

# BRODY REPLAT

REPLAT OF LOTS 35, 40, 41, & 42  
OF PACE ACRES REPLAT

## PLAT FACE SHEET AND INDEX PAGE

- SHEET 1 - INDEX SHEET
- SHEET 2 - REPLAT DETAIL OF REVISED LOT LINES AND EASEMENTS; SURVEY NARRATIVE.
- SHEET 3 - DECLARATIONS (FRYE AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.).
- SHEET 4 - APPROVALS, DECLARATIONS (CITY OF PENDLETON), SURVEY CERTIFICATE AND LEGAL DESCRIPTION.

### RECORDING INFORMATION

State of Oregon **2022-7470316**  
 County of Umatilla **09/22/2022 03:39:37 PM**  
 REC-DE-TP  
 Fee: \$120.00 **\$120.00**



Office of County Records  
*Steve Churchill*  
 UMATILLA COUNTY

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 9/27/22  
 Rec'd By: CT  
 No.: 22-111-B

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Matthew Patrick Kenny*  
 MATTHEW PATRICK KENNY  
 89374PLS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Matthew Patrick Kenny*  
 OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS  
 RENEWS: 6-30-23

	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com
	LOCATED IN THE SE1/4, SE1/4 OF SECTION 15, AND THE SW1/4, SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR.
CLIENT: <b>SOUTH COUNTY CONSTRUCTION</b>	
PROJECT: 21-12_BRODY REPLAT	DR: MPK   CH: MPK   DATE: MAY 11, 2022   SHEET 1 OF 4



# BRODY REPLAT

REPLAT OF LOTS 35, 40, 41, & 42  
OF PACE ACRES REPLAT

## SURVEY NARRATIVE

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF SOUTH COUNTY CONSTRUCTION TO RECONFIGURE LOTS 35, 40, 41, & 42 OF PACE ACRES REPLAT. THE NEW LINES ARE BEING ADJUSTED AT THE DIRECTION OF MY CLIENT TO ACCOMMODATE MORE FEASIBLE BUILDING SITES.

THIS REPLAT HELD CENTERLINE MONUMENTS FOUND IN SW QUINNEY PLACE AND SW TAHOE AVE AS SET IN THE PLAT OF SUNRIDGE ACRES AND FOUND AND HELD IN THE PACE ACRES REPLAT. ADDITIONAL LOT CORNERS WERE FOUND AS INDICATED ON THIS PLAT. ALL MONUMENTS TIED FIT VERY WELL WITH THE RECORD PLAT DATA OF BOTH SUNRIDGE ACRES AND PACE ACRES REPLAT. THE BASIS OF BEARINGS FOR THIS DIVISION IS PACE ACRES REPLAT. MEASUREMENTS THAT ARE IDENTICAL TO THOSE REPORTED ON PACE ACRES REPLAT ARE INDICATED HEREON BY AN ASTERISK (\*). THESE MEASUREMENTS ARE ALSO IDENTICAL TO THOSE REPORTED IN SURVEY 21-116-B.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10*	310.00'	99.74'	99.31'	S 37°23'47" E	18°26'03"
C11	310.00'	19.91'	19.91'	N 26°20'21" E	3°40'48"
C12	310.00'	36.50'	36.48'	S 21°07'33" W	6°44'48"
C13*	280.00'	356.25'	332.70'	N 54°12'06" W	72°53'57"
C14*	280.00'	268.48'	258.31'	N 45°13'17" W	54°56'20"
C15*	500.00'	213.63'	211.91'	N 84°55'31" W	24°28'08"
C16*	28.00'	45.61'	40.73'	N 47°23'55" W	93°19'34"

