

ASPEN ESTATES, PHASE IV

AN ADDITION TO THE CITY OF HERMISTON,  
 A SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III.  
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,  
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
 OCTOBER, 2019

LEGEND

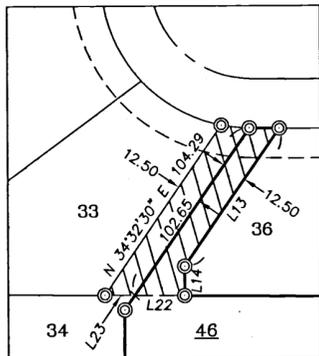
SHEET 1 OF 2

- - SET 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". REBARS AT POINTS OF CURVATURE AND POINTS OF TANGENCY, STREET INTERSECTIONS AND ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE 30 INCHES LONG. OTHER REBARS ARE 24 INCHES LONG.
  - ⊕ - SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT.
  - ⊙ - FOUND 5/8" IRON REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT ON PLATS OF ASPEN ESTATES, PHASES I OR II.
  - ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW OR RED PLASTIC CAP, PER PLAT OF THE ASPENS, PHASE I, OR THE THE PLATS OF ASPEN ESTATES, PHASES I, II OR III.
  - x - INDICATES CALCULATED POINT ONLY, NOT SET OR FOUND.
  - 00 - INDICATES NEW LOT NUMBER FOR THIS PLAT.
  - SF - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
  - EPUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT.
  - PUE - INDICATES NEW PUBLIC UTILITY EASEMENT, CREATED BY THIS PLAT.
  - C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
  - L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
  - - INDICATES EXISTING PUBLIC UTILITY EASEMENT LINE, (EPUE), WIDTH INDICATED.
  - - - - - INDICATES NEW PUBLIC UTILITY EASEMENT LINE, (PUE), CREATED BY THIS PLAT.
- NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE OF ASPEN ESTATES PHASES I, II AND III, ARE IDENTICAL.

SCALE: 1 INCH=60 FEET



BASIS OF BEARINGS:  
 ASPEN ESTATES, PHASE III.

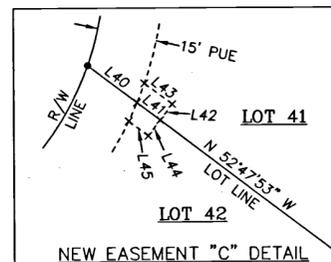


**EXISTING EASEMENT "A" DETAIL**  
 CROSS HATCHED AREA INDICATES PRIVATE, COMMON JOINT USE INGRESS-EGRESS & UTILITY EASEMENT FOR LOTS 34 & 46. SEE OWNERS DECLARATION & DEDICATION, SHEET 2 OF 2.

INITIAL POINT

SE CORNER OF LOT 21, ASPEN ESTATES, PHASE I. FOUND 5/8" BY 30" REBAR WITH RED PLASTIC CAP PER ASPEN ESTATES, PHASE I PLAT. BEARS N 00°26'18" E, 888.34' FROM S1/4 CORNER OF SECTION 2.

NEW EASEMENT "C" IS A PUBLIC UTILITY EASEMENT ALONG THE LOT LINE AND ABUTTING THE 15' PUBLIC UTILITY EASEMENT. ITS PURPOSE IS TO INCLUDE A STREET LIGHT BASE AND OTHER PUBLIC UTILITIES WITHIN A PUBLIC EASEMENT.



NEW EASEMENT "B" NOTE

CROSS HATCHED AREA INDICATES NEW PRIVATE, COMMON JOINT USE INGRESS-EGRESS & UTILITY EASEMENT FOR LOTS 43 & 44. SEE OWNERS DECLARATION & DEDICATION, SHEET 2 OF 2.

