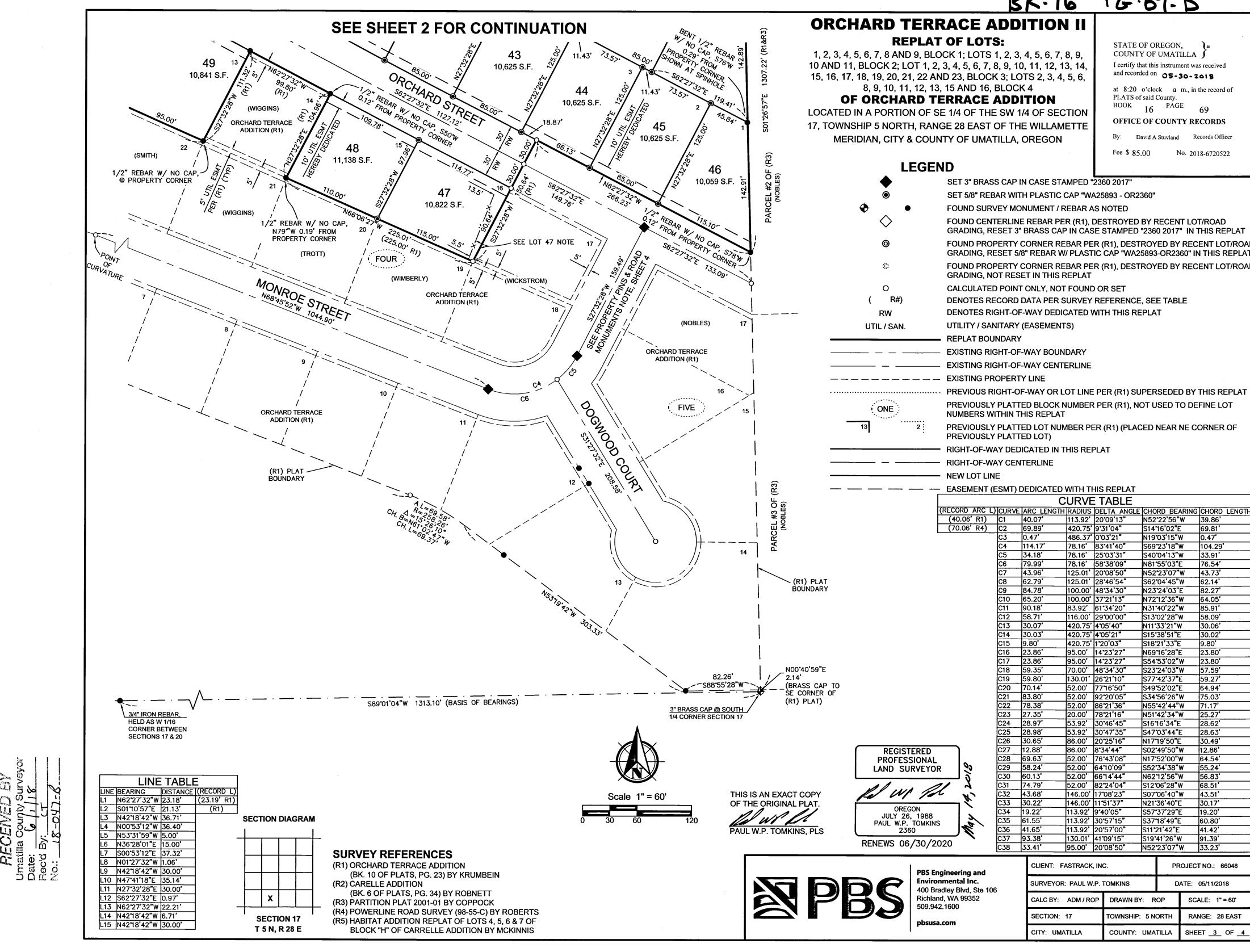
BK-16 DG.69 **ORCHARD TERRACE ADDITION II** BLOCK I OF (R2) MAP 5N 28 17CA **REPLAT OF LOTS:** STATE OF OREGON. COUNTY OF UMATILLA 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, I certify that this instrument was received 1-1/4" IRON PIPE. 1/2" REBAR NO 1/2" IRON PIPE, and recorded on 05-30-2018 N17'E 1.13' FROM CAP, 0.99' NORTH 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 3; LOTS 2, 3, 4, 5, 6, 0.20' NORTH OF PROPERTY CORNER OF PROPERTY LINE PROPERTY LINE at 8:20 o'clock a m., in the record of 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4 N89°06'28"E 1308.06' PLATS of said County. OF ORCHARD TERRACE ADDITION PAGE 87.00 87.00 87.00 87.00 121.58 2 : 140.44' 87.00' LOCATED IN A PORTION OF SE 1/4 OF THE SW 1/4 OF SECTION OFFICE OF COUNTY RECORDS SET NEW ONE 17, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE PIN @ David A Stuvland Records Officer PROPERTY MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON 14,164 S.F. 6 CORNER 10 11 No. 2018-6720522 13,026 S.F. Fee \$ 85.00 10,335 S.F. 10,336 S.F. 10,333 S.F. 10,334 S.F. 10,333 S.F. LEGEND 1/2" REBAR W/ NO CAP SET 3" BRASS CAP IN CASE STAMPED "2360 2017" 3.35' WEST OF PROPERTY LINE SET 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360" 87.00 87.00 87.00 87.00 FOUND SURVEY MONUMENT / REBAR AS NOTED S78'46'23"W SEE PROPERTY PINS & ROAD HAMILTON STREET FOUND CENTERLINE REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD **MONUMENTS NOTE, SHEET 4** GRADING, RESET 3" BRASS CAP IN CASE STAMPED "2360 2017" IN THIS REPLAT S89°06'48"W 623.73' S89°06'48"W 506.27' FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD S89°06'48"W 117.46' GRADING, RESET 5/8" REBAR W/ PLASTIC CAP "WA25893-OR2360" IN THIS REPLAT FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD \_180.00' \_154<u>.59'</u>\_ 12,140 S.F. \_\_87.46'\_ GRADING, NOT RESET IN THIS REPLAT 6.40 30, 0 CALCULATED POINT ONLY, NOT FOUND OR SET 33 32 12,889 S.F. R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE 12,237 S.F. 15,688 S.F. DENOTES RIGHT-OF-WAY DEDICATED WITH THIS REPLAT RW 13,795 S.F. UTIL / SAN. UTILITY / SANITARY (EASEMENTS) REPLAT BOUNDARY **EXISTING RIGHT-OF-WAY BOUNDARY** 35 **EXISTING RIGHT-OF-WAY CENTERLINE** 10,625 S.F. **EXISTING PROPERTY LINE** 10,201 S.F. PREVIOUS RIGHT-OF-WAY OR LOT LINE PER (R1) SUPERSEDED BY THIS REPLAT 36 10.625 S.F. PREVIOUSLY PLATTED BLOCK NUMBER PER (R1), NOT USED TO DEFINE LOT ONE SEE DETAIL NUMBERS WITHIN THIS REPLAT ORCHARD'STREET 0 PREVIOUSLY