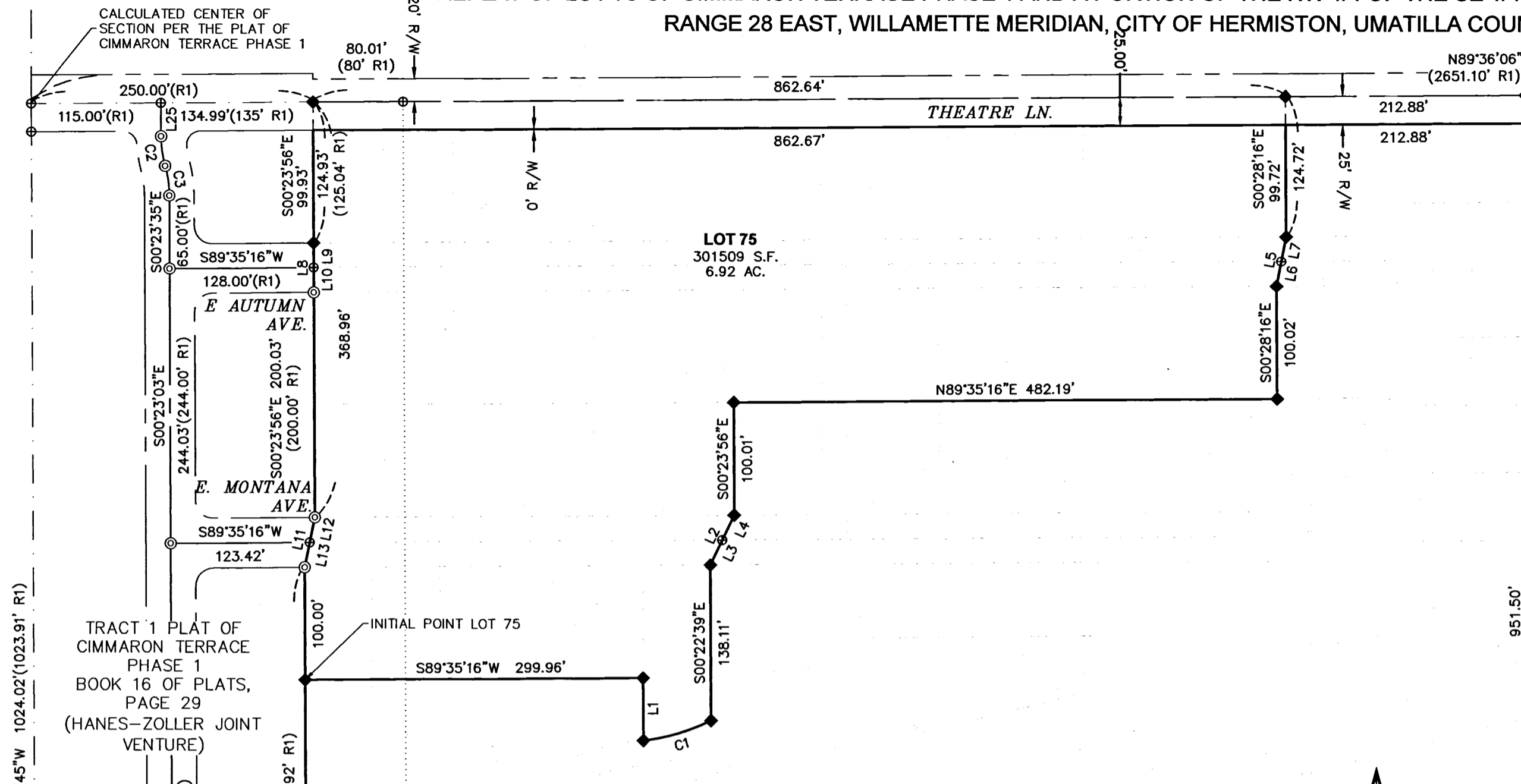


# CIMMARON TERRACE REPLAT

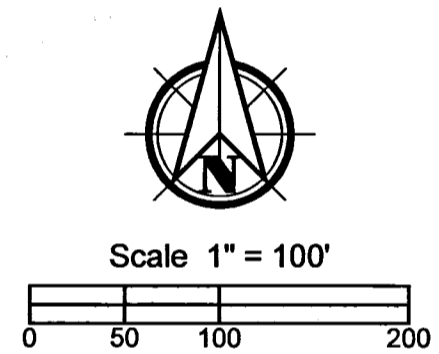
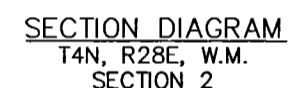
BK-16-P694

