

**COLUMBIA VIEW ESTATES: PHASE ONE**

**BASIS OF BEARINGS**

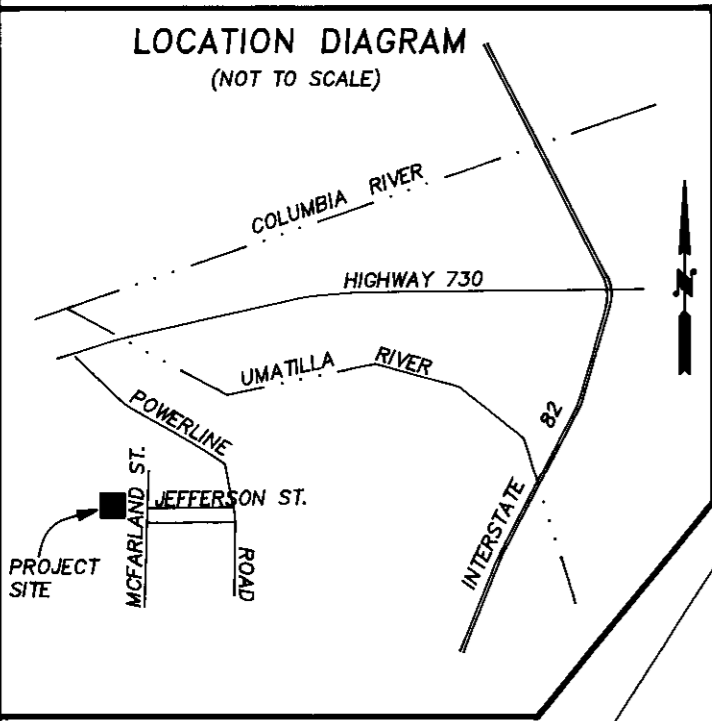
N 00°05'26" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TWP. 5 NORTH, RGE. 28 EAST, W.M., AS SHOWN ON UMATILLA COUNTY PARTITION PLAT NO. 2000-018.

**RECORD LEGAL DESCRIPTION**

PARCEL 1 OF PARTITION PLAT NO. 2000-018.



**LOCATION DIAGRAM**  
(NOT TO SCALE)



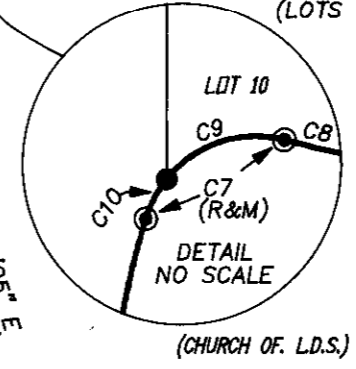
**LEGEND**

- PROPERTY LINE
- - - CENTERLINE
- RIGHT OF WAY MARGIN
- - - EASEMENT LINE (EDGE OF 10' P.U.E TYPICAL)
- X - X - FENCE LINE
- ⊕ FOUND MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING"
- × CALCULATED POINT NOT FOUND OR SET
- ⊙ FOUND 5/8" PIN WITH YELLOW CAP STAMPED "OR PLS 1106, WA PLS 17372" AS SHOWN ON PARTITION PLAT NO. 2000-018.
- ⊙ SET STREET MONUMENT PER UMATILLA COUNTY STANDARDS
- ( ) RECORD DIMENSION PER PARTITION PLAT NO. 2000-018.

STATE OF OREGON,  
COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON March 5, 2002  
at 1:50 o'clock P.m., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
14 35  
**OFFICE OF COUNTY RECORDS**  
By: Jean Hemphill...Records Officer  
Fees \$ 50.00 No. 2002-4070511

**LOT 13**  
899828.98 S.F.  
20.66 ACRES

5/8" I.P. FOUND WITH NO CAP, SURVEY NO. 5-26-B.



**SURVEY**  
0-19-B

FOUND 3 1/4" BRASS CAP SET FLUSH IN ASPHALT AS SHOWN ON PARTITION PLAT 2000-018.

FD. 5/8" REBAR WITH YELLOW CAP AT S.W. CORNER OF SCHOOL DIST. PARCEL, PER PARTITION PLAT 2000-018.

CALCULATED POSITION FOR THE S.W. CORNER OF THE SE 1/4, SE 1/4 S.18.

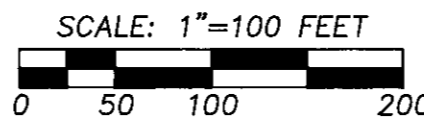
FD. 5/8" REBAR WITH YELLOW CAP AT S.E. CORNER OF SCHOOL DIST. PARCEL, PER PARTITION PLAT 2000-018.

