

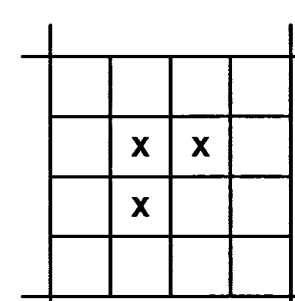
HAYDEN RIVER ESTATES PHASE 4

LOT 41 OF HAYDEN RIVER ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON.

SURVEY REFERENCES

- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
- (R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
- (R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN

SECTION DIAGRAM



SECTION 20
T 5 N, R 28 E



Scale 1" = 150'



STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-20-2019 at 11:29 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 97 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 125.00 No. 2019-6950112

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Greg E. Flowers
GREG E. FLOWERS, PLS

BASIS OF BEARINGS

BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. ALL DISTANCES SHOWN REPRESENT GROUND DISTANCE MEASUREMENTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

LEGEND

- ⊙ (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0.10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED.
- ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE CASE AND COVER STAMPED: "OR 02820 LS 2019" IN THIS SUBDIVISION
- ⊙ SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- - - EXISTING PROPERTY LINE (ADJACENT)
- - - EXISTING EASEMENT
- - - EXISTING SECTION SUB-DIVISION LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - PROPOSED LOT LINE
- - - EASEMENT DEDICATION ON THIS SUBDIVISION, SEE P.U.E. NOTE, SHEET 4
- - - EXISTING FENCE

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "HAYDEN RIVER ESTATES PHASE 4", BEING LOT 41, "HAYDEN RIVER ESTATES NO. 3" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY AND COUNTY OF UMATILLA, OREGON. THE INITIAL POINT OF SAID "HAYDEN RIVER ESTATES PHASE 4" BEING A FOUND 5/8" REBAR WITH PLASTIC CAP INSCRIBED "OR LS 2316", MARKING THE SOUTHWEST CORNER OF 41 OF SAID "HAYDEN RIVER ESTATES NO. 3" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY

Greg E. Flowers
GREG E. FLOWERS, P.L.S. 02820 OR.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/19



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: FASTRACK, INC.		PROJECT NO.: 66127.001
SURVEYOR: GREG E. FLOWERS		DATE: 12/11/2019
CALC BY: ADM / ROP	DRAWN BY: ROP/DWW	SCALE: 1" = 150'
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 1 OF 4

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	N89°09'15"E	92.09'	N89°59'46"W (R1&R2)	(92.10' R1&R2)
L2	N89°09'15"E	60.00'	S89°59'46"E (R1&R2)	(R1&R2)
L3	N00°50'45"W	60.00'	S00°00'14"W (R1&R2)	(R1&R2)
L4	N89°09'15"E	15.30'	N89°59'46"W (R1&R2)	(R1&R2)
L5	N00°50'45"W	192.36'	N00°00'14"E (R1&R2)	(192.37' R1)(R2)
L6	N35°28'31"E	54.57'	N36°19'30"E (R1&R2)	(R1&R2)
L7	N64°19'52"E	62.52'	S65°10'51"W (R1&R2)	(R1&R2)
L8	S01°02'25"E	28.98'	N00°11'26"W (R1&R2)	(R1&R2)
L9	N88°57'35"E	64.50'	S89°48'34"W (R1&R2)	(R1&R2)
L10	N01°02'25"W	115.50'	S00°11'26"E (R1&R2)	(R1&R2)
L11	N88°57'35"E	60.00'	N89°48'34"E (R1&R2)	(R1&R2)
L12	N01°02'25"W	60.00'	S00°11'26"E (R1&R2)	(R1&R2)
L13	N88°57'35"E	68.00'	S89°48'34"W (R1&R2)	(R1&R2)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH (RECORD ARC L)
C1	18.85'	12.00'	89°59'52"	N44°09'19"E	16.97' (R1&R2)
C2	18.85'	12.00'	90°00'00"	N45°50'45"W	16.97' (R1&R2)
C3	18.85'	12.00'	90°00'00"	S44°09'15"W	16.97' (R1&R2)
C4	85.73'	770.00'	6°22'44"	S85°57'53"W	85.68' (85.72' R1&R2)
C5	18.85'	12.00'	90°00'00"	S43°57'35"W	16.97' (R1&R2)

VERTICAL DATUM
NAVD88, HOLDING AN ELEVATION OF 397.19 ON THE 3" BRASS CAP AT THE N 1/4 COR. OF SEC. 20 DERIVED BY ESTABLISHING A GPS NETWORK CONSTRAINED TO POINT COORDINATES OBTAINED THROUGH GPS STATIC OBSERVATIONS ON CONTROL POINTS NEAR THE SITE AND POST PROCESSING THROUGH OPUS.

