

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

EAST THEATER AVE.

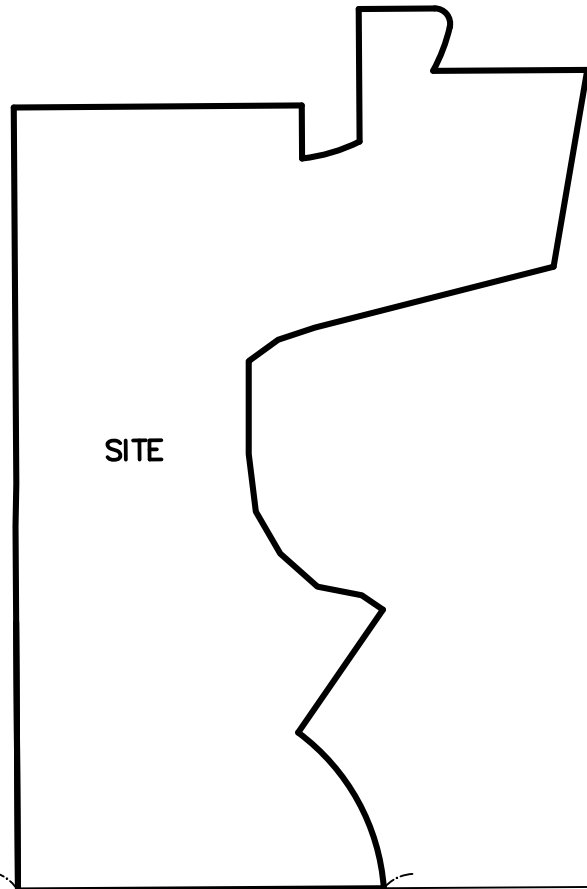
(N 89°34'44" E 2651.28) SR NO. 7  
N 89°35'42" E 2651.10'

S 89°35'42" W 1325.55'

S 89°35'42" W 1325.55'

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

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



SITE

S 00°28'21" E 1329.59'

N 00°32'05" W 1330.89'

239.60'

706.73'

N 89°39'03" E 1327.00'

N 89°39'03" E 1327.39'

(S 00°32'05" E 2861.77)  
(S 00°32'16" E 2661.60) SR NO. 5

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

S 00°28'21" E 1329.78'

N 00°32'05" W 1330.89'

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

S 89°41'54" W 1328.45'

S 89°41'54" W 1328.45'

FOUND AND HELD SOUTH EAST CORNER OF SECTION 2 PER SURVEY REFERENCE #5

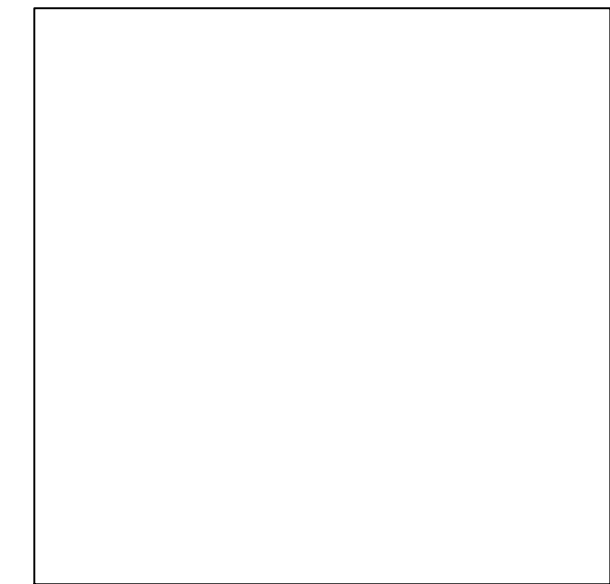
2656.89' N 89°41'54" E  
(2656.82' N 89°41'53" E) SR NO. 5

# CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE PHASE 3" (17-51)  
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 2, 2023  
JOB NO. 23-185

SHEET 1 OF 3



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2023

10-02-2023

### SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHJE, 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. BETHJE PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437.  
10-02-2023

DATED

### SHEET INDEX

- 1) EXTERIOR BOUNDARY, SECTION
- 2) LOTS, DIMENSIONS, SQUARE FOOTAGES AND ADDRESSES
- 3) APPROVAL SIGNATURES, VICINITY MAP, CURVE AND LINE TABLES