PLATTED LOT NUMBER PER (R1) (PLACED NEAR NE CORNER OF 37 **VARIABLE** PREVIOUSLY PLATTED LOT) WIDTH RW 10,625 S.F 2 HEREBY RIGHT-OF-WAY DEDICATED IN THIS REPLAT DEDICATED RIGHT-OF-WAY CENTERLINE 38 ORCHARD TERRACE **NEW LOT LINE** 10,625 S.I 54 SEE PROPERTY PINS & ROAD **EASEMENT (ESMT) DEDICATED WITH THIS REPLAT** ഗ RIGHT-OF-WAY 11,325 S.F (MUELLER) **CURVE TABLE** WIDTH VARIES (RECORD ARC L) CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH SOUTH OF THIS ~\$88\*49'08"W 114.77'-POINT PER (R4) 53 (40.06' R1) C1 40.07 113.92' 20'09'13" N52°22'56"W (R1 114.97') <sup>1</sup> (70.06' R4) C2 11,589 S.F ഗ 69.89 420.75' 9'31'04" S1416'02"E 69.81 5/8" REBAR W/ NO CAP, 0.47 486.37 0'03'21 N19°03'15"W 0.47 28 N40'E 0.10' FROM 114.17 78.16' 83'41'40" S69°23'18"W 104.29 INTERSECTION 5/8" REBAR W/ PROPERTY CORNER 52 C5 34.18 78.16' 25'03'31 S40°04'13"W 33.91 "LS 2627" W/ (R1) PLAT 11,130 S.F 79.99 BOUNDARY 78.16 58\*38'09" N81°55'03"E 76.54 (WILLIAMS) YELLOW PLASTIC 1/2" REBAR W/ NO CAP. 43.96 125.01 20'08'50" N52\*23'07"W 43.73 CAP, S09 E 0.17 S66°E 0.24' FROM C8 62.79 125.01' 28'46'54" FROM PROPERTY S62\*04'45"W 62.14' PROPERTY CORNER CORNER 84.78 100.00' 48'34'30" N23°24'03"E 82.27 **FOUR** 10,671 S C10 65.20 100.00' 37°21'13' N7212'36"W 64.05 50 83.92' 61'34'20" 90.18 N31°40'22"W Scale 1" = 60"85.91' (MUELLER) (R1) PLAT 1/2" BENT REBAR UNDER 10,799 S.F. C12 58.71 116.00' 29'00'00' S13'02'28"W 58.09 BOUNDARY CONCRETE W/ NO CAP. C13 |30.07' 420.75' 4°05'40" N11'33'21"W 30.06 SET 2.00' SHOWN AT SPIN HOLE, FALLS MONROE STREET C14 30.03' (SIDEBOTTOM) 420.75' 4'05'21' S15'38'51"E 30.02 , 520.00-WITNESS CORNER, ON PROPERTY CORNER C15 9.80' 420.75' 1\*20'03" S18'21'33"E 9.80' NORTHERLY (LACHER) (BLAKE) **BASIS OF BEARINGS** C16 23.86' 95.00' 14'23'27" N6916'28"E 23.80 ROAD ORCHARD TERRACE C17 23.86' 1/2" REBAR W/ NO CAP, BEARING OF S89°01'04"W ALONG THE 95.00' 14\*23'27' S54\*53'02"W 23.80 ADDITION (R1) N88W 0.10' FROM SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 C18 59.35' 70.00' 48'34'30" S23°24'03"W 57.59 PROPERTY CORNER C19 130.01' 26'21'10" OF SECTION 17, TOWNSHIP 5 NORTH, 59.80 S77'42'37"E 59.27 C20 RANGE 28 EAST OF THE WILLAMETTE 70.14 52.00' 77'16'50' S49°52'02"E 64.94 / (DARGATZ) RLINE 52.00' 92'20'05' LINE TABLE 83.80 MERIDIAN. OREGON NORTH ZONE STATE S34°56'26"W 75.03 78.38' 52.00' 86'21'36' NE BEARING DISTANCE (RECORD L PLANE DERIVED FROM OPUS SOLUTIONS N55°42'44"W 71.17 1/2" REBAR W/ NO CAP. ORCHARD TERRACE C23 27.35' N62°27'32"W 23.18' (23.19' R1) FROM STATIC