

# HAYDEN RIVER ESTATES No. 2A

A REPLAT OF LOT 51 IN HAYDEN RIVER ESTATES No. 1  
LOCATED IN A PORTION OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,  
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Danny K. Cummings*  
7/29/98  
OREGON  
DANNY K. CUMMINGS  
2316

RENEWAL DATE: 12-31-99

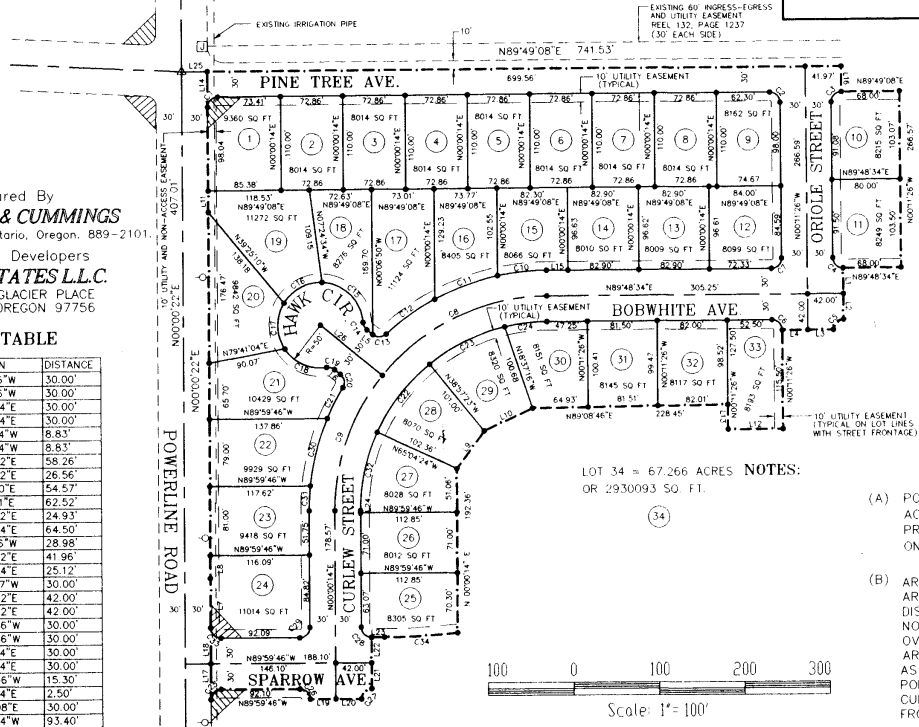
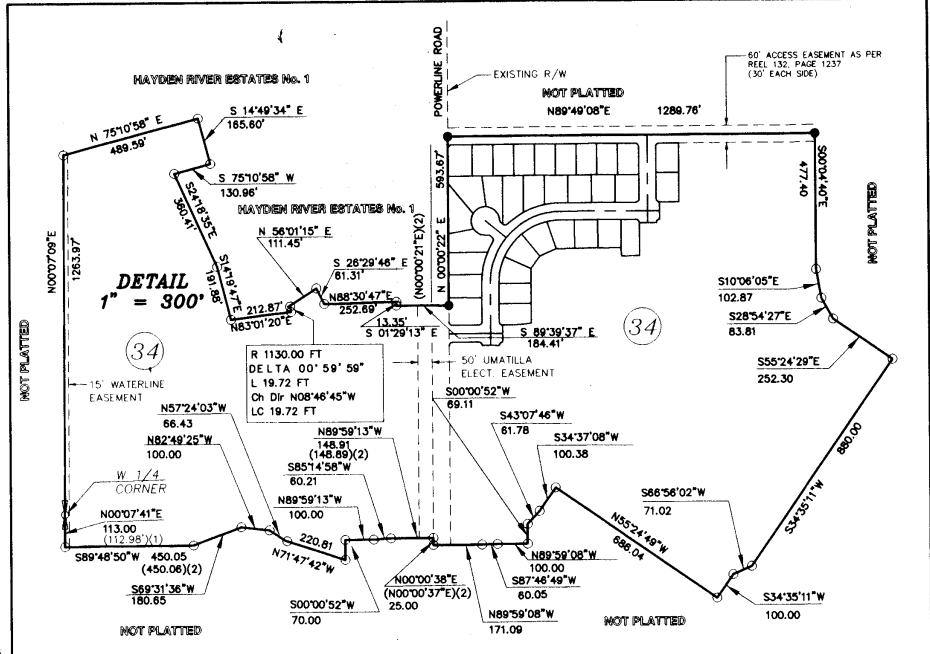
I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THE CENTERLINE MONUMENTS, AND ANY LOT CORNERS DESTROYED DURING CONSTRUCTION, SHALL BE SET, AS SHOWN ON THIS PLAT, AFTER CONSTRUCTION HAS BEEN COMPLETED, OR BY JULY 1, 1999.

