

ASPEN ESTATES, PHASE II
 AN ADDITION TO THE CITY OF HERMISTON,
 BEING A SUBDIVISION OF LOT 22 OF ASPEN ESTATES, PHASE I.
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LEGEND

- - SET 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". REBARS AT POINTS OF CURVATURE AND POINTS OF TANGENCY, STREET INTERSECTIONS AND ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE 30 INCHES LONG. OTHER REBARS ARE 24 INCHES LONG.
- ⊙ - SET 5/8" BY 30" IRON REBAR WITH 2" ALUMINUM CAP MARKED "+ 1106", SET FLUSH WITH PAVEMENT.
- ⊙ - FOUND 5/8" IRON REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT ON ASPEN ESTATES, PHASE I.
- ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW OR RED PLASTIC CAP, PER PLAT OF PHEASANT RUN, PHASE FOUR, THE PLAT OF THE ASPENS, PHASE I OR THE PLAT OF ASPEN ESTATES, PHASE I.
- x - INDICATES CALCULATED POINT ONLY, NOT SET OR FOUND.
- 00 - INDICATES NEW LOT NUMBER FOR THIS PLAT.
- SF - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
- PUE - INDICATES PUBLIC UTILITY EASEMENT.
- EPUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT.
- C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
- L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
- - - - - INDICATES EXISTING PUBLIC UTILITY EASEMENT LINE, (EPUE), WIDTH INDICATED.
- - - - - INDICATES NEW PUBLIC UTILITY EASEMENT LINE, (PUE), WIDTH INDICATED.
- - - - - ALL NEW PUBLIC UTILITY EASEMENTS ARE 15' WIDE.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°59'56"	25.00	39.27	35.36	S 44°33'40" E
C2	89°59'56"	50.00	78.54	70.71	S 44°33'40" E
C3	43°17'07"	75.00	56.66	55.32	S 21°12'16" E
C4	46°42'49"	75.00	61.15	59.47	S 66°12'14" E

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 81°14'33" W	49.30
L2	N 79°02'36" W	68.56
L3	N 78°37'02" W	75.28
L4	N 80°26'53" W	18.13
L5	N 80°26'53" W	63.81
L6	N 80°26'53" W	17.04
L7	N 84°59'32" W	46.33
L8	N 84°59'32" W	41.35
L9	N 86°46'20" W	62.46
L10	N 86°45'20" W	82.72
L11	N 81°38'43" W	42.17
L12	S 89°33'38" E	25.00
L13	S 89°33'38" E	25.00
L14	S 89°33'38" E	25.00
L15	S 89°33'38" E	25.00
L16	N 00°26'18" E	30.00
L17	S 86°22'46" E	73.58
L18	S 86°22'46" E	27.58
L19	S 84°02'19" E	90.33
L20	S 82°18'42" E	37.38
L21	S 82°18'42" E	63.51
L22	S 82°18'42" E	3.65
L23	S 79°43'40" E	60.27
L24	S 79°43'40" E	56.94
L25	S 78°15'58" E	89.27
L26	S 75°29'52" E	66.34
L27	S 00°26'18" W	75.00
L28	S 00°26'18" W	5.00
L29	N 72°00'15" E	94.87
L30	N 03°33'52" W	25.06
L31	N 03°33'52" W	25.06
L32	N 03°33'52" W	11.10
L33	N 03°33'52" W	13.97
L34	N 03°33'52" W	17.04
L35	S 36°36'10" E	133.77
L36	S 89°33'38" E	8.00
L37	N 89°33'38" W	17.23
L38	S 36°36'10" W	172.09

INITIAL POINT
 SE CORNER OF LOT 21, ASPEN ESTATES, PHASE I. FOUND 5/8" BY 30" REBAR WITH RED PLASTIC CAP PER ASPEN ESTATES, PHASE I PLAT. BEARS N 00°26'18" E, 888.34' FROM S1/4 CORNER OF SECTION 2.

