

KING REPLAT


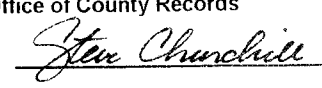
SE 1/4 OF SE 1/4 OF SEC. 02, T.2N., R.32E., W.M.
CITY OF PENDLETON
UMATILLA COUNTY, OREGON

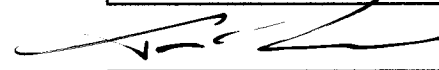
REPLAT FACE SHEET INDEX PAGE

- PG1: INDEX SHEET
- PG2: REPLAT MAP
- PG3: DESCRIPTIONS
- PG4: NARRATIVE, APPROVALS, AND ACKNOWLEDGMENTS

RECEIVED BY
Umatilla County Surveyor
Date: 7/7/25
Rec'd By: CT
No.: 25-055-B

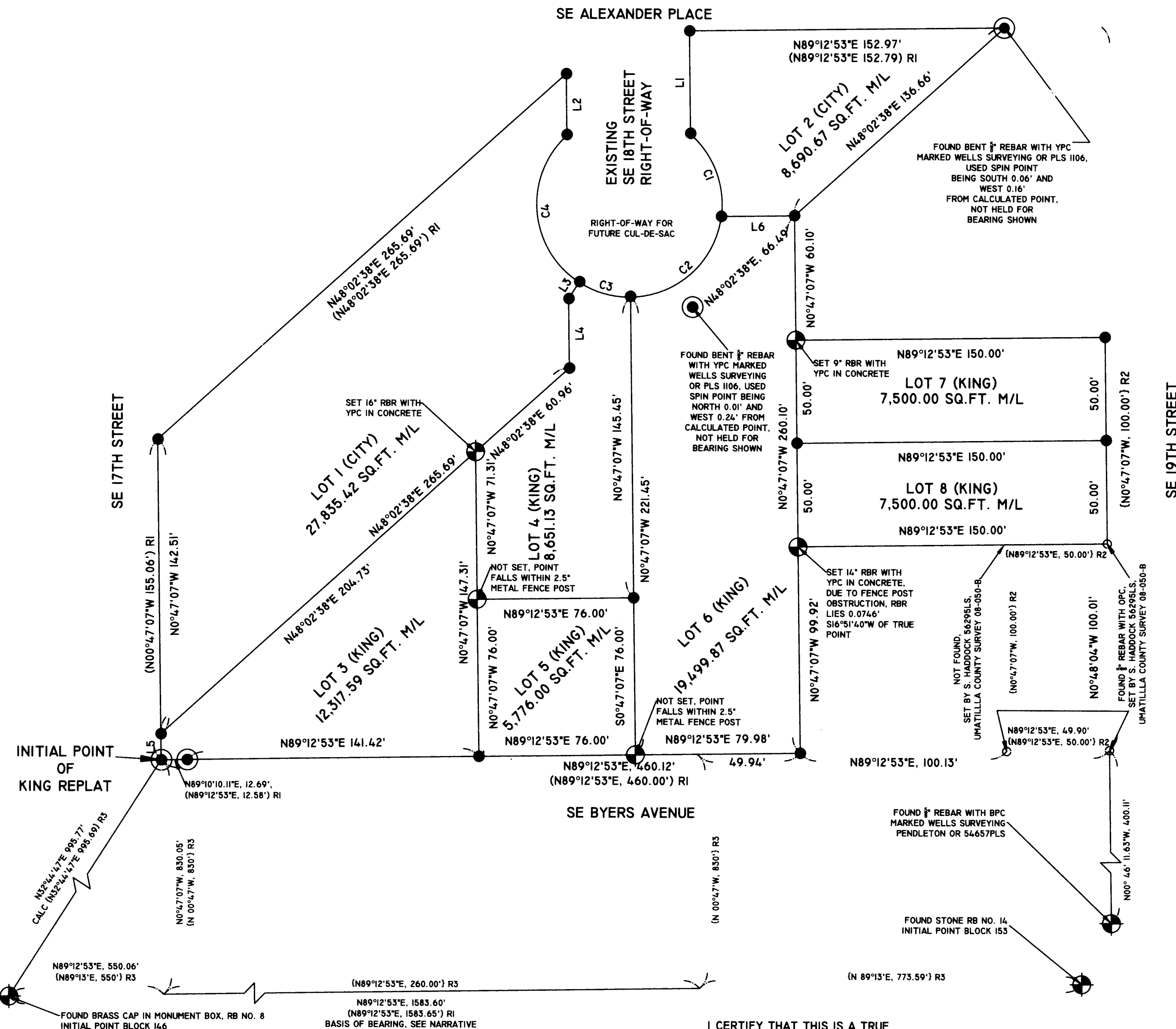
I CERTIFY THAT THIS IS A TRUE AND
EXACT COPY OF THE ORIGINAL REPLAT.
DATED June 10, 2025
TIMOTHY M. SIMONS, PLS NO 2824

