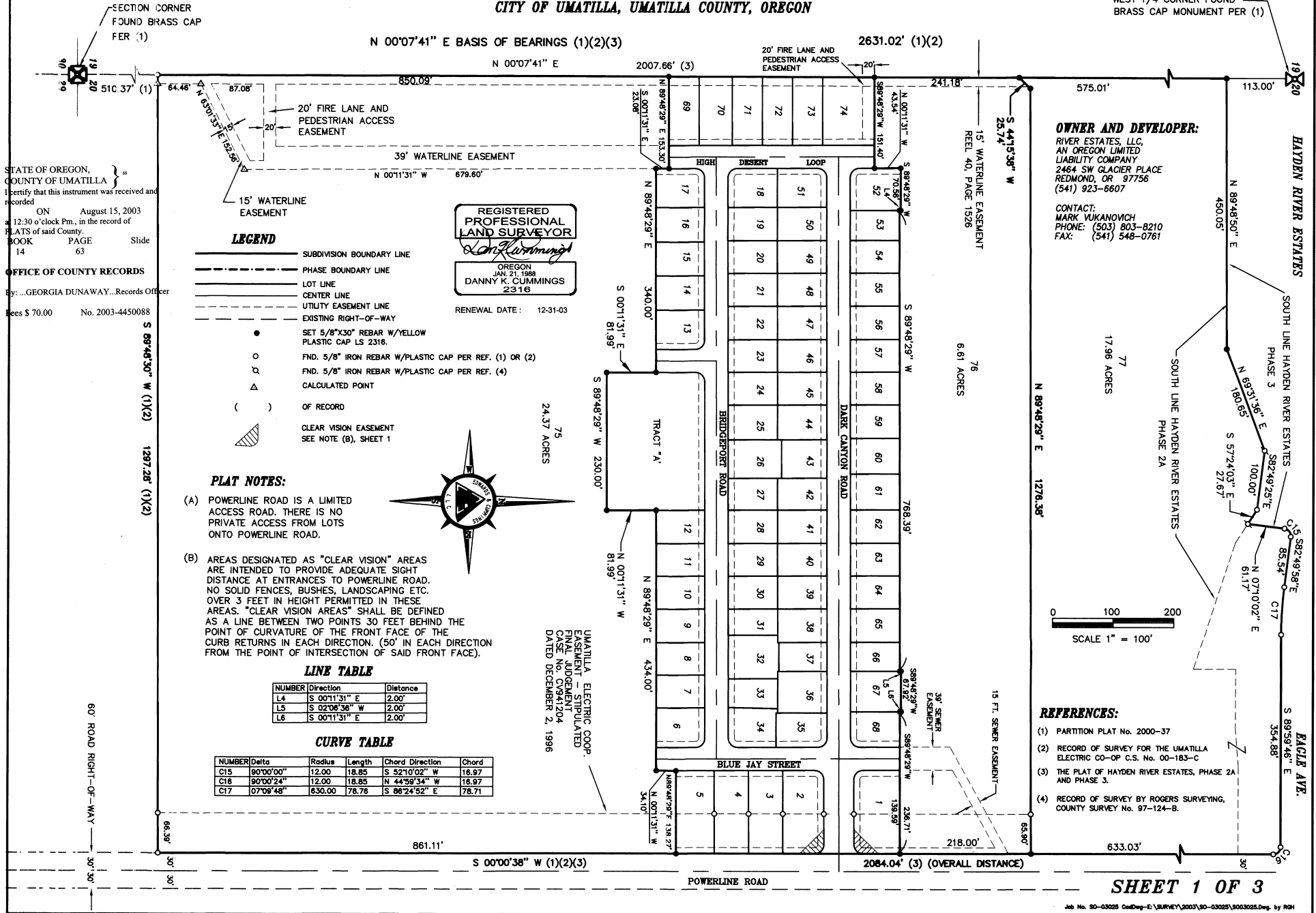


**"THE BLUFFS" SUBDIVISION, PHASE 1**  
**A REPLAT OF A PORTION OF PARCEL 1 IN PARTITION PLAT No. 2000-37**  
**LOCATED IN W1/2 SW1/4, SECTION 20, T5N, R28E, W.M.**  
**CITY OF UMATILLA, UMATILLA COUNTY, OREGON**