REPLAT OF LOT 75 OF CIMMARON TERRACE PHASE 1 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 11-7-2019  
 at 12:07 o'clock p. m., in the record of PLATS of said County.  
 BOOK 16 PAGE 94  
**OFFICE OF COUNTY RECORDS**  
 By: David A Stuvland Records Officer  
 Fee \$ 120.00 No. 2019-6930186



- LEGEND**
- PROPERTY LINE
  - CENTERLINE
  - RIGHT OF WAY
  - - - EASEMENT LINE
  - - - EXISTING LOT LINE
  - - - SECTION OR SECTION SUBDIVISION LINE
  - - - PREVIOUS LOT LINE PER (R1) SUPERSEDED BY THIS REPLAT
  - ◆ FOUND MONUMENT AS DESCRIBED
  - ⊙ FOUND 5/8" IRON REBAR WITH YELLOW CAP PER SURVEY 16-064-B
  - ⊙ CALCULATED POINT NOT FOUND OR SET
  - ◆ SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS 19619 WA 02820 OR"
  - ( ) RECORD DIMENSION SEE REFERENCES NOTE THIS SHEET



ORIGINAL TAX LOT 100  
 MAP: 4N2802DB  
 29.54 AC.

**LOT 76**  
 1051388 S.F.  
 24.14 AC.

**BASIS OF BEARINGS**  
 BEARING OF N89°42'10"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS.

**NOTES**  
 1. INTERNAL LOT LINES SHOWN ARE BASED ON THE APPROVED PRELIMINARY PLAT OF CIMMARON TERRACE P.U.D. TO BE DEVELOPED IN PHASES.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
 GREG E. FLOWERS, PLS

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 GREG E. FLOWERS, PLS  
 OREGON  
 JUNE 30, 1997  
 02820LS  
 RENEWS 12/31/19

LINE	BEARING	DISTANCE	RECORD	DISTANCE
L1	N00°22'39"W	55.33'		
L2	S25°24'34"W	48.88'		
L3	S25°24'34"W	24.44'		
L4	S25°24'34"W	24.44'		
L5	S10°50'01"W	44.86'		
L6	S10°50'01"W	22.43'		
L7	S10°50'01"W	22.43'		
L8	N00°23'56"E	44.00'	(R1)	
L9	S00°23'56"E	22.00'		
L10	N00°23'56"E	22.00'		
L11	S11°30'40"W	44.97'	(R1)	
L12	S11°30'40"W	22.49'		
L13	S11°30'40"W	22.49'		
L14	N01°13'32"E	44.02'	(44.01' R1)	
L15	S01°13'32"W	22.01'		
L16	N01°13'32"E	22.01'		
L17	S03°46'27"E	41.95'		
L18	S21°56'03"E	95.16'		
L19	S16°53'15"E	113.61'		
L20	S24°12'18"W	89.59'		
L21	S58°04'50"W	79.59'		
L22	S73°40'47"W	97.75'		
L23	N71°05'33"W	109.88'		
L24	N89°36'27"E	80.28'		
L25	N00°23'49"W	29.54'	(R1)	
L26	N03°19'18"E	16.55'	(16.54' R1)	
L27	S03°21'47"W	16.55'	(16.54' R1)	

- REFERENCES**
- (R1)-PLAT OF CIMMARON TERRACE PHASE 1 BOOK 16, PAGE 29
  - (R2)-PARTITION PLAT NO. 2012-09
  - (R3)-PHEASANT RUN PHASE FOUR BOOK 14, PAGE 37
  - (R4)-PHEASANT RUN PHASE FIVE BOOK 14, PAGE 55
  - (R5)-PHEASANT RUN PHASE SIX BOOK 14, PAGE 80
  - (R6)-PHEASANT RUN PHASE ONE BOOK 13, PAGE 135
  - (R7)-LEWIS SURVEY BOOK 14, PAGE 01-B
  - (R8)-PARTITION PLAT NO. 2004-02
  - (R9)-SUNSET ESTATES BOOK 13, PAGE 86

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD DISTANCE
C1	62.76'	178.07'	20°11'32"	S73°34'41"W	62.43'	
C2	26.54'	100.01'	15°12'23"	S08°00'00"E	26.46'	(R1)
C3	26.54'	100.01'	15°12'23"	S08°00'00"E	26.46'	(R1)

**LEGAL DESCRIPTION**  
 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.  
 EXCEPTING THEREFROM THE WEST 330 FEET.  
 ALSO LOT 75 OF CIMMARON TERRACE PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16, PAGE 29 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

REVISED TAX LOT 600  
 BLA FOR RAY KALAL  
 AFN: 05-170-B  
 (HANES-ZOLLER JOINT VENTURE)

**SURVEYOR'S CERTIFICATE**  
 I, GREG E. FLOWERS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 02820 OR, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

