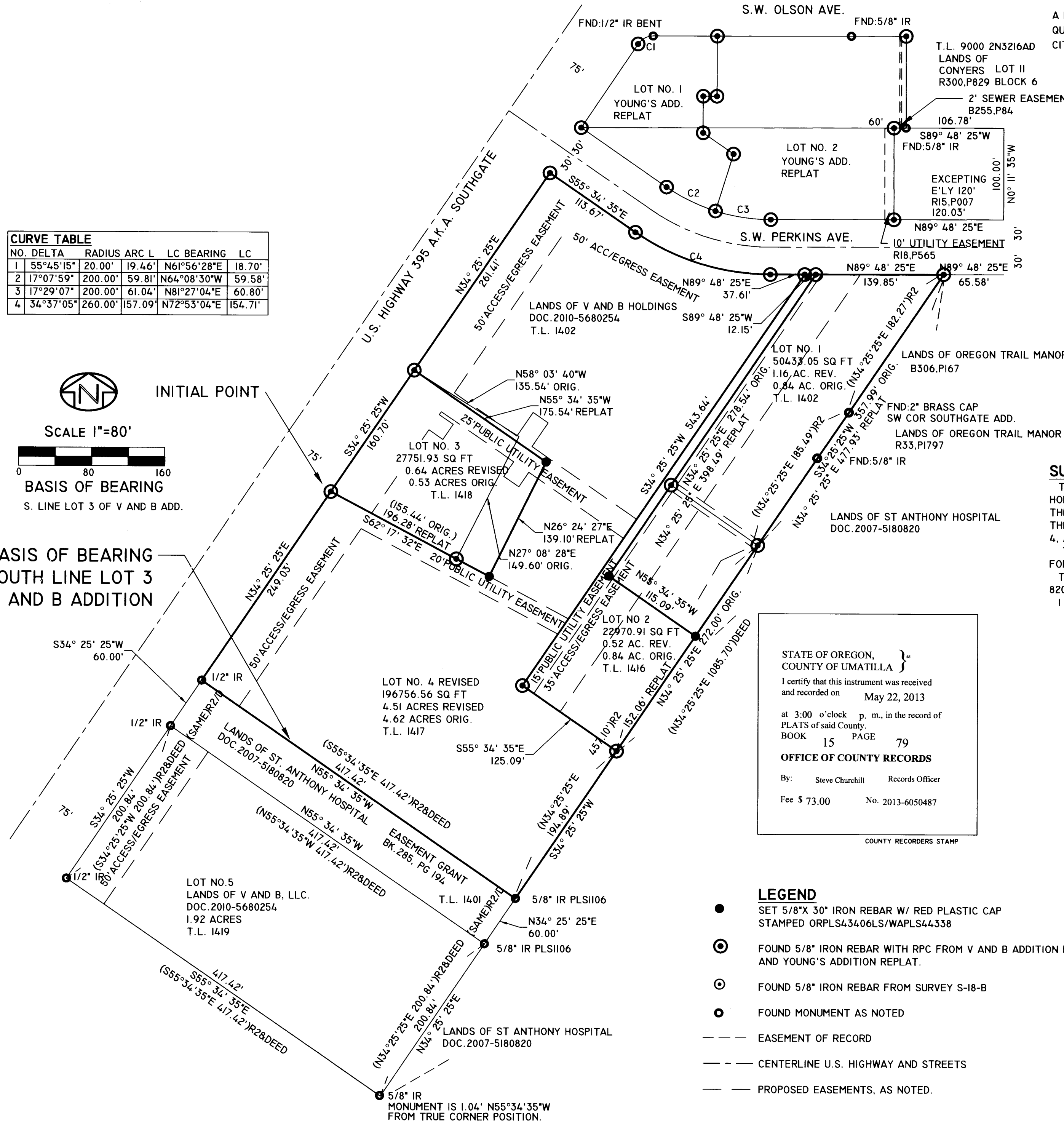
SCALE 1"=80'



BASIS OF BEARING

S. LINE LOT 3 OF V AND B ADD.

BASIS OF BEARING  
SOUTH LINE LOT 3  
V AND B ADDITION



### 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
- ASSESSOR'S MAP 2N 32 16AD
- 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 TOM KENNEDY, OWNER, OF V AND B HOLDINGS, LLC., TO PERFORM A REPLAT OF LOTS 1 THRU 4, OF THE V AND B ADDITION. THESE REVISIONS WERE MADE TO GIVE THE PROPER SET-BACK ALONG THE SOUTH SIDE OF THE THE NEW INTERPATH BUILDING, AND FOR CONSTRUCTION OF A NEW BUILDING ON LOT 4, AND RECONFIGURE LOTS 1 AND 2 FOR PLANNED CONSTRUCTION.

THE SOUTH LINE OF LOT NO. 3 OF V AND B ADDITION WAS HELD AS BASIS OF BEARING FOR THIS SURVEY.

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.

STATE OF OREGON,  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on May 22, 2013

at 3:00 o'clock p. m., in the record of PLATS of said County.  
BOOK 15 PAGE 79

**OFFICE OF COUNTY RECORDS**

By: Steve Churchill Records Officer

Fee \$ 73.00 No. 2013-6050487

COUNTY RECORDERS STAMP

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. English*

OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/13

- ### LEGEND
- SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
  - ⊙ FOUND 5/8" IRON REBAR WITH RPC FROM V AND B ADDITION PLAT AND YOUNG'S ADDITION REPLAT.
  - ⊙ FOUND 5/8" IRON REBAR FROM SURVEY S-18-B
  - FOUND MONUMENT AS NOTED
  - EASEMENT OF RECORD
  - CENTERLINE U.S. HIGHWAY AND STREETS
  - PROPOSED EASEMENTS, AS NOTED.