RECORDING INFORMATION	
State of Oregon County of Umatilla REC-DE-TP Pg=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$60.00	2025-0004727 06/24/2025 08:57:56 AM \$120.00
	
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Office of County Records  UMATILLA COUNTY	

REGISTERED PROFESSIONAL LAND SURVEYOR 	OREGON JUNE 30, 1997 TIMOTHY M. SIMONS 2824
RENEWAL DATE: 06/30/25 DATE SIGNED: 06/10/25	
CITY OF PENDLETON	
500 SW DORION AVE. PENDLETON, OR 97801 (541) 966-0203	
PROJECT: KING REPLAT	
DATE: 04/22/2025	SHEET: 1 OF 4

KING REPLAT

SE 1/4 OF SE 1/4 OF SEC. 02, T.2N., R.32E., W.M.
CITY OF PENDLETON
UMATILLA COUNTY, OREGON

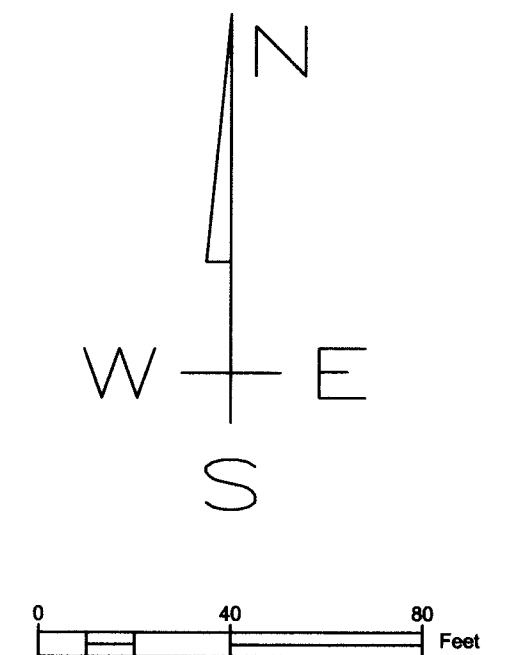


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	44.29	45.00	56°23'48"	N20° 46' 19"W	42.53
C2	64.12	45.00	81°38'23"	N48° 15' 00"E	58.83
C3	26.43	45.00	33°39'24"	S74° 05' 00"E	26.06
C4	82.19	45.00	104°38'59"	S4° 56' 07"E	71.23

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00	N0° 47' 07"W
L2	29.97	N0° 47' 07"W
L3	9.42	N32° 24' 01"E
L4	33.61	N0° 47' 07"W
L5	12.55	N0° 47' 07"W
L6	35.56	N89° 12' 53"E