NOTE FOR TEMPORARY EASEMENT "A"
 THIS TEMPORARY 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT ACROSS LOT 32 SHALL TERMINATE WHEN LOT 32 IS PLATTED AND THE RIGHT-OF-WAY OF N.E. KENNA DRIVE IS CONNECTED TO EXISTING STREET RIGHT-OF-WAY ON THE NORTH & WEST LINES OF LOT 32. ALSO SEE DECLARATION & DEDICATION ON SHEET 2 OF 2.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 1-11-2018
 at 10:18 o'clock a.m., in the record of PLATS of said County.
 BOOK 16 PAGE 59
OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 80.00 No. 2018-6670373

RECEIVED BY
 Umatilla County Surveyor
 Date: 1/18/18
 Rec'd By: CT
 No.: 18-003-6

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT: VAE PHASE2 S1
ASPEN ESTATES, PHASE II

SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

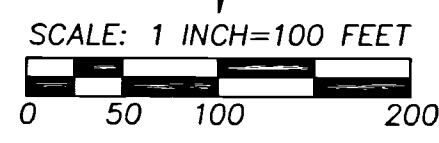
DATE: 11/17 DR. BY: WRW
 CK. BY: WRW NO: 16-1620

REGISTERED PROFESSIONAL LAND SURVEYOR

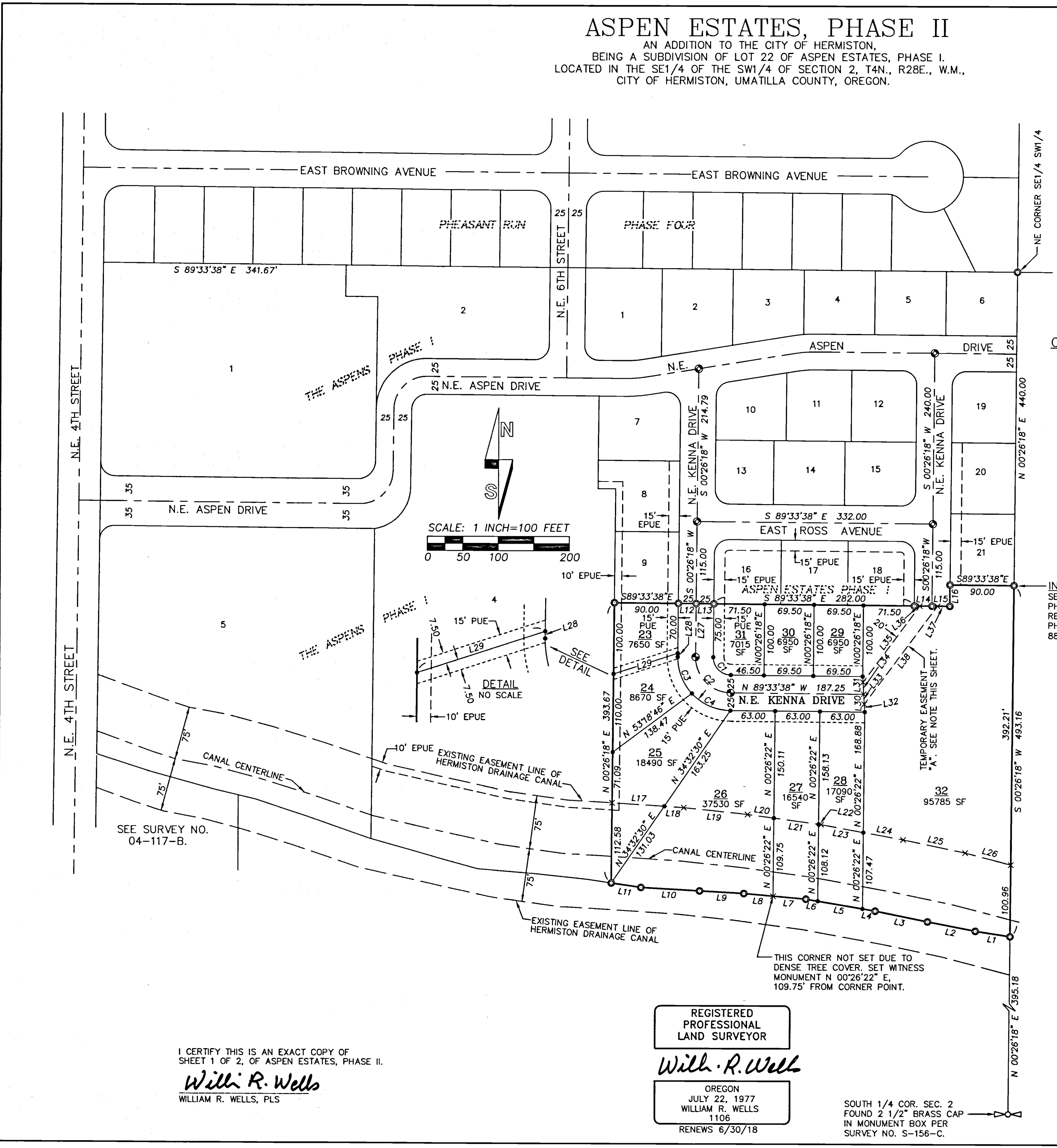
Will R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/18