### 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 LOTS 1 THRU 4, V AND B 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

DATE: 03/11/13	DWN. BY: 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. 2013-006	REV. DATE: 04/29/13	
DWG NO. PRINCIPALINVESTMENTSREPLAT		

UMATILLA COUNTY  
**PRINCIPAL INVESTMENTS REPLAT**

A REPLAT OF LOTS 1 THRU 4, OF THE V AND B ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

**APPROVALS**

CITY OF PENDLETON - PLANNING  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 13<sup>th</sup> DAY OF May, 2013.

[Signature]  
EVAN MCKENZIE, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 10 DAY OF May, 2013.

[Signature]  
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 22<sup>nd</sup> DAY OF May, 2013.

[Signature]  
COMMISSIONER

[Signature]  
COMMISSIONER

[Signature]  
COMMISSIONER

UMATILLA COUNTY SURVEYOR  
I, DAVID H. KRUMBEIN, 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 9 DAY OF May, 2013.

[Signature]  
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

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

THIS 22 DAY OF May, 2013.

[Signature]  
UMATILLA COUNTY TAX COLLECTOR

[Signature]  
UMATILLA COUNTY ASSESSOR

**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 LOT LINES IN LOT NUMBER 1 THRU 4 OF V AND B ADDITION TO THE CITY OF PENDLETON. 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.

[Signature]  
ROBERT D. ENGLISH, ORPLS 43406LS

**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.

[Signature]  
TOM M. KENNEDY, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON  
S.S.  
COUNTY OF UMATILLA

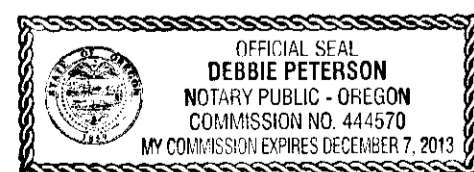
ON THIS 29<sup>th</sup> DAY OF April, IN THE YEAR 2013  
BEFORE ME Debbie Peterson THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

[Signature]  
NOTARY SIGNATURE

Debbie Peterson  
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 444570

MY COMMISSION EXPIRES: 12/7/13



STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON May 22, 2013  
at 3:00 o'clock Pm., in the record of  
PLATS of said County.  
BOOK 15 PAGE 79 Slide  
**OFFICE OF COUNTY RECORDS**  
By: ...Steve Churchill...Records Officer  
Fees \$ 73.00 No. 2013-6050487

COUNTY RECORDERS STAMP

RECEIVED BY  
Umatilla County Surveyor  
Date: 6/4/2013  
Rec'd By: [Signature]  
No.: 13-186-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JANUARY 11, 2005  
ROBERT DOUGLAS ENGLISH  
43406LS

RENEWAL DATE: 12/31/13

**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 LOTS 1 THRU 4 OF V AND B 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.

[Signature]  
ROBERT D. ENGLISH, ORPLS 43406LS

DATE: 05/11/13	DWN. BY: RDE	REPLAT FOR: V AND B HOLDINGS, LLC. P.O. BOX 1208 PENDLETON, OREGON 97801
SCALE: N/A	CHK. BY: RDE	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
JOB NO. 2013-006	REV. DATE: 04/29/13	
DWG NO. PRINCIPALINVESTMENTSREPLAT		

91  
2



2013-6060619 1 of 2

AFFIDAVIT OF CORRECTION (SUBDIVISION)

Umatilla County  
Received:6/20/2013

STATE OF OREGON )  
UMATILLA COUNTY ) SS



1000566

I, Robert D. English, being duly sworn, depose and say that I am the Surveyor who surveyed the subdivision know as : Principal Investments Replat, as filed as instrument number 13-186-B, as recorded on the 22nd day of May, 2013 in Book 15, Page 79 of Subdivision Plat Records of Umatilla County.

The following correction to said plat is necessary and in accordance with ORS 92.170 I state the following corrections be made:

The title of the replat should read:

*PRINCIPLED INVESTMENTS REPLAT*

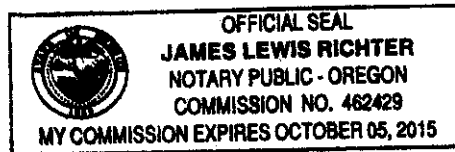
Instead of: Principal Investments Replat.

*Robert D. English*  
Registered Professional Land Surveyor # 43406LS

NOTARY CERTIFICATE

Subscribed and sworn to before me this 19<sup>th</sup> day of June, 2013.

*James Lewis Richter*  
Notary Public for the State of Oregon  
My commission expires: October 05, 2015



STATE OF OREGON )  
UMATILLA COUNTY ) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Principal Investments Replat has been examined by me and that it complies with O.R.S. 92.170.

*David H. Krumbein*

After recording, return to : David H. Krumbein

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 6/20/2013  
Rec'd By: *J. Richter*  
No.: 13-186-B N-1



2013-6060619 2 of 2

State of Oregon  
County of Umatilla



Instrument received  
and recorded on  
6/20/2013 2:26:42 PM

in the record of instrument  
code type DE-AFF

Instrument number 2013-6060619  
Fee \$54.00

Office of County Records

Records Officer  
1000566 P2

**RECEIVED BY**

Umatilla County Surveyor

Date: 6/28/2013

Rec'd By: J. Oles

No.: 13-186 B-N-2