

FOUND 2" ALUMINUM CAP ON 1" PIPE LS 951, AT W 1/4 CORNER OF SECTION 20, ESTABLISHED PER SURVEY 91-01-B, CAP MATERIAL DOES NOT MATCH MATERIAL DESCRIBED ON SAID SURVEY

ADJOINERS

(R3) LOT#	OWNER
69	RILEY
17	CRUZ-CRUZ
16	KROKSTROM
15	ROSALES
14	CERVANTES
13	CORIA GARCIA
12	OSORIO GARCIA
11	NAVARRETE
(R7) LOT# OWNER	
23	ABBOTT
22	VELASCO
13	HOJABOOM
12	VALLE-NAVA OCHOA
11	MANLEY
10	PAYNE
9	THOMAS
8	STREET
7	CORONA

NOTES

SEE SHEET 2 OF 4 FOR:
1. LOT DIMENSIONS

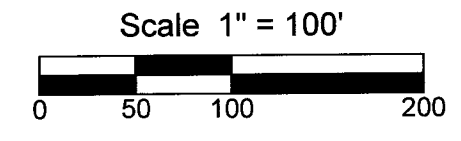
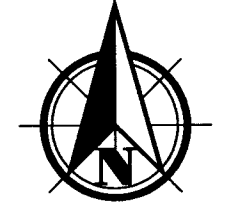
SEE SHEET 3 OF 4 FOR:
1. NARRATIVE
2. TITLE REPORT REFERENCE,
3. LEGAL DESCRIPTION
4. OWNER/DEVELOPER
5. PUBLIC UTILITY EASEMENT NOTE
6. OWNER'S DECLARATION AND DEDICATION
7. ACKNOWLEDGEMENT
8. PROPERTY PINS & ROAD MONUMENTS NOTE
9. APPROVALS
10. SURVEYOR'S CERTIFICATE

SEE SHEET 4 OF 4 FOR:
1. CENTER LINE & PROPERTY PIN TABLE
2. VICINITY MAP

EXISTING EASEMENTS

- VARIABLE WIDTH UMATILLA ELECTRIC CO-OP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
- 15' WATERLINE EASEMENT REEL 40, PAGE 1526
- 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R3)
- 15' WATERLINE EASEMENT PER (R3)
- 39' WATERLINE EASEMENT PER (R3)
- 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
- 10' P.U.E. PER (R3)
- 10' P.U.E. PER (R7)

CHERYL'S PLACE PHASE 2
LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON



BASIS OF BEARINGS

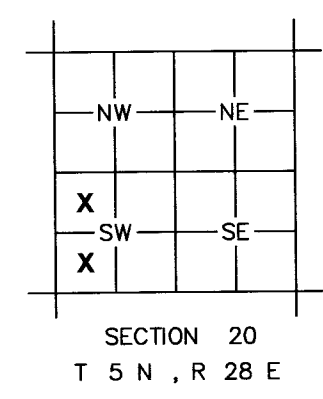
BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 6-23-2022 at 2:50 o'clock p.m., in the record of PLATS of said County: BOOK 17 PAGE 61
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 130.00 No. 2022-7420669

LEGEND

- ▲ SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2022"
- SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "WA 19619 OR 02820"
- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- ⊕ ## FOUND 5/8" IRON REBAR PER SURVEY REFERENCES (R1 & R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE, SHEET 4 OF 4
- ⊕ ## FOUND 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2019"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- RW DENOTES RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- PLAT BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- - - PROPERTY LINE
- - - EASEMENT, (SEE EXISTING EASEMENT LIST (SEE P.U.E. NOTE, SHEET 4))
- - - SECTION LINE

SECTION DIAGRAM



REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023
6/21/22

RECEIVED BY
Umatilla County Surveyor
Date: 7/5/22
Rec'd By: CT
No.: 22-070-R

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	S01°02'21"E	23.07'	(S00°11'31"E R3)	(R7)(23.08' R3)
L2	N01°02'21"W	26.93'		
L3	N88°57'39"E	3.50'	(S89°48'29"W R3)	

