

PANORAMIC RIDGE PHASE 5
 REPLAT OF LOT 83 PANORAMIC RIDGE SUBDIVISION PHASE 4
 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 16th DAY OF August, 2022

[Signature]
 CHAIRMAN

[Signature]
 SECRETARY

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

TAXES ARE PAID IN FULL

APPROVED THIS 18 DAY OF August 2022

[Signature]
 UMATILLA COUNTY TAX ASSESSOR

[Signature]
 UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY SURVEYOR

APPROVED THIS 18 DAY OF Aug. 2022

[Signature]
 UMATILLA COUNTY SURVEYOR

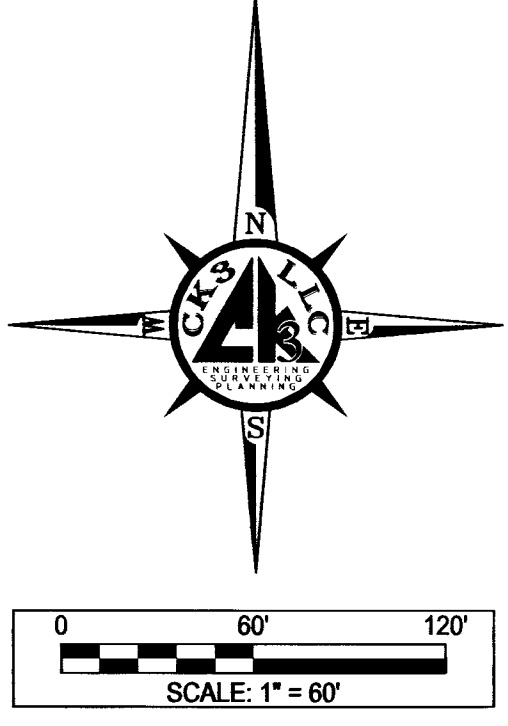
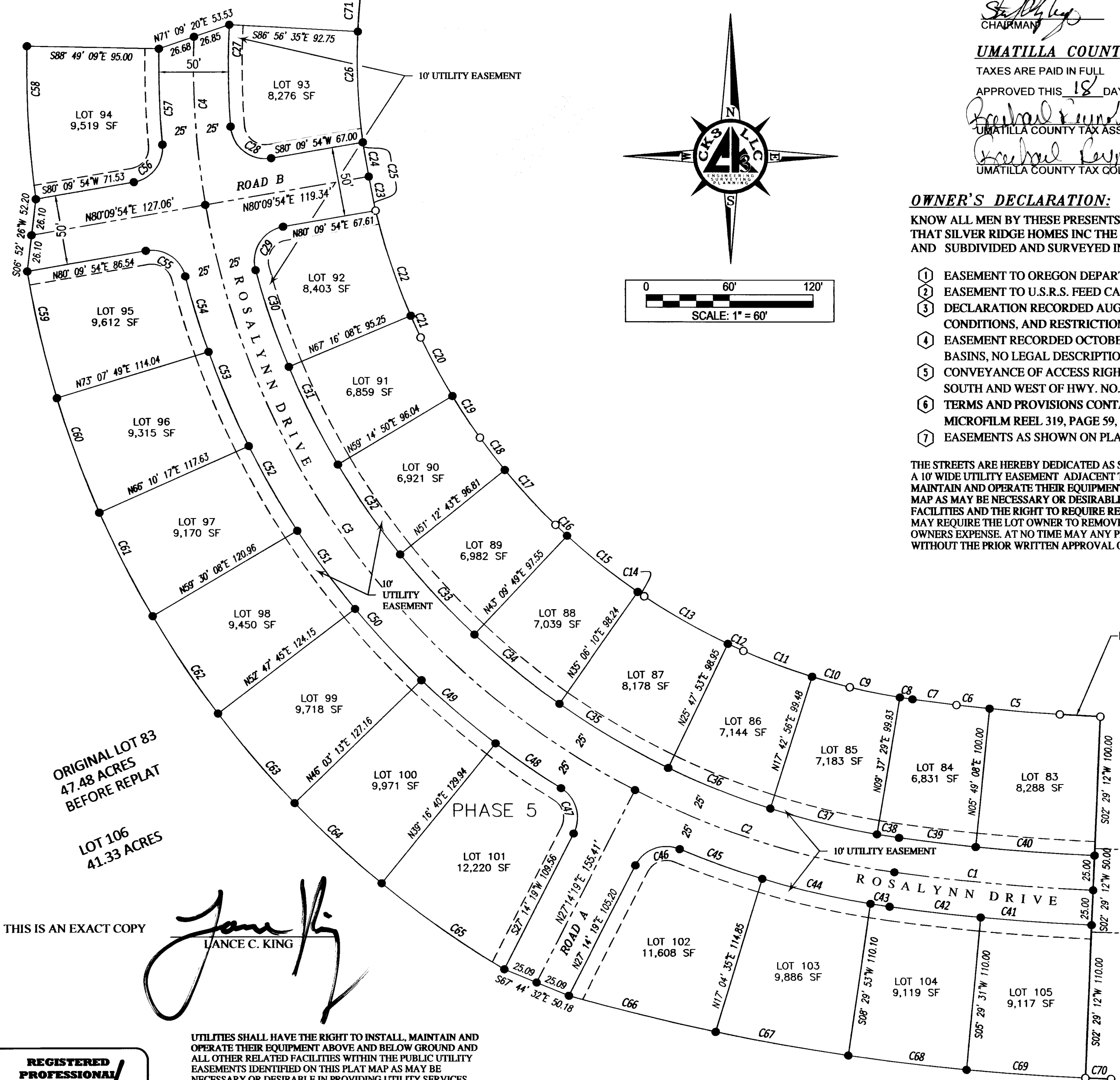
UMATILLA COUNTY COMMISSIONERS

