

PREPARED BY: MINISTER AND GLAESER SURVEYING, INC.
6303 BURDEN BLVD., SUITE E, PASCO, WA 99301, (509) 544-7802

PLAT OF CIMMARON TERRACE PHASE 1

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

MARCH 24, 2016

LEGAL DESCRIPTION:

TRACT 1: THE WEST 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TRACT 2: NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, EXCEPTING THEREFROM THE WEST 330 FEET THEREOF

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, HANES-ZOLLER JOINT VENTURE, A PARTNERSHIP OF ZOLLER FAMILY LIMITED PARTNERSHIP, AND R.C. HANES LIMITED PARTNERSHIP OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, 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 PHASE 1.

[Signature]
SIGNATURE

4-7-2016
DATE

ACKNOWLEDGEMENT:

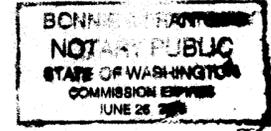
STATE OF Washington
COUNTY OF Clark

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF April 2016, HANES-ZOLLER JOINT VENTURE 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]
SIGNATURE NOTARY PUBLIC
DATE April 7, 2016

Bonnie A. Franklin
PRINTED NAME

MY APPOINTMENT EXPIRES: June 26, 2019



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 15th DAY OF May 2016.

[Signature]
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF CIMMARON ESTATES PHASE 1.

[Signature] 04/13/16
CITY OF HERMISTON PLANNING COMMISSION DATE

[Signature] 04/25/16
CITY OF HERMISTON MAYOR 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 13th DAY OF May 2016.

[Signature] Absent
CHAIRMAN COMMISSIONER

[Signature]
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 17th DAY OF May 2016.

[Signature]
COUNTY ASSESSOR

[Signature]
COUNTY TAX COLLECTOR
A.S.U. Deputy

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED. DATED THIS 8th DAY OF April 2016

[Signature]
HERMISTON IRRIGATION DISTRICT TITLE

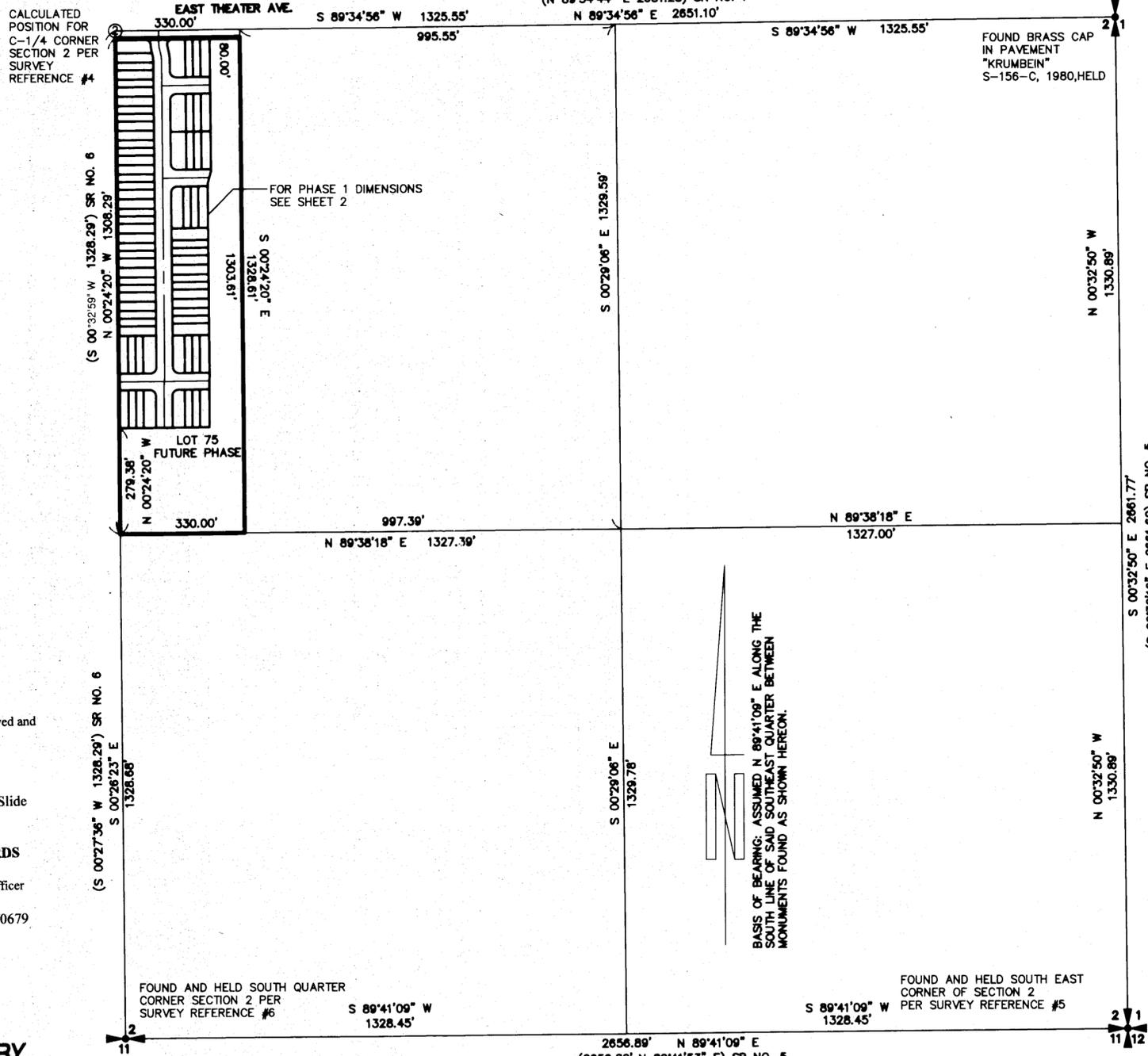
THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
[Signature]
KEVIN L. BETHJE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