LIMITED ACCESS NOTE

POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD PERMITTED.

SEE SHEETS 2 & 3 FOR DIMENSIONING OF WLY BOUNDARY OF LOT 27

67
1,160,714 S.F.
26.65 AC.

RECEIVED BY
Umatilla County Surveyor
Date: 12/23/19
Rec'd By: CT
No.: 19-128-0

HAYDEN RIVER ESTATES PHASE 4

LOT 41 OF HAYDEN RIVER ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON.

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 12-20-2019

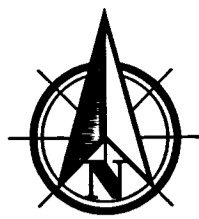
at 11:29 o'clock a. m., in the record of PLATS of said County.

BOOK 16 PAGE 97

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 125.00 No. 2019-6950112



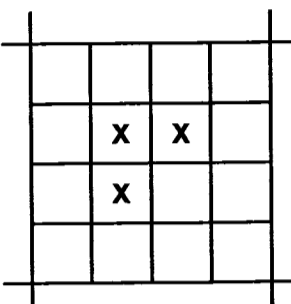
Scale 1" = 60'



BASIS OF BEARINGS

BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. ALL DISTANCES SHOWN REPRESENT GROUND DISTANCE MEASUREMENTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