GPS DATA COLLECTED ON 20.00' 78\*21'16" N51°42'34"W 25.27 © PROPERTY CORNER ADDITION (R1) C24 28.97' S0110'57"E 21.13' 53.92' 30'46'45 (R1) S16"16'34"E 28.62 CONTROL POINTS. (TESTERMAN) C25 28.98' 3 N4218'42"W 36.71' 53.92' 30'47'35 S47°03'44"E 28.63 REPLAT **SECTION DIAGRAM** C26 30.65' L4 N00°53'12"W 36.40' 86.00' 20'25'16 N1719'50"E 30.49 FIVE -BOUNDARY (SMITH) POWERLINE ROAD-REGISTERED C27 12.88 L5 N53'31'59"W 5.00' 86.00' 8'34'44' S02°49'50"W 12.86 RIGHT-OF-WAY 52.00' 76\*43'08' L6 N36°28'01"E 15.00' PROFESSIONAL C28 69.63 N17°52'00"W 64.54 BOUNDARY L7 S00°53'12"E 37.32' LAND SURVEYOR C29 58.24' 52.00' 6410'09' S52°34'38"W 55.24 L8 N01°27'32"W 1.06' POINT OF C30 60.13 52.00' 66'14'44 N6212'56"W 56.83 COMPOUND 9 N4218'42"W 30.00' C31 74.79 52.00' 82'24'04' S12\*06'28"W 68.51 (R1) PLAT CURVE THIS IS AN EXACT COPY C32 L10 N47'41'18"E 35.14' 43.68 146.00' 17'08'23' S07'06'40"W BOUNDARY. 43.51 OF THE ORIGINAL PLAT. C33 30.22' L11 N27'32'28"E 30.00' 146.00' 11'51'37 N21°36'40"E 30.17 OREGON 113.92' 9'40'05' L12 S62\*27'32"E 0.97' C34 | 19.22' S57'37'29"E 19.20' re wr M JULY 26, 1988 DETAIL X C35 61.55 113.92' 30'57'15' L13 N62°27'32"W 22.21' PAUL W.P. TOMKINS S3718'49"E 60.80 **NOT TO SCALE** PAUL W.P. TOMKINS, PLS L14 N4218'42"W 6.71' 2360 C36 41.65 113.92' 20'57'00' S11°21'42"E 41.42 93.38 **SECTION 17** 130.01' 41'09'15" L15 N4218'42"W 30.00' S19'41'26"W 91.39 RENEWS 06/30/2020 C38 33.41' 95.00' 20'08'50" **SURVEY REFERENCES** N52°23'07"W 33.23' T 5 N, R 28 E SURVEYOR'S CERTIFICATE I, PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER (R1) ORCHARD TERRACE ADDITION CLIENT: FASTRACK, INC. PROJECT NO.: 66048 LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE (BK. 10 OF PLATS, PG. 23) BY KRUMBEIN **PBS Engineering and** SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS (R2) CARELLE ADDITION Environmental Inc. SURVEYOR: PAUL W.P. TOMKINS SHOWN HEREUPON, AND HAVE MONUMENTED THE STREET INTERSECTIONS, OR WILL DO SO DATE: 05/11/2018 400 Bradley Blvd, Ste 106 (BK. 6 OF PLATS, PG. 34) BY ROBNETT SUB-SEQUENT TO STREET PAVING, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED. Richland, WA 99352 (R3) PARTITION PLAT 2001-01 BY COPPOCK CALC BY: ADM / ROP DRAWN BY: ROP SCALE: 1" = 60' 509.942.1600 (R4) POWERLINE ROAD SURVEY (98-55-C) BY ROBERTS (R5) HABITAT ADDITION REPLAT OF LOTS 4, 5, 6 & 7 OF SECTION: 17 TOWNSHIP: 5 NORTH RANGE: 28 EAST pbsusa.com PAUL W.P. TOMKINS, P.L.S. 2360. BLOCK "H" OF CARRELLE ADDITION BY MCKINNIS COUNTY: UMATILLA CITY: UMATILLA SHEET 1 OF 4