Expires 12-31-2017

SHEET 1 OF 2



STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON May 25, 2016
at 2:09 o'clock Pm., in the record of
PLATS of said County.
BOOK 16 PAGE 29 Slide

OFFICE OF COUNTY RECORDS
By: David A. Stuvland Records Officer
Fees \$ 98.00 No. 2016-6430679

RECEIVED BY
Umatilla County Surveyor
Date: 05-26-2016
Rec'd By: *[Signature]*
No.: 16-061-8

- 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

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.
[Signature]
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
DATED 4-5-16

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

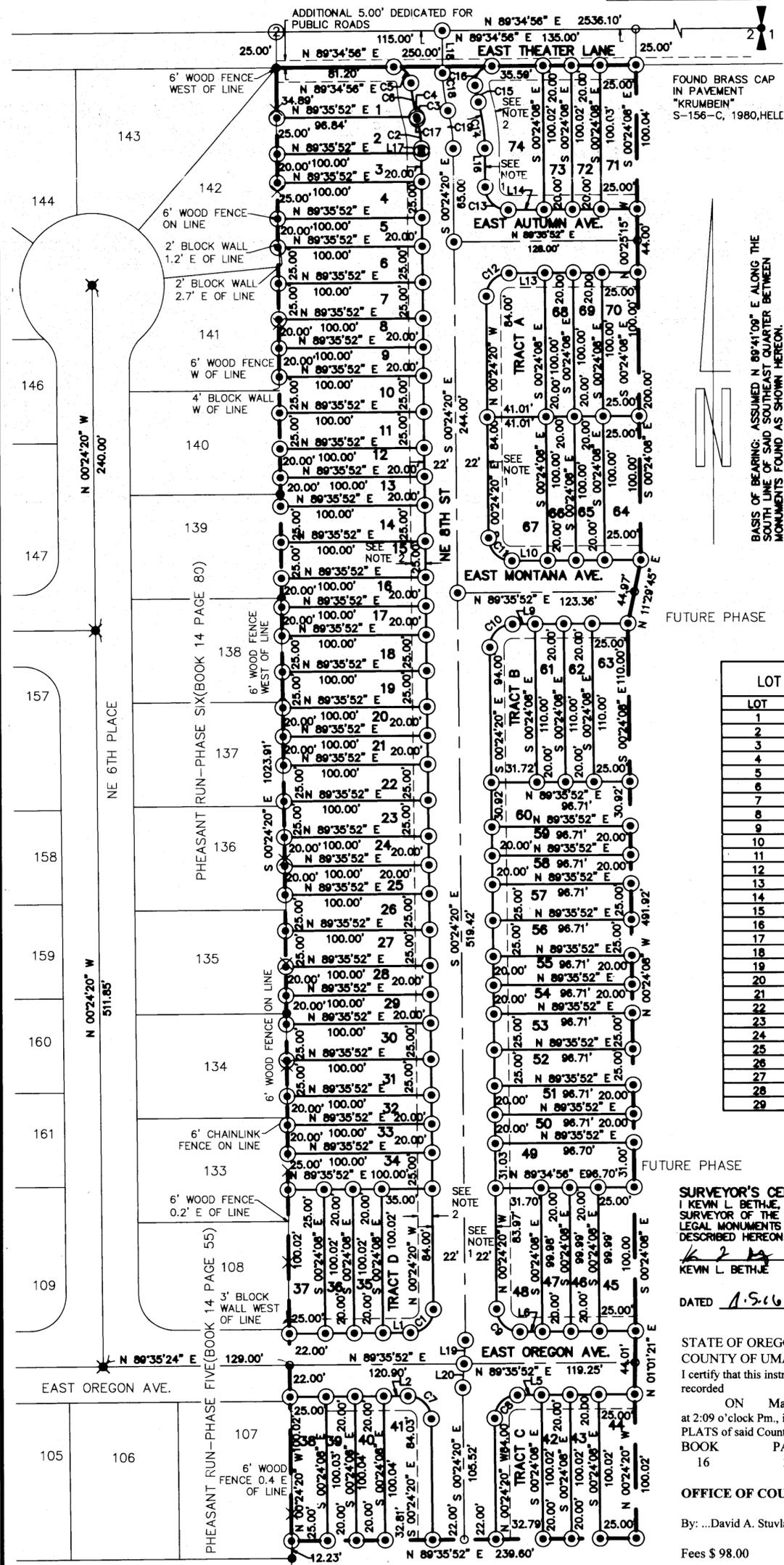
PREPARED BY: MINISTER AND GLAESER SURVEYING, INC.
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CALCULATED POSITION FOR C-1/4 CORNER SECTION 2 PER PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
30' RIGHT OF WAY CALCULATED PER SURVEY REFERENCE #1
20' RIGHT OF WAY CALCULATED PER SURVEY REFERENCE #1

PLAT OF CIMMARON TERRACE PHASE 1

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

MARCH 24, 2016



LINE	BEARING	DISTANCE
L1	N 89°35'52" E	19.00'
L2	N 89°35'52" E	16.80'
L5	N 89°35'52" E	16.80'
L6	N 89°35'52" E	15.89'
