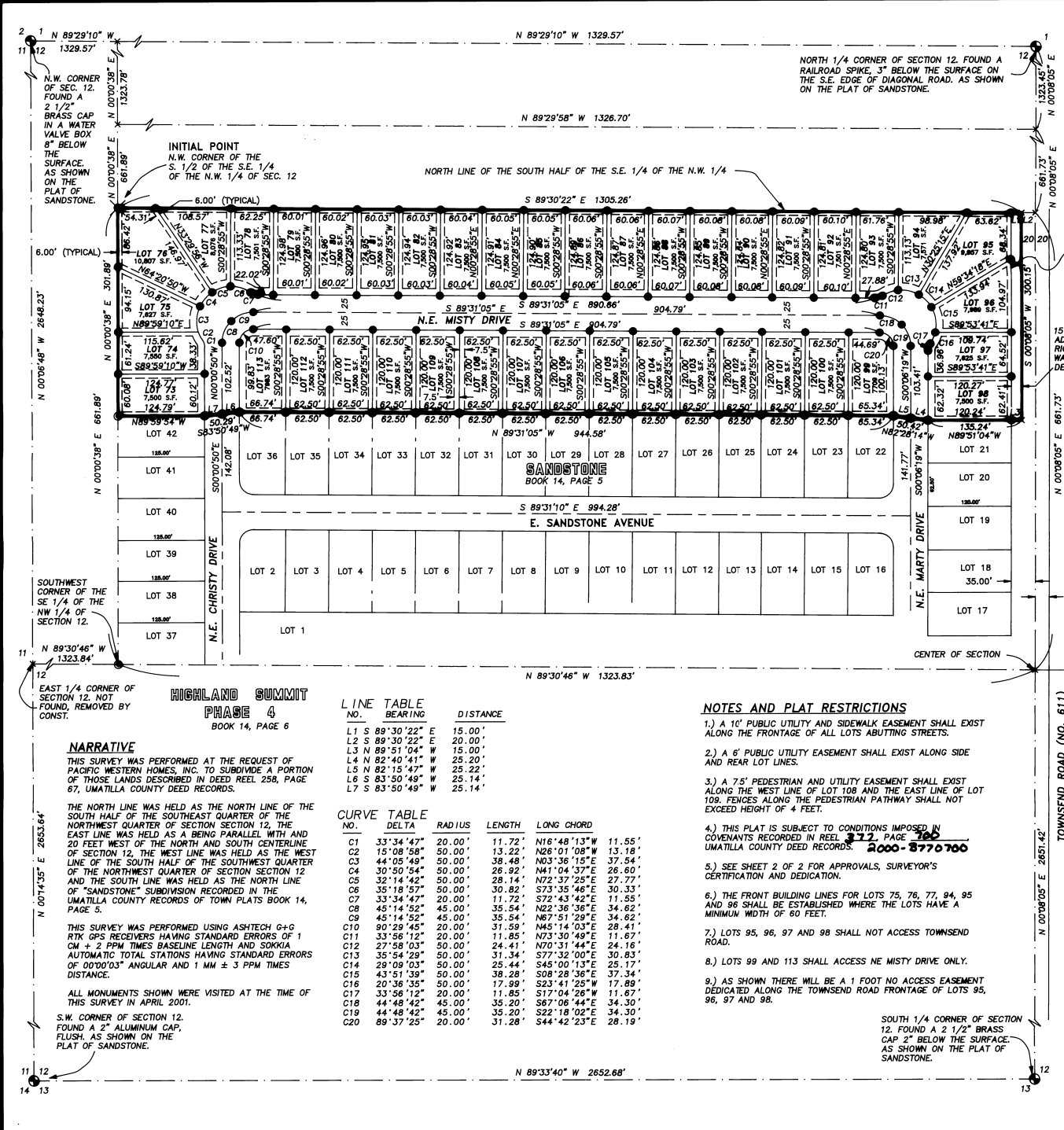


SANDSTONE PHASE 3

LOCATED IN THE S. 1/2 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



BASIS OF BEARINGS
 S 89°33'40" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN ON THE PLAT OF SANDSTONE, RECORDED IN BOOK 14, PAGE 5 OF PLAT RECORDS OF UMATILLA COUNTY, OREGON.