LINE	BEARING	DISTANCE
L30*	N 00°37'28" E	131.23'
L31*	N 00°37'28" E	17.63'
L32*	N 81°06'18" E	88.14'
L33*	N 02°00'32" W	1.19'
L34*	N 02°00'32" W	121.20'
L35*	N 81°06'18" E	90.46'
L36*	N 02°00'32" W	17.94'
L37*	N 07°40'02" W	10.97'
L38*	N 07°40'02" W	90.33'
L39-L46	NOT USED IN THIS PLAT	
L47*	S 04°03'42" E	88.38'
L48	S 04°03'42" E	19.07'
L49	S 04°03'42" E	69.29'
L50	S 04°03'42" E	44.20'
L51	S 04°03'42" E	44.16'
L52*	N 04°03'42" W	88.36'
L53	S 17°45'07" E	89.11'
L54	N 17°45'07" W	44.53'
L55	N 17°45'07" W	44.58'
L56	N 17°45'07" W	33.80'
L57*	S 36°06'37" W	47.09'
L58*	S 04°03'42" E	40.35'
L59*	N 89°15'52" E	23.15'
L60	S 00°44'08" E	20.00'
L61*	S 89°15'52" W	49.98'

## PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS

SUBJECT TO EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF; GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION; ASSIGNEE: PACIFIC POWER & LIGHT COMPANY RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGES 519 & 520, DEED RECORDS.

## RECORDS OF REFERENCE

GRECIAN HEIGHTS P.U.D. - BOOK 10, PAGE 4 OF PLATS  
SUNRIDGE ACRES - BOOK 15, PAGE 43 OF PLATS  
PACE ACRES REPLAT - BOOK 16, PAGE 55 OF PLATS  
RECORD OF SURVEY 21-116-B, BY MATTHEW KENNY

## LEGEND

- FOUND 2" ALUMINUM CAP PER SUNRIDGE ACRES, UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER PACE ACRES REPLAT.
- ◇ FOUND 5/8" REBAR WITH RED PLASTIC CAP PER SUNRIDGE ACRES, PARTITION PLAT 2005-29, 2007-01, OR 2007-33.
- FOUND 5/8" X 24" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374" PER SURVEY NO. 21-116-B.
- ⊙ CALCULATED POSITION PER PACE ACRES REPLAT. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- Ⓐ EASEMENT IDENTIFIER. SEE EASEMENT TABLE FOR DESCRIPTION.
- EASEMENT OF RECORD
- PACE ACRES REPLAT LOT LINES
- (\*) OR \* MEASURED = RECORD (SEE NARRATIVE)
- NP- NOT A PART
- SF SQUARE FEET
- AC ACRES

## EASEMENT TABLE

- Ⓐ 5' WIDE PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES.
- Ⓑ 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE AND TURN AROUND, AND INGRESS-EGRESS EASEMENT PER THE PACE ACRES REPLAT.
- Ⓒ 20' WIDE PUBLIC UTILITY EASEMENT PER THE PACE ACRES REPLAT.

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OREGON  
JAN 12, 2016  
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RENEWS: 6-30-23