(THE HOUSING AUTHORITY 5/8" REBAR W/ "LS 2431" MAP 5N 28 17CA MAP 5N 28 17CA **ORCHARD TERRACE ADDITION II** HABITAT ADDITION (KONTUR) OF CO OF UMATILLA) YELLOW PLASTIC CAP, 0.11' NORTH OF PROPERTY LINE PER (R5) REPLAT (R5) 5/8" REBAR W/ "LS 2431" 5/8" REBAR W/ ILLEGIBLE STATE OF OREGON, - YELLOW PLASTIC CAP, 0.10' NORTH **REPLAT OF LOTS:** (ORE TRAIL HABITAT COUNTY OF UMATILLA YELLOW PLASTIC CAP, 0.24' OF PROPERTY LINE PER (R5) NORTH OF PROPERTY LINE FOR HUMANITY INC) 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, N89°06'28"E 1308.06' I certify that this instrument was received 166.10 130.00' 10 AND 11, BLOCK 2; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and recorded on 05-30-2018 30.00' [`30.00' 87.00 TWO 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 3; LOTS 2, 3, 4, 5, 6, at 8:20 o'clock a m., in the record of 19 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4 PLATS of said County. 30' 13 18 13,273 S.F. 16 PAGE RW 15,035 S.F. OF ORCHARD TERRACE ADDITION 11,548 S.F. 12 11 LOCATED IN A PORTION OF SE 1/4 OF THE SW 1/4 OF SECTION OFFICE OF COUNTY RECORDS 10,666 S.F. 10,336 S.F. 17, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE David A Stuvland MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON Fee \$ 85.00 N89'06'48"E No. 2018-6720522 130.00' 20 **LEGEND** 17 10,681 S.F. SET 3" BRASS CAP IN CASE STAMPED "2360 2017" 11,995 S.F 11,852 S.F. **HAMILTON** SET 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360' STREET N O N88\*32'28"E 127.03' FOUND SURVEY MONUMENT / REBAR AS NOTED FOUND CENTERLINE REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD \_18<u>0.00</u>′ GRADING, RESET 3" BRASS CAP IN CASE STAMPED "2360 2017" IN THIS REPLAT C27 FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD ONTINO GRADING, RESET 5/8" REBAR W/ PLASTIC CAP "WA25893-OR2360" IN THIS REPLAT 14,153 S.F 10' UTIL ESMT 32 21 FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD 15,688 S.F. 14,494 S.F. GRADING, NOT RESET IN THIS REPLAT 0 CALCULATED POINT ONLY, NOT FOUND OR SET 12.946 S.F. R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE C RW DENOTES RIGHT-OF-WAY DEDICATED WITH THIS REPLAT  $\mathbf{x}$ 31 **UTILITY / SANITARY (EASEMENTS)** SEE PROPERTY PINS & ROAD UTIL / SAN. 0 16,111 S.F. **REPLAT BOUNDARY** "J" STREET **EXISTING RIGHT-OF-WAY BOUNDARY EXISTING RIGHT-OF-WAY CENTERLINE** 30 EET **EXISTING PROPERTY LINE** 10,733 S.F. 37 PREVIOUS RIGHT-OF-WAY OR LOT LINE PER (R1) SUPERSEDED BY THIS REPLAT 10,625 S.F. 12,419 S.F. PREVIOUSLY PLATTED BLOCK NUMBER PER (R1), NOT USED TO DEFINE LOT ONE **NUMBERS WITHIN THIS REPLAT** 10,624 S.F. S PREVIOUSLY PLATTED LOT NUMBER PER (R1) (PLACED NEAR NE CORNER OF THREE PREVIOUSLY PLATTED LOT) 10,625 S.F. 28 Ш S 10,624 S.F RIGHT-OF-WAY DEDICATED IN THIS REPLAT 39 **RIGHT-OF-WAY CENTERLINE** 10,625 S.F. 27 **NEW LOT LINE** 10,624 S. EASEMENT (ESMT) DEDICATED WITH THIS REPLAT \POINT **CURVE TABLE** SEE PROPERTY PINS & ROAD
