

HIGHLAND SUMMIT PHASE 8 & 9

A RE-PLAT OF LOT 194 OF HIGHLAND SUMMIT PHASE 7
 RECORDED IN BOOK 16, PAGE 12 OF THE RECORD OF
 TOWN PLATS OF UMATILLA COUNTY, OREGON
 LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12,
 TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MONTE VISTA HOMES, INC. TO SUBDIVIDE LOT 194 OF "HIGHLAND SUMMIT PHASE 7".

THIS SURVEY WAS PERFORMED USING TRIMBLE DUAL FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND TRIMBLE ROBOTIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 1 MM ± 3 PPM TIMES DISTANCE.

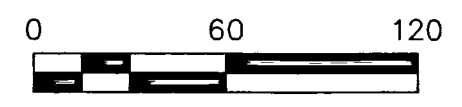
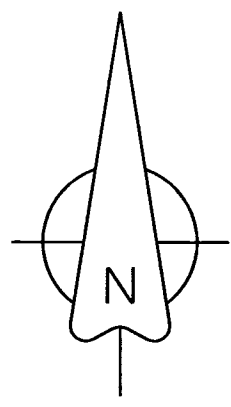
ALL MONUMENT SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2019 UNLESS OTHERWISE NOTED.

SEE SHEET 2 OF 2 FOR THE SURVEYOR'S CERTIFICATE, DEDICATION, APPROVALS, VICINITY MAP AND ADDITIONAL SURVEYOR'S NOTES.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	134.64'	200.00'	38°34'21"	N71°10'37"E	132.12'
C2	90.33'	100.00'	51°45'21"	N26°00'46"E	87.29'
C3	80.91'	200.00'	23°10'41"	N78°32'45"E	80.36'
C4	117.81'	175.00'	38°34'21"	N71°10'37"E	115.60'
C5	24.18'	75.00'	18°28'09"	S42°39'22"W	24.07'
C6	43.57'	75.00'	33°17'12"	S16°46'41"W	42.96'
C7	31.42'	20.00'	90°00'00"	S44°51'55"E	28.28'
C8	67.50'	175.00'	22°05'56"	N78°00'22"E	67.08'
C9	42.24'	225.00'	10°45'27"	S72°20'07"W	42.18'
C10	41.51'	225.00'	10°34'14"	N82°59'58"E	41.45'
C11	31.42'	20.00'	90°00'00"	S45°08'05"W	28.28'
C12	31.42'	20.00'	90°00'00"	S44°51'55"E	28.28'
C13	31.42'	20.00'	90°00'00"	S45°08'05"W	28.28'
C14	13.95'	20.00'	39°57'45"	N18°10'43"W	13.67'
C15	37.94'	50.00'	43°28'45"	N16°25'12"W	37.04'
C16	39.52'	50.00'	45°17'23"	S27°57'52"W	38.50'
C17	37.89'	50.00'	43°25'20"	S72°19'13"W	36.99'
C18	14.71'	20.00'	42°08'27"	N72°57'40"E	14.38'
C19	44.40'	225.00'	11°18'23"	N57°32'38"E	44.33'
C20	3.64'	125.00'	1°40'05"	S00°58'07"W	3.64'
C21	7.26'	225.00'	1°51'00"	N89°12'35"E	7.26'
C22	3.30'	175.00'	1°04'45"	N89°35'42"E	3.30'

LEGEND

- ◆ FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" IRON ROD OR AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT PHASE 7
- SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WA 19619 OR 02820" ATTACHED
- × COMPUTED POSITION NOTHING SET
- - - CENTER LINE
- - - EASEMENT AS NOTED
- - - LOT LINE
- - - PLATTED LOT LINE PER PREVIOUS SUBDIVISION AS NOTED
- - - SUBDIVISION BOUNDARY