LEGEND

- SET 3/8" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "PLS 2824 COP"
- ⊙ FOUND 3/8" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372"
- FOUND 3/8" REBAR WITH 1 1/2" ORANGE PLASTIC CAP MARKED "WTS 56295 LS"
- ⊕ OTHER MONUMENTS FOUND AS NOTED
- RI RECORD DIMENSION FROM SURVEY NO. 01-134-C
- R2 RECORD DIMENSION FROM SURVEY NO. 08-050-B
- R3 RECORD PLAT OF RESERVATION ADDITION, PLAT BOOK 1, PAGES 8, 40, AND 42

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
TIMOTHY M. SIMONS
2824

RENEWAL DATE: 06/30/25
DATE SIGNED: 06/10/25

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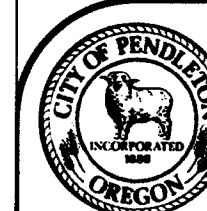
State of Oregon
County of Umatilla
REC-DE-TP
2025-0004727
06/24/2025 08:57:56 AM
Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records

John Churchill

UMATILLA COUNTY



CITY OF PENDLETON

500 SW DORION AVE.
PENDLETON, OR 97801
(541) 966-0203

PROJECT: KING REPLAT

DATE: 04/22/2025

SHEET: 2 OF 4

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

DATE: June 10, 2025

TIMOTHY M. SIMONS, PLS NO 2824

RECEIVED BY

Umatilla County Surveyor

Date: 7/7/25

Rec'd By: CT

25-055-8

KING REPLAT

SE 1/4 OF SE 1/4 OF SEC 2 T2N R32E W.M.
CITY OF PENDLETON
UMATILLA COUNTY, OREGON

LAND DESCRIPTIONS

TAX LOT 4000, PER DOCUMENT 2023-0005958, UMATILLA COUNTY RECORDS, (KING) DESCRIBED AS FOLLOWS:

TRACT ONE:

PORTION OF BLOCK 146 RESERVATION ADDITION TO THE CITY OF PENDLETON, IN THE COUNTY OF UMATILLA AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON; THENCE WESTERLY 62 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 146; THENCE NORTHERLY ALONG A LINE WHICH IS PARALLEL WITH AND 62 FEET DISTANT FROM THE EASTERLY LINE OF SAID BLOCK 146 TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID BLOCK 146; THENCE SOUTHERLY 150 FEET ALONG THE EASTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED LAND LYING WITHIN LOT 4, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON.

ALSO, BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON; THENCE EASTERLY 30 FEET AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 146 TO THE CENTER LINE OF VACATED SE 18TH STREET; THENCE SOUTHERLY ALONG SAID CENTER LINE, SAID LINE ALSO BEING PARALLEL WITH AND 30 FEET EASTERLY FROM THE EASTERLY LINE OF SAID BLOCK 146 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BLOCK 146; THENCE WESTERLY 30 FEET ALONG SAID EASTERLY EXTENSION TO THE SOUTHERLY CORNER OF SAID BLOCK 146; THENCE NORTHERLY 150 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 146 TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE-DESCRIBED LANDS THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON; THENCE WESTERLY 46 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK 146; THENCE NORTHERLY 76 FEET ALONG A LINE WHICH IS PARALLEL TO AND 46 FEET DISTANT FROM THE EASTERLY LINE OF SAID BLOCK 146; THENCE EASTERLY 76 FEET ALONG A LINE WHICH IS PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 146, AND ITS EASTERLY EXTENSION, TO THE CENTER LINE OF VACATED SE 18TH STREET; THENCE SOUTHERLY ALONG SAID CENTER LINE, SAID LINE ALSO BEING PARALLEL TO AND 30 FEET EASTERLY FROM THE EASTERLY LINE OF SAID BLOCK 146 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BLOCK 146; THENCE WESTERLY 30 FEET ALONG SAID EASTERLY EXTENSION TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT ON THE SOUTHERLY LINE OF BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON, SAID POINT BEING WESTERLY 62 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 146; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 146 TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID BLOCK 146 TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON; THENCE SOUTHWESTERLY ALONG A LINE NORTHERLY OF AND PARALLEL WITH THE NORTHERLY BOUNDARY OF THAT TRACT OF ALND CONVEYED TO DENNIS P. DOHERTY AS RECORDED IN INSTRUMENT NO. 1996225200, DEED RECORDS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SE 17TH STREET; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SE 17TH STREET TO THE SOUTHWEST CORNER O F LOT 8 OF SAID BLOCK 146; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8, BLOCK 146, TO THE SOUTHWEST CORNER OF SAID DOHERTY TRACT; THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID DOHERTY TRACT TO ITS INTERSECTION WITH THE NORTH-SOUTH LINE TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 146, RESERVATION ADDITION TO THE CITY OF PENDLETON; THENCE NORTHEASTERLY ALONG A LINE NORTHERLY OF AND PARALLEL WITH THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND CONVEYED TO DENNIS P. DOHERTY AS RECORDED IN INSTRUMENT NO. 1996225200, DEED RECORDS, TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 4 OF SAID BLOCK 146; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 4, BLOCK 146, TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID DOHERTY TRACT; THENCE SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID DOHERTY TRACT TO ITS INTERSECTION WITH THE NORTH-SOUTH CENTER LINE OF SAID BLOCK 146; THENCE NORTHERLY ALONG SAID NORTH-SOUTH CENTER LINE TO THE POINT OF BEGINNING.

