

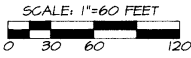
RECORDING INFORMATION,  
OFFICE OF COUNTY RECORDS:

PLAT OF RIVER HILL PHASE II  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, T1M, UMATILLA COUNTY, OREGON  
OWNER: PAUL F. DIXON  
JANUARY 1997

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON May 29, 1998  
at 11:25 o'clock Am., in the record of  
PLATS of said County.  
BOOK NUMBER Slide  
13 119  
OFFICE OF COUNTY RECORDS  
By GEORGIA MCNAUGHT Records Officer  
Fees \$ 25.00 No. 1998-3300389

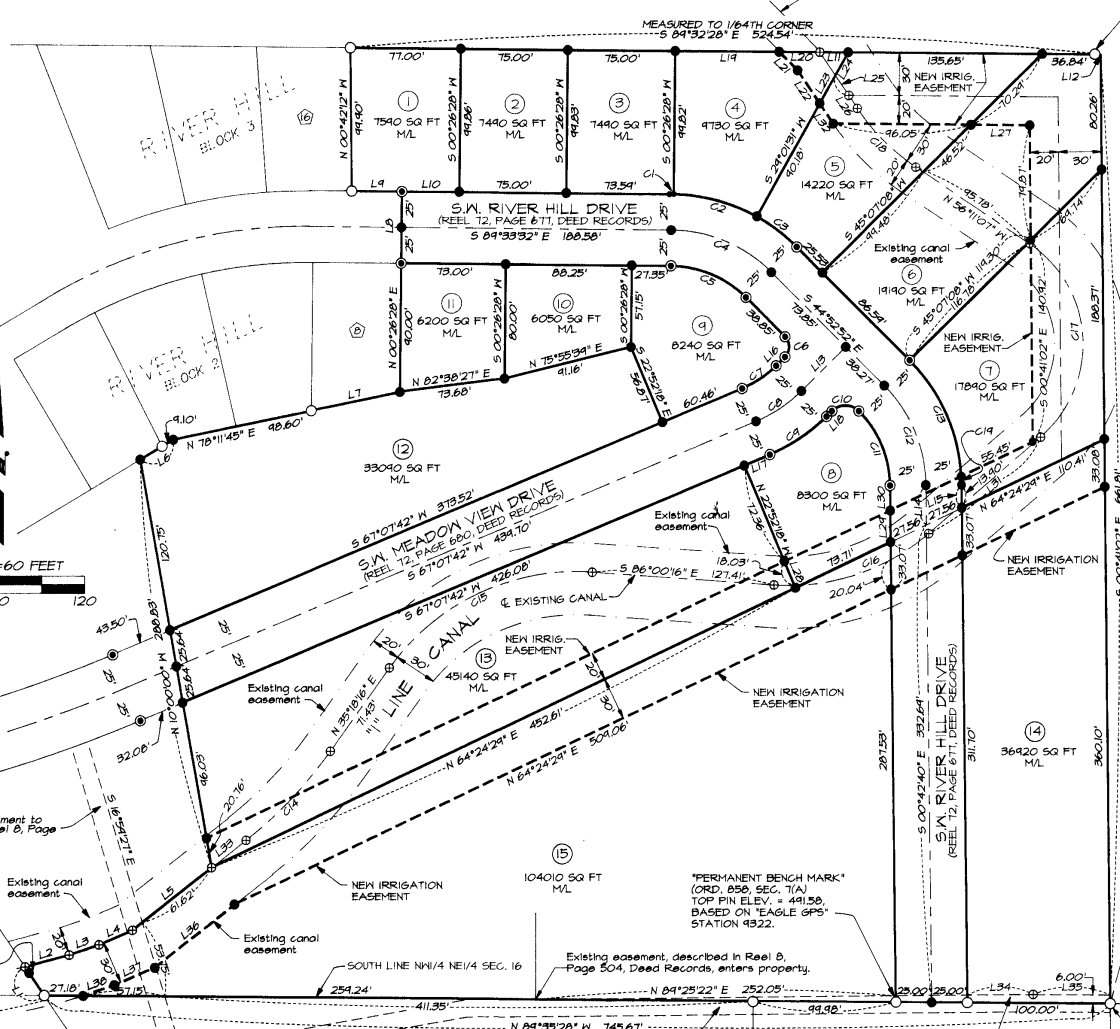
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 33°59'39" W	24.04'
L2	N 75°02'53" E	31.91'
L3	N 71°16'32" E	22.06'
L4	N 68°39'15" E	23.54'
L5	N 51°43'04" E	70.40'
L6	N 59°00'44" E	26.88'
L7	N 78°06'28" E	63.32'
L8	N 00°29'46" E	50.00'
L9	N 89°33'32" W	35.03'
L10	N 89°33'32" W	39.97'
L11	N 89°32'28" E	19.78'
L12	N 89°32'28" E	4.00'
L13	N 45°07'08" W	43.70'
L14	N 00°42'40" E	27.60'
L15	N 00°42'40" E	16.01'
L16	N 45°07'08" W	6.70'
L17	S 67°07'42" W	19.33'
L18	N 45°07'08" W	5.43'
L19	N 89°32'28" E	72.88'
L20	N 89°32'28" E	28.40'
L21	N 44°45'54" E	18.28'
L22	S 33°54'51" E	27.83'
L23	N 29°01'31" E	22.46'
L24	N 29°01'31" E	38.34'
L25	S 33°54'51" E	18.84'
L26	S 33°54'51" E	10.86'
L27	N 89°32'28" E	41.23'
L28	N 22°52'18" E	20.02'
L29	N 00°42'40" W	22.05'
L30	N 00°42'40" W	17.15'
L31	N 49°24'07" E	103.05'
L32	S 33°54'51" E	17.17'
L33	N 51°43'04" E	30.63'
L34	N 89°25'22" E	48.05'
L35	N 89°38'05" E	53.94'
L36	N 51°43'05" W	71.00'
L37	N 68°39'15" W	30.68'
L38	N 71°16'32" W	23.10'