SECTION DIAGRAM



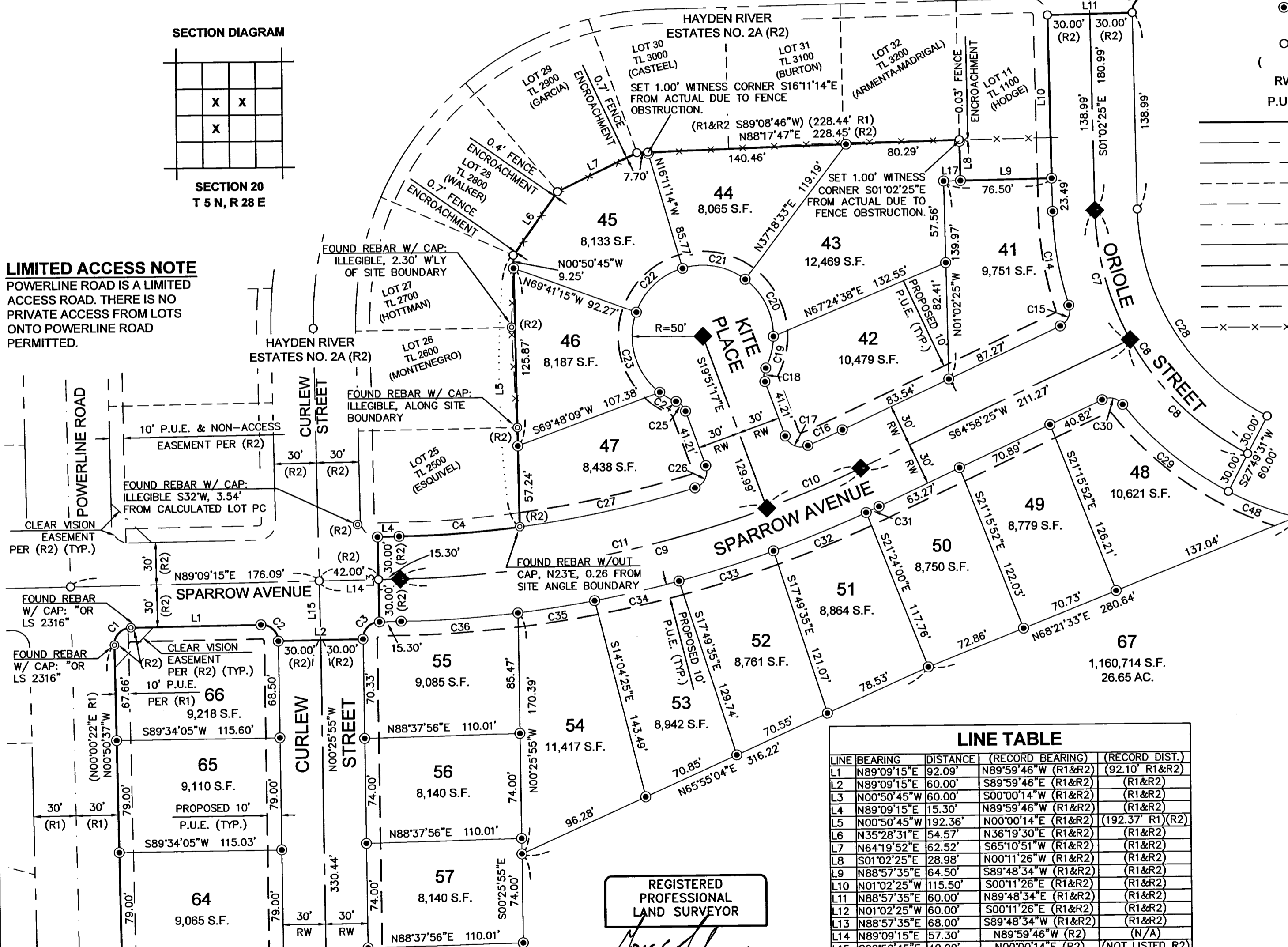
SECTION 20
T 5 N, R 28 E

LIMITED ACCESS NOTE

POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD PERMITTED.

LEGEND

- ⊙ (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0.10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED.
- ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE CASE AND COVER STAMPED: "OR 02820 LS 2019" IN THIS SUBDIVISION
- ⊙ SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
- RW DENOTES PROPOSED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- - - EXISTING PROPERTY LINE (ADJACENT)
- - - EXISTING EASEMENT
- - - EXISTING SECTION SUB-DIVISION LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - PROPOSED LOT LINE
- - - EASEMENT DEDICATION ON THIS SUBDIVISION, SEE P.U.E. NOTE, SHEET 4
- x - x - x - x - x - EXISTING FENCE