I, **DANNY K. CUMMINGS**, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.  
*Danny K. Cummings*

WEST 1/4 CORNER FOUND BRASS CAP MONUMENT PER (1)



STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded ON August 15, 2003 at 12:30 o'clock Pm., in the record of PLATS of said County. BOOK PAGE Slide 14 63 14  
**OFFICE OF COUNTY RECORDS**  
 By: ...GEORGIA DUNAWAY...Records Officer  
 Fees \$ 70.00 No. 2003-4450088

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - PHASE BOUNDARY LINE
  - LOT LINE
  - CENTER LINE
  - UTILITY EASEMENT LINE
  - EXISTING RIGHT-OF-WAY
  - SET 5/8"x30" REBAR W/YELLOW PLASTIC CAP LS 2318.
  - FND. 5/8" IRON REBAR W/PLASTIC CAP PER REF. (1) OR (2)
  - △ FND. 5/8" IRON REBAR W/PLASTIC CAP PER REF. (4)
  - CALCULATED POINT
  - ( ) OF RECORD
  - △ CLEAR VISION EASEMENT SEE NOTE (B), SHEET 1

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Danny K. Cummings*  
 OREGON JAN. 21, 1988  
**DANNY K. CUMMINGS**  
 2318  
 RENEWAL DATE: 12-31-03

- PLAT NOTES:**
- (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).

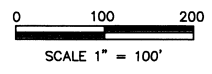
**LINE TABLE**

NUMBER	Direction	Distance
L4	S 00°11'31" E	2.00'
L5	S 02°06'36" W	2.00'
L6	S 00°11'31" E	2.00'

**CURVE TABLE**

NUMBER	Delta	Radius	Length	Chord	Direction	Chord
C15	90°00'00"	12.00	18.85	S 52°10'02" W	18.87	
C16	90°00'24"	12.00	18.85	N 44°59'34" W	18.87	
C17	07°09'48"	630.00	78.78	S 86°24'52" E	78.71	

**OWNER AND DEVELOPER:**  
 RIVER ESTATES, LLC,  
 AN OREGON LIMITED LIABILITY COMPANY  
 2464 SW GLACIER PLACE  
 REDMOND, OR 97758  
 (541) 923-6607  
**CONTACT:**  
 MARK VUKANOVICH  
 PHONE: (503) 803-8210  
 FAX: (541) 548-0761

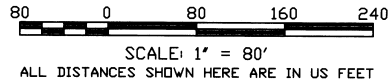


- REFERENCES:**
- (1) PARTITION PLAT No. 2000-37
  - (2) RECORD OF SURVEY FOR THE UMATILLA ELECTRIC CO-OP C.S. No. 00-183-C
  - (3) THE PLAT OF HAYDEN RIVER ESTATES, PHASE 2A AND PHASE 3.
  - (4) RECORD OF SURVEY BY ROGERS SURVEYING, COUNTY SURVEY No. 97-124-B.

**"THE BLUFFS" SUBDIVISION, PHASE 1**  
**A REPLAT OF A PORTION OF PARCEL 1 IN PARTITION PLAT No. 2000-37**  
**LOCATED IN W1/2 SW1/4, SECTION 20, T5N, R28E, W.M.**  
**CITY OF UMATILLA, UMATILLA COUNTY, OREGON**

STATE OF OREGON,  
 COUNTY OF UMATILLA } ss  
 I certify that this instrument was received and recorded  
 ON August 15, 2003  
 at 12:30 o'clock P.m., in the record of  
 PLATS of said County.  
 BOOK PAGE Slide  
 14 63

OFFICE OF COUNTY RECORDS  
 By: GEORGIA DUNAWAY...Records Officer  
 Fees \$ 70.00 No. 2003-4450088



I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.  
*Danny Cummings*

**LINE TABLE**

NUMBER	Direction	Distance
L1	N 89°48'29" E	8.02'
L2	S 89°48'29" W	12.41'
L3	N 89°48'29" E	7.09'
L4	S 00°11'31" E	2.00'
L5	S 02°06'36" W	2.00'
L6	S 00°11'31" E	2.00'
L7	N 00°11'31" W	24.95'

