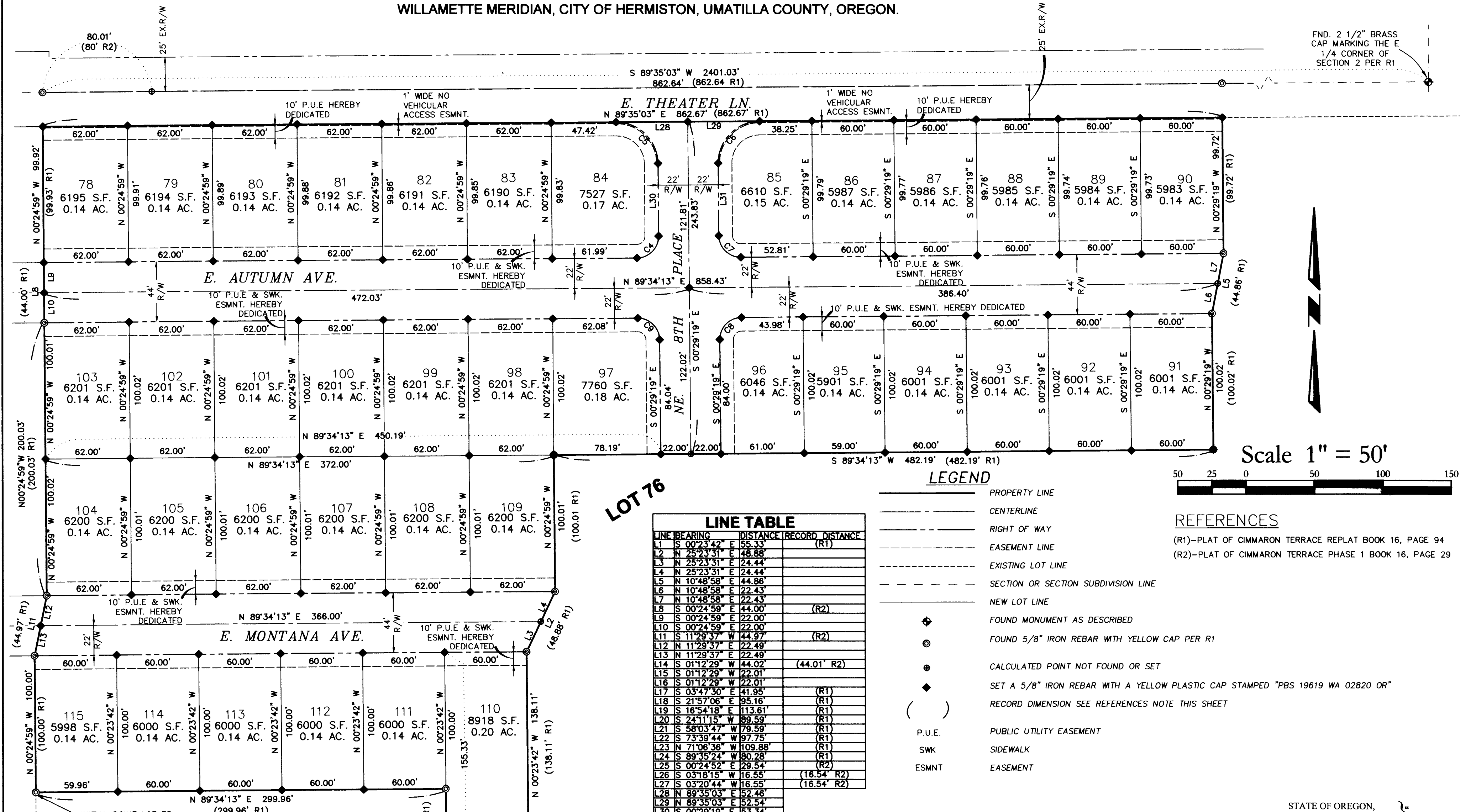


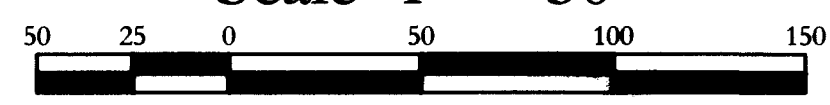
CIMMARON TERRACE PHASE 2

LOT 75 OF THE CIMMARON TERRACE PHASE 1 REPLAT RECORDED IN BOOK 16, PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