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH (RECORD ARC L)
C1	18.85'	12.00'	89°59'52"	N44°09'19"E	16.97'
C2	18.85'	12.00'	90°00'00"	N45°50'45"W	16.97'
C3	18.85'	12.00'	90°00'00"	S44°09'15"W	16.97'
C4	85.73'	770.00'	6°22'44"	S85°57'53"W	85.68'
C5	18.85'	12.00'	90°00'00"	S43°57'35"W	16.97'
C6	213.40'	200.00'	61°08'04"	N31°36'27"W	203.42'
C7	95.56'	200.00'	27°22'29"	S14°43'40"E	94.65'
C8	117.84'	200.00'	33°45'35"	N45°17'42"W	116.15'
C9	337.62'	800.00'	24°10'50"	N77°03'50"E	335.12'
C10	72.21'	800.00'	5°10'18"	N67°33'34"E	72.19'
C11	265.41'	800.00'	19°00'32"	N79°38'59"E	264.20'
C12	29.79'	300.00'	5°41'23"	N87°35'14"W	29.78'
C13	1.57'	200.00'	0°27'03"	N89°22'03"E	1.57'
C14	67.53'	230.00'	16°49'20"	N09°27'06"W	67.29'
C15	17.35'	12.00'	82°50'10"	N23°33'19"E	15.88'
C16	26.82'	770.00'	1°59'43"	S65°58'16"W	26.81'
C17	19.51'	12.00'	93°10'35"	S66°26'35"E	17.43'
C18	9.92'	12.00'	47°21'28"	N03°49'26"E	9.64'
C19	23.30'	50.00'	26°41'51"	N14°09'15"E	23.09'
C20	46.68'	50.00'	53°29'46"	S25°56'34"E	45.01'
C21	46.68'	50.00'	53°29'46"	S79°26'21"E	45.01'
C22	46.69'	50.00'	53°30'01"	N47°03'46"E	45.01'
C23	63.09'	50.00'	72°17'55"	N15°50'12"W	58.99'
C24	13.29'	50.00'	15°13'35"	N59°35'57"W	13.25'
C25	9.92'	12.00'	47°21'28"	N43°32'01"W	9.64'
C26	19.51'	12.00'	93°10'35"	S26°44'00"W	17.43'
C27	127.05'	770.00'	9°27'13"	N78°02'54"E	126.90'
C28	181.39'	170.00'	61°08'04"	S31°36'27"E	172.91'
C29	97.54'	230.00'	24°17'54"	N50°01'33"W	96.81'
C30	16.16'	12.00'	77°09'00"	N76°27'06"W	14.96'
C31	10.02'	830.00'	0°41'29"	S65°19'09"W	10.02'
C32	70.92'	830.00'	4°53'45"	N68°06'47"E	70.90'
C33	70.16'	830.00'	4°50'36"	N72°58'57"E	70.14'
C34	61.32'	830.00'	4°13'59"	S77°31'15"W	61.31'
C35	54.90'	830.00'	3°47'25"	N81°31'56"E	54.89'
C36	82.96'	830.00'	5°43'36"	N86°17'27"E	82.92'
C37	18.85'	12.00'	90°00'00"	S45°25'55"E	16.97'
C38	29.78'	330.00'	5°10'16"	N87°50'47"W	29.77'
C39	25.75'	270.00'	5°27'52"	S86°50'23"E	25.74'
C40	4.05'	270.00'	0°51'36"	S89°59'53"W	4.05'
C41	18.85'	12.00'	90°00'00"	S44°34'05"W	16.97'
C42	18.85'	12.00'	89°58'46"	N45°25'19"W	16.97'
C43	18.86'	12.00'	90°01'53"	N44°35'01"E	16.98'
C44	18.94'	12.00'	90°25'33"	N45°38'42"W	17.03'
C45	18.84'	12.00'	89°58'33"	N44°09'15"E	16.97'
C46	18.85'	12.00'	90°00'51"	S45°51'03"E	16.97'
C47	18.76'	12.00'	89°34'27"	N44°21'18"E	16.91'
C48	51.07'	230.00'	12°43'20"	N68°32'09"W	50.97'

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	N89°09'15"E	92.09'	N89°59'46"W (R1&R2)	(92.10' R1&R2)
L2	N89°09'15"E	60.00'	S89°59'46"E (R1&R2)	(R1&R2)
L3	N00°50'45"W	60.00'	S00°00'14"W (R1&R2)	(R1&R2)
L4	N89°09'15"E	15.30'	N89°59'46"W (R1&R2)	(R1&R2)
L5	N00°50'45"W	192.36'	N00°00'14"E (R1&R2)	(192.37' R1(R2))
L6	N35°28'31"E	54.57'	N36°19'30"E (R1&R2)	(R1&R2)
L7	N64°19'52"E	62.52'	S65°10'51"W (R1&R2)	(R1&R2)
L8	S01°02'25"E	28.98'	N00°11'26"W (R1&R2)	(R1&R2)
L9	N88°57'35"E	64.50'	S89°48'34"W (R1&R2)	(R1&R2)
L10	N01°02'25"W	115.50'	S00°11'26"E (R1&R2)	(R1&R2)
L11	N88°57'35"E	60.00'	N89°48'34"E (R1&R2)	(R1&R2)
L12	N01°02'25"W	60.00'	S00°11'26"E (R1&R2)	(R1&R2)
L13	N88°57'35"E	68.00'	S89°48'34"W (R1&R2)	(R1&R2)
L14	N89°09'15"E	57.30'	N89°59'46"W (R2)	(N/A)
L15	S00°50'45"E	42.00'	N00°00'14"E (R2)	(NOT LISTED R2)
L16	N01°02'25"W	42.00'	N00°11'26"W (R2)	(R2)
L17	N88°57'35"E	12.00'		

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG E. FLOWERS
OREGON JUNE 30, 1997
GREG E. FLOWERS 02820LS
RENEWS 12/31/19
12/13/2019