TRACT TWO;

ALL THAT PORTION OF LOT 4, BLOCK 146; RESERVATION ADDITION TO THE CITY OF PENDLETON, IN THE COUNTY OF UMATILLA AND STATE OF OREGON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.

ALSO, ALL THAT PORTION OF THE WEST HALF OF VACATED SE 18TH STREET ADJOINING THE ABOVE-DESCRIBED LAND ON THE EAST, LYING BETWEEN THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 146, AND THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.

TAX LOT 4001, PER DOCUMENT NUMBER 2011-5810823, UMATILLA COUNTY RECORDS, (KING) DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF LOT 7, BLOCK 146, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON; THENCE WESTERLY ALONG SOUTHERLY LINE OF SAID BLOCK 146, A DISTANCE OF 46 FEET; THENCE NORTHERLY ON A LINE PARALLEL TO AND 46 FEET DISTANCE FROM EASTERLY LINE OF SAID BLOCK, A DISTANCE OF 76 FEET; THENCE EASTERLY AND PARALLEL WITH SOUTHERLY LINE OF SAID BLOCK AND SAID LINE EXTENDED, A DISTANCE OF 76 FEET TO CENTERLINE OF VACATED S.E. 18TH STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE, SAID LINE ALSO BEING PARALLEL TO AND 30 FEET DISTANT EASTERLY FROM EASTERLY LINE OF SAID BLOCK 146, A DISTANCE OF 76 FEET TO A POINT ON THE EASTERLY EXTENDED SOUTHERLY LINE OF SAID BLOCK 146; THENCE WESTERLY ALONG SAID EXTENDED LINE 30 FEET TO THE POINT OF BEGINNING; ALL BEING IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

TAX LOT 4100, PER DOCUMENT 2017-6620472, UMATILLA COUNTY RECORDS, (KING) DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 146, RESERVATION ADDITION, CITY OF PENDLETON, LYING SOUTH OF RAILROAD RIGHT-OF-WAY, INCLUDING ADJACENT VACATED SE 18TH STREET. ALL BEING EAST OF WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SUBJECT TO AND EXCEPTING ANY AND ALL WATER RIGHTS OF WAY, EASEMENTS, ROADS AND HIGHWAYS.

