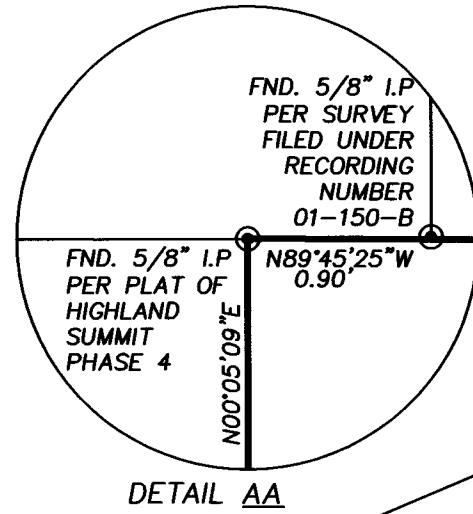


# HIGHLAND SUMMIT PHASE 7

LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12,  
TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON,  
UMATILLA COUNTY, OREGON.

## NOTES AND PLAT RESTRICTIONS

- 1.) A 15' PUBLIC UTILITY AND SIDEWALK EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING STREETS.
- 2.) A 6' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG SIDE AND REAR LOT LINES.

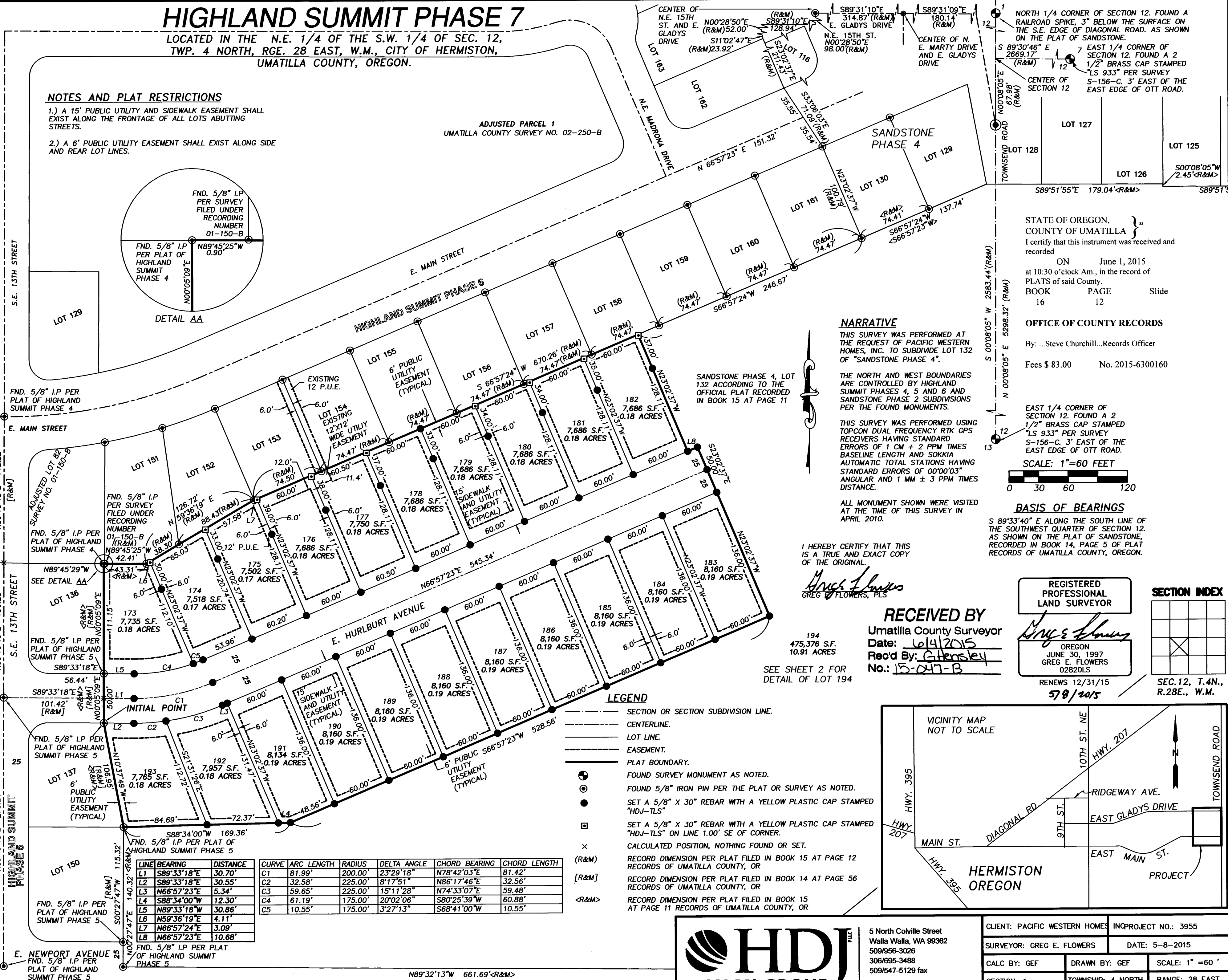


ADJUSTED PARCEL 1  
UMATILLA COUNTY SURVEY NO. 02-250-B

HIGHLAND SUMMIT PHASE 4  
BOOK 14, PAGE 6

HIGHLAND SUMMIT PHASE 2 & 3  
BOOK 13, PAGE 158

HIGHLAND SUMMIT PHASE 5  
BOOK 13, PAGE 270.24



## NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PACIFIC WESTERN HOMES, INC. TO SUBDIVIDE LOT 132 OF "SANDSTONE PHASE 4".

THE NORTH AND WEST BOUNDARIES ARE CONTROLLED BY HIGHLAND SUMMIT PHASES 4, 5 AND 6 AND SANDSTONE PHASE 2 SUBDIVISIONS PER THE FOUND MONUMENTS.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND SOKKIA AUTOMATIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 1 MM ± 3 PPM TIMES DISTANCE.

ALL MONUMENT SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN APRIL 2010.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

*Greg E. Flowers*  
GREG E. FLOWERS, PLS

RECEIVED BY  
Umatilla County Surveyor

Date: 6/4/2015  
Rec'd By: G. Hensley  
No.: 15-047-B

194  
475,376 S.F.  
10.91 ACRES  
SEE SHEET 2 FOR  
DETAIL OF LOT 194

## LEGEND

- SECTION OR SECTION SUBDIVISION LINE.
- CENTERLINE.
