

ROUND-UP REPLAT
NW 1/4 OF SEC 10, T.02N., R.32E., W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON

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- 5. APPROVALS & ACKNOWLEDGMENTS

NOTES

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

Derek C. Ingalsbe
DEREK C. INGALSBE PLS 86082

RECORDING INFORMATION

State of Oregon 2024-0005878
County of Umatilla REC-DE-TP 08/23/2024 10:32:56 AM
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\$60.00



Office of County Records
Jan Churchill UMATILLA COUNTY


REPLAT FOR
PENDLETON ROUND UP
HOLDINGS LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

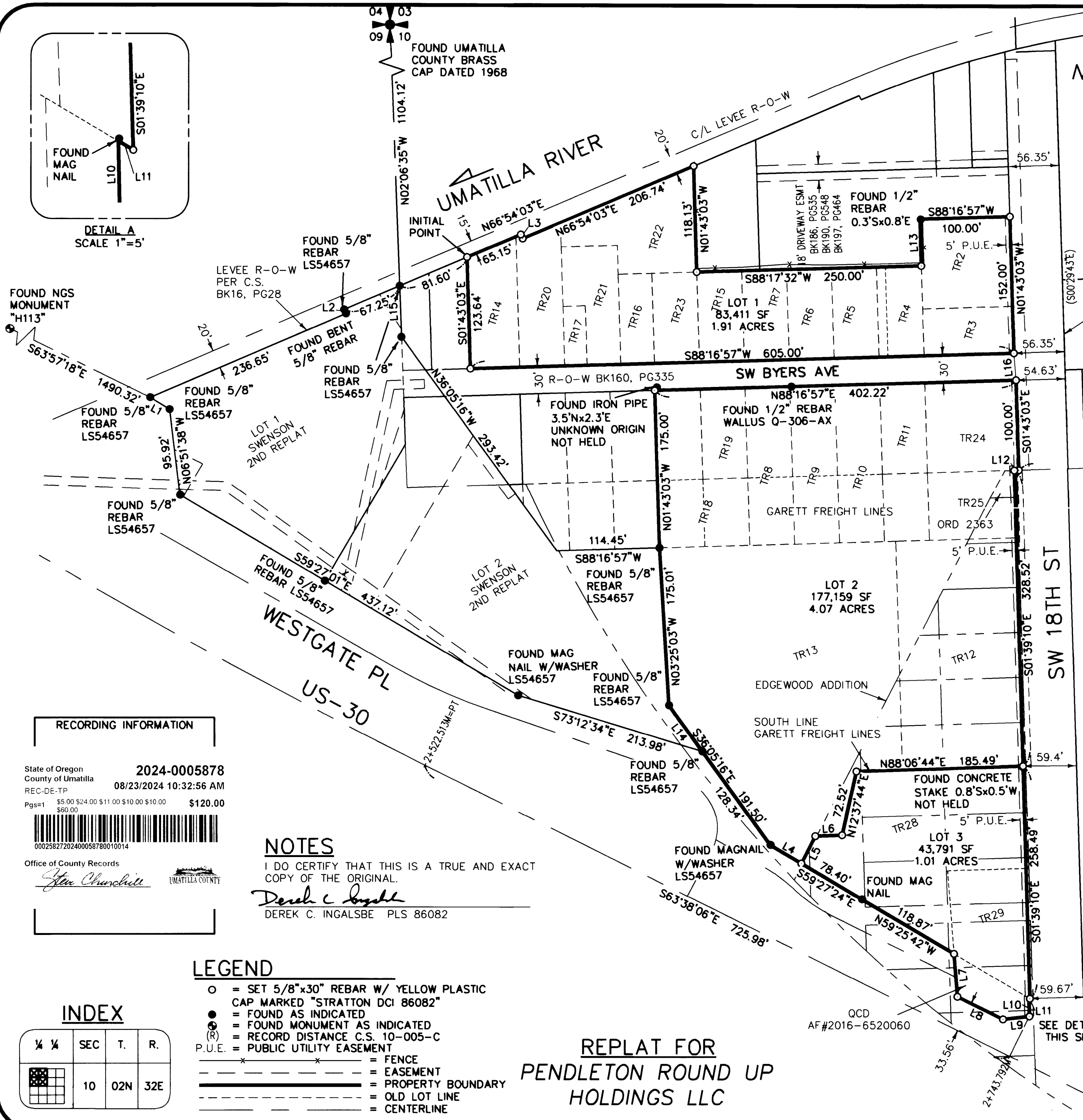
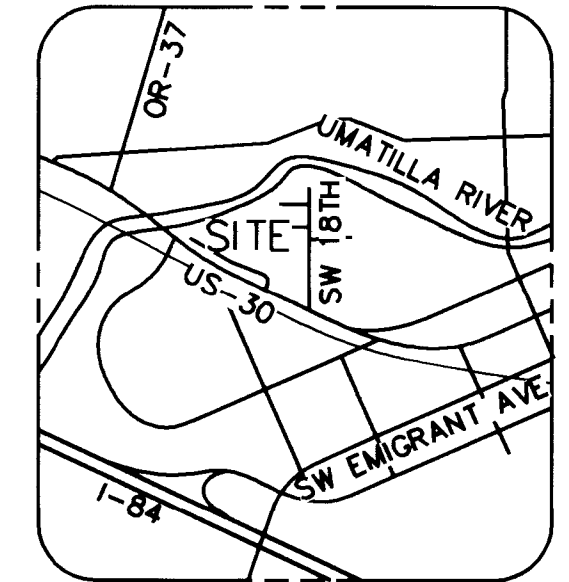
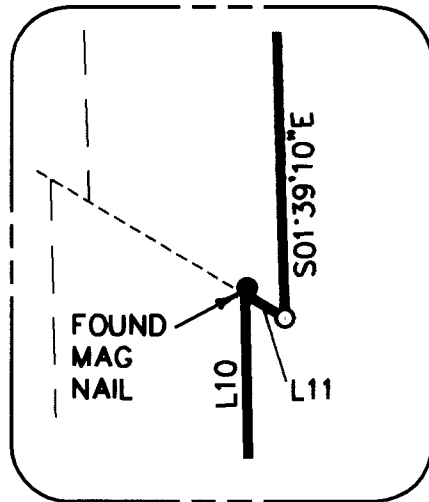
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Umatilla County Surveyor
Date 8/30/24
Rec'd By: *CT*
No. 24-076-B