TAX LOT 4200, PER BOOK 352, PAGE 208, UMATILLA COUNTY RECORDS, (KING) DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOTS 8 AND 9 AND THE WEST HALF OF LOTS 10 AND 11, BLOCK 153, RESERVATION ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON; AND ALSO THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 8, BLOCK 153, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON; THENCE PROCEEDING WEST AND ALONG THE NORTH LINE OF SOUTHEAST BYERS AVENUE IN SAID CITY OF PENDLETON, A DISTANCE OF 30 FEET TO A POINT ; THENCE AT RIGHT ANGLES NORTH A DISTANCE OF 200 FEET TO A POINT WHICH IS DUE WEST OF THE NORTH LINE OF LOT 11, BLOCK 153, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON, IF SAID NORTHERLY LINE OF SAID LOT 11 WERE PROJECTED; THENCE EAST A DISTANCE OF 30 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID LOT 11 AFORESAID; THENCE SOUTH A DISTANCE OF 200 FEET ALONG THE WEST LINE OF SAID BLOCK 153, AFORESAID TO THE POINT OF BEGINNING; ALL BEING IN THE CITY OF PENDLETON, COUNTY OF UMATILLA AND STATE OF OREGON.

ALSO INCLUDING BY STATUTORY WARRANTY DEED, NUMBER 1994-198064, REEL 258 PAGE 1733, A TRACT OF LAND DESCRIBED AS THE WEST ONE HALF OF LOTS 12 AND 13, BLOCK 153, RESERVATION ADDITION; LESS ANY PORTIONS THEREOF DEDICATED AS RAILROAD RIGHT OF WAY, TOGETHER WITH THAT PORTION OF THE VACATED SOUTHEAST 18TH STREET LYING NORTHERLY OF THE EXTENDED SOUTH BOUNDARY OF SAID LOT 12, ALL LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 2N, RANGE 32 E.W.M., IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON. ALL AS DEPICTED AS TRACT II ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

ALSO INCLUDING BY STATUTORY BARGAIN AND SALE DEED AS RECORDED IN DOCUMENT NUMBER 2004-4720150, UMATILLA COUNTY DEED RECORDS, A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, LOCATED WITHIN BLOCK 153, RESERVATION ADDITION, TO THE CITY OF PENDLETON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO DAVID E. AND KAREN A. KING AS RECORDED IN INSTRUMENT NO. 94198064 UMATILLA COUNTY DEED RECORDS, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID KING TRACT TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY OF LOT 12 SAID BLOCK 153 A DISTANCE OF 50 FEET MORE-OR-LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 18TH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE 43.73 FEET MORE-OR-LESS TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINING 1092.92 SQUARE FEET MORE-OR-LESS.

TAX LOT 4400, PER DOCUMENT NUMBERS 1999-3540187, UMATILLA COUNTY RECORDS, (KING) DESCRIBED AS FOLLOWS:

LOT 4 AND EAST HALF OF LOT 10 AND 11, BLOCK 153, RESERVATION ADDITION TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

TAX LOT 4700, PER DOCUMENT NUMBER 2006-4960296, (KING) DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 153, RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON. THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 19 SOUTHEAST 19TH STREET, PENDLETON, OREGON 97801.

TAX LOT 10600 AND 11000, TRACT 3, PER DOCUMENT NUMBER 2002-4040307, UMATILLA COUNTY RECORDS, (CITY) DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 146 RESERVATION ADDITION TO THE CITY OF PENDLETON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 146, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°47'07" WEST ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 146 A DISTANCE OF 155.06 FEET; THENCE NORTH 48°02'38" EAST A DISTANCE OF 265.68 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BLOCK 146; THENCE SOUTH 00°47'07" EAST ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 146 A DISTANCE OF 166.06 FEET; THENCE SOUTH 48°02'38" WEST A DISTANCE OF 248.99 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 146; THENCE SOUTH 89°12'53" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 146 A DISTANCE OF 12.58 FEET, TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.76 ACRES MORE OR LESS.