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 81°14'33" W	49.30	L24	N 00°26'22" E	14.00
L2	N 79°02'36" W	53.48	L25	N 24°16'05" W	78.94
L3	N 79°02'36" W	15.08	L26	S 89°33'38" E	43.00
L4	N 78°37'02" W	75.28	L27	S 89°33'38" E	44.75
L5	N 80°26'53" W	18.13	L28	S 89°33'38" E	46.50
L6	N 80°26'53" W	63.81	L29	N 75°29'52" W	66.34
L7	N 80°26'53" W	17.04	L30	N 78°15'58" W	37.73
L8	N 84°59'32" W	87.68	L31	N 78°15'58" W	51.54
L9	N 86°46'20" W	62.46	L32	N 79°43'40" W	56.94
L10	N 86°45'20" W	21.97	L33	N 79°43'40" W	60.27
L11	N 86°45'20" W	60.74	L34	N 82°18'42" W	3.65
L12	N 81°38'43" W	42.17	L35	N 82°18'42" W	63.51
L13	S 34°32'30" W	84.82	L36	N 82°18'42" W	37.38
L14	S 00°26'22" W	14.77	L37	S 00°26'22" W	10.36
L15	N 03°33'52" W	25.06	L38	N 00°26'22" E	6.49
L16	N 03°33'52" W	25.06	L39	N 89°33'38" E	8.41
L17	S 89°33'38" E	25.00	L40	S 52°47'53" E	15.61
L18	S 89°33'38" E	25.00	L41	S 52°47'53" E	7.28
L19	N 00°26'18" E	30.00	L42	N 37°12'07" E	5.00
L20	S 65°43'55" W	21.76	L43	S 52°47'53" E	8.74
L21	N 88°55'35" W	20.31	L44	S 37°12'07" W	5.00
L22	N 89°33'38" E	25.10	L45	N 52°47'53" W	6.14
L23	N 89°33'38" E	15.10			

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	7°55'42"	75.00	10.38	10.37	N 86°28'30" E
C2	9°46'14"	75.00	12.79	12.77	N 77°37'32" E
C3	9°34'03"	75.00	12.52	12.51	N 67°57'23" E
C4	43°32'46"	75.00	57.00	55.64	N 41°23'58" E
C5	19°11'17"	75.00	25.12	25.00	N 10°01'57" E
C6	90°00'04"	50.00	78.54	70.71	N 45°26'20" E
C7	90°00'04"	25.00	39.27	35.36	N 45°26'20" E
C8	89°59'56"	50.00	78.54	70.71	S 44°33'40" E

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 11/5-2019

at 3:41 o'clock p.m., in the record of PLATS of said County.  
 BOOK 16 PAGE 93

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6930116

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 11/6/19  
 Rec'd By: CT  
 No.: 19-103-B

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Will R. Wells

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/20

WELLS SURVEYING  
 200 SE HALEY SUITE 108  
 P.O.E. BOX 1696  
 PEN, OR 97801  
 PHONE) 276-6362

DATE: 08/19 DR. BY: WRW  
 CF. BY: WRW NO: 16-1620

PROJECT: ASPEN ESTATES, PHASE IV

SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

THE SOUTH 1/4 CORNER OF SECTION 2, A 2 1/2" BRASS CAP IN MONUMENT BOX BEARS S 00°26'18" W, 395.18'.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF ASPEN ESTATES, PHASE IV.

Will R. Wells  
 WILLIAM R. WELLS, PLS

THIS CORNER MONUMENT WAS NOT SET DUE TO TREE COVER AND HEAVY BRUSH. WITNESS CORNER MONUMENT IS SET N 00°26'22" E, 70.24' FROM CORNER POINT.

EXISTING EASEMENT LINE OF HERMISTON DRAINAGE CANAL

EXISTING EASEMENT LINE OF HERMISTON DRAINAGE CANAL

CANAL CENTERLINE

EXISTING EASEMENT LINE OF HERMISTON DRAINAGE CANAL

ASPEN ESTATES, PHASE IV
AN ADDITION TO THE CITY OF HERMISTON,
A SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III.
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
OCTOBER, 2019

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

15th DAY OF October 2019.
Chair [Signature]

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

14th DAY OF October 2019.
Mayor [Signature]

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

10 DAY OF October 2019.
Manager [Signature]

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 SIGNATURE BY THE COUNTY
COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 20 DAY OF October 2019.
[Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING
IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE
UNDERSIGNED, BY IT'S ORDER.

