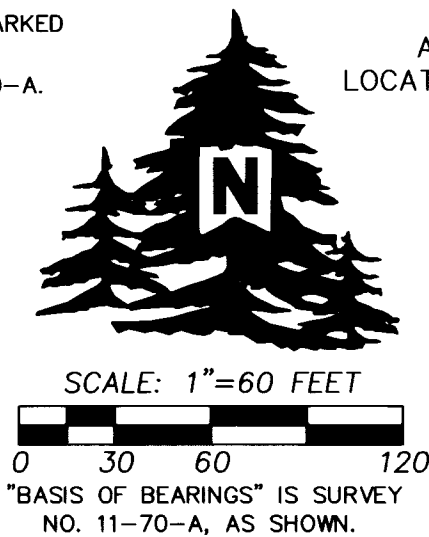


LEGEND

- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ◆ FOUND 5/8" REBAR AS INDICATED ON SURVEY NO. 11-70-A.
- ⊕ CALCULATED POINT ONLY NOTHING SET OR FOUND.
- (XOX) RECORD DIMENSION PER SURVEY NO. 11-70-A.
- (XOX)1 RECORD DIMENSION PER SURVEY NO. 23-034-B.
- EXISTING FENCE LINE. NOT ALL ARE SHOWN.
- OH-P OVERHEAD POWER AND/OR COMMUNICATION LINES.
- POWER POLE.
- COMMUNICATION PEDESTAL.
- ⊠ POWER TRANSFORMER BOX.
- BILLBOARD SIGN.
- OUTDOOR ELECTRICAL PLUG. IT IS UNCLEAR WHETHER THESE ARE STILL LIVE.
- Ⓐ SEE NOTE AT RIGHT.



GONZALEZ-ROMERO REPLAT

A REPLAT OF LOTS 2 AND 3, BLOCK 3, FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS. LOCATED IN SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SEPTEMBER, 2024.

NOTE:

- Ⓐ THE C/L ALIGNMENT OF HIGHWAY 395 HAS CHANGED SINCE THE AMENDED SUPPLEMENTAL PLAT OF CHARLES TRACTS WAS DONE IN 1948. ODOT MADE RECENT ALIGNMENT SURVEYS IN 1988 AND AGAIN IN 2023. THE SURVEY MONUMENTS WHICH WERE SET OVER THE YEARS BY VARIOUS PRIVATE SURVEYS REPRESENTING THE EASTERLY HIGHWAY RIGHT OF WAY LINE & THE WEST LINE OF THE BLOCKS OF CHARLES TRACTS WERE REJECTED BY ODOT AS BEING OUT OF POSITION. I HELD THE FOUND MONUMENTS AT THE BLOCK CORNERS SET BY PREVIOUS SURVEYS AS NOTED, AND EXTENDED A LINE WESTERLY TO THE EASTERLY RIGHT OF WAY LINE OF THE HIGHWAY PER THE ODOT SURVEYS.

EASEMENTS AND ENCUMBRANCES

THE FOLLOWING EASEMENTS & ENCUMBRANCES ARE TAKEN FROM OWNERSHIP & ENCUMBRANCE REPORT, ORDER NO. 854711, DATED MAY 20, 2024, BY PIONEER TITLE CO., PENDELTON, OREGON. ONLY SURVEY RELATED INFORMATION IS LISTED.

1. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOC., RECORDED DECEMBER 13, 1947, BOOK 185, PAGE 110, UMATILLA COUNTY DEED RECORDS. BLANKET TYPE. NOT SHOWN.
2. EASEMENTS & SET BACK RESTRICTIONS AS SHOWN ON THE PLAT FOR THE FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS, RECORDED APRIL 5, 1948, BOOK 6, PAGE 35, UMATILLA COUNTY DEED RECORDS. SHOWN.
3. LEASE TO MEADOW OUTDOOR ADVERTISING, INC., & J.R. ZUKIN CORPORATION, RECORDED AUGUST 18, 1997, MICROFILM REEL 314, PAGE 1530, INSTRUMENT NO. 1997-234899, UMATILLA COUNTY DEED RECORDS, AND AMENDED BY INSTRUMENT RECORDED AUGUST 5, 2019, RECORDED AS INSTRUMENT NO. 2019-6890074, UMATILLA COUNTY DEED RECORDS. BLANKET TYPE. NOT PLOTTABLE. SIGNS ARE SHOWN.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF THE OWNERS OF THE PROPERTY TO REPLAT THE DIVIDING LINE BETWEEN LOTS 2 AND 3 TO A NORTH-SOUTH CONFIGURATION, RATHER THAN THE PLATTED EAST-WEST CONFIGURATION AS DEPICTED HEREIN. ALL MONUMENTS FOUND AND HELD ARE NOTED. THE REASON FOR DOING THIS IS TO MAKE THE PROPERTY MORE USABLE HAVING ACCESS TO KLAUS ROAD AS EXISTING LOT 3 DOES NOT HAVE PERMITTED ACCESS TO HIGHWAY 395, AND EAST 3RD STREET IS UNIMPROVED.