TAX LOT 10700, TRACT 4, PER DOCUMENT NUMBER 2002-4040307, UMATILLA COUNTY DEED RECORDS, (CITY) DESCRIBED AS FOLLOWS:


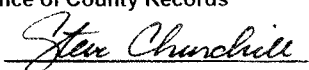
A PORTION OF BLOCK 153 RESERVATION ADDITION TO THE CITY OF PENDLETON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 153, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°12'53" EAST ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 153 A DISTANCE OF 152.79 FEET; THENCE SOUTH 48°02'38" WEST A DISTANCE OF 202.97 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BLOCK 153; THENCE NORTH 00°47'07" WEST ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 153 A DISTANCE OF 133.62 FEET TO THE NORTHWEST CORNER THEREOF, AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.23 ACRES MORE OR LESS.

REFERENCES

- RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN (NOW CITY) OF PENDLETON, BOOK 1, PAGES 40 AND 42
- UMATILLA COUNTY SURVEY RECORDS 01-134-C
- UMATILLA COUNTY SURVEY RECORDS 08-050-B
- UMATILLA COUNTY SURVEY RECORDS 13-510-B
- UMATILLA COUNTY DEED RECORDS
 - BOOK 352, PAGE 208
 - 1994-0198064
 - 1999-3540187
 - 2002-4040307
 - 2004-4720150
 - 2017-6620472
 - 2023-0005958

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RECORDING INFORMATION	
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Office of County Records  UMATILLA COUNTY	

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

DATED June 10, 2025

TIMOTHY M. SIMONS, PLS NO 2824

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
TIMOTHY M. SIMONS
2824

RENEWAL DATE: 06/30/26
DATE SIGNED: 06/10/25

CITY OF PENDLETON

500 SW DORION AVE.
PENDLETON, OR 97801
(541) 966-0203

PROJECT: KING REPLAT

DATE: 04/22/2025 SHEET: 3 OF 4

KING REPLAT

SE 1/4 OF SE 1/4 OF SEC 2 T2N R32E W.M.
CITY OF PENDLETON
UMATILLA COUNTY, OREGON

NARRATIVE

A REPLAT OF PORTIONS OF LOTS 1, 2, 3, 11, AND 12, AND ALL OF LOTS 4, 5, 6, 7, 8, 9, AND 10 OF BLOCK 146, AND PORTIONS OF LOTS 1, 8, 9, 12, 13, AND 14, AND ALL OF LOTS 4, 5, 10, AND 11 OF BLOCK 153 OF THE PLAT OF RESERVATION ADDITION, RECORDED IN BOOK 1, PAGES 40, 42, AND 89 OF UMATILLA COUNTY PLAT RECORDS, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 2, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE AND MONUMENT CERTAIN LINES ON PROPERTY OWNED BY DAVID E. AND KAREN A. KING, HUSBAND AND WIFE, AND THE CITY OF PENDLETON, OREGON, TO COMBINE PREVIOUSLY PLATTED LOTS AND ESTABLISHED TRACTS, AND TO EXTINGUISH OLD UNDERLYING LOT LINES.

THE BASIS OF BEARING IS FROM A SURVEY COMPLETED BY WILLIAM R. WELLS, PLS-1106, UMATILLA COUNTY SURVEY NUMBER 01-134-C, THAT BEARING BEING THE LINE BETWEEN THE TWO FOUND MONUMENTS IDENTIFIED AS RESERVATION BOUNDARY MONUMENTS (RB NO. 8 & RB NO. 14). THESE MONUMENTS WERE FOUND AND TIED, AND THE LINE BETWEEN THEM ROTATED TO A PREVIOUSLY ESTABLISHED BEARING OF N89°12'53"E.