**SURVEYOR'S CERTIFICATE**

I, PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, 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, AND HAVE MONUMENTED THE STREET INTERSECTIONS, OR WILL DO SO SUBSEQUENT TO STREET PAVING, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

PAUL W.P. TOMKINS, P.L.S. 2360.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
PAUL W.P. TOMKINS LS#2360



REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET ONE OF TWO

OREGON  
JULY 26, 1988  
PAUL W.P. TOMKINS  
2360

4/30/01

3-02  
KR  
02-69-B

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, BEING A PORTION OF THE CITY OF UMATILLA, OREGON

FOR: MJB DEVELOPMENT 2800 WILLIAMS ROAD WALLA WALLA, WASHINGTON 99362

**TOMKINS LAND SURVEYING, INC.**  
20 EAST POPLAR ST. SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843  
115 WEST HERMISTON AV. SUITE 140  
HERMISTON, OR. 97838  
(541) 564-4448 MJBPLATI.DWG

DATE  
FEBRUARY, 2001  
SCALE  
1" = 100'

COLUMBIA VIEW ESTATES: PHASE ONE

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°56'05" E	67.44'
L2	N 00°03'55" E	43.46'
L3	N 45°06'35" E	14.15'
L4	N 89°51'00" E	34.31'
L5	N 00°03'55" E	50.00'
L6	N 00°01'54" E	132.01'
L7	N 00°05'43" E	50.20'
L8	N 00°03'55" E	50.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	19°30'23"	145.00'	49.37'	S 09°40'38" E 49.13'
C2	19°30'07"	205.00'	89.78'	N 09°41'51" W 69.44'
C3	6°33'21"	1362.32'	155.87'	N 88°16'06" E 155.79'
C4	10°20'00"	282.41'	50.93'	S 83°17'14" E 50.86'
C5	16°30'00"	375.00'	107.99'	S 08°11'04" E 107.62'
C6	33°17'17"	165.00'	95.86'	N 00°12'35" E 94.52'
C7	87°49'35"	20.00'	30.65'	N 60°45'59" E 27.74'
C8	14°36'53"	235.00'	59.94'	S 82°37'39" E 59.78'
C9	65°18'23"	20.00'	22.79'	S 72°01'36" W 21.58'
C10	22°31'13"	20.00'	7.86'	S 28°06'45" W 7.81'
C11	89°58'29"	20.00'	31.41'	N 45°04'40" E 28.28'
C12	90°00'00"	20.00'	31.42'	S 44°54'34" E 28.28'
C13	90°00'00"	20.00'	31.42'	N 45°05'26" E 28.28'
C14	90°00'00"	20.00'	31.42'	S 44°54'34" E 28.28'
C15	90°00'00"	20.00'	31.42'	S 45°05'26" W 28.28'

AREA TABLE

LOT 1	9612 S.F.	0.22 ACRES
LOT 2	10173 S.F.	0.23 ACRES
LOT 3	10176 S.F.	0.23 ACRES
LOT 4	10180 S.F.	0.23 ACRES
LOT 5	10180 S.F.	0.23 ACRES
LOT 6	9527 S.F.	0.22 ACRES
LOT 7	9069 S.F.	0.21 ACRES
LOT 8	9106 S.F.	0.21 ACRES
LOT 9	9110 S.F.	0.21 ACRES
LOT 10	9860 S.F.	0.23 ACRES
LOT 11	9800 S.F.	0.22 ACRES
LOT 12	9800 S.F.	0.22 ACRES

NOTE: CURVES 1 AND 2 ARE NON-TANGENT CURVES.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAURY E. FORTNEY AND DEBRA ANN FORTNEY, JOSEPH E. GRANT, AND REBECCA L. COBB, OWNERS, AND I, WILLIAM M. MCCLANNAHAN, BENEFICIARY OF A DEED OF TRUST OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

MAURY E. FORTNEY, PARTNER 10 JAN 02  
 DEBRA ANN FORTNEY, DATE  
 JOSEPH E. GRANT, PARTNER 12-08-01  
 JOSEPH E. GRANT, DATE  
 REBECCA L. COBB, PARTNER 5-1-01  
 REBECCA L. COBB, DATE  
 WILLIAM M. MCCLANNAHAN, DATE