SEE SHEET 3 FOR CONTINUATION

SURVEY REFERENCES
(R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
(R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
(R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
GREG E. FLOWERS, PLS



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.001
SURVEYOR: GREG E. FLOWERS	DATE: 12/11/2019
CALC BY: ADM / ROP	DRAWN BY: ROP/DWW
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
SCALE: 1" = 60'	RANGE: 28 EAST
	SHEET 2 OF 4

RECEIVED BY
Umatilla County Surveyor
Date: 12/23/19
Rec'd By: CT
No.: 19-128-6

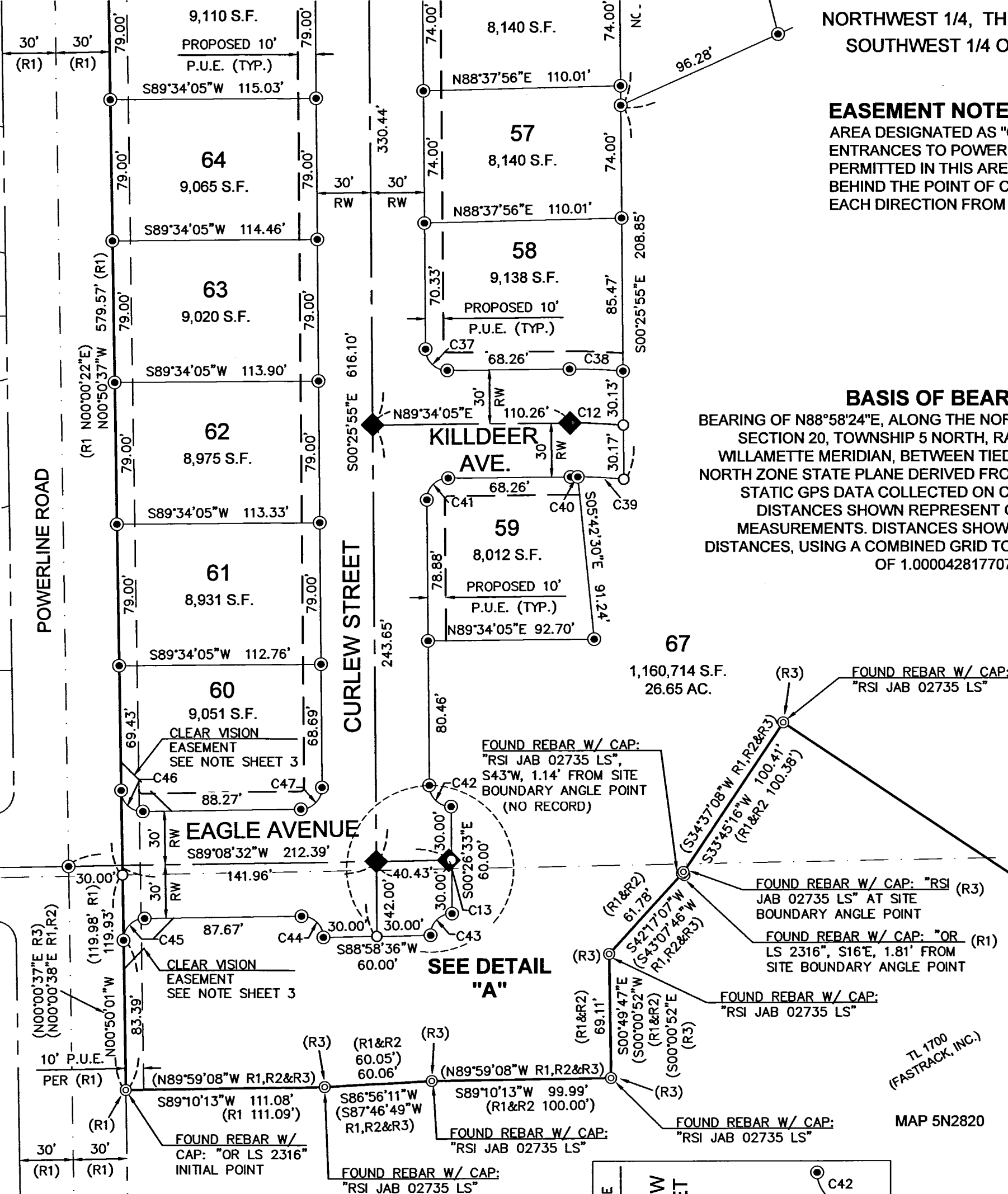
HAYDEN RIVER ESTATES PHASE 4

LOT 41 OF HAYDEN RIVER ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 12-20-2019 at 11:29 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 97 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 125.00 No. 2019-6950112

SEE SHEET 2 FOR CONTINUATION

LIMITED ACCESS NOTE POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD PERMITTED.



