

HERRIMAN-FRYE REPLAT

A REPLAT OF LOTS 17 & 23, PACE ACRES REPLAT
 LOCATED IN THE SE1/4, SE1/4 OF SECTION 15
 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN,
 CITY OF PENDLETON, UMATILLA COUNTY, OR

RECEIVED BY
 Umatilla County Surveyor

Date: 6/10/24
 Rec'd By: CT
 No.: 24-055-B

SURVEYOR'S CERTIFICATE & NARRATIVE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING REPLATTED HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON PLANNING ORDINANCE AND UNIFIED DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060. THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 17 AND 23 OF PACE ACRES REPLAT INTO LOTS 1 AND 2 AS SHOWN HEREON AND IN ACCORDANCE WITH LANDOWNER REQUEST. I HELD ALL FOUND SURVEY MONUMENTS AS SHOWN. MARKERS NOT FOUND HAVE BEEN COMPUTED OR RESET BY PROPORTIONATE METHODS ACCORDING TO PACE ACRES REPLAT. THE NEW BOUNDARY HAS BEEN COMPUTED AT THE DIRECTION OF MY CLIENT. THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS THE CENTERLINE OF SW TAHOE AVE. PER PACE ACRES REPLAT AS DETERMINED BY GNSS MEASUREMENT BETWEEN FOUND MONUMENTS AS SHOWN. DISTANCES ARE GROUND, INTERNATIONAL FEET.

Matthew Patrick Kenny
 MATTHEW PATRICK KENNY, PLS
 CERTIFICATE NO. 89374

3/15/2024
 DATE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Matthew Patrick Kenny
 OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-25

LEGAL DESCRIPTION

SEE VESTING DEEDS RECORDED UNDER INSTRUMENT NO. 2019-6940573 (LOT 17) AND INSTRUMENT NO. 2020-7120125 (LOT 23).
 LOTS 17 AND 23 OF PACE ACRES REPLAT, RECORDED UNDER BOOK 16, PAGE 55 OF PLAT RECORDS (INSTRUMENT NO. 2017-6650500), OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.
 SUBJECT TO EASEMENT RECORDED UNDER BOOK 260, PAGE 519, EASEMENT RECORDED UNDER INSTRUMENT NO. 2018-6730171, AND EASEMENTS PER THE PLATS OF SUNRIDGE ACRES AND PACE ACRES REPLAT, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

EASEMENT TABLE

- (A) 20-FOOT WIDE PUBLIC UTILITY EASEMENT PER PACE ACRES REPLAT.
- (B) 5-FOOT WIDE PUBLIC UTILITY EASEMENT PER SUNRIDGE ACRES.
- (C) APPROXIMATE LOCATION OF 5-FOOT WIDE PERPETUAL ELECTRIC EASEMENT PER INSTRUMENT NO. 2018-6730171.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew Patrick Kenny
 MATTHEW PATRICK KENNY
 89374PLS

LINE	BEARING	DISTANCE
L1	N 84°23'03" E	10.99'
(L1)R1	N 84°04'48" E	10.95'
L2	S 01°03'29" W	26.30'
L3	N 72°14'53" E	30.00'


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	268.48'	258.31'	S 45°13'17" E	54°56'16"
(C1)R1	280.00'	268.48'	258.31'	S 45°13'17" E	54°56'20"
(C1)R2	280.00'	268.48'	258.31'	S 45°13'17" E	54°56'20"
C2	310.00'	277.29'	268.14'	S 43°22'38" E	51°14'59"
(C2)R1	310.00'	277.25'	N/A	N/A	51°14'31"
C3	310.00'	66.42'	66.29'	N 23°53'26" W	12°16'34"
(C3)R1	310.00'	66.41'	66.28'	S 23°53'20" E	12°16'27"
C4	310.00'	84.00'	83.75'	N 37°47'29" W	15°31'32"
(C4)R1	310.00'	83.99'	N/A	N/A	15°31'21"
C5	310.00'	126.87'	125.98'	S 57°16'41" E	23°26'53"
(C5)R1	310.00'	126.85'	N/A	N/A	23°26'43"
C6	45.00'	72.01'	64.57'	S 59°52'39" W	91°40'55"
(C6)R1	45.00'	72.06'	64.61'	S 59°46'28" W	91°45'17"

LEGEND

- SET 30MM BRASS MARKER IN CONCRETE DRIVEWAY, MARKED "KENNY LS 89374".
- SET 5/8"x24" STEEL REBAR WITH PINK PLASTIC CAP MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- ⊕ FOUND 2" ALUMINUM CAP PER R2.
- ⊙ FOUND 30MM BRASS MARKER IN ASPHALT PER R3
- FOUND 5/8" STEEL REBAR WITH BLUE PLASTIC CAP PER R1, UNLESS NOTED OTHERWISE.
- FOUND BRIDGE SPIKE, ORIGIN UNKNOWN.
- ⊗ COMPUTED POSITION, NOT FOUND OR SET.
- RECORD EASEMENT AS NOTED, SEE TABLE.

