

# FINAL PLAT PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T. 4 N., R. 29 E., W.M.  
STANFIELD, UMATILLA COUNTY, OREGON

### COURSE TABLE

COURSE	BEARING	DISTANCE
L-1	N 86°54'14"W	29.26'
L-2	N 03°42'21"E	150.00'
L-3	N 02°53'09"E	91.02'
L-4	S 88°49'59"W	10.08'
L-5	N 01°48'07"W	231.53'
L-6	N 88°11'53"E	160.16'
L-7	N 01°48'44"W	21.52'
L-8	N 83°37'32"E	79.46'
L-9	N 78°33'12"E	75.25'
L-10	N 72°46'49"E	101.02'
L-11	N 54°25'25"E	227.16'
L-12	N 87°30'48"E	127.00'
L-13	N 54°25'25"E	10.00'
L-14	S 54°25'25"W	80.00'
L-15	S 35°41'25"E	185.80'
L-16	S 39°18'14"E	442.59'
L-17	S 34°29'53"E	124.87'
L-18	S 35°34'35"E	76.14'
L-19	S 54°25'25"W	183.73'
L-20	N 88°11'53"E	19.84'
L-21	N 54°25'25"E	10.00'
L-22	N 54°25'25"E	80.00'

### DESCRIPTION

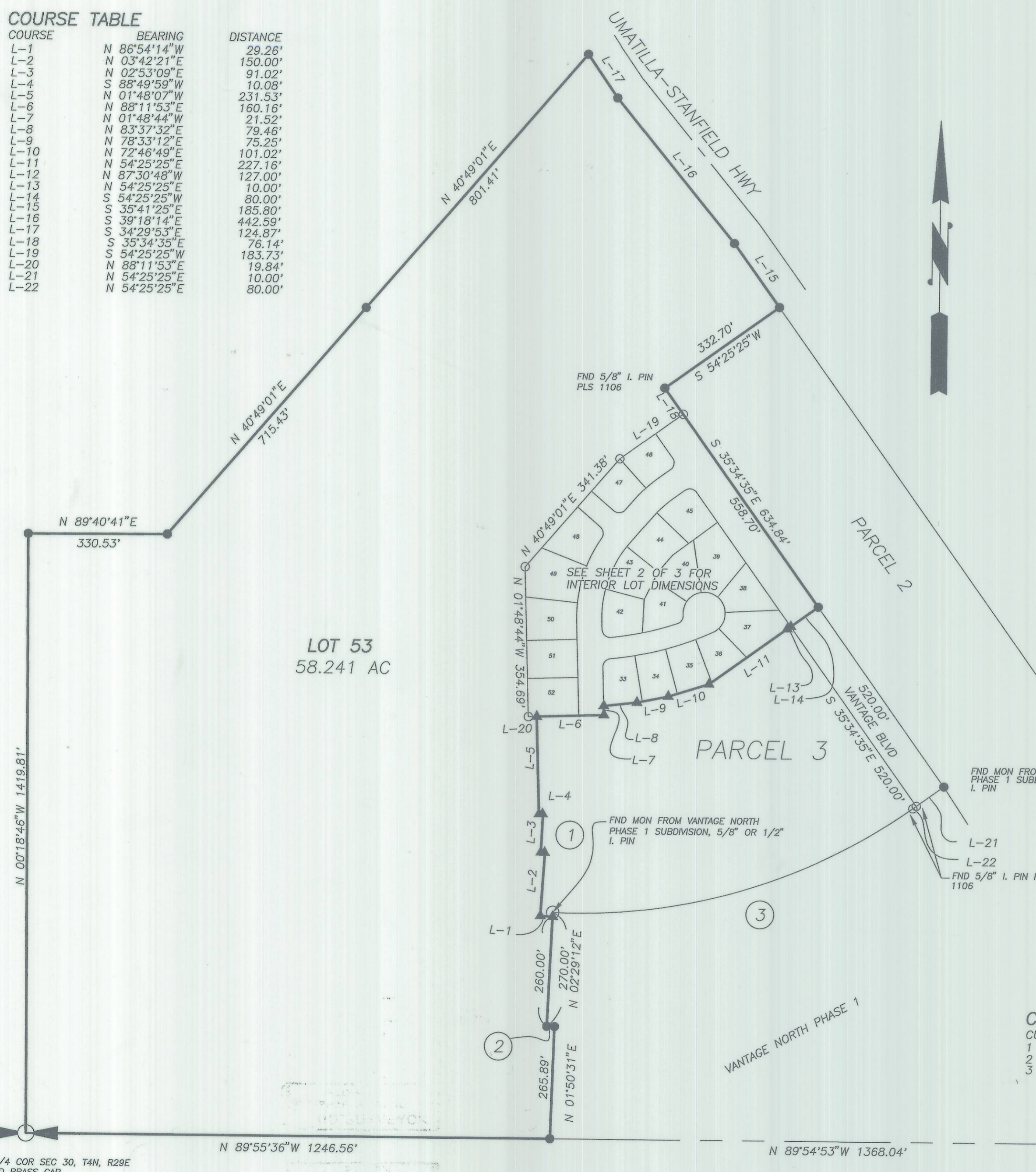
PARCEL 1, AND PARCEL 3, OF PARTITION PLAT NO. 1997-07, RECORDS OF UMATILLA COUNTY, OREGON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., STANFIELD, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