MONUMENTS NOTE, SHEET 4 CURVATURE 10,625 S.F 26 RECORD ARC L) CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH (40.06' R1) C1 40.07 113.92' 20'09'13" N52°22'56"W 10,624 S.F (70.06' R4) C2 69.89 420.75' 9'31'04" S1416'02"E 69.81 41 0.47 486.37' 0'03'21" N19°03'15"W 0.47 25 S69°23'18"W 10,625 S.F. 114.17 78.16' |83°41'40" 104.29 78.16' 25°03'31' 34.18 S40°04'13"W 33.91 10,624 S.F 78.16' 58**\***38'09" N81°55'03"E 79.99 76.54 50 42 43.96 125.01' 20'08'50" N52°23'07"W 43.73 10,597 S.F. 10,799 S.F. 125.01' 28'46'54" 62.79 S62°04'45"W 62.14 10,625 S.F. 100.00' 48'34'30" N23°24'03"E 84.78 82.27 SET 2.00' 100.00' 37'21'13" N7212'36"W 65.20' 64.05 WITNESS CORNER, 43 83.92' 61'34'20' N31'40'22"W 85.91 NORTHERLY 49 ALONG PROPERTY 58.71 116.00' 29'00'00' S13'02'28"W 58.09 10,625 S.F. ORCHARD STREET 30.07 420.75' 4'05'40" N11°33'21"W 30.06 10,841 S.F 420.75' 4'05'21" 30.03 S15°38'51"E 30.02 C15 420.75' 1'20'03" 9.80' S18'21'33"E 9.80' 23.80' 23.86 N6976'28"E 95.00' |14\*23'27" 10,625 S.F. 59.35 70.00' 48'34'30' S23°24'03"W 57.59 ORCHARD TERRACE THIS IS AN EXACT COPY 59.80 130.01' 26'21'10' S77'42'37"E 59.27 ADDITION (R1) OF THE ORIGINAL PLAT. 10,625 S.F. C20 70.14 52.00' 77'16'50" S49"52'02"E 64.94 C20 | 70.14' | C21 | 83.80' | C22 | 78.38' | C23 | 27.35' | C24 | 28.97' | C25 | 28.98' | C26 | 30.65' | C27 | 12.88' | C28 | 69.63' | C29 | 58.24' | C30 | 60.13' | C31 | 74.79' | C32 | 43.68' | C33 | 30.22' | C34 | 19.22' | C34 | C34 | C35 52.00' 92'20'05" S34'56'26"W 75.03 52.00' |86'21'36' N55°42'44"W 71.17 (SMITH) PAUL W.P. TOMKINS, PLS 11,138 S.F. N51'42'34"W 20.00' | 78°21'16" 25.27 46 53.92' 30'46'45" S16"16'34"E 28.62 1/2" REBAR W/ NO CAP,-53.92' 30'47'35" S47°03'44"E @ PROPERTY CORNER 10,059 S.F. 28.63 PARCEL #2 ( # (E) 86.00' 20'25'16" N1719'50"E 30.49 86.00' 8'34'44" S02'49'50"W 12.86 REGISTERED 10,822 S.F. 52.00' 76'43'08" N17'52'00"W 64.54 **PROFESSIONAL** J. 12. REBAR W NO CAP STRW I (WIGGINS) 52.00' |6410'09" S52°34'38"W 55.24 LAND SURVEYOR LINE TABLE 1/2" REBAR W/ NO CAP, 52.00' 6614'44" N6272'56"W 56.83 INE BEARING DISTANCE (RECORD L 20 N79"W 0.19' FROM 52.00' 82'24'04" S12°06'28"W 68.51 (225.00° R1) N62°27'32"W 23.18' (23.19' R1) PROPERTY CORNER SEE LOT 47 NOTE 146.00' |17°08'23" S07'06'40"W 43.51 S0110'57"E 21.13' (R1) 146.00' 11'51'37" N21°36'40"E 30.17 L3 N4218'42"W 36.71' C34 C35 C36 C37 **FOUR** OREGON 113.92' 9'40'05" 19.22 S57°37'29"E 19.20 L4 N00°53'12"W 36.40' JULY 26, 1988 61.55 113.92' 30'57'15 S3718'49"E 60.80 **SECTION DIAGRAM** PAUL W.P. TOMKINS L5 N53'31'59"W 5.00' 41.65 113.92' 20'57'00" S11°21'42"E 41.42' (WIMBERLY) 2360 (WICKSTROM) L6 N36°28'01"E 15.00' S19'41'26"W 93.38 130.01' 41'09'15' 91.39 L7 S00°53'12"E 37.32' RENEWS 06/30/2020 C38 33.41' 95.00' 20'08'50" N52°23'07"W 33.23' **SEE SHEET 3 FOR CONTINUATION** L8 N01°27'32"W 1.06' **SURVEY REFERENCES** L9 N4218'42"W 30.00' CLIENT: FASTRACK, INC. PROJECT NO.: 66048 (R1) ORCHARD TERRACE ADDITION L10 N47'41'18"E 35.14' **PBS Engineering and** (BK. 10 OF PLATS, PG. 23) BY KRUMBEIN L11 N27\*32'28"E 30.00' Environmental Inc. SURVEYOR: PAUL W.P. TOMKINS DATE: 05/11/2018 (R2) CARELLE ADDITION L12 S62°27'32"E 0.97' 400 Bradley Blvd, Ste 106 **LOT 47 NOTE** (BK. 6 OF PLATS, PG. 34) BY ROBNETT Richland, WA 99352 L13 N62\*27'32"W 22.21' DRAWN BY: ROP SCALE: 1" = 60' CALC BY: ADM / RO (R3) PARTITION PLAT 2001-01 BY COPPOCK FENCE & IMPROVEMENTS FROM LOT TO EAST OF L14 N42°18'42"W 6.71' 509.942.1600 (R4) POWERLINE ROAD SURVEY (98-55-C) BY ROBERTS LOT 47 ARE ONTO PROPERTY BY AMOUNT L15 N4218'42"W 30.00' RANGE: 28 EAST SECTION: 17 FOWNSHIP: 5 NORTH (R5) HABITAT ADDITION REPLAT OF LOTS 4, 5, 6 & 7 OF SHOWN, PINS NOT SET, POSSIBLE BOUNDARY **SECTION 17** pbsusa.com **BLOCK "H" OF CARRELLE ADDITION BY MCKINNIS** LINE ADJUSTMENT TO HAPPEN IN FUTURE. CITY: UMATILLA COUNTY: UMATILLA T 5 N, R 28 E SHEET 2 OF 4

