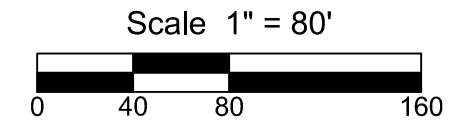
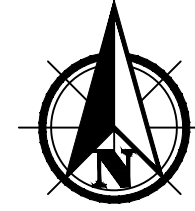


# FIELDSTONE CROSSING TENTATIVE PLAN LOT LAYOUT

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4  
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

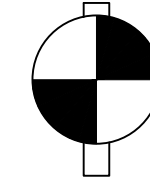


### BASIS OF BEARINGS

NAD83, OREGON STATE NORTH ZONE GRID ESTABLISHED PER THE OREGON STATE REFERENCE NETWORK (OSRN). TO REPRODUCE HOLD A GRID BEARING OF N00°51'41"W ALONG THE CENTERLINE OF SW 9TH ST LOCATED IN SECTION 15, T4N, R28E, W.M. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00006124837236.

### LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 5/8" IRON REBAR PER SURVEY REFERENCES (R3 & R4), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 2 OF 3.
- CALCULATED POINT ONLY, NOT FOUND OR SET
- ( R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- ESMT DENOTES EXISTING UTILITY EASEMENT, SEE LIST
- P.U. & S.W.E DENOTES PROPOSED PUBLIC UTILITY & SIDEWALK EASEMENT
- R/W DENOTES EXISTING RIGHT-OF-WAY
- RW DENOTES PROPOSED RIGHT-OF-WAY
- U.S.B.R. UNITED STATES BUREAU OF RECLAMATION
- SITE BOUNDARY
- - - - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- - - - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- - - - - EXISTING PROPERTY LINE (ADJACENT)
- - - - - EXISTING (EXTG) EASEMENT, SEE LIST
- - - - -598- - - - - 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- - - - - PROPOSED RIGHT-OF-WAY
- - - - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 2)



### VERTICAL DATUM

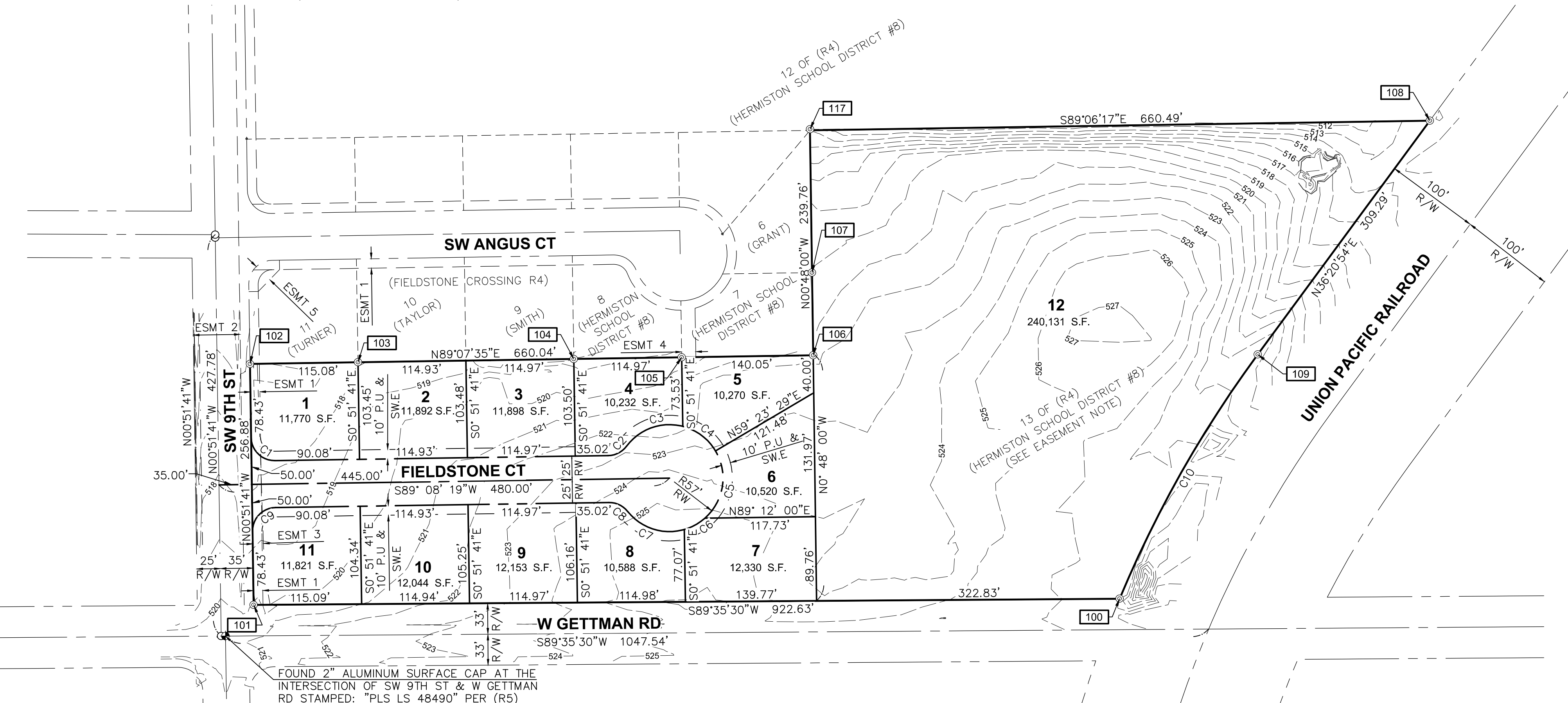
NAVD88 ESTABLISH PER THE OREGON STATE REFERENCE NETWORK (OSRN) PROJECT BENCHMARK BEING A 2" ALUMINUM SURFACE CAP AT THE INTERSECTION OF SW 9TH ST AND W GETTMAN RD LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, T4N, R28E, W.M. THE ELEVATION FOR SAID MONUMENT IS 520.64

