

CALCULATED POSITION FOR C-1/4 CORNER SECTION 2 PER SURVEY REFERENCE #4

(S 00°32'59" W 1328.29') SR NO. 6
(N 00°23'35" W 1308.29')

EAST THEATER AVE.
330.00'

S 89°35'42" W 1325.55'
995.55'

(N 89°34'44" E 2651.28) SR NO. 7
N 89°35'42" E 2651.10'

S 89°35'42" W 1325.55'

FOUND BRASS CAP
IN PAVEMENT
"KRUMBEIN"
S-156-C, 1980, HELD

S 00°28'21" E 1329.59'

SITE

1087.79'

N 89°39'03" E 1327.39'

N 89°39'03" E 1327.00'

(S 00°27'36" W 1328.29') SR NO. 6
S 00°25'38" E 1328.68'

FOUND AND HELD SOUTH QUARTER
CORNER SECTION 2 PER
SURVEY REFERENCE #6

S 89°41'54" W 1328.45'

S 00°28'21" E 1329.78'

2656.89' N 89°41'54" E
(2656.82' N 89°41'53" E) SR NO. 5

S 89°41'54" W 1328.45'
FOUND AND HELD SOUTH EAST
CORNER OF SECTION 2
PER SURVEY REFERENCE #5

N 00°32'05" W 1330.89'

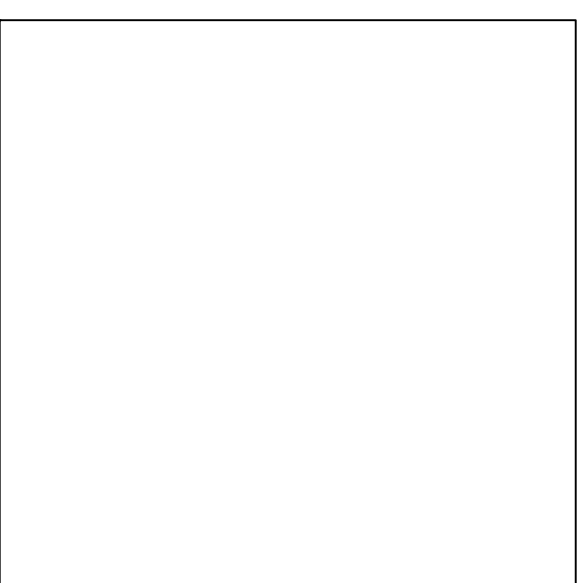
S 00°32'05" E 2661.77'
(S 00°32'16" E 2661.60) SR NO. 5



CIMMARON TERRACE PUD PHASE V

LOCATED IN A PORTION OF THE NW
1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 17, 2022
JOB NO. 22-367
SHEET 1 OF 3



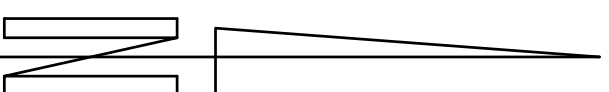
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 9, 2001
KEVIN L. BETHUE
55437
Expires 12-31-2023
10-17-2022

SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAN, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
10-17-2022
DATED

- SHEET INDEX
- 1) EXTERIOR BOUNDARY, SECTION
 - 2) LOTS, DIMENSIONS, SQUARE FOOTAGES AND ADDRESSES
 - 3) APPROVAL SIGNATURES, VICINITY MAP

- SURVEY REFERENCE**
- 1) PARTITION PLAT NO. 2004-02
 - 2) PHEASANT RUN-PHASE FOUR BOOK 14, PAGE 37
 - 3) PHEASANT RUN-PHASE FIVE BOOK 14, PAGE 35
 - 4) PHEASANT RUN-PHASE SIX BOOK 14, PAGE 80
 - 5) LEWIS SURVEY BOOK 14, PAGE 01-B
 - 6) PHEASANT RUN PHASE 1 BOOK 13, PAGE 135
 - 7) SUNSET ESTATES, BOOK 13, PAGE 86
 - 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
 - 9) "CIMMARON TERRACE PHASE 2", BOOK 17, PAGE 3
 - 10) "CIMMARON TERRACE PHASE 3", BOOK 17, PAGE 51
 - 11) FLOWERS SURVEY, BOOK 19, PAGE 112-B
 - 12) "CIMMARON TERRACE REPLAT", BOOK 16, PAGE 94



BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.

PREPARED BY: MGS PASCO, INC.
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UMATILLA COUNTY, OREGON

OCTOBER 17, 2022
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SHEET 2 OF 3

SURVEY REFERENCE

- 1) PARTITION PLAT NO. 2004-02
- 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
- 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
- 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
- 5) LEWIS SURVEY BOOK 14 PAGE 01-B
- 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135
- 7) SUNSET ESTATES, BOOK 13, PAGE 86
- 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
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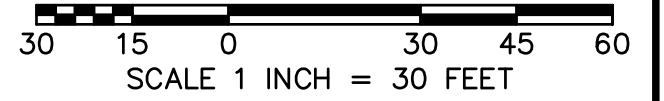
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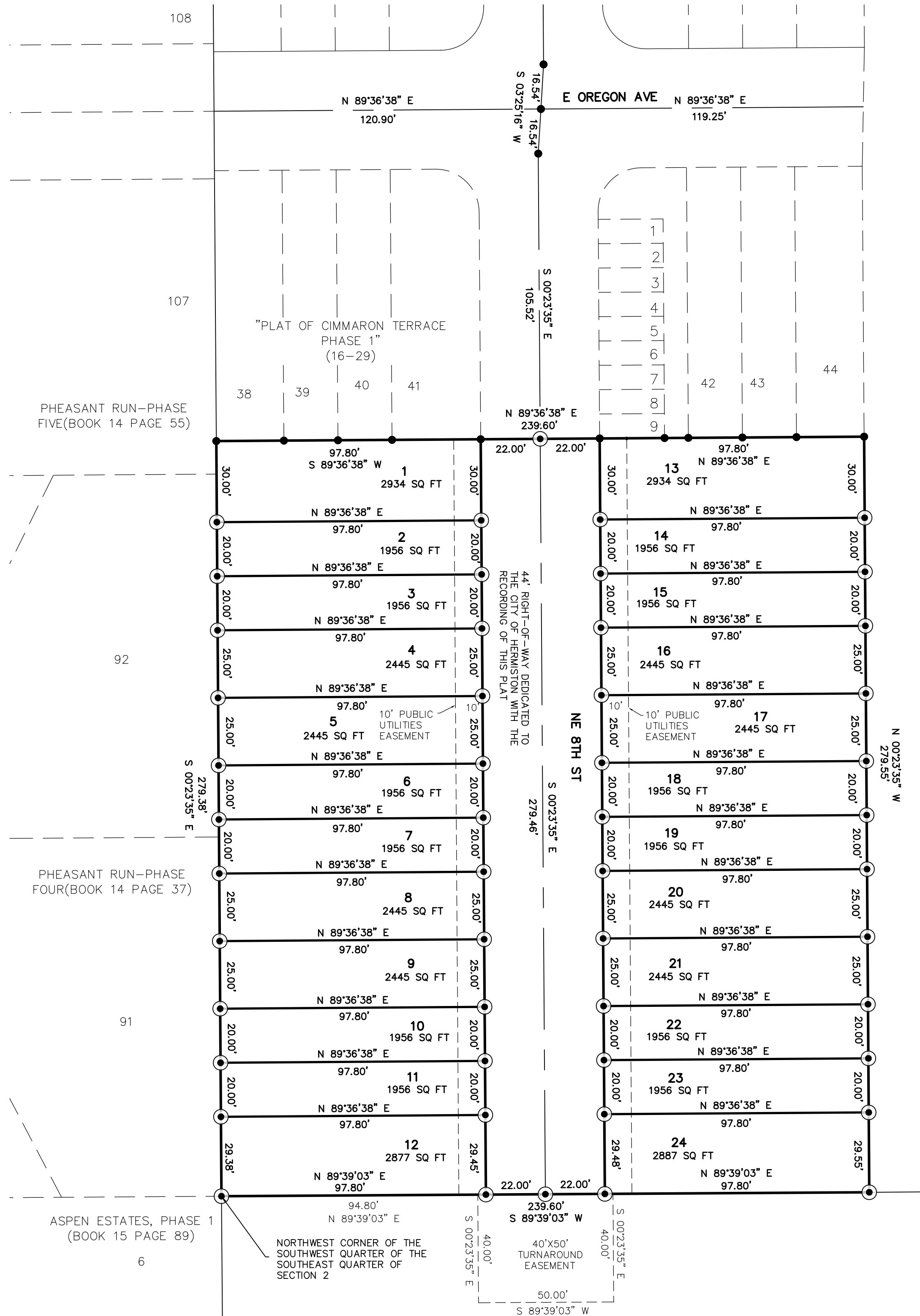
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
10-17-2022
DATED