THE SURVEY WAS MADE WITH A 1 PERSON CREW USING A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REAL-TIME GNSS NETWORK. ALL CONTROLLING MONUMENTS AND SET MONUMENTS WERE VERIFIED BY MULTIPLE OBSERVATIONS.

LINE NO.	BEARING	DISTANCE
L1	N 78°37'42" E	50.00'
L2	N 78°37'42" E	1.80'
(L2)		1.80')1
L3	S 78°37'40" W	1.29'
(L3)		1.29')1
L4	S 78°37'40" W	50.00'
L5	N 78°39'40" E	50.00'
L6	N 78°39'40" E	1.71'
(L6)		1.69')1

APPROVALS

UMATILLA COUNTY PLANNING

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION REPLAT IS APPROVED FOR FILING AND RECORDING.

DATED THIS 31 DAY OF January, 2025.

Megan Dancharski
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION REPLAT, 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 THIS PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 24 DAY OF January, 2025.

David Akles
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 30 DAY OF January, 2025.

Celinda A. Summers
CHAIRPERSON
John Hill
COMMISSIONER

UMATILLA COUNTY 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 THIS SUBDIVISION REPLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 28 DAY OF January, 2025.

Richard Pennells
UMATILLA COUNTY ASSESSOR
Richard Pennells
UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

HERMISTON IRRIGATION DISTRICT HEREBY APPROVES THIS PLAT THIS 23 DAY OF January, 2025.

Annette Kirkpatrick
Annette Kirkpatrick, Dist. mgr.
PRINTED NAME & TITLE FOR ABOVE SIGNATURE

I CERTIFY THIS IS A TRUE AND EXACT COPY OF GONZALEZ-ROMERO REPLAT.
Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

RECEIVED BY
Umatilla County Surveyor
Date: 2/12/25
Reel No: CT
Book: 25-018-B

State of Oregon 2025-0000754
County of Umatilla
REC-DE-TP 01/31/2025 02:21:46 PM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$80.00