L9	N 89°35'52" E	15.72'
L10	N 89°35'52" E	25.00'
L13	S 89°35'52" W	25.01'
L14	S 89°35'52" W	25.00'
L16	N 00°24'20" W	27.00'
L17	N 00°24'20" W	2.92'
L18	S 03°24'31" W	16.54'
L19	S 03°24'31" W	16.54'

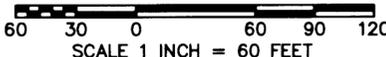
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C2	78.00'	15°12'01"	20.89'	N 08°00'21" W	20.63'
C3	122.00'	0°47'11"	1.67'	S 15°12'46" E	1.67'
C4	122.00'	11°13'28"	23.90'	S 09°12'27" E	23.86'
C5	12.00'	86°49'20"	18.18'	N 47°00'24" W	16.49'
C6	122.00'	11°13'28"	23.90'	S 09°12'27" E	23.86'
C7	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C8	16.00'	90°00'12"	25.13'	S 44°35'46" W	22.63'
C9	16.00'	89°59'48"	25.13'	N 45°24'14" W	22.63'
C10	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C11	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C12	16.00'	90°00'12"	25.13'	N 44°35'46" E	22.63'
C13	16.00'	89°59'48"	25.13'	S 45°24'14" E	22.63'
C14	122.00'	15°12'01"	32.37'	N 08°00'21" W	32.27'
C15	78.00'	8°43'33"	11.86'	S 11°14'35" E	11.87'
C16	12.00'	96°27'44"	20.20'	S 41°21'04" W	17.90'
C17	122.00'	0°47'11"	1.67'	S 15°12'46" E	1.67'
C18	100.00'	15°12'26"	26.54'	S 08°00'21" E	26.46'
C19	100.00'	15°12'14"	26.54'	N 08°00'27" W	26.46'