SURVEY REFERENCES

- SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
- SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
- THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- PARTITION PLAT 2000-37 (AFN 2000-3740492) BY CUMMINGS
- SURVEY FOR CITY OF UMATILLA (SURVEY NO. 00-138-C) BY CUMMINGS
- SURVEY FOR RSA COMPANY (SURVEY NO. 97-124-B) BY ROGERS
- CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS



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

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.003
SURVEYOR: GREG E. FLOWERS	DATE: 06/07/2022
CALC BY: ROP / ADM	DRAWN BY: DWW / FGH
SCALE: 1" = 100'	
SECTION: 20	TOWNSHIP: 5 N
RANGE: 28 E	
CITY: UMATILLA	COUNTY: UMATILLA
SHEET 1 OF 4	

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

58 - FUTURE DEVELOPMENT
(COLUMBIA BASIN DEVELOPMENT LLC)

465213 S.F.
10.68 AC.

S88°57'40"W 1297.35'(R7)
(R3 S89°48'30"W) (1297.28' R3)
PPLAT 2000-37

PARCEL No. 2
(WOODWARD)

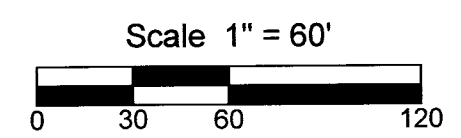
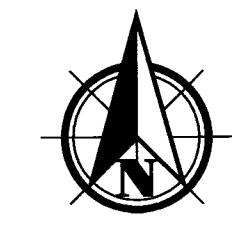
FOUND 2-1/2" BRASS CAP ON 1" PIPE LS 951, AT S 1/4 CORNER OF SECTION 20, ESTABLISHED PER SURVEY 91-01-B