BK-16 PG-69-A

RECEIVED BY
Umatilla County Surveyor
Date: 6/1/18
Rec'd By: ct

PG.69-B BK-16 **REPLAT OF LOTS:** STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded on O5-30-2018 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4 at 8:20 o'clock a m., in the record of PLATS of said County. OF ORCHARD TERRACE ADDITION 16 PAGE BOOK OFFICE OF COUNTY RECORDS By: David A Stuvland Records Officer MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON Fee \$ 85.00 No. 2018-6720522 **LEGEND** SET 3" BRASS CAP IN CASE STAMPED "2360 2017" SET 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360" FOUND SURVEY MONUMENT / REBAR AS NOTED FOUND CENTERLINE REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD GRADING, RESET 3" BRASS CAP IN CASE STAMPED "2360 2017" IN THIS REPLAT FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD GRADING, RESET 5/8" REBAR W/ PLASTIC CAP "WA25893-OR2360" IN THIS REPLAT FOUND PROPERTY CORNER REBAR PER (R1), DESTROYED BY RECENT LOT/ROAD GRADING, NOT RESET IN THIS REPLAT 0 CALCULATED POINT ONLY, NOT FOUND OR SET R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE RW DENOTES RIGHT-OF-WAY DEDICATED WITH THIS REPLAT UTILITY / SANITARY (EASEMENTS) UTIL / SAN. REPLAT BOUNDARY **EXISTING RIGHT-OF-WAY BOUNDARY EXISTING RIGHT-OF-WAY CENTERLINE** EXISTING PROPERTY LINE PREVIOUS RIGHT-OF-WAY OR LOT LINE PER (R1) SUPERSEDED BY THIS REPLAT PREVIOUSLY PLATTED BLOCK NUMBER PER (R1), NOT USED TO DEFINE LOT ONE NUMBERS WITHIN THIS REPLAT PREVIOUSLY PLATTED LOT NUMBER PER (R1) (PLACED NEAR NE CORNER OF PREVIOUSLY PLATTED LOT) RIGHT-OF-WAY DEDICATED IN THIS REPLAT RIGHT-OF-WAY CENTERLINE **NEW LOT LINE EASEMENT (ESMT) DEDICATED WITH THIS REPLAT CURVE TABLE** (RECORD ARC L) CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGT (40.06' R1) C1 40.07 113.92' 20'09'13" N52°22'56"W 39.86 (70.06' R4) C2 69.89 420.75' 9'31'04" S14"16'02"E 69.81 0.47 486.37' 0'03'21" N19\*03'15"W 0.47' 114.17 78.16' 83'41'40" S69°23'18"W 104.29 34.18 78.16' |25**°**03'31**"** S40°04'13"W 33.91 79.99' 78.16' |58**'**38'09" N81°55'03"E 76.54 43.96' 125.01' |20'08'50" N52°23'07"W 43.73 125.01' |28'46'54" S62\*04'45"W 62.79 62.14 100.00' 48'34'30' N23°24'03"E 84.78 82.27 65.20' 100.00 37°21'13" N7272'36"W 64.05 90.18 83.92' 61\*34'20" N31°40'22"W 85.91 58.71 116.00 29'00'00' S13°02'28"W 58.09 420.75' 4°05'40" 30.07 N11°33'21"W 30.06 C14 30.03' 420.75 4'05'21' S15'38'51"E 30.02 C15 |9.80' 420.75 1**°**20'03' S18**'**21'33"E 9.80 C16 23.86' 95.00' 14'23'27' 23.80 N6976'28"E 5**4°**53′02″W C18 59.35 70.00 57.59 |48°34'30" S23°24'03"W 130.01' 26'21'10" C19 59.80' S77'42'37"E 59.27 C20 70.14' 52.00' 77'16'50' S49°52'02"E 64.94 C21 83.80' 52.00' 92\*20'05" S34°56'26"W 75.03 C22 78.38 52.00' 86°21'36 N55°42'44"W 71.17 20.00 78°21'16' N51°42'34"W 25.27 53.92' 30'46'45" C24 28.97' 316"16'34"E 28.62 53.92' 30'47'35' C25 |28.98' S47°03'44"E 28.63 C26 30.65 86.00' 20'25'16" N17"19'50"E 30.49 C27 12.88' 86.00' 8'34'44" S02\*49'50"W 12.86 REGISTERED C28 69.63' 52.00' 76\*43'08" N17°52'00"W **PROFESSIONAL** 64.54 C29 58.24 52.00' 64'10'09" S52°34'38"W 55.24 LAND SURVEYOR C30 60.13' 52.00' 6614'44" N6272'56"W 56.83 C31 74.79' 52.00' 82'24'04" S12\*06'28"W 68.51 C32 43.68' 146.00' 17'08'23" S07°06'40"W 43.51 C33 30.22' 146.00' 11'51'37' N21°36'40"E 30.17 OREGON 113.92' 9'40'05 C34 | 19.22' S57'37'29"E 19.20' JULY 26, 1988 C35 |61.55' 113.92' 30'57'15" S3718'49"E 60.80 PAUL W.P. TOMKINS C36 41.65' 113.92' 20'57'00" 2360 S11°21'42"E 41.42' C37 93.38' 91.39' 130.01' |41°09'15" S19'41'26"W RENEWS 06/30/2020 C38 33.41' 95.00' 20'08'50" 33.23 N52°23'07"W CLIENT: FASTRACK, INC. PROJECT NO.: 66048 **PBS Engineering and** SURVEYOR: PAUL W.P. TOMKINS DATE: 05/11/2018 400 Bradley Blvd, Ste 106 Richland, WA 99352 CALC BY: ADM / ROP DRAWN BY: ROP SCALE: 1" = 60'