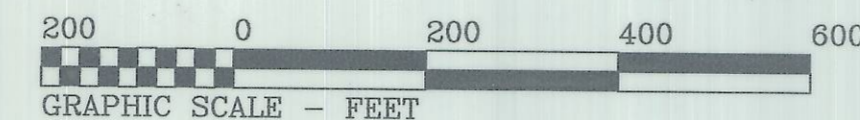
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°54'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30 BEING ALSO THE SOUTH LINE OF THE PLAT OF VANTAGE NORTH, PHASE 1, FOR 1368.04 FEET TO THE SOUTHWEST CORNER OF VANTAGE NORTH, PHASE 1; THENCE NORTH 01°50'31" EAST, ALONG THE WEST LINE OF SAID VANTAGE NORTH, PHASE 1, FOR 265.89 FEET TO INTERSECT A 1635.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH (THE RADIUS POINT BEARS NORTH 01°50'31" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°38'41", FOR AN ARC DISTANCE OF 18.40 FEET; THENCE NORTH 02°29'12" EAST, ALONG THE WEST LINE OF SAID VANTAGE NORTH, PHASE ONE, FOR 270.00 FEET TO THE NORTHWEST CORNER OF SAID VANTAGE NORTH, PHASE 1, BEING A 5/8" IRON PIN, AND THE "INITIAL POINT" FOR THIS DESCRIPTION BEING LOCATED ON A 1365.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 02°29'12" EAST); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, BEING ALSO THE NORTHERLY BOUNDARY OF VANTAGE NORTH, PHASE 1, THROUGH A CENTRAL ANGLE OF 38°03'47", FOR AN ARC DISTANCE OF 906.80 FEET; THENCE NORTH 54°25'25" EAST FOR 90.00 FEET; THENCE NORTH 35°34'35" WEST FOR 520.00 FEET; THENCE SOUTH 54°25'25" WEST FOR 317.16 FEET; THENCE SOUTH 72°46'49" WEST FOR 101.02 FEET; THENCE SOUTH 78°33'12" WEST FOR 75.25 FEET; THENCE SOUTH 83°37'32" WEST FOR 79.46 FEET; THENCE SOUTH 01°48'44" EAST FOR 21.52 FEET; THENCE SOUTH 88°11'53" WEST FOR 160.16 FEET; THENCE SOUTH 01°48'07" EAST FOR 231.53 FEET; THENCE NORTH 88°49'59" EAST FOR 10.08 FEET; THENCE SOUTH 02°53'09" WEST FOR 91.02 FEET TO INTERSECT A 1225.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 04°09'57" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°27'36", FOR AN ARC DISTANCE OF 9.83 FEET; THENCE, LEAVING SAID CURVE, SOUTH 03°42'21" WEST FOR 150.00 FEET; THENCE SOUTH 86°54'14" EAST FOR 29.26 FEET TO THE WEST LINE OF THE PLAT OF VANTAGE NORTH, PHASE 1; THENCE NORTH 02°29'12" EAST, ALONG SAID WEST LINE, FOR 10.00 FEET TO THE "INITIAL POINT". (ALSO KNOWN AS PANORAMIC RIDGE.)

### NOTES:

- INDICATES SET 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- ▲ INDICATES FND 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094".
- INDICATES LOCATION PER PARTITION PLAT NO. 1997-07 RECORDS OF UMATILLA COUNTY, OREGON.



