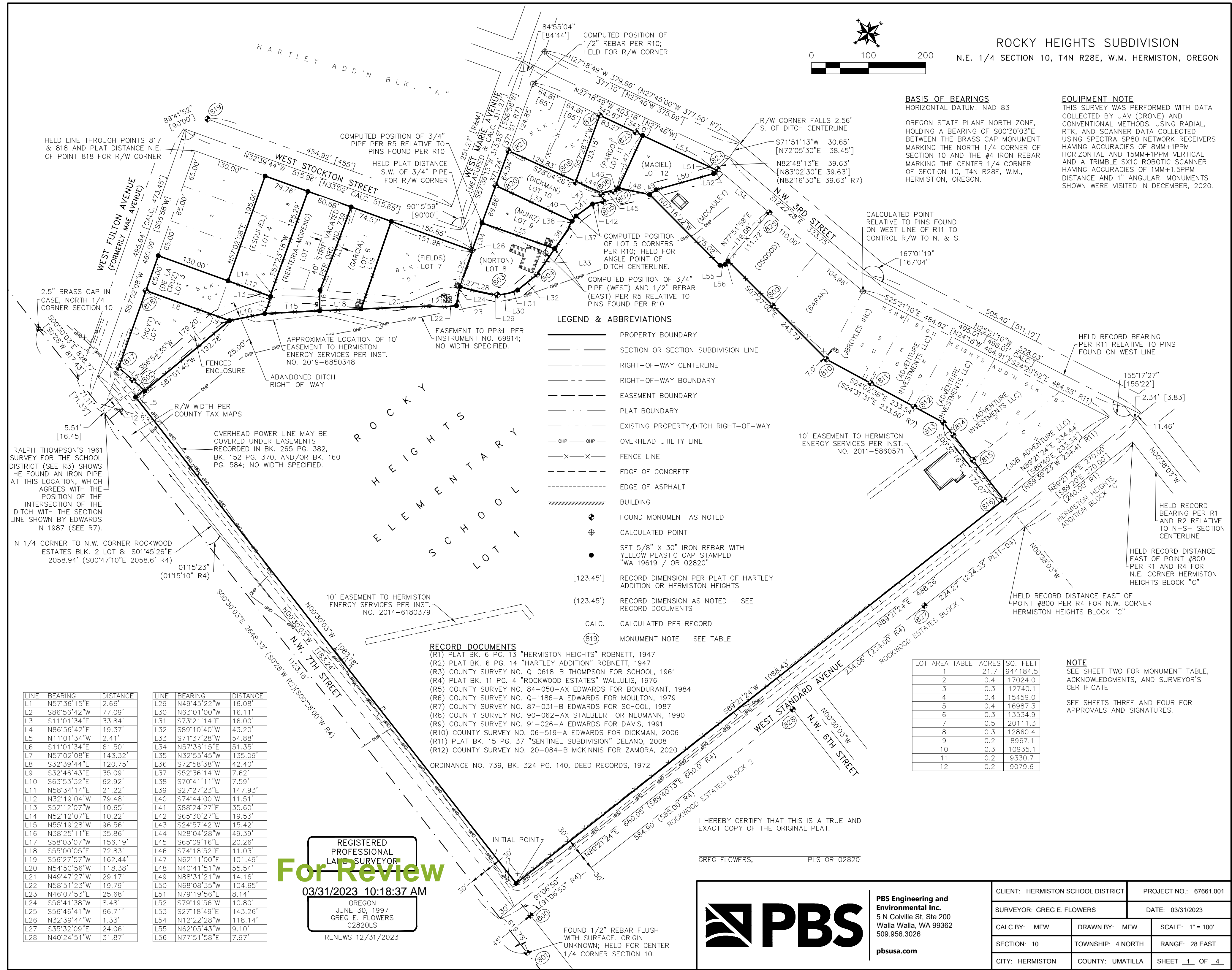


BASIS OF BEARINGS
HORIZONTAL DATUM: NAD 83

OREGON STATE PLANE NORTH ZONE, HOLDING A BEARING OF S00°30'03"E BETWEEN THE BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 10 AND THE #4 IRON REBAR MARKING THE CENTER 1/4 CORNER OF SECTION 10, T4N R28E, W.M., HERMISTON, OREGON.