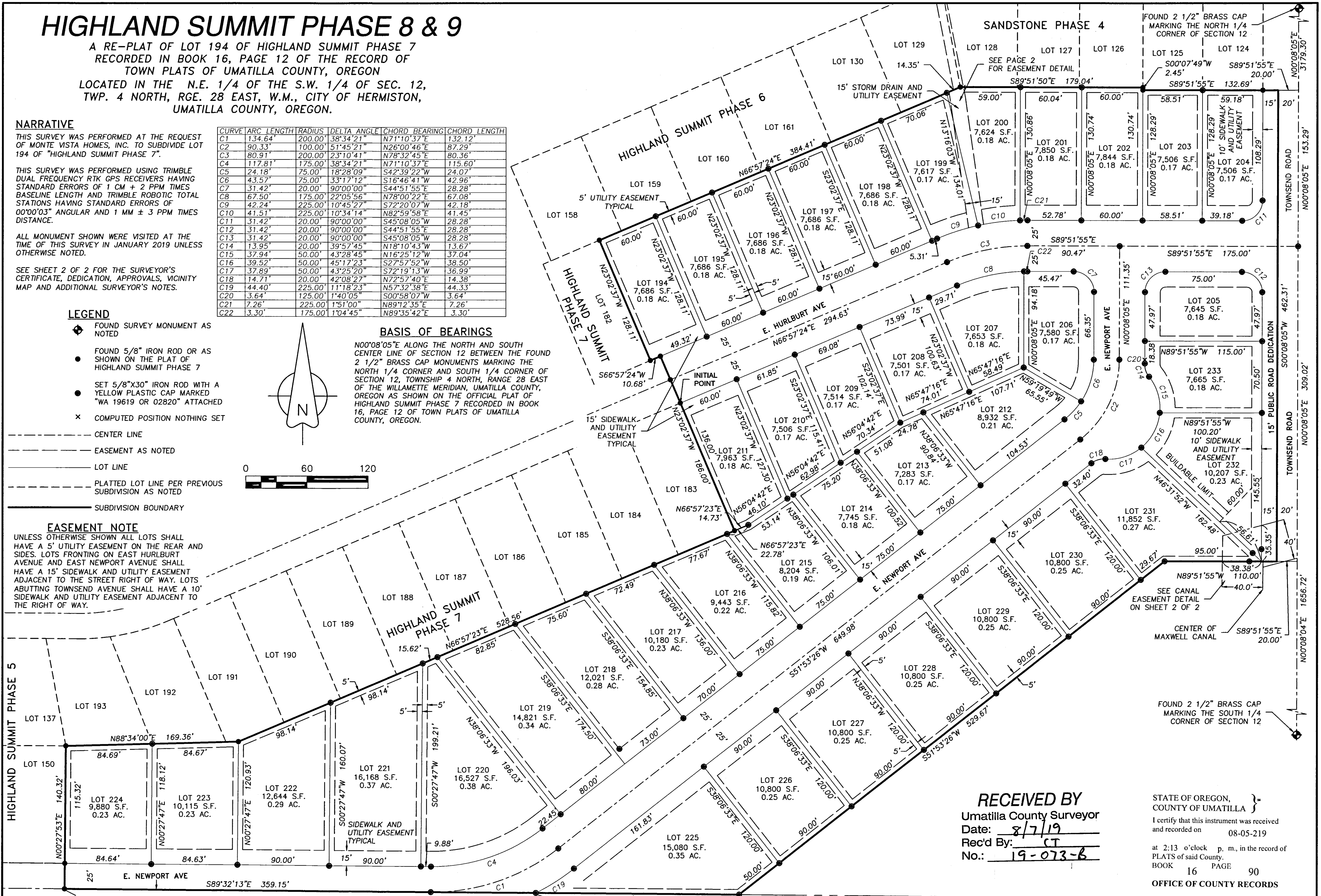


BASIS OF BEARINGS

N00°08'05"E ALONG THE NORTH AND SOUTH CENTER LINE OF SECTION 12 BETWEEN THE FOUND 2 1/2" BRASS CAP MONUMENTS MARKING THE NORTH 1/4 CORNER AND SOUTH 1/4 CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AS SHOWN ON THE OFFICIAL PLAT OF HIGHLAND SUMMIT PHASE 7 RECORDED IN BOOK 16, PAGE 12 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