### EXISTING EASEMENTS

- 1.) 10' UTILITY EASEMENT PER (R4)
- 2.) 50' U.S.B.R. BURIED PIPE EASEMENT PER (R3)
- 3.) VARIABLE WIDTH EASEMENT PER AFN 2018-6680747.
- 4.) 15' UTILITY EASEMENT PER (R4)
- 5.) VARIABLE WIDTH HOA EASEMENT PER (R4)
- 6.) RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER AFN 1944-1700154

### EASEMENT NOTE

RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION UNDER AFN 1944-1700154. EXACT LOCATION AND WIDTH ARE NOT SPECIFIED.



FOUND 2" ALUMINUM SURFACE CAP AT THE INTERSECTION OF SW 9TH ST & W GETTMAN RD STAMPED: "PLS LS 48490" PER (R5)

### SURVEY REFERENCES

- (R1) SUBDIVISION OF ANGUS ACRES IN BOOK 9 OF PLATS AT PAGE 25 UNDER AFN 1967-0299674
- (R2) PARCEL'S 1-3 PARTITION PLAT NUMBER 1992-8 FOR KAMERRER UNDER AFN 1992-171957
- (R3) PARCEL 3 PARTITION PLAT NUMBER 2000-25 FOR KAMERRER UNDER AFN 2000-3700821
- (R4) SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216
- (R5) SUBDIVISION OF WOLF RUN PHASE 1 IN BOOK 16 OF PLATS AT PAGE 64 UNDER AFN 2018-6700608
- (R6) SUBDIVISION OF WOLF RUN PHASE 3 IN BOOK 16 OF PLATS AT PAGE 86 UNDER AFN 2019-6850434

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024



**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
[pbsusa.com](http://pbsusa.com)

CLIENT: HERMISTON SCHOOL DISTRICT 8R		PROJECT NO.: 68186.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 02/07/2024
CALC BY: ROP	DRAWN BY: DCC	SCALE: 1" = 80'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>3</u>

# FIELDSTONE CROSSING TENTATIVE PLAN LOT LAYOUT

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4  
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

### NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF HERMISTON SCHOOL DISTRICT #8 TO DEVELOP THE PARCEL DEPICTED AS LOT 13 OF THE SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. ALL MONUMENTS NOTED ON THIS DRAWING WERE VISITED BETWEEN JANUARY 8TH THROUGH JANUARY 30TH, 2024.

