

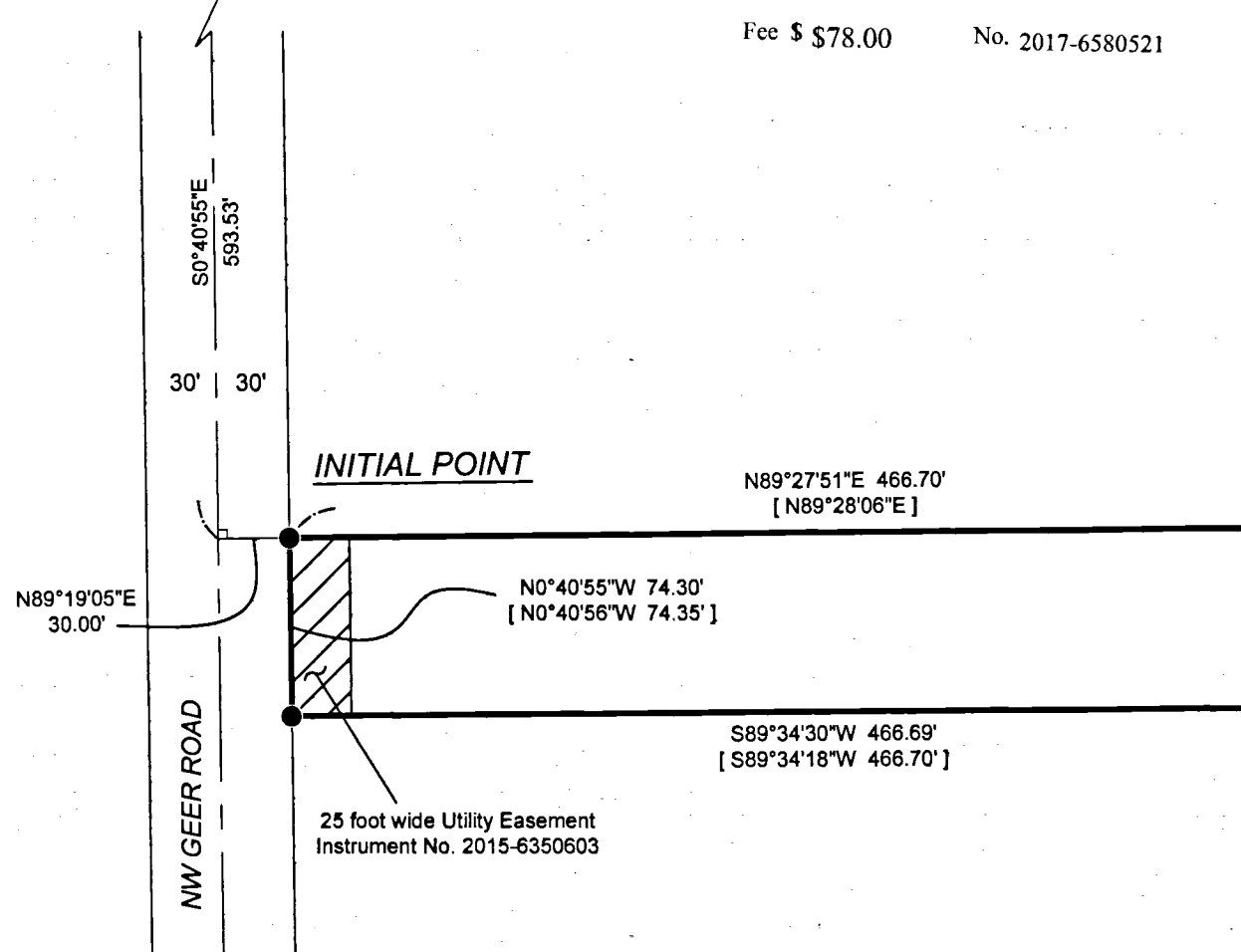
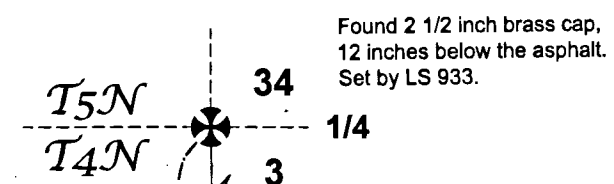
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 5/31/2017
at 2:12 o'clock p.m., in the record of
PLATS of said County.
BOOK 16 PAGE 43
OFFICE OF COUNTY RECORDS
By: Steve Churchill Records Officer
Fee \$ 78.00 No. 2017-6580521

