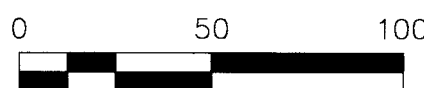
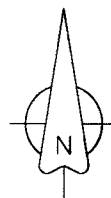


CIMMARON TERRACE PHASE 3

LOT 76 OF THE CIMMARON TERRACE PHASE 2 PLAT RECORDED IN BOOK 17, PAGE 3 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON CITY OF HERMISTON

BASIS OF BEARINGS

GRID BEARING OF N89°35'03"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP, ON SAID NORTH LINE, AND A FOUND 2.5" BRASS CAP MARKING THE EAST QUARTER OF SECTION 2.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.50'	47.90'	43.13'	S45°25'28"E	89°58'55.95"
C2	30.50'	47.92'	43.14'	N44°34'31"E	90°00'59.12"
C3	16.00'	25.13'	22.63'	S44°34'06"W	90°00'12.96"
C4	16.00'	25.13'	22.63'	N45°25'54"W	89°59'47.04"
C5	78.00'	122.53'	110.31'	N44°34'06"E	90°00'12.96"
C6	100.00'	101.30'	97.03'	S28°35'14"W	58°02'28.91"
C7	100.00'	55.78'	55.06'	N73°35'21"E	31°57'44.05"
C8	16.00'	25.12'	22.62'	S45°27'33"E	89°56'28.03"
C9	16.00'	24.95'	22.50'	S44°53'20"W	89°21'46.15"
C10	16.00'	28.90'	25.13'	N38°41'13"W	103°29'07.17"

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- NEW LOT LINE
- EASEMENT
- SECTION OR SECTION SUBDIVISION LINE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING FOUND OR SET
- FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" PER REPLAT OF CIMMARON TERRACE BK 16 PG 94
- FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" PER PLAT OF CIMMARON TERRACE PHASE 2 BK 17 PG 03
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- SET MONUMENT ON CENTERLINE PER CITY OF HERMISTON FIGURE ST18
- (XXX)RX RECORD DIMENSION PER RECORD DOCUMENT
- DFN DOCUMENT FILE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- XX LOT NUMBER

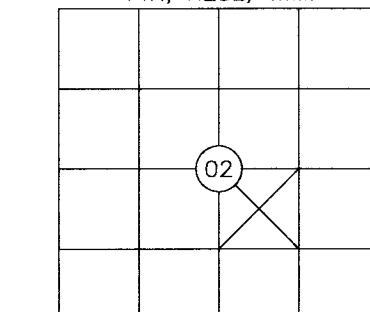
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	178.07'	62.76'	62.43'	N73°33'38"E	20°11'31.82"
C12	178.07'	48.67'	48.52'	N20°53'11"E	15°39'41.46"
C13	200.07'	89.95'	89.19'	S12°23'27"W	25°45'31.63"
C14	222.07'	53.77'	53.64'	N15°38'27"E	13°52'20.39"
C15	16.00'	22.58'	20.75'	N49°08'15"E	80°51'55.84"
C16	16.00'	25.13'	22.63'	N45°25'47"W	90°00'00.00"
C17	16.00'	15.05'	14.50'	N26°31'19"E	53°54'12.53"
C18	48.50'	243.62'	57.15'	S89°34'13"W	28°48'25.05"
C19	16.00'	15.05'	14.50'	N27°22'53"W	53°54'12.53"
C20	16.00'	25.13'	22.63'	S44°34'13"W	90°00'00.00"
C21	122.00'	12.59'	12.58'	S86°36'53"W	5°54'40.32"
C22	16.00'	23.36'	21.34'	S54°30'29"E	83°39'57.07"
C23	48.50'	185.82'	91.29'	S57°33'49"W	219°31'20.78"
C24	16.00'	23.36'	21.34'	N10°21'53"W	83°39'57.07"
C25	122.00'	67.93'	67.05'	N15°31'03"E	31°54'06.00"
C26	122.00'	45.40'	45.14'	N10°13'37"E	21°19'13.79"
C27	122.00'	22.53'	22.50'	N26°10'40"E	10°34'52.21"
C28	48.50'	24.23'	23.98'	N37°53'02"W	28°37'38.19"
C29	48.50'	35.53'	34.74'	N02°34'57"W	41°58'31.70"
C30	48.50'	25.29'	25.00'	N33°20'29"E	29°52'20.81"
C31	48.50'	26.27'	25.95'	N63°47'35"E	31°01'51.06"
C32	48.50'	69.72'	63.87'	S59°30'28"E	82°22'02.60"
C33	48.50'	4.78'	4.78'	S15°29'59"E	5°38'56.43"
C34	16.00'	11.11'	10.89'	S20°19'20"E	39°47'06.11"
C35	16.00'	3.94'	3.93'	S47°16'26"E	14°07'06.42"

