

THIS IS AN EXACT COPY:

Lance Clark King
LANCE CLARK KING

PANORAMIC RIDGE PHASE 4
REPLAT OF LOT 66 PANORAMIC RIDGE SUBDIVISION PHASE 3
in a portion of the SE1/4 of Section 30,
Township 4 N., Range 29 E., W.M.,
Umatilla County, Oregon

APPROVALS:

CITY OF STANFIELD PLANNING COMMISSION
THE ACCOMPANYING PLAT APPROVED AND ADOPTED THIS 16 DAY OF October 2018
W. J. ...
CHAIRMAN SECRETARY

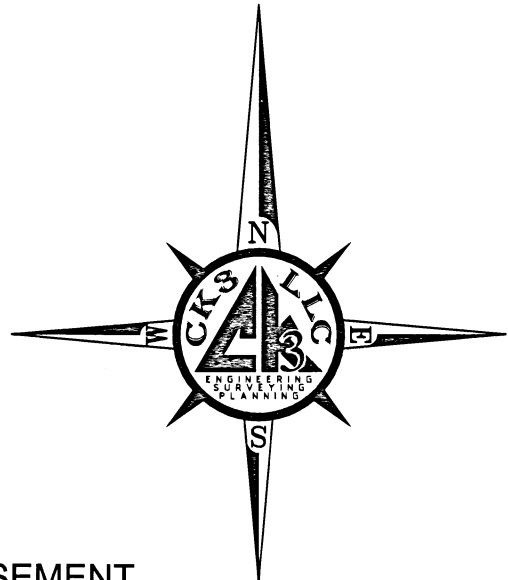
UMATILLA COUNTY ASSESSOR & TAX COLLECTOR
TAXES ARE PAID IN FULL
APPROVED THIS 22 DAY OF Oct., 2018
Paul Chalmers
UMATILLA COUNTY TAX ASSESSOR
John ...
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY SURVEYOR
APPROVED THIS 22 DAY OF Oct., 2018
David H. ...
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS
APPROVED THIS 22 DAY OF Oct., 2018
Gary ...
CHAIRMAN
William ...
COMMISSIONER
William ...
COMMISSIONER

ORIGINAL LOT 66
55.39 ACRES
BEFORE REPLAT
LOT 83
47.48 ACRES

MONUMENT NOTE:
I, LANCE C. KING, HEREBY CERTIFY THAT ALL MONUMENTS INDICATED AS "SET 5/8" x 30" REBAR & RED PLASTIC CAP MARKED PLS 61420 WILL BE SET AFTER INITIAL CONSTRUCTION OR BY JUNE 30, 2019 AS ALLOWED BY THE UMATILLA COUNTY SURVEYOR.



LEGEND

—————	SUBDIVISION BOUNDARY	()	DATE OF RECORD
—————	NEW LOT LINES	⊕	MONUMENT AS NOTED
—————	EASEMENT LINE	○	FND. 5/8 IRON BAR
—————	ROAD CENTER LINE	●	SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420
— X — X — X —	EXISTING FENCE		

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- EASEMENT TO OREGON DEPARTMENT OF TRANSPORTATION, MICROFILM R-182, PAGE 1137, DEED RECORDS, SHOWN ON SHEET 2.
- EASEMENT TO U.S.R.S. FEED CANAL AS SHOWN ON PARTITION PLAT No. 1997-07 UMATILLA COUNTY RECORDS No. 1997-229935, SHOWN ON SHEET 2.
- DECLARATION RECORDED AUGUST 20, 1998, INST. NO. 1998-3350317, OFFICE OF UMATILLA COUNTY RECORDS. (COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS.) UN-PLOTTABLE
- EASEMENT RECORDED OCTOBER 20, 1999, INST. NO. 1999-3590866, OFFICE OF UMATILLA COUNTY RECORDS. (TEMPORARY STORM WATER RETENTION BASINS, NO LEGAL DESCRIPTION AVAILABLE. UN-PLOTTABLE)
- CONVEYANCE OF ACCESS RIGHTS RECORDED ON REEL 117, PAGE 1146, UMATILLA COUNTY RECORDS. ("BLANKET" EAST 1/2 OF SECTION 30 LYING SOUTH AND WEST OF HWY. NO. 395)
- TERMS AND PROVISIONS CONTAINED UNDER EASEMENT FOR ACCESS PURPOSES, CONTAINED IN AGREEMENT, RECORDED NOVEMBER 5, 1997, MICROFILM REEL 319, PAGE 59, OFFICE OF UMATILLA COUNTY RECORDS. UN-PLOTTABLE
- EASEMENT FOR ENCROACHMENT FROM ZENITH DEVELOPMENT, LLC TO ERWIN AND LORRY WATSON RECORDED OCTOBER 1, 2018, INSTRUMENT No. 2018-6770342, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN ON SHEET 1.

I HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC FOREVER. I ALSO HEREBY DEDICATE A 10' WIDE UTILITY EASEMENT ADJACENT TO ALL STREETS AS SHOWN FOR PRIVATE AND OR PUBLIC UTILITIES.

George F. Garlick
BY ZENITH DEVELOPMENT, LLC.
George F. Garlick, President

JOSE A. RAMIREZ
Notary Public
State of Washington
My Appointment Expires
May 21, 2022

RECEIVED BY
Umatilla County Surveyor
Date: 10/29/2018
Rec'd By: TMA
No.: 18-098-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance Clark King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2019

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 10-24-2018 at 8:08 o'clock a m., in the record of PLATS of said County. BOOK 16 PAGE 76
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2018-6780295

SURVEYOR'S NARRATIVE & CERTIFICATE:

THIS SURVEY WAS MADE AT THE REQUEST OF SILVER RIDGE HOMES FOR THE PURPOSE OF RE-PLATTING LOT 66 AS SHOWN ON THE FINAL PLAT OF PANORAMIC RIDGE PHASE 3 IN BOOK 16, PAGE 37.

THE BASIS OF BEARINGS IS BASED ON A RECORD OF SURVEY No.98-22-B, FOR PANORAMIC RIDGE BY WORLEY SURVEYING SERVICE AND IS ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 30, T4N, R29E, W.M. AS SHOWN ON THE REFERENCE TABLE HEREON.

THIS PARCEL WAS SURVEYED IN NOVEMBER OF 1999 BY WORLEY SURVEYING SERVICE, INC. FOR ZENITH DEVELOPMENT, LLC. ACCOMPANYING THIS SURVEY IS A DETAILED NARRATIVE BY MR. CHRISTENSON EXPLAINING HIS BOUNDARY DETERMINATION. I HAVE ELECTED TO HOLD AS THE BEST EVIDENCE OF THE BOUNDARY THE SURVEY BY MR. CHRISTENSON.

THE BOUNDARY LINES OF LOT 66 WERE RETRACED ALONG THE EXISTING LINES AS PER (R1) OF THE FINAL PLAT FOR PANORAMIC RIDGE PHASE 3.

I, LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT ALL BOUNDARY MONUMENTS WILL BE PLACED ON OR BEFORE 6/30/2019, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOWS: LOT 66, PANORAMIC RIDGE PHASE 3, AN ADDITION IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

STATE OF Washington COUNTY OF Benton
BEFORE ME THIS 17 DAY OF October, 2018
APPEARED GEORGE F. GARLICK, PRESIDENT ZENITH DEVELOPMENT, AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Jose A. Ramirez
NOTARY PUBLIC FOR Benton
Jose A. Ramirez
PRINTED NAME
COMMISSION NO. 147097
MY COMMISSION EXPIRES MAY 21, 2022

CKS, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
368 S.W. 5th Avenue 945 W. Orchard Ave.
Ontario, OR 97914 Hermiston, OR 97838
PH: (541) 889-5411 PH: (541) 567-2345
FAX: (541) 889-2074 FAX: (541) 567-2305
WEB: cks3llc.net

RECORDS OF REFERENCE

- R1 FINAL PLAT OF PANORAMIC RIDGE PHASE 3, FOR ZENITH DEVELOPMENT, LLC. BY CK3, LLC, FILED IN UMATILLA PLAT BOOK 16, PAGE 37.
- R2 FINAL PLAT PANORAMIC RIDGE PHASE 2, FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 153.
- R3 FINAL PLAT PANORAMIC RIDGE, FOR STANFIELD CONSTRUCTION AND DEVELOPMENT, INC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 124.
- R4 RECORD OF SURVEY OF PANORAMIC RIDGE FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED UNDER COUNTY SURVEY No.98-22-B
- R5 PARTITION PLAT 1997-07 FOR DOMINION DEVELOPMENT INC., BY WILLIAM WELLS, FILED UNDER COUNTY SURVEY No. 97-67-B