Derek C. Ingalsbe
OREGON
NOVEMBER 13, 2012
DEREK C. INGALSBE
86082

RENEWS: 06/30/2025

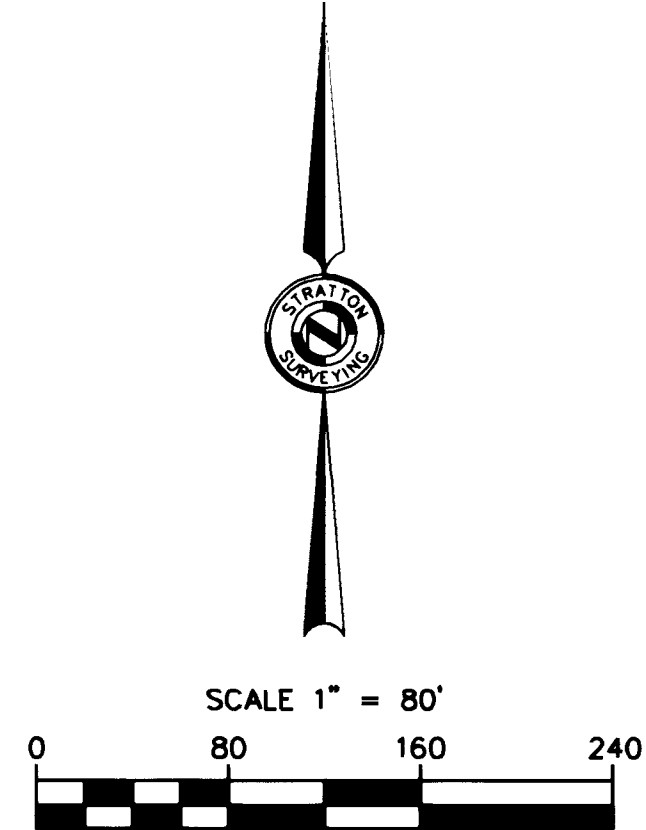
 STRATTON SURVEYING & MAPPING P.C. 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 stratton@strattonsurvey.com	
6049RP1.DWG	© 2024
DATE: 05/16/24	SHT. 1 OF 5
DRAWN BY: DCI	JOB # 6049