EASEMENT NOTE

AREA DESIGNATED AS "CLEAR VISION" AREA IS INTENDED TO PROVIDE ADEQUATE SIGHT DISTANCE AT ENTRANCES TO POWERLINE ROAD. NO SOLID FENCES, BUSHES, LANDSCAPING, ETC. OVER 3 FEET IN HEIGHT IS PERMITTED IN THIS AREA. "CLEAR VISION" AREA SHALL BE DEFINED AS A LINE BETWEEN TWO POINTS 30 FEET BEHIND THE POINT OF CURVATURE OF THE FRONT FACE OF THE CURB RETURN IN EACH DIRECTION. (50 FEET IN EACH DIRECTION FROM THE POINT OF INTERSECTION OF SAID FRONT FACE).

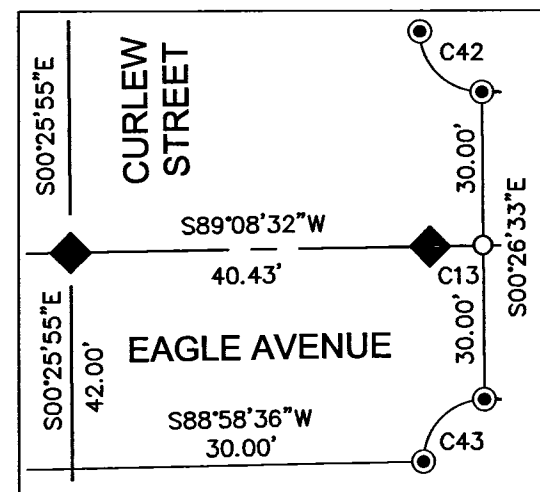
BASIS OF BEARINGS

BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. ALL DISTANCES SHOWN REPRESENT GROUND DISTANCE MEASUREMENTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

CURVE TABLE

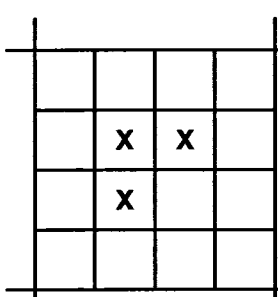
Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, (RECORD ARC L). Lists curves C1 through C48 with their respective measurements.

SEE DETAIL "A"



DETAIL "A" N.T.S.

SECTION DIAGRAM

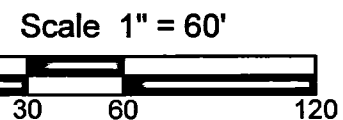


SECTION 20 T 5 N, R 28 E

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

RENEWS 12/31/19 12/13/2019



LEGEND

- Legend items: (R#) FOUND PROPERTY PIN AS DESCRIBED WITHIN 0.10' OF CALCULATED PER LISTED SURVEY REFERENCE, UNLESS OTHERWISE NOTED. SET 3" BRASS CAP WITH PUNCH IN CONCRETE CASE AND COVER STAMPED: "OR 02820 LS 2019" IN THIS SUBDIVISION. SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION. CALCULATED POINT ONLY, NOT FOUND OR SET. (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE. RW DENOTES PROPOSED RIGHT-OF-WAY. P.U.E. PUBLIC UTILITY EASEMENT. SITE BOUNDARY. EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT). EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT). EXISTING PROPERTY LINE (ADJACENT). EXISTING EASEMENT. EXISTING SECTION SUB-DIVISION LINE. PROPOSED RIGHT-OF-WAY. PROPOSED RIGHT-OF-WAY CENTERLINE. PROPOSED LOT LINE. EASEMENT DEDICATION ON THIS SUBDIVISION, SEE P.U.E. NOTE, SHEET 4. EXISTING FENCE.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. GREG E. FLOWERS, PLS

SURVEY REFERENCES

- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
(R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
(R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE, (RECORD BEARING), (RECORD DIST.). Lists lines L1 through L17 with their respective measurements.