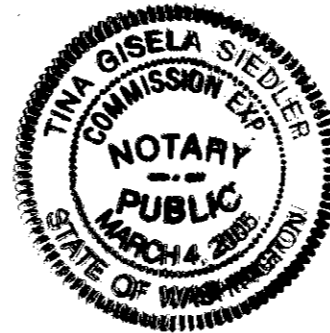
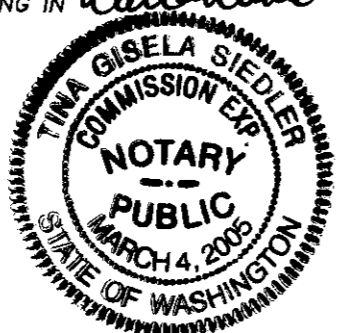
ACKNOWLEDGEMENT

STATE OF Washington  
 COUNTY OF Walla Walla  
 BEFORE ME THIS 16th DAY OF May, 2000 APPEARED REBECCA L. COBB, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF May, 2000.  
 MY COMMISSION EXPIRES March 4 2005  
 Tina Gisela Siedler  
 NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



ACKNOWLEDGEMENT

STATE OF Washington  
 COUNTY OF Walla Walla  
 BEFORE ME THIS 10th DAY OF January, 2000 APPEARED MAURY E. FORTNEY AND DEBRA ANN FORTNEY TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF January, 2000.  
 MY COMMISSION EXPIRES March 4 2005  
 Tina Gisela Siedler  
 NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



ACKNOWLEDGMENT

STATE OF  
 COUNTY OF  
 BEFORE ME THIS DAY OF 2000 APPEARED WILLIAM M. MCCLANNAHAN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2000.  
 MY COMMISSION EXPIRES  
 NOTARY PUBLIC FOR THE STATE OF RESIDING IN

APPROVALS

UMATILLA COUNTY SURVEYOR:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 28 DAY OF December, 2001.

David H. Kline  
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR

THIS SUBDIVISION IS HEREBY APPROVED THIS 4th DAY OF March, 2001.

Paul Chalmers by Rhonda Schult  
 UMATILLA COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2001-02 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Rhonda Schult 3/1/02  
 UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS DAY OF 2001.

Emile M. Holman 3/4/2002  
 CHAIRMAN

COMMISSIONER

Dennis J. Roberts 3/4/2002  
 COMMISSIONER

WEST EXTENSION IRRIGATION DISTRICT:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 28th DAY OF January, 2001.

Beverly J. Bridgewater

CITY OF UMATILLA:

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. George Hersh 3/1/2002  
 MAYOR OF THE CITY OF UMATILLA DATE

STATE OF OREGON,  
 COUNTY OF UMATILLA } ss  
 I certify that this instrument was received and recorded  
 ON March 5, 2002  
 at 1:50 o'clock Pm., in the record of  
 PLATS of said County.  
 BOOK PAGE Slide  
 14 35

OFFICE OF COUNTY RECORDS

By: Jean Hemphill...Records Officer  
 Fees \$ 50.00 No. 2002-4070511

RECEIVED BY

Umatilla County Surveyor  
 Date  
 Rec'd By  
 No.

SHEET TWO OF TWO

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
 Paul W.P. Tomkins LS#2360

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, BEING A PORTION OF THE CITY OF UMATILLA, OREGON

FOR: MJB DEVELOPMENT 2800 WILLIAMS ROAD WALLA WALLA, WASHINGTON 99362

TOMKINS LAND SURVEYING, INC.  
 20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448 MJBPLAT1.DWG

DATE  
 FEBRUARY, 2001  
 SCALE

02-69-B

31/2

438 0520

RECEIVED

JUN 03 2003

2003-4380520 1 of 2

UMATILLA COUNTY RECORDS

AFFIDAVIT of CORRECTION ( SUBDIVISION PLAT )

STATE of OREGON )
UMATILLA COUNTY ) SS

I, Paul W.P. Tomkins, being duly sworn, depose and say that I am the Surveyor who surveyed the Subdivision known as Columbia View Estates, Phase One, as filed and recorded in Subdivision Plat Records of Umatilla County in Book 14 of Plats at Page 35.
Inst. No. 2002-4070511

The following correction to said plat is necessary and in accordance with ORS 92.170 I state that the following corrections be made:

The names included within the owners' dedication on Sheet Two should be as follow:

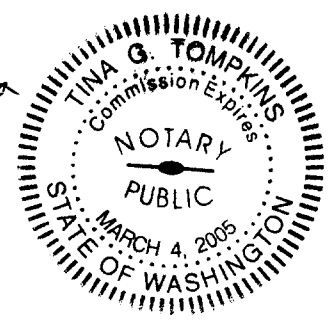
"Know all men by these presents that we, Maury E. Fortney, Joseph E. Grant, and Rebecca L. Cobb, members of MJB Development, L.L.C., owner, have caused these lands..."