Desert Shadows Phase 3

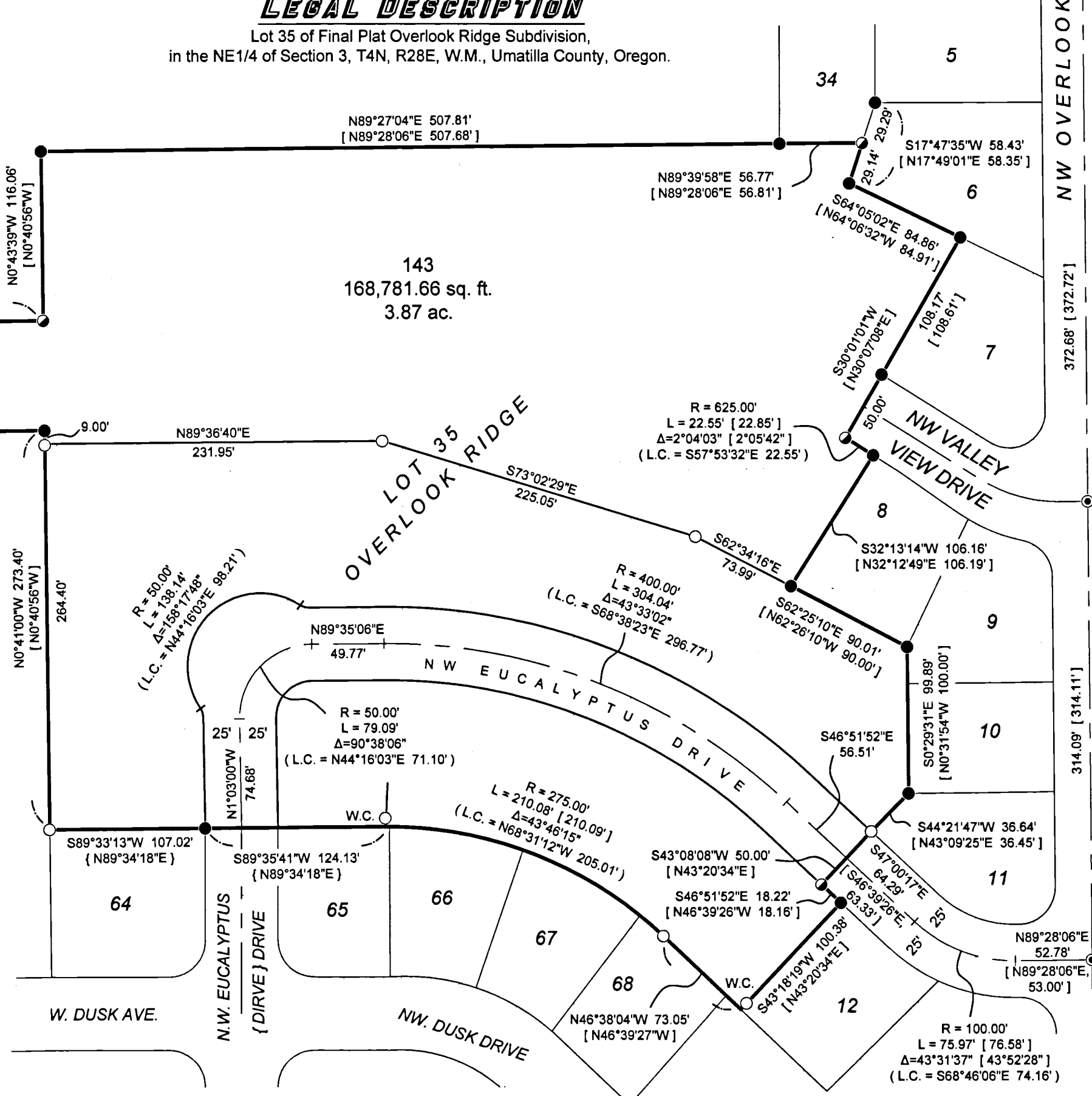
Lot 35 of Final Plat Overlook Ridge Subdivision
located in NE1/4 Section 3, T4N, R28E, W.M.
Hermiston, Umatilla County, Oregon