BASIS OF BEARING: ASSUMED N 89°41'08" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER BETWEEN MONUMENTS FOUND AS SHOWN HEREON.

LOT	SQ. FT.
1	3255
2	2477
3	2000
4	2500
5	2000
6	2500
7	2500
8	2000
9	2000
10	2500
11	2500
12	2000
13	2000
14	2500
15	2500
16	2000
17	2000
18	2500
19	2500
20	2000
21	2000
22	2500
23	2500
24	2000
25	2000
26	2500
27	2500
28	2000
29	2000

LOT	SQ. FT.
30	2500
31	2500
32	2000
33	2000
34	2500
35	2000
36	2000
37	2500
38	2501
39	2000
40	2000
41	3227
42	2000
43	2000
44	2500
45	2500
46	2000
47	2000
48	3114
49	2999
50	1934
51	1934
52	2418
53	2418
54	2418
55	2418
56	2418
57	2418
58	2418

LOT	SQ. FT.
59	2418
60	2990
61	2200
62	2200
63	2750
64	2500
65	2000
66	2000
67	4046
68	2000
69	2000
70	2500
71	2501
72	2001
73	2000
74	4212
75	180402
TRACT A	4046
TRACT B	3434
TRACT C	3228
TRACT D	3445

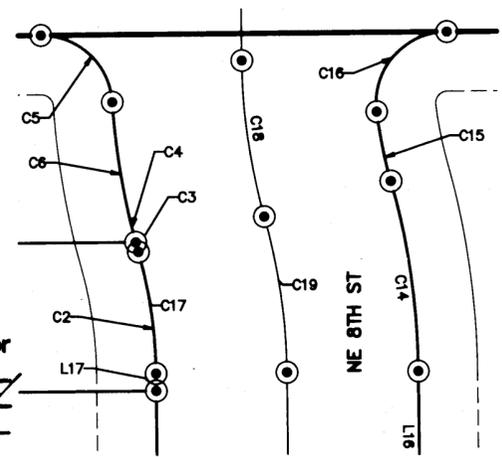


REGISTERED PROFESSIONAL LAND SURVEYOR
KEVIN L. BETHJE
JANUARY 9, 2001
55437
Expires 12-31-2017

SURVEYOR'S CERTIFICATE
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KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 1-5-16
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I certify that this instrument was received and recorded
ON May 25, 2016
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BOOK PAGE Slide
16 29
OFFICE OF COUNTY RECORDS
By: ...David A. Stuvland...Records Officer
Fees \$ 98.00 No. 2016-6430679

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
KEVIN L. BETHJE 1-5-16 DATE



- INDICATES SET 5/8" X 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490"
- INDICATES FOUND 5/8" IRON ROD YPC STAMPED "LS 02817" HELD PER SR #3 AND 4
- ✕ INDICATES FOUND PK IN ASPHALT PER SURVEY REFERENCE 3 AND 4 HELD
- INDICATES CALCULATED POSITION NOTHING FOUND OR SET

- SURVEY REFERENCE**
- 1) PARTITION PLAT NO. 2004-02
 - 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
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 - 7) SUNSET ESTATES, BOOK 13, PAGE 86

RECEIVED BY
Umatilla County Surveyor
Date: 05-26-2016
Rec'd By: [Signature]
No.: 16-064-B

- NOTES**
- 1) 44' RIGHT OF WAY DEDICATED TO THE CITY OF HERMISTON
 - 2) 10' PUBLIC UTILITY EASEMENT
 - 3) TRACTS A, B, C, AND D ARE FOR PARKING AND STORM WATER SWALES AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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