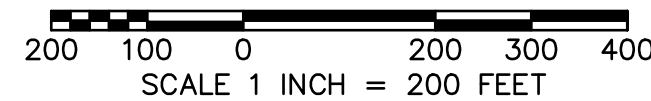
### SURVEY REFERENCE

- 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
- 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
- 13) "CIMMARON TERRACE PUD PHASE V" BOOK 18, PAGE 5

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.  
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



# CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE  
PHASE 3" (17-51)  
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 2, 2023  
JOB NO. 23-185

SHEET 2 OF 3

### LEGEND

- ⊙ INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
- INDICATES FOUND 5/8" IRON ROD WITH "WA 19619 / OR 02820" CAP, HELD PER SR NO. 10 UNLESS NOTED OTHERWISE
- ✱ INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 8 AND NO. 13 UNLESS NOTED OTHERWISE
- (XXX.XX) INDICATES RECORD INFORMATION PER SR 10
- [XXX] INDICATES LOT ADDRESS

### SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, 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. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10-02-2023

DATED

### SURVEY REFERENCE

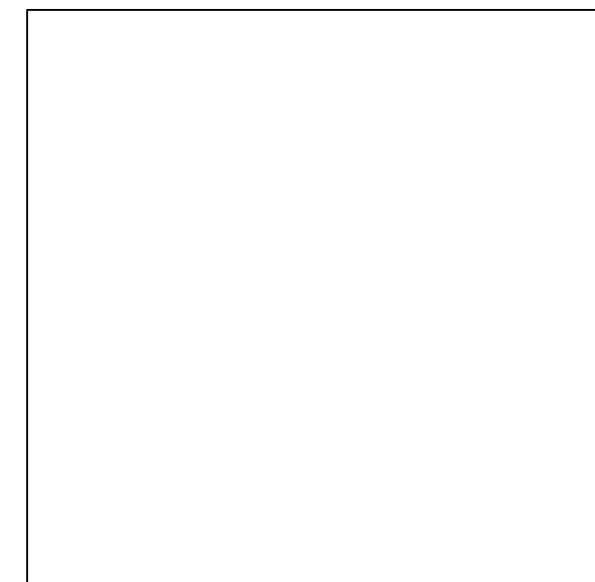
- 1) PARTITION PLAT NO. 2004-02
- 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
- 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
- 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
- 5) LEWIS SURVEY BOOK 14 PAGE 01-B
- 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135
- 7) SUNSET ESTATES, BOOK 13, PAGE 86
- 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
- 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
- 13) "CIMMARON TERRACE PUD PHASE V" BOOK 18, PAGE 5