ROUND-UP REPLAT
 NW 1/4 OF SEC 10, T.02N., R.32E., W.M.,
 CITY OF PENDLETON,
 UMATILLA COUNTY, OREGON



LINE TABLE

LINE	LENGTH	DIRECTION
L1	25.37	N59°04'48"W
L2	5.00	N23°05'57"W
L3	5.00	S23°05'57"E
L4	40.06	S59°26'16"E
L5	34.14	N26°52'44"E
L6	30.00	N88°07'14"E
L7	47.69	S04°21'59"E
L8	56.56	N63°38'06"W
L9	29.50	S83°50'29"W
L10	20.35	S01°09'56"E
L11	1.19	N59°25'42"W
L12	4.88	S88°16'57"W
L13	52.06	S01°43'03"E
L14	63.16	S36°05'16"E
L15	56.71	N02°06'35"W
L16	30.05	N04°59'56"W



BASIS OF BEARING
 OR STATE GRID
 NORTH ZONE NAD 83(2011)

EQUIPMENT USED
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RTK GPS

STRATON SURVEYING & MAPPING P.C.
 313 NORTH MORAIN STREET
 KENNEWICK, WA 99336
 (509) 735-7364
 straton@stratonsurvey.com

REGISTERED PROFESSIONAL LAND SURVEYOR
Derek C. Ingalsbe
 OREGON
 NOVEMBER 13, 2012
 DEREK C. INGALSB E
 86082
 RENEWS: 06/30/2025

REPLAT FOR
 PENDLETON ROUND UP
 HOLDINGS LLC

- LEGEND**
- = SET 5/8"x30" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATON DCI 86082"
 - = FOUND AS INDICATED
 - ⊙ = FOUND MONUMENT AS INDICATED
 - (R) = RECORD DISTANCE C.S. 10-005-C
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - = FENCE
 - - - = EASEMENT
 - — — = PROPERTY BOUNDARY
 - - - - - = OLD LOT LINE
 - — — — — = CENTERLINE

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Office of County Records
Steve Churchill
 UMATILLA COUNTY

INDEX

1/4	1/4	SEC	T.	R.
■	■	10	02N	32E

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Derek C. Ingalsbe
 DEREK C. INGALSB E PLS 86082

RECEIVED BY
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 No: 24-076-B

DESCRIPTIONS

TRACT 2 BEGINNING AT A POINT 633 FEET WESTERLY FROM AND 182 FEET NORTHERLY FROM THE CENTER OF NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON; THENCE WESTERLY, A DISTANCE OF 100 FEET; THENCE NORTHERLY, A DISTANCE OF 100 FEET; THENCE EASTERLY, A DISTANCE OF 100 FEET; THENCE SOUTHERLY, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET AND AVENUE RIGHT-OF-WAYS.

TRACT 10 COMMENCING AT THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON; THENCE SOUTH 89'18" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 783 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89'18" WEST AND CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 50 FEET; THENCE AT RIGHT ANGLES SOUTH 00'42" EAST, A DISTANCE OF 75 FEET; THENCE AT RIGHT ANGLES NORTH 89'18" EAST, A DISTANCE OF 50 FEET; THENCE AT RIGHT ANGLES NORTH 00'42" WEST, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING;

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ROUND-UP REPLAT NW 1/4 OF SEC 10, T.02N., R.32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

TRACT 16 COMMENCING AT A POINT 1,133 FEET WESTERLY FROM AND 292.25 FEET NORTHERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON; THENCE SOUTHERLY, A DISTANCE OF 62.25 FEET; THENCE EASTERLY, A DISTANCE OF 50 FEET; THENCE SOUTHERLY, A DISTANCE OF 100 FEET; THENCE EASTERLY, A DISTANCE OF 12.50 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE EASTERLY, A DISTANCE OF 37.50 FEET; THENCE NORTHERLY, A DISTANCE OF 100 FEET; THENCE WESTERLY, A DISTANCE OF 37.50 FEET; THENCE SOUTHERLY, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE AVENUE RIGHT-OF-WAY.

