

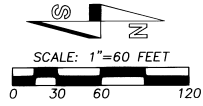
EAGLE POINTE ADDITION

A REPLAT OF LOTS 1 & 2 OF NORTH MAIN ADDITION & LOTS 1 THROUGH 9, 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 PENDELTON, UMATILLA COUNTY, OREGON.

NOTE: LOTS 3 AND 4, 6 AND 7, 8 AND 9, 10 AND 11, 13 AND 14, 15 AND 16 AND LOTS 17 AND 18 ARE RESTRICTED TO ATTACHED SINGLE FAMILY DWELLINGS WITH THE COMMON OR PARTY WALL SEPARATING THE SINGLE FAMILY DWELLING UNITS BUILT ON THE "ZERO LOT LINE".

LINE NO.	BEARING	DISTANCE
L1	N 01°53'45" W	70.00'
L2	N 01°57'11" W	60.06'
L3	N 01°23'48" W	5.00'
L4	N 01°23'48" W	25.00'
L5	S 00°32'34" W	33.55'

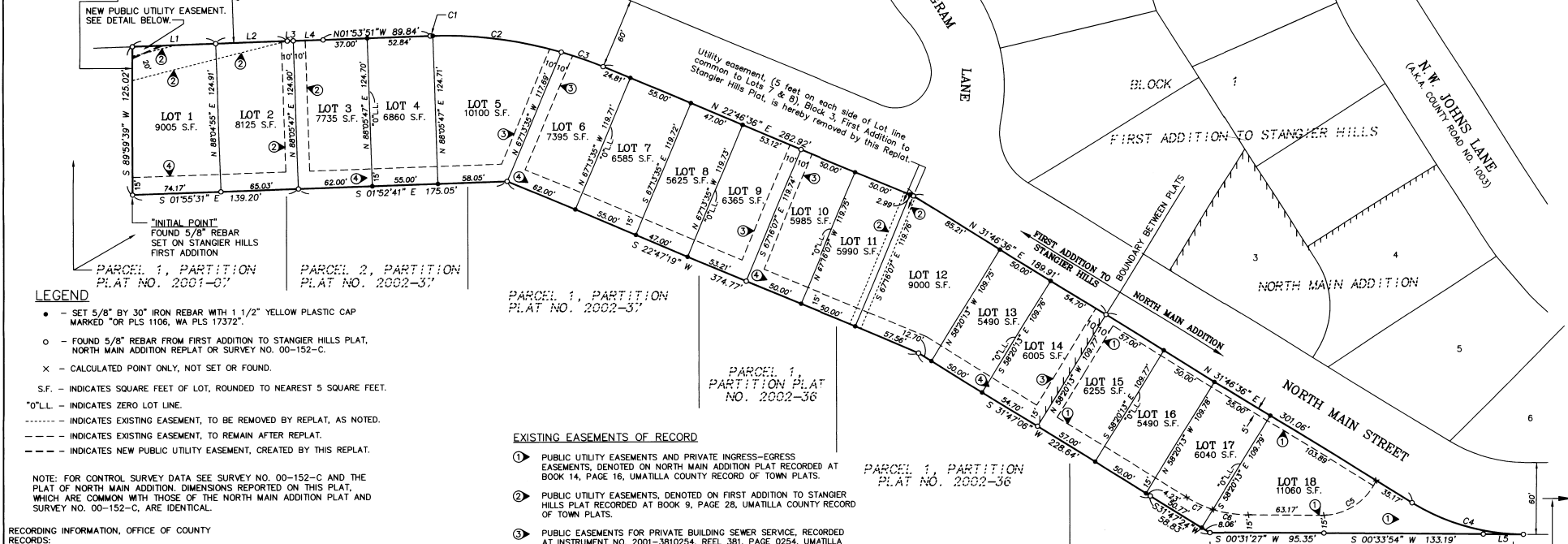
CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	0°21'35"	344.90'	2.17'	N 01°43'03" W 2.17'
C2	18°07'30"	344.90'	109.11'	N 07°31'29" E 108.65'
C3	6°11'22"	344.90'	37.26'	N 19°40'55" E 37.24'
C4	31°14'02"	180.00'	98.12'	N 16°09'35" E 96.91'
C5	63°03'48"	50.00'	55.03'	S 33°29'57" E 52.30'
C6	17°20'02"	100.00'	30.25'	S 09°11'28" W 30.14'
C7	13°55'55"	100.00'	24.32'	S 24°49'26" W 24.26'



"BASIS OF BEARINGS": NORTH MAIN ADDITION PLAT, RECORDED AT BOOK 14, PAGE 16, RECORD OF TOWN PLATS.