GREG E. FLOWERS, P.L.S. 02820 OR.  
 N89°42'10"E 2656.88'  
 (2656.89' R1)(2656.82' R7)

FND. 2 1/2" BRASS CAP MARKING THE SE CORNER OF SECTION 2



**PBS Engineering and Environmental Inc.**  
 5 N Colville St, Ste 200  
 Walla Walla, WA 99362  
 509.958.3026  
 pbsusa.com

CLIENT: MARK ZOLLER	PROJECT NO.: 67545
SURVEYOR: GREG E. FLOWERS	DATE: 10/28/2019
CALC BY: GEF	DRAWN BY: DWW
SECTION: 2	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 1 OF 2

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 11/13/19  
 Recd By: CT  
 No.: 19-105-B

BK-16-PG 94A

# CIMMARON TERRACE REPLAT

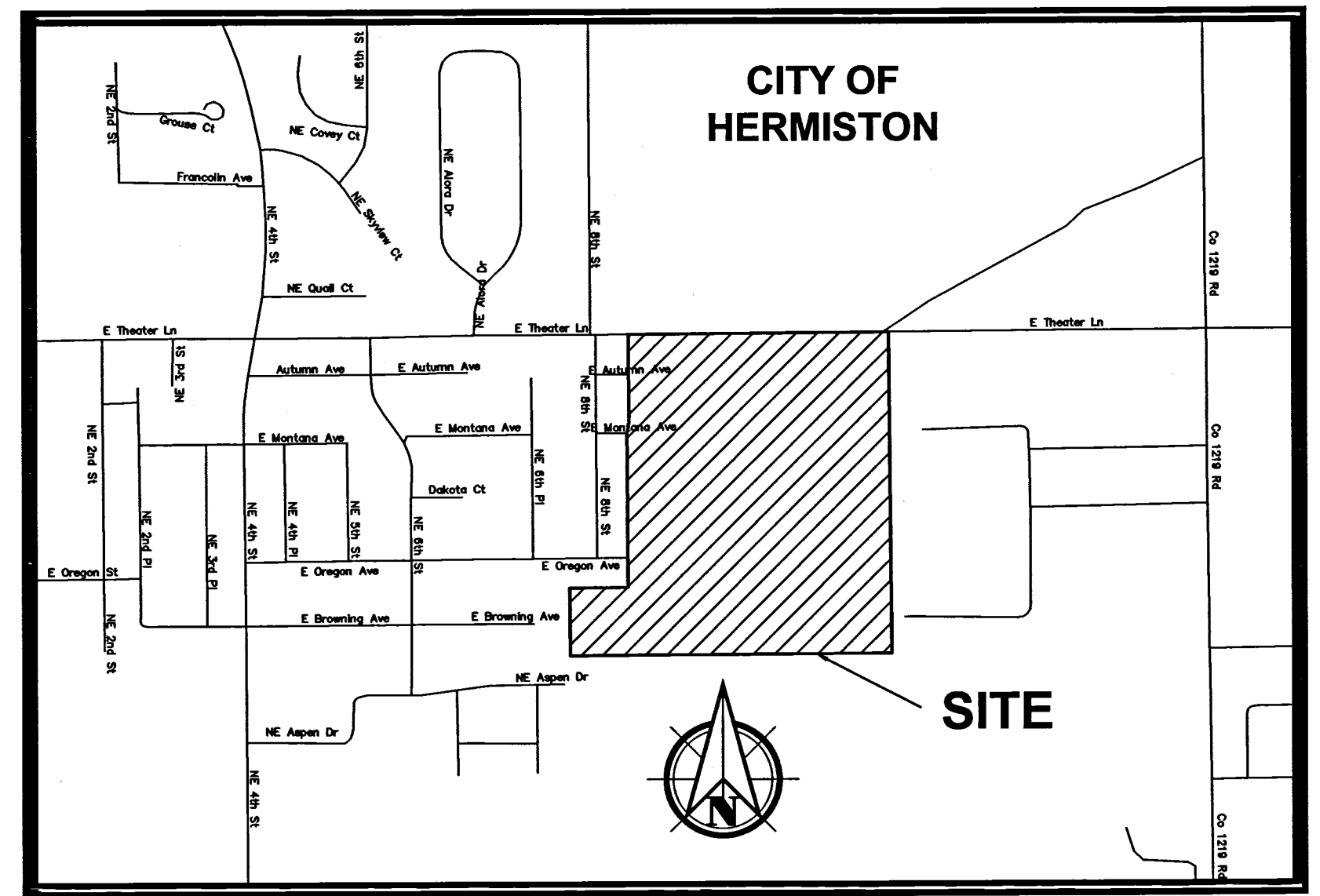
REPLAT OF LOT 75 OF CIMMARON TERRACE PHASE 1 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HANES ZOLLER JOINT VENTURE TO DELINEATE THE BOUNDARIES OF CERTAIN LOTS & TO REPLAT SAID LOTS IN THE CONFIGURATION SHOWN HEREIN. THE LOTS SUBJECT TO THIS REPLAT ARE COMPOSED AS FOLLOWS: LOT 75 WITHIN THE PLAT OF CIMMARON TERRACE PHASE 1, RECORDED IN BOOK 16 OF PLATS AT PAGE 29-A AND TAX LOT 100. DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MANY OF THE INTERIOR LOT CORNERS AND ROAD CENTERLINE PINS THAT WERE SET DURING THE PLATTING OF SAID CIMMARON TERRACE PHASE 1. OUR SOLUTION FOR THE BOUNDARY OF THIS REPLAT IS BASED ON A BEST-FIT OF THE RECOVERED LOT PINS, WHICH RESULTS IN A SOLUTION YIELDING ERROR TOLERANCES OF LESS THAN 0.10 FEET.