NOTES

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RECORDING INFORMATION 2024-0005878 08/23/2024 10:32:56 AM REC-DE-TP \$120.00 State of Oregon County of Umatilla

REPLAT FOR PENDLETON ROUND UP HOLDINGS LLC

STRATTON SURVEYING & MAPPING P.C. 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 strattont@strattonsurvey.com

REGISTERED PROFESSIONAL LAND SURVEYOR DEREK C. INGALSBE NOVEMBER 13, 2012 86082 RENEWS: 06/30/2025

ROUND-UP REPLAT

NW 1/4 OF SEC 10, T.02N., R.32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

RECEIVED BY

Umatilla County Surveyor Date 8/30/24 Recd By: CT No. 24-076-8

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Derek C. Ingalsbe

DEREK C. INGALSBE PLS 86082

TRACT 21 COMMENCING AT A POINT 1,133 FEET WESTERLY FROM AND 292.25 FEET NORTHERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE AVENUE RIGHT-OF-WAY.

TRACT 22 BEGINNING AT A POINT 1,133 FEET WESTERLY FROM AND 292.25 FEET NORTHERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT TRACT OF LAND BEING DESCRIBED AS COMMENCING AT A POINT 1,133 FEET WESTERLY FROM AND 292.25 FEET NORTHERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO WILLIAM L. GLASS, ETUX, BY DEED RECORDED IN MICROFILM REEL 43, PAGE 215, OFFICE OF UMATILLA COUNTY RECORDS.

TRACT 23 BEGINNING AT A POINT 983 FEET WESTERLY FROM AND 130 FEET NORTHERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE AVENUE RIGHT-OF-WAY.

TRACT 24 BEGINNING AT A POINT 633 FEET WESTERLY FROM THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET AND AVENUE RIGHT-OF-WAYS.

TRACT 25 COMMENCING AT THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

ALSO INCLUDING A PORTION OF VACATED SW BYERS AVENUE AND SW 18TH STREET (VACATED BY THE CITY OF PENDLETON ORDINANCE NO. 2363, RECORDED IN BOOK 264, PAGE 116, DEED RECORDS) BEING DESCRIBED AS COMMENCING AT THE CENTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT-OF-WAY.

TRACT 28 BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, EDGEWOOD ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT-OF-WAY.

TRACT 29 COMMENCING AT THE CENTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

ALSO INCLUDING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, LYING WITHIN THAT TRACT OF LAND BEING DESCRIBED AS BEGINNING AT A POINT OPPOSITE AND 20,549 METERS NORTHERLY FROM ENGINEER'S CENTERLINE STATION 2+740.933 ON THE RELOCATED PENDLETON HIGHWAY;

THE CENTERLINE OF THE RELOCATED PENDLETON HIGHWAY IS DESCRIBED AS BEGINNING AT ENGINEER'S CENTERLINE STATION 2+522.513, SAID STATION BEING 498.720 METERS SOUTH AND 10.402 METERS EAST FROM THE NORTHWEST CORNER OF SAID SECTION 10;

SURVEYOR CERTIFICATE, NARRATIVE AND REFERENCES

I DEREK C. INGALSBE, 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 ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON, AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS ACCOMPANYING "ROUND-UP REPLAT".

THE PURPOSE OF THIS REPLAT IS TO COMBINE PROPERTY AND EXTINGUISH ALL UNDERLYING PROPERTY LINES IN EDGEWOOD ADDITION AND THE SURROUNDING TRACTS BY THE REQUEST OF BOUTEN CONSTRUCTION FOR THE PENDLETON ROUND UP HOLDINGS LLC.

THE INITIAL SURVEY WAS DONE AS A LARGE TOPOGRAPHIC SURVEY FOR THE PENDLETON ROUND UP HOLDINGS LLC. AS PART OF THIS PROJECT IT WAS FOUND THAT SAID PENDLETON ROUND UP HOLDINGS LLC NEEDED TO COMBINE PARCELS. THE SURVEY WAS PERFORMED BY A 3 PERSON CREW USING SPECTRA PRECISION SP80 BASE W/2 RTK ROVERS, AND A SPECTRA PRECISION FOCUS 30 ROBOTIC 3" TOTAL STATION.