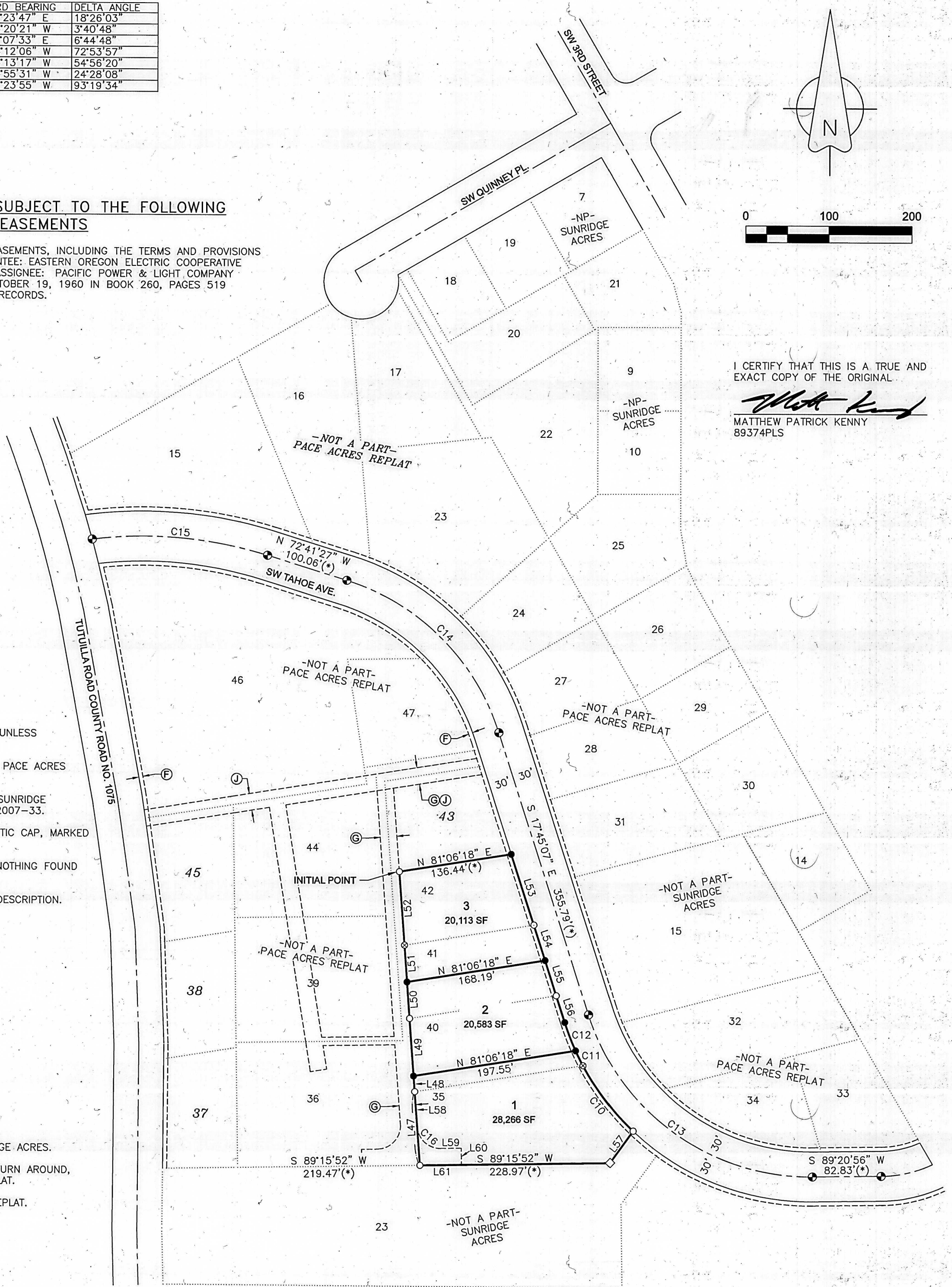
KENNY LAND SURVEYING

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541-379-0242  
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CLIENT: SOUTH COUNTY CONSTRUCTION

PROJECT: 21-12\_BRODY REPLAT DR: MPK CH: MPK DATE: MAY 11, 2022 SHEET 2 OF 4



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

Blk. 17 - PG 72. A



# BRODY REPLAT

REPLAT OF LOTS 35, 40, 41, & 42  
OF PACE ACRES REPLAT

### OWNER'S DECLARATION

WE, DAVID ALAN FRYE AND ANNETTE DIAN FRYE, OWNERS OF LOT 42 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOT 3 AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

David Alan Frye  
DAVID ALAN FRYE

Annette Dian Frye  
ANNETTE DIAN FRYE

STATE OF OREGON

COUNTY OF UMATILLA

ON THE 29th DAY OF JULY, 2022, THE ABOVE NAMED INDIVIDUALS 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.

Kim N. England  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 994326

MY COMMISSION EXPIRES: DEC 1ST, 2023

### TRUST DEED BENEFICIARY CONSENT

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MORTGAGE EXPRESS, LLC., ITS SUCCESSOR AND ASSIGNS, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED UNDER INSTRUMENT NUMBER 2021-7190442, UMATILLA COUNTY RECORDS OFFICE, DOES HEREBY CONSENT TO LOT 42 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, BEING REPLATTED INTO LOT 3 AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCE OF THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS DEPICTED AND DEDICATED ON THIS PLAT.