FOUND 2-1/2" BRASS CAP BY RPE 7728, AT SW CORNER OF SECTION 20, ESTABLISHED PER SURVEY I-16-C

SEE CONTINUATION BELOW

SEE CONTINUATION ABOVE

CHERYL'S PLACE PHASE 2
 LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

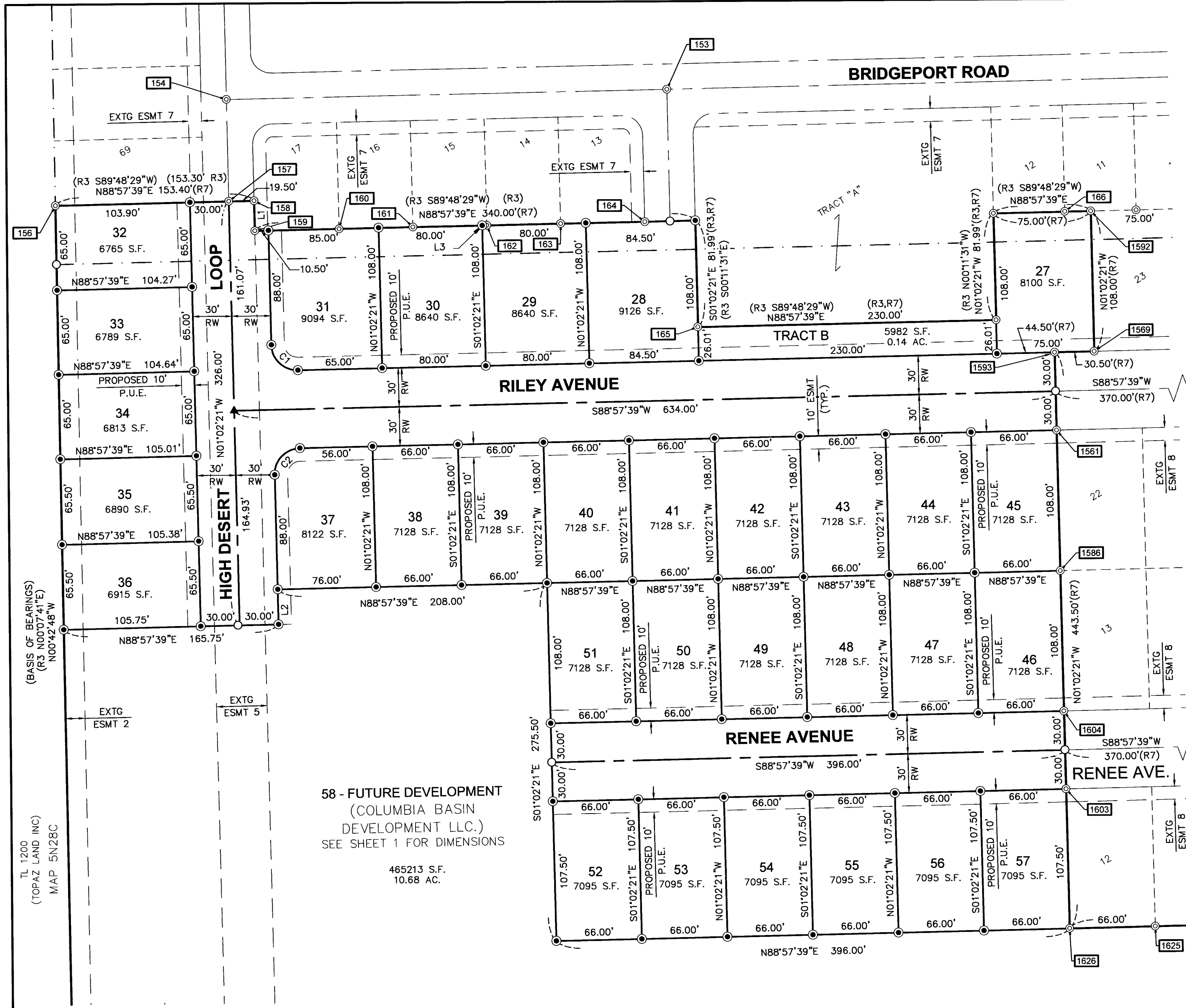


BASIS OF BEARINGS
 BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

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- VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
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 - 10' P.U.E. PER (R3)
 - 10' P.U.E. PER (R7)
- ADJOINERS**
- | (R3) LOT# | OWNER |
|-----------------|------------------|
| 69 | RILEY |
| 17 | CRUZ-CRUZ |
| 16 | KROKSTROM |
| 15 | ROSALES |
| 14 | CERVANTES |
| 13 | CORIA GARCIA |
| 12 | OSORIO GARCIA |
| 11 | NAVARRETE |
| (R7) LOT# OWNER | |
| 23 | ABBOTT |
| 22 | VELASCO |
| 13 | HUJABOOM |
| 12 | VALLE-NAVA OCHOA |
| 11 | MANLEY |
| 10 | PAYNE |
| 9 | THOMAS |
| 8 | STREET |
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- LEGEND**
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 - - - - - PROPERTY LINE
 - - - - - EASEMENT, (SEE EXISTING EASEMENT LIST (SEE P.U.E. NOTE, SHEET 4))
 - - - - - SECTION LINE



58 - FUTURE DEVELOPMENT (COLUMBIA BASIN DEVELOPMENT LLC.) SEE SHEET 1 FOR DIMENSIONS

465213 S.F.
10.68 AC.

- SURVEY REFERENCES**
- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
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 - (R4) PARTITION PLAT 2000-37 (AFN 2000-3740492) BY CUMMINGS
 - (R5) SURVEY FOR CITY OF UMATILLA (SURVEY NO. 00-138-C) BY CUMMINGS
 - (R6) SURVEY FOR RSA COMPANY (SURVEY NO. 97-124-B) BY ROGERS
 - (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS

NOTES

- SEE SHEET 1 OF 4 FOR:
 1. SUBDIVISION DIMENSIONS
- SEE SHEET 3 OF 4 FOR:
 1. NARRATIVE
 2. TITLE REPORT REFERENCE
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- SEE SHEET 4 OF 4 FOR:
 1. CENTER LINE & PROPERTY PIN TABLE
 2. VICINITY MAP

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/2023
 6/7/2022

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S46°02'21"E	90°00'00"
C2	20.00'	31.42'	28.28'	N43°57'39"E	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	S01°02'21"E	23.07'	(S00°11'31"E R3)	(R7)(23.08' R3)
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SURVEYOR: GREG E. FLOWERS	DATE: 06/07/2022
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SCALE: 1" = 60'	
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RANGE: 28 E	
CITY: UMATILLA	COUNTY: UMATILLA
SHEET 2 OF 4	

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/5/22
 Rec'd By: CT
 No.: 22-070-6

