

# UPLAND MEADOWS PHASE 3 AND 4

LYING IN A PORTION OF LOT 40, UPLAND MEADOWS PHASE 1 AND 2, LOCATED IN THE  
NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE  
MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

### PREPARED FOR

REDMOND LAND GROUP, LLC  
389 SW SCALEHOUSE COURT SUITE 110  
BEND, OREGON 97702

### SHEET INDEX

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RECORDING INFORMATION

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

REVIEW COPY

I, JOSEPH R. LATIMER, CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWS: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION
DATE:	01/26/2026
JOB NUMBER:	11636
DRAWN BY:	GCM
CHECKED BY:	JRL
DRAWING NO.:	11636PLAT PH3&4

AKS ENGINEERING & FORESTRY, LLC  
2245 ROBERTSON DR  
RICHLAND, WA 99354  
509.905.0219  
WWW.AKS-ENG.COM



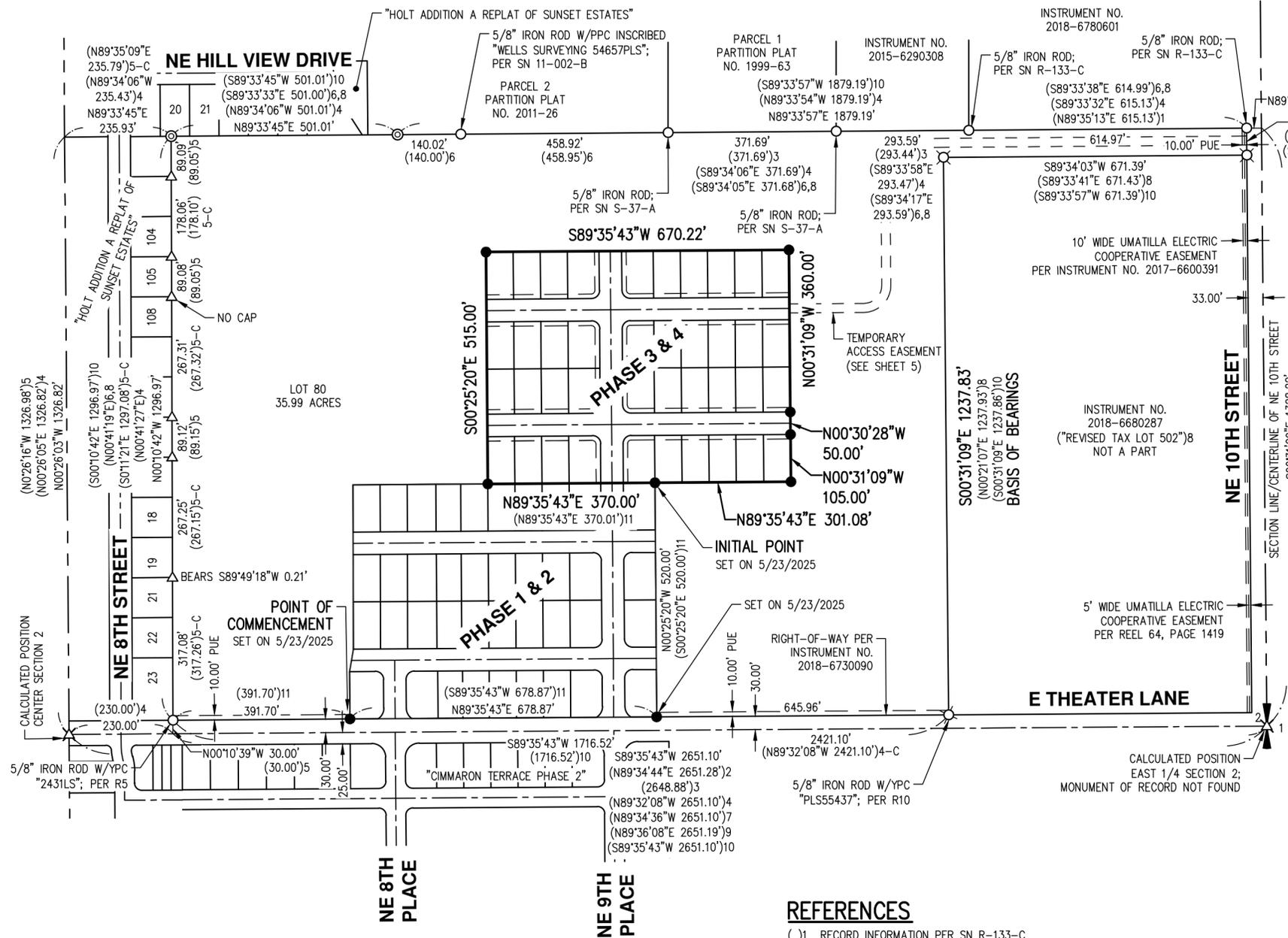
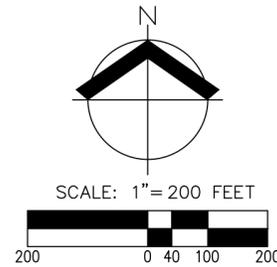
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### PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF SET FORTH IN CITY OF HERMISTON PLANNING DEPARTMENT LETTER DATED JANUARY 16, 2024.
2. THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER BOOK 160, PAGE 587 THAT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.
3. THIS PLAT IS SUBJECT TO CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING RIGHTS PER INSTRUMENT NO. 2016-6460006.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 40, UPLAND MEADOWS PHASE 1 AND 2, UMATILLA COUNTY DEED RECORDS, INTO LOTS AND STREETS AS SHOWN HEREON, AT THE REQUEST OF MONTE VISTA HOMES, LLC.

THE BASIS OF BEARINGS (S00°31'09\"/>

THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF E THEATER LANE (30.00 FEET FROM CENTERLINE), WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B AND BY HOLDING THE FOUND MONUMENT PER PLAT OF \"SUNSET ESTATES\".

THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER THE PLAT OF \"SUNSET ESTATES\" AND BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02 AND BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C ON THE WEST RIGHT-OF-WAY LINE OF NE 10TH STREET (33.00 FEET FROM CENTERLINE).

THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C AD BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B.

THE MOST EASTERLY SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE EAST, NORTH, AND WEST LINES FOR PHASES 1 AND 2 WERE ESTABLISHED PER THE REQUIREMENTS OF THE DECLARANT.

### LEGEND

- 5/8\"/>
- FOUND MONUMENT AS NOTED; FLUSH WITH GROUND UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE;
- △ 5/8\"/>
- ⊙ 5/8\"/>
- ⊗ 5/8\"/>
- LOT LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- ⊗ CALCULATED POSITION; NO MONUMENT
- W/YPC WITH YELLOW PLASTIC CAP
- W/PPC WITH PURPLE PLASTIC CAP
- C CALCULATED
- SN SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT

I, JOSEPH R. LATIMER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON  
JULY 09, 2024  
JOSEPH R. LATIMER  
100021PLS  
RENEWS: 12/31/26

### REFERENCES

- (1) RECORD INFORMATION PER SN R-133-C
- (2) RECORD INFORMATION PER \"SUNSET ESTATES\" BOOK 13, PAGE 86, BOTP
- (3) RECORD INFORMATION PER PARTITION PLAT NO. 1999-63
- (4) RECORD INFORMATION PER PARTITION PLAT NO. 2004-02
- (5) RECORD INFORMATION PER \"HOLT ADDITION A REPLAT OF SUNSET ESTATES\" BOOK 15 PAGE 34, BOTP
- (6) RECORD INFORMATION PER SN 11-002-B
- (7) RECORD INFORMATION PER \"PLAT OF CIMMARON TERRACE PHASE 1\" BOOK 16, PAGE 29, BOTP
- (8) RECORD INFORMATION PER SN 18-028-B
- (9) RECORD INFORMATION PER SN 19-112-B
- (10) RECORD INFORMATION PER SN 23-079-B
- (11) RECORD INFORMATION PER \"UPLAND MEADOWS PHASE 1 & 2\" BOOK 18, PAGE 56, BOTP

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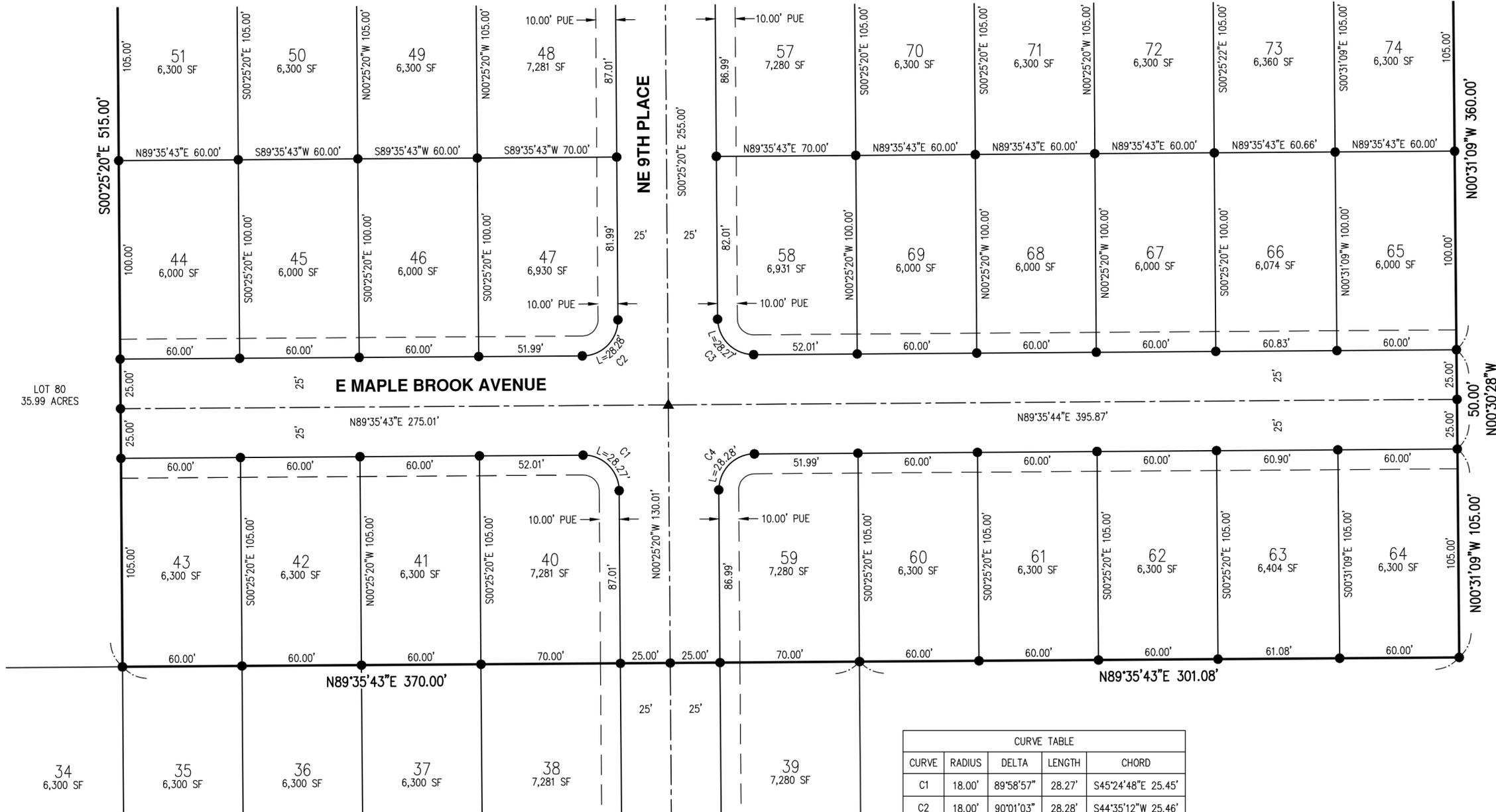
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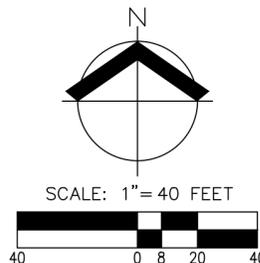
CONTINUED ON SHEET 4



LOT 80  
35.99 ACRES

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C2	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C3	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C4	18.00'	90°01'03"	28.28'	N44°35'11"E 25.46'

- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026 UNLESS NOTED OTHERWISE
  - ▲ 3" BRASS DISK INSCRIBED "AKS ENGR."  
SET ON: \_\_\_/\_\_\_/2026
  - PUE PUBLIC UTILITY EASEMENT
  - SF SQUARE FEET
  - LOT LINE
  - - - EASEMENT LINE
  - - - ROAD CENTERLINE
  - ROAD RIGHT OF WAY



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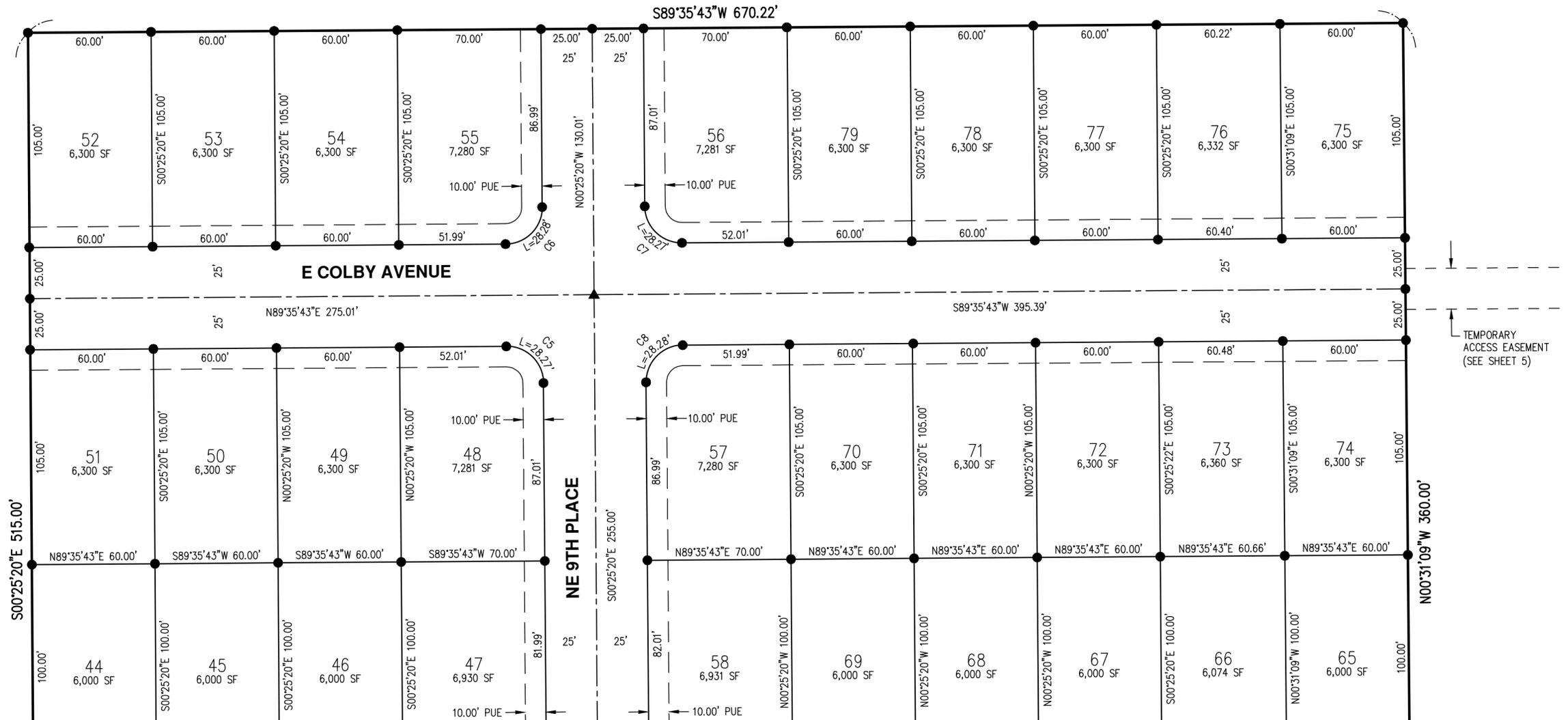
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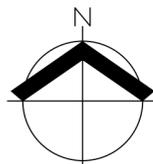
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LOT 80  
35.99 ACRES



CONTINUED ON SHEET 3

- LEGEND**
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  - ▲ 3" BRASS DISK INSCRIBED "AKS ENGR." SET ON: \_\_\_/\_\_\_/2026
  - PUE PUBLIC UTILITY EASEMENT
  - SF SQUARE FEET
  - LOT LINE
  - - - EASEMENT LINE
  - - - ROAD CENTERLINE
  - ROAD RIGHT OF WAY



SCALE: 1" = 40 FEET

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C6	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C7	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C8	18.00'	90°01'03"	28.28'	N44°34'57"E 25.46'

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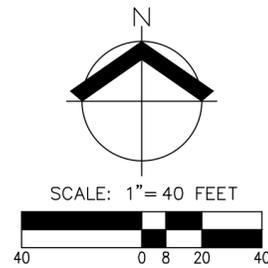
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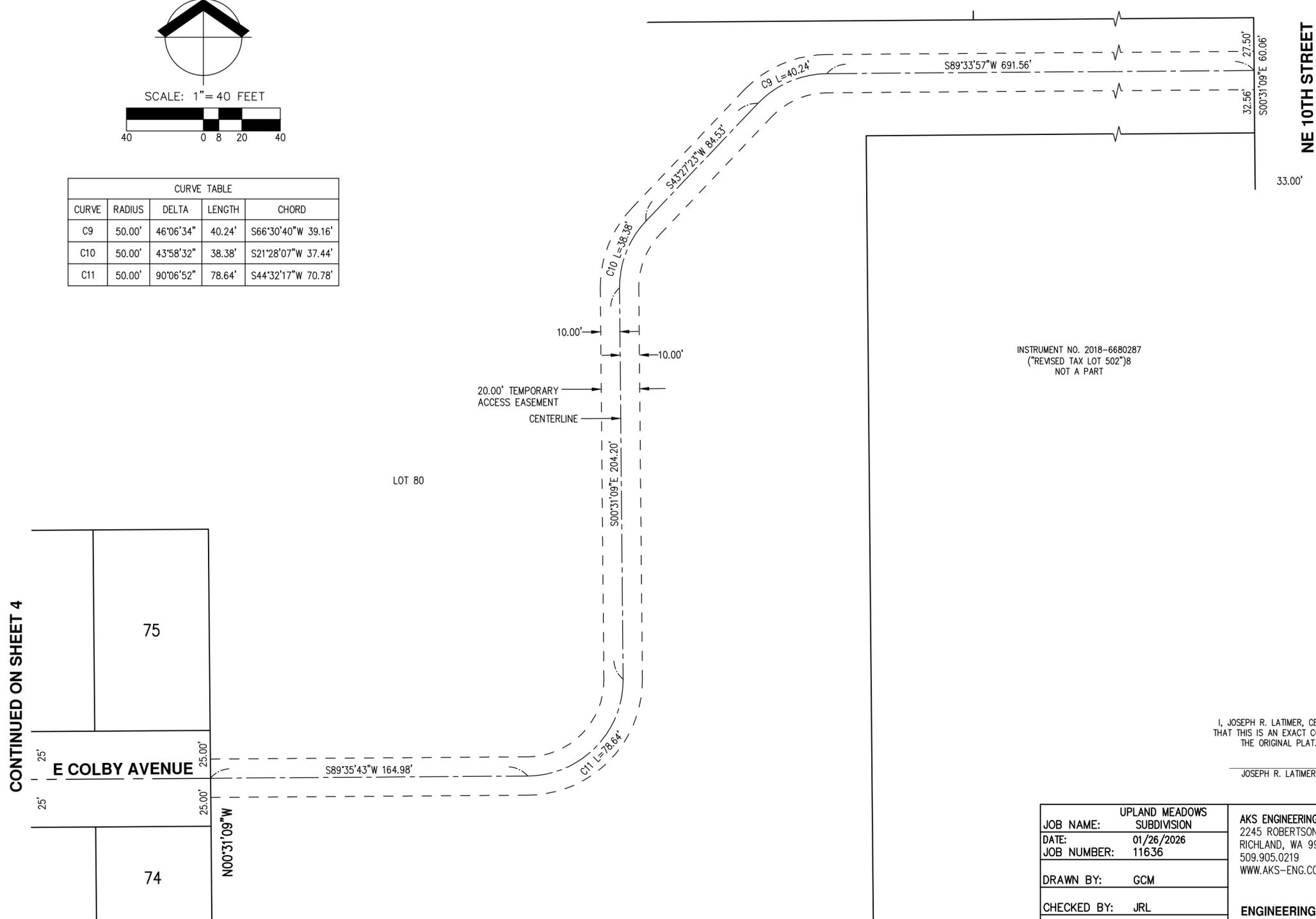
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	50.00'	46°06'34"	40.24'	S66°30'40"W 39.16'
C10	50.00'	43°58'32"	38.38'	S21°28'07"W 37.44'
C11	50.00'	90°06'52"	78.64'	S44°32'17"W 70.78'



INSTRUMENT NO. 2018-6680287  
("REVISED TAX LOT 502")8  
NOT A PART

CONTINUED ON SHEET 4

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