EQUIPMENT NOTE
THIS SURVEY WAS PERFORMED WITH DATA COLLECTED BY UAV (DRONE) AND CONVENTIONAL METHODS, USING RADIAL, RTK, AND SCANNER DATA COLLECTED USING SPECTRA SP80 NETWORK RECEIVERS HAVING ACCURACIES OF 8MM+1PPM HORIZONTAL AND 15MM+1PPM VERTICAL AND A TRIMBLE SX10 ROBOTIC SCANNER HAVING ACCURACIES OF 1MM+1.5PPM DISTANCE AND 1" ANGULAR. MONUMENTS SHOWN WERE VISITED IN DECEMBER, 2020.



LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- - - SECTION OR SECTION SUBDIVISION LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY BOUNDARY
- - - EASEMENT BOUNDARY
- - - PLAT BOUNDARY
- - - EXISTING PROPERTY/DITCH RIGHT-OF-WAY
- - - OVERHEAD UTILITY LINE
- - - FENCE LINE
- - - EDGE OF CONCRETE
- - - EDGE OF ASPHALT
- ▬ BUILDING
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ CALCULATED POINT
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- [123.45'] RECORD DIMENSION PER PLAT OF HARTLEY ADDITION OR HERMISTON HEIGHTS
- (123.45') RECORD DIMENSION AS NOTED - SEE RECORD DOCUMENTS
- CALC. CALCULATED PER RECORD
- (819) MONUMENT NOTE - SEE TABLE

RECORD DOCUMENTS

- (R1) PLAT BK. 6 PG. 13 "HERMISTON HEIGHTS" ROBBETT, 1947
- (R2) PLAT BK. 6 PG. 14 "HARTLEY ADDITION" ROBBETT, 1947
- (R3) COUNTY SURVEY NO. Q-0618-B THOMPSON FOR SCHOOL, 1961
- (R4) PLAT BK. 11 PG. 4 "ROCKWOOD ESTATES" WALLULIS, 1976
- (R5) COUNTY SURVEY NO. 84-050-AX EDWARDS FOR BONDURANT, 1984
- (R6) COUNTY SURVEY NO. Q-1186-A EDWARDS FOR MOULTON, 1979
- (R7) COUNTY SURVEY NO. 87-031-B EDWARDS FOR SCHOOL, 1987
- (R8) COUNTY SURVEY NO. 90-062-AX STAEBLER FOR NEUMANN, 1990
- (R9) COUNTY SURVEY NO. 91-026-A EDWARDS FOR DAVIS, 1991
- (R10) COUNTY SURVEY NO. 06-519-A EDWARDS FOR DICKMAN, 2006
- (R11) PLAT BK. 15 PG. 37 "SENTINEL SUBDIVISION" DELANO, 2008
- (R12) COUNTY SURVEY NO. 20-084-B MCKINNIS FOR ZAMORA, 2020

ORDINANCE NO. 739, BK. 324 PG. 140, DEED RECORDS, 1972

LINE	BEARING	DISTANCE
L1	N57°36'15"E	2.66'
L2	S86°56'42"W	77.09'
L3	S11°01'34"E	33.84'
L4	N86°56'42"E	19.37'
L5	N11°01'34"W	2.41'
L6	S11°01'34"E	61.50'
L7	N57°02'08"E	143.32'
L8	S32°39'44"E	120.75'
L9	S32°46'43"E	35.09'
L10	S63°53'32"E	62.92'
L11	N58°34'14"E	21.22'
L12	N32°19'04"W	79.48'
L13	S52°12'07"W	10.65'
L14	N52°12'07"E	10.22'
L15	N55°19'28"W	96.56'
L16	N38°25'11"E	35.86'
L17	S58°03'07"W	156.19'
L18	S55°00'05"E	72.83'
L19	S56°27'57"W	162.44'
L20	N54°50'56"W	118.38'
L21	N49°47'27"W	29.17'
L22	N58°51'23"W	19.79'
L23	N46°07'53"E	25.68'
L24	S56°41'38"W	8.48'
L25	S56°46'41"W	66.71'
L26	N32°39'44"W	1.33'
L27	S35°32'09"E	24.06'
L28	N40°24'51"W	31.87'