CHERYL'S PLACE PHASE 2

LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC. TO DEVELOP LOT 27 OF CHERYL'S PLACE PHASE 1 SUBDIVISION, RECORDED ON APRIL 13, 2020, AS INSTRUMENT NUMBER 2020-6990558, IN BOOK 17 AT PAGE 1, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON AND SUBDIVIDE IT AS SHOWN HEREIN.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MOST OF THE PERIMETER LOT CORNERS, ADJACENT ROAD INTERSECTION PINS AND ALL THE CONTROLLING SECTION CORNERS. THIS PROPERTY IS DEFINED ON THE WEST BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 AND ON THE EAST BY THE SAID PLAT OF CHERYL'S PLACE PHASE 1, THE TIES TO SECTIONAL MONUMENTATION WERE HELD TO ESTABLISH SAID WEST BOUNDARY. INITIALLY, A DISTANCE OF 510.37 FEET WAS HELD ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 FROM THE SOUTHWEST CORNER THEREOF, AS LISTED ON THE BLUFFS PHASE 1 SUBDIVISION, TO ESTABLISH THE SOUTHERLY AND NORTHERLY BOUNDARIES OF THIS LOT, BUT THE RECOVERED PERIMETER LOT CORNERS AND ADJACENT ROAD INTERSECTION PINS FELL NORTH OF SAID CALCULATED BOUNDARIES BY APPROXIMATELY 0.7 OF A FOOT, CONSISTENTLY, BY HOLDING THE ADJACENT ROAD INTERSECTION PINS ON BRIDGEPORT ROAD, THE VAST MAJORITY OF TIED LOT CORNERS FELL WITHIN A 0.1 OF A FOOT FROM THE CALCULATED POSITIONS OF SAID SOUTHERLY AND NORTHERLY BOUNDARIES, HENCE WE MADE THE DECISION TO HOLD SUCH. THIS ALSO AGREES WITH THE RECORD LOT 75 DIMENSIONS SHOWN ON THE BLUFFS PHASE 1 SUBDIVISION.

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, MAY 2019 AND MARCH 2020.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDELTON, OREGON, TITLE REPORT, FILE NUMBER 284685AM, DATED MARCH 4, 2019. IN PREPARING THIS FINAL PLAT, 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 THIS FINAL PLAT AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 IN TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY & COUNTY OF UMATILLA, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOT 27 OF CHERYL'S PLACE PHASE 1, AS SHOWN ON THE PLAT OF "CHERYL'S PLACE, PHASE 1, RECORDED ON APRIL 13, 2020 AS INSTRUMENT NUMBER 2020-6990558 IN BOOK 17 AT PAGE 1 IN THE PLAT RECORDS OF UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

OWNER/DEVELOPER
COLUMBIA BASIN DEVELOPMENT, LLC
PO BOX 5160
PASCO, WA 99302

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. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, AARON RILEY, AUTHORIZED REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC., A LIMITED LIABILITY COMPANY 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. THAT TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF UMATILLA, BY ACTION OF THIS SUBDIVISION PLAT. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CHERYL'S PLACE PHASE 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 27 OF CHERYL'S PLACE PHASE 1, AS SHOWN ON THE PLAT OF "CHERYL'S PLACE, PHASE 1, RECORDED ON APRIL 13, 2020 AS INSTRUMENT NUMBER 2020-6990558 IN BOOK 17 AT PAGE 1 IN THE PLAT RECORDS OF UMATILLA COUNTY, OREGON.

Aaron Riley 6/8/2022
AARON RILEY, REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC. DATE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AARON RILEY, HAS SIGNED THIS PLAT ON BEHALF OF COLUMBIA BASIN DEVELOPMENT, LLC., 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.

Paige Price 6/8/22
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES 4/26/25
RESIDING Richland

PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR RILEY AND RENEE AVENUES AND HIGH DESERT LOOP WILL OCCUR AT THE TIME OF FILING THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 27 THROUGH 57 WILL BE COMPLETED AT THIS TIME.

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. _____

Mary Debnick 06/09/2022
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. Krumbain 6/17/2022
DAVID H. KRUMBEIN, P.E., P.L.S., DATE
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF CHERYL'S PLACE PHASE 1 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

[Signature] 6-23-22
CHAIRMAN DATE

Gary M. [Signature] 6-20-22
COMMISSIONER DATE

[Signature] 06.21.2022
COMMISSIONER 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.