**BEARING TABLE**

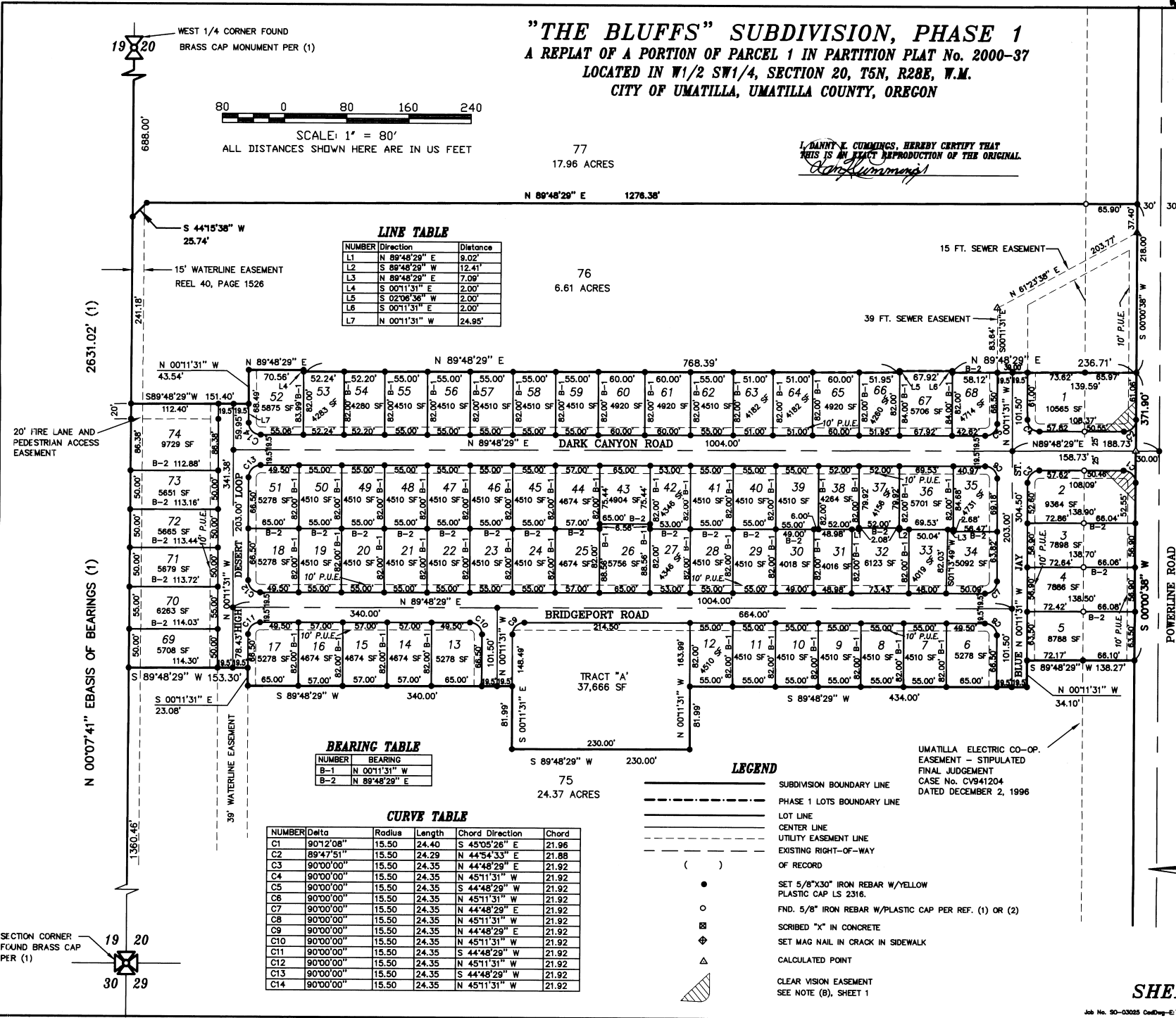
NUMBER	BEARING
B-1	N 00°11'31" W
B-2	N 89°48'29" E

