

**COLUMBIA VIEW ESTATES: PHASE 2-A  
FINAL PLAT**

L=155.87'  
R=1362.32'  
Δ=06°33'21" (R&M)  
C LEN=135.79'  
BRG=N 88°16'06" E

FD. REBAR AND YELLOW CAP  
BY WELLS, PAR. PLAT 2000-18.  
S 88°27'14" E 245.55'

LINE	BEARING	DISTANCE
L1	S 00°40'53" W	105.87'
L2	N 89°21'35" W	36.50'
L3	N 00°40'50" E	50.00'
L4	N 89°21'28" W	45.01'
L5	S 00°40'53" W	50.00'
L6	S 89°54'34" E	43.50'
L7	S 89°54'34" E	26.71'
L8	S 00°03'55" W	50.00'
L9	N 88°27'14" W	92.01'

**LEGAL DESCRIPTION**

LOT 33 OF COLUMBIA VIEW ESTATES, PHASE TWO, AN ADDITION IN THE CITY OF UMATILLA, UMATILLA COUNTY, OREGON, AS RECORDED IN BOOK 14 AT PAGE 36, UMATILLA COUNTY BOOK OF PLATS.

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON August 24, 2006  
at 1:00 o'clock Pm., in the record of PLATS of said County.  
BOOK PAGE Slide  
15 15 15

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Paul W.P. Tomkins*

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

*Tomkins 6/30/18*

**OFFICE OF COUNTY RECORDS**

By: JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2006-5060510

Date Stamped: 8/07/06



Engineering • Land Surveying

Planning • Materials Testing

101 Thain Road  
Lewiston, ID 83501  
Phone: (208) 746-2661  
Fax: (208) 746-6825

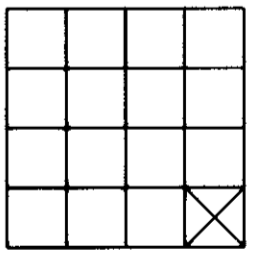
621 W. MALLON AVE. Suite. 309  
Spokane, WA 99201  
Phone: (509) 328-5139  
Fax: (509) 328-0423

5 North Colville St.  
Walla Walla, WA 99362  
Phone: (509) 522-4843  
Fax: (509) 522-1902

Project:  
A FINAL PLAT LOCATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 18 OF TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, BEING A PORTION OF THE CITY OF UMATILLA, OR

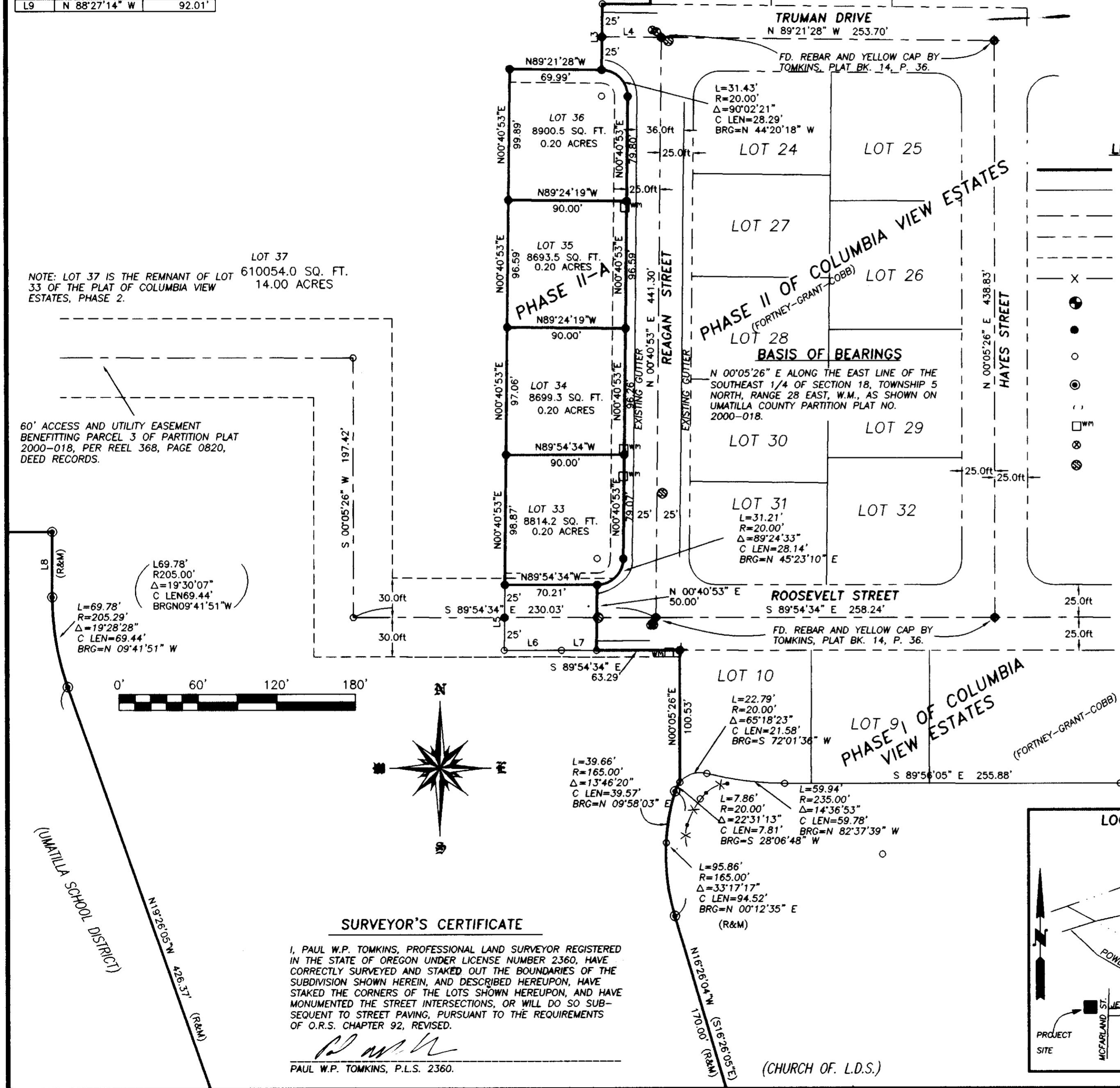
**Client**  
DOUG COX  
928 W. DWAYNE ST.  
HERMISTON, OR 97838  
1-(541)-571-5118

**SECTION INDEX**



SEC.18, TWN. 5N., RNG.28 E.,W.M.

Project Mgr.	PWPT
Drawn	DWW
Checked	PWPT
Date	08/07/2006
Scale	1"=60'
CAD File:	935800phase2afinal.DWG
Sheet Contents:	FINAL PLAT OF COLUMBIA VIEW ESTATES PHASE 2A
Sheet No.:	1 OF 2
U.S.K.H. W.O.	935800

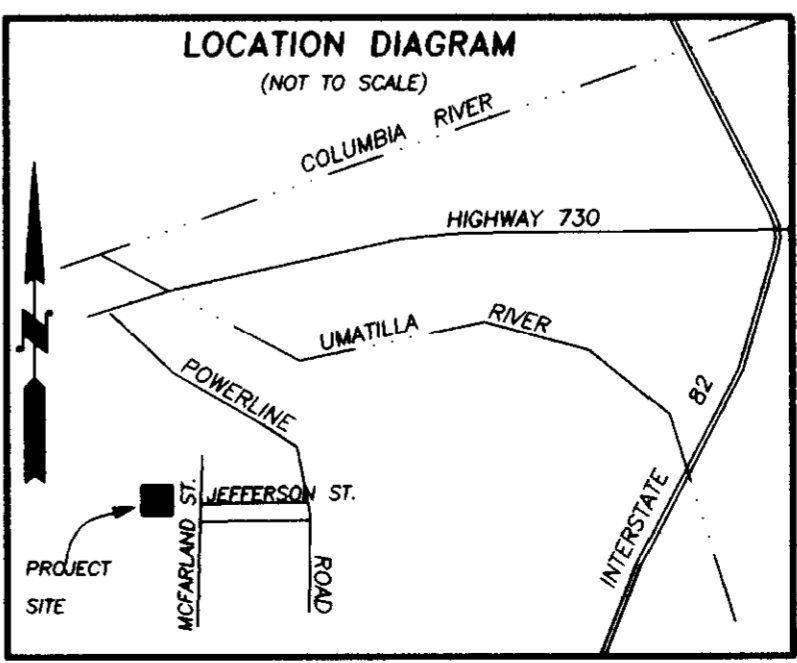


- LEGEND**
- LOT BOUNDARY, THIS PLAT
  - OTHER PARCEL BOUNDARY
  - CENTERLINE
  - RIGHT OF WAY MARGIN
  - EASEMENT LINE (EDGE OF 10' P.U.E TYPICAL)
  - X FENCE LINE
  - FOUND MONUMENT AS DESCRIBED
  - SET 5/8" X 30" IRON REBAR WITH YELLOW CAP STAMPED "USKH-OR-2360"
  - CALCULATED POINT NOT FOUND OR SET
  - FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "OR PLS 1106, W. PLS 17372" AS SHOWN ON PARTITION PLAT NO. 2000-018. RECORD DIMENSION PER PARTITION PLAT NO. 2000-018.
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING SANITARY SEWER MANHOLE

**NOTE**

I HEREBY CERTIFY THAT THIS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

*Paul W.P. Tomkins*  
PAUL W.P. TOMKINS



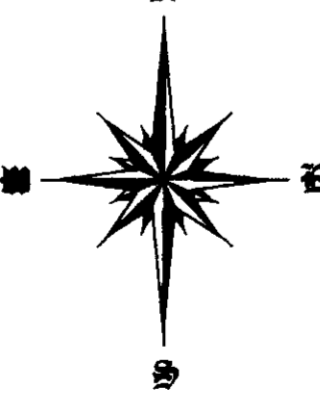
**SURVEYOR'S CERTIFICATE**

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

(CHURCH OF L.D.S.)

60' ACCESS AND UTILITY EASEMENT BENEFITING PARCEL 3 OF PARTITION PLAT 2000-018, PER REEL 368, PAGE 0820, DEED RECORDS.



(UMATILLA SCHOOL DISTRICT)

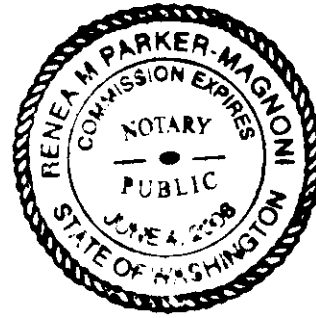
N 19°26'05" W 426.37' (R&M)

RECEIVED BY  
Date: 9-06  
By: KK  
506-B

**COLUMBIA VIEW ESTATES: PHASE 2-A**  
FINAL PLAT

**OWNERS' DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, WILLIAM M. McCLANNAHAN, OWNER 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.



*W.M. McClannahan* 8-9-06  
WILLIAM M. McCLANNAHAN DATE

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON August 24, 2006  
at 1:00 o'clock P.m., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
15 15

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*P.W. K.L.*  
OREGON  
JULY 26, 1988  
PAUL W.P. TOMKINS  
2360  
renew 6/30/08

OFFICE OF COUNTY RECORDS  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 50.00 No. 2006-5060510

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CAD File:  
935800phase2Afinal.DWG

Sheet Contents:  
FINAL PLAT OF COLUMBIA VIEW  
ESTATES PHASE 2A

Sheet No.:  
2 OF 2

U.S.K.H. W.O. 935800

ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Walla Walla  
BEFORE ME THIS 9th DAY OF August, 2006, William M McClannahan  
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 9th DAY OF August, 2006  
MY COMMISSION EXPIRES June 4, 2008  
*Renea M. Parker-Magnoni*  
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Umatilla, OR

APPROVALS

UMATILLA COUNTY SURVEYOR:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 16 DAY OF August, 2006  
*David H. Kline*  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR

THIS SUBDIVISION IS HEREBY APPROVED THIS 16th DAY OF August, 2006  
*Paul Chalmer*  
UMATILLA COUNTY ASSESSOR

I HEREBY CERTIFY THAT Est 2006 TAXES FOR THE YEAR 2006-07  
AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.  
*Shondy Schull*  
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 22nd DAY OF August, 2006

CHAIRMAN  
*Emile M. Holman*  
COMMISSIONER  
*William S. Howell*  
COMMISSIONER

WEST EXTENSION IRRIGATION DISTRICT:

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 17th DAY OF August, 2006  
*Beverly J. Bridgewater*  
CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. \_\_\_\_\_

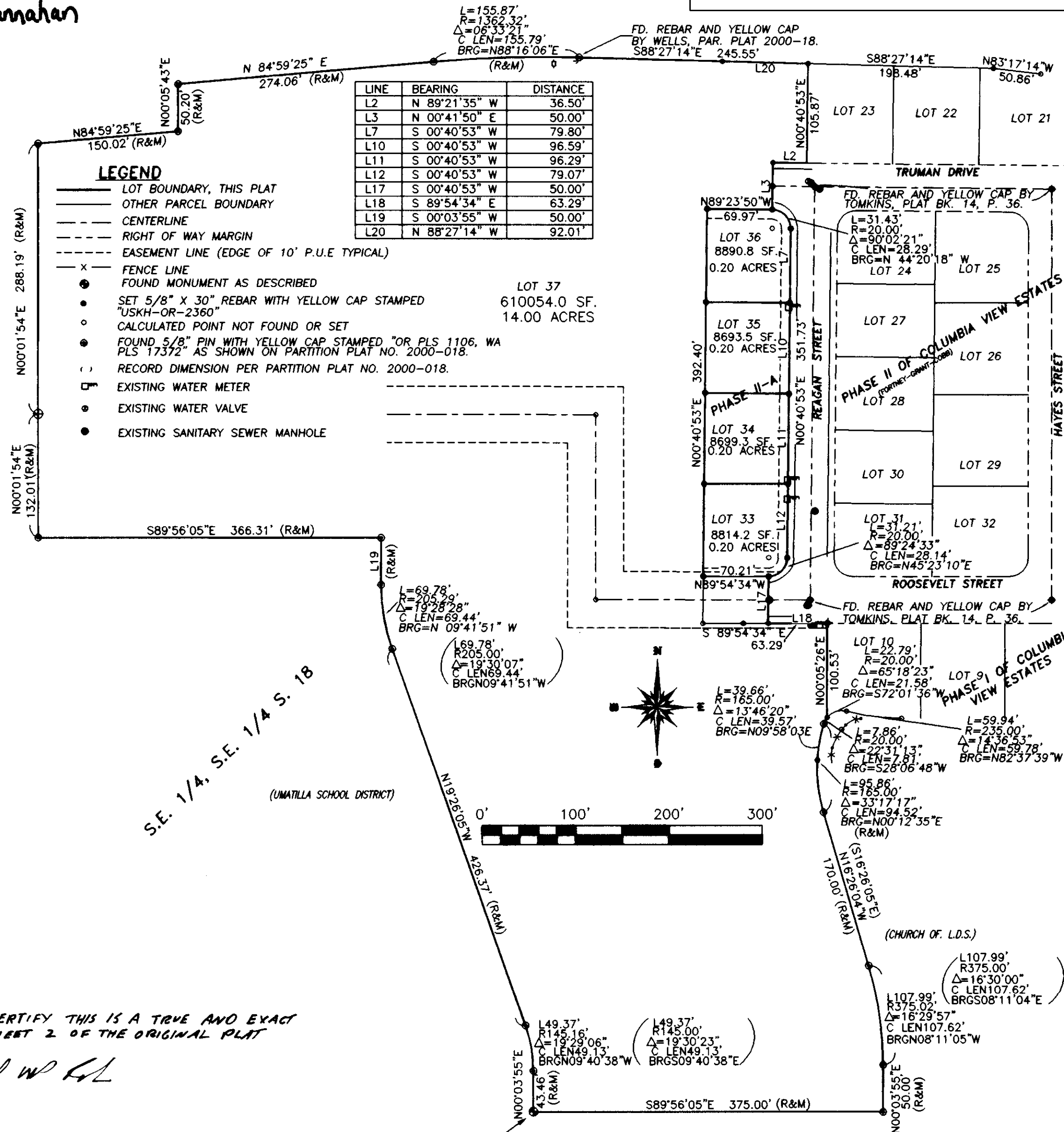
*Ramona Anderson* 8/11/06  
CITY OF UMATILLA  
Planning Commission Chair

AREA TABLE

LOT 36:	8900 S.F.	0.20 ACRES
LOT 35:	8694 S.F.	0.20 ACRES
LOT 34:	8699 S.F.	0.20 ACRES
LOT 34:	8814 S.F.	0.20 ACRES
LOT 37:	8610054 S.F.	14.00 ACRES

I HEREBY CERTIFY THIS IS A TRUE AND EXACT  
COPY OF SHEET 2 OF THE ORIGINAL PLAT  
*Paul W. K.L.*

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



RECEIVED BY  
Umatilla County Surveyor  
Date 9-06  
*K.L.*  
No. 06-506-B

RECEIVED

SEP 12 2006

UMATILLA COUNTY RECORDS



2006-5070468 1 of 2

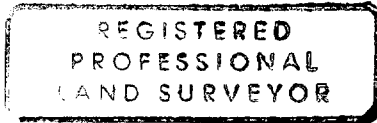
AFFIDAVIT OF CORRECTION

I, Paul W.P. Tomkins, P.L.S. No. 02360, being duly sworn, depose and say that I am the surveyor who surveyed the plat of Columbia View Estates Phase II-A, as recorded in Plat Book 15, Page 15, Umatilla County Plat Records.

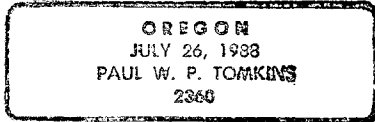
The following correction to said plat is necessary and is as follows:
The following dedication of the Contract Purchase needs to be added:
Know all men by these presents that I, Dustin Grogan, Contract Purchaser of the lands depicted herein, have caused these lands to be surveyed and subdivided as shown, 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 as shown herein. We hereby waive for ourselves and for our successors any claims for damages against any public authority resulting from the construction of public facilities or public property on the property described hereupon.

[Signature of Dustin Grogan]
Dustin Grogan

The present fee owner(s) of the property materially affected by this affidavit (is/are) as follows:
William M. McClannahan



[Signature of Paul W.P. Tomkins]



Paul W.P. Tomkins
USKH, Inc.
5 N. Colville St.
Walla Walla, WA. 99362

NOTARY CERTIFICATE

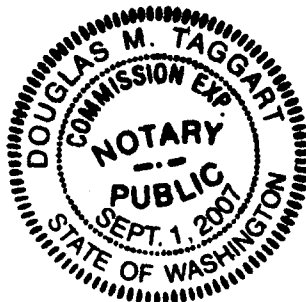
9/11/06
RENEWS 6/30/08

STATE OF ( WA )
)
) ss
COUNTY OF ( Walla Walla )

Signed and sworn to before me on this 11 day of September, 2006.

By Douglas M Taggart

[Signature of Douglas M Taggart]
Notary Public for the State of Washington



Dustin C. Grogan
PO Box 1022
Stenfels OR 97875



2006-5070468 2 of 2

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

Approved 11 Sept, 2006.

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

Surveyor

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

09-12-06 at 9:30

in the record of instrument  
code type DE-AFF

Instrument Number 2006-5070468  
Fee 31.00

Office of County Records

John Hemphill  
Records Officer