

UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF
HERMISTON, UMATILLA COUNTY, OREGON

DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702

SHEET INDEX

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**REVIEW
COPY**

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

JOSEPH R. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RECORDING INFORMATION

JOB NAME:	UPLAND MEADOWS SUBDIVISION
JOB NUMBER:	11636
DRAWN BY:	RC
CHECKED BY:	JL/MSK
DRAWING NO.:	11636PLAT PH1&2

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



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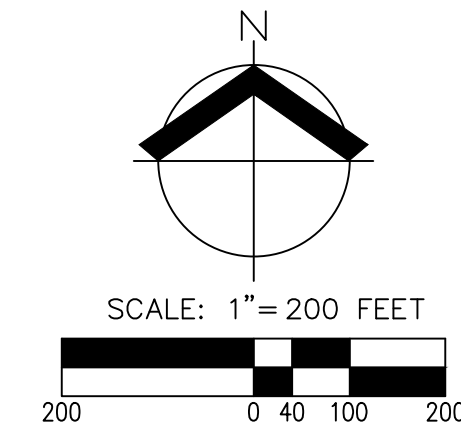
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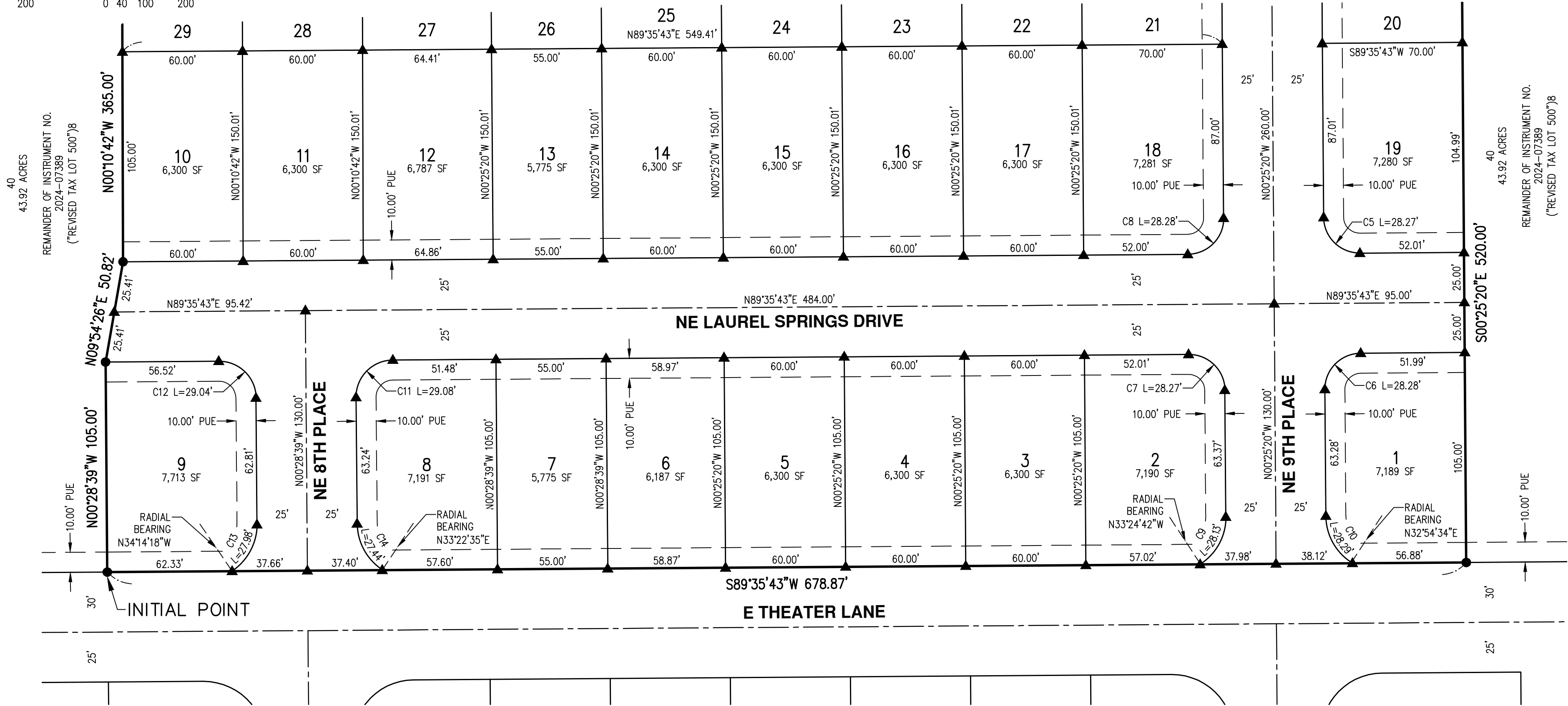
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CONTINUED ON SHEET 4



- LEGEND**
- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
SET ON: ____/____/2025
 - ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
TO BE SET DURING REMAINING MONUMENTATION,
SET ON: ____/____/20____
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	N45°24'49"W 25.45'
C6	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C7	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C8	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C9	28.00'	57°33'02"	28.13'	N28°21'30"E 26.96'
C10	28.00'	57°53'40"	28.29'	N29°22'10"W 27.10'
C11	18.50'	90°04'22"	29.08'	N44°33'32"E 26.18'
C12	18.50'	89°55'38"	29.04'	S45°26'28"E 26.15'
C13	28.50'	56°15'01"	27.98'	S27°38'52"W 26.87'
C14	28.00'	56°08'31"	27.44'	N28°32'55"W 26.35'

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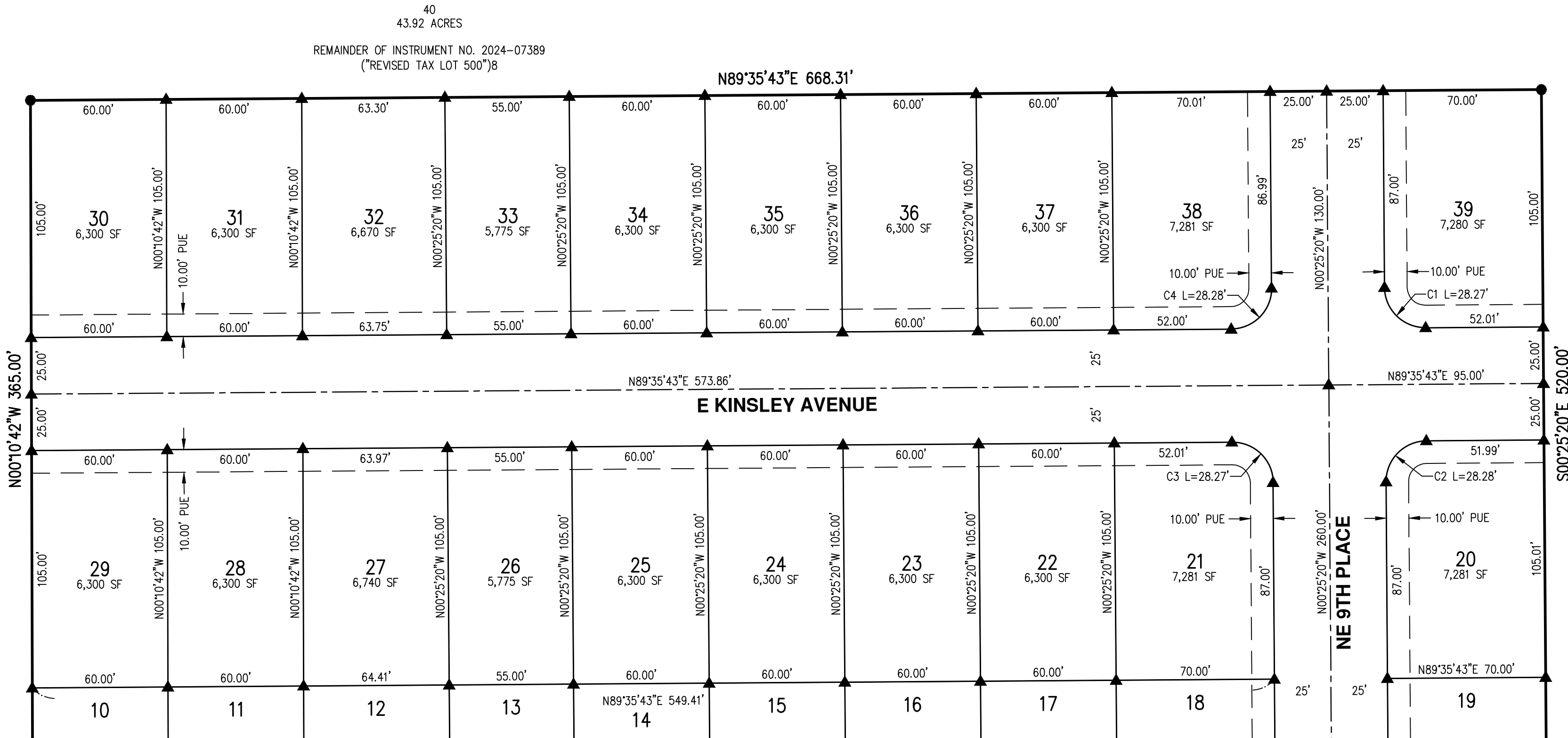
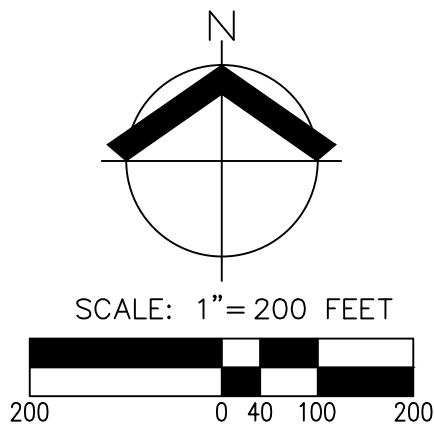
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CONTINUED ON SHEET 3