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL  
*Danny K. Cummings* 7/29/98

NOTE:  
NO ACCESS TO POWERLINE ROAD BORDERING LOTS

### LEGEND

- BOUNDARY LINE
- PHASE 2A BOUNDARY LINE
- LOT LINE
- CENTER LINE
- UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY/EASEMENT
- SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP LS 2316
- 5/8" REBAR PER (1) OR (2) WITH YELLOW PLASTIC CAP LS 2735 OR LS 2316
- BRASS CAP 1/4 CORNER PER (1) AND (2)
- CALCULATED POINT
- OF RECORD
- CLEAR VISION EASEMENT
- SEE NOTE (B) BELOW
- EXISTING POWER POLE



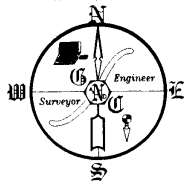
### REFERENCES:

- (1) THE PLAT OF HAYDEN RIVER ESTATES No. 1 BY GASCHLER & CUMMINGS AND RECORDED ON MAY 21, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON IN BOOK 13, AT PAGE 117
  - (2) RECORD OF SURVEY FOR RSA COMPANY BY ROGERS SURVEYING AND RECORDED UNDER UMATILLA COUNTY SURVEY NUMBER 97-124-B AND DATED JULY, 1997
- MEASURED AND RECORD DATA ARE ONE AND THE SAME UNLESS OTHERWISE NOTED

### CURVE TABLE

NUMBER	R FT	DELTA	L FT	Ch Dir	LC FT
C1	12.00	89°48'46"	18.91	N44°54'45\" E	16.94
C2	12.00	89°59'26"	18.85	N45°11'09\" E	16.97
C3	12.00	90°00'34"	18.85	N44°48'51\" E	16.97
C4	12.00	90°00'00"	18.85	N45°11'26\" E	16.97
C5	12.00	90°00'00"	18.85	N44°48'34\" E	16.97
C6	12.00	90°00'00"	18.85	N45°11'26\" E	16.97
C7	12.00	90°00'00"	18.85	N44°48'34\" E	16.97
C8	250.00	50°29'38"	220.32	N47°50'14\" E	215.26
C9	250.00	39°18'42"	171.53	N19°39'35\" E	168.18
C10	280.00	11°42'20"	57.61	N83°54'54\" E	57.51
C11	280.00	16°07'20"	78.79	N69°57'34\" E	78.53
C12	280.00	14°18'47"	69.95	N54°44'30\" E	69.77
C13	12.00	81°43'49"	17.12	N88°27'02\" E	15.70
C14	12.00	47°21'28"	9.92	N27°00'20\" W	9.64
C15	50.00	84°06'58"	73.41	N45°23'05\" W	66.99
C16	50.00	10°03'01"	53.28	N62°01'56\" E	50.79
C17	50.00	64°49'47"	56.57	N00°54'28\" W	53.60
C18	50.00	64°43'10"	56.48	N65°40'57\" W	53.52
C19	12.00	47°21'28"	9.92	N74°21'48\" W	9.64
C20	12.00	81°43'48"	17.12	N09°49'10\" W	15.70
C21	280.00	08°17'55"	40.55	N26°53'47\" E	40.52
C22	220.00	26°24'24"	101.39	N37°50'25\" E	100.50
C23	220.00	25°45'34"	98.91	N63°55'24\" E	98.08
C24	220.00	13°00'23"	49.94	N83°18'22\" E	49.83
C25	12.00	89°59'52"	18.85	N45°00'18\" E	16.97
C26	12.00	90°00'00"	18.85	N44°59'46\" W	16.97
C27	12.00	90°00'00"	18.85	N45°00'14\" E	16.97
C28	12.00	90°00'00"	18.85	N44°59'46\" W	16.97
C29	12.00	90°00'00"	18.85	N45°00'14\" E	16.97
C30	280.00	16°44'50"	81.84	N14°22'24\" E	81.55
C31	280.00	05°59'45"	29.50	N03°00'07\" E	29.29
C32	220.00	24°37'59"	94.58	N12°19'14\" E	93.86
C33	12.00	90°00'08"	18.85	N44°59'42\" W	16.97
C34	770.00	06°22'43"	85.72	N86°48'52\" E	85.68

**GASCHLER & CUMMINGS**  
CIVIL ENGINEERING & LAND SURVEYING  
ONTARIO, OREGON



LOT 34 = 67.266 ACRES NOTES:  
OR 29.30093 SQ. FT.