LEGEND

- INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
- INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 8 UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET



BASIS OF BEARING: OREGON STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD83/2011 DATUM, PER OPS
SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES
SHOWN ARE GROUND DISTANCES.

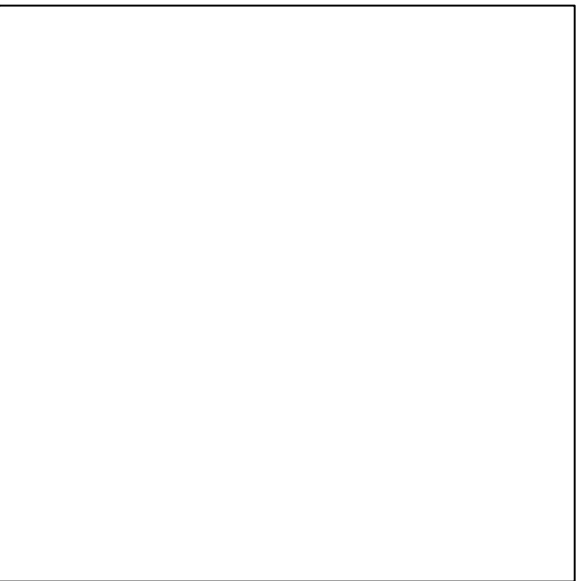


CIMMARON TERRACE PUD PHASE V

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1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 17, 2022
JOB NO. 22-367
SHEET 3 OF 3

LEGAL DESCRIPTION:
THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 38 OF THE PLAT OF CIMMARON TERRACE PHASE 1" ACCORDING TO THE PLAT THEREOF, RECORDED UNDER BOOK 16 OF PLATS AT PAGE 29, RECORDS OF UMATILLA COUNTY, OREGON, SAID POINT BEING ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°36'38" EAST ALONG THE SOUTH LINE OF LOTS 38 THRU 44 OF SAID PLAT, 239.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 00°23'35" EAST ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 44, 279.55 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°39'03" WEST ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, 239.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°23'35" WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER, 279.38 FEET TO THE POINT OF BEGINNING; CONTAINING 1.54 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.



ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC—OREGON _____ DATE _____
PRINTED NAME _____
COMMISSION NO: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, PACIFIC NORTHWEST LAND COMPANY, LLC ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF CIMMARON TERRACE PUD PHASE V.

SIGNATURE _____ DATE _____

UMATILLA COUNTY SURVEYOR:
I, DAVID H. KRUMBEN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLES 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 THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS _____ DAY OF _____, 2022.

UMATILLA COUNTY SURVEYOR _____
CITY OF HERMISTON PLANNING COMMISSION
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.
CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY
MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
MANAGER _____ DATE _____

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. DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN _____ COMMISSIONER _____
COMMISSIONER _____

ASSESSOR AND TAX COLLECTOR:
WE, THE ASSESSOR AND 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 MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____, 2022

COUNTY ASSESSOR _____ COUNTY TAX COLLECTOR _____

SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHUE _____ PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
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DATED _____



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