FND. 2 1/2" BRASS CAP MARKING THE E 1/4 CORNER OF SECTION 2 PER R1

Scale 1" = 50'



LOT 76

LINE	BEARING	DISTANCE	RECORD	DISTANCE
L1	S 00°23'42" E	55.33	(R1)	
L2	N 25°23'31" E	48.88		
L3	N 25°23'31" E	24.44		
L4	N 25°23'31" E	24.44		
L5	N 10°48'58" E	44.86		
L6	N 10°48'58" E	22.43		
L7	N 10°48'58" E	22.43		
L8	S 00°24'59" E	44.00	(R2)	
L9	S 00°24'59" E	22.00		
L10	S 00°24'59" E	22.00		
L11	S 11°29'37" E	44.97	(R2)	
L12	S 11°29'37" E	22.49		
L13	S 11°29'37" E	22.49		
L14	S 01°12'29" W	44.02	(44.01' R2)	
L15	S 01°12'29" W	22.01		
L16	S 01°12'29" W	22.01		
L17	S 03°47'30" E	41.95	(R1)	
L18	S 21°57'06" E	95.16	(R1)	
L19	S 16°54'18" E	113.61	(R1)	
L20	S 24°11'15" W	89.59	(R1)	
L21	S 58°03'47" W	79.59	(R1)	
L22	S 73°39'44" W	97.75	(R1)	
L23	N 71°06'36" W	109.88	(R1)	
L24	S 89°35'24" W	80.28	(R1)	
L25	S 00°24'52" E	29.54	(R2)	
L26	S 03°18'15" W	16.55	(16.54' R2)	
L27	S 03°20'44" W	16.55	(16.54' R2)	
L28	N 89°35'03" E	52.46		
L29	N 89°35'03" E	52.54		
L30	S 00°29'19" E	53.34		
L31	S 00°29'19" E	53.28		

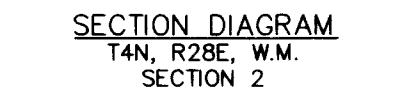
LEGEND	PROPERTY LINE
---	CENTERLINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	EXISTING LOT LINE
---	SECTION OR SECTION SUBDIVISION LINE
---	NEW LOT LINE
⊕	FOUND MONUMENT AS DESCRIBED
⊙	FOUND 5/8" IRON REBAR WITH YELLOW CAP PER R1
⊗	CALCULATED POINT NOT FOUND OR SET
◆	SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS 19619 WA 02820 OR"
()	RECORD DIMENSION SEE REFERENCES NOTE THIS SHEET
P.U.E.	PUBLIC UTILITY EASEMENT
SWK	SIDEWALK
ESMNT	EASEMENT

REFERENCES	
(R1)	PLAT OF CIMMARON TERRACE REPLAT BOOK 16, PAGE 94
(R2)	PLAT OF CIMMARON TERRACE PHASE 1 BOOK 16, PAGE 29

BASIS OF BEARINGS
 GRID BEARING OF N89°35'03"E ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BETWEEN A FOUND 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP, ON SAID NORTH LINE, AND A FOUND 2 1/2 INCH BRASS CAP MARKING THE EAST 1/4 OF SECTION 2.

EASEMENT NOTES
 LOTS ABUTTING THEATER LANE SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY, HOWEVER THE SIDEWALK IS LOCATED WITHIN THE 25.00 FOOT EXISTING RIGHT OF WAY OUTSIDE OF THE 10' P.U.E.

THE 10' P.U.E. BEING DEDICATED ALONG MONTANA, AUTUMN AND THE PORTION OF N.E. 8TH PLACE INCLUDES THE SIDEWALK WITHIN THE 10' P.U.E.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREG E. FLOWERS
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2021
 4/7/2020



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

RECEIVED BY
 Umatilla County Surveyor
 Date: 6/2/20
 Rec'd By: CT
 No.: 20-048-B

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 06-01-2020
 at 1:49 o'clock p.m., in the record of PLATS of said County.
 BOOK 17 PAGE 3
 OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2020-7020133

CLIENT: ROTSCHY INC.	PROJECT NO.: 67627
SURVEYOR: GREG E. FLOWERS	DATE: 4/1/2020
CALC BY: GEF	DRAWN BY: RMR
SECTION: 2	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
SCALE: 1" = 50'	RANGE: 28 EAST
	SHEET 1 OF 2

CIMMARON TERRACE PHASE 2

NARRATIVE

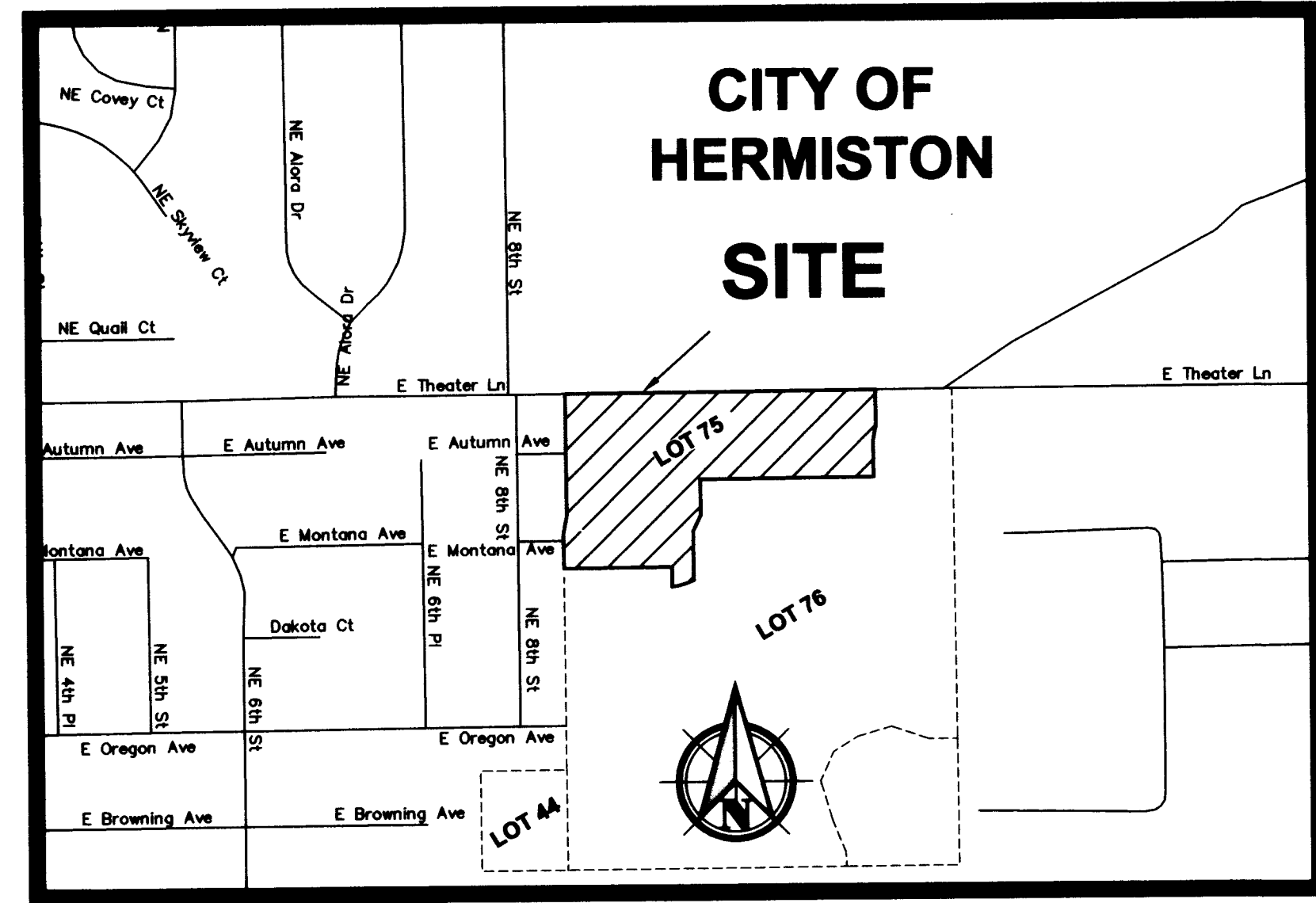
THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROTSCY, INC. TO SUBDIVIDE LOT 75 OF CIMMARON TERRACE PHASE 1.