LOT 53  
58.241 AC



### CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	SH. BEARING
1	1225.00'	4.92'	9.83'	0°27'36"	4°40'38"	9.83'	N 86°03'51"W
2	1635.00'	9.20'	18.40'	0°38'41"	3°30'16"	18.40'	N 87°50'10"W
3	1365.00'	470.85'	906.80'	38°03'47"	4°11'51"	890.22'	S 73°27'18"W

STATE OF OREGON,  
COUNTY OF UMATILLA

I certify that this instrument was received and recorded

ON October 22, 1999

at 1:15 o'clock Pm., in the record of  
PLATS of said County.

Book Page Slide  
13 153

OFFICE OF COUNTY RECORDS

By: Heather Ball Records Officer

Fees \$ 25.00 No. 1999-3600095

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 17, 1976  
DAVID G. CHRISTENSON  
1094

RECEIVED BY

Umatilla County Surveyor

Date 11-99

Rec'd By KK

No. 99-268-B

PANORAMIC RIDGE PHASE 2

SHEET 1 OF 3

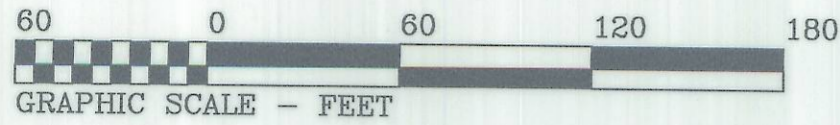
TRUE AND EXACT COPY

AUGUST 5, 99 97-137PH2-1



FINAL PLAT  
PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T.4N., R.29E., W.M.  
STANFIELD, UMATILLA COUNTY, OREGON

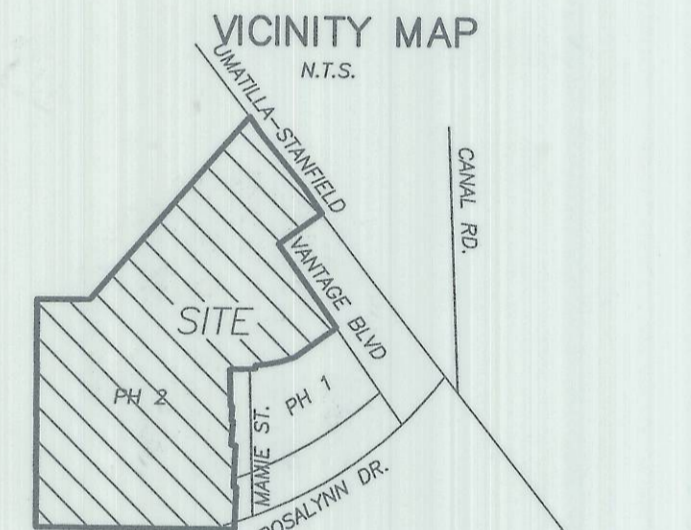


COURSE	BEARING	DISTANCE
L-1	N 01°48'44"W	21.52'
L-2	N 78°33'12"E	13.00'
L-3	N 72°46'49"E	23.00'
L-4	N 72°46'49"E	25.81'
L-5	N 54°25'25"E	8.00'

