

UMATILLA COUNTY

HIGHLAND MEADOWS PHASE I

A SUBDIVISION OF A PORTION OF LOT 1 AND 2 OF BLOCK K OF HERMISTON ORCHARDS ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

BASIS OF BEARING

N89°24'58"W 1327.70' (R&M)

SE 9TH DRIVE

EAST HIGHLAND AVENUE

FND RR SPIKE SEE (R3)

FND 2.5" ALC
S11 | S12
S14 | S13
4N28E

SURVEYOR'S NARRATIVE:

THIS SURVEY FOR SUBDIVISION WAS MADE WITH REFERENCE TO RECORD COUNTY SURVEY 96-90-B TO DETERMINE OVERALL BOUNDARIES OF THE PORTION OF LOTS 1 AND 2 OF BLOCK 'K' OF HERMISTON ORCHARDS. I FIND CORNERS AS NOTED. PLAT MONUMENTS WERE ESTABLISHED USING TOPCON PSI03A ROBOTIC TOTAL STATION.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

LOT 19
99933.16SF
2.294AC

SURVEYOR'S NOTES:

- THE CITY OF HERMISTON REQUIRES THE FOLLOWING:
1) LOTS I AND 18 SHALL NOT ESTABLISH DRIVEWAYS ONTO S.E. 9TH STREET.
2) LOT 8, 9, 10, 11, AND 12 FRONT BUILDING LINE SHALL BE ESTABLISHED WHERE THE LOT WIDTH IS AT LEAST 60 FEET WIDE.

OWNER'S DECLARATION:

I, TYLER BRANDT, PRESIDENT OF HERMISTON HOME WORKS, INC., OWNER OF THE TRACT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Tyler Brandt
TYLER JAMES BRANDT, PRESIDENT

OWNER'S DEDICATION:

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "HIGHLAND MEADOWS PHASE I", AN ADDITION TO THE CITY OF HERMISTON, OREGON. OWNER HEREBY DEDICATES THE ROAD, STREETS, AND NEW PUBLIC UTILITY EASEMENTS SHOWN, OR NOTED, ON THIS PLAT FOR PUBLIC USE.

Tyler Brandt
TYLER JAMES BRANDT, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 17th DAY OF May, IN THE YEAR 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER JAMES BRANDT, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

McFarlane
NOTARY SIGNATURE

Heather Kop Labeau
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 900187

MY COMMISSION EXPIRES: October 14, 2022

RECEIVED BY

Umatilla County Surveyor

Date: 5/26/21

Rec'd By: CT

No.: 21-056-B

SURVEYOR'S CERTIFICATE:

I, ROBERT D. ENGLISH, 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, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "HIGHLAND MEADOWS, PHASE I". THE INITIAL POINT FOR THIS SUBDIVISION IS THE EXISTING 5/8" IRON REBAR AT THE NORTHWEST CORNER OF LOT 1.

PLAT BOUNDARY DESCRIPTION: FROM DOCUMENT NO. 2020-7070029, UMATILLA CO. DEED RECORDS. THAT PORTION OF LOTS 1 AND 2, BLOCK "K", HERMISTON ORCHARDS, AN ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 330 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 330 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 301.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 623.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 641.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 293.84 FEET TO THE POINT OF BEGINNING;

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

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/21

APPROVALS

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 21 DAY OF May, 2021.

David H. Krumbain
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS 20th DAY OF May, 2021.

Rachael Reynolds by Rachael Reynolds
UMATILLA COUNTY TAX ASSESSOR
Kristin Shannan, deputy ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

THIS 24 DAY OF May, 2021.

Seamus
CHAIRMAN
COMMISSIONER

COMMISSIONER

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL:

THE ACCOMPANYING PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND THE CITY COUNCIL OF HERMISTON, OREGON.

THIS 18th DAY OF May, 2021.

CHAIRMAN, HERMISTON PLANNING COMMISSION.

THIS 18th DAY OF May, 2021.

MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL.

HERMISTON IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 17 DAY OF May, 2021.

Annex
HERMISTON IRRIGATION DISTRICT

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 05-24-2021

at 12:16 o'clock p. m., in the record of PLATS of said County.

BOOK 17 PAGE 25

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7210624

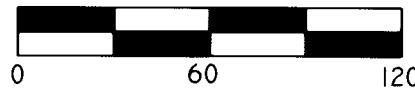
DATE: 02/10/21
SCALE: 1"=60'
JOB NO. 2020-052
DWN.BY: RDE
CHK. BY: RDE
REV.DATE: XX/XX/XX
DWG NO. HIGHLANDMEADOWSPI.DWG

RECORD OF SURVEY FOR:
HERMISTON HOME WORKS, INC.
439 BELLA VISTA AVENUE
HERMISTON, OREGON 97838
SURVEY ONE, LLC
P.O. BOX 382
PENDLETON OR, 97801
PH:541-276-2055 FAX:541-276-3480