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°38'50"	125.00'	1.41'	1.41'	S89°14'07"E
C2	27°56'13"	125.00'	60.95'	60.35'	S74°56'36"E
C3	16°05'37"	125.00'	35.11'	35.00'	S52°55'40"E
C4	16°40'40"	100.00'	77.98'	76.02'	S67°13'12"E
C5	44°40'40"	75.00'	58.48'	57.01'	S67°13'12"E
C6	90°00'00"	10.00'	15.71'	14.14'	S00°07'08"W
C7	22°00'35"	75.00'	28.81'	28.63'	S56°07'25"W
C8	22°00'35"	100.00'	38.41'	38.18'	S56°07'25"W
C9	22°00'35"	125.00'	48.02'	47.72'	S56°07'25"W
C10	90°00'00"	13.27'	20.84'	18.76'	S89°52'52"E
C11	44°10'12"	75.00'	57.82'	56.40'	S22°47'46"E
C12	44°10'12"	100.00'	77.09'	75.20'	S22°47'46"E
C13	41°25'52"	125.00'	90.39'	88.43'	S24°09'56"E
C14	16°24'48"	300.00'	85.94'	85.65'	N43°30'40"E
C15	58°41'28"	160.00'	163.90'	156.82'	N64°39'00"E
C16	44°35'37"	150.00'	116.75'	113.82'	N71°41'55"E
C17	105°35'14"	85.00'	156.64'	135.40'	N03°23'30"W
C18	22°16'18"	150.00'	58.31'	57.94'	N45°02'59"W
C19	2°44'20"	125.00'	5.98'	5.97'	N02°04'50"W



- LEGEND
- - SET 5/8" X 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED OR PLS 1106, MA PLS 1B712.
  - ⊙ - FOUND MONUMENT FROM SURVEY NO. R-20-C. NOTE: INTERIOR MONUMENTS ARE TO BE SET AFTER CONSTRUCTION (SEE SURVEYOR'S CERTIFICATE). ANY MISSING EXISTING MONUMENTS FROM SURVEY NO. R-20-C WILL BE REPLACED WITH 5/8" IRON PINS WITH YELLOW PLASTIC CAPS MARKED OR PLS 1106 MA PLS 1B712.
  - - FOUND MONUMENT; SEE SURVEY NO. 46-145-C FOR REFERENCE INFORMATION. 5/8" PIN UNLESS OTHERWISE NOTED.
  - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - ① - NEW LOT NUMBERS.
  - ①⑥ - LOT NUMBERS, RIVER HILL PHASE II PLAT, BOOK 12, PAGE 15, PLAT RECORDS.