Existing 20' easement to City of Pendleton, recorded at Instrument No. 1949-107842, Book 188, Page 125, Deed Records, to be removed by Replat.

NEW PUBLIC UTILITY EASEMENT. SEE DETAIL BELOW.



LEGEND

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
 - - FOUND 5/8" REBAR FROM FIRST ADDITION TO STANGIER HILLS PLAT, NORTH MAIN ADDITION REPLAT OR SURVEY NO. 00-152-C.
 - x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- S.F. - INDICATES SQUARE FEET OF LOT, ROUNDED TO NEAREST 5 SQUARE FEET.
 "0"LL - INDICATES ZERO LOT LINE.
 - - - - - INDICATES EXISTING EASEMENT, TO BE REMOVED BY REPLAT, AS NOTED.
 - - - - - INDICATES EXISTING EASEMENT, TO REMAIN AFTER REPLAT.
 - - - - - INDICATES NEW PUBLIC UTILITY EASEMENT, CREATED BY THIS REPLAT.

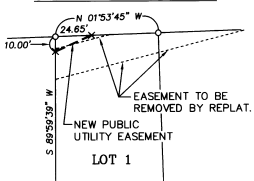
NOTE: FOR CONTROL SURVEY DATA SEE SURVEY NO. 00-152-C AND THE PLAT OF NORTH MAIN ADDITION. DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE OF THE NORTH MAIN ADDITION PLAT AND SURVEY NO. 00-152-C, ARE IDENTICAL.

EXISTING EASEMENTS OF RECORD

- 1 PUBLIC UTILITY EASEMENTS AND PRIVATE INGRESS-EGRESS EASEMENTS, DENOTED ON NORTH MAIN ADDITION PLAT RECORDED AT BOOK 14, PAGE 16, UMATILLA COUNTY RECORD OF TOWN PLATS.
- 2 PUBLIC UTILITY EASEMENTS, DENOTED ON FIRST ADDITION TO STANGIER HILLS PLAT RECORDED AT BOOK 9, PAGE 28, UMATILLA COUNTY RECORD OF TOWN PLATS.
- 3 PUBLIC EASEMENTS FOR PRIVATE BUILDING SEWER SERVICE, RECORDED AT INSTRUMENT NO. 2001-3810254, REEL 381, PAGE 0254, UMATILLA COUNTY OFFICE OF RECORDS.
- 4 15' PUBLIC UTILITY EASEMENTS, RECORDED AT INSTRUMENT NO. 2001-3810252, REEL 381, PAGE 252, AND 15' PRIVATE INGRESS-EGRESS EASEMENTS RECORDED AT INSTRUMENT NO. 2001-3810250, REEL 381, PAGE 250, UMATILLA COUNTY OFFICE OF RECORDS.

NOTE: NEW LOTS 1 THROUGH 18 HAVE AN APPURTENANT EASEMENT ON LANDS ABUTTING THE EAST LINES OF THE NEW LOTS. THE EASEMENT IS FOR ROADWAY AND UTILITY PURPOSES AND IS RECORDED AT INSTRUMENT NO. 2000-3780405, REEL 378, PAGE 0405, UMATILLA COUNTY OFFICE OF RECORDS.

DETAIL OF NEW PUBLIC UTILITY EASEMENT ACROSS LOT 1:



RECORDING INFORMATION, OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } ss
 I certify that this instrument was received and recorded
 ON June 30, 2003
 at 11:55 o'clock Am., in the record of PLATS of said County.
 BOOK PAGE Slide
 14 61

OFFICE OF COUNTY RECORDS
 By: GEORGIA DUNAWAY, Records Officer
 Fees \$ 50.00 No. 2003-4410058

I CERTIFY THIS IS AN EXACT COPY OF THE EAGLE POINTE ADDITION.
 Will. R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
 Will. R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/04

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDELTON, OR 97801
 PHONE: (541) 276-6362

DATE: 11/02 04/03
 DR. BY: DMT
 CK. BY: WRW NO: 00-694

PROJECT:
 EAGLE POINTE ADDITION

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDELTON, UMATILLA COUNTY, OREGON.

EAGLE POINTE ADDITION

A REPLAT OF LOTS 1 & 2 OF NORTH MAIN ADDITION & LOTS 1 THROUGH 9, 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 "EAGLE POINTE ADDITION", A SUBDIVISION REPLAT.