RECORDS OF REFERENCE

- R1: PACE ACRES REPLAT, BOOK 16, PAGE 55, INSTRUMENT NO. 2017-6650500.
- R2: SUNRIDGE ACRES, BOOK 15, PAGE 43, INSTRUMENT NO. 2009-5540028.
- R3: RECORD OF SURVEY 21-117-B, UMATILLA COUNTY SURVEYOR RECORDS.



KENNY LAND SURVEYING

P.O. BOX 447, HEPNER, OR 97836
 541-379-0242
 www.kennylandsurveying.com

A REPLAT OF LOTS 17 & 23, PACE ACRES REPLAT.
 LOCATED IN THE SE1/4, SE1/4, SECTION 15, T.2N., R.32E., W.M.
 CITY OF PENDLETON, UMATILLA COUNTY, OREGON

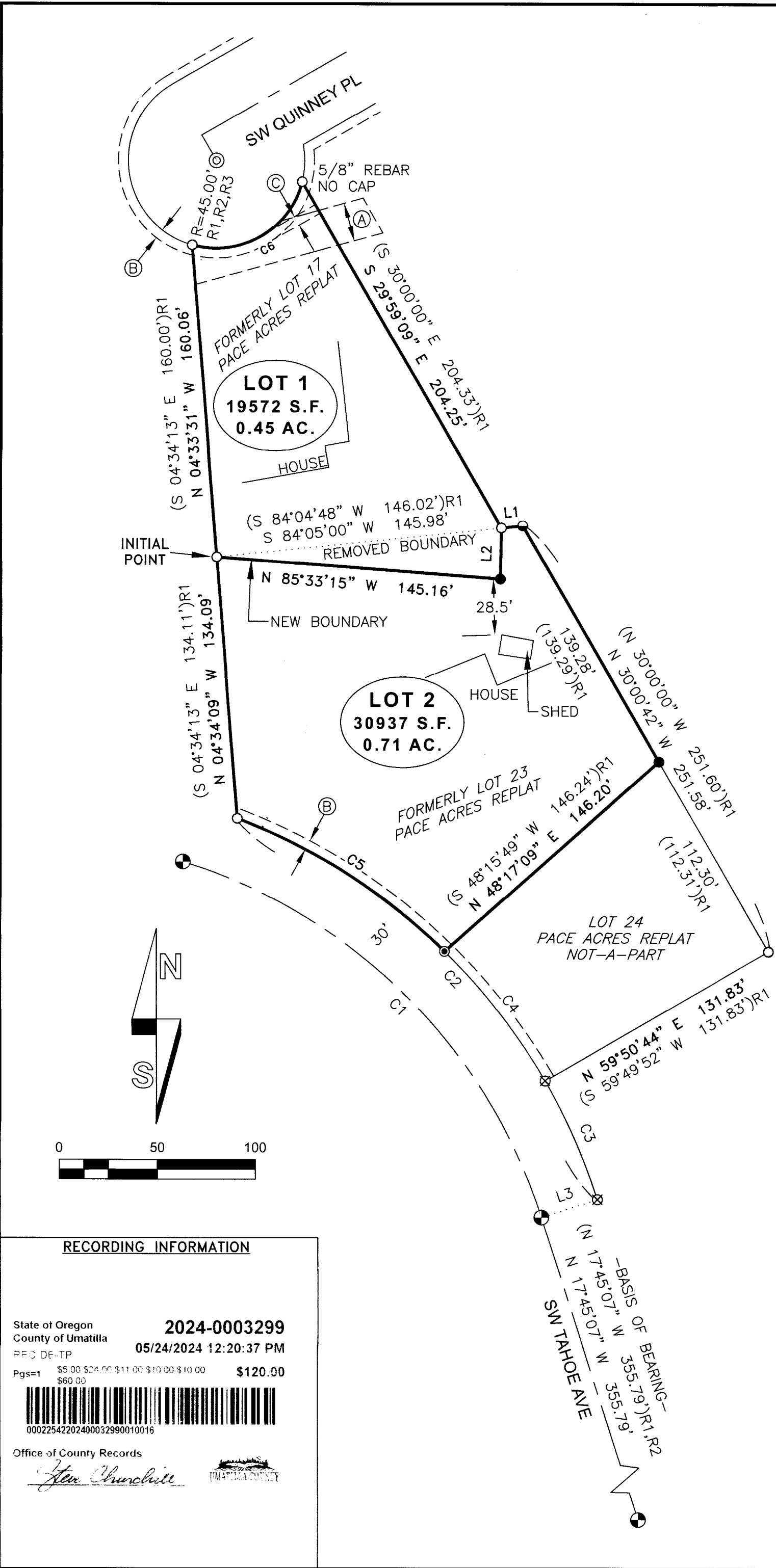
CLIENT:

TAYLOR FRYE

PROJECT: 23-54

DATE: MARCH 15, 2024

SHEET 1 OF 2



RECORDING INFORMATION

State of Oregon
 County of Umatilla
 2024-0003299
 05/24/2024 12:20:37 PM
 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
 \$60.00



00022542202400032990010016

Office of County Records
Heather Churchill

HERRIMAN-FRYE REPLAT

A REPLAT OF LOTS 17 & 23, PACE ACRES REPLAT LOCATED IN THE SE1/4, SE1/4 OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OR

RECEIVED BY Umatilla County Surveyor Date: 6/10/24 Rec'd By: CT No.: 24-055-B

APPROVALS CITY OF PENDLETON PLANNING COMMISSION THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 13 DAY OF May, 2024. [Signatures]

OWNER'S DECLARATION

WE, CLIFFORD M. HERRIMAN, CATHY K. STELK, KATIE A. GOAD, & JOSEPH M. HERRIMAN, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP, OWNERS OF LOT 23, PACE ACRES REPLAT, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 2 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON,

Clifford M. Herriman 4-4-24 CATHY K. STELK 5-10-24 Katie A. Goad 4-4-24 JOSEPH M. HERRIMAN 4-22-24

STATE OF Oregon COUNTY OF Umatilla ON THE 4 DAY OF April, 2024, CLIFFORD M. HERRIMAN APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] NOTARY PUBLIC FOR THE STATE OF OR PRINTED NAME: Robert S Aguilar COMMISSION NUMBER: 1011249 MY COMMISSION EXPIRES: April 26, 2025

STATE OF OR COUNTY OF Umatilla ON THE 10 DAY OF May, 2024, CATHY K. STELK APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] NOTARY PUBLIC FOR THE STATE OF OR PRINTED NAME: Robert S Aguilar COMMISSION NUMBER: 1011249 MY COMMISSION EXPIRES: April 26, 2025

STATE OF OR COUNTY OF Umatilla ON THE 4 DAY OF April, 2024, KATIE A. GOAD APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] NOTARY PUBLIC FOR THE STATE OF OR PRINTED NAME: Robert S Aguilar COMMISSION NUMBER: 1011249 MY COMMISSION EXPIRES: April 26, 2025

STATE OF Oregon COUNTY OF Deschutes ON THE 22nd DAY OF April, 2024, JOSEPH M. HERRIMAN APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] NOTARY PUBLIC FOR THE STATE OF Oregon PRINTED NAME: Kiara Lee Barbarette COMMISSION NUMBER: 1026640 MY COMMISSION EXPIRES: August 4, 2026

OWNER'S DECLARATION

I, TAYLOR FRYE, OWNER OF LOT 17, PACE ACRES REPLAT, ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 1 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON,

[Signature] TAYLOR FRYE 4-4-24 DATE

STATE OF OREGON COUNTY OF Umatilla ON THE 4 DAY OF April, 2024, TAYLOR FRYE APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON PRINTED NAME: Robert S Aguilar COMMISSION NUMBER: 1011249 MY COMMISSION EXPIRES: April 26, 2025

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL [Signature] MATTHEW PATRICK KENNY 89374PLS

CITY OF PENDLETON SURVEYOR THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 5th DAY OF May, 2024. [Signature] PENDLETON CITY SURVEYOR

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.

THIS 21 DAY OF May, 2024. [Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR/TAX COLLECTOR I CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

THIS 24 DAY OF May, 2024. [Signature] UMATILLA COUNTY ASSESSOR

[Signature] 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 ITS ORDER.

THIS 27 DAY OF May, 2024. [Signature] CHAIRPERSON

[Signature] COMMISSIONER

RECORDING INFORMATION 2024-0003299 State of Oregon County of Umatilla 05/24/2024 12:20:37 PM Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00 [Barcode] Office of County Records [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JAN 12, 2016 MATTHEW PATRICK KENNY 89374PLS RENEWS: 6-30-25

KENNY LAND SURVEYING P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com A REPLAT OF LOTS 17 & 23, PACE ACRES REPLAT. LOCATED IN THE SE1/4, SE1/4, SECTION 15, T.2N., R.32E., W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON CLIENT: TAYLOR FRYE PROJECT: 23-54 DATE: MARCH 15, 2024 SHEET 2 OF 2