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-06-2022

RECEIVED BY
Umatilla County Surveyor
Date: 4/7/22
Rec'd By: CT
No.: 22-034-B

at 3:47 o'clock p. m., in the record of PLATS of said County.
BOOK 17 PAGE 51
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 130.00 No. 2022-7390249

SECTION DIAGRAM
T4N, R28E, W.M.



REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2023
3/25/2022

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Greg E. Flowers
GREG FLOWERS, PLS OR 02820

LINE	BEARING	DISTANCE
L1	S00°25'47"E	5.15'
L2	N57°56'28"E	10.35'
L3	S35°31'47"W	24.97'
L4	N89°34'13"E	1.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C36	48.50'	64.20'	59.61'	N16°24'42"W	75°50'34.55"
C37	48.50'	31.93'	31.35'	N40°22'02"E	37°42'55.03"
C38	48.50'	47.80'	45.89'	N87°27'36"E	56°28'11.20"
C39	48.50'	20.93'	20.77'	N51°56'34"W	24°43'30.23"
C40	48.50'	20.30'	20.15'	S27°35'26"E	23°58'44.20"
C41	48.50'	58.47'	54.99'	S18°56'11"W	69°04'29.85"
C42	16.00'	3.94'	3.93'	S46°24'52"W	14°07'06.42"
C43	16.00'	11.11'	10.89'	N19°27'46"E	39°47'06.11"

NOTE
SEE SHEET TWO FOR LOT 76 DETAIL, CITY OF HERMISTON TRACT DETAIL, AND AREA TABLE
SEE SHEET THREE FOR NARRATIVE, REFERENCE DOCUMENTS, AND ACKNOWLEDGEMENTS



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: ROTSCHE, INC	PROJECT NO.: 67627.002
SURVEYOR: GREG E. FLOWERS	DATE: 3/22/2022
CALC BY: GEF	DRAWN BY: AA
SCALE: 1" = 50'	
SECTION: 2	TOWNSHIP: 4 NORTH
RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA
SHEET 1 OF 3	

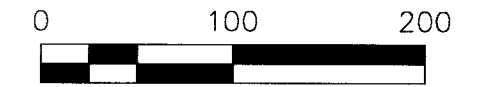
RECEIVED BY
 Umatilla County Surveyor
 Date: 4/7/22
 Rec'd By: CT
 No.: 22-034-B

CIMMARON TERRACE PHASE 3
 LOT 76 OF THE CIMMARON TERRACE PHASE 2 PLAT RECORDED IN BOOK 17, PAGE 3 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON CITY OF HERMISTON



BASIS OF BEARINGS

GRID BEARING OF N89°35'03"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN A FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP, ON SAID NORTH LINE, AND A FOUND 2.5" BRASS CAP MARKING THE EAST QUARTER OF SECTION 2.



LEGEND

- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- - - NEW LOT LINE
- - - EASEMENT
- - - SECTION OR SECTION SUBDIVISION LINE
- ⊕ FOUND MONUMENT AS DESCRIBED
- ⊕ CALCULATED POINT, NOTHING FOUND OR SET
- ◇ FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" PER REPLAT OF CIMMARON TERRACE BK 16 PG 94
- ◆ FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" PER PLAT OF CIMMARON TERRACE PHASE 2 BK 17 PG 03
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- (XXX)RX RECORD DIMENSION PER RECORD DOCUMENT
- DFN DOCUMENT FILE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊙ LOT NUMBER

AREA TABLE

Area	Scaled	Sq. Feet	Acres
116		7771	0.18
117		5946	0.14
118		6000	0.14
119		6000	0.14
120		6000	0.14
121		6000	0.14
122		6000	0.14
123		6647	0.15
124		7909	0.18
125		6821	0.16
126		6795	0.16
127		5991	0.14
128		5990	0.14
129		5990	0.14
130		6111	0.14
131		6789	0.16
132		5381	0.12
133		8170	0.19
134		7050	0.16
135		9330	0.21
136		7805	0.18
137		6437	0.15
138		9549	0.22
139		7074	0.16
140		7411	0.17
141		10762	0.25
142		6255	0.14
143		7225	0.17
144		6572	0.15

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C44	200.07	204.02	195.29	S54°28'59"W	58°25'33"
C45	200.00	293.62	267.95	N41°38'17"E	84°06'57"
C46	200.00	90.93	90.14	S13°26'38"E	26°02'53"
C47	222.00	20.02	20.02	N44°51'37"W	5°10'03"
C48	222.00	23.28	23.27	N50°26'52"W	6°00'27"
C49	222.00	147.26	144.58	N23°16'23"W	38°00'24"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L5	N00°23'42"W	55.33	L5	N00°22'39"W	55.33
L6	S89°34'13"W	79.16	L7	N89°36'27"E	80.28
L7	S89°35'24"W	81.29	L8	N71°05'33"W	109.88
L8	S71°06'36"E	109.88	L9	S73°40'47"W	97.75
L9	S73°39'44"W	97.75	L10	S58°04'50"W	79.59
L10	N58°03'47"E	79.59	L11	S24°12'18"W	89.59
L11	N24°11'15"E	89.59	L12	S16°53'15"E	113.61
L12	N16°54'18"W	113.61	L13	S21°56'03"E	95.16
L13	N21°57'08"W	95.16	L14	S03°46'27"E	41.95
L14	N03°47'50"W	41.95	L15	S83°41'46"W	3.99
L15	S83°41'46"W	3.99	L16	N00°25'11"W	137.33
L16	N00°25'11"W	137.33	L17	N89°34'13"E	119.25
L17	N89°34'13"E	119.25	L18	N89°34'13"E	119.61
L18	N89°34'13"E	119.61	L19	N00°25'11"W	50.35
L19	N00°25'11"W	50.35	L20	S07°27'12"E	45.05
L20	S07°27'12"E	45.05	L21	S18°03'15"E	94.18
L21	S18°03'15"E	94.18	L22	S01°55'07"W	110.63
L22	S01°55'07"W	110.63	L23	S55°54'18"E	85.47
L23	S55°54'18"E	85.47	L24	N78°56'17"W	47.04
L24	N78°56'17"W	47.04	L25	S48°23'48"E	51.86
L25	S48°23'48"E	51.86	L26	N30°09'47"W	50.55
L26	N30°09'47"W	50.55	L27	N07°02'15"W	60.46
L27	N07°02'15"W	60.46	L28	S00°03'17"E	96.72
L28	S00°03'17"E	96.72	L29	N53°59'25"E	37.94
L29	N53°59'25"E	37.94	L30	N71°43'55"E	40.24
L30	N71°43'55"E	40.24			