- THE NORTH R-O-W LINE FOR HIGHWAY 30 AND THE SOUTHERLY LINE OF THE LEVEE WERE BOTH COMPUTED BY USING THE SWENSON REPLAT AND THE SECOND SWENSON REPLAT.
- THE THREE MAG NAILS AS SHOWN ON C.S. 10-005-C WERE FOUND AND HELD FOR THE NORTHERLY R-O-W LINE OF HIGHWAY 30.
- 18TH STREET R-O-W WAS COMPUTED BY USING C.S. 10-005-C
- THE SOUTH LINE OF TRACTS 11 AND 12 OF THE GARETT FREIGHT LINES WERE SEARCHED FOR AND NOT FOUND

- REFERENCES
- EDGEWOOD ADDITION
- SWENSON REPLAT BK16 PG28
- SWENSON SECOND REPLAT BK16 PG87
- RECORD OF SURVEY 10-005-C
- RECORD OF SURVEY 10-077-C
- USACOE LEVEE MAP WW-RS-175 DATED JAN 15, 1958
- PLAT OF GARETT FREIGHT LINES

TITLE REPORTS PROVIDED BY BY PIONEER TITLE COMPANY, ORDER NUMBERS 105400, 105400A AND 105400B.

HORIZONTAL CONTROL OREGON STATE NORTH ZONE, INTERNATIONAL FEET, NAD 83(2011). PER NGS MONUMENT H113 AND OPUS SOLUTION

GROUND DISTANCES ARE SHOWN HEREON.

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

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John Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Derek C. Ingalsbe

OREGON NOVEMBER 13, 2012 DEREK C. INGALSBE 86082

RENEWS: 06/30/2025

REPLAT FOR PENDLETON ROUND UP HOLDINGS LLC

STRATTON SURVEYING & MAPPING P.C. 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 stratlton@stratltonsurvey.com
6049RP1.DWG © 2024
DATE: 05/16/24 SHT. 4 OF 5
DRAWN BY: DCI JOB # 6049

OWNERS DECLARATION

WE, THE UNDERSIGNED OWNERS OF THE LANDS DESCRIBED HEREON, DO HEREBY DECLARE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THIS LAND REPLATTED IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND THE ORDINANCES OF THE CITY OF PENDLETON, WE ALSO HEREBY DEDICATE THE PUBLIC GENERAL UTILITY EASEMENTS SHOWN HEREON AND ACKNOWLEDGES S.W. 18TH STREET AS PUBLIC STREET.

PENDLETON ROUND UP HOLDINGS

Marv Anderson President 6-26-24
SIGNED TITLE DATE

PENDLETON ROUNDUP HOLDINGS

Marv Anderson President 6-26-24
SIGNED TITLE DATE

PENDLETON ROUND-UP HOLDINGS, LLC

Marv Anderson President 6-26-24
SIGNED TITLE DATE

PENDLETON ROUND-UP HOLDINGS LLC

Marv Anderson President 6-26-24
SIGNED TITLE DATE

ROUND-UP HOLDINGS LLC

Marv Anderson President 6-26-24
SIGNED TITLE DATE

ACKNOWLEDGEMENTS

STATE OF Oregon
COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Marv Anderson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF, Pendleton Round Up Holdings, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: 6-26-24

Stephanie Huffman
PRINTED NOTARY PUBLIC

Stephanie Huffman March 5, 2028 1045944
SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES COMMISSION NUMBER

STATE OF Oregon
COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Marv Anderson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF, Pendleton Roundup Holdings, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: 6-26-24

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ROUND-UP REPLAT
NW 1/4 OF SEC 10,
T.02N., R.32E., W.M., CITY OF PENDLETON,
UMATILLA COUNTY, OREGON

APPROVALS

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 13 DAY OF June, 2024

Julie Chase
CITY OF PENDLETON PLANNER

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 13 DAY OF June, 2024

J.A. Hunt
COMMISSION PRESIDENT

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 13 DAY OF June, 2024

[Signature]
CITY OF PENDLETON SURVEYOR

I CERTIFY I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 27 DAY OF June, 2024

[Signature]
UMATILLA COUNTY SURVEYOR

WE CERTIFY WE HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 23 DAY OF August, 2024

[Signature]
COUNTY COMMISSIONERS

I CERTIFY THAT TAXES ARE PAID ON THIS 22 DAY OF August, 2024

Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

Rachael Reynolds
UMATILLA COUNTY ASSESSOR

NOTES

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Derek C. Ingalsbe
DEREK C. INGALSBE PLS 86082

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Office of County Records
[Signature]
UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

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(509) 735-7364
stratton@strattonsurvey.com

Table with 2 columns: File Name, Date, Job Number. Rows: 6049RP1.DWG, DATE: 05/16/24, DRAWN BY: DCI; © 2024, SHT. 5 OF 5, JOB # 6049