LINE	BEARING	DISTANCE
L29	N49°45'22"W	16.08'
L30	N63°01'00"W	16.11'
L31	S73°21'14"E	16.00'
L32	S89°10'40"W	43.20'
L33	S71°37'28"W	54.88'
L34	N57°36'15"E	51.35'
L35	N32°55'45"W	135.09'
L36	S72°58'38"W	42.40'
L37	S52°36'14"W	7.62'
L38	S70°41'11"W	7.59'
L39	S27°27'23"E	147.93'
L40	S74°44'00"W	11.51'
L41	S88°24'27"E	35.60'
L42	S65°30'27"E	19.53'
L43	S24°57'42"W	15.42'
L44	N28°04'28"W	49.39'
L45	S65°09'16"E	20.26'
L46	S74°18'52"E	11.03'
L47	N62°11'00"E	101.49'
L48	N40°41'51"W	55.54'
L49	N88°31'21"W	14.16'
L50	N68°08'35"W	104.65'
L51	N79°19'56"E	8.14'
L52	S79°19'56"W	10.80'
L53	S27°18'49"E	143.26'
L54	N12°22'28"W	118.14'
L55	N62°05'43"W	9.10'
L56	N77°51'58"E	7.97'

LOT AREA TABLE	ACRES	SQ. FEET
1	21.7	944184.5
2	0.4	17024.0
3	0.3	12740.1
4	0.4	15459.0
5	0.4	16987.3
6	0.3	13534.9
7	0.5	20111.3
8	0.3	12860.4
9	0.2	8967.1
10	0.3	10935.1
11	0.2	9330.7
12	0.2	9079.6

NOTE
SEE SHEET TWO FOR MONUMENT TABLE, ACKNOWLEDGMENTS, AND SURVEYOR'S CERTIFICATE
SEE SHEETS THREE AND FOUR FOR APPROVALS AND SIGNATURES.

For Review
REGISTERED PROFESSIONAL LAND SURVEYOR
03/31/2023 10:18:37 AM
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023

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

GREG FLOWERS, PLS OR 02820



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: HERMISTON SCHOOL DISTRICT	PROJECT NO.: 67661.001	
SURVEYOR: GREG E. FLOWERS	DATE: 03/31/2023	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 100'
SECTION: 10	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 4

SURVEYOR'S NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF WENAHA GROUP.

SUBJECT PARCELS WERE PREVIOUSLY SURVEYED IN 2020 TO SHOW THE BOUNDARIES OF ROCKY HEIGHTS ELEMENTARY SCHOOL PROPERTY AND THE ENCROACHMENTS UPON SAID BOUNDARY BY AND UPON ADJACENT PARCELS, IN ORDER TO ALLOW FOR FUTURE PROPERTY LINE ADJUSTMENTS WITH NEIGHBORING PARCEL OWNERS.

THE NORTH BOUNDARY OF THE SCHOOL PARCEL FOLLOWS THE CENTERLINE OF AN IRRIGATION DITCH WHICH HAS BEEN ABANDONED AND OF WHICH LITTLE VISIBLE PHYSICAL EVIDENCE REMAINS. THE DITCH CENTERLINE IS SHOWN ON THE PLAT OF HARTLEY ADDITION TO HERMISTON, HOWEVER SIGNIFICANT ERRORS EXIST WITHIN THE PLAT AND THE COURSES GIVEN FOR THE DITCH CANNOT BE MADE TO AGREE WITH THE ADJACENT LOT LINE DIMENSIONS WITHIN THE PLAT. A SURVEY WAS PERFORMED BY DENNIS EDWARDS IN 1987 TO RECALCULATE THE DITCH CENTERLINE USING THE ADJACENT LOT LINE DIMENSIONS AS WELL AS 1.5" IRON PIPES THAT EDWARDS FOUND. I HAVE FOLLOWED EDWARDS' SURVEY, AND USED THE COMPASS-RULE METHOD TO ADJUST HIS DIMENSIONS TO FIT THE VARIOUS SURVEY MONUMENTS FOUND IN THE FIELD. IT SHOULD BE NOTED THAT NO VACATION ORDER WAS FOUND FOR THE IRRIGATION DITCH RIGHT-OF-WAY IN AN EXAMINATION OF TITLE DOCUMENTS.

I HAVE HELD OTHER SURVEY RECORDS AND FOUND MONUMENTS AS SHOWN HEREIN TO ESTABLISH THE EAST BOUNDARY OF THE SCHOOL. THE SOUTH BOUNDARY IS THE RIGHT-OF-WAY OF WEST STANDARD AVENUE AS SHOWN ON THE PLAT OF ROCKWOOD ESTATES. THE WEST BOUNDARY IS THE RIGHT-OF-WAY OF NW 7TH STREET AS SHOWN ON COUNTY TAX MAP NO. 4N2810, HELD HEREIN AS A LINE PARALLEL WITH AND 60 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SECTION 10.