LOT 77 IS ADJACENT TO LANDS OWNED BY THE DEVELOPER ON THE NORTH, WEST AND SOUTHWEST. ACCESS WILL BE DEVELOPED DURING FUTURE PHASES OF THE CIMMARON TERRACE P.U.D.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN AUGUST 2019.



VICINITY MAP  
NOT TO SCALE

**PROPERTY PINS NOTE**  
SETTING OF PROPERTY PINS FOR LOTS 75 THROUGH 77 WILL BE COMPLETED AT THIS TIME.

## 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 29 DAY OF Oct, 2019 Kathryn A. En  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 29 DAY OF Oct, 2019 [Signature]  
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

### UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE REPLAT" 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 7 DAY OF Nov, 2019 David H. K.  
UMATILLA COUNTY SURVEYOR

### UMATILLA COUNTY COMMISSIONERS

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

THIS 6 DAY OF Nov, 2019

Gene M. Sook  
CHAIRMAN

William E. Johnson  
COMMISSIONER

[Signature]  
COMMISSIONER

### UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE REPLAT" AND HAVE FOUND THAT ALL TAXES AND LIENS 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 6 DAY OF Nov, 2019 BY:

[Signature]  
UMATILLA COUNTY ASSESSOR

[Signature]  
UMATILLA COUNTY TAX COLLECTOR

### HERMISTON IRRIGATION DISTRICT

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

THIS 28 DAY OF October, 2019 BY:

[Signature]  
HERMISTON IRRIGATION DISTRICT

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
GREG E. FLOWERS, PLS

**OWNER/DEVELOPER**  
AMERICAN DEVELOPMENT COMPANY, LLC  
P.O. BOX 288  
WASHOUGAL, WA 98671

### OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, MARK ZOLLER, AUTHORIZED REPRESENTATIVE FOR AMERICAN DEVELOPMENT COMPANY, LLC, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND REPLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CIMMARON TERRACE REPLAT". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.  
EXCEPTING THEREFROM THE WEST 330 FEET.

ALSO LOT 75 OF CIMMARON TERRACE PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 16, PAGE 29 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

Mark Zoller 11/04/2019  
MARK ZOLLER, REPRESENTATIVE FOR AMERICAN DEVELOPMENT COMPANY, LLC. DATE

### ACKNOWLEDGMENT

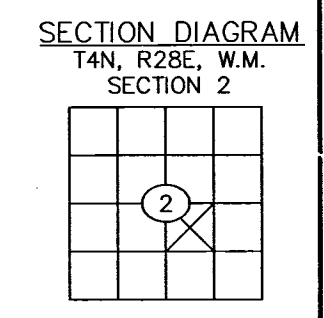
STATE OF Oregon

COUNTY OF Multnomah

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK ZOLLER, HAS SIGNED THIS PLAT ON BEHALF OF AMERICAN DEVELOPMENT COMPANY, LLC, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

[Signature] 11/4/19  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES 12/9/22 981519  
RESIDING Portland, OR



STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 11-7-2019 at 12:07 o'clock p. m., in the record of PLATS of said County. BOOK 16 PAGE 94 OFFICE OF COUNTY RECORDS  
By: David A Stuvaind Records Officer  
Fee \$ 120.00 No. 2019-6930186

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/19  
10/29/2019



PBS Engineering and Environmental Inc.  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: MARK ZOLLER	PROJECT NO.: 67545	
SURVEYOR: GREG E. FLOWERS	DATE: 10/28/2019	
CALC BY: GEF	DRAWN BY: DWW	SCALE: 1" = 100'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/13/19  
Recd By: CT  
No.: 19-105-6