RECORD DIMENSIONS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L5	N00°23'42"W	55.33	L5	N00°22'39"W	55.33
L6	S89°34'13"W	79.16	L7	N89°36'27"E	80.28
L7	S89°35'24"W	81.29	L8	N71°05'33"W	109.88
L8	S71°06'36"E	109.88	L9	S73°40'47"W	97.75
L9	S73°39'44"W	97.75	L10	S58°04'50"W	79.59
L10	N58°03'47"E	79.59	L11	S24°12'18"W	89.59
L11	N24°11'15"E	89.59	L12	S16°53'15"E	113.61
L12	N16°54'18"W	113.61	L13	S21°56'03"E	95.16
L13	N21°57'08"W	95.16	L14	S03°46'27"E	41.95
L14	N03°47'50"W	41.95	L15	S83°41'46"W	3.99
L15	S83°41'46"W	3.99	L16	N00°25'11"W	137.33
L16	N00°25'11"W	137.33	L17	N89°34'13"E	119.25
L17	N89°34'13"E	119.25	L18	N89°34'13"E	119.61
L18	N89°34'13"E	119.61	L19	N00°25'11"W	50.35
L19	N00°25'11"W	50.35	L20	S07°27'12"E	45.05
L20	S07°27'12"E	45.05	L21	S18°03'15"E	94.18
L21	S18°03'15"E	94.18	L22	S01°55'07"W	110.63
L22	S01°55'07"W	110.63	L23	S55°54'18"E	85.47
L23	S55°54'18"E	85.47	L24	N78°56'17"W	47.04
L24	N78°56'17"W	47.04	L25	S48°23'48"E	51.86
L25	S48°23'48"E	51.86	L26	N30°09'47"W	50.55
L26	N30°09'47"W	50.55	L27	N07°02'15"W	60.46
L27	N07°02'15"W	60.46	L28	S00°03'17"E	96.72
L28	S00°03'17"E	96.72	L29	N53°59'25"E	37.94
L29	N53°59'25"E	37.94	L30	N71°43'55"E	40.24
L30	N71°43'55"E	40.24			

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-06-2022

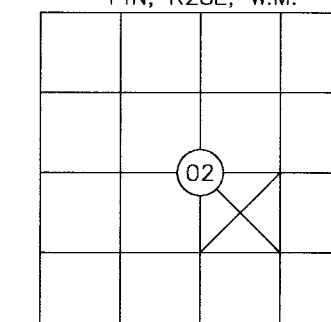
at 3:47 o'clock p. m. in the record of PLATS of said County.
 BOOK 17 PAGE 51

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 130.00 No. 2022-7390249

SECTION DIAGRAM
 T4N, R28E, W.M.



REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2023
 3/25/2025

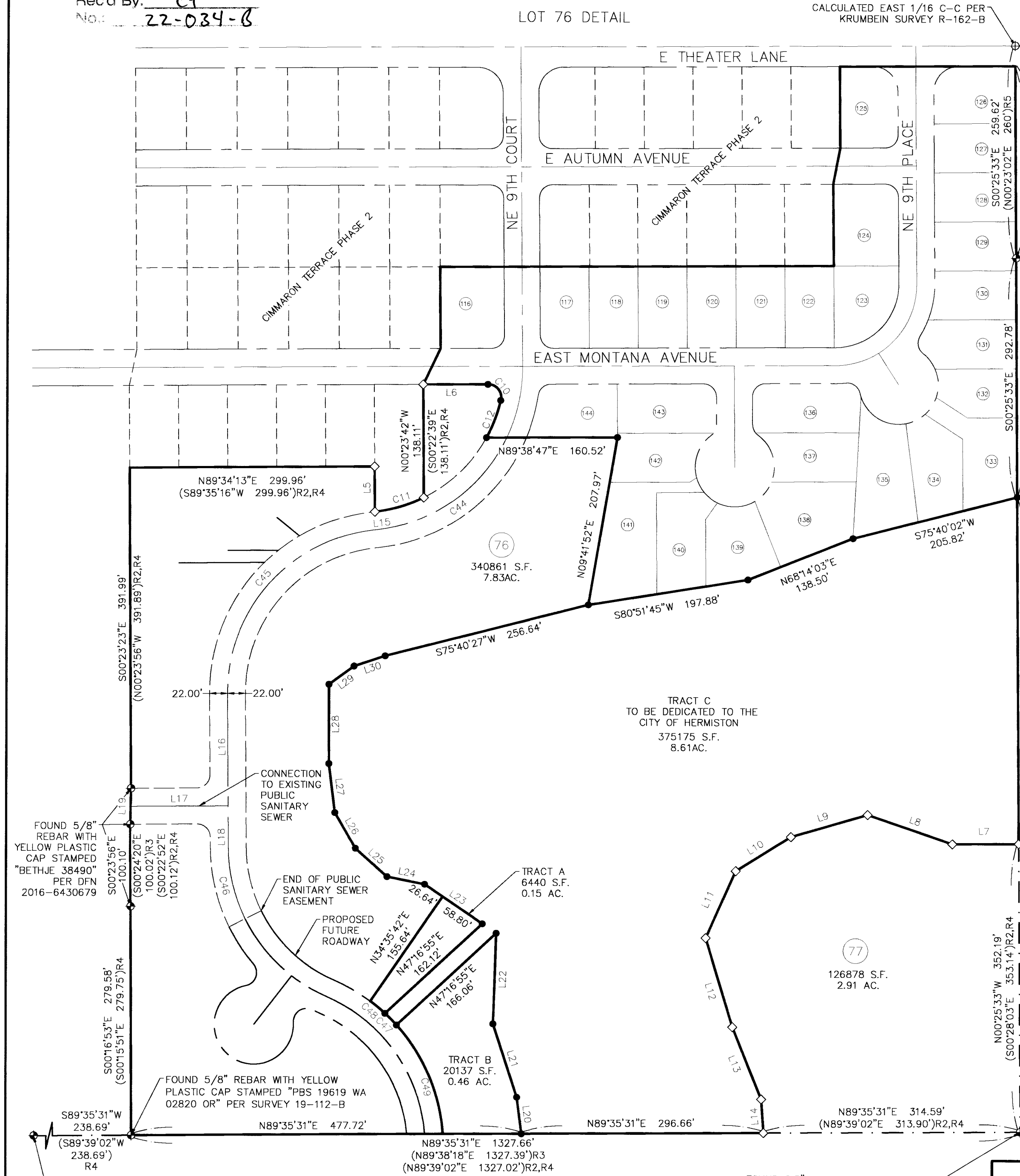
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

