

**BOWER REPLAT**

A REPLAT OF LOTS 9 AND 10, BLOCK 6, OF RANCHO VISTA ADDITION, UMATILLA COUNTY, OREGON.  
 LOCATED IN THE NW1/4 OF NE1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M.,  
 UMATILLA COUNTY, OREGON.  
 JULY, 2017

APPROVALS

UMATILLA COUNTY SURVEYOR

I 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.

DATED THIS 8 DAY OF August 2017.

*David H. Kline*  
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 14 DAY OF August 2017.

*William J. Goren*  
 CHAIRMAN

*William J. Goren*  
 COMMISSIONER

*George M. Book*  
 COMMISSIONER

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 REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 4<sup>th</sup> DAY OF August 2017.

*Pat Wells*  
 COUNTY ASSESSOR

*Bethie Enright by Kristin Chan and,*  
 COUNTY TAX COLLECTOR *deputy*

OWNERS DECLARATION

WE ANDREW L. BOWER AND SUSAN L. LOBER-BOWER, HUSBAND AND WIFE, OWNERS OF LOTS 9 AND 10, BLOCK 6, RANCHO VISTA ADDITION, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "BOWER REPLAT", A REPLAT OF LOTS 9 AND 10, BLOCK 6, RANCHO VISTA ADDITION, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE LANDS OF THIS REPLAT.

*Andrew L. Bower*      *Susan L. Lober-Bower*  
 ANDREW L. BOWER, OWNER      SUSAN L. LOBER-BOWER, OWNER

ACKNOWLEDGEMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>TH</sup>

DAY OF AUGUST 2017.

BY ANDREW L. BOWER & SUSAN L. LOBER-BOWER, OWNERS

*Steve M. Cheneis*  
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 07-027-2018

MY COMMISSION NUMBER: 930500

SURVEYORS CERTIFICATE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING "BOWER REPLAT".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON THE PLAT OF RANCHO VISTA ADDITION. ALL OF THE ORIGINAL CORNER MONUMENTS WERE FOUND AND HELD, WITH THE EXCEPTION OF THOSE NOTED. NO NEW MONUMENTS WERE SET ON THIS REPLAT SURVEY.

REAL PROPERTY DESCRIPTION:

DESCRIPTION TAKEN FROM WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-6580626, UMATILLA COUNTY OFFICE OF RECORDS, DESCRIBED AS FOLLOWS:

LOTS 9 AND 10, BLOCK 6, RANCHO VISTA ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

*Jason M. Wells*  
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/18

**RECEIVED BY**

Umatilla County Surveyor  
 Date: 8/24/17  
 Rec'd By: CT  
 No.: 17-106-B

RECORDING INFORMATION,  
 UMATILLA COUNTY OFFICE OF RECORDS:

I certify that this instrument was received and recorded on AUGAUST 18 2017

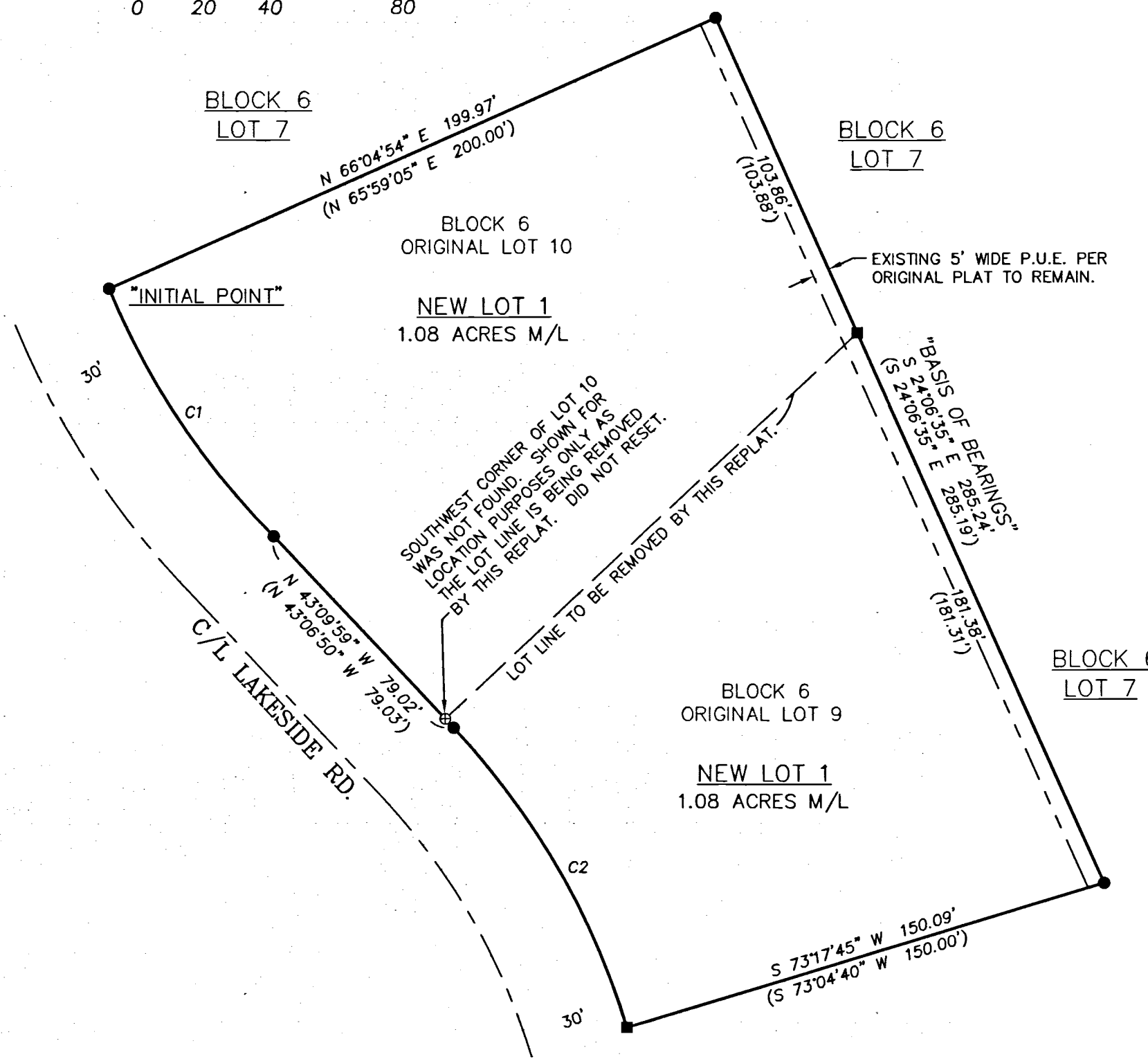
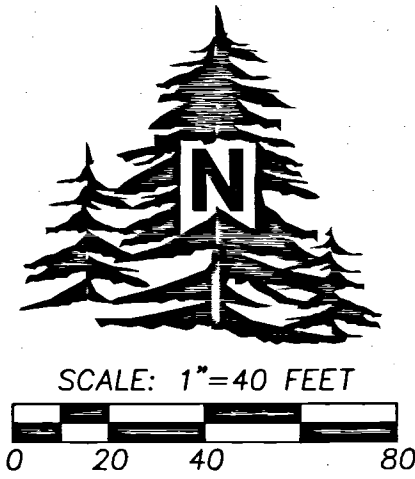
at 12:39 o'clock P m., in the record of PLATS of said County.

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**OFFICE OF COUNTY RECORDS**

By: DAVID A STUVLAND Records Officer

Fee \$ 80.00 No. 2017-6610643



LEGEND

- FOUND 5/8" IRON PIN FROM THE ORIGINAL PLAT OF RANCHO VISTA ADDITION.
- FOUND 1/2" IRON PIN FROM THE ORIGINAL PLAT OF RANCHO VISTA ADDITION.
- ⊙ CALCULATED POINT ONLY. NOTHING SET OR FOUND.
- (XOX) ORIGINAL DIMENSION FROM THE PLAT OF RANCHO VISTA ADDITION.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	22°25'20"	230.00'	90.00'	89.44'	N 33°35'02" W
(C1		230.00'	90.00'	89.59'	N 33°33'50" W)
C2	26°11'01"	230.00'	105.11'	104.20'	S 29°57'19" E
(C2		230.00'	105.14'	104.22'	N 30°01'10" W)

NARRATIVE

THIS REPLAT SURVEY WAS MADE AT THE REQUEST OF THE BOWERS, OWNERS OF THE PROPERTY, TO REMOVE THE ORIGINAL LOT LINE BETWEEN LOTS 9 AND 10 AS SHOWN, SO A NEW HOUSE COULD BE BUILT IN THE AREA OF THE LOT LINE. ALL ORIGINAL MONUMENTS NOTED WERE FOUND IN GOOD CONDITION. NO NEW MONUMENTS WERE SET ON THIS REPLAT SURVEY.

A TRIMBLE 5800 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GPS NETWORK WAS USED FOR THE CONTROLLING MONUMENT TIES.

I CERTIFY THIS IS AN EXACT COPY OF BOWER REPLAT.

*Jason M. Wells*  
 JASON M. WELLS, PLS

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: <u>BOWERREPLAT</u>
	LOCATED IN THE NW1/4 OF NE1/4 OF SECTION 10, T1N, R32E, W.M., UMATILLA COUNTY, OREGON.
DATE: <u>07/17</u> DR. BY: <u>JMW</u>	
CK. BY: <u>WRW</u> NO: <u>17-1655</u>	