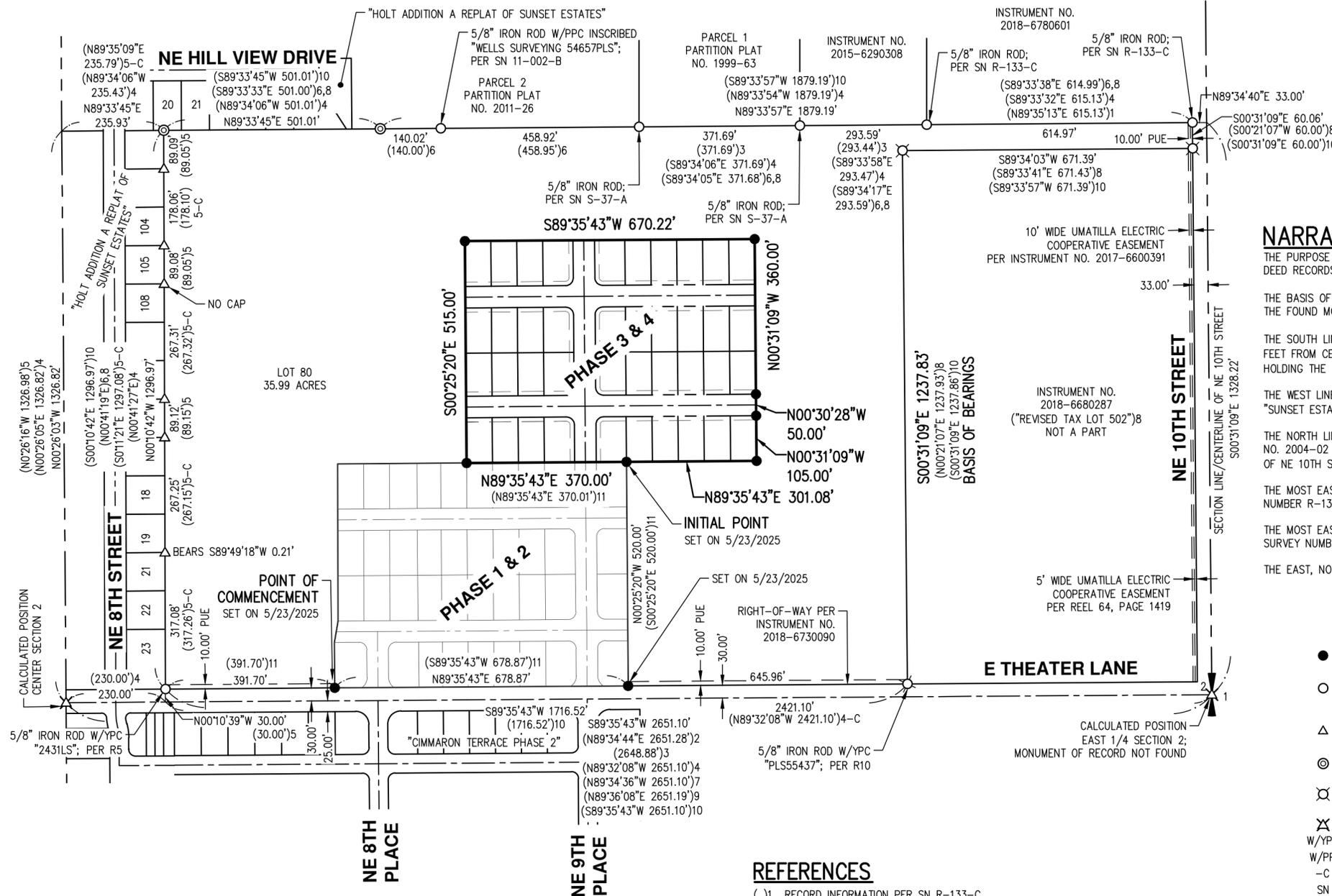
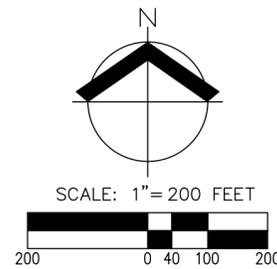


UPLAND MEADOWS PHASE 3 AND 4

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

MONTE VISTA HOMES
389 SW SCALEHOUSE COURT SUITE 110
BEND, OREGON 97702



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"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 AND 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" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET ON: XX/XX/2025 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED; FLUSH WITH GROUND UNLESS NOTED OTHERWISE; 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
- 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

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 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

SHEET INDEX

- SHEET 2 PLAT BOUNDARY, NARRATIVE, LEGEND, REFERENCES, PLAT NOTES
- SHEET 3 LOTS 40-47 & 58-69, LEGEND, CURVE TABLE
- SHEET 4 LOTS 48-57 & 70-79, LEGEND, CURVE TABLE
- SHEET 5 APPROVALS, DECLARATION, ACKNOWLEDGEMENT, SURVEYOR'S CERTIFICATE