GREG FLOWERS, PLS OR 02820



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: ROTSCHE, INC	PROJECT NO.: 67627.002
SURVEYOR: GREG E. FLOWERS	DATE: 3/22/2022
CALC BY: GEF	DRAWN BY: AA
SCALE: 1" = 50'	
SECTION: 2	TOWNSHIP: 4 NORTH
RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA
SHEET 2 OF 3	



FOUND 2.5" ALUMINUM CAP STAMPED "1981 PLS 933" MARKING THE SOUTHEAST 1/16 CORNER OF SECTION 2 PER SURVEY NO. S-044-B

CIMMARON TERRACE PHASE 3
 LOT 76 OF THE CIMMARON TERRACE PHASE 2 PLAT RECORDED IN BOOK 17, PAGE 3 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
 CITY OF HERMISTON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROTSCY, INC TO SUBDIVIDE LOT 76 OF CIMMARON TERRACE PHASE 2.

SECTION 2 WAS BROKEN DOWN AND A 5/8" X 30' IRON ROD WAS SET AT THE CENTER 1/4 BY LAGIER PER HIS SURVEY FILED IN 1976 AS COUNTY SURVEY NO. L-18-B.

IN 1980, KRUMBEIN COMPLETED A TOWNSHIP RETRACEMENT SURVEY FILED AS SURVEY NO. S-156-C AND HELD THE NORTHWEST CORNER OF SECTION 2 AS DEFINED BY L-18-B. KRUMBEIN HAD DETERMINED THAT THE NORTHEAST AND NORTH 1/4 CORNERS OF SECTION 2 THAT LAGIER HAD USED WERE OUT OF POSITION AND RESET THEM. KRUMBEIN ALSO SET A BRASS CAP ESTABLISHING THE EAST 1/4 CORNER OF SAID SECTION 2 PER THIS SURVEY. PER THE SURVEY FILED AS NO. R-162-B, KRUMBEIN FURTHER SUBDIVIDED THE SOUTHEAST 1/4 OF SECTION 2 FROM CORNERS ESTABLISHED ON S-156-C INTO AN EAST HALF AND WEST HALF AND SET A BRASS CAP AT THE CENTER EAST 1/16, AND A 5/8" IRON PIN 260 FEET SOUTH ON THE SUBDIVISION LINE THEREOF. IN 1981, KRUMBEIN SUBDIVIDED THE EAST AND WEST HALVES OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND SET A 2.5" ALUMINUM CAP AT THE SOUTHEAST 1/16 CORNER AS SHOWN ON THE SURVEY FILED AS NO. S-044-B.