LOT 53  
SEE SHEET 1 OF 3



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	20.00'	18.76'	30.14'	86°20'53"	286°28'43"	27.37'	N 41°21'43"E
C-2	765.00'	29.18'	58.34'	4°22'09"	729°23'	58.32'	N 82°21'05"E
C-3	765.00'	37.30'	74.55'	5°35'00"	729°23'	74.52'	N 77°22'31"E
C-4	765.00'	37.55'	75.04'	5°37'13"	729°23'	75.01'	N 71°46'25"E
C-5	765.00'	21.69'	43.37'	3°14'53"	729°23'	43.36'	N 67°20'22"E
C-6	50.00'	8.96'	17.73'	20°18'55"	114°35'30"	17.64'	N 55°33'29"E
C-7	50.00'	22.47'	42.24'	48°24'04"	114°35'30"	40.99'	N 21°11'58"E
C-8	50.00'	22.22'	41.82'	47°55'08"	114°35'30"	40.61'	N 26°57'38"W
C-9	50.00'	22.22'	41.82'	47°55'00"	114°35'30"	40.61'	N 74°52'42"W
C-10	50.00'	22.22'	41.82'	47°55'00"	114°35'30"	40.61'	S 57°12'18"W
C-11	50.00'	17.32'	33.35'	38°13'18"	114°35'30"	32.74'	S 14°08'09"W
C-12	20.00'	15.67'	26.58'	76°08'42"	286°28'44"	24.67'	S 33°05'50"W
C-13	715.00'	42.99'	85.89'	6°52'57"	8°00'48"	85.83'	S 74°36'40"W
C-14	715.00'	37.53'	75.00'	6°00'36"	8°00'48"	74.97'	S 81°03'26"W
C-15	20.00'	21.49'	32.86'	94°07'32"	286°28'44"	29.28'	N 48°52'30"W
C-16	270.00'	37.74'	75.00'	15°54'56"	21°13'14"	74.76'	N 06°08'44"E
C-17	270.00'	57.80'	113.89'	24°10'02"	21°13'14"	113.04'	N 26°11'13"E
C-18	270.00'	6.00'	12.00'	2°32'47"	21°13'14"	12.00'	N 39°32'37"E
C-19	270.00'	6.00'	12.00'	2°32'47"	21°13'14"	12.00'	N 42°05'24"E
C-20	270.00'	26.14'	52.12'	11°03'38"	21°13'14"	52.04'	N 48°53'36"E
C-21	20.00'	20.00'	31.42'	90°00'00"	286°28'44"	28.28'	S 80°34'35"E
C-22	20.00'	20.00'	31.42'	90°00'00"	286°28'44"	28.28'	S 09°25'25"W
C-23	330.00'	19.62'	39.19'	6°48'15"	17°21'44"	39.17'	S 51°01'18"W
C-24	330.00'	19.61'	39.18'	6°48'10"	17°21'44"	39.16'	S 44°13'06"W
C-25	20.00'	20.00'	31.42'	90°00'00"	286°28'44"	28.28'	S 85°49'01"W
C-26	20.00'	17.89'	29.19'	83°37'08"	286°28'44"	26.67'	S 07°22'25"E
C-27	330.00'	37.83'	75.34'	13°04'51"	17°21'44"	75.18'	S 27°53'44"W
C-28	330.00'	45.28'	90.00'	15°37'34"	17°21'44"	89.72'	S 13°32'31"W
C-29	330.00'	21.75'	43.43'	7°32'28"	17°21'44"	43.40'	S 01°57'30"W
C-30	740.00'	147.01'	290.24'	22°28'21"	7°44'34"	288.38'	N 76°57'06"E
C-31	300.00'	117.05'	223.21'	42°37'45"	19°05'55"	218.09'	N 19°30'09"E
C-32	300.00'	35.79'	71.25'	13°36'25"	19°05'55"	71.08'	N 47°37'13"E



RECEIVED BY  
Umatilla County Surveyors  
Date 11-99  
Rec'd By KK  
No. 99-268-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
DAVID G. CHRISTENSON  
1094

PANORAMIC RIDGE PHASE 2

TRUE AND EXACT COPY SHEET 2 OF 3

AUGUST 5, 99 97-137PH2-2



FINAL PLAT  
PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T.4N., R.29E., W.M.  
STANFIELD, UMATILLA COUNTY, OREGON

APPROVALS

CITY OF STANFIELD PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 18 DAY OF Oct. 1999 AND APPROVAL DULY FILED.

*Steven J. Hays* CHAIRMAN  
*Sally Bonnett* SECRETARY

STANFIELD CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 18 DAY OF Oct. 1999 AND APPROVAL DULY FILED.

*[Signature]*  
MAYOR PRO-TEM

UMATILLA COUNTY SURVEYOR

APPROVED THIS 18 DAY OF Oct 1999

*David H. Kline*  
COUNTY SURVEYOR

UMATILLA COUNTY COMMISSION

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND PLACED IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THE 22<sup>nd</sup> DAY OF Oct, 1999 AND RECORDED IN THE COUNTY JOURNAL PAGE \_\_\_\_\_

*Linda M. Holman* CHAIRMAN  
*Janis Scherby* COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

I, ASSESSOR AND I, TAX COLLECTOR OF UMATILLA COUNTY, OREGON EACH 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 NOW CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT, DATED 22<sup>nd</sup> DAY OF Oct., 1999.