- NOTES
- REFER TO SURVEY NO. 46-145-C FOR PLAT BOUNDARY DETERMINATION.
  - THERE IS A 6 FOOT UTILITY EASEMENT ALONG ALL FRONT, REAR AND SIDE LOT LINES.
  - S.W. RIVER HILL DRIVE AND S.W. MEADOW VIEW DRIVE RIGHT-OF-WAYS ARE DEEDED TO THE CITY OF HERMISTON, WITH A WIDTH OF 50 FEET THROUGH THE PLAT AREA.
  - LOTS ARE SUBJECT TO U.E.C.A. "BLANKET EASEMENT" FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES PER RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 190, PAGE 491, DEED RECORDS.
  - LOT AREAS ARE ROUNDED TO NEAREST 10 SQ. FT.
  - WITH THE DEDICATION OF THE NEW 50 FOOT IRRIGATION EASEMENT ON THIS PLAT, THERE ARE CURRENTLY TWO IRRIGATION EASEMENTS - ONE CONTAINING THE EXISTING CANAL AND THE NEW EASEMENT DEDICATED FOR THE PURPOSE OF FUTURE CANAL RECONSTRUCTION AND RE-ALIGNMENT.

"EAGLE GPS" STATION 4322  
IN NE 1/4 SEC. 9, T2N, R28E, T1M,  
STATION INFORMATION IS FILED  
IN COUNTY SURVEYORS OFFICE.  
LAT = 45°50'40.46025" N  
LONG. = 119°10'34.42821" W  
NAD 83 (91) DATUM.

"GEODETIC TIE"

N 44°12'22" E 116.85' PLAT BEING GROUND DIST.  
N 14°34'36" E 416.56' GRID BEING GROUND DIST.

REPLAT OF PORTIONS  
OF SUNLAND ESTATES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

WILLIAM R. WELLS  
WILLIAM R. WELLS  
1106  
RENEWS 8/30/98

PROJECT:  
PLAT OF RIVER HILL  
PHASE II FOR:  
PAUL F. DIXON

DATE: 1/31/96  
DR. BY: DMT  
PHONE: (541) 216-6362

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 16, TOWNSHIP 4 NORTH,  
RANGE 28 EAST, T1M, CITY OF  
HERMISTON, UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY.  
WILLIAM R. WELLS  
WILLIAM R. WELLS, PLS

S 1/4 CORNER SEC. 16  
FD. 2 1/2" BRASS CAP  
PER SURVEY NO. S-156-C.

SW COR. NW1/4 NE1/4,  
FD. 2 1/2" BRASS CAP  
BY PLS 493.

"PERMANENT BENCH MARK"  
(ORD. 850, SEC. 7(A))  
TOP PIN ELEV. = 491.58,  
BASED ON "EAGLE GPS"  
STATION 4322.

Existing 12 foot easement to  
City of Hermiston, Reel 8, Page  
504, Deed Records.

Existing 12 foot easement to  
City of Hermiston, Reel 8, Page  
504, Deed Records.

SE CORNER NW1/4 NE1/4 SEC. 16,  
INITIAL POINT MARKED BY 5/8" BY 30" IRON PIN SET  
OVER THE 2" IRON PIPE EMBEDDED IN CONCRETE,  
WHICH IS THE INITIAL POINT FOR SUNLAND ESTATES,  
AND THE INITIAL POINT OF REPLAT OF PORTIONS  
OF SUNLAND ESTATES RECORDED IN BOOK 13,  
PAGE 50, RECORD OF TOWN PLATS.

VDXPLAT

PLAT OF RIVER HILL PHASE II

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 32 EAST, 1/4M, UMATILLA COUNTY, OREGON. OWNER: PAUL F. DIXON JANUARY 1947

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 26 DAY OF May (1998) 1997. [Signature]

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 26 DAY OF May (1998) 1997. [Signature]

UMATILLA COUNTY SURVEYOR

I, UMATILLA COUNTY 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 28 DAY OF April, 1998. [Signature]

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 \_\_\_\_\_ 1998. [Signatures]

ASSESSOR AND TAX COLLECTOR

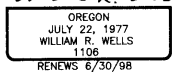
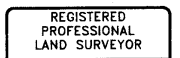
WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR THE STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 27 DAY OF May, 1998. [Signatures]

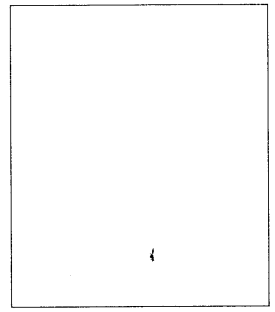
SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I AM A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT OF RIVER HILL PHASE II IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, 1/4M, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. MONUMENTS ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION WERE ESTABLISHED PRIOR TO PLAT RECORDING. INTERIOR MONUMENTS ARE TO BE PLACED BY DECEMBER 31, 1947.