THE PARTITION PLAT FILED AS INSTRUMENT NO. 2004-02, HOLT ADDITION FILED IN BOOK 15, PAGE 34, PHEASANT RUN PHASE SIX FILED IN BOOK 14, PAGE 80, ALORA HEIGHTS SUBDIVISION FILED IN BOOK 11, PAGE 05, AND CIMMARON TERRACE PHASE 1 FILED IN BOOK 16, PAGE 29, HELD THE ROD SET BY LAGIER PER L-18-B. THE ROD WAS NOT FOUND AT THE TIME OF THIS SURVEY BUT THE CALCULATED POSITION WAS HELD AS THE LOCAL CONTROL POINT FOR THE CENTER OF SECTION 2.

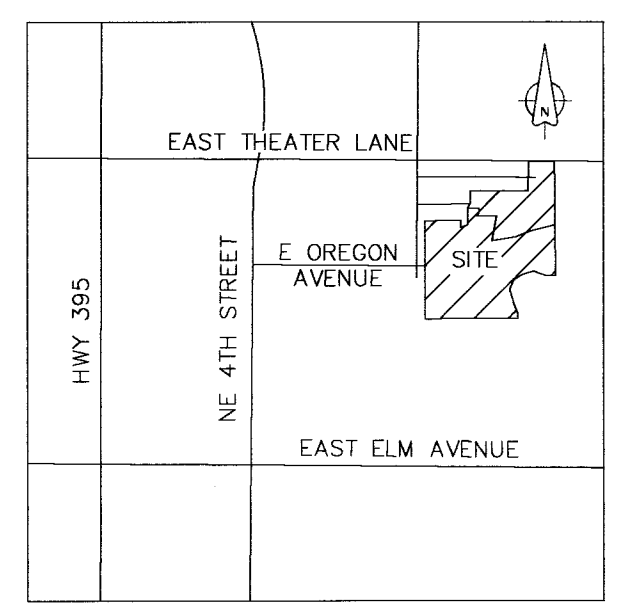
THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 WAS CALCULATED BY HOLDING THE LINE BETWEEN THE CALCULATED POSITION OF LAGIER'S PIN AT THE CENTER 1/4 OF SAID SECTION 2 AND THE FOUND BRASS CAP SET BY KRUMBEIN AT THE EAST 1/4 THEREOF AND RUNNING THENCE THE RECORD DISTANCE OF 1323.49 FEET WEST ALONG THE LINE TO THE CALCULATED POSITION OF A BRASS CAP SET BY KRUMBEIN MARKING THE CENTER EAST 1/16 THEREOF. THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 WAS THEN CALCULATED BY HOLDING A LINE BETWEEN THIS CENTER EAST 1/16 AND THE FOUND ALUMINUM CAP SET BY KRUMBEIN AT THE SOUTHEAST 1/16 OF SAID SECTION 2. A PIN WAS FOUND TO BE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 AS SET BY KRUMBEIN PER R-162-B AND WAS THEN HELD AS THE EAST LINE OF CIMMARON TERRACE PHASE THREE AS SHOWN HEREON.

THIS IS A DEVIATION FROM THE CIMMARON TERRACE REPLAT AND CIMMARON PHASE TWO, IN WHICH A MATHEMATICAL BREAKDOWN WAS DONE BY HOLDING A LINE BETWEEN THE CALCULATED POSITION OF LAGIER'S PIN AND KRUMBEIN'S BRASS CAP FOUND AT THE EAST 1/4 CORNER, THEN HOLDING THE MIDPOINT AS THE CENTER EAST 1/16.

MONUMENTS FOUND WERE VISITED IN JUNE AND JULY 2021. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY WITH A TRIMBLE R10 BASE AND TRIMBLE R12 RECEIVERS HAVING STANDARD ACCURACIES OF 8MM + 1PPM HORIZONTAL AND 15MM + 1PPM VERTICAL.