APPROVED THIS 18 DAY OF Aug. 2022

[Signature]
 CHAIRMAN

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER



OWNER'S DECLARATION:

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

- ① EASEMENT TO OREGON DEPARTMENT OF TRANSPORTATION, MICROFILM R-182, PAGE 1137, DEED RECORDS, SHOWN ON SHEET 2.
- 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.
- ③ DECLARATION RECORDED AUGUST 20, 1998, INST. NO. 1998-3350317, OFFICE OF UMATILLA COUNTY RECORDS. (COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS.) UN-PLOTTABLE
- ④ 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)
- ⑤ 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)
- ⑥ 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
- ⑦ EASEMENTS AS SHOWN ON PLAT FOR PANORAMIC RIDGE PHASE 4, BOOK 16, PAGE 76, UMATILLA COUNTY PLAT RECORDS

THE STREETS ARE HEREBY DEDICATED AS SHOWN TO THE PUBLIC FOREVER. A 10' WIDE UTILITY EASEMENT ADJACENT TO ALL STREETS IS DEDICATED AS SHOWN FOR PRIVATE AND OR PUBLIC UTILITIES. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES 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 TO 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 STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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.

STATE OF Oregon
 COUNTY OF Umatilla

[Signature]
 SILVER RIDGE HOMES INC
 BY TIMOTHY A HOPHAN, President

BEFORE ME THIS 16 DAY OF August, 2022
 APPEARED TIMOTHY A HOPHAN, PRESIDENT OF SILVER RIDGE HOMES INC,
 AND ACKNOWLEDGED THE FOREGOING DECLARATION.

[Signature]
 NOTARY PUBLIC FOR Oregon
 Marcie Marie Rosenberg
 PRINTED NAME
 COMMISSION NO. 1122124
 MY COMMISSION EXPIRES 2/24/26

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/25/22
 Rec'd By: CT
 No.: 22-097-B

SURVEYOR'S NARRATIVE & CERTIFICATE:

THIS SURVEY WAS MADE AT THE REQUEST OF SILVER RIDGE HOMES FOR THE PURPOSE OF RE-PLATTING LOT 83 AS SHOWN ON THE FINAL PLAT OF PANORAMIC RIDGE PHASE 4 IN BOOK 16, PAGE 76 & 76A.

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.

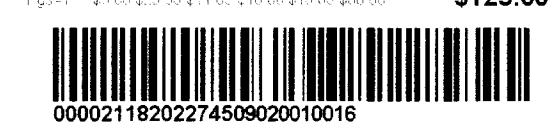
THE BOUNDARY LINES OF LOT 83 WERE RETRACED ALONG THE EXISTING LINES AS PER (R1) OF THE FINAL PLAT FOR PANORAMