SHEET 1 OF 5

## 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

### PREPARED FOR

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

### SHEET INDEX

PLAT BOUNDARY, NARRATIVE, LEGEND, REFERENCES, PLAT NOTES

SHEET 3 LOTS 1-19, LOT 40, LEGEND, CURVE TABLE

LOTS 20-39, LEGEND, CURVE TABLE

APPROVALS, DECLARATION, ACKNOWLEDGEMENT, REMAINING CORNER MONUMENTATION, SURVEYOR'S CERTIFICATE

### **REVIEW COPY**

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

JOSEPH R. LATIMER





JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR
JOB NUMBER:	11636	RICHLAND, WA 99354 509.905.0219
DRAWN BY:	RC	WWW.AKS-ENG.COM
CHECKED BY:	JL/MSK	ENGINEERING · SURVEYING · NATURAL RESOURCES
DRAWING NO.:	11636PLAT PH1&2	FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RECORDING INFORMATION

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

( )1 RECORD INFORMATION PER SN R-133-C

( )6 RECORD INFORMATION PER SN 11-002-B

( )8 RECORD INFORMATION PER SN 18-028-B ( )9 RECORD INFORMATION PER SN 19-112-B ( )10 RECORD INFORMATION PER SN 23-079-B

( )3 RECORD INFORMATION PER PARTITION PLAT 1999-63 ( )4 RECORD INFORMATION PER PARTITION PLAT NO. 2004-02

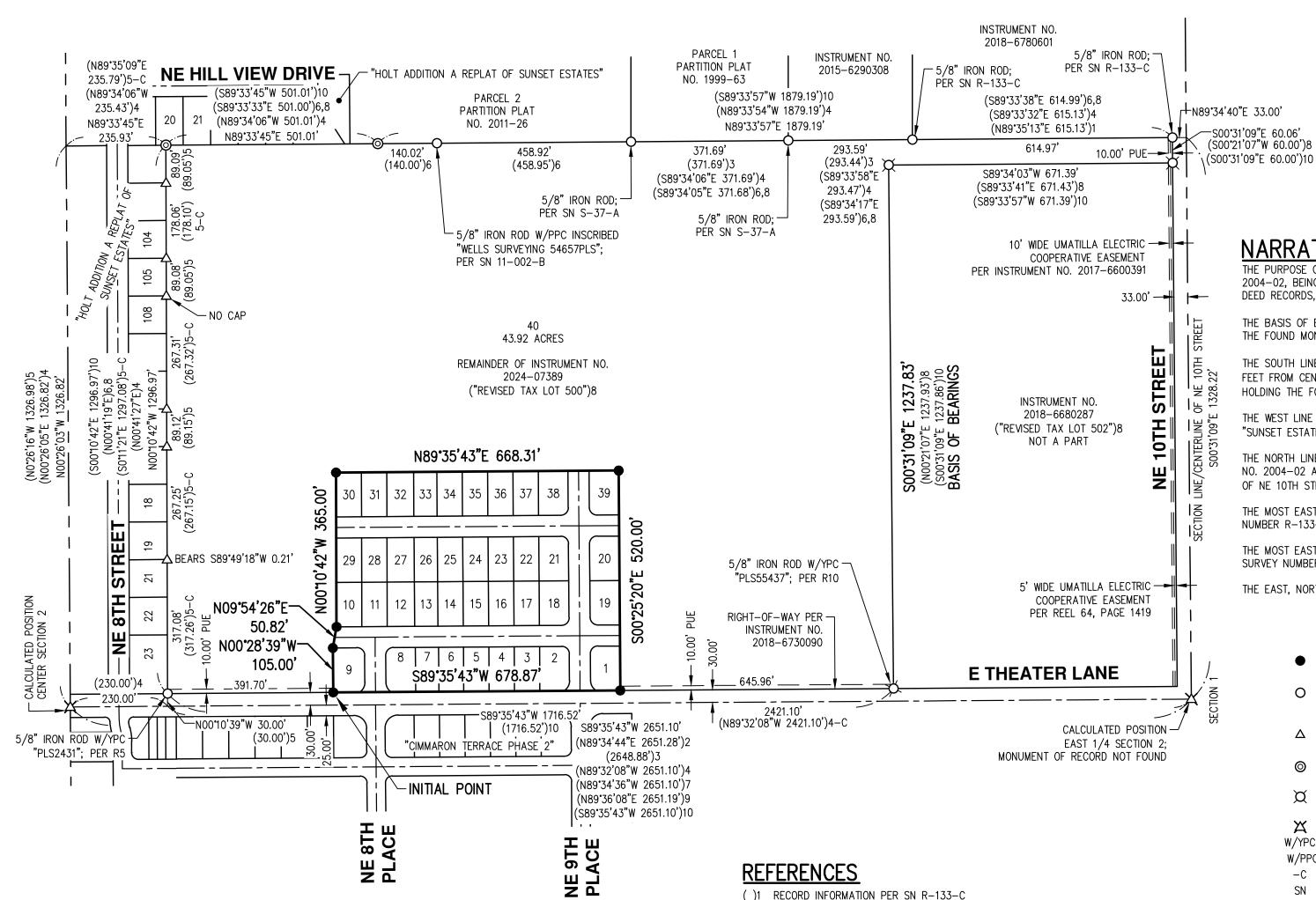
( )2 RECORD INFORMATION PER "SUNSET ESTATES" BOOK 13, PAGE 86, BOTP

( )5 RECORD INFORMATION PER "HOLT ADDITION A REPLAT OF SUNSET ESTATES" BOOK 15 PAGE 34, BOTP

( )7 RECORD INFORMATION PER "PLAT OF CIMMARON TERRACE PHASE 1" BOOK 16, PAGE 29, BOTP

### PREPARED FOR

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



SCALE: 1"= 200 FEET

### PLAT NOTES

- 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.
- 4. LOTS 1-9 SHALL NOT ESTABLISH DRIVEWAYS ONTO F THEATER LANE.

### **NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF PARCEL 1 AND A PORITON OF PARCEL 2 OF PARTITION PLAT NO. 2004-02, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2024-07389, 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"E) WAS ESTABLISHED ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

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 LNE 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" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- FOUND MONUMENT AS NOTED;
- HELD UNLESS NOTED OTHERWISE; 5/8" IRON ROD W/PC INSCRIBED "P.L.S. # 2431";
- PER "HOLT ADDITION A REPLAT OF SUNSET ADDITION"
- 5/8" IRON ROD W/YPC INSCRIBED "GBW 02817LS";
- PER PARTITION PLAT NO. 2004-02
- 5/8" IR W/YPC INSCRIBED "BETHJE 55437"; SN 23-079-B
- CALCULATED POSITION; NO MONUMENT W/YPC WITH YELLOW PLASTIC CAP
- W/PPC WITH PURPLE PLASTIC CAP
- CALCULATED
- SURVEY NUMBER PUBLIC UTILITY EASEMENT

### **REVIEW COPY**

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

JOSEPH R. LATIMER



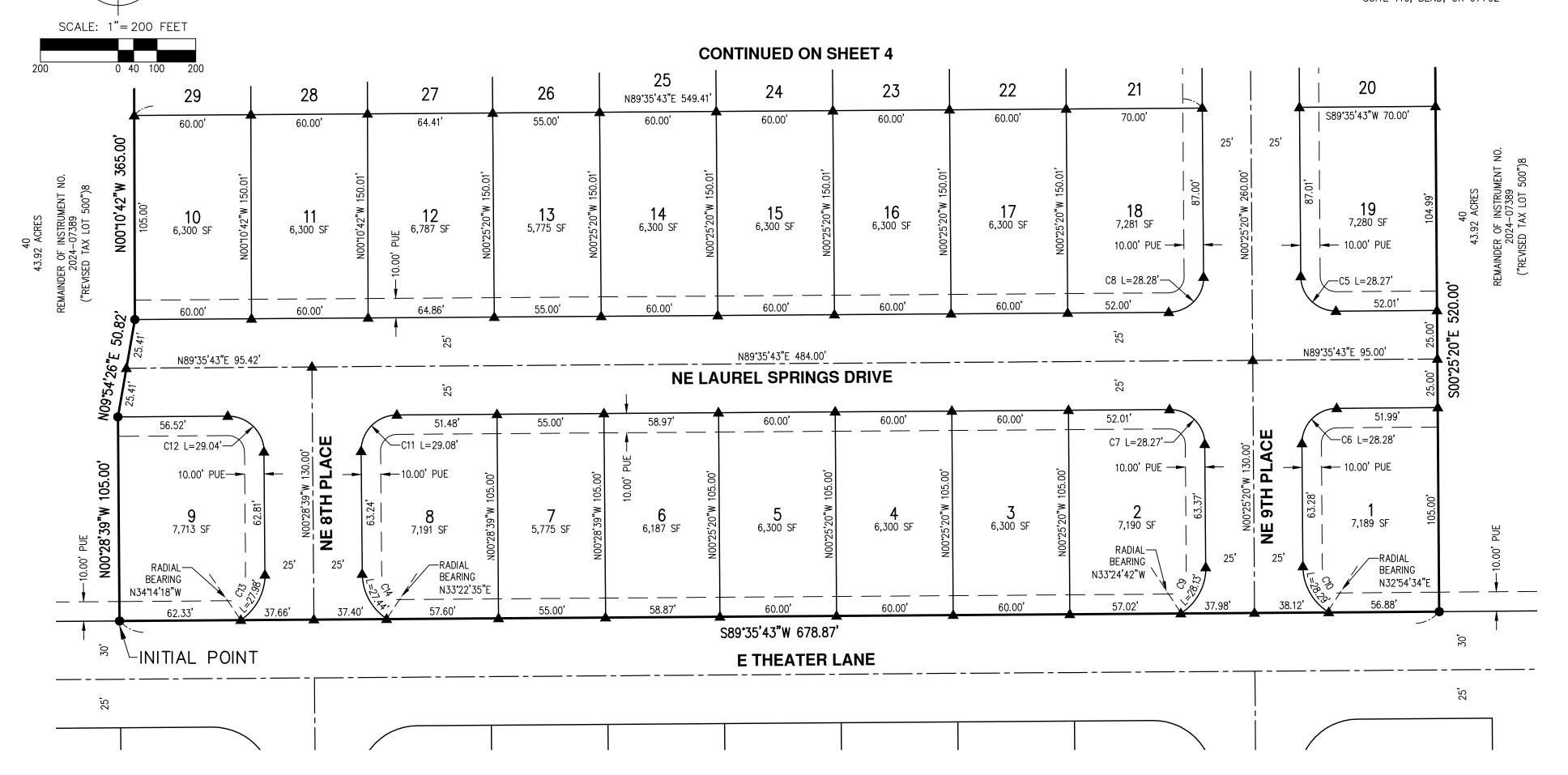
OREGON JULY 09, 2024 JOSEPH R. LATIMER 100021PLS RENEWS: 12/31/26

UPLAND MEADOWS  JOB NAME: SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR
JOB NUMBER: 11636	RICHLAND, WA 99354 509.905.0219
DRAWN BY: RC	WWW.AKS-ENG.COM
CHECKED BY: JL/MSK	ENGINEERING · SURVEYING · NATURAL RESOURCES
DRAWING NO.: 11636PLAT PH1&2	FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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



### **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

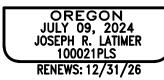
CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD			
C5	18.00'	89°58'57"	28.27	N45°24'49"W 25.45'			
C6	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'			
C7	18.00'	89*58'57"	28.27	S45°24'48"E 25.45'			
C8	18.00'	90°01'03"	28.28	S44°35'12"W 25.46'			
С9	28.00'	57°33'02"	28.13'	N28°21'30"E 26.96'			
C10	28.00'	57*53'40"	28.29'	N29°22'10"W 27.10'			
C11	18.50'	90 <b>°</b> 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 <b>°</b> 15'01"	27.98'	S27°38'52"W 26.87'			
C14	28.00'	56°08'31"	27.44'	N28*32'55"W 26.35'			
				·			

# REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOSEPH R. LATIMER



JOB NAME:	JPLAND MEADOWS SUBDIVISION	<b>AK</b> 22
JOB NUMBER:	11636	RIC 50
DRAWN BY:	RC	WW
CHECKED BY:	JL/MSK	EN
DRAWING NO.:	11636PLAT PH1&2	FC

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

ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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

40 43.92 ACRES

REMAINDER OF INSTRUMENT NO. 2024-07389 ("REVISED TAX LOT 500")8 N89°35'43"E 668.31' 60.00' 60.00 60.00' 63.30 60.00' 60.00 **37** 6,300 SF **30** 6,300 SF **31** 6,300 SF **−**10.00' PUE 10.00' PUE ─► C4 L=28.28'-52.00' 60.00' 60.00' 60.00' 55.00' 60.00' 63.75 60.00' 365.00 N89'35'43"E 95.00' N89'35'43"E 573.86' **E KINSLEY AVENUE** 60.00' 60.00' 55.00' 60.00' 60.00' 60.00' C2 L=28.28 C3 L=28.27'— **10.00'** PUE 10.00' PUE --NE 9TH PLACE **21** 7,281 SF 23 6,300 SF **22** 6,300 SF 25 6,300 SF **24** 6,300 SF **29** 6,300 SF 28 6,300 SF N89°35'43"E 70.00' 60.00' 70.00 60.00' 60.00' 60.00' 55.00 60.00 64.41' 60.00 25' 18 N89°35'43"E 549.41' 17 15 16 13 12 11 14 **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 <b>°</b> 58'57"	28.27'	S45°24'48"E 25.45'			
C4	18.00'	90°01'03"	28.28'	S44*35'12"W 25.46'			

SCALE: 1"= 200 FEET

### **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

# 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:	JPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR
JOB NUMBER:	11636	RICHLAND, WA 99354 509.905.0219
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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

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

A(	CK	N	0	W	LE	DG	Ж	E	N	T

MY COMMISSION EXPIRES \_\_\_\_\_

ACINIO WEEDOWILIN I
STATE OF OREGON )
COUNTY OF ) SS
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) NOTARY NOT TO STA
COMMISSION NO

UMATILLA	COUNTY	<b>APPROVALS</b>

APPROVED THISDAY OF	, 20
BY: UMATILLA COUNTY SURVEYOR	_
****************	*******
ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIE PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH	BED PROPERTY AS
UMATILLA COUNTY TAX COLLECTOR	
BY: DEPUTY	<u></u>
****************	*******
APPROVED THISDAY OF	, 20
UMATILLA COUNTY ASSESSOR	
BY:	
***************************************	*******
APPROVED THISDAY OF	, 20
UMATILLA COUNTY COMMISSIONERS	
BY:	
BY:	
BY:	
**********************	·***************
STATE OF OREGON ) ) SS	
COUNTY OF UMATILLA )	
I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND DAY OF, 20,M, AND RECORDED IN THE RECORD OF PLATS OF SABOOK PAGE	
OFFICE OF COUNTY RECORDS	
BY: RECORDS OFFICER	
FFF NO	

### 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, 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.

# CITY OF HERMISTON APROVALS AND ACCEPTANCE OF DEDICATION:

APPF	ROVED THIS, 20	
BY:	CHAIRMAN OF THE HERMISTON PLANNING COMMISSION	
BY:	MAYOR OF THE CITY OF HERMISTON — CITY COUNCIL	

### HERMISTON IRRIGATION DISTRICT APPROVAL:

APPF	ROVED THISDAY 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.

# 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

	UPLAND MEADOWS
JOB NAME:	SUBDIVISION
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