- LOT LINE.
- EASEMENT.
- PLAT BOUNDARY.
- ⊙ FOUND SURVEY MONUMENT AS NOTED.
- ⊙ FOUND 5/8" IRON PIN PER THE PLAT OR SURVEY AS NOTED.
- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "HDJ-TLS"
- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "HDJ-TLS" ON LINE 1.00' SE OF CORNER.
- × CALCULATED POSITION, NOTHING FOUND OR SET.
- (R&M) RECORD DIMENSION PER PLAT FILED IN BOOK 15 AT PAGE 12 RECORDS OF UMATILLA COUNTY, OR
- [R&M] RECORD DIMENSION PER PLAT FILED IN BOOK 14 AT PAGE 56 RECORDS OF UMATILLA COUNTY, OR
- <R&M> RECORD DIMENSION PER PLAT FILED IN BOOK 15 AT PAGE 11 RECORDS OF UMATILLA COUNTY, OR

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S89°33'18"E	30.70'	C1	81.99'	200.00'	23°29'18"	N78°42'03"E	81.42'
L2	S89°33'18"E	30.55'	C2	32.58'	225.00'	8°17'51"	N86°17'46"E	32.56'
L3	N66°57'23"E	5.34'	C3	59.65'	225.00'	15°11'28"	N74°33'07"E	59.48'
L4	S88°34'00"W	12.30'	C4	61.19'	175.00'	20°02'06"	S80°25'39"W	60.88'
L5	N89°33'18"W	30.86'	C5	10.55'	175.00'	3°27'13"	S68°41'00"W	10.55'
L6	N59°36'19"E	4.11'						
L7	N66°57'24"E	3.09'						
L8	N66°57'23"E	10.68'						

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 1, 2015  
at 10:30 o'clock Am., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
16 12

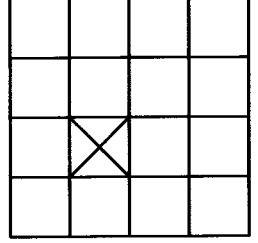
OFFICE OF COUNTY RECORDS  
By: ...Steve Churchill...Records Officer  
Fees \$ 83.00 No. 2015-6300160

EAST 1/4 CORNER OF SECTION 12. FOUND A 2 1/2" BRASS CAP STAMPED "LS 933" PER SURVEY S-156-C. 3' EAST OF THE EAST EDGE OF OTT ROAD.