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2023

10-02-2023

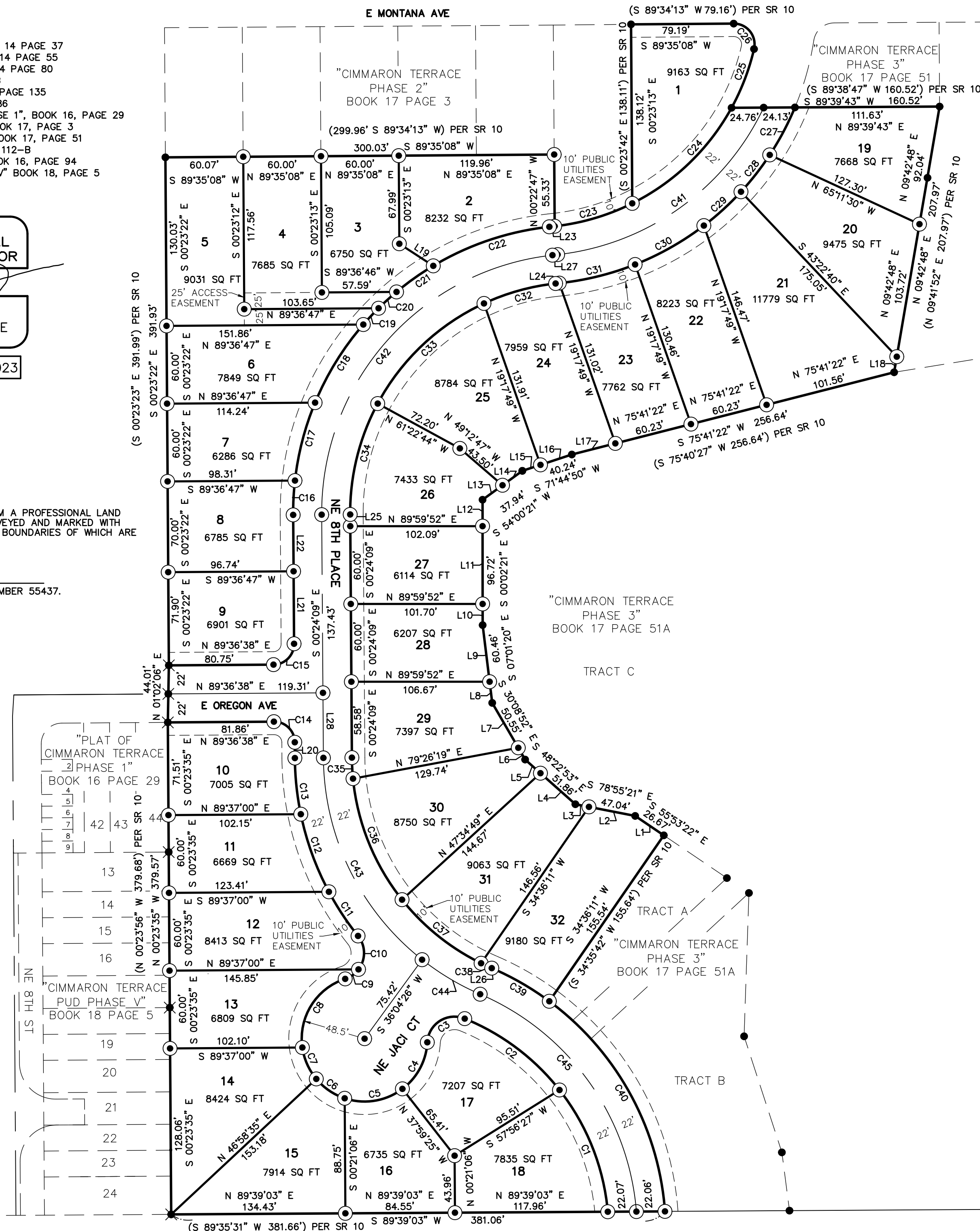


BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.

SCALE 1 INCH = 60 FEET

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA, 99336  
509-491-1071



# CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE  
PHASE 3" (17-51)  
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 2, 2023  
JOB NO. 23-185

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, OREGON, DESCRIBED AS FOLLOWS: LOT 76 OF "CIMMARON TERRACE PHASE 3" ACCORDING TO THE PLAT THEREOF, RECORDED UNDER BOOK 17 OF PLATS AT PAGE 51, RECORDS OF UMATILLA COUNTY, OREGON.

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, 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, ROTCHY INC, 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 IV.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**UMATILLA COUNTY SURVEYOR:**

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES 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 \_\_\_\_\_ 202 .

UMATILLA COUNTY SURVEYOR \_\_\_\_\_

**CITY OF HERMISTON PLANNING COMMISSION**

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES 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 \_\_\_\_\_ 202 .

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 \_\_\_\_\_ 202 .