UPLAND MEADOWS SUBDIVISION	
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



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

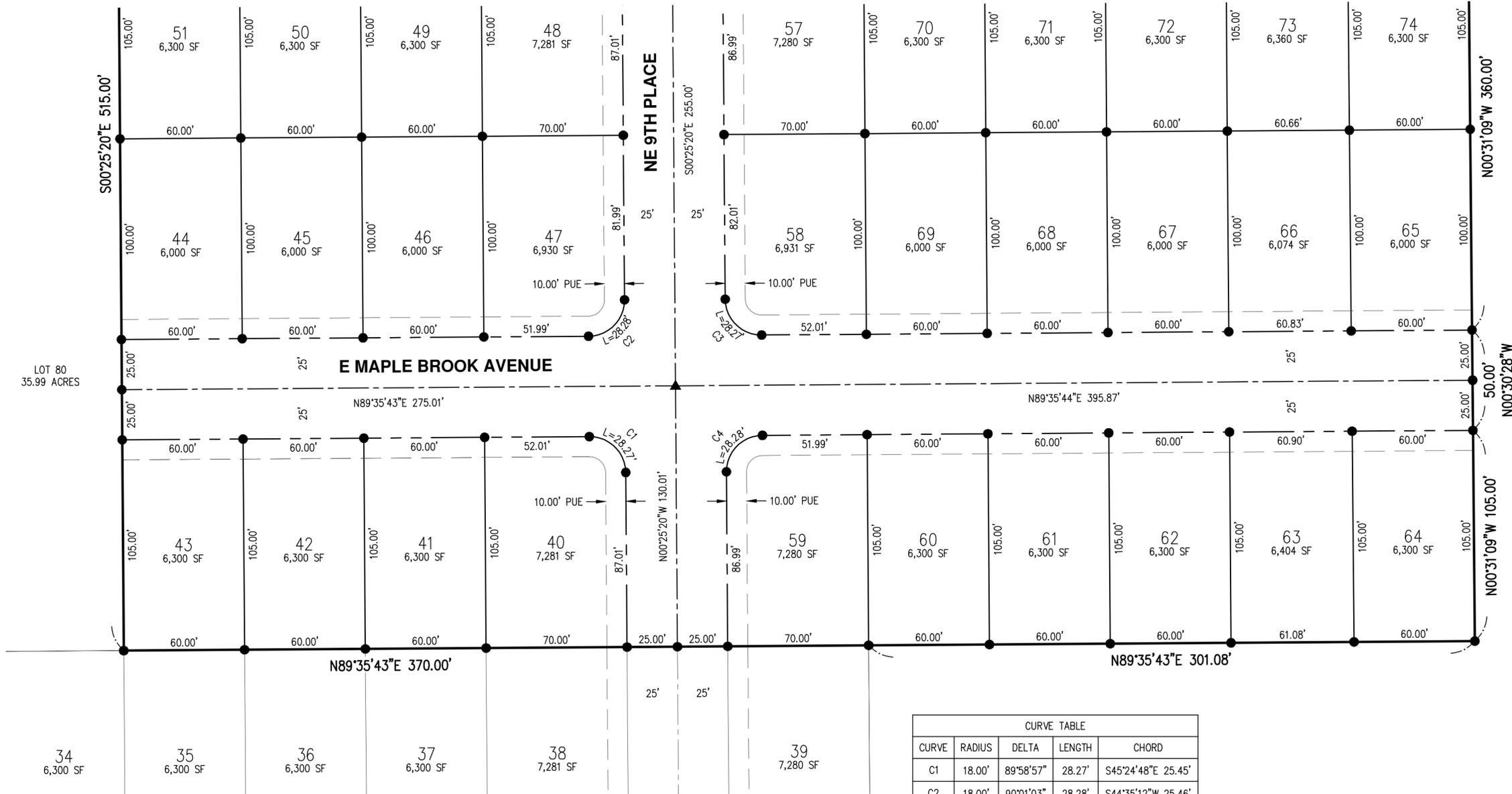
UPLAND MEADOWS PHASE 3 AND 4

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

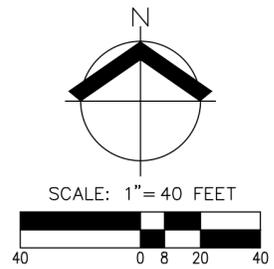
MONTE VISTA HOMES
389 SW SCALEHOUSE COURT SUITE 110
BEND, OREGON 97702

CONTINUED ON SHEET 4



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



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

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



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

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

MONTE VISTA HOMES
389 SW SCALEHOUSE COURT SUITE 110
BEND, OREGON 97702

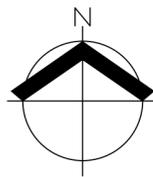
LOT 80
35.99 ACRES



CONTINUED ON SHEET 3

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



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'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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
SUBDIVISION
JOB NAME:
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



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