REFERENCE DOCUMENTS

- (R1) PLAT OF CIMMARON TERRACE PHASE 2 FILED AS DOCUMENT NO. 2020-7020133 ON JUNE 01, 2020 IN BOOK 17 OF SUBDIVISIONS AT PAGE 03 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R2) REPLAT OF CIMMARON TERRACE FILED AS FILE NO. 2019-6930186 ON NOVEMBER 07, 2019 IN BOOK 16 OF SUBDIVISIONS AT PAGE 94 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R3) PLAT OF CIMMARON TERRACE PHASE 1 FILED AS FILE NO. 2016-6430679 ON MAY 25, 2016 IN BOOK 16 OF SUBDIVISIONS AT PAGE 29 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R4) BOUNDARY LINE ADJUSTMENT SURVEY FOR HANES ZOLLER JOINT VENTURE BY FLOWERS FILED AS RECORD OF SURVEY NO. 19-112-B ON NOVEMBER 11, 2019 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R5) SURVEY BY LAGIER FILED AS RECORD OF SURVEY NO. L-018-B ON JULY 19, 1976 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R6) SURVEY FOR BOYER BY KRUMBEIN FILED AS RECORD OF SURVEY NO. R-162-B ON OCTOBER 01, 1980 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R7) SURVEY FOR HOWARD BY KRUMBEIN FILED AS RECORD OF SURVEY NO. S-044-B IN APRIL, 1981 IN RECORDS OF UMATILLA COUNTY, OREGON
- (R8) HERMISTON REMONUMENTATION SURVEY BY KRUMBEIN FILED AS RECORD OF SURVEY NO. S-156-C IN DECEMBER, 1981 IN RECORDS OF UMATILLA COUNTY, OREGON



VICINITY MAP-NOT TO SCALE

CITY OF HERMISTON PLANNING COMMISSION AND 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 28 DAY OF March, 2022

 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 28th DAY OF March, 2022

 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 3" 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 1 DAY OF April, 2022

 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 3" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 6 DAY OF April, 2022

 CHAIRMAN

 COMMISSIONER

 COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 3" 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 5 DAY OF April, 2022

 UMATILLA COUNTY ASSESSOR

 UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 3" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 28 DAY OF March, 2022

 HERMISTON IRRIGATION DISTRICT

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 "CIMMARON TERRACE PHASE 3" BEING LOT 76 OF THE CIMMARON TERRACE PHASE 2 PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 17 OF TOWN PLATS AT PAGE 3 IN THE RECORDS OF UMATILLA COUNTY. SAID SUBDIVISION IS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT, BEING A SET 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "WA 19619 / OR 02820" SET AT THE NORTHWEST CORNER OF LOT 116, MARKS THE NORTHWESTERLY CORNER OF SAID "CIMMARON TERRACE PHASE 3".

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

OWNER/DEVELOPER

ROTSCY, INC
 9210 NE 62ND AVE
 VANCOUVER, WASHINGTON 98665

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, Shane Korpela, AUTHORIZED REPRESENTATIVE FOR ROTSCY, 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 PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE TRACT C TO THE CITY OF HERMISTON AND DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E) SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CIMMARON TERRACE PHASE 3". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 76 OF CIMMARON TERRACE PHASE 2 AS RECORDED IN BOOK 17 OF TOWN PLATS AT PAGE PAGE 3 IN RECORDS OF UMATILLA COUNTY, OREGON.

 REPRESENTATIVE FOR ROTSCY, INC

 DATE 3/23/2022

SHANE KORPELA
 PRINT NAME

ACKNOWLEDGEMENT

STATE OF Washington
 COUNTY OF Richland

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shane Korpela HAS SIGNED THIS PLAT ON BEHALF OF ROTSCY, INC, ON OATH STATED THAT THEY ARE 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

 DATE 3/23/22

MY APPOINTMENT EXPIRES 4/26/2025
 RESIDING IN Richland



STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-06-2022

at 3:47 o'clock p. m., in the record of PLATS of said County.
 BOOK 17 PAGE 51

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer
 Fee \$ 130.00 No. 2022-7390249

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/7/22
 Rec'd By: CT
 No.: 22-034-B

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2023
5/25/2022

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

 GREG FLOWERS, PLS OR 02820

<p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: ROTSCY, INC	PROJECT NO.: 67627.002
	SURVEYOR: GREG E. FLOWERS	DATE: 3/22/2022
CALC BY: GEF	DRAWN BY: AA	SCALE: 1" = 50'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 3 OF 3