PARCEL BOUNDARIES AND EASEMENT ARE BASED ON PIONEER TITLE COMPANY OF UMATILLA COUNTY'S TITLE REPORT AS REFERENCED.

### TITLE REPORT REFERENCE

TITLE REPORT  
PIONEER TITLE COMPANY OF UMATILLA COUNTY  
ORDER NO: 106475  
REPORT DATED: JANUARY 11, 2024 AT 5:00PM

### LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOT 13 OF FIELDSTONE CROSSING SUBDIVISION, RECORDED IN BOOK 16, PAGE 6 IN THE OFFICE OF COUNTY RECORDS IN UMATILLA COUNTY, OREGON.

### OWNER/DEVELOPER

HERMISTON SCHOOL DISTRICT 8R  
ATTN: TRICIA MOONEY  
305 SW 11TH STREET  
HERMISTON, OREGON 97838

### FLOOD PLAIN NOTE

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0585G, IN WHICH ZONE X IS DEFINED AS: AREA OF MINIMAL FLOOD HAZARD.

### ZONING

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: R1 LOW DENSITY RESIDENTIAL TO THE NORTH, AND R2 MEDIUM DENSITY RESIDENTIAL TO THE SOUTH. (UGB) URBAN GROWTH BOUNDARIES TO THE WEST AND EAST, BEING OUTSIDE THE CITY LIMITS.

### EXISTING USE OF PROPERTY

LAND IS CURRENTLY UNIMPROVED. THERE IS A DIRT ROAD ALONG THE EAST SIDE OF THE SITE. ACCESS TO PUBLIC UTILITIES IS AVAILABLE AT WEST AND SOUTH SIDE OF SITE.

### PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

### SURVEY REFERENCES

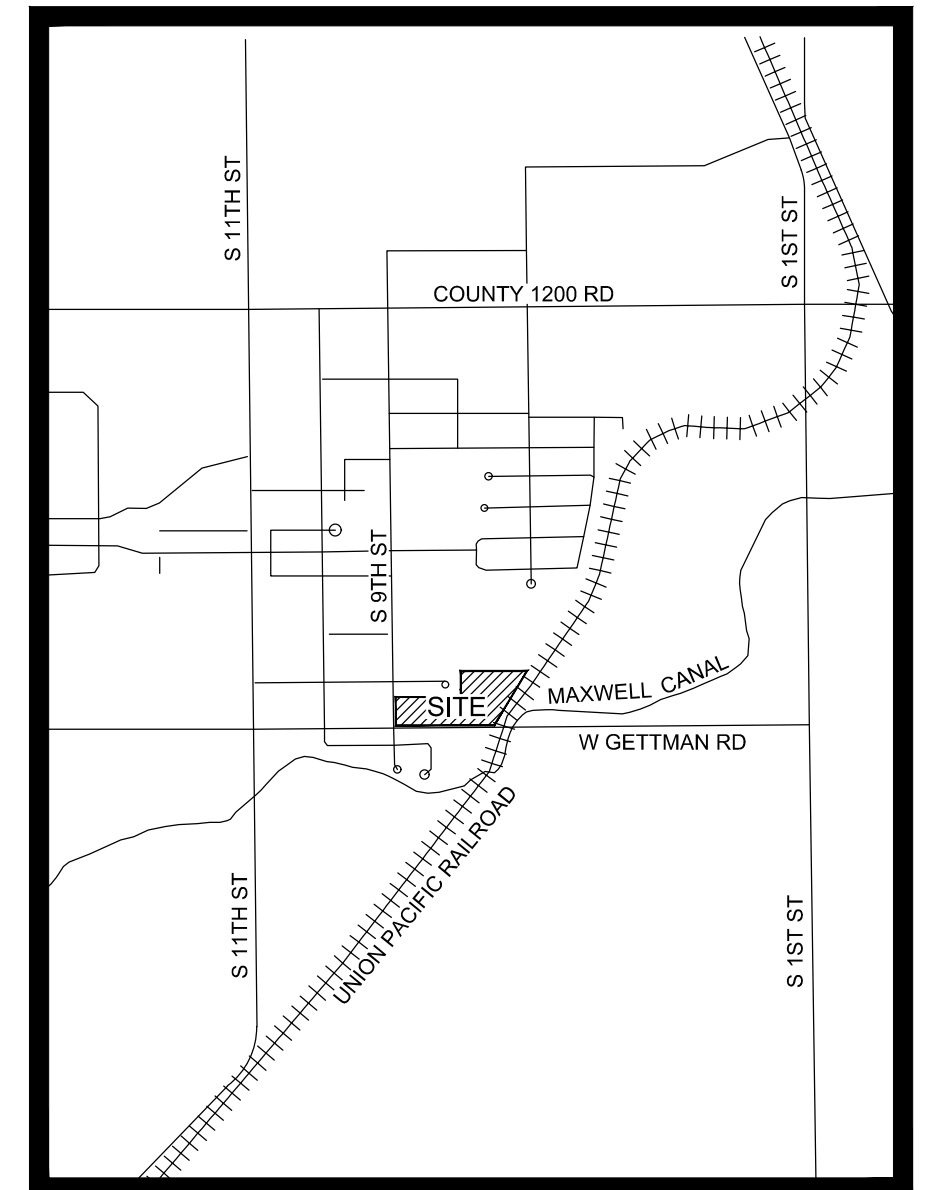
- (R1) SUBDIVISION OF ANGUS ACRES IN BOOK 9 OF PLATS AT PAGE 25 UNDER AFN 1967-0299674
- (R2) PARCEL'S 1-3 PARTITION PLAT NUMBER 1992-8 FOR KAMERRER UNDER AFN 1992-171957
- (R3) PARCEL 3 PARTITION PLAT NUMBER 2000-25 FOR KAMERRER UNDER AFN 2000-3700821
- (R4) SUBDIVISION OF FIELDSTONE CROSSING IN BOOK 16 OF PLATS AT PAGES 06 & 06A UNDER AFN 2014-6230216
- (R5) SUBDIVISION OF WOLF RUN PHASE 1 IN BOOK 16 OF PLATS AT PAGE 64 UNDER AFN 2018-6700608
- (R6) SUBDIVISION OF WOLF RUN PHASE 3 IN BOOK 16 OF PLATS AT PAGE 86 UNDER AFN 2019-6850434

### FOUND CENTERLINE & PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
100	FOUND 5/8" REBAR W/ YPC STAMPED: "RSI-GBW 02817LS"	HELD	
101	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
102	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
103	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
104	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
105	FOUND 5/8" REBAR W/ NO CAP	HELD	
106	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
107	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
108	FOUND 5/8" REBAR W/ YPC MARKED: "STRATTON AAD 86050"	HELD	
109	FOUND 5/8" REBAR W/ YPC STAMPED: "RSI-GBW 02817LS"	HELD	
117	FOUND 1/2" REBAR W/ NO CAP LYING 1.23' NE OF COMPUTED POSITION. UNABLE TO DETERMINE ORIGIN.	HELD	

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S45°51'41"E	35.36'
C2	22.88'	25.00'	52°25'41"	N62°55'28"E	22.09'
C3	67.29'	57.00'	67°38'27"	N70°31'51"E	63.45'
C4	44.81'	57.00'	45°02'24"	S53°07'43"E	43.66'
C5	78.75'	57.00'	79°09'23"	S8°58'10"W	72.63'
C6	25.25'	57.00'	25°22'42"	S61°14'12"W	25.04'
C7	67.29'	57.00'	67°38'27"	N72°15'13"W	63.45'
C8	22.88'	25.00'	52°25'41"	N64°38'50"W	22.09'
C9	39.27'	25.00'	90°00'00"	S44°08'19"W	35.36'
C10	299.85	1246.28'	13°47'06"	N29°29'29"E	299.12'