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 AND TRIMBLE ROBOTIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 1MM +/- 3 PPM.

ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2020 UNLESS NOTED OTHERWISE.

TO PRESERVE CONTINUITY IN LOT NUMBERING, THE NUMBERING SEQUENCE BEGINS AT LOT 78 AND INCREASES FROM THERE.

LOT 75 OF THE CIMMARON TERRACE PHASE 1 REPLAT RECORDED IN BOOK 16, PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



VICINITY MAP
NOT TO SCALE

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 30 DAY OF April, 2020
Margaret Taylor
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 21 DAY OF April, 2020
[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 PHASE 2" 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 29 DAY OF May, 2020
[Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 29 DAY OF May, 2020
[Signature]
CHAIRMAN
[Signature]
COMMISSIONER
[Signature]
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" 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 29 DAY OF May, 2020 BY:
Paul Chalmers by *Rachael Reynolds*
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 9 DAY OF April, 2020 BY:
[Signature]
HERMISTON IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "CIMMARON TERRACE PHASE 2" BEING LOT 75 OF THE CIMMARON TERRACE REPLAT, ACCORDING TO THE OFFICIAL PLAT THERE OF RECORDED IN BOOK 16 AT PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. SAID SUBDIVISION BEING LOCATED IN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "CIMMARON TERRACE PHASE 2" BEING A FOUND 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "PBS 19819 WA 02820 OR", MARKING THE SOUTHEAST CORNER OF SAID LOT 75 OF SAID THE CIMMARON TERRACE REPLAT RECORDED IN BOOK 16 AT PAGE 94 RECORD OF TOWN PLATS, OF UMATILLA COUNTY.

[Signature]
GREG E. FLOWERS, P.L.S. 02820 OR..

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

OWNER/DEVELOPER

ROTSCHY, INC.
9210 NE 62ND AVE
VANCOUVER, WA 98665

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, _____, AUTHORIZED REPRESENTATIVE FOR ROTSCY, INC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) AND TOGETHER WITH THE NO VEHICULAR ACCESS EASEMENT SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CIMMARON TERRACE PHASE 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 75 OF CIMMARON TERRACE PHASE 1 ACCORDING TO THE REPLAT THEREOF RECORDED IN BOOK 16, PAGE 94 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

[Signature] FOR ROTSCY, INC. 4/8/2020
DATE

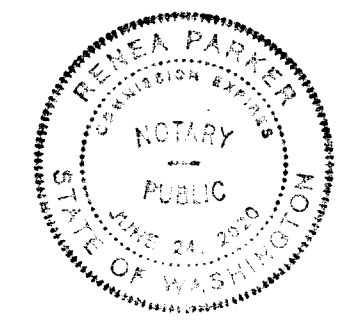
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla

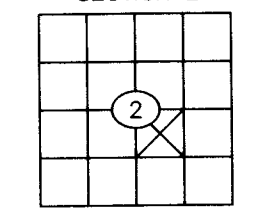
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas Stafford, HAS SIGNED THIS PLAT ON BEHALF OF ROTSCY, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

[Signature] 4/8/2020
NOTARY PUBLIC DATE

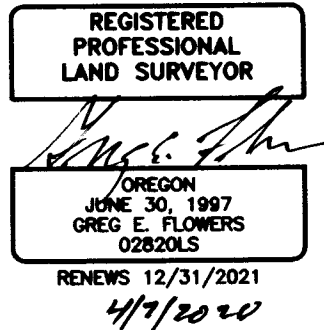
MY APPOINTMENT EXPIRES June 24, 2020
RESIDING Walla Walla, WA



SECTION DIAGRAM
T4N, R28E, W.M.
SECTION 2



RECEIVED BY
Umatilla County Surveyor
Date: 6/2/20
Rec'd By: CT
No.: 20-048-B



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

CLIENT: ROTSCY INC.		PROJECT NO.: 67627	
SURVEYOR: GREG E. FLOWERS		DATE: 4/1/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: N/A	
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>	