**CURVE TABLE**

NUMBER	Delta	Radius	Length	Chord Direction	Chord
C1	90°12'08"	15.50	24.40	S 45°05'26" E	21.96
C2	89°47'51"	15.50	24.29	N 44°54'33" E	21.88
C3	90°00'00"	15.50	24.35	N 44°48'29" E	21.92
C4	90°00'00"	15.50	24.35	S 45°11'31" W	21.92
C5	90°00'00"	15.50	24.35	S 44°48'29" W	21.92
C6	90°00'00"	15.50	24.35	S 45°11'31" W	21.92
C7	90°00'00"	15.50	24.35	N 44°48'29" E	21.92
C8	90°00'00"	15.50	24.35	N 45°11'31" W	21.92
C9	90°00'00"	15.50	24.35	N 44°48'29" E	21.92
C10	90°00'00"	15.50	24.35	N 45°11'31" W	21.92
C11	90°00'00"	15.50	24.35	S 44°48'29" W	21.92
C12	90°00'00"	15.50	24.35	N 45°11'31" W	21.92
C13	90°00'00"	15.50	24.35	S 44°48'29" W	21.92
C14	90°00'00"	15.50	24.35	N 45°11'31" W	21.92

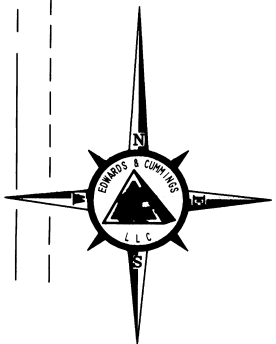
**LEGEND**

- SUBDIVISION BOUNDARY LINE
- - - PHASE 1 LOTS BOUNDARY LINE
- LOT LINE
- - - CENTER LINE
- - - UTILITY EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- ( ) OF RECORD
- SET 5/8"x30" IRON REBAR W/YELLOW PLASTIC CAP LS 2316.
- FND. 5/8" IRON REBAR W/PLASTIC CAP PER REF. (1) OR (2)
- ⊗ SCRIBED "X" IN CONCRETE
- ⊕ SET MAG NAIL IN CRACK IN SIDEWALK
- △ CALCULATED POINT
- CLEAR VISION EASEMENT
- SEE NOTE (B), SHEET 1



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Danny Cummings*  
 OREGON  
 JAN. 21, 1988  
 DANNY K. CUMMINGS  
 2316

RENEWAL DATE: 12-31-03



**DEDICATION**

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 **"THE BLUFFS" SUBDIVISION, PHASE 1** in the City of Umatilla, Umatilla County, Oregon.

**DESCRIPTION:**

Land in the West 1/2 of the Southwest 1/4, Section 20, T5N, R28E, W.M., City and County of Umatilla, Oregon,  
Parcel No. 1 of Partition Plat No. 2000-37,

Together With a portion of Lot 34 of Hayden River Estates No. 2A, as per the Plat thereof, Book 13, Pg. 130,  
Umatilla County Plat Records, as follows:

COMMENCING at the West 1/4 Corner of said Section 20;  
thence, along the West Line thereof, South 00°07'41" East, a distance of 113.00 feet,  
to the Southwest corner of Lot 34 of said Hayden River Estates, No. 2A;  
thence along the South Line thereof, North 89°45'50" East, a distance of 450.05 feet;  
thence North 69°31'36" East, a distance of 180.65 feet;  
thence South 82°49'25" East, a distance of 100.00 feet;  
thence South 57°24'03" East, a distance of 27.67 feet, to the POINT OF BEGINNING;  
thence North 07°10'02" East, a distance of 61.17 feet, to a 12.00 ft. radius  
curve to the right;  
thence along said curve an arc distance of 18.85 feet, through a central angle of 90°00'00", and  
being subtended by a chord which bears North 52°10'02" East, a distance of 16.97 feet;  
thence South 82°49'58" East, a distance of 85.54 feet, to a 630.00 ft. radius  
curve to the left;  
thence along said curve, an arc distance of 78.76 feet, through a central angle of 07°09'48", and  
being subtended by a chord which bears South 86°24'52" East,  
a distance of 78.71 feet;  
thence South 89°59'46" East, a distance of 354.88 feet, to a 12.00 ft. radius curve to the right;  
thence along said curve, an arc distance of 18.85 feet, through a central angle of 90°00'24", and  
being subtended by a chord which bears South 44°59'34" East, a distance of 16.97 feet;  
thence South 00°00'38" West, a distance of 58.42 feet;  
thence North 89°59'13" West, a distance of 148.91 feet;  
thence South 85°14'58" West, a distance of 60.21 feet;  
thence North 89°59'13" West, a distance of 100.00 feet;  
thence South 00°00'52" West, a distance of 70.00 feet;  
thence North 71°47'42" West, a distance of 220.81 feet;  
thence North 57°24'03" West, a distance of 38.76 feet, to the POINT OF BEGINNING.