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

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET ON: ____/____/2025
- ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." TO BE SET DURING REMAINING MONUMENTATION, SET ON: ____/____/20__
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DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS ALL RIGHTS OF WAY AS SHOWN, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON ON SAID PLAT.

ERICA NELSON, LAND DEVELOPMENT MANAGER
REDMOND LAND GROUP, LLC

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__ BY ERICA NELSON, LAND DEVELOPMENT MANAGER OF REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE _____

NOTARY PUBLIC – OREGON (PRINTED NAME) _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTARY NOT TO STAMP

UMATILLA COUNTY APPROVALS

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
UMATILLA COUNTY SURVEYOR

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH _____, 20__.

UMATILLA COUNTY TAX COLLECTOR

BY: _____
DEPUTY

APPROVED THIS ____ DAY OF _____, 20__

UMATILLA COUNTY ASSESSOR

BY: _____

APPROVED THIS ____ DAY OF _____, 20__

UMATILLA COUNTY COMMISSIONERS

BY: _____

BY: _____

BY: _____

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)

I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED ON ____ DAY OF _____, 20__, AT ____ O'CLOCK ____M, AND RECORDED IN THE RECORD OF PLATS OF SAID COUNTY, BOOK ____ PAGE ____.

OFFICE OF COUNTY RECORDS

BY: _____
RECORDS OFFICER

FEE _____ NO. _____

CITY OF HERMISTON APROVALS AND ACCEPTANCE OF DEDICATION:

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

BY: _____
MAYOR OF THE CITY OF HERMISTON – CITY COUNCIL

HERMISTON IRRIGATION DISTRICT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
SIGNATURE

BY: _____
PRINT & TITLE

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.060 AND 92.065, THE REMAINING CORNER MONUMENTS OF THIS SUBDIVISION WILL BE CORRECTLY SET WITH PROPER MONUMENTS.

SURVEYOR'S CERTIFICATE

I, JOSEPH R. LATIMER, 100021PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "UPLAND MEADOWS PHASE 1 AND 2", A PORTION OF "REVISED TAX LOT 500", PER INSTRUMENT 2018-6710021, UMATILLA COUNTY DEED RECORDS, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, IN UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST THEATER LANE, 30.00 FEET NORTHERLY OF CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "2431LS" MARKING THE SOUTHWEST CORNER OF SAID "REVISED TAX LOT 500", BEARS SOUTH 89°35'43" WEST, 391.70 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, NORTH 00°28'39" WEST, 105.00 FEET; THENCE NORTH 09°54'26" EAST, 50.82 FEET; THENCE NORTH 00°10'42" WEST, 365.00 FEET; THENCE NORTH 89°35'43" EAST, 668.31 FEET; THENCE SOUTH 00°25'20" EAST, 520.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SOUTH 89°35'43" WEST, 678.87 FEET TO THE INITIAL POINT AND END OF THIS BOUNDARY DESCRIPTION.

CONTAINING 8.02 ACRES, MORE OR LESS

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

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