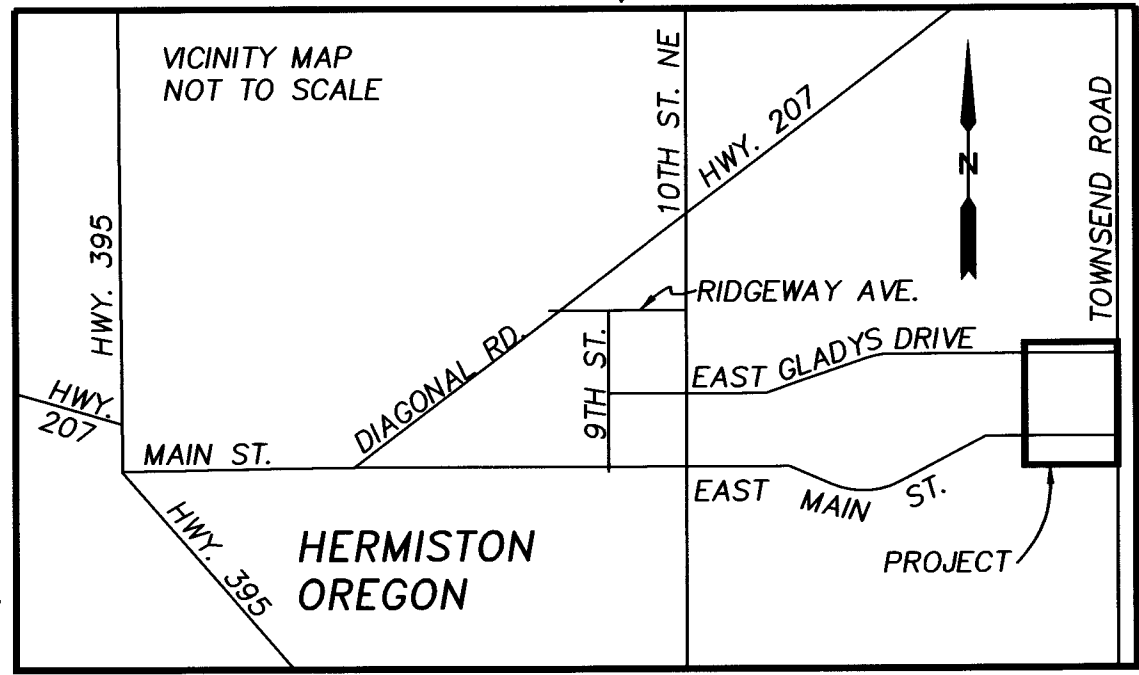


BASIS OF BEARINGS  
S 89°33'40" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12. AS SHOWN ON THE PLAT OF SANDSTONE, RECORDED IN BOOK 14, PAGE 5 OF PLAT RECORDS OF UMATILLA COUNTY, OREGON.

## SECTION INDEX



SEC. 12, T.4N., R.28E., W.M.



5 North Colville Street  
Walla Walla, WA 99362  
509/956-3026  
306/695-3488  
509/547-5129 fax  
Internet: www.hdjdesigngroup.com

CLIENT: PACIFIC WESTERN HOMES	INPROJECT NO.: 3955
SURVEYOR: GREG E. FLOWERS	DATE: 5-8-2015
CALC BY: GEF	DRAWN BY: GEF
SECTION: 1	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 1 OF 2

# HIGHLAND SUMMIT PHASE 7

LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12,  
TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON,  
UMATILLA COUNTY, OREGON.

## SURVEYOR'S CERTIFICATE

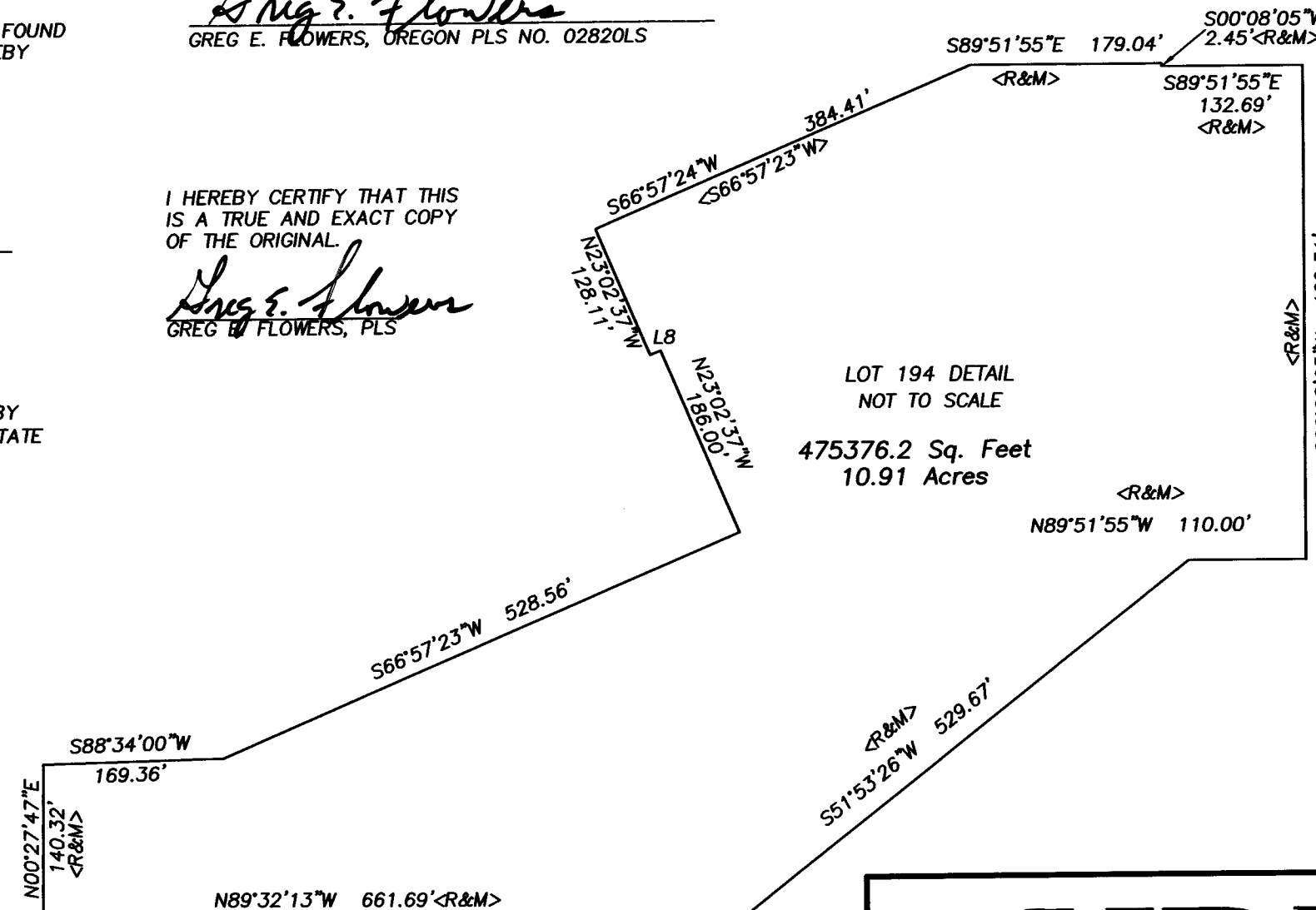
I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT OF "HIGHLAND SUMMIT PHASE 7" BEING LOT 132 OF "SANDSTONE PHASE 4" ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 15 AT PAGE 11 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, SAID SUBDIVISION BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "HIGHLAND SUMMIT PHASE 7" BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TOMKINS SURVEYING", MARKING THE NORTHEAST CORNER OF LOT 137 OF "HIGHLAND SUMMIT PHASE 5" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14, PAGE 56 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. THE BOUNDARY OF SAID "HIGHLAND SUMMIT PHASE 7" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "TOMKINS SURVEYING" MARKING THE NORTHEAST CORNER OF LOT 137 OF "HIGHLAND SUMMIT PHASE 4" ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 14, PAGE 56 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON; THENCE N 00°05'09" E ALONG THE EAST BOUNDARY LINE OF SAID "HIGHLAND SUMMIT PHASE 5", A DISTANCE OF 161.26 FEET TO THE NORTHEAST CORNER OF LOT 136, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 82 OF "HIGHLAND SUMMIT PHASE 2 & 3" ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 13 AT PAGE 158, OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON; THENCE N 89°45'25" W, ALONG THE SOUTH LINE OF ADJUSTED LOT 82 OF SAID "HIGHLAND SUMMIT PHASE 2 & 3" AND OF LOT 151, OF "HIGHLAND SUMMIT PHASE 6", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 15, PAGE 12 OF THE RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON, A DISTANCE OF 43.31 FEET; THENCE N 59°36'19" E, ALONG THE SOUTHERLY LINE OF SAID "HIGHLAND SUMMIT PHASE 6", A DISTANCE OF 126.72 FEET TO THE SOUTH EAST CORNER OF LOT 153 OF SAID "HIGHLAND SUMMIT PHASE 6"; THENCE N 66°57'24" E, ALONG THE SOUTH LINE OF LOTS 153, 154, 155, 156, 157, 158, 159, 160 AND 161 OF SAID "HIGHLAND SUMMIT PHASE 6", A DISTANCE OF 670.26 FEET; THENCE CONTINUING N 66°57'24" E, ALONG THE SOUTH LINE OF LOTS 130 AND 129 OF SAID "SANDSTONE PHASE 4", A DISTANCE OF 137.74 FEET, TO THE SOUTHEAST CORNER OF LOT 129 OF SAID "SANDSTONE PHASE 4"; THENCE S 89°51'55" E ALONG THE SOUTH LINE OF LOTS 128, 127 AND 126 OF SAID "SANDSTONE PHASE 4", A DISTANCE OF 179.04 FEET, TO THE SOUTHEAST CORNER OF LOT 126 OF SAID "SANDSTONE PHASE 4"; THENCE S 00° 08'05" W ALONG THE WEST LINE OF LOT 125 OF SAID "SANDSTONE PHASE 4", A DISTANCE OF 2.45 FEET TO THE SOUTHWEST CORNER OF LOT SAID 125; THENCE ALONG THE SOUTH LINE OF LOTS 125 AND 124 OF SAID "SANDSTONE PHASE 4" AND THE EASTERLY PROLONGATION THEREOF, TO A POINT THAT IS 20 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 132.69 FEET; THENCE S 00°08'05" W, A DISTANCE OF 462.31 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20 FEET WESTERLY FROM THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE N 89°51'55" W, A DISTANCE OF 110.00 FEET; THENCE S 51°53'26" W, A DISTANCE OF 529.67 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE N 89°32'13" W, A DISTANCE OF 661.69 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE SOUTHEAST CORNER OF SAID "HIGHLAND SUMMIT PHASE 5"; THENCE N 00°27'47" E ALONG THE EAST LINE OF SAID "HIGHLAND SUMMIT PHASE 5", A DISTANCE OF 140.32 FEET TO THE NORTHEAST CORNER OF LOT 150 OF SAID "HIGHLAND SUMMIT PHASE 5"; THENCE N 10°37'49" ALONG THE EAST LINE OF LOT 137 OF SAID "HIGHLAND SUMMIT PHASE 5", A DISTANCE OF 106.95 TO THE POINT OF BEGINNING

HAVING AN AREA OF 674039 SQUARE FEET, 15.47 ACRES MORE OR LESS. ALSO BEING LOT 132 OF SAID "SANDSTONE PHASE 4".

*Greg E. Flowers*  
GREG E. FLOWERS, OREGON PLS NO. 02820LS

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC WESTERN HOMES, INC. IS THE OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "HIGHLAND SUMMIT PHASE 7". WE HEREBY DEDICATE ALL STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER, THE PUBLIC UTILITY AND SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

*Chet Antonsen*  
CHET ANTONSEN  
PRESIDENT OF PACIFIC WESTERN HOMES, INC.

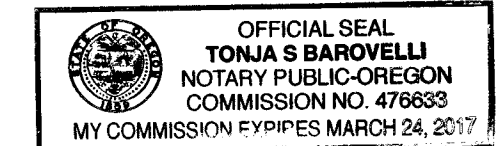
## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF UMATILLA } SS  
BEFORE ME THIS 11<sup>th</sup> DAY OF May, 2015 APPEARED CHET ANTONSEN, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PACIFIC WESTERN HOMES, INC. AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PACIFIC WESTERN HOMES, INC., AND DOES HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF May, 2015  
MY COMMISSION EXPIRES 3/24/2017

*Tonia S Barovelli*  
NOTARY PUBLIC FOR THE STATE OF OREGON

*Deschutes County*  
RESIDING IN



## 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 22 DAY OF May, 2015  
*Margaret Taylor*  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 26 DAY OF May, 2015  
*[Signature]*  
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

### UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 7" 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, 2015  
*David H. Kuhn*  
UMATILLA COUNTY SURVEYOR

### UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND PHASE 7" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 1 DAY OF June, 2015  
Absent  
CHAIRMAN

*William Effring*  
COMMISSIONER

*W. Lawrence Lewis*  
COMMISSIONER

### UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 7" 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 28 DAY OF May, 2015 BY:

*Paul Chalmers*  
UMATILLA COUNTY ASSESSOR

*Bettina Fung*  
UMATILLA COUNTY TAX COLLECTOR

### HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 7" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 20<sup>th</sup> DAY OF MAY, 2015 BY:

*Chuck Wilson*  
HERMISTON IRRIGATION DISTRICT

STATE OF OREGON, }  
COUNTY OF UMATILLA } SS  
I certify that this instrument was received and recorded  
ON June 1, 2015  
at 10:30 o'clock Am., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
16 12

### OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 83.00 No. 2015-6300160

## RECEIVED BY

Umatilla County Surveyor  
Date: 6/14/2015  
Rec'd By: G. Hensley  
No.: 15-047-B

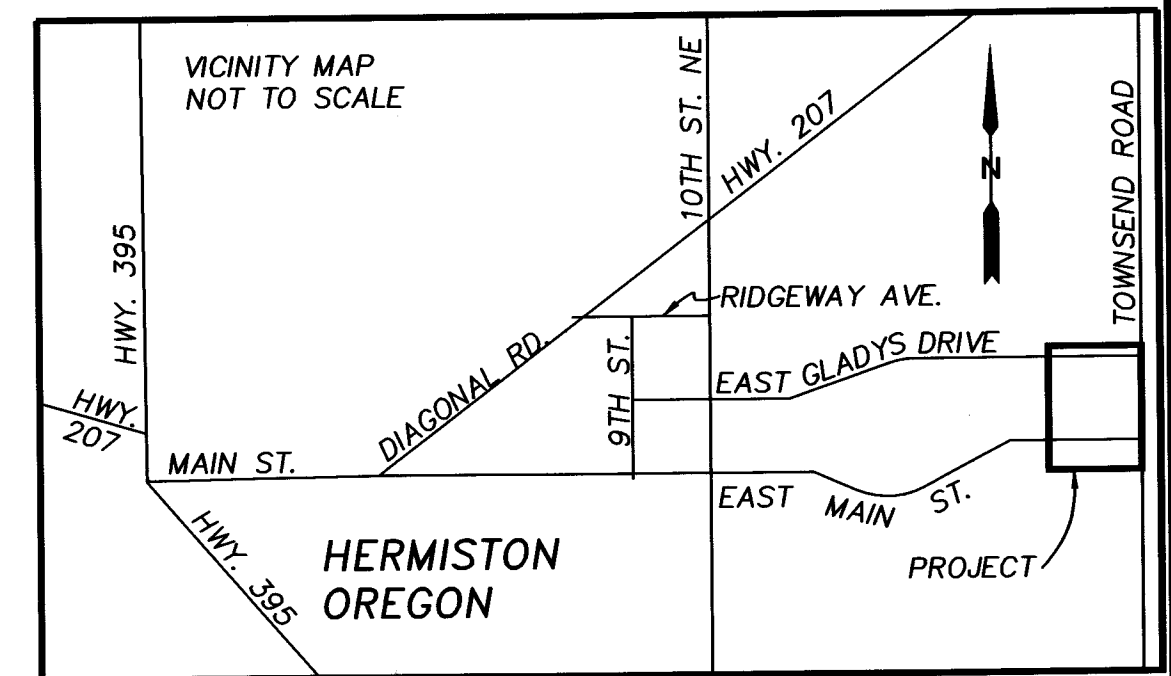
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/15  
5/8/2015

## SECTION INDEX


SEC. 12, T. 4N., R. 28E., W.M.



5 North Colville Street  
Walla Walla, WA 99362  
509/956-3026  
306/695-3488  
509/547-5129 fax

Internet: www.hdjdesigngroup.com

CLIENT: PACIFIC WESTERN HOMES	INPROJECT NO.: 3955	
SURVEYOR: GREG E. FLOWERS	DATE: 5-8-2015	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 60'
SECTION: 1	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 2 OF 2