*Paul Chalmers* COUNTY ASSESSOR  
*Shirley Wimburn* Assessment Mgr.  
*Rhonda J. Schutt* COUNTY TAX COLLECTOR

NOTES

1. BASIS OF BEARING: PLAT OF VANTAGE NORTH PHASE 1, AS RECORDED IN UMATILLA COUNTY PLAT BOOK 12, PAGE 12.
2. (O) INDICATES SET 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3.  INDICATES FOUND STANDARD CITY OF STANFIELD MONUMENT WITH CASE.
4.  INDICATES STANDARD CITY OF STANFIELD MONUMENT WITH CASE TO BE SET AFTER COMPLETION OF STREET PAVING.

SURVEYOR'S CERTIFICATE

I, DAVID G. CHRISTENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THE PLAT OF "PANORAMIC RIDGE", AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

10/16/99  
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON REG. NO. PLS 1094

*David G. Christenson*

OREGON  
DECEMBER 17, 1976  
DAVID G. CHRISTENSON  
1094

Expires 12/31/99

WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
121 S. ELY STREET  
KENNEWICK, WASHINGTON 99336  
509-582-6716

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ZENITH DEVELOPMENT, LLC., AND FIRST SAVINGS BANK OF WASHINGTON AND KENNETH D. PETERSON, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP A TRUE AND CORRECT MAP AND PLAT OF "PANORAMIC RIDGE" AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, ALL LOTS BEING OF THE DIMENSIONS SHOWN ON SAID MAP AND ALL ROADS AND STREETS OF THE WIDTHS THEREIN SET FORTH AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL ROADS, STREETS, AND UTILITY EASEMENTS SHOWN ON SAID MAP. WE ALSO DECLARE THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY HEREON SHOWN.

ZENITH DEVELOPMENT, LLC.

*George F. Garlick* BY: PRESIDENT

FIRST SAVINGS BANK OF WASHINGTON

*Stephen L. Corart* BY: VICE PRESIDENT

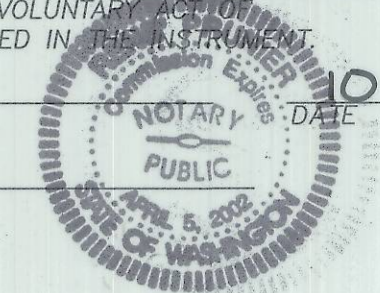
*Kenneth D. Peterson* BY: KENNETH D. PETERSON

ACKNOWLEDGMENTS

STATE OF Washington  
COUNTY OF Benton  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *George F. Garlick* AND *Stephen L. Corart* SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_, RESPECTIVELY,

OF ZENITH DEVELOPMENT, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

*Pere Punnier* NOTARY PUBLIC IN AND FOR THE STATE OF WA DATE 10-18-99  
MY APPOINTMENT EXPIRES 4-5-2002

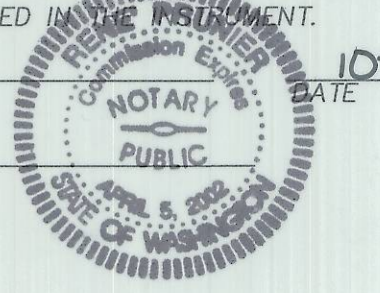


STATE OF Washington  
COUNTY OF WA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Stephen L. Corart* SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_, RESPECTIVELY,

OF FIRST SAVINGS BANK OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

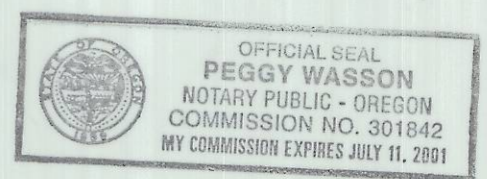
*Pere Punnier* NOTARY PUBLIC IN AND FOR THE STATE OF WA DATE 10-21-99  
MY APPOINTMENT EXPIRES 4-5-2002



STATE OF OREGON  
COUNTY OF UMATILLA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH D. PETERSON SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

*Peggy Wasson* NOTARY PUBLIC IN AND FOR THE STATE OF OREGON DATE 10-22-99  
MY APPOINTMENT EXPIRES 7-11-2001



RECEIVED BY  
Umatilla County Surveyor  
Date ~ 11-99  
Rec'd By KK  
No. 99-268-B