**VICINITY MAP**  
NOT TO SCALE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

**PBS Engineering and Environmental Inc.**  
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Richland, WA 99352  
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CLIENT: HERMISTON SCHOOL DISTRICT 8R		PROJECT NO.: 68186.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 02/08/2024
CALC BY: ROP	DRAWN BY: DCC	SCALE: 1" = 80'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>3</u>

# FIELDSTONE CROSSING UTILITY LAYOUT & GRADING PLAN

LOCATED IN NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 4  
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, COUNTY OF UMATILLA, OREGON

## LEGEND

ESMT	DENOTES EXISTING UTILITY EASEMENT, SEE LIST
P.U. & SW.E	DENOTES PROPOSED PUBLIC UTILITY & SIDEWALK EASEMENT
R/W	DENOTES EXISTING RIGHT-OF-WAY
RW	DENOTES PROPOSED RIGHT-OF-WAY
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
—————	SITE BOUNDARY
-----	EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
-----	EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
-----	EXISTING PROPERTY LINE (ADJACENT)
-----	EXISTING (EXTG) EASEMENT, SEE LIST
-----598-----	1-FOOT INTERVAL EXISTING GROUND CONTOURS
-----	PROPOSED RIGHT-OF-WAY
-----	PROPOSED RIGHT-OF-WAY CENTERLINE
-----	PROPOSED LOT LINE
-----	PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 2)
-----598-----	1-FOOT INTERVAL PROPOSED FINISH GRADE
— WL — WL — WL —	PROPOSED SEWER MAIN
— SS — SS — SS —	PROPOSED WATER LINE

## EXISTING EASEMENTS

- 1.) 10' UTILITY EASEMENT (R4)
- 2.) 50' U.S.B.R. BURIED PIPE EASEMENT (R3)
- 3.) VARIABLE WIDTH EASEMENT PER AFN 2018-6680747.
- 4.) 15' UTILITY EASEMENT (R4)
- 5.) VARIES HOA EASEMENT

## UTILITY PROVIDERS:

WATER — CITY OF HERMISTON  
SEWER — CITY OF HERMISTON  
POWER — UMATILLA ELECTRIC COOPERATIVE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

## OWNER/DEVELOPER:

HERMISTON SCHOOL DISTRICT 8R  
ATTN: TRICIA MOONEY  
305 SW 11TH STREET  
HERMISTON, OREGON 97838

## ENGINEER:

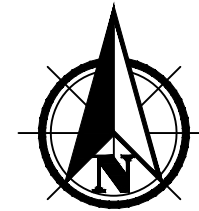
PBS ENGINEERING & ENVIRONMENTAL INC.  
ATTN: MICHAEL MELDER, PE  
5 NORTH COLVILLE, SUITE 200  
WALLA WALLA, WA 99362  
PHONE: (509) 956-3026