DATED THIS 1st DAY OF November 2019.
Chairman [Signature]
Commissioner [Signature]
Commissioner [Signature]

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO
HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND
CONTAINED IN THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL
ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 23 DAY OF October 2019.
Assessor [Signature]
Tax Collector [Signature]

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL
MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS
SHOWN IN THE ACCOMPANYING PLAT OF "ASPEN ESTATES, PHASE IV".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT
OF THE ASPEN ESTATES, PHASES I, II & III. THE SURVEY WAS MADE BY A 2 PERSON
CREW USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE.
MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOT 35, "ASPEN ESTATES, PHASE III", RECORDED AS INSTRUMENT NO. 2018-6730635,
AT BOOK 16, PAGE 70, UMATILLA COUNTY RECORD OF PLATS, SITUATED IN THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH,
RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

[Signature]
WILLIAM R. WELLS, PLS 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/20

OWNERS DECLARATION & DEDICATION

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LANDS
WITHIN THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE
THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "ASPEN ESTATES, PHASE IV", A
SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III AND AN ADDITION TO THE
CITY OF HERMISTON, OREGON.

THE EXISTING PRIVATE, COMMON JOINT USE EASEMENT FOR INGRESS-EGRESS
AND UTILITIES OVER AND ACROSS PORTIONS OF LOTS 34 AND 35, CREATED,
DEPICTED AND ANNOTATED ON THE PLAT OF ASPEN ESTATES, PHASE III, IS HEREBY
AMENDED TO SERVE AND BENEFIT ONLY SAID LOT 34 AND THAT PORTION OF SAID
LOT 35 DESIGNATED AND DEPICTED AS LOT 46 OF THIS PLAT. THIS EASEMENT IS
SHOWN AS EXISTING EASEMENT "A" ON SHEET 1 OF 2.

THE NEW EASEMENT OVER AND ACROSS PORTIONS OF LOTS 43 AND 44, DEPICTED
AS NEW EASEMENT "B" ON SHEET 1 OF 2 IS HEREBY DESIGNATED AS A PRIVATE,
COMMON JOINT USE EASEMENT FOR INGRESS-EGRESS AND UTILITIES BENEFITTING
LOTS 43 AND 44.

THE NEW EASEMENT ON THE COMMON LOT LINE BETWEEN LOTS 41 AND 42, DEPICTED
AS NEW EASEMENT "C" ON SHEET 1 OF 2, IS HEREBY DEDICATED AS A PUBLIC
UTILITY EASEMENT.

THE TEMPORARY 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT CONNECTING THE
EXISTING, CONSTRUCTED PORTIONS OF N.E. KENNA DRIVE WAS CREATED AND DEPICTED
ON THE PLAT OF ASPEN ESTATES, PHASE II. THAT TEMPORARY EASEMENT IS TERMINATED
BY THIS PLAT.

HERMISTON HOME WORKS, INC., BY:

[Signature]
GERALD L. BRANDT, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON) )SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY
OF October 2019, BY JERALD L. BRANDT, AS PRESIDENT
OF HERMISTON HOME WORKS, INC.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 980187
MY COMMISSION EXPIRES: 10-14-2022

RECEIVED BY
Umatilla County Surveyor
Date: 11/6/19
Rec'd By: CT
No.: 19-103-B

RECORDING INFORMATION,
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COUNTY OF UMATILLA }
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and recorded on 11/5-2019
at 3:41 o'clock p.m., in the record of
PLATS of said County.
BOOK 16 PAGE 93
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2019-6930116

I CERTIFY THIS IS AN EXACT COPY OF
SHEET 2 OF 2 OF ASPEN ESTATES, PHASE IV.
[Signature]
WILLIAM R. WELLS, PLS

Table with 2 columns: SURVEYOR/PROJECT and DATE/DR. BY. Includes contact info for Wells Surveying and project details for Aspen Estates, Phase IV.