THE BOUNDARIES OF THE ORIGINAL RESERVATION ADDITION LOTS AND BLOCKS WERE ESTABLISHED USING THE ORIGINAL ANGLES AND DISTANCES ESTABLISHED PER THAT PLAT, ROTATED TO THE BASIS OF BEARINGS FOR THIS PLAT. THE ORIGINAL OR-WA RAILROAD AND NAVIGATION COMPANY RIGHT-OF-WAY (R.O.W.) WAS ESTABLISHED USING THE ANGLE BETWEEN THE R.O.W AND THE ORIGINAL BLOCKS OF THE RESERVATION ADDITION PLAT, PER THE ABOVE SAID WELLS SURVEY. THE NORTH LINE OF THE KING TRACKS WAS ESTABLISHED BY PLACING A LINE PARALLEL TO THIS R.O.W. BEARING THROUGH THE S.E. CORNER OF LOT 10, BLOCK 146, PER DEED NO. 2023-0005958, AND DEED NO. 1996-225200, UMATILLA COUNTY DEED RECORDS.

ALL OTHER LINES WERE THEN ESTABLISHED PER DEEDS BASED ON THE LINES PARALLEL TO THE ABOVE-DESCRIBED ORIGINALLY PLATTED LINES, WITH THE NEW INTERIOR LINES PLACED IN A CONFIGURATION AGREED UPON BY THE OWNERS WITHIN THE AREAS OF RESPECTIVE OWNERSHIP.

THERE WAS A LAND SWAP BETWEEN THE PARTIES TO ESTABLISH A COMPLIANT CUL-DE-SAC TURNAROUND AT THE SOUTHERN TERMINUS OF S.E. 18th STREET, WHILE PROVIDING ADEQUATE FRONTAGE TO THE NEWLY CONFIGURED LOTS AROUND THE CUL-DE-SAC.

THIS SURVEY WAS PERFORMED USING A TOPCON HYPER SR GEODETIC GPS RECEIVER OPERATED IN REAL-TIME KINEMATIC MODE IN THE CITY OF PENDLETON COORDINATE SYSTEM, FOR BOTH SET AND FOUND MONUMENTS, WITH MULTIPLE OCCUPATIONS DURING VARYING TIMES OF DAY ON FOUND MONUMENTS.

OWNERS DECLARATION - KING

WE, DAVID E. KING AND KAREN A. KING, HUSBAND AND WIFE AND OWNERS OF THE TRACKS LYING WITHIN LOTS 6, 7, AND WITHIN PORTIONS OF LOTS 4, 5, 8, & 9, BLOCK 146, AND WITHIN LOTS 4, 5, 10, 11, AND WITHIN PORTIONS OF LOTS 8, 9, 12, 13, AND 14, BLOCK 153, OF THE PLAT OF THE RESERVATION ADDITION RECORDED IN BOOK 1, PAGES 40, 42, AND 89 OF UMATILLA COUNTY PLAT RECORDS, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 2, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AS RECORDED IN DEEDS REFERENCED ON PAGE 2 OF THIS REPLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY TO BE REPLATTED INTO LOTS 3, 4, 5, 6, 7, & 8, OF THIS PLAT, CALLED KING REPLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND PENDLETON CITY ORDINANCE, AND DO HEREBY ACKNOWLEDGE ALL EASEMENTS, RIGHT-OF-WAYS, AND ENCUMBRANCES AFFECTING THE PROPERTY WITHIN THE REPLAT WHETHER SHOWN ON THE FACE OF THIS PLAT OR CONTAINED IN OTHER LEGAL RECORDED DOCUMENTS, AND HEREBY DEDICATE THE RIGHT-OF-WAY AS DEPICTED ON THIS PLAT FOR THE PURPOSE OF PUBIC RIGHT-OF-WAY.

David E. King
DAVID E. KING

Karen A. King
KAREN A. KING

AKA DAVID EARL KING

ACKNOWLEDGEMENT - KING

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)

THE ABOVE-NAMED INDIVIDUALS APPEARED BEFORE ME AND ACKNOWLEDGED THIS INSTRUMENT IN PERSON ON THE 11 DAY OF June, 2025, AS DAVID E. KING AND KAREN A. KING, HUSBAND AND WIFE, OWNERS, 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.