BY:

[Signature]  
SIGNATURE

PRINTED NAME AND TITLE

STATE OF Texas

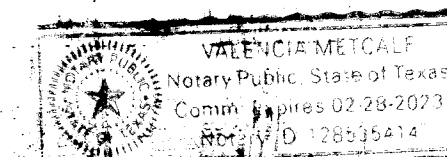
COUNTY OF \_\_\_\_\_

ON THE 25 DAY OF August, 2022, THE ABOVE NAMED INDIVIDUALS 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.

Valencia Metcalf  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

COMMISSION NUMBER: 128535414

MY COMMISSION EXPIRES: \_\_\_\_\_



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89374PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JAN 12, 2016  
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CLIENT: **SOUTH COUNTY CONSTRUCTION**

PROJECT: 21-12_BRODY REPLAT	DR: MPK	CH: MPK	DATE: MAY 11, 2022	SHEET 3 OF 4
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BK-17-PL-72C

# BRODY REPLAT

REPLAT OF LOTS 35, 40, 41, & 42  
OF PACE ACRES REPLAT

### OWNER'S DECLARATION

WE, THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, OWNER(S) OF LOTS 35, 40 AND 41 OF PACE ACRES REPLAT AS RECORDED UNDER BOOK 16, PAGE 55, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOTS 1 & 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, UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES STATED HEREIN.

John H. Turner  
JOHN H. TURNER, MAYOR, CITY OF PENDLETON, OREGON.

DATE 5 Sept 2022

STATE OF Oregon  
COUNTY OF Umatilla

ON THE 8 DAY OF September, 2022, THE ABOVE NAMED INDIVIDUALS 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.

William Biggerstaff  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 1005882

MY COMMISSION EXPIRES: 12/03/24

### SURVEYOR'S CERTIFICATE

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.

Matthew Kenny  
MATTHEW P. KENNY, PLS  
CERTIFICATE NO. 89374

DATE May 20, 2022

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

LOTS 35, 40, 41, AND 42, OF PACE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 2017 UNDER BOOK 16, PAGE 55 OF PLATS, UMATILLA COUNTY OFFICE OF RECORDS, CITY OF PENDLETON, UMATILLA COUNTY, OREGON;

SUBJECT TO EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF;  
GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION  
ASSIGNEE: PACIFIC POWER & LIGHT COMPANY  
RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGES 519 & 520, DEED RECORDS.

SUBJECT TO AGREEMENT FOR DISPOSITION AND DEVELOPMENT OF REAL PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM;  
GRANTOR: CITY OF PENDLETON  
GRANTEE: SOUTH COUNTY CONSTRUCTION, INC.  
RECORDED: AUGUST 17, 2017 IN INSTRUMENT NO. 2017-6100588, OFFICE OF UMATILLA COUNTY RECORDS.

SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES CREATED AND DEPICTED ON THE PLATS OF PACE ACRES REPLAT AND SUNRIDGE ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Matthew Kenny

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23

### APPROVALS

CITY OF PENDLETON PLANNING COMMISSION  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 12<sup>th</sup> DAY OF Sept., 2022.  
Ryan DelBrieff  
PRESIDENT  
Greg Cross  
CITY PLANNER

CITY OF PENDLETON SURVEYOR  
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 9<sup>th</sup> DAY OF September, 2022.  
Matthew Kenny  
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 7 DAY OF SEPTEMBER, 2022.  
William Biggerstaff  
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 20 DAY OF September, 2022.  
Richard Reynolds  
UMATILLA COUNTY ASSESSOR  
Richard Reynolds  
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 21 DAY OF September, 2022.  
Matthew Kenny  
CHAIRPERSON  
Greg Cross  
COMMISSIONER  
Greg Cross  
COMMISSIONER

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