RECEIVED BY Umatilla County Surveyor Date: 12/23/19 Filed By: CT No.: 19-128-6



PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com

Client: FSTRACK, INC. PROJECT NO.: 66127.001 SURVEYOR: GREG E. FLOWERS DATE: 12/11/2019 CALC BY: ADM / ROP DRAWN BY: ROP/DWW SCALE: 1" = 60' SECTION: 20 TOWNSHIP: 5 NORTH RANGE: 28 EAST CITY: UMATILLA COUNTY: UMATILLA SHEET 3 OF 4

HAYDEN RIVER ESTATES PHASE 4

LOT 41 OF HAYDEN RIVER ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 12-20-2019 at 11:29 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 97 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 125.00 No. 2019-6950112

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO DELINEATE AND SUBDIVIDE THE BOUNDARY OF LOT 41 OF HAYDEN RIVER ESTATES NO. 3, RECORDED IN BOOK 14, PAGE 13, RECORDS OF UMATILLA COUNTY OREGON.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MANY OF THE PERIMETER LOT CORNERS AND CONTROLLING SECTION CORNERS. THE NORTHEAST CORNER OF THE SECTION WAS NOT RECOVERED DURING OUR FIELD WORK, WE HAVE RELIED ON A COMPUTED POSITION USING A BEARING-BEARING INTERSECTION USING DATA FROM SURVEY 98-101-C.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDLETON, OREGON, TITLE REPORT, FILE NUMBER 277356AM, DATED JANUARY 22, 2019. IN PREPARING THIS TENTATIVE PLAN, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE TENTATIVE PLAN AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORT.

LEGAL DESCRIPTION

LOT 41 OF HAYDEN RIVER ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 13 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON.

OWNER/DEVELOPER

OWNER/DEVELOPER FASTRACK, INC. 4803 CATALONIA DRIVE PASCO, WA 99301

PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE.

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JARED FARIS, AUTHORIZED REPRESENTATIVE FOR FASTRACK, INC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) & SANITARY SEWER EASEMENTS (SAN. SEWER ESMT) AS SHOWN HEREON.

LOT 41, HAYDEN RIVER ESTATES NO. 3, A REPLAT OF LOT 34 IN HAYDEN RIVER ESTATE NO. 2A, LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

Jared Faris, Representative for Fastrack, Inc. 12-18-2019 DATE

ACKNOWLEDGMENT

STATE OF OREGON COUNTY OF UMATILLA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARED FARIS, HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Notary Public Mike Hawin 12-18-19 DATE

MY APPOINTMENT EXPIRES 4-3-21 COMMISSION # 961142 RESIDING HERMISTON, OR 97838

PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR CURLEW & ORIOLE STREETS, SPARROW & EAGLE AVENUES, KILLDEER ROAD & KITE PLACE WILL OCCUR AT THE TIME OF THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 1 THROUGH 26 WILL BE COMPLETED AT THIS TIME.

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. _____

Mary Dedrick 12-17-19 Mayor of the City of Umatilla DATE

UMATILLA COUNTY SURVEYOR

I, DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, AND HAVE FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

David H. Krumbein 12-20-2019 David H. Krumbein, P.E., P.L.S., Umatilla County Surveyor DATE

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF HAYDEN RIVER ESTATES PHASE 4 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

Geor Mendock 12-19-19 Chairman DATE

Commissioner 12-19-19 DATE

Commissioner 12-20-19 DATE

UMATILLA COUNTY ASSESSORS 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 COVERED BY THE ACCOMPANYING SUBDIVISION, AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID, AND WE THEREFORE APPROVE SAID SUBDIVISION.