Rachael Reynolds 6-22-2022
COUNTY ASSESSOR DATE

Rachael Reynolds 6-22-2022
COUNTY TAX COLLECTOR DATE

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 "CHERYL'S PLACE PHASE 2", BEING LOT 27, "CHERYL'S PLACE" SUBDIVISION, PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 17 AT PAGE 1 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE WEST HALF 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 "CHERYL'S PLACE, PHASE 2" BEING A FOUND 5/8" REBAR WITH PLASTIC CAP INSCRIBED "OR LS 2316", MARKING THE SOUTHWEST CORNER OF LOT 69 OF "THE BLUFFS", SUBDIVISION, PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 63 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY.

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

NOTES

SEE SHEET 1 OF 4 FOR:
1. SUBDIVISION DIMENSIONS

SEE SHEET 2 OF 4 FOR:
1. LOT DIMENSIONS

SEE SHEET 4 OF 4 FOR:
1. CENTER LINE & PROPERTY PIN TABLE
2. VICINITY MAP

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Greg E. Flowers
GREG E. FLOWERS, PLS

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 6-23-2022

at 2:50 o'clock p.m., in the record of PLATS of said County.
BOOK 17 PAGE 61

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 130.00 No. 2022-7420669

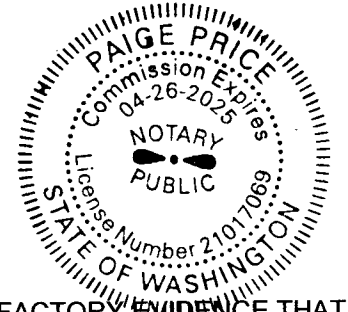
REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
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GREG E. FLOWERS
02820LS

RENEWS 12/31/2023
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400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

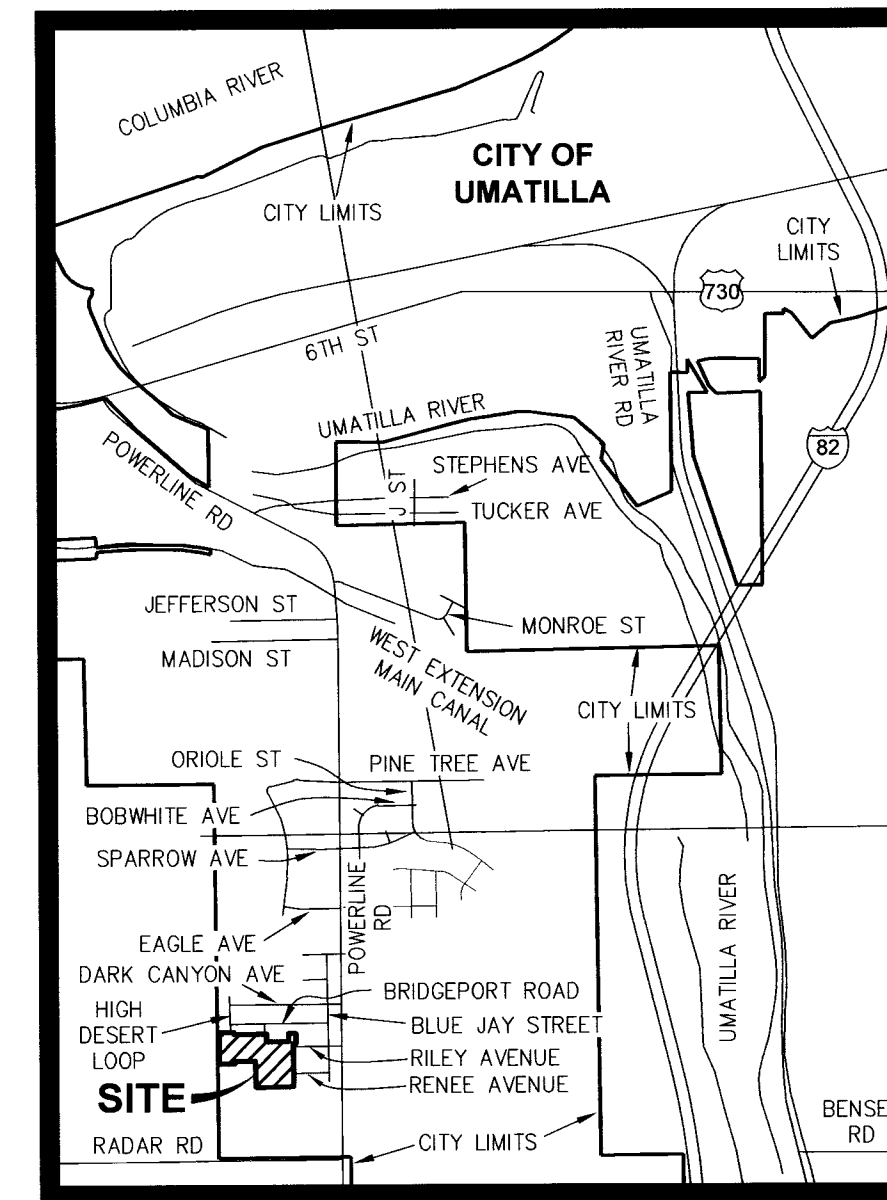
CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.003
SURVEYOR: GREG E. FLOWERS	DATE: 06/07/2022
CALC BY: ROP / ADM	DRAWN BY: DWW / FGH
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 E	SHEET 3 OF 4