MONUMENT TABLE

- 800: FOUND #5 REBAR AT N.W. CORNER BLK. 2 LOT 8, ROCKWOOD ESTATES. HELD FOR S. R/W LINE OF STANDARD AVE. POINT FALLS 45.15' E. OF MONUMENTED N-S SECTION CENTERLINE.
- 801: FOUND #4 REBAR FLUSH WITH SURFACE. ORIGIN UNKNOWN; HELD FOR CENTER 1/4 CORNER SECTION 10.
- 802: FOUND #4 REBAR PER R7; HELD FOR NORTH R/W LINE OF DITCH.
- 803: FOUND #4 REBAR PER R7; HELD FOR DITCH CENTERLINE.
- 804: FOUND #4 REBAR PER R7; HELD FOR DITCH CENTERLINE.
- 805: FOUND #4 REBAR WITH EDWARDS CAP PER R10; HELD FOR DITCH CENTERLINE.
- 806: FOUND 1.5" IRON PIPE ON NORTH R/W LINE OF DITCH PER R10 & R12.
- 807: FOUND 1.5" IRON PIPE ON NORTH R/W LINE OF DITCH PER R12.
- 808: FOUND #4 REBAR WITH MCKINNIS CAP AT N.W. CORNER LOT 3 BLK. "E" HARTLEY ADD'N. PER R12.
- 809: FOUND #4 REBAR PER R6; HELD FOR EAST LINE SCHOOL LANDS.
- 810: FOUND #4 REBAR AT N.W. CORNER LOT 5 SENTINEL SUBDIVISION PER R11.
- 811: FOUND #5 REBAR AT N.W. CORNER LOT 4 SENTINEL SUBDIVISION WITH F.S. & E. CAP PER R11.
- 812: FOUND #4 REBAR AT N.W. CORNER LOT 3 SENTINEL SUBDIVISION AT POSITION CALLED AS #5 REBAR PER R11. FALLS IN CONCRETE DUMPSTER PAD.
- 813: FOUND #5 REBAR AT ANGLE POINT LOT 3 SENTINEL SUBDIVISION WITH F.S. & E. CAP PER R11.
- 814: FOUND #5 REBAR WITH F.S. & E. CAP AT N.W. CORNER LOT 2 SENTINEL SUBDIVISION PER R11. REBAR HAS BEEN ENCASED IN A CONCRETE-FILLED 4" PVC PIPE.
- 815: FOUND #5 REBAR AT N.W. CORNER LOT 1 SENTINEL SUBDIVISION PER R11.
- 816: FOUND #5 REBAR 12" DEEP AT S.W. CORNER LOT 1 SENTINEL SUBDIVISION PER R11.
- 817: FOUND #4 REBAR PER R7. HELD FOR SOUTH R/W LINE FULTON AVE.
- 818: FOUND #4 REBAR AT N.E. CORNER LOT 5, BLK. "C" HARTLEY ADD'N.; ORIGIN UNKNOWN. HELD FOR SOUTH R/W LINE FULTON AVE.
- 819: FOUND #5 REBAR WITH CAP (ILLEGIBLE) AT N.W. CORNER LOT 23, BLK. "A" HARTLEY ADD'N.; ORIGIN UNKNOWN. FALLS ON N.E. R/W LINE OF STOCKTON STREET.
- 820: FOUND #4 REBAR WITH EDWARDS CAP AT N.W. CORNER LOT 5 BLK. "E" HARTLEY ADD'N. PER R10; HELD FOR SOUTH R/W LINE MARIE AVENUE.
- 821: FOUND #4 REBAR WITH EDWARDS CAP AT N.E. CORNER LOT 5 BLK. "E" HARTLEY ADD'N. PER R10; HELD FOR SOUTH R/W LINE MARIE AVENUE.
- 822: FOUND #5 REBAR WITH MCKINNIS CAP 0.3' N.E. OF R/W LINE; HELD FOR LINE BETWEEN LOTS 2 & 3, BLK. 5 HARTLEY ADD'N.
- 823: FOUND #5 REBAR WITH MCKINNIS CAP AT CORNER OF LOTS 3 & 4 ON R/W LINE.
- 824: FOUND 1/2" REBAR PER R9 ON DITCH CENTERLINE, N8248'13"E 10.66' FROM DITCH ANGLE POINT (N82'16'30"E 10.65' R9); HELD FOR PROJECTION OF ROAD R/W TO THE SOUTH.
- 825: FOUND #4 REBAR WITH STAEBLER CAP PER R8; POINT FALLS 0.2' W. OF CALCULATED R/W AND 0.12' N. OF PROPERTY CORNER.
- 826: FOUND 2.5" BRASS CAP IN CASE AT P.I. HIGHLAND & S.W. 7TH, SOUTH 1/4 CORNER SECTION 10.
- 827: FOUND #5 REBAR AT N.E. CORNER BLK. 1 LOT 4, ROCKWOOD ESTATES. HELD FOR S. R/W LINE OF STANDARD AVE.
- 828: FOUND #5 REBAR AT N.E. CORNER BLK. 2 LOT 1, ROCKWOOD ESTATES. HELD FOR W. R/W LINE OF N.W. 6TH ST.