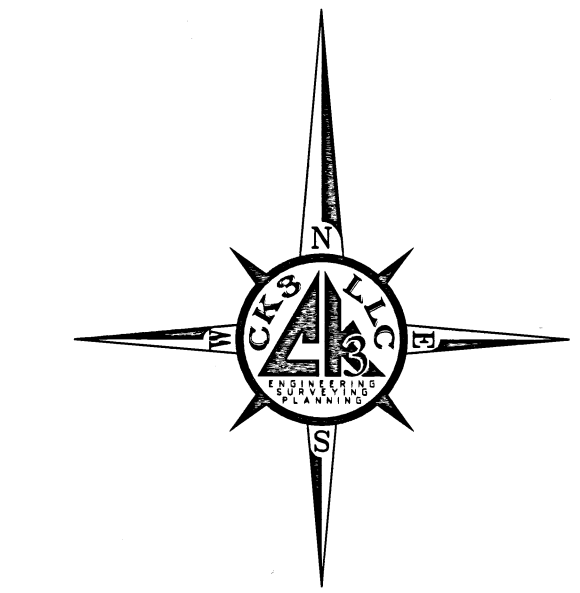
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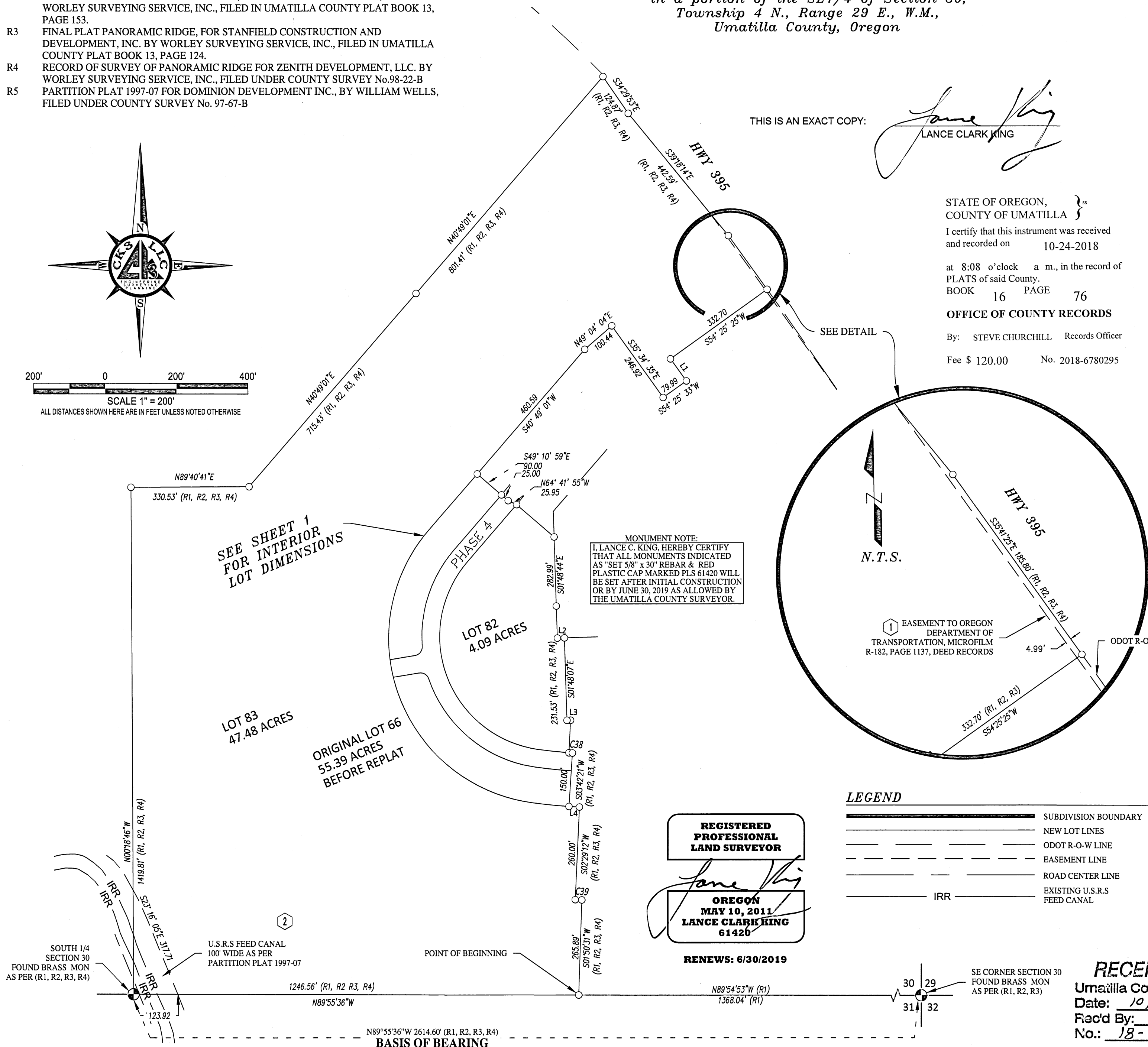
Lance Clark King
LANCE CLARK KING

STATE OF OREGON, COUNTY OF UMATILLA }
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OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2018-6780295