## SURVEYOR:

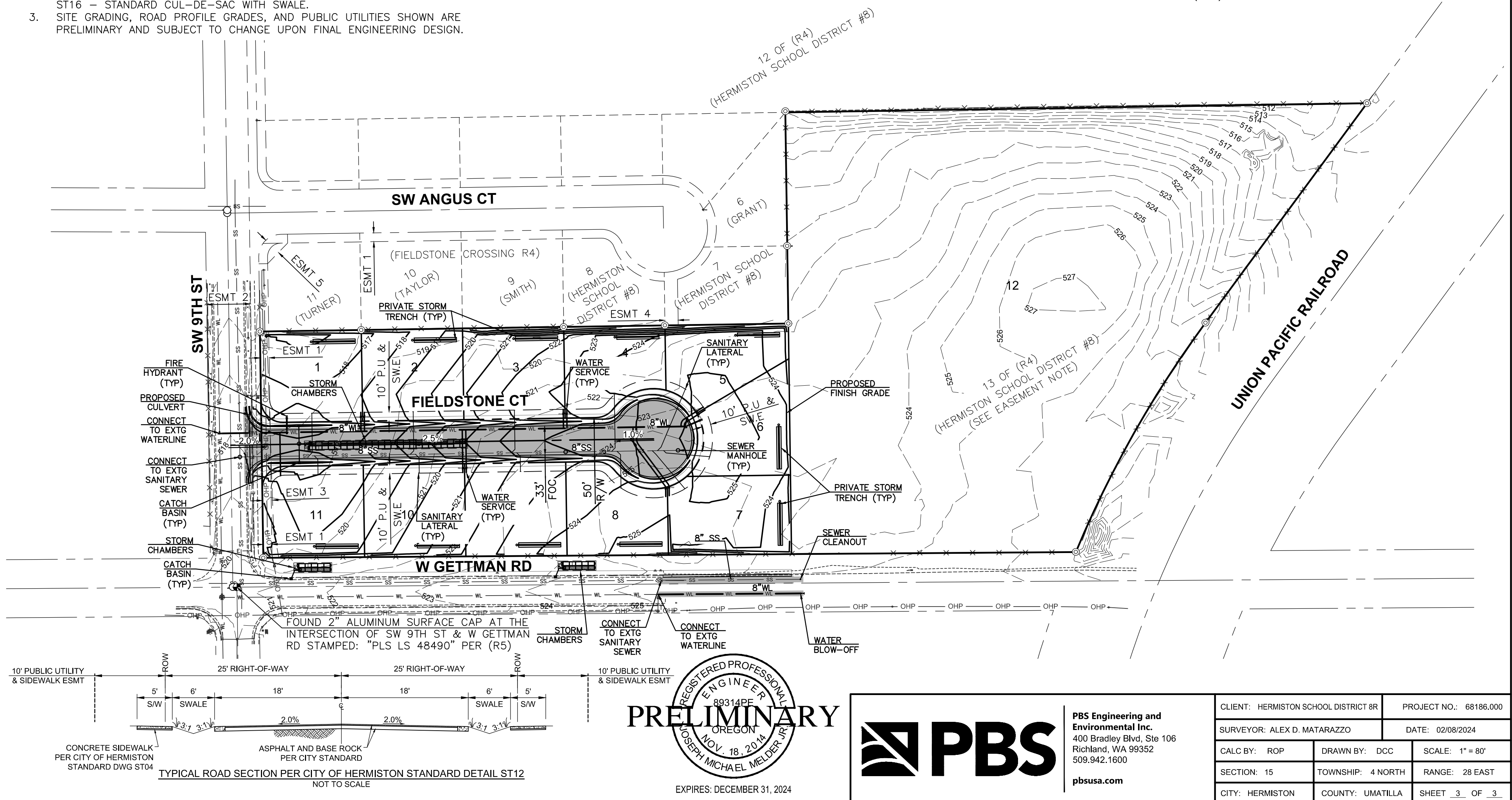
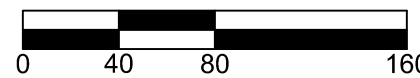
PBS ENGINEERING & ENVIRONMENTAL INC.  
ATTN: ALEX MATARAZZO, PLS  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
PHONE: (509) 942-1600

## NOTES:

1. ROAD SECTION SHOWN PER CITY OF HERMISTON STANDARD FIGURE ST12 — URBAN LOCAL STREET WITH SWALE — OPTION 1.
2. CUL-DE-SAC SECTION SHOWN PER CITY OF HERMISTON STANDARD FIGURE ST16 — STANDARD CUL-DE-SAC WITH SWALE.
3. SITE GRADING, ROAD PROFILE GRADES, AND PUBLIC UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.



Scale 1" = 80'



CLIENT: HERMISTON SCHOOL DISTRICT 8R		PROJECT NO.: 68186.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 02/08/2024
CALC BY: ROP	DRAWN BY: DCC	SCALE: 1" = 80'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
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