Signature: Rebecca L. Cobb
Date: 2/19/03
Maury E. Fortney, Member
REBECCA L. COBB

NOTARY CERTIFICATE

Subscribed and sworn to before me this 19th day of Feb, 2003

Signature: Tina G. Tompkins
Notary Public for the State of Oregon
My commission expires March 4 2005

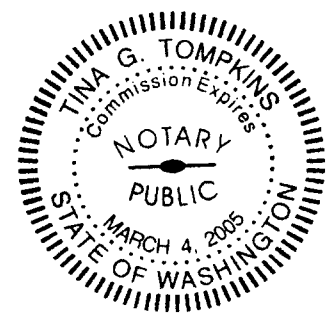


Signature: Paul W.P. Tomkins
Registered Professional Land Surveyor # 45 2360

NOTARY CERTIFICATE

Subscribed and sworn to before me this 11th day of Feb, 2003

Signature: Tina G. Tompkins
Notary Public for the State of Washington
My commission expires March 4 2005



Return to: Dave Krumbein
P.O. Box 1126
Pendleton, OR 97801

STATE OF OREGON )  
UMATILLA COUNTY ) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Columbia View Estates, Phase One has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

06-03-03 at 4:00

in the record of instrument code type DE-AFF

Instrument Number 2003-4380520  
Fee 31.00

Office of County Records

Deann Hemphill  
Records Officer

1/12



2002-4080454 1 of 2

RECEIVED

MAR 19 2002

UMATILLA COUNTY RECORDS

408 0454 AFFIDAVIT OF CORRECTION

I, Paul W.P. Tomkins, P.L.S. No. 2360, being duly sworn, depose and say that I am the surveyor who surveyed the plat of Columbia View Estates, Phase One, as recorded in Plat Book 14, Page 35, Umatilla County Plat Records.

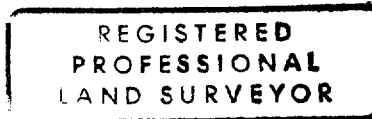
The following correction to said plat is necessary and is as follows:

- 1. That street shown on said plat as Jefferson Street has been renamed as Roosevelt Street.

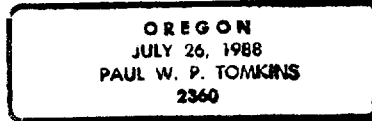
The present fee owner(s) of the property materially affected by this affidavit are as follow:

Rebecca Cobb, Partner
Joseph Grant, Partner
Maurey Fortney, Partner

D.B.A. as M.J.B. Partnership
(legible stamp & signature of surveyor)



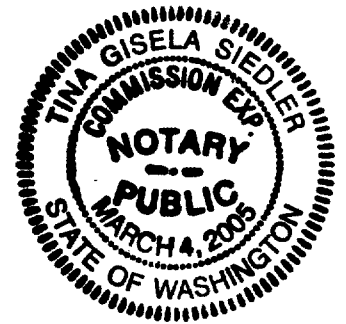
Handwritten signature of Paul W.P. Tomkins



3/12/02

Tomkins Land Surveying, Inc.
20 East Poplar, Suite 204
Walla Walla, Washington 99326
(509) 522-4843

Renewal date: (enter date)
June 30, 2002



NOTARY CERTIFICATE

STATE OF WASHINGTON

) ss

COUNTY OF WALLA WALLA

Signed and sworn to before me on this 12th day of March, 2002, by Paul W.P. Tomkins.

Handwritten signature of Tina Gisela Siedler
Notary Public for the State of Washington

Return to: Dave Krumbain
P.O. Box 1126
Pendleton, OR 97801



2002-4080454 2 of 2

I, David Krumbein, do hereby certify that said Affidavit of Correction for *Columbia View Estates, Phase One*, has been examined by me and that it complies with requirements of ORS 92.

Approved 18 March, 2002.

David H. Krumbein  
(County Surveyor's name), Umatilla County

Surveyor

Return to:

Dave Krumbein  
P.O. Box 1126  
Pendleton, OR 97801

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

03-19-02 at 9:00

in the record of document code type DE-AFF

Location R408-0454  
Document number 2002-4080454  
Fee 31.00

Office of County Records

Debra Hemphill  
Records Officer