NOTE

SEE SHEET ONE OF FOUR FOR MAP

SEE SHEETS THREE AND FOUR OF FOUR FOR APPROVALS AND SIGNATURES

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL

THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE RECORD OF TOWN PLATS OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF _____, 20____

CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS ____ DAY OF _____, 20____

MAYOR OF THE CITY OF HERMISTON – CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT OF "ROCKY HEIGHTS SUBDIVISION" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF _____, 20____

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS REPLAT OF "ROCKY HEIGHTS SUBDIVISION" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF _____, 20____

CHAIRMAN

COMMISSIONER

COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS REPLAT OF "ROCKY HEIGHTS SUBDIVISION" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS ____ DAY OF _____, 20____

UMATILLA COUNTY ASSESSOR

UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS REPLAT OF "ROCKY HEIGHTS SUBDIVISION" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS ____ DAY OF _____, 20____

HERMISTON IRRIGATION DISTRICT

ROCKY HEIGHTS SUBDIVISION

N.E. 1/4 SECTION 10, T4N R28E, W.M. HERMISTON, OREGON

OWNER/DEVELOPER

WENAHA GROUP
125 SE COURT AVE, SUITE A
PENDLETON, OR 97801

ROBERT FIELDS
905 NW STOCKTON ST
HERMISTON, OR 97838

HERMISTON SCHOOL DISTRICT
305 SW 11TH ST
HERMISTON, OR 97838

CHRIS NORTON AND CYNTHIA MOORE
435 W MARIE AVE
HERMISTON, OR 97838

RANDALL AND CARMAN HOYT
645 W FULTON DR
HERMISTON, OR 97838

JOSE AND HILDA MUNIZ
425 W MARIE AVE
HERMISTON, OR 97838

JESSICA DE LA CRUZ
510 E SUNSET DR
HERMISTON, OR 97838

KAREN DICKMAN
415 W MARIE AVE
HERMISTON, OR 97838

RAMON ALVAREZ ESQUIVEL
2511 CURLEW ST
UMATILLA, OR 97882

USIEL PARDO ZAMORA
PO BOX 151
PATERSON, WA 99345

ALBERTO RENTERIA-MORENO AND
LUIS ALBERTO RENTERIA JR.
925 NW STOCKTON ST
HERMISTON, OR 97838

HAVIER AND JESSICA MACIEL
745 NW 3RD ST
HERMISTON, OR 97838

JOSE AND REBECA GARCIA
608 W HERMISTON AVE
HERMISTON, OR 97838

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE REPLAT OF "ROCKY HEIGHTS SUBDIVISION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (CENTER 1/4 CORNER) OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, STATE OF OREGON AND RUNNING THENCE N00°30'03"W, ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 10, A DISTANCE OF 619.78 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY PROLONGATION OF WEST STANDARD AVENUE; THENCE N89°21'24"W, ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID CENTERLINE OF SAID WEST STANDARD AVENUE, A DISTANCE OF 60.00 FEET; THENCE N00°30'03"W, PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 10, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SAID WEST STANDARD AVENUE WITH THE EASTERLY RIGHT-OF-WAY OF NORTHWEST SEVENTH STREET WHICH IS A 5/8" X 30" IRON REBAR MARKING THE INITIAL POINT OF "ROCKY HEIGHTS SUBDIVISION" AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