RECEIVED.

#### **NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO DELINEATE THE BOUNDARIES OF CERTAIN LOTS AND CERTAIN RIGHTS OF WAY & TO REPLAT SAID LOTS AND RIGHTS OF WAY IN THE CONFIGURATION SHOWN HEREIN. THE LOTS & RIGHTS OF WAY SUBJECT TO THIS REPLAT ARE COMPOSED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 3; LOTS 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4, INCLUDING THE RIGHTS OF WAY CORRESPONDING TO ABOVE SAID LOTS FOR ELM PLACE, J STREET, HAMILTON STREET & PORTIONS OF ORCHARD STREET & MONROE STREET AS ESTABLISHED & ALL WITHIN ORCHARD TERRACE ADDITION, RECORDED IN BOOK 10 OF PLATS AT PAGE 23.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MANY OF THE INTERIOR LOT CORNERS AND ROAD CENTERLINE PINS THAT WERE SET DURING THE PLATTING OF SAID ORCHARD TERRACE ADDITION. WE ALSO RECOVERED AND TIED THE INITIAL POINT AT THE NORTHWEST CORNER OF SUBDIVISION. WHILE ANALYZING THESE RECOVERED POINTS WE DETERMINED THAT PINS DELINEATING THE LOT CORNERS DID NOT FIT THE 2" PIPE RECOVERED AT THE INITIAL POINT. WE WERE NOT ABLE TO DETERMINE IF THIS POINT WAS IN ITS ORIGINAL LOCATION, OUR SOLUTION FOR THE BOUNDARY OF THIS REPLAT IS BASED ON A BEST-FIT OF THE RECOVERED LOT PINS, WHICH RESULTS IN A SOLUTION YIELDING ERROR TOLERANCES OF LESS THAN 0.10 FEET.

THE NORTH, EAST, SOUTH & A PORTION OF THE WEST BOUNDARIES OF THIS REPLAT ARE DEFINED BY THE PLAT BOUNDARIES OF SAID ORCHARD TERRACE ADDITION. THE WEST BOUNDARY OF THIS REPLAT IS ALSO BOUND BY THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD. WHICH IS SHOWN BY HOLDING A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 2627", MONUMENT NO. 153 IN SURVEY FOR POWERLINE ROAD COUNTY ROAD #1225, SEE SURVEY 98-55-C, MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID ORCHARD TERRACE ADDITION & ALSO MARKING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD. TOGETHER WITH A 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP, BEING MONUMENT NO. 778 IN SAID SURVEY FOR POWERLINE ROAD, ALSO MARKING SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST 2017 THROUGH MARCH 2018.

#### STATUS OF RECORD TITLE REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE STATUS OF RECORD TITLE REPORT, FILE No. 225857AM, DATED MARCH 20, 2018 AT 7:30AM. IN PREPARING THIS REPLAT, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE REPLAT AND DISCLOSED BY THE REFERENCED AMERITITLE STATUS OF RECORD TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE STATUS OF RECORD TITLE REPORT'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

# STATUS OF RECORD TITLE NOTES

1.) RECORD MATTER #2 LISTS AN EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED IN BOOK 120, PG. 495 ON APRIL 12, 1938,

SURVEYOR NOTE: THIS EASEMENT IS BLANKET IN NATURE, IT MAY ENCUMBER THE SUBJECT PROPERTY, NOT SHOWN ON THIS MAP.