CHERYL'S PLACE PHASE 2
 LOCATED IN A PORTION OF THE W 1/2 OF THE SW 1/4 OF
 SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE
 WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

**(R1 & R7) FOUND CENTERLINE & PROPERTY PIN TABLE
 (POSITION FROM CALCULATED TO MEASURED)**

#	DESCRIPTION	BEARING	DISTANCE
150	5/8" IRON REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
151	5/8" IRON REBAR FLUSH ON SURFACE W/ PARTIALLY ILLEGIBLE YPC		HELD
152	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
153	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
154	5/8" IRON REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
155	5/8" IRON REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
156	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
157	5/8" BENT IRON REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
158	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
159	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
160	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
161	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
162	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
163	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
164	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
165	5/8" IRON REBAR W/ YPC: "LS 2316"	N37°W	0.11'
166	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
177	5/8" BENT IRON REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
178	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
179	5/8" IRON REBAR W/ YPC: "LS 2316"		HELD
1558	3" BRASS CAP IN A CASE & COVER @ INTX. RILEY AVE & BLUE JAY ST.		HELD
1559	3" BRASS CAP IN A CASE & COVER @ INTX. RENEE AVE & BLUE JAY ST.		HELD
1560	5/8" IRON REBAR W/ YPC: "02820 LS" / INTX. RILEY & POWERLINE RD		HELD
1561	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1569	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1586	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1592	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1593	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1598	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1603	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1604	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1620	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1621	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1622	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1623	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1624	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1625	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1626	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD
1633	5/8" IRON REBAR W/ YPC: "02820 LS"		HELD

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED



VICINITY MAP
NOT TO SCALE

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

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 6-23-2022
 at 2:50 o'clock p.m., in the record of PLATS of said County.
 BOOK 17 PAGE 61
OFFICE OF COUNTY RECORDS
 By: *David Astwand* Records Officer
 Fee \$ 130.00 No. 2022-7420669

NOTES

- SEE SHEET 1 OF 4 FOR:
 1. SUBDIVISION DIMENSIONS
- SEE SHEET 2 OF 4 FOR:
 1. LOT DIMENSIONS
- SEE SHEET 3 OF 4 FOR:
 1. NARRATIVE
 2. TITLE REPORT REFERENCE
 3. LEGAL DESCRIPTION
 4. OWNER/DEVELOPER
 5. PUBLIC UTILITY EASEMENT NOTE
 6. OWNER'S DECLARATION AND DEDICATION
 7. ACKNOWLEDGEMENT
 8. PROPERTY PINS & ROAD MONUMENTS NOTE
 9. APPROVALS
 10. SURVEYOR'S CERTIFICATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023
 6/7/2022

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/5/22
 Rec'd By: CT
 No.: 22-070-6

<p>PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com</p>	CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.003	
	SURVEYOR: GREG E. FLOWERS	DATE: 06/07/2022	
	CALC BY: ROP / ADM	DRAWN BY: FGH	SCALE: N/A
	SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 4 OF 4	