BEGINNING AT A SET 5/8" REBAR WITH A PLASTIC CAP SET AT THE SOUTHWEST CORNER; THENCE ALONG THE EASTERLY RIGHT OF WAY OF NORTHWEST 7TH STREET, BEING PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, N00°30'03"W A DISTANCE OF 1,083.18 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED IRRIGATION DITCH AS SHOWN ON THE PLAT OF HARTLEY ADDITION AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 6, PAGE 14 OF TOWN PLATS IN RECORDS OF UMATILLA COUNTY, OREGON, 86°56'42"E A DISTANCE OF 19.37 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 5 OF SAID HARTLEY ADDITION; THENCE ALONG THE WESTERLY LINE OF SAID LOT 5, N11°01'34"W A DISTANCE OF 59.09 FEET TO THE NORTHWEST QUARTER OF LOT 5 OF BLOCK C OF SAID HARTLEY ADDITION; THENCE ALONG THE NORTH LINE OF BLOCK C THEREOF, N57°02'08"E A DISTANCE OF 208.32 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK C; THENCE ALONG THE EAST LINE OF SAID LOT 4, S32°39'44"E A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF LOTS 6, 7, AND 8 OF SAID BLOCK C, N57°02'08"E A DISTANCE OF 195.00 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF WEST STOCKTON STREET, S32°39'44"E A DISTANCE OF 385.66 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK D OF SAID HARTLEY ADDITION; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST MARIA AVENUE, N57°36'15"E A DISTANCE OF 186.15 FEET TO THE NORTHEAST CORNER OF LOT 5 OF BLOCK E OF SAID HARTLEY ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT 5, S28°04'28"E A DISTANCE OF 129.83 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK E; THENCE ALONG THE NORTH LINE OF SAID LOT 3, N57°26'33"E A DISTANCE OF 123.15 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTHWEST THIRD STREET, S27°18'49"E A DISTANCE OF 226.53 FEET TO THE SOUTHERLY LINE OF LOT 4, BLOCK E OF SAID HARTLEY ADDITION; THENCE S79°19'56"W A DISTANCE OF 8.14 FEET; THENCE N68°08'35"W A DISTANCE OF 104.65 FEET; THENCE N88°31'21"W A DISTANCE OF 14.16 FEET; THENCE S07°16'22"E A DISTANCE OF 175.02 FEET; THENCE S62°05'43"E A DISTANCE OF 9.10 FEET; THENCE N77°51'58"E A DISTANCE OF 7.97 FEET; THENCE S07°27'00"E A DISTANCE OF 243.79 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SENTINEL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOL 15, PG. 37 OF TOWN PLATS IN RECORDS OF UMATILLA COUNTY, OREGON; THENCE ALONG THE WESTERLY LINE OF SAID SENTINEL ADDITION, S24°02'36"E A DISTANCE OF 233.54 FEET; THENCE S00°32'16"E A DISTANCE OF 172.07 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WEST STANDARD AVENUE, S89°21'24"W A DISTANCE OF 1,088.43 FEET TO THE POINT OF BEGINNING; HAVING AN AREA OF 1,091,210 SQUARE FEET, 25.05 ACRES, MORE OR LESS.

SAID SUBDIVISION IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT, BEING A SET 5/8" REBAR WITH A PLASTIC CAP SET AT THE SOUTHWEST CORNER, MARKS THE SOUTHWESTERLY CORNER OF SAID "ROCKY HEIGHTS SUBDIVISION".

GREG E. FLOWERS, P.L.S. 02820 OR.

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

GREG FLOWERS, PLS OR 02820

REGISTERED PROFESSIONAL LAND SURVEYOR
For Review
03/31/2023 10:25:37 AM
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023

	PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com		CLIENT: HERMISTON SCHOOL DISTRICT	PROJECT NO.: 67661.001
			SURVEYOR: GREG E. FLOWERS	DATE: 03/31/2023
	CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 100'	
	SECTION: 10	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
	CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>4</u>	

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "ROCKY HEIGHTS SUBDIVISION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS STATED IN THE SURVEYOR'S CERTIFICATE ON SHEET TWO OF FOUR HEREOF:

ROCKY HEIGHTS SUBDIVISION
N.E. 1/4 SECTION 10, T4N R28E, W.M. HERMISTON, OREGON

REPRESENTATIVE FOR HERMISTON SCHOOL DISTRICT _____ DATE _____

PRINT NAME _____

RANDALL HOYT _____ DATE _____

PRINT NAME _____

CARMAIN HOYT _____ DATE _____

PRINT NAME _____

JESSICA DE LA CRUZ _____ DATE _____

PRINT NAME _____

RAMON ALVAREZ ESQUIVEL _____ DATE _____

PRINT NAME _____

ALBERTO RENTERIA-MORENO _____ DATE _____

PRINT NAME _____

LUIS ALBERTO RENTERIA JR. _____ DATE _____

PRINT NAME _____

JOSE GARCIA _____ DATE _____

PRINT NAME _____

REBECA GARCIA _____ DATE _____

PRINT NAME _____

ROBERT FIELDS _____ DATE _____

PRINT NAME _____

CHRIS NORTON _____ DATE _____

PRINT NAME _____

CYNTHIA MOORE _____ DATE _____

PRINT NAME _____

JOSE MUNIZ _____ DATE _____

PRINT NAME _____

HILDA MUNIZ _____ DATE _____

PRINT NAME _____

KAREN DICKMAN _____ DATE _____

PRINT NAME _____

USIEL PARDO ZAMORA _____ DATE _____

PRINT NAME _____

HAVIER MACIEL _____ DATE _____

PRINT NAME _____

JESSICA MACIEL _____ DATE _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ HAS SIGNED THIS PLAT ON BEHALF OF HERMISTON SCHOOL DISTRICT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

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

GREG FLOWERS, PLS OR 02820

For Review

REGISTERED PROFESSIONAL LAND SURVEYOR
03/31/2023 10:25:50 AM
OREGON JUNE 30, 1997
GREG E. FLOWERS 02820LS
RENEWS 12/31/2023

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED RANDALL HOYT, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED CARMAIN HOYT, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED JESSICA DE LA CRUZ, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED RAMON ALVAREZ ESQUIVEL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____


RESIDING IN _____

NOTE

SEE SHEET ONE OF FOUR FOR MAP

SEE SHEET TWO OF FOUR FOR MONUMENT TABLE, ACKNOWLEDGMENTS, AND SURVEYOR'S CERTIFICATE

SEE SHEET FOUR OF FOUR FOR ADDITIONAL SIGNATURES

		PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com	CLIENT: HERMISTON SCHOOL DISTRICT SURVEYOR: GREG E. FLOWERS CALC BY: MFW SECTION: 10 CITY: HERMISTON	PROJECT NO.: 67661.001 DATE: 03/31/2023 DRAWN BY: MFW TOWNSHIP: 4 NORTH COUNTY: UMATILLA	SCALE: 1" = 100' RANGE: 28 EAST SHEET <u>3</u> OF <u>4</u>
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ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED ALBERTO RENTERIA-MORENO, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED LUIS ALBERTO RENTERIA JR., TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED JOSE GARCIA, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED REBECA GARCIA, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED ROBERT FIELDS, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ROCKY HEIGHTS SUBDIVISION
N.E. 1/4 SECTION 10, T4N R28E, W.M. HERMISTON, OREGON

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED CHRIS NORTON, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED CYNTHIA MOORE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED JOSE MUNIZ, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED HILDA MUNIZ, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED KAREN DICKMAN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED USIEL PARDO ZAMORA, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED HAVIER MACIEL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY OF _____, 20____, APPEARED JESSICA MACIEL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FORGOING REPLAT TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING IN _____

NOTE

SEE SHEET ONE OF FOUR FOR MAP

SEE SHEET TWO OF FOUR FOR MONUMENT TABLE, ACKNOWLEDGMENTS, AND SURVEYOR'S CERTIFICATE


SEE SHEET THREE OF FOUR FOR APPROVALS AND ADDITIONAL SIGNATURES

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

GREG FLOWERS, PLS OR 02820

For Review

REGISTERED PROFESSIONAL LAND SURVEYOR
03/31/2023 10:26:00 AM
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023

	PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com		CLIENT: HERMISTON SCHOOL DISTRICT	PROJECT NO.: 67661.001
			SURVEYOR: GREG E. FLOWERS	DATE: 03/31/2023
	CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 100'	
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