BEARING 10.56 N 23°35'41" W 10.71 N 66°18'16" E 30.00 N 66°18'16" E 30.00 S 66°18'16" W 30.00 SCALE: 1 INCH=40 FEET N 66°18'16" E 30.00 20 40 BASIS OF BEARINGS: SURVEY NO. 22-004-B S 66°23'06" W 260.08' C/L S.W. FRAZER AVENUE --SOUTH RIGHT-OF-WAY LINE OF S.W. FRAZER AVENUE-32 & NORTH LINE OF 100' RAILROAD RIGHT-OF-WAY S 66'18'16" W 200.08' L3 112 112 OREGON-WASHINGTON RAILROAD POINT, THE 12, BLOCK NER OF LOT & NAVIGATION COMPANY. 100 FOOT RIGHT-OF-WAY SOUTH LINE OF 100' RAILROAD RIGHT-OF-WAY & -NORTH LINE OF LOT 3 & FORMER NORTH LINE OF LOT 12-NEPL SEPL THE PART OF LOT 3, NORTH OF THE SOUTH 36.70' OF LOT 3 IS NOT TERMINATED BY THIS REPLAT. L4 N 66°18'16" E 100.04' N 66°18'16" E 100.04' 3N 66.23'18" E 100.04' BUILDING FACE LOT LINE BETWEEN LOTS (TYPICAL) 3 & 4 TO TERMINATE 5TH 7.10 BLOCK | 112 BUILDING FACE 0.2'-S.W. 23:35'5 RESERVATION EAST OF PROP. LINE ADD LT LON 7Is LOT 1 SHGTM REPLAT 37401 SQ. FT. S 66°23'21" W 110.03' APPROX. LOCATION OF SEWER & WATER LINE 10.00'→ EASEMENTS APPURTENANT TO LOTS 4, 5, 11 & 12. (ACROSS LOTS 6 & 7). NOTE: THE WEST 10' OF LOTS 6 & 7 ARE NOT TERMINATED BY THIS REPLAT. -SEWER CLEANOUT 8 OVERHEAD POWER & OVERHEAD FORE. ENCROACHMENT. 30.00' 30.00' S 66°23'24" W 110.03' POWER POLE N 66°23'24" E 260.06' C/L S.W. GOODWIN AVENUE-

SHORT LINE TABLE

DISTANCE

FOUND MONUMENT NOTES:

- NORTHWEST BUILDING CORNER BEARS N 66'18'16" E, 0.2' & N 23'35'50" W, 0.3' FROM FOUND MONUMENT.
- NORTHERLY CORNER OF BUILDING WALL JOG BEARS N 66'23'18" E, 0.2' & N 23'35'46" W, 0.2' FROM CORNER POINT. FOUND WITNESS CORNER N 23°35'46" W, 1.56' FROM CORNER POINT.
- ALSO FOUND 1" O.D. PIPE N 53°07' E, O.4' FROM FOUND MONUMENT. ORIGIN OF PIPE IS UNKNOWN.
- FOUND IN ASPHALT.
- FOUND IN CONCRETE SIDEWALK.

OTHER NOTES:

THE LEGAL DESCRIPTION FOR THIS REPLAT IS CONTAINED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-7310550, UMATILLA COUNTY

THE BOUNDARY SURVEY WHICH ESTABLISHED THE MONUMENTS FOR THIS REPLAT IS RECORDED AS SURVEY NO. 22-004-B IN THE COUNTY SURVEYORS OFFICE. SEE THAT SURVEY FOR BOUNDARY SURVEY CONTROL DIAGRAM AND OTHER INFORMATION REGARDING THE BOUNDARY

OWNER'S DECLARATION

SHGTM PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "SHGTM REPLAT", A REPLAT OF LOTS 4, 5, 10, 11 AND 12 AND PARTS OF LOTS 3, 6 AND 7. BLOCK 112, RESERVATION ADDITION, (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92. AS REVISED. AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

SHGTM PROPERTIES, LLC, BY

Heather Bloom

ACKNOWLEDGMENT STATE OF OREGON) COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

BY HEATHER BLAGG MY PRINTED NAME: Johannah Young
MY COMMISSION EXPIRES: 05/08/2026

MY COMMISSION NUMBER: 1024508

SURVEYOR'S CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND LEGAL BOUNDARY MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, OR AS APPROVED BY THE COUNTY SURVEYOR, ON THE EXTERIOR BOUNDARY OF LANDS SHOWN IN THE ACCOMPANYING PLAT OF "SHGTM REPLAT".

THE MONUMENTS RECOVERED WERE ESTABLISHED ON UMATILLA COUNTY SURVEY NO. 22-004-B. SEE SAID SURVEY NO. 22-004-B FOR BOUNDARY CONTROL SURVEY DATA, RECORD SURVEY DATA DIMENSIONS AND BOUNDARY DETERMINATION

REAL PROPERTY DESCRIPTION:

LOTS 4, 5, 10, 11 AND 12, AND THE SOUTHERLY 36.70 FEET OF LOT 3, BLOCK 112, RESERVATION ADDITION, (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW

LOTS 6 AND 7, BLOCK 112, RESERVATION ADDITION, (PLATTED AS RESERVE ADDITION), TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY OREGON, EXCEPTING THEREFROM. THE WESTERLY 10 FEET OF SAID LOTS 6