LEGAL DESCRIPTION

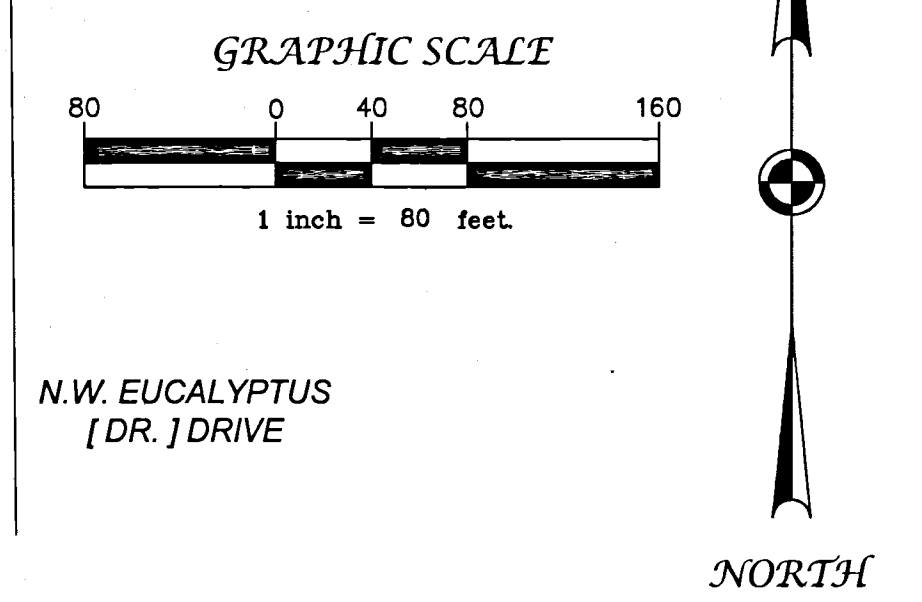
Lot 35 of Final Plat Overlook Ridge Subdivision,
in the NE1/4 of Section 3, T4N, R28E, W.M., Umatilla County, Oregon.



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD DIRECTION | CHORD |
| C1 | 50.00 | 47.67 | 54°37'36" | S07°34'03"E | 45.89 |
| C2 | 50.00 | 34.75 | 39°49'22" | S39°39'26"W | 34.06 |
| C3 | 50.00 | 41.15 | 47°09'06" | S83°08'39"W | 40.00 |
| C4 | 50.00 | 14.57 | 16°41'45" | N64°55'55"W | 14.52 |
| C5 | 425.00 | 59.32 | 7°59'51" | N86°24'58"W | 59.27 |
| C6 | 425.00 | 85.64 | 11°32'42" | N76°38'42"W | 85.49 |
| C7 | 425.00 | 76.10 | 10°15'34" | N65°44'34"W | 76.00 |
| C8 | 425.00 | 75.10 | 10°07'27" | N55°33'03"W | 75.00 |
| C9 | 425.00 | 26.88 | 3°37'28" | N48°40'36"W | 26.88 |
| C10 | 25.00 | 39.55 | 90°38'06" | S44°16'03"W | 35.55 |
| C11 | 375.00 | 4.79 | 0°43'55" | S89°57'04"W | 4.79 |
| C12 | 375.00 | 90.26 | 13°47'24" | N82°47'17"W | 90.04 |
| C13 | 375.00 | 95.26 | 14°33'14" | N68°36'57"W | 95.00 |
| C14 | 375.00 | 89.45 | 13°40'03" | N54°30'18"W | 89.24 |
| C15 | 375.00 | 5.28 | 0°48'25" | N47°16'04"W | 5.28 |
| C16 | 50.00 | 39.55 | 45°19'03" | S21°36'31"W | 38.52 |
| C17 | 50.00 | 39.55 | 45°19'03" | S66°55'35"W | 38.52 |
| C18 | 400.00 | 304.04 | 43°33'02" | N68°38'23"W | 296.77 |
| C19 | 275.00 | 70.09 | 14°36'15" | N83°06'13"W | 69.91 |
| C20 | 275.00 | 70.14 | 14°36'52" | N68°29'39"W | 69.95 |
| C21 | 275.00 | 69.83 | 14°33'10" | N53°54'39"W | 69.66 |



