

UMATILLA COUNTY

## ZEPHYR REPLAT

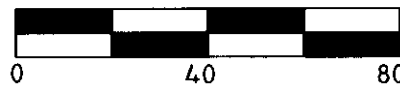
A REPLAT OF LOTS 3 THRU 12, BLOCK 77 OF RESERVATION ADDITION, PENDLETON, OREGON. LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

### REFERENCES:

COUNTY SURVEY NO. A-54-AX, WALLULIS & STAEBLER, REDAP CORP., 1966.  
 COUNTY SURVEY NO. E-1, WALLULIS & STAEBLER, REDAP CORP., 1967.  
 RESERVATION ADDITION TO THE CITY OF PENDLETON.  
 ASSESSOR'S MAP 2N 32 10AD  
 WARRANTY DEED, BOOK 174, PAGE 498, UM CO RECORDS, BARNES, 1945.  
 WARRANTY DEED, BOOK 177, PAGE 316, UM CO RECORDS, BARNES, 1946.  
 BARGAIN AND SALE DEED, DOC.NO. 1999-3620155, MCCLINTOCK, 1999.  
 BARGAIN AND SALE DEED, DOC.NO. 2004-4570077, ZIMMERMAN, 2004.  
 BARGAIN AND SALE DEED, DOC.NO. 2007-5230737, ZEPHYR MANAGEMENT GROUP, LLC., 2007.  
 BARGAIN AND SALE DEED, DOC.NO. 2009-5520106, JAMES, 2009.



SCALE 1"=40'



BASIS OF BEARING

RESERVE ADDITION PLAT

FND PK NAIL IN S. MAIN & EMIGRANT AVE.

S66° 24' 00"W -- (310.10' (1510 PLAT))

LOT 1

LOT

BLOCK 55

S.W. EMIGRANT AVENUE

BLOCK 76

S.W. 4TH STREET

LANDS OF CHARLES J. JAMES  
 DOC. NO. 2009-5520106

LANDS OF GARY F. & DIANA L. ZIMMERMAN  
 DOC. NO. 2004-4570077

RESERVATION ADDITION

BLOCK 77

LANDS OF WILLIAM R. MCCLINTOCK  
 DOC. NO. 1999-3620155

LANDS OF ZEPHYR MANAGEMENT GROUP, LLC.  
 DOC. NO. 2007-5230737  
 LOTS 3 THROUGH 12

LOT NO. 1  
 30000.00 SQ FT  
 0.69 ACRES

INITIAL POINT

2" I.D. STEEL FENCE POSTS FOUND AT THESE LOCATIONS. VERY NEAR CALCULATED CORNER POSITIONS.  
 S23° 33' 35"E - 50.03'

REBAR SLIGHTLY BENT

EXISTING VILLAGE APARTMENTS BUILDING IS BUILT TO PROPERTY LINE

LOT NO. 2  
 20000.00 SQ FT  
 0.46 ACRES

S.W. 5TH STREET

INITIAL POINT

S.W. FRAZER AVENUE

BASIS OF BEARING  
 S66° 24' 00" W 1560.00' (1560' PLAT)

FND RB-II IN MON BOX.

BLOCK 78

REGISTERED PROFESSIONAL LANDSURVEYOR

ROBERT DOUGLAS ENGLISH  
 43406LS

RENEWAL DATE: 12/31/13

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON May 9, 2013  
 at 2:00 o'clock Pm., in the record of PLATS of said County.  
 BOOK PAGE Slide  
 15 78  
**OFFICE OF COUNTY RECORDS**  
 By: ...Steve Churchill...Records Officer  
 Fees \$ 73.00 No. 2013-6050072

COUNTY RECORDERS STAMP

### LEGEND

- SET 5/8" X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR FROM WALLULIS & STAEBLER SURVEY E-1, AND A-54-AX.
- FOUND 1/2" IRON REBAR FROM WALLULIS & STAEBLER SURVEY E-1, AND A-54-AX
- FOUND CONCRETE NAIL FROM WALLULIS & STAEBLER SURVEY E-1.
- RESERVATION BOUNDARY MONUMENTS, AS NOTED.
- LOT LINES TO BE EXTINGUISHED
- CENTERLINE STREETS, AS NOTED.
- EXISTING STRUCTURES, AS NOTED.
- EXISTING CURBS/SIDEWALKS/RETAINING WALLS.
- X CALCULATED POSITION, NOT FOUND

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 5/17/2013  
 Rec'd By: S. Oles  
 NG: 13-151-D

### SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WALLY ZIMMERMAN, PART OWNER OF ZEPHYR MANAGEMENT GROUP, PENDLETON, TO PERFORM A REPLAT OF LOTS 3 THROUGH 12 OF BLOCK 77 OF RESERVATION ADDITION TO THE CITY OF PENDLETON. THERE WERE TWO SUBSEQUENT SURVEYS PERFORMED ON THE ADJOINING PROPERTY BY WALLULIS AND STAEBLER IN 1966 AND 1967, IN WHICH STAEBLER REFERENCES HIS BASIS OF SURVEY ON MONUMENTATION PERFORMED BY THE CITY OF PENDLETON. I FIND SEVERAL OF HIS MONUMENTS OF RECORD AND ALL FIT WITHIN VERY CLOSE PROXIMITY TO HIS RECORD CALLS, AS SHOWN ON THIS SURVEY. I HOLD SAID MONUMENTS AS BEST EVIDENCE OF CONTROL ON THIS BLOCK, AND FIT REASONABLY WELL TO THE RESERVATION BOUNDARY MONUMENTS IN SOUTH MAIN, AND SW 11TH ON ISAAC AVENUE AND EMIGRANT AVENUE..

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, TOPCON 8203A 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 LOTS 3 THROUGH 12, OF BLOCK 77 OF RESERVATION 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, ORPLS 43406LS

PAGE 1 OF 2

DATE: 12/05/12	DWN. BY: RDE	REPLAT FOR: <b>ZEPHYR MANAGEMENT GROUP</b> P.O. BOX 1221 PENDLETON, OREGON 97801
SCALE: 1"=40'	CHK. BY: RDE	
JOB NO. 2012-036	REV. DATE 00/00/00	<b>SURVEY ONE, LLC</b> P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. ZIMMERMAN REPLAT.DWG		

UMATILLA COUNTY

ZEPHYR REPLAT

A REPLAT OF LOTS 3 THRU 12, BLOCK 77 OF RESERVATION ADDITION, PENDLETON, OREGON. LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, 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 THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS REPLAT IS TO EXTINGUISH THE INTERIOR LOT LINES OF LOTS 3 THROUGH 12, OF BLOCK 77 OF RESERVATION ADDITION.

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

APPROVALS

CITY OF PENDLETON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 19 DAY OF February 2013
Evan McKenzie, Planner, City of Pendleton

CITY OF PENDLETON - SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18 DAY OF February 2013
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 9th DAY OF MAY 2013
Commissioners: William E. Spring, Dennis D. Doherty

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 20 DAY OF March 2013
David H. Krumbain, Umatilla County Surveyor

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

THIS 16 DAY OF May 2013
Bettina Sennett, Umatilla County Tax Collector
Umatilla County Assessor

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 3 THROUGH 12, OF BLOCK 77 OF RESERVATION 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

OWNER'S DECLARATION:

WE, WALDON C. ZIMMERMAN, DENNIS M. ZIMMERMAN, GARY F. ZIMMERMAN, AND JEFFREY K. ZIMMERMAN, OWNERS OF ZEPHYR MANAGEMENT GROUP, LLC. DO HEREBY ACKNOWLEDGE THAT WE 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.

Signatures of Waldon C. Zimmerman, Dennis M. Zimmerman, Gary F. Zimmerman, and Jeffrey K. Zimmerman.

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16, 2013

BY Waldon C Zimmerman, OWNER.
BY Gary F Zimmerman, OWNER.
BY Dennis M Zimmerman, OWNER.
BY Jeffrey K Zimmerman, OWNER.

OF ZEPHYR MANAGEMENT GROUP, LLC.

Theresa Lynn Crawford
NOTARY SIGNATURE

Theresa Lynn Crawford
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 450696

MY COMMISSION EXPIRES: July 11, 2014

STATE OF OREGON, COUNTY OF UMATILLA
I certify that this instrument was received and recorded
ON May 9, 2013 at 2:00 o'clock Pm., in the record of PLATS of said County.
BOOK PAGE Slide
15 78
OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 73.00 No. 2013-6050072

COUNTY RECORDERS STAMP

RECEIVED BY

Umatilla County Surveyor
Date: 5/19/2013
Rec'd By: [Signature]
No.: 13-157-B

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

Table with 3 columns: DATE, SCALE, JOB NO., DWG NO., DWN. BY, CHK. BY, REV. DATE, and REPLAT FOR: ZEPHYR MANAGEMENT GROUP. Includes contact info for Survey One, LLC.