PROFESSIONAL LAND SURVEYOR With A. Wells

REGISTERED

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/24

LEGEND

- FOUND 5/8 REBAR WITH RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372", SET ON SURVEY NO. 22-004-B.
- FOUND 1 1/2 INCH STAINLESS STEEL WASHER STAMPED "PLS 1106" ATTACHED TO 4 1/2 INCH "MAGSPIKE", SET ON SURVEY NO. 22-004-B.
- FOUND BRASS CAP IN MONUMENT CASE BY CITY OF PENDLETON ON SURVEY NO. 22-004-B.
- MAPPING POINT ONLY, NOT SET OR FOUND.
- LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
- DEPICTS LOT LINE OR PORTION OF LOT LINE TO TERMINATE BY THIS REPLAT.
 - DEPICTS LOT OR PORTION OF LOT TO TERMINATE BY THIS REPLAT

TRUST DEED

BENEFICIARY'S CONSENT

OLD WEST FEDERAL CREDIT UNION, WHOSE ADDRESS IS PENDLETON BRANCH, 301 S. MAIN, PENDLETON, OREGON, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NUMBER 2021-7310551, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED SURVEYOR'S CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS

OLD WEST FEDERAL CREDIT UNION, BY

Qui Parrer JILL PARKER, VICE PRESIDENT OF COMMERCIAL LENDING **ACKNOWLEDGMENT** STATE OF OREGON COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

MY PRINTED NAME JOHANNAH YOUNG

MY COMMISSION NUMBER: 1024508

GREATER EASTERN OREGON DEVELOPMENT COMPANY, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NUMBER 2021-7310552, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED SURVEYOR'S CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92.

GREATER EASTERN OREGON DEVELORMENT COMPANY, BY

SUSAN M. CHRISTENSEN, EXECUTIVE DIRECTOR **ACKNOWLEDGMENT** STATE OF OREGON

STATE OF OREGON) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS OND DAY OF JUNE thannal young BYSUSAN M. CHRISTENSEN

MY PRINTED NAME JOHANNAH MY COMMISSION EXPIRES: 05/08/13036

MY COMMISSION NUMBER: 1034508

A REPLAT OF LOTS 4, 5, 10, 11 & 12 & PARTS OF LOTS 3, 6 & 7, BLOCK 112, RESERVATION ADDITION, (PLATTED AS RESERVE ADDITION). SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 10, T2N., R32E., W.M. CITY OF PÉNDLETON, UMATILLA COUNTY, OREGON. **APRIL**, 2022

APPROVALS

711 1 1 1 0 1 7 1 ES	
PENDLETON CITY PLANNER	
THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS	
9th DAY OF JUNE	2022
Jana Gess	
Clear Control	
PENDLETON OTY PLANNER	
PENDLETON CITY SURVEYOR	
THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS	
9" DAY OF,	2022

UMATILLA COUNTY SURVEYOR

PENDLETON CITY SURVEYOR

1 CERTIFY 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 THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

<u>UMATILLA COUNTY COMMISSIONERS</u> THE ACCOMPANY REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED,

ASSESSOR & TAX COLLECTOR WE, THE ASSESSOR AND 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 AD/VALOREM TAXES AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DAY OF JUN

EXISTING ENCUMBRANCE NOTES:

1. THE REPLATTED PROPERTY IS SUBJECT TO MINERAL RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN BARGAIN AND SALE DEED RECORDED IN REEL 36, PAGE 315, AND QUITCLAIM DEED RECORDED IN REEL 269, PAGE 899, MICROFILM RECORDS OF UMATILLA COUNTY. THE MINERAL RESERVATIONS ARE OVER AND ACROSS THE SOUTHERLY 36.70 FEET OF LOT 3, BLOCK 112, RESERVATION ADDITION.

2. PORTIONS OF LOTS 6 & 7, BLOCK 112, ARE SUBJECT TO EASEMENTS FOR SEWER AND WATER LINE PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF, CONTAINED IN BOOK 150, PAGE 577 AND BOOK 179, PAGE 621, DEED RECORDS OF UMATILLA COUNTY. THE EASEMENT LOCATIONS ARE APPROXIMATELY SHOWN. THE EASEMENTS HAVE NO SPECIFIED WIDTH. TIM SIMONS, CITY ENGINEER, ADVISES THE LINES IN THESE ANCIENT EASEMENTS MAY NOT MEET CURRENT BUILDING CODES AND THAT ANY EXISTING LINES WILL NEED TO MEET CURRENT BUILDING CODES BEFORE USE.

SURVEYOR'S NOTE: THE OWNER INFORMS ME THE SUBJECT SEWER HAS BEEN INSPECTED WITH A T.V. CAMERA AND NO VISIBLE SEWER CONNECTIONS WERE OBSERVED.

RECEIVED BY Umatilla County, Surveyor

Date: 6/23/22 Rec'd By: CT No.: ZZ-066-R

I CERTIFY THIS IS AN EXACT COPY OF THE SHGTM REPLAT.

Willi R. Wells

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801

PHONE: (541) 276-6362

DATE: 04/22 DR. BY: WRW CK. BY: WRW NO: 22-1809

\BLAGG FINAL REPLATS1 PROJECT:

RECORDING INFORMATION

UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON,

COUNTY OF UMATILLA

and recorded on

Fee \$ 120.00

PLATS of said County.

BOOK 17 PAGE

By: David A Stuyland

I certify that this instrument was received

at 1:40 o'clock p m., in the record of

OFFICE OF COUNTY RECORDS

Records Officer

No. 2022-7420589

SHGTM REPLAT

LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 10, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.