- #### LEGEND
- ⊗ Public Land Survey Corner recovered and accepted this survey.
 - Found 5/8 inch iron rebar with yellow plastic cap marked LS 1094, per Final Plat Overlook Ridge (Bk. 14, Pg. 84), or Final Plat Desert Shadows Phase 2 (Bk. 13, Pg. 132).
 - Found 2 1/2 inch brass cap in centerline of NW Overlook Drive, per Final Plat Overlook Ridge.
 - Set this survey, a 1 1/2 inch aluminum cap mkd: WALLOWA ASSOC. with the corresponding lot numbers, on 5/8 inch diameter by 30 inches long iron rebar, unless otherwise noted.
 - Ⓐ See Corner Notes, Sheet 2.
 - Set this survey, a light blue plastic cap mkd: WALLOWA ASSOC., on 5/8 inch diameter by 30 inches long iron rebar.
 - A light blue plastic cap mkd: WALLOWA ASSOC., on 5/8 inch diameter by 30 inches long iron rebar, to be set per City of Hermiston detail, at centerline, after street construction is complete.
 - ⊗ Calculated position, nothing found nor set.
 - [] Record dimensions per Final Plat Overlook Ridge.
 - { } Record dimensions per Final Plat Desert Shadows Phase 2.
 - PC Point of Curvature
 - PT Point of Tangent
 - W.C. Witness Corner
- All distances shown are to the True Corner Position.



REFERENCE MATERIAL

- Deed References:
2016-6510666
- Other Material:
Final Plat Desert Shadows Phase 2 (Bk. 13, Pg. 132)
Final Plat Overlook Ridge (Bk. 14, Pg. 84)
Preliminary Title Report No. 161512AM, AmeriTitle, Dated March 22, 2017.

EASEMENT NOTES

The following easements are listed on Title Report No. 161512AM, but do not fall upon Lot 35 of Final Plat Overlook Ridge.

- Right of Way Easement to Umatilla Electric Cooperative Association, Book 189, Page 524.
- Utility Easement to Kenneth C. Dack and Charlotte L. Dack, Book 135, Page 1496. (Amended by Book 138, Page 1197).

NARRATIVE

Purpose:
This survey was performed at the request of SGS Development LLC, representing Pacific Western Homes, Inc. The purpose of this survey is to perfect the subdivision of the subject lands as defined by Lot 35 of Final Plat Overlook Ridge (Book 14, Page 84).

Procedure:
Most of the Property Corners for Lot 35 of Final Plat of Overlook Ridge, were recovered as shown hereon. The Southerly Lines of the new Lots 154 - 158 (the Northerly Lines of Lots 65-68 of Final Plat of Desert Shadows Phase 2) fell upon a 4 foot high concrete retaining wall, which effectively becomes a natural monument. These said Southerly Lines were confirmed from monuments recovered from both the Final Plat of Overlook Ridge and Final Plat of Desert Shadows Phase 2.

NW Eucalyptus Drive was under construction at the time of this Survey. The location of the street was established per the approved Civil Engineering Plans "Desert Shadows Phase IV," provided by Aaron Hoef, P.E., signed 10-24-16.

Basis of Bearing:
The Basis of Bearing was derived from the Centerline monuments of NW Overlook Drive, per Final Plat Overlook Ridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-18

SURVEYOR'S CERTIFICATE

I, Rodney J. Lewis, a licensed Surveyor in the State of Oregon, hereby certify that this map correctly represents an actual field survey conducted by me in conformance with the laws of Oregon and all bearings and distances are correct.

Rodney J. Lewis
Rodney J. Lewis, LS 2872

RECEIVED BY
Umatilla County Surveyor
Date: 6/2/17
Rec'd By: CT
No.: 17-068-B

SURVEYOR'S EXACT COPY STATEMENT
I, Rodney J. Lewis, Land Surveyor No. 2872, do hereby certify that I am the Surveyor who prepared Desert Shadows Phase 3, and that the annexed Plat is an exact copy of said Desert Shadows Phase 3 as the same is on file in the Plat Records of Umatilla County, and said copy is submitted as per ORS 92.120.
Rodney J. Lewis
Rodney J. Lewis, LS 2872

Desert Shadows Phase 3
Pacific Western Homes Inc.

LOCATED WITHIN
Lot 35 of Final Plat Overlook Ridge Subdivision
NE1/4 Section 3, T4N, R28E, W.M.
Willamette Meridian, Umatilla County, Oregon

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

| | | |
|-------------------|---------------------|---|
| SCALE 1" = 80' | SHEET No. 1 of 2 | DATE OF SURVEY Beginning: 3/22/17 Ending: 4/10/17 |
| DRAWN BY KLP | CHECKED R.JL | PROJECT No. WA B172-02 / 2717 |
| DATE 4/1/2017 | | |

Desert Shadows Phase 3

Lot 35 of Final Plat Overlook Ridge Subdivision
located in NE1/4 Section 3, T4N, R28E, W.M.
Hermiston, Umatilla County, Oregon

CORNER NOTES

- A. Set this survey, a 3/4 inch brass tag mkd: LS 2872, with concrete nail, in top of 4 foot high concrete retaining wall, in epoxy filled drill hole.
- B. Record monument was measured prior to construction. It was reset at that position.