CURVE DATA						
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	465.00'	22.32'	2'45"00"	11.16'	S39°26'31"W	22.32'
C2	465.00'	88.55'	10°54'40"	44.41'	S32°36'41"W	88.42'
C3	465.00'	97.31'	11°59'25"	48.83'	S21°09'38"W	97.13'
C4	465.00'	97.20'	11°58'37"	48.78'	S09°10'37"W	97.02'
C5	465.00'	86.29'	10°37'56"	43.27'	S02°07'39"E	86.16'
C6	465.00'	50.03'	6°09'51"	25.04'	S10°31'33"E	50.00'
C7	465.00'	96.92'	11°56'33"	48.64'	S19°34'45"E	96.75'
C8	465.00'	83.58'	10°17'56"	41.90'	S30°41'59"E	83.47'
C9	465.00'	82.82'	10°12'16"	41.52'	S40°57'05"E	82.71'
C10	465.00'	82.12'	10°07'07"	41.17'	S51°06'47"E	82.01'
C11	465.00'	81.51'	10°02'37"	40.86'	S61°11'39"E	81.41'
C12	465.00'	81.00'	9°58'49"	40.60'	S71°12'22"E	80.90'
C13	465.00'	45.91'	5°39'24"	22.97'	S79°01'28"E	45.89'
C14	1375.00'	31.89'	1°19'44"	15.95'	S82°31'03"E	31.89'
C15	1375.00'	74.68'	3°06'42"	37.35'	S84°44'16"E	74.67'
C16	1275.00'	69.24'	3°06'42"	34.63'	S84°44'51"E	69.24'
C17	1275.00'	33.63'	1°30'40"	16.82'	S82°26'10"E	33.63'
C18	370.00'	32.68'	5°03'37"	16.35'	S79°07'05"E	32.67'
C19	370.00'	63.84'	9°53'10"	32.00'	S71°38'41"E	63.76'
C20	370.00'	64.34'	9°57'47"	32.25'	S61°43'13"E	64.26'
C21	370.00'	64.93'	10°03'18"	32.55'	S51°42'41"E	64.85'
C22	370.00'	65.61'	10°09'35"	32.89'	S41°36'14"E	65.52'
C23	370.00'	66.35'	10°16'30"	33.27'	S31°23'12"E	66.26'
C24	370.00'	48.44'	7°30'04"	24.25'	S22°29'55"E	48.40'
C25	25.00'	35.38'	81°05'13"	21.38'	N59°17'30"W	32.50'
C26	25.00'	36.81'	84°21'46"	22.65'	N37°59'01"E	33.57'
C27	370.00'	42.29'	6°32'53"	21.17'	S00°55'26"E	42.26'
C28	370.00'	79.05'	12°14'25"	39.67'	S08°28'13"W	78.89'
C29	370.00'	78.06'	12°05'15"	39.17'	S20°38'03"W	77.91'
C30	370.00'	71.15'	11°01'06"	35.69'	S32°11'14"W	71.04'
C31	370.00'	20.15'	3°07'14"	10.08'	S39°15'24"W	20.15'
C38	1225.00'	9.83'	0°27'35"	4.92'	S86°03'51"E	9.83'
C39	1635.00'	18.40'	0°38'41"	9.20'	S87°50'10"E	18.40'
C41	1250.00'	100.65'	4°36'49"	50.35'	S83°59'14"E	100.63'
C42	345.00'	421.40'	69°59'05"	241.50'	S46°41'16"E	395.69'
C43	345.00'	316.20'	52°30'44"	170.18'	S14°33'39"W	305.25'
C44	320.00'	683.71'	122°25'07"	582.30'	S20°23'32"E	560.89'
C45	1225.00'	89.28'	4°10'34"	44.66'	S83°46'07"E	89.26'
C46	465.00'	25.01'	3°04'52"	12.51'	S08°59'03"E	25.00'
C47	465.00'	25.02'	3°04'59"	12.51'	S12°03'59"E	25.02'



SCALE 1" = 200'
ALL DISTANCES SHOWN HERE ARE IN FEET UNLESS NOTED OTHERWISE



MONUMENT NOTE:
I, LANCE C. KING, HEREBY CERTIFY THAT ALL MONUMENTS INDICATED AS "SET 5/8" x 30" REBAR & RED PLASTIC CAP MARKED PLS 61420 WILL BE SET AFTER INITIAL CONSTRUCTION OR BY JUNE 30, 2019 AS ALLOWED BY THE UMATILLA COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance Clark King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2019

LEGEND

	SUBDIVISION BOUNDARY		DATA OF RECORD
	NEW LOT LINES		MONUMENT AS NOTED
	ODOT R-O-W LINE		FND. 5/8 IRON BAR
	EASEMENT LINE		SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420
	ROAD CENTER LINE		EXISTING U.S.R.S FEED CANAL
	IRR		

LINE DATA

LINE NO.	LENGTH	DIRECTION
L1	76.14'	S35°34'35"E
L2	19.84'	N88°11'53"E
L3	10.05'	N88°39'19"E
L4	29.26'	N86°54'14"W

RECEIVED BY
Umatilla County Surveyor
Date: 10/29/2018
Rec'd By: TMA
No.: 18-098-B

CK3, LLC
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