EASEMENT NOTE

UNLESS OTHERWISE SHOWN ALL LOTS SHALL HAVE A 5' UTILITY EASEMENT ON THE REAR AND SIDES. LOTS FRONTING ON EAST HURLBURT AVENUE AND EAST NEWPORT AVENUE SHALL HAVE A 15' SIDEWALK AND UTILITY EASEMENT ADJACENT TO THE STREET RIGHT OF WAY. LOTS ABUTTING TOWNSEND AVENUE SHALL HAVE A 10' SIDEWALK AND UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY.



10' ALLEY PER THE PLAT OF HERMISTON ORCHARDS BOOK 2, PAGE 81 OF TOWN PLATS

LOT RESTRICTIONS - CONDITIONS OF APPROVAL

- LOT 204 SHALL ACCESS E. HURLBURT AVENUE ONLY.
- LOT 205 SHALL ACCESS E. NEWPORT AVENUE ONLY.
- LOT 206 SHALL ACCESS E. HURLBURT AVENUE ONLY.
- LOT 232 SHALL ACCESS E. NEWPORT AVENUE ONLY.
- LOT 233 SHALL ACCESS E. NEWPORT AVENUE ONLY.
- BUILDING LINES FOR LOT 232 WILL BE ESTABLISHED AT THE POINT WHERE THE LOT MEETS THE MINIMUM LOT WIDTH OF 60 FEET AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9"

Greg E. Flowers
 GREG E. FLOWERS PLS 02820

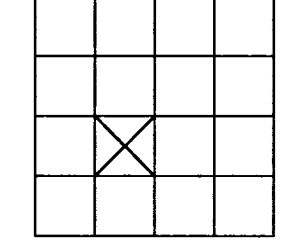
REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

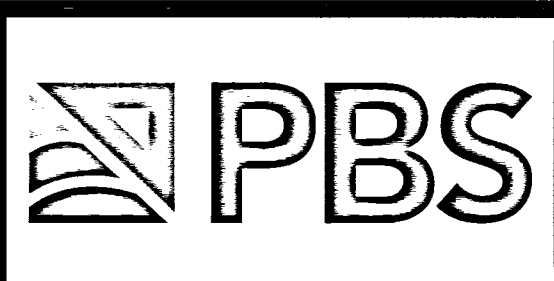
OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/19
 7/27/2019

SECTION INDEX



SEC. 12, T.4N., R.28E., W.M.



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/7/19
 Rec'd By: CT
 No.: 19-073-B

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 08-05-2019 at 2:13 o'clock p. m., in the record of PLATS of said County. BOOK PAGE 90 OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 130.00 No. 2019-6890107

CLIENT: MONTE VISTA HOMES	PROJECT NO.: 67415
SURVEYOR: GREG E. FLOWERS	DATE: 07/23/2019
CALC BY: GEF	DRAWN BY: GEF
SCALE: 1" = 60'	
SECTION: 12	TOWNSHIP: 4 NORTH
RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA
SHEET 1 OF 2	

HIGHLAND SUMMIT PHASE 8 & 9

A RE-PLAT OF LOT 194 OF HIGHLAND SUMMIT PHASE 7
 RECORDED IN BOOK 16, PAGE 12 OF THE RECORD OF
 TOWN PLATS OF UMATILLA COUNTY, OREGON
 LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12,
 TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 24 DAY OF July, 2019 [Signature]
 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 24 DAY OF July, 2019 [Signature]
 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 31 DAY OF July, 2019 [Signature]
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND PHASE 8 & 9" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 1st DAY OF August, 2019
[Signature]
 CHAIRMAN

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 31st DAY OF July, 2019 BY:

[Signature]
 UMATILLA COUNTY ASSESSOR

[Signature]
 UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 23 DAY OF July, 2019 BY:

[Signature]
 HERMISTON IRRIGATION DISTRICT

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 08-05-2019

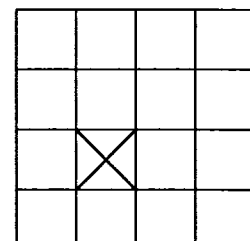
at 2:13 o'clock p. m., in the record of PLATS of said County.
 BOOK 16 PAGE 90

OFFICE OF COUNTY RECORDS

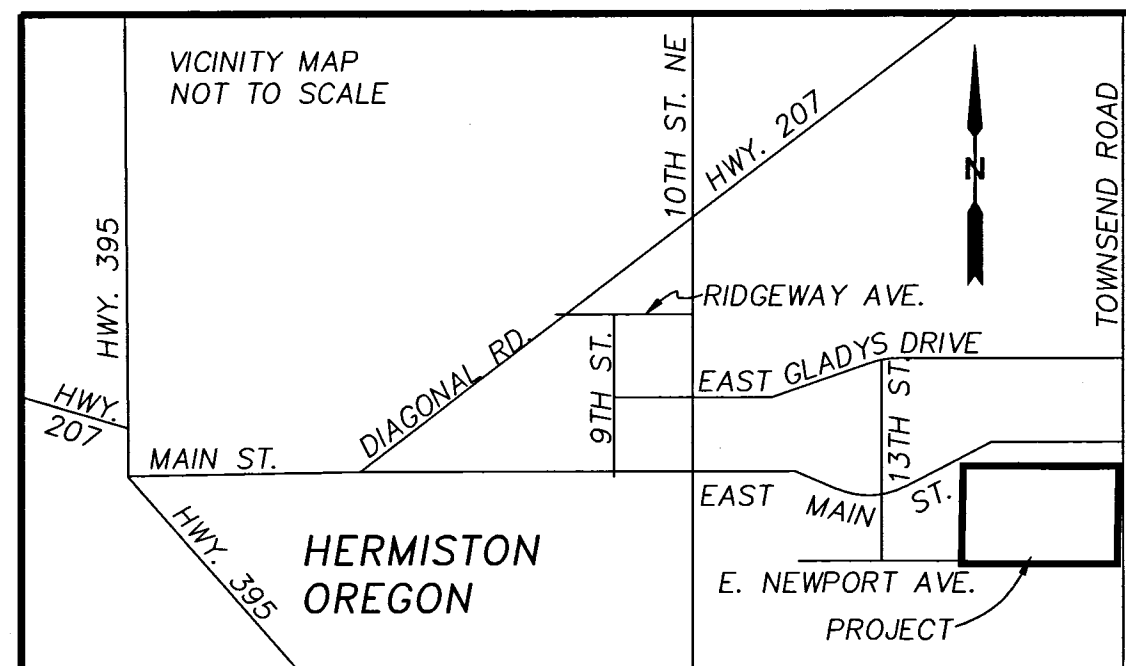
By: STEVE CHURCHILL Records Officer

Fee \$ 130.00 No. 2019-6890107

SECTION INDEX



SEC. 12, T. 4N.,
 R. 28E., W.M.



SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9" BEING LOT 194 OF "HIGHLAND SUMMIT PHASE 7" ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 16 AT PAGE 12 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, SAID SUBDIVISION BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "HIGHLAND SUMMIT PHASE 8 & 9" BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HDJ-TLS" MARKING THE NORTHEAST CORNER OF LOT 183 OF SAID "HIGHLAND SUMMIT PHASE 7" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16, PAGE 12 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

HAVING AN AREA OF 475,372 SQUARE FEET, 10.91 ACRES MORE OR LESS.