APPROVALS

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 it's order.

Dated this 30 day of May, 2017.

W. Lawrence Lewis Chairman
Walter Sperring Commissioner
George Mack Commissioner

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.

Approved this 26 day of May, 2017.

David H. H. H.
Umatilla County Surveyor

City of Hermiston Planning Commission:

The accompanying plat is hereby approved and adopted on this 10 day of MAY, 2017.

Margaret Saylor
Chairman
Secretary

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 County taxes and assessments that could constitute a lien on said land have been paid and we hereby approve said plat.

Dated this 24th day of May, 2017.

Pat County Assessor
Bethina Knight by Kristin Shanard, deputy County Tax Collector

Hermiston Irrigation District:

The accompanying plat is hereby approved.

Dated this 23 day of May, 2017.

Cynthia Kupatrich
Manager
Secretary

Hermiston City Council:

The accompanying plat is hereby approved and adopted on this 22 day of May, 2017.

[Signature]
Mayor

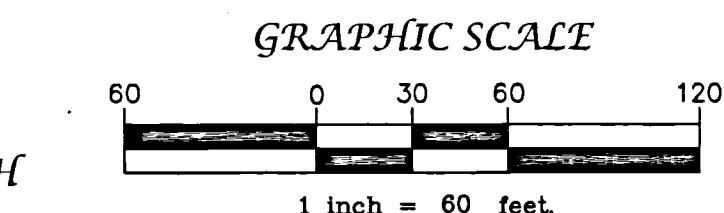
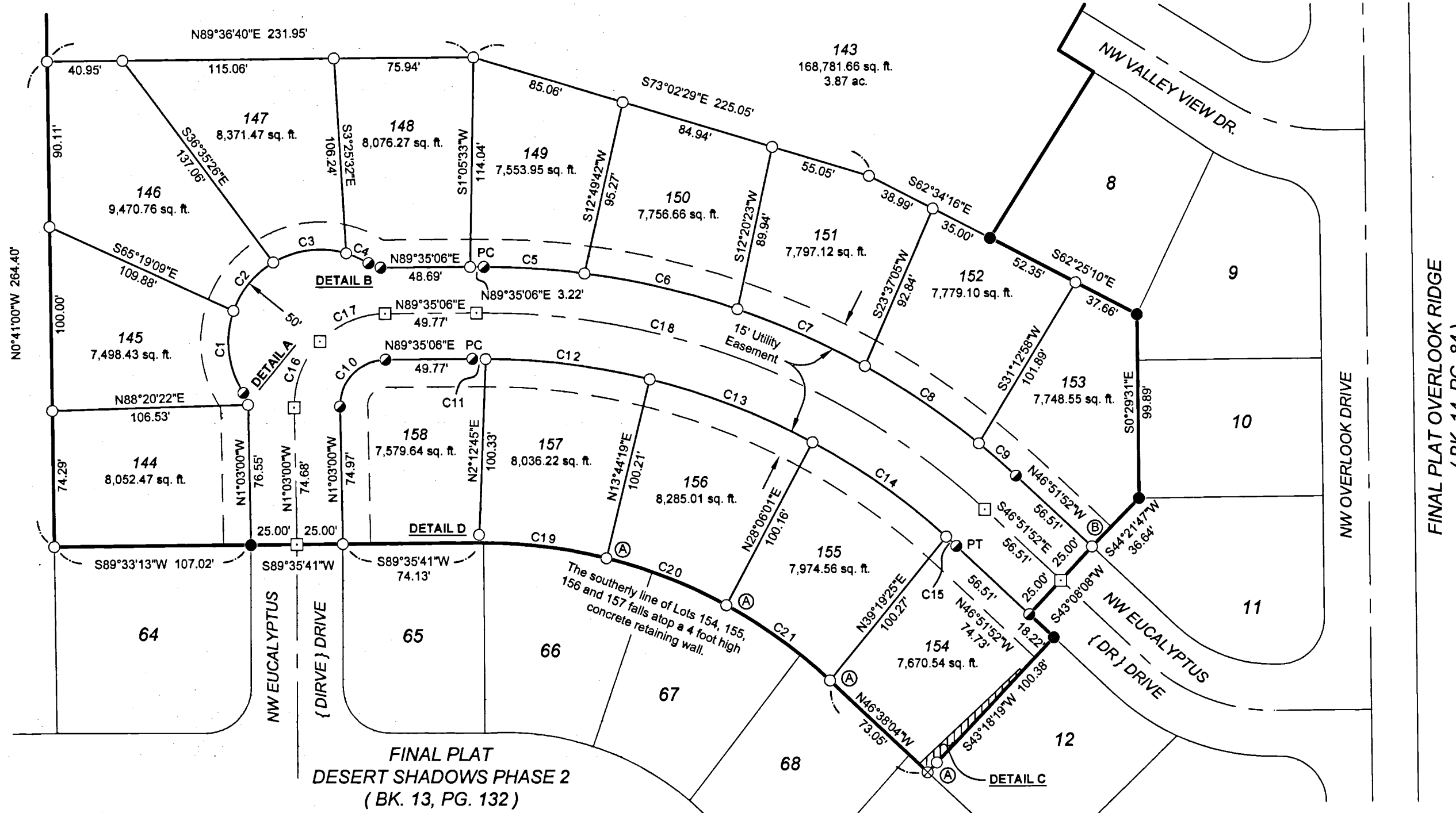
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 5/31/2017