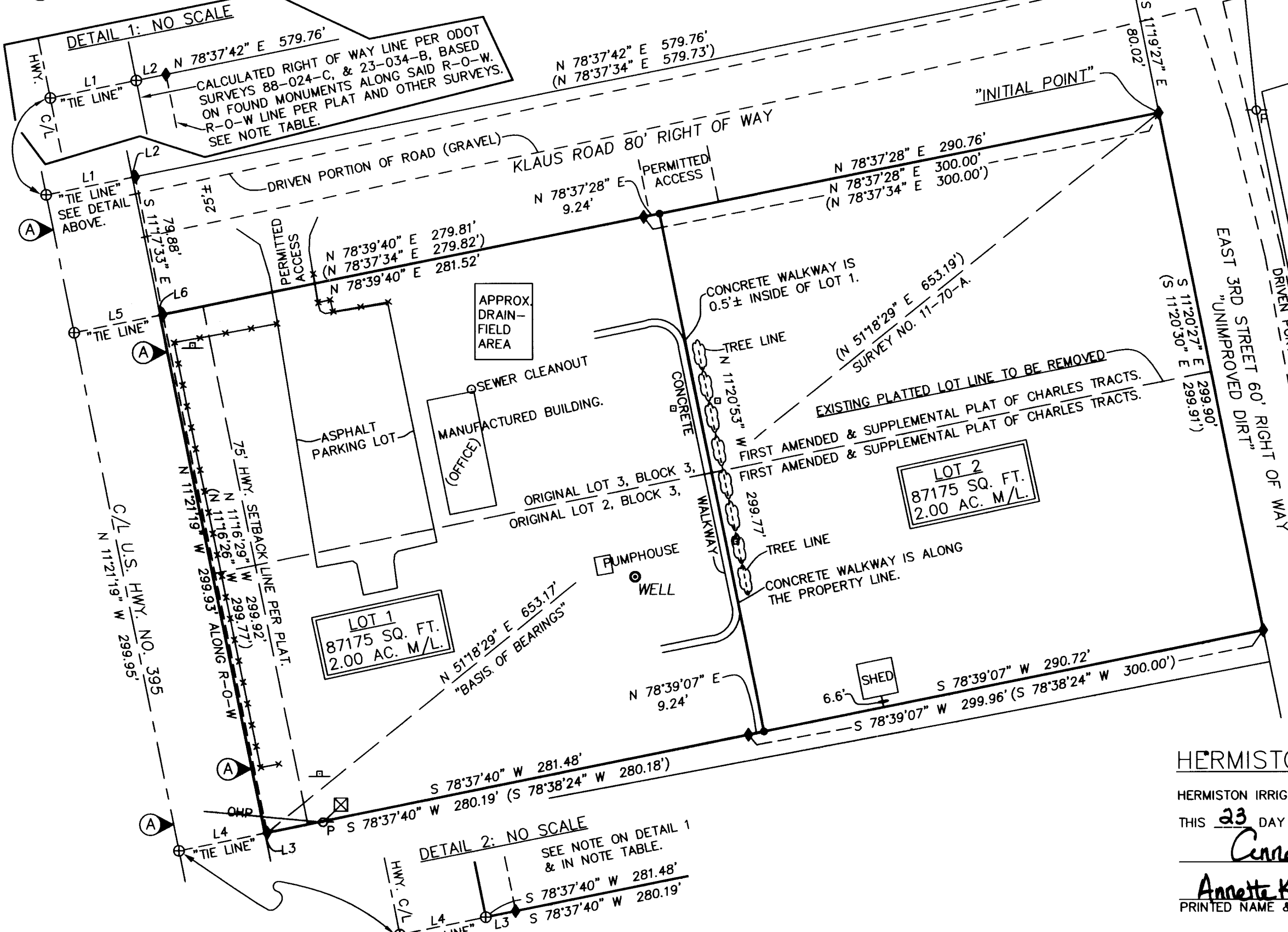
Office of County Records
Steve Churchill
UMATILLA COUNTY

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 09/24 DR. BY: JMW
CK. BY: JPW NO: 24-1869

PROJECT: \JDGONZALA2PP2024ROT

GONZALEZ-ROMERO REPLAT
A REPLAT OF LOTS 2 & 3, BLOCK 3, FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS. LOCATED IN SEC. 27, T5N, R28E, W.M., UMATILLA COUNTY, OREGON.



OWNERS DECLARATION

WE, JUAN DIEGO GONZALEZ, AND JOANNA G. ROMERO, AS TENANTS IN COMMON, EACH TO AN UNDIVIDED 1/2 INTEREST, OWNERS OF THE LANDS CONTAINED WITHIN THIS SUBDIVISION REPLAT SURVEY, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS SUBDIVISION REPLAT AS THE OFFICIAL MAP AND PLAT OF "GONZALEZ-ROMERO REPLAT", A REPLAT OF LOTS 2 AND 3, BLOCK 3, FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS, AND THAT SAID PLAT IS PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THIS PROPERTY WHETHER SHOWN ON THE FACE OF THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

Juan Diego Gonzalez
JUAN DIEGO GONZALEZ, OWNER

Joanna G. Romero
JOANNA G. ROMERO, OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January, 2025,
BY JUAN DIEGO GONZALEZ & JOANNA G. ROMERO.

Mayra Fregoso
NOTARY PUBLIC FOR THE STATE OF OREGON

Mayra Fregoso
NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: August 02, 2026

COMMISSION NUMBER: 1026961

SURVEYORS CERTIFICATE

I, JASON M. WELLS, 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 O.R.S. CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING SUBDIVISION REPLAT OF "GONZALEZ-ROMERO REPLAT", A REPLAT OF LOTS 2 AND 3, BLOCK 3, FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS, LOCATED IN SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS FOUND AS DEPICTED. THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK.

REAL PROPERTY DESCRIPTION

LOTS 2 AND 3, BLOCK 3, FIRST AMENDED & SUPPLEMENTAL PLAT OF CHARLES TRACTS, SUBJECT TO, AND TOGETHER WITH ALL RIGHTS OF WAY, EASEMENTS, & ENCUMBRANCES. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Jason M. Wells
JASON M. WELLS, PLS