[Signature]
 GREG E. FLOWERS, OREGON PLS NO. 02820LS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CLOUDCREST HOMES, LLC IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "HIGHLAND SUMMIT PHASE 8 & 9". WE HEREBY DEDICATE ALL STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER, THE PUBLIC UTILITY AND SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

[Signature]

AN AUTHORIZED REPRESENTATIVE OF CLOUDCREST HOMES, LLC

ACKNOWLEDGMENT

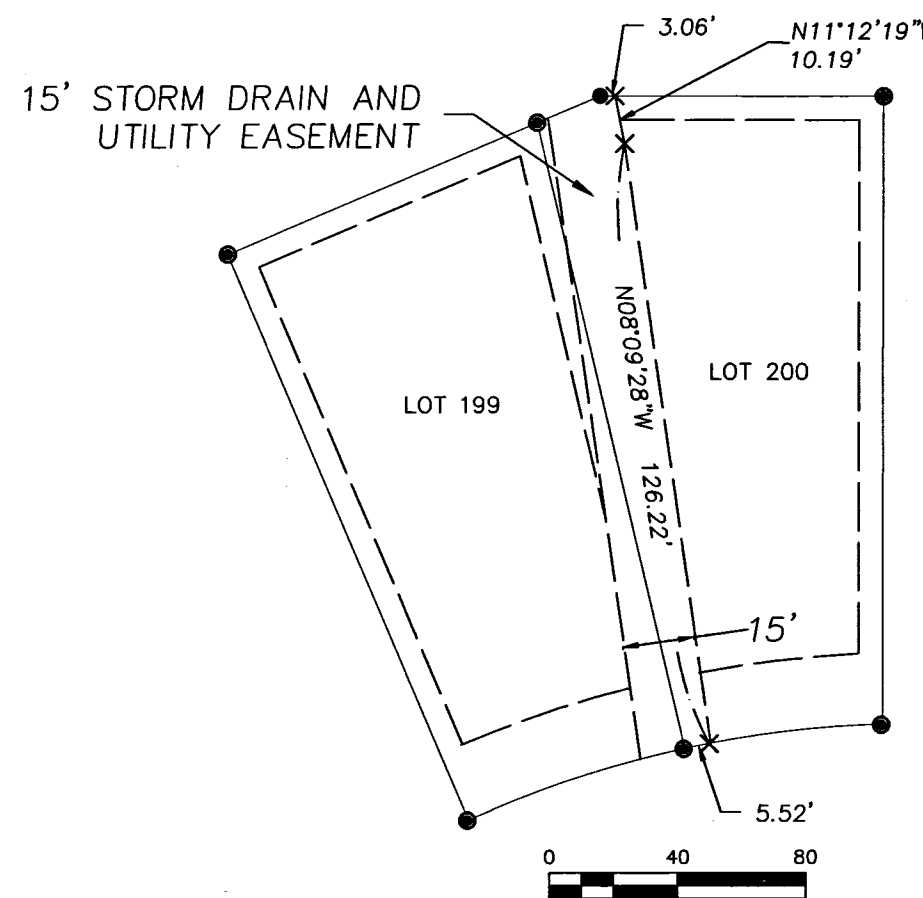
STATE OF OREGON }
 COUNTY OF UMATILLA }

BEFORE ME THIS 23 DAY OF July, 2019 APPEARED like
[Signature] WHO BEING FIRST DULY SWORN DID SAY THAT HE IS AN AUTHORIZED REPRESENTATIVE OF CLOUDCREST HOMES, LLC AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CLOUDCREST HOMES, LLC, AND DOES HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