COUNTY ASSESSOR \_\_\_\_\_ COUNTY TAX COLLECTOR \_\_\_\_\_

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	178.00'	32°59'06"	102.47'	N 21°39'01" W	101.06'
C2	178.00'	29°47'42"	92.56'	N 53°02'25" W	91.52'
C3	21.00'	108°44'56"	39.86'	S 57°41'16" W	34.14'
C4	48.50'	49°40'16"	42.05'	N 28°08'56" E	40.74'
C5	48.50'	55°28'39"	46.96'	N 80°43'24" E	45.15'
C6	48.50'	31°43'14"	26.85'	S 55°40'40" E	26.51'
C7	48.50'	31°43'15"	26.85'	S 23°57'25" E	26.51'
C8	48.50'	80°07'45"	67.83'	S 31°58'05" W	62.43'
C9	21.00'	34°59'30"	12.83'	N 54°32'12" E	12.63'
C10	21.00'	75°44'21"	27.76'	N 00°49'43" W	25.78'
C11	222.00'	10°33'00"	40.88'	S 33°25'24" E	40.82'
C12	222.00'	16°29'12"	63.88'	S 19°54'18" E	63.66'
C13	222.00'	11°15'33"	43.63'	S 06°01'55" E	43.56'
C14	16.00'	89°59'14"	25.13'	N 45°23'46" W	22.62'
C15	16.00'	90°00'46"	25.14'	N 44°36'14" E	22.63'
C16	222.00'	6°50'47"	26.53'	S 03°01'15" W	26.51'
C17	222.00'	16°04'28"	62.28'	S 14°28'53" W	62.08'
C18	222.00'	18°21'18"	71.12'	S 31°41'46" W	70.81'
C19	222.00'	4°26'51"	17.23'	S 43°05'50" W	17.23'
C20	222.00'	4°50'05"	18.73'	S 47°44'18" W	18.73'
C21	222.00'	8°58'42"	34.79'	S 54°38'41" W	34.75'
C22	222.00'	24°34'47"	95.24'	S 71°25'25" W	94.51'
C23	178.07'	20°11'14"	62.74'	N 73°34'44" E	62.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C24	178.07'	34°45'09"	108.01'	N 46°06'32" E	106.36'
C25	178.07'	15°39'42"	48.67'	N 20°54'07" E	48.52'
C26	16.00'	103°29'07"	28.90'	N 38°40'18" W	25.13'
C27	222.07'	10°43'15"	41.55'	N 27°57'11" E	41.49'
C28	222.07'	9°18'32"	36.08'	N 37°58'04" E	36.04'
C29	222.07'	10°00'53"	38.82'	N 47°37'47" E	38.77'
C30	222.07'	15°46'40"	61.15'	N 60°31'33" E	60.96'
C31	222.07'	15°36'02"	60.47'	N 76°12'54" E	60.28'
C32	178.00'	18°32'55"	57.62'	S 74°26'21" W	57.37'
C33	178.00'	36°53'34"	114.61'	S 46°43'07" W	112.64'
C34	178.00'	28°40'29"	89.08'	S 13°56'05" W	88.16'
C35	178.00'	5°13'07"	16.21'	S 03°00'42" E	16.21'
C36	178.00'	32°52'57"	102.16'	S 22°03'44" E	100.76'
C37	178.00'	25°23'48"	78.90'	S 51°12'06" E	78.26'
C38	178.00'	2°49'27"	8.77'	S 65°18'44" E	8.77'
C39	222.00'	13°15'21"	51.36'	N 60°05'46" W	51.25'
C40	222.00'	49°15'54"	190.88'	N 28°50'09" W	185.06'
C41	200.07'	58°25'40"	204.02'	N 54°29'59" E	195.30'
C42	200.00'	84°06'57"	293.62'	S 41°39'20" W	267.95'
C43	200.00'	51°21'16"	179.26'	S 26°04'47" E	173.32'
C44	200.00'	14°58'02"	52.25'	S 59°14'26" E	52.10'
C45	200.00'	62°10'41"	217.04'	N 35°43'01" W	206.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 55°53'22" E	26.67'
L2	S 78°55'21" E	36.36'
L3	S 78°55'21" E	10.68'
L4	S 48°22'53" E	36.03'
L5	S 48°22'53" E	15.83'
L6	S 30°08'52" E	10.48'
L7	S 30°08'52" E	40.07'
L8	S 07°01'20" E	16.46'
L9	S 07°01'20" E	44.00'
L10	S 00°02'21" E	16.33'
L11	S 00°02'21" E	60.00'
L12	S 00°02'21" E	20.39'
L13	S 54°00'21" W	19.04'
L14	S 54°00'21" W	18.90'
L15	S 71°44'50" W	14.74'
L16	S 71°44'50" W	25.50'
L17	S 75°41'22" W	34.63'
L18	N 09°42'48" E	12.20'
L19	S 56°57'15" E	31.24'
L20	S 00°24'09" E	12.18'
L21	S 00°24'09" E	55.89'
L22	S 00°24'09" E	43.53'
L23	N 83°42'46" E	4.12'
L24	S 83°42'49" W	2.82'
L25	S 00°24'09" E	9.02'
L26	S 66°43'27" E	0.29'
L27	S 83°42'49" W	3.99'
L28	S 00°24'09" E	50.17'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2023

**SURVEYOR'S CERTIFICATE**

I, KEVIN L. BETHJE, 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. Bethje*

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10-02-2023

DATED

PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

10-02-2023