- 2.) RECORD MATTER #3 LISTS AN EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED IN BOOK 120, PG. 521 ON APRIL 14, 1938,
- SURVEYOR NOTE: THIS EASEMENT IS BLANKET IN NATURE, IT MAY ENCUMBER THE SUBJECT PROPERTY, NOT SHOWN ON THIS MAP.
- 3.) RECORD MATTER #4 LISTS AN EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY AS RECORDED IN BOOK 185, PG, 228 ON MARCH 4, 1948.
- SURVEYOR NOTE: THIS EASEMENT IS BLANKET IN NATURE, IT MAY ENCUMBER THE SUBJECT PROPERTY, NOT SHOWN ON THIS MAP.
- 4.) RECORD MATTER #6, STATES THAT THE SUBJECT PROPERTY IS SUBJECT TO ORCHARD TERRACE DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 354, PAGE 377 ON **JANUARY 27, 1976**

#### OWNER/DEVELOPER

FASTRACK, INC. **4803 CATALONIA DRIVE** PASCO, WA 99301

#### OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JARED FARIS, AUTHORIZED REPRESENTATIVE FOR FASTRACK, INC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND REPLATTED AS SHOWN HEREON: DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) & SANITARY SEWER EASEMENTS (SAN. SEWER ESMT) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "ORCHARD TERRACE ADDITION II". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 3; LOTS 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4, ORCHARD TERRACE ADDITION. TO THE CITY OF UMATILLA. COUNTY OF UMATILLA AND STATE OF OREGON

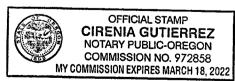
JARED FARIS, REPRESENTATIVE FOR FASTRACK, INC.

# **ACKNOWLEDGMENT**

۱۵

Umatill Date: Rec'd

COUNTY OF Umatila



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARED FARIS. HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Crience Cron	5-22-2018
NOTARY PUBLIC	DATE
MY APPOINTMENT EXPIRES 3-18-2022	

RESIDING HCMISTA

# **ORCHARD TERRACE ADDITION II**

**REPLAT OF LOTS:** 

1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2; LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 3; LOTS 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15 AND 16, BLOCK 4

#### OF ORCHARD TERRACE ADDITION

LOCATED IN A PORTION OF SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

### PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR KENNEDY & ORCHARD STREETS & THE CONNECTION TO MONROE STREET WILL OCCUR AT THE TIME OF THIS REPLAT. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 1 THROUGH 3 & 34 THROUGH 54 WILL BE COMPLETED AT THIS TIME.

ROAD CONSTRUCTION FOR ELM PLACE, J & HAMILTON STREETS WILL BE DELAYED UNTIL A LATER TIME. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 4 THROUGH 33 WILL BE DELAYED UNTIL SUCH TIME.

#### **APPROVALS:**

#### CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. MAYOR OF THE CITY OF UMATILLA

#### **UMATILLA COUNTY SURVEYOR**

I, DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, AND HAVE FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

Laura Hollow DAVID H. KRUMBÉIN . P.E., P.L.S. UMATILLA COUNTY SURVEYOR

# **UMATILLA COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS REPLAT OF ORCHARD TERRACE ADDITION II AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

Gammode	5/25/18	
CHAIRMAN	DATE	
Ut Tamone June	5/29/18	
COMMISSIONER	DATE	
William Skring	5/29/18	
COMMISSIONER	DATE	

# **UMATILLA COUNTY ASSESSORS 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 REPLAT, AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID, AND WE THEREFORE APPROVE SAID REPLAT.

**COUNTY ASSESSOR COUNTY TAX COLLECTOR** 

REGISTERED **PROFESSIONAL** LAND SURVEYOR

> JULY 26, 1988 PAUL W.P. TOMKINS 2360

RENEWS 06/30/2020 May 14 2018

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. us. PAUL W.P. TOMKINS, PLS



**PBS Engineering and** Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600

CLIENT: FASTRACK, INC. PROJECT NO.: 66048 SURVEYOR: PAUL W.P. TOMKINS DATE: 05/11/2018 CALC BY: ADM / ROP DRAWN BY: ROP SCALE: N/A RANGE: 28 EAST SECTION: 17 TOWNSHIP: 5 NORTH SHEET 4 OF 4 CITY: UMATILLA COUNTY: UMATILLA

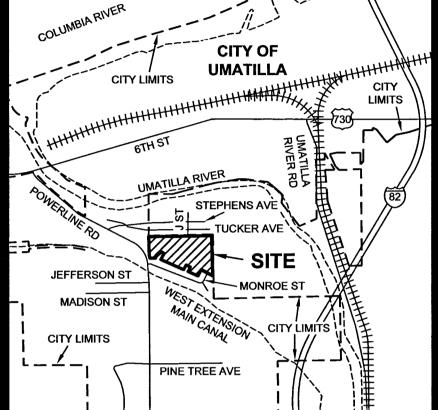
STATE OF OREGON. COUNTY OF UMATILLA I certify that this instrument was received and recorded on O5-30-2018

at 8:20 o'clock a m., in the record of PLATS of said County. BOOK PAGE 16

OFFICE OF COUNTY RECORDS

David A Stuvland Records Officer

Fee \$ 85.00 No. 2018-6720522



**VICINITY MAP NOT TO SCALE**