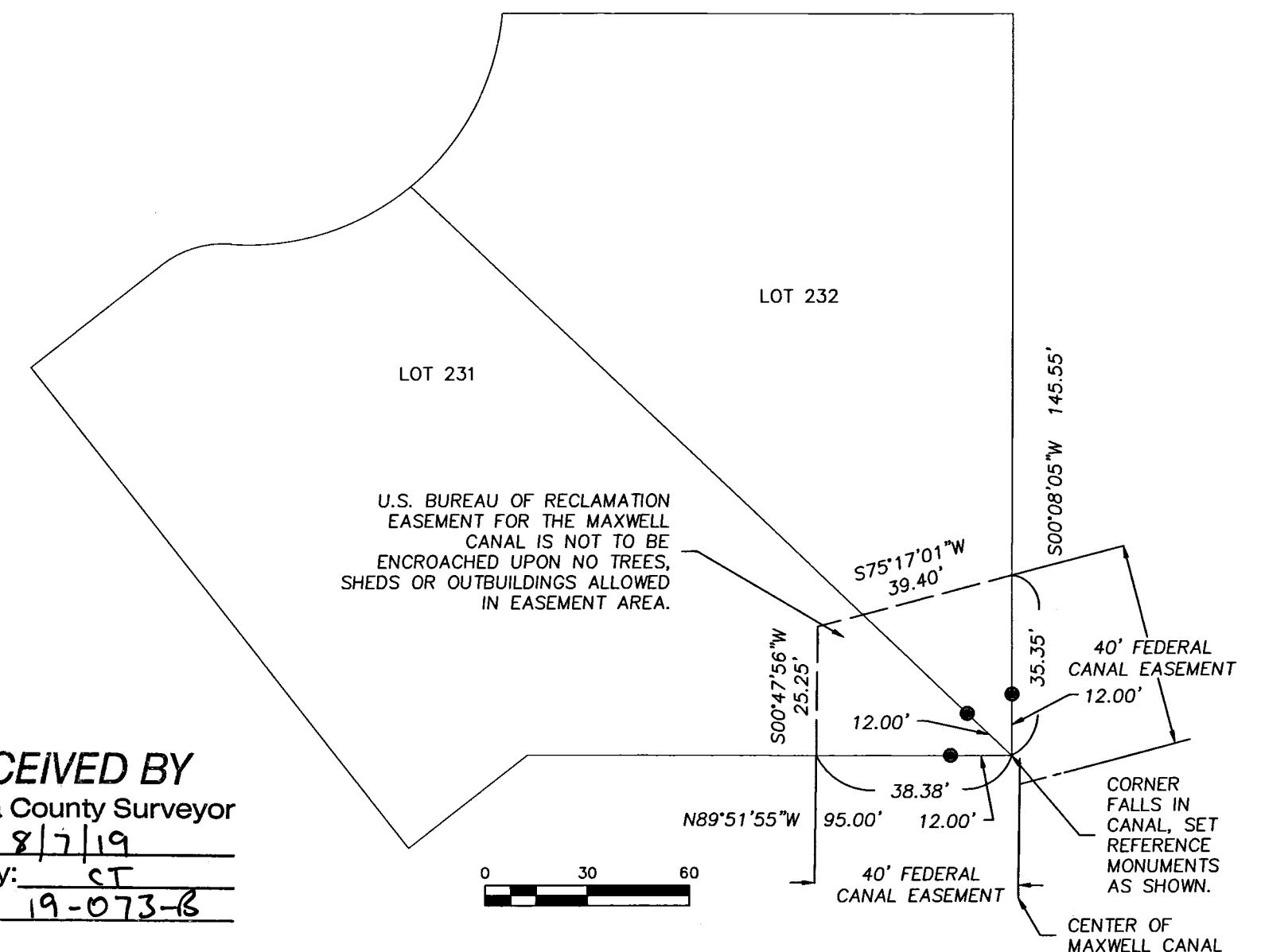
WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF July, 2019
 MY COMMISSION EXPIRES 4-24-21

[Signature] [Signature]
 NOTARY PUBLIC FOR THE STATE OF OREGON RESIDING IN Hermiston, OR

EASEMENT DETAIL



LOT 231 & 232 CANAL EASEMENT DETAIL



RECEIVED BY
 Umatilla County Surveyor
 Date: 8/7/19
 Rec'd By: CT
 No.: 19-073-6

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "HIGHLAND SUMMIT PHASE 8 & 9"

[Signature]
 GREG E. FLOWERS/PLS 02820

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/19
7/23/2019



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: MONTE VISTA HOMES	PROJECT NO.: 67415	
SURVEYOR: GREG E. FLOWERS	DATE: 05/07/2019	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 60'
SECTION: 12	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>