1' NON-ACCESS EASEMENT TO BE DEDICATED ALONG THE EAST BOUNDARY OF LOTS 95, 96, 97 AND 98.

15' OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED

EAST 1/4 CORNER OF SECTION 12, FOUND A 2 1/2" BRASS CAP STAMPED "LS 833" PER SURVEY S-158-C. 3' EAST OF THE EAST EDGE OF OTT ROAD.

SOUTH 1/4 CORNER OF SECTION 12, FOUND A 2 1/2" BRASS CAP STAMPED "LS 833" PER SURVEY S-158-C. 3' EAST OF THE EAST EDGE OF OTT ROAD.

TOWNSEND ROAD (NO. 611)
 N 00°00'05" E 2651.42'

N 00°00'05" E 2651.42'

SOUTH 1/4 CORNER OF SECTION 12, FOUND A 2 1/2" BRASS CAP STAMPED "LS 833" PER SURVEY S-158-C. 3' EAST OF THE EAST EDGE OF OTT ROAD.

- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE.
 - CENTERLINE.
 - LOT LINE.
 - EASEMENT.
 - PLAT BOUNDARY.
 - FOUND SURVEY MONUMENT AS NOTED.
 - FOUND 5/8" IRON PIN PER THE PLAT OF SANDSTONE.
 - ⊗ SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
 - ⊗ INITIAL POINT SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" INSIDE OF A 1 1/2" X 24" GALVANIZED PIPE.
 - x CALCULATED POSITION, NOTHING FOUND OR SET.

HIGHLAND SUMMIT PHASE 4
 BOOK 14, PAGE 6

NARRATIVE
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF PACIFIC WESTERN HOMES, INC. TO SUBDIVIDE A PORTION OF THOSE LANDS DESCRIBED IN DEED REEL 258, PAGE 67, UMATILLA COUNTY DEED RECORDS.

THE NORTH LINE WAS HELD AS THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST LINE WAS HELD AS THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTH LINE WAS HELD AS THE NORTH LINE OF "SANDSTONE" SUBDIVISION RECORDED IN THE UMATILLA COUNTY RECORDS OF TOWN PLATS BOOK 14, PAGE 5.

THIS SURVEY WAS PERFORMED USING ASHTACHE G+G RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND SOKKIA AUTOMATIC TOTAL STATIONS HAVING STANDARD ERRORS OF 0.00003" ANGULAR AND 1 MM ± 3 PPM TIMES DISTANCE.

ALL MONUMENTS WERE VISITED AT THE TIME OF THIS SURVEY IN APRIL 2001.