- (A) POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD.
- (B) AREAS DESIGNATED AS "CLEAR VISION" AREAS ARE INTENDED TO PROVIDE ADEQUATE SIGHT DISTANCE AT ENTRANCES TO POWERLINE ROAD. NO SOLID FENCES, BUSHES, LANDSCAPING ETC. OVER 3 FEET IN HEIGHT PERMITTED IN THESE AREAS. "CLEAR VISION AREAS" SHALL BE DEFINED AS A LINE BETWEEN TWO POINTS 30 FEET BEHIND THE POINT OF CURVATURE OF THE FRONT FACE OF THE CURB RETURNS IN EACH DIRECTION. (50' IN EACH DIRECTION FROM THE POINT OF INTERSECTION OF SAID FRONT FACE).

**DEDICATION**

STATE OF OREGON S.S.  
COUNTY OF UMATILLA

**KNOW ALL MEN BY THESE PRESENTS :**

That We, the undersigned, do hereby certify that we are the owners of the land as shown and described on this plat and have caused the tract of land to be Surveyed, Subdivided and Platted as **HAYDEN RIVER ESTATES No. 2A** in the City of Umatilla, Umatilla County, Oregon.

**DESCRIPTION :**

REAL PROPERTY LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, COUNTY OF UMATILLA, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 51 AS SHOWN ON THE PLAT OF HAYDEN RIVER ESTATES No. 1 RECORDED ON MAY 21, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON AT BOOK 13 AT PAGE 117.

**WE HEREBY CERTIFY :**

That the streets or portions thereof within the limits of the plot are dedicated to the public use forever, the utility easements shown on this plat are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, and no structure other than for utility purposes shall be erected within the limits of said easements.

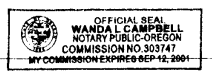
[Signature] 10-5-98  
RIVER ESTATES, L.L.C. MEMBER DATE

**ACKNOWLEDGMENT**

STATE OF OREGON S.S.  
COUNTY OF Deschutes

On this 5<sup>th</sup> day of Oct., 1998, A.D., before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me by the above named Member of RIVER ESTATES, L.L.C., on behalf of said Company

Wanda L Campbell Redmond, OR  
NOTARY PUBLIC RESIDING AT SEAL

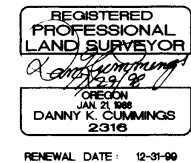


**SURVEYOR'S CERTIFICATE & NARRATIVE**

STATE OF OREGON S.S.  
COUNTY OF MALHEUR

I, DANNY K. CUMMINGS, a Registered Professional Land Surveyor, in and for said County and State do hereby certify that the survey of **HAYDEN RIVER ESTATES No. 2A** in Umatilla County, Oregon, as shown and described on this Plat was made by me and this Plat correctly shows the survey as made. I furthermore certify that monuments have been established as indicated hereon. In witness thereof I hereunto set my hand and seal this 29<sup>th</sup> day of July, 1998, A.D.  
Control for this Plat is based on the record of survey by Rogers Surveying Inc. for RSA COMPANY, dated July, 1997 and filed under County Survey Number 97-124-B  
Basis of Bearings are based on said Recorded Survey.

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL  
[Signature] 7/29/98



**APPROVALS**

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF **HAYDEN RIVER ESTATES No. 2A** HAS BEEN APPROVED BY EACH OF US AND THAT IT CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HEREUNTO SET OUR HANDS.

<u>[Signature]</u> 9/17/98 CHAIR, CITY OF UMATILLA UMATILLA COUNTY, OREGON	DATE	<u>[Signature]</u> 11/30/98 COUNTY COMMISSIONER UMATILLA COUNTY, OREGON	DATE
<u>[Signature]</u> 9-17-98 PLANNER, CITY OF UMATILLA UMATILLA COUNTY, OREGON	DATE	<u>[Signature]</u> 11-27-98 COUNTY COMMISSIONER UMATILLA COUNTY, OREGON	DATE
<u>[Signature]</u> 10/12/98 WEST EXTENSION IRRIGATION DISTRICT UMATILLA COUNTY, OREGON	DATE	<u>[Signature]</u> 11/27/98 COUNTY COMMISSIONER UMATILLA COUNTY, OREGON	DATE
<u>[Signature]</u> 11/27/98 TAX COLLECTOR UMATILLA COUNTY, OREGON TAXES ARE PAID IN FULL AS OF THIS DATE	DATE	<u>[Signature]</u> 10-13-98 COUNTY SURVEYOR UMATILLA COUNTY, OREGON	DATE

**RECORDING**

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON December 1, 1998  
at 8:25 o'clock Am., in the record of  
PLATS of said County.  
BOOK 13 PAGE 130 Slide  
13 130

OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT  
Records Officer