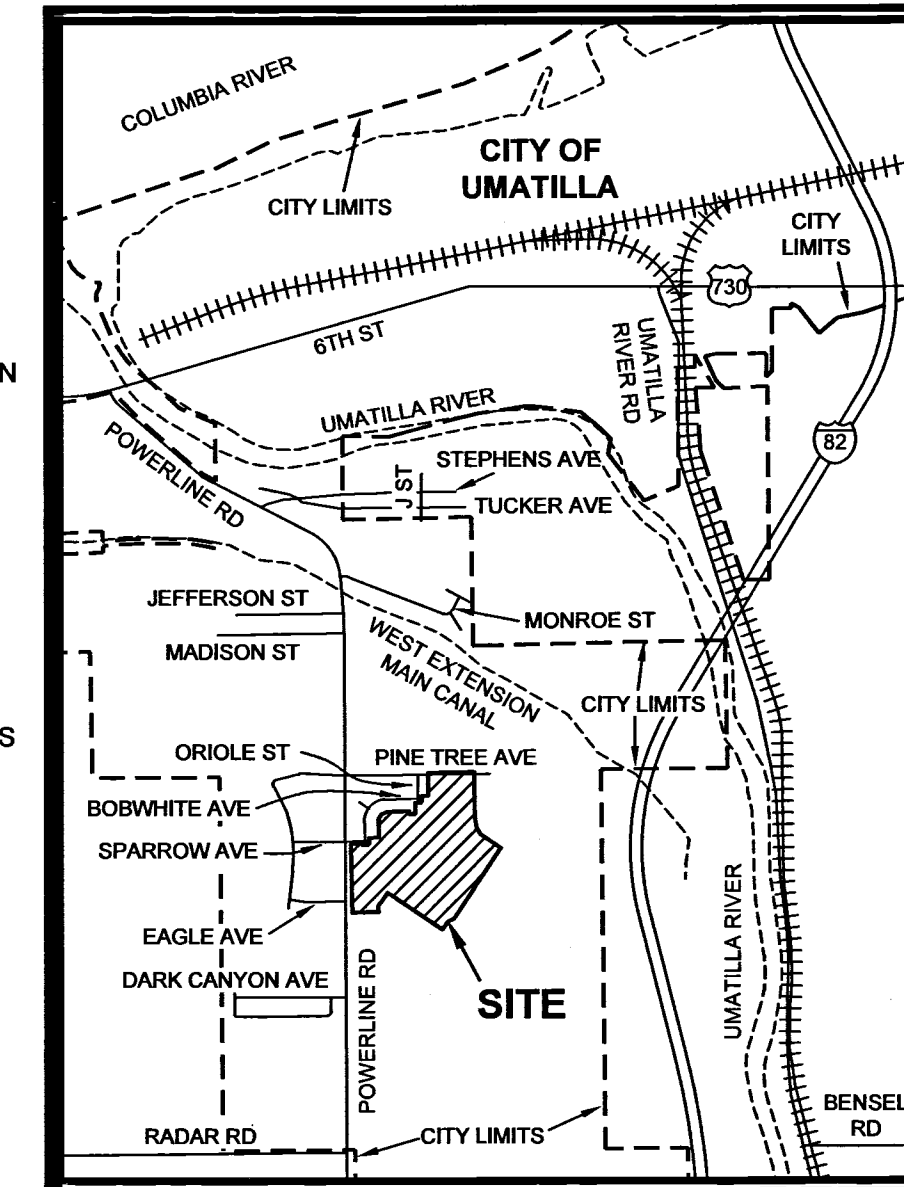
Paul Chalmers by Rachel Reynolds, Deputy 12/18/2019 County Assessor DATE

Bethina Gung 12/18/2019 County Tax Collector DATE

WEST EXTENSION IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT AND THAT THE PLAT OF HAYDEN RIVER ESTATES PHASE 4 - SUBDIVISION CONFORMS TO THE REQUIREMENTS OF THE WEST EXTENSION IRRIGATION DISTRICT

Randy Bridgeman 12/18/19 West Extension Irrigation District DATE



VICINITY MAP NOT TO SCALE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS RENEWS 12/31/19 12/12/2019

PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com

Table with client, surveyor, date, section, township, range, city, county, and sheet information.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. Greg E. Flowers GREG E. FLOWERS, PLS

RECEIVED BY Umatilla County Surveyor Date: 12/23/19 Recd By: CT No.: 19-128-6