S.W. CORNER OF SECTION 12, FOUND A 2" ALUMINUM CAP, FLUSH, AS SHOWN ON THE PLAT OF SANDSTONE.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°30'22" E	15.00'
L2	S 89°30'22" E	20.00'
L3	N 89°51'04" W	15.00'
L4	N 82°40'41" W	25.20'
L5	N 82°15'47" W	25.22'
L6	S 83°50'49" W	25.14'
L7	S 83°50'49" W	25.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	33°34'47"	20.00'	11.72'	N16°48'13"W 11.55'
C2	15°08'58"	50.00'	13.22'	N26°01'08"W 13.18'
C3	44°05'49"	50.00'	38.48'	N03°36'15"E 37.54'
C4	30°50'54"	50.00'	26.92'	N41°04'37"E 26.60'
C5	32°14'42"	50.00'	28.14'	N72°32'25"E 27.77'
C6	35°18'57"	50.00'	30.82'	S73°35'46"E 30.33'
C7	33°34'47"	20.00'	11.72'	S72°43'42"E 11.55'
C8	45°14'52"	45.00'	35.54'	N22°36'36"E 34.62'
C9	45°14'52"	45.00'	35.54'	S77°32'00"E 30.83'
C10	90°29'45"	20.00'	31.59'	M45°14'03"E 28.41'
C11	33°56'12"	20.00'	11.85'	N73°30'49"E 11.67'
C12	27°58'03"	50.00'	24.41'	N70°31'44"E 24.16'
C13	35°54'29"	50.00'	31.34'	S77°32'00"E 30.83'
C14	29°09'03"	50.00'	25.44'	S45°00'13"E 25.17'
C15	43°51'39"	50.00'	38.28'	S08°28'36"E 37.34'
C16	20°36'35"	50.00'	17.99'	S23°41'25"W 17.89'
C17	33°58'12"	20.00'	11.85'	S17°04'28"W 11.67'
C18	44°48'42"	45.00'	35.20'	S67°06'44"E 34.30'
C19	44°48'42"	45.00'	35.20'	S22°18'02"E 34.30'
C20	89°37'25"	20.00'	31.28'	S44°42'23"E 28.19'

- NOTES AND PLAT RESTRICTIONS**
- 1.) A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING STREETS.
 - 2.) A 6' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG SIDE AND REAR LOT LINES.
 - 3.) A 7.5' PEDESTRIAN AND UTILITY EASEMENT SHALL EXIST ALONG THE WEST LINE OF LOT 108 AND THE EAST LINE OF LOT 109. FENCES ALONG THE PEDESTRIAN PATHWAY SHALL NOT EXCEED HEIGHT OF 4 FEET.
 - 4.) THIS PLAT IS SUBJECT TO CONDITIONS IMPOSED IN COVENANTS RECORDED IN REEL 372, PAGE 706 UMATILLA COUNTY DEED RECORDS. 2000-8770700
 - 5.) SEE SHEET 2 OF 2 FOR APPROVALS, SURVEYOR'S CERTIFICATION AND DEDICATION.
 - 6.) THE FRONT BUILDING LINES FOR LOTS 75, 76, 77, 84, 95 AND 96 SHALL BE ESTABLISHED WHERE THE LOTS HAVE A MINIMUM WIDTH OF 60 FEET.
 - 7.) LOTS 95, 96, 97 AND 98 SHALL NOT ACCESS TOWNSEND ROAD.
 - 8.) LOTS 99 AND 113 SHALL ACCESS NE MISTY DRIVE ONLY.

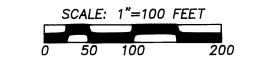
SOUTH 1/4 CORNER OF SECTION 12, FOUND A 2 1/2" BRASS CAP STAMPED "LS 833" PER SURVEY S-158-C. 3' EAST OF THE EAST EDGE OF OTT ROAD.

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 028230
 RENEWS 12/31/01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "SANDSTONE PHASE 3".

SHEET 1 OF 2



A SUBDIVISION LOCATED IN THE S. 1/2 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FOR: PACIFIC WESTERN HOMES, INC. C/O PINNACLE ENGINEERING, 2008 N.E. EDGEWATER DRIVE, PORTLAND, OREGON 97211

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843 115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 SANDSTONEPH3A.ASC	DATE
	APRIL 12, 2001
	SCALE
	1"=100'

35 14 44 292

SANDSTONE PHASE 3

LOCATED IN THE S. 1/2 OF THE S.E. 1/4 OF THE N.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 31 DAY OF May 2002 [Signature]
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 31 DAY OF May 2002 [Signature]
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "SANDSTONE PHASE 3" 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 16 DAY OF October 2001 [Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "SANDSTONE PHASE 3" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 12th DAY OF June 2002

[Signature] 6-12-02
CHAIRMAN

[Signature] 6-11-02
COMMISSIONER

[Signature] 6-11-02
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "SANDSTONE PHASE 3" AND HAVE FOUND THAT ALL TAXES AND LEINS 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 11th DAY OF June 2002 BY:

[Signature]
UMATILLA COUNTY ASSESSOR

[Signature]
UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "SANDSTONE PHASE 3" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 13th DAY OF Nov 2001 BY:

[Signature]
HERMISTON IRRIGATION DISTRICT

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 "SANDSTONE PHASE 3" BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN REEL 258, PAGE 67 OF THE UMATILLA COUNTY DEED RECORDS; SAID SUBDIVISION BEING LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-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 "SANDSTONE PHASE 3" BEING A 5/8" X 30" REBAR WITH A 2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING" INITIAL POINT SANDSTONE PHASE 3 SET INSIDE OF A 1 1/2" X 24" GALVANIZED IRON PIPE, MARKING THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12. THE BOUNDARY OF SAID "SANDSTONE PHASE 3" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON PIN WITH A 2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING" INITIAL POINT SANDSTONE PHASE 2, ATTACHED, SET INSIDE OF A 1 1/2" GALVANIZED IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND RUNNING THENCE S89°30'22"E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 1305.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TOWNSEND ROAD, SAID WESTERLY RIGHT OF WAY OF TOWNSEND ROAD BEING A LINE DRAWN PARALLEL WITH AN 20.00 FEET WEST; WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH AND SOUTH CENTERLINE OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE S00°08'05"W ALONG THE WESTERLY RIGHT OF WAY OF TOWNSEND ROAD A DISTANCE OF 300.15 FEET TO THE SOUTHWEST CORNER OF "SANDSTONE" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN THE RECORDS OF TOWN PLATS OF UMATILLA COUNTY IN BOOK 14, PAGE 5; THENCE ALONG THE NORTH LINE OF SAID "SANDSTONE" N89°51'04"W 135.24 FEET; THENCE N82°28'14"W A DISTANCE OF 60.42 FEET; THENCE N89°31'05"W A DISTANCE OF 944.58 FEET; THENCE S83°50'49"W A DISTANCE OF 50.29 FEET; THENCE N89°59'54"W A DISTANCE OF 124.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID "SANDSTONE"; THENCE N00°00'38"E ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 301.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.88 ACRES MORE OR LESS.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/01
9/25/01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "SANDSTONE PHASE 3".

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC WESTERN HOMES, INC. IS THE OWNERS 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 "SANDSTONE PHASE 3". WE HEREBY DEDICATE ALL STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER, THE PUBLIC UTILITY, SIDEWALK, PEDESTRIAN AND NON-ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

[Signature]
GHET ANTONSEN
PRESIDENT OF PACIFIC WESTERN HOMES, INC.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF UMATILLA } SS
BEFORE ME THIS 11th DAY OF October 2001 APPEARED GHET ANTONSEN, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PERIODIC OF PACIFIC WESTERN HOMES, INC. AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PACIFIC WESTERN HOMES, INC., 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 11th DAY OF October 2001.
MY COMMISSION EXPIRES March 4 2005

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON }
RESIDING IN Walla Walla



SHEET 2 OF 2

A SUBDIVISION LOCATED IN THE S. 1/2 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FOR: PACIFIC WESTERN HOMES, INC. C/O PINNACLE ENGINEERING, 2009 N.E. EDGEWATER DRIVE, PORTLAND, OREGON 97211

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843	DATE APRIL 12, 2001
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 SANDSTONEPH3A.ASC	SCALE 1"=100'

STATE OF OREGON, }
COUNTY OF UMATILLA } SS
I certify that this instrument was received and recorded

ON June 12, 2002
at 12:55 o'clock Pm., in the record of
PLATS of said County.
BOOK PAGE Slide
14 44

OFFICE OF COUNTY RECORDS
By: ..GEORGIA DUNAWAY...Records Officer
Fees \$ 60.00 No. 2002-4140325