REAL PROPERTY DESCRIPTION:

LOTS 1 AND 2 OF NORTH MAIN ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AND LOTS 1 THROUGH 9, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, ALL LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells
WILLIAM R. WELLS, PLS 1106

Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/04

OWNER'S DECLARATION AND DEDICATION

ZECKMAN DEVELOPMENT, INC., AN OREGON CORPORATION, MARY MARGARET ZECKMAN, AND DUSTY R. PACE AND TAMI V. PACE, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "EAGLE POINTE ADDITION", AN ADDITION TO THE CITY OF PENDLETON, OREGON, AND A REPLAT OF LOTS 1 AND 2 OF NORTH MAIN ADDITION TO THE CITY OF PENDLETON AND LOTS 1 THROUGH 9, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, OREGON.

THE UTILITY EASEMENT LOCATED BETWEEN LOTS 7 AND 8, BLOCK 3, FIRST ADDITION TO STANGIER HILLS AND THAT EASEMENT TO THE CITY OF PENDLETON RECORDED AT BOOK 188, PAGE 125, INSTRUMENT NUMBER 1949-107842, LOCATED ON THE WEST SIDE OF LOTS 1 AND 2, OF BLOCK 3, FIRST ADDITION TO STANGIER ADDITION, ARE HEREBY REMOVED BY THIS REPLAT.

WE HEREBY DEDICATE THE NEW PUBLIC UTILITY EASEMENT ACROSS NEW LOT 1 AS SHOWN ON SHEET 1 OF 2, AND ACKNOWLEDGE THAT OTHER EXISTING EASEMENTS OF RECORD, NOT REMOVED BY THIS REPLAT, ARE TO REMAIN IN PLACE.

ZECKMAN DEVELOPMENT, INC.
OWNER, LOTS 1, 2, 4, AND 5, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON:

By:
Kathy R. Zeckman, President
Jack R. Zeckman, Secretary

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF June 2003.

Notary Public for the State of Oregon
My Commission Expires 10-14-2004
Commission Number: 338724

MARY MARGARET ZECKMAN
OWNER, LOTS 6 AND 8, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON AND LOT 2, NORTH MAIN ADDITION TO THE CITY OF PENDLETON:

By:
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 19 DAY OF June 2003.

Notary Public for the State of Oregon
My Commission Expires 10-14-2004
Commission Number: 338724

DUSTY R. PACE AND TAMI V. PACE, HUSBAND AND WIFE:
OWNERS, LOTS 3, 7, AND 9, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON AND LOT 1, NORTH MAIN ADDITION TO THE CITY OF PENDLETON:

By:
Dusty R. Pace, Owner
Tami V. Pace, Owner

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF June 2003.

Notary Public for the State of Oregon
My Commission Expires 10-14-2004
Commission Number: 338724

TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION
PIONEER BANK, F.S.B., TRUST DEED BENEFICIARY ON LOTS 7 AND 9, BLOCK 3, FIRST ADDITION TO STANGIER HILLS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, HEREBY CONSENTS TO THIS SUBDIVISION REPLAT.

PIONEER BANK, F.S.B., BY:
Daniel Leighty, Manager

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF June 2003.

Notary Public for the State of Oregon
My Commission Expires 6-24-04
Commission Number: 334259

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

20th DAY OF June 2003.

Chairperson: [Signature]
Planning Director: [Signature]
CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 23 DAY OF June 2003.

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 18 DAY OF June 2003.

[Signature]
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 24 DAY OF June 2003.

[Signature]
[Signature]
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 IT'S ORDER.

DATED THIS 26th DAY OF June 2003.

[Signature]
[Signature]
CHAIRMAN
COMMISSIONER

RECORDING INFORMATION, OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON June 30, 2003
at 11:55 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
14 61

OFFICE OF COUNTY RECORDS

By: ..GEORGIA DUNAWAY...Records Officer
Fees \$ 50.00 No. 2003-4410058

SEE CONDITIONS, COVENANTS AND RESTRICTIONS PERTAINING TO THIS PLAT, RECORDED UNDER SEPARATE INSTRUMENT.

I CERTIFY THIS IS AN EXACT COPY OF THE PLAT OF EAGLE POINTE ADDITION.
Will R. Wells
WILLIAM R. WELLS, PLS

Table with project details: WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362. PROJECT: VP22002REPLAT2 EAGLE POINTE 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.