at 2:12 o'clock p.m., in the record of PLATS of said County.
BOOK 16 PAGE 43

OFFICE OF COUNTY RECORDS

By: Steve Churchill Records Officer

Fee \$ 578.00 No. 2017-6580521



NORTH

OWNER'S DECLARATION

Know all people by these presents that I, Chet Antonsen, President of Pacific Western Homes, Inc., do hereby make, establish and declare the annexed map a true and correct map and plat of "Desert Shadows Phase 3" 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 I do hereby dedicate to the use of the public as public ways forever all roads, streets, and utility easements shown on said map. I also declare that I am the legal owner of the property shown hereon.

Pacific Western Homes, Inc.

Chet Antonsen
Chet Antonsen, President

SURVEYOR'S EXACT COPY STATEMENT

I, Rodney J. Lewis, Land Surveyor No. 2872, do hereby certify that I am the Surveyor who prepared Desert Shadows Phase 3, and that the annexed Plat is an exact copy of said Desert Shadows Phase 3 as the same is on file in the Plat Records of Umatilla County, and said copy is submitted as per ORS 92.120.

Rodney J. Lewis
Rodney J. Lewis, LS 2872

DETAIL A

N.T.S.
R = 10.00'
L = 5.90'
Δ = 33°49'51"
(L.C. = S17°57'55"E 5.82')

DETAIL B

N.T.S. 148
R = 10.00'
L = 5.90'
Δ = 33°49'51"
(L.C. = S73°29'59"E 5.82')

DETAIL C

N.T.S. 154
6 foot high wood fence encroachment on Lot 154. Total Area of encroachment is approximately 315 sq. ft.
A 0.50 foot Witness Corner was set at top of retaining wall referencing the SE Corner of Lot 154.

DETAIL D

N.T.S.
WITNESS CORNER
4 foot high concrete retaining wall
158 157

ACKNOWLEDGMENTS

State of Oregon SS
County of Umatilla Deschutes

Know all people by these presents, on this 21st day of April, 2017, before me a Notary Public in and for said State and County, personally appeared Chet Antonsen, who being first duly sworn did say he is President of Pacific Western Homes, Inc., an Oregon corporation, and that this instrument was signed on behalf of said corporation and that he does hereby acknowledge this instrument to be of his own free act and will.

Chet Antonsen
Notary Public for the State of Oregon

My commission expires January 19, 2021.

COMMISSION# 958300

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-18

RECEIVED BY
Umatilla County Surveyor
Date: 6/2/17
Rec'd By: CT
No.: 17-068-8

| | | |
|---|---------------------|---|
| Desert Shadows Phase 3 Pacific Western Homes Inc. | | |
| LOCATED WITHIN Lot 35 of Final Plat Overlook Ridge Subdivision NE1/4 Section 3, T4N, R28E, W.M. Willamette Meridian, Umatilla County, Oregon | | |
| Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049 | | |
| SCALE 1" = 60' | SHEET No. 2 of 2 | DATE OF SURVEY Beginning: 3/22/17 Ending: 4/10/17 |
| DRAWN BY KLP DATE 4/2017 | CHECKED R.J.L. | PROJECT No. WA B172-02 / 2717 |