SOUTH 1/4 COR. SEC. 2
 FOUND 2 1/2" BRASS CAP
 IN MONUMENT BOX PER
 SURVEY NO. S-156-C.



I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2, OF ASPEN ESTATES, PHASE II.
Will R. Wells
 WILLIAM R. WELLS, PLS



ASPEN ESTATES, PHASE II
AN ADDITION TO THE CITY OF HERMISTON,
BEING A SUBDIVISION OF LOT 22 OF ASPEN ESTATES, PHASE I,
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "ASPEN ESTATES, PHASE II".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT OF THE ASPEN ESTATES, PHASE II. THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOT 22 OF "ASPEN ESTATES, PHASE I", RECORDED AS INSTRUMENT NO. 2014-6170848, AT BOOK 15, PAGE 89, UMATILLA COUNTY RECORD OF PLATS, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

OWNERS DECLARATION & DEDICATION

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LANDS WITHIN THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "ASPEN ESTATES, PHASE II", AN ADDITION TO THE CITY OF HERMISTON, OREGON, AND HEREBY DEDICATES THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC USE.

THE TEMPORARY 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT "A", DEPICTED OVER AND ACROSS LOT 32 ON SHEET 1 OF 2, IS DEDICATED FOR PUBLIC USE, BUT SHALL TERMINATE WHEN LOT 32 IS PLATTED AND THE RIGHT-OF-WAY N.E. KENNA DRIVE THROUGH LOT 32 CONNECTS WITH THE EXISTING STREET RIGHT-OF-WAY ON THE NORTH & WEST SIDES OF LOT 32.

THE FRONT BUILDING LINE OF LOTS 24 & 25 SHALL BE ESTABLISHED AT THE POINT WHERE THE LOT WIDTH, (EXCLUDING THE PUBLIC UTILITY EASEMENT ON THE N.W. LINE OF LOT 24), IS 60 FEET, OR 20 FEET FROM THE FRONT PROPERTY LINE, WHICHEVER IS GREATER.

HERMISTON HOME WORKS, INC., BY:

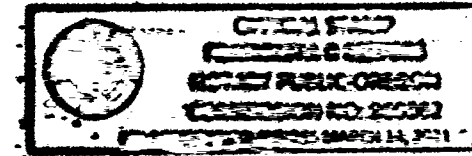
Jerald L. Brandt
JERALD L. BRANDT, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON))SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF December, 2017, BY JERALD L. BRANDT, AS PRESIDENT OF HERMISTON HOME WORKS, INC.

Thomas W. Leysen
NOTARY PUBLIC FOR THE STATE OF OREGON
COMMISSION NUMBER: 960362
MY COMMISSION EXPIRES: 3-14-2021



APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

29 DAY OF December, 2017

Barbara G.
CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

8 DAY OF January, 2018

David K.
MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

28 DAY OF December, 2017

BY: *Count J. Patrick* manager
TITLE

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 10 DAY OF January, 2018

David Hill
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 10 DAY OF January, 2018

George M. Sab CHAIRMAN
William H. Lewis COMMISSIONER
William E. Spring COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONTAINED IN THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 10 DAY OF January, 2018

Paul Chalmer ASSESSOR
Bettina King TAX COLLECTOR

RECEIVED BY

Umatilla County Surveyor
Date: 1/18/18
Rec'd By: CT
No.: 18-003-8

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF ASPEN ESTATES, PHASE II.

William R. Wells
WILLIAM R. WELLS, PLS

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:
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PROJECT: VAE PHASE2 S2

ASPEN ESTATES
PHASE II

SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.