Containing 61.12 acres, more or less.

**WE HEREBY CERTIFY :**

- (1) That the streets or portions thereof within the limits of the plat 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. The 10' wide easements bordering all roads are also reserved for public sidewalks.
- (2) That Tract "A", as shown hereon, is to be a common area, owned and maintained by a Homeowner's Association, which shall also be responsible for taxes and utilities for said Tract "A".

[Signature] 8/11/03  
RIVER ESTATES, LLC, MEMBER DATE

**ACKNOWLEDGMENT**

STATE OF ~~OREGON~~ WASHINGTON }  
COUNTY OF ~~UMATILLA~~ CLARK } S.S.

On this 11th day of August, 2003, A.D., before me, Hayden Watson  
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 Limited Liability Company.

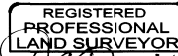
[Signature] 1/09/06  
NOTARY PUBLIC COMMISSION No. COMMISSION EXPIRES

**"THE BLUFFS" SUBDIVISION, PHASE 1**  
A REPLAT OF A PORTION OF PARCEL 1 IN PARTITION PLAT No. 2000-37  
LOCATED IN W1/2 SW1/4, SECTION 20, T5N, R28E, W.M.  
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

**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 **"THE BLUFFS" SUBDIVISION, PHASE 1** 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 5th day of August, 2003 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 Umatilla County Survey Number 97-124-B, and Partition Plat No. 2000-37, the Basis of Bearings are based on said Recorded Surveys. The Monumentation was completed on 8/1/2003.



OREGON  
JAN 21 1988  
DANNY K. CUMMINGS  
2316  
RENEWAL DATE: 12-31-03

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT  
THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL  
[Signature]

**APPROVALS**

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF **"THE BLUFFS" SUBDIVISION, PHASE 1** HAS BEEN APPROVED BY EACH OF US AND THAT IT CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES, AND HEREUNTO SET OUR HANDS.

[Signature] 8/12/03 [Signature] 8/14/03  
CHAIR, CITY OF UMATILLA COUNTY COMMISSIONER  
UMATILLA COUNTY, OREGON UMATILLA COUNTY, OREGON

[Signature] 8/12/03 [Signature] 8/14/03  
PLANNER, CITY OF UMATILLA COUNTY COMMISSIONER  
UMATILLA COUNTY, OREGON UMATILLA COUNTY, OREGON

[Signature] 8/12/03 [Signature] 8/14/03  
WEST EXTENSION IRRIGATION DISTRICT COUNTY COMMISSIONER  
UMATILLA COUNTY, OREGON UMATILLA COUNTY, OREGON

[Signature] 8/14/03 [Signature] 8/14/03  
TAX-COLLECTOR COUNTY ASSESSOR  
UMATILLA COUNTY, OREGON UMATILLA COUNTY, OREGON

TAXES ARE PAID IN FULL AS OF THIS DATE

[Signature] 14 Aug 2003  
COUNTY SURVEYOR UMATILLA COUNTY, OREGON

**RECORDING**

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

ON August 15, 2003  
at 12:30 o'clock P.m., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
14 63

**OFFICE OF COUNTY RECORDS**

By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 70.00 No. 2003-4450088

**CONSENT AFFIDAVIT ACKNOWLEDGMENT**

A CONSENT AFFIDAVIT FROM STERLING SAVINGS BANK, A TRUST  
BENEFICIARY, HAS BEEN RECORDED ON 8-15-2003  
AT REEL 445, AT PAGE 87, INST. No. 1450087, UMATILLA COUNTY RECORDS.