LANDS OF FAITH PRESBYTERIAN CHURCH
TAX LOT 101 4N2814AA
SEE D3 AND R3

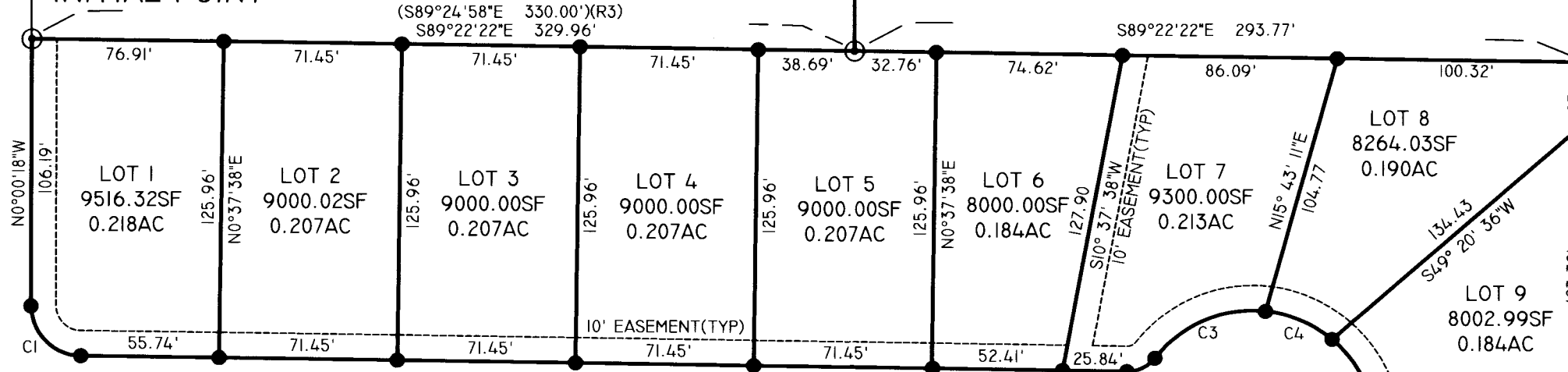


SCALE 1"=60'

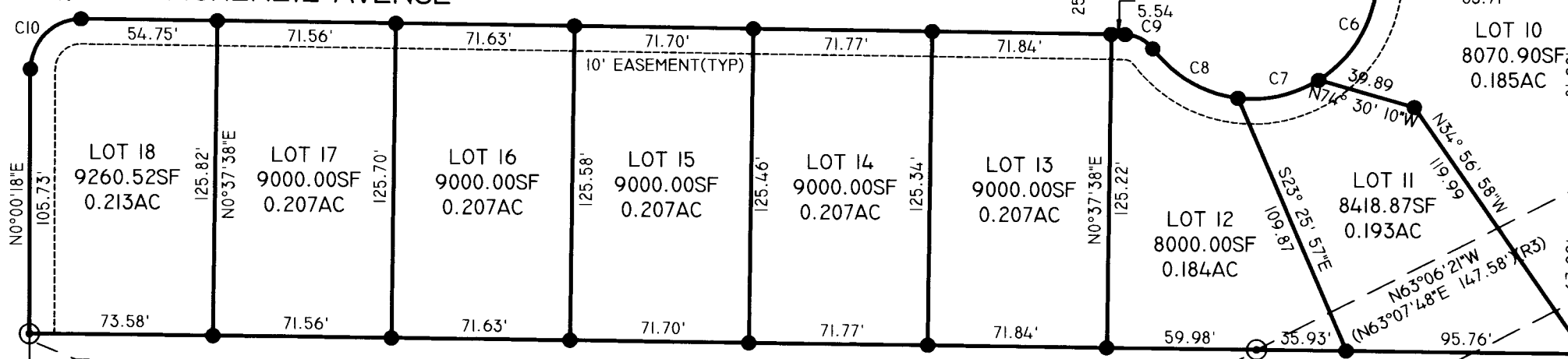


BASIS OF BEARING
BEARING BASE -- CENTERLINE EAST HIGHLAND AVE
FROM COUNTY SURVEY 96-090-B

INITIAL POINT



E. MCKENZIE AVENUE



LANDS OF FIALKA
TAX LOT 201 4N2814AA
SEE D1

CURVE TABLE

Table with columns: NO., DELTA, RADIUS, LENGTH, LONG CHORD. Lists curve data for various lots.

REFERENCES:

- NOTE: UMATILLA COUNTY DEED RECORDS = UCDR
(R1) ASSESSOR'S MAP 4N28AA
(R2) COUNTY SURVEY 83-82-B, KRUMBEIN FOR BARROWS, 1983. LOTS 1 AND 2 OF BLOCK K.
(R3) COUNTY SURVEY 96-90-B, EDWARDS FOR PRESB CHURCH, 1996. BLA OF LOTS 1 AND 2 OF BLOCK K.
(R4) COUNTY SURVEY 98-92-B, ROGERS FOR WEBER, 1998. LOTS 6, 7, 8 OF BLOCK K.
(D1) WARRANTY DEED, REEL 27, PAGE 1032, UCDR, FIALKA, 1977. TL201 4N2814AA.
(D2) WARRANTY DEED, REEL 201, PAGE 678, UCDR, WEBER, 1991. TL100 4N2814AA.
(D3) STATUTORY WARRANTY DEED, DOC. NO. 2005-4790674, UCDR, FAITH PRESBYTERIAN, 2005. TL101 4N2814AA.
(D4) WARRANTY DEED, DOC. NO. 2020-7070029, UCDR, HERMISTON HOME WORKS, 2020. TL102 4N2814AA.

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
FOUND 5/8" IRON REBAR FROM COUNTY SURVEY 96-90-B, OR AS NOTED.
X CALCULATED POINT - NOTHING FOUND OR SET.
XXX(R#) RECORD AND REFERENCE TO SURVEY
PROPERTY LINE
EASEMENTS OF RECORD.
NEW 10' UTILITY EASEMENT

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

FND 2.5" ALC
SE 9TH & MONKMAN AVE