Kerinda Standley
NOTARY SIGNATURE
NOTARY PUBLIC FOR THE STATE OREGON (PRINTED NAME)

COMMISSION NO. 1050166
MY COMMISSION EXPIRES 7/22/2028

OWNERS DECLARATION - CITY OF PENDLETON

THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, OWNERS OF THE TRACKS OF LAND LYING WITHIN LOT 10 AND WITHIN PORTIONS OF LOTS 1, 2, 3, 4, 5, 8, 9, AND 11, BLOCK 146, AND WITHIN PORTIONS OF LOTS 1, 13, AND 14, BLOCK 153, OF THE PLAT OF THE RESERVATION ADDITION RECORDED IN BOOK 1, PAGES 40, 42, AND 89 OF UMATILLA COUNTY PLAT RECORDS, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 2, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, AS RECORDED IN DEEDS REFERENCED ON PAGE 2 OF THIS REPLAT, DOES HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY TO BE REPLATTED INTO LOTS 1 & 2 OF THIS PLAT, CALLED KING REPLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND PENDLETON CITY ORDINANCE, AND DOES HEREBY ACKNOWLEDGE ALL EASEMENTS, RIGHT-OF-WAYS, AND ENCUMBRANCES AFFECTING THE PROPERTY WITHIN THE REPLAT WHETHER SHOWN ON THE FACE OF THIS PLAT OR CONTAINED IN OTHER LEGAL RECORDED DOCUMENTS, AND HEREBY DEDICATE THE RIGHT-OF-WAY AS DEPICTED ON THIS PLAT FOR THE PURPOSE OF PUBIC RIGHT-OF-WAY.

Mark Reed
MAYOR

Daniel Byrd
CITY RECORDER

ACKNOWLEDGEMENT - CITY OF PENDLETON

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)
ON THIS 10th DAY OF June, 2025, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, AND EACH BEING DULY SWORN, DID SAY THAT THEY ARE THE MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS COUNCIL.

Susan M Doeschel
NOTARY SIGNATURE
NOTARY PUBLIC FOR THE STATE OREGON (PRINTED NAME)
COMMISSION NO. 1057011A
MY COMMISSION EXPIRES 3/10/2029

RECEIVED BY
Umatilla County Surveyor
Date: 7/7/25
Rec'd By: CT
No: 25-055-B

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED
THIS 17th DAY OF June, 2025

Brian Cunniff
CHAIRPERSON

Julie M Chase
CITY PLANNER

UMATILLA COUNTY RECORDS

THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS 20th DAY OF JUNE, 2025

W. M. S.
UMATILLA COUNTY SURVEYOR

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 PLAT AND THAT ALL TAXES DUE HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 23 DAY OF June, 2025

Paul Reardon
UMATILLA COUNTY ASSESSOR

Paul Reardon
UMATILLA COUNTY TAX COLLECTOR

WE CERTIFY WE HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS 24th DAY OF June, 2025.
Clinda A. Simons
COUNTY COMMISSIONER

SURVEYOR'S CERTIFICATE

I, TIMOTHY M. SIMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SHOWN AND MARKED WITH LEGAL MONUMENTS THE LAND BEING REPLATTED HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE ORDINANCES OF THE CITY OF PENDLETON, OREGON.

THIS SURVEY WAS MADE USING A TOPCON HYPER SR GEODETIC GPS RECEIVER OPERATED IN REAL-TIME KINEMATIC MODE IN THE CITY OF PENDLETON COORDINATE SYSTEM.

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

DATED June 10, 2025
Timothy M. Simons
TIMOTHY M. SIMONS, PLS NO 2824

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
TIMOTHY M. SIMONS
2824

RENEWAL DATE: 06/30/26
DATE SIGNED: 06/10/25



CITY OF PENDLETON

500 SW DORION AVE.
PENDLETON, OR 97801
(541) 966-0203

PROJECT: KING REPLAT

DATE: 04/22/2025 SHEET: 4 OF 4