PLAT BOUNDARY DESCRIPTION: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, 1/4M, UMATILLA COUNTY, OREGON; THENCE NORTH 00°41'11" WEST A DISTANCE OF 3876.50 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE SOUTH 04°35'20" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 A DISTANCE OF 1324.17 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 04°35'20" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 A DISTANCE OF 745.67 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO WALTER L. CURRY AND WILLIAM McCLANNAHAN, DESCRIBED IN REEL 256, PAGE 109, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 83°51'54" WEST ALONG THE WEST LINE OF SAID CURRY/McCLANNAHAN TRACT A DISTANCE OF 24.04 FEET TO THE CENTERLINE OF THE "1" LINE CANAL; THENCE NORTH 75°02'53" EAST ALONG THE CENTERLINE OF THE "1" LINE CANAL A DISTANCE OF 31.41 FEET; THENCE NORTH 71°16'52" EAST ALONG THE CENTERLINE OF THE "1" LINE CANAL A DISTANCE OF 22.06 FEET; THENCE NORTH 66°34'15" EAST ALONG THE CENTERLINE OF THE "1" LINE CANAL A DISTANCE OF 25.54 FEET; THENCE NORTH 51°43'04" EAST ALONG THE CENTERLINE OF THE "1" LINE CANAL A DISTANCE OF 70.40 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID CURRY/McCLANNAHAN TRACT; THENCE NORTH 10°00'00" WEST ALONG THE WEST LINE OF SAID CURRY/McCLANNAHAN TRACT A DISTANCE OF 288.83 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 2 OF RIVER HILL SUBDIVISION; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF RIVER HILL SUBDIVISION THE FOLLOWING COURSES: NORTH 54°00'44" EAST A DISTANCE OF 26.88 FEET; THENCE NORTH 78°11'45" EAST A DISTANCE OF 48.60 FEET; THENCE NORTH 18°06'20" EAST A DISTANCE OF 63.32 FEET; THENCE NORTH 00°26'20" EAST A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 2, RIVER HILL SUBDIVISION; THENCE NORTH 00°29'46" EAST A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER RIVER HILL DRIVE AS SHOWN ON THE PLAT OF RIVER HILL SUBDIVISION; THENCE NORTH 04°33'32" WEST ALONG THE NORTH LINE OF SAID RIVER HILL DRIVE A DISTANCE OF 35.03 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 3, RIVER HILL SUBDIVISION; THENCE NORTH 00°42'12" WEST ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 49.90 FEET TO THE NORTHEAST CORNER THEREOF, A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENCE SOUTH 04°52'20" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 524.54 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°41'02" EAST ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 661.81 FEET TO THE "INITIAL POINT".



RECORDING INFORMATION, OFFICE OF COUNTY RECORDS:



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT DOES HEREBY ESTABLISH AND ACKNOWLEDGE THE ACCOMPANYING PLAT AS THE OFFICIAL MAP AND PLAT OF 'RIVER HILL PHASE II', AN ADDITION TO THE CITY OF HERMISTON, OREGON. I HEREBY DEDICATE 6 FOOT UTILITY EASEMENTS ALONG ALL FRONT, REAR AND SIDE LOT LINES. SAID 6 FOOT UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY AND ALL PUBLIC AND PRIVATE UTILITIES, FOR THEIR INSTALLATION AND MAINTENANCE, IRRESPECTIVE OF WHETHER THE UTILITIES BE INSTALLED BEFORE OR AFTER LOT SALE BY THE DEDICATORS. I ALSO DEDICATE TO THE HERMISTON IRRIGATION DISTRICT, THE NEW IRRIGATION EASEMENT, 50 FEET IN TOTAL WIDTH, FOR THE PURPOSE OF RECONSTRUCTION, RE-ALIGNMENT AND MAINTENANCE OF THE IRRIGATION CANAL KNOWN AS THE "1" LINE CANAL.

[Signature] PAUL F. DIXON, OWNER

SUBSCRIBED AND SHORN BEFORE ME THIS 2nd DAY OF

May, 1947. [Signature]

MY COMMISSION EXPIRES 12/28/97. [Signature]

SUBSCRIBED AND SHORN BEFORE ME THIS 9th DAY OF

May, 1947. [Signature]

MY COMMISSION EXPIRES 02-15-98. [Signature]

SUBSCRIBED AND SHORN BEFORE ME THIS 9th DAY OF

May, 1947. [Signature]

MY COMMISSION EXPIRES 02-15-98

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON May 29, 1998 at 11:25 o'clock Am., in the record of PLATS of said County. BOOK NUMBER Slide 13 119

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT Records Officer Fees \$ 25.00 No. 1998-3300389

I CERTIFY THAT THIS IS AN EXACT COPY.

[Signature] WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PLAT OF RIVER HILL PHASE II FOR: PAUL F. DIXON
DATE: 7/25/96 1/20/97	DR. BY: DMT	LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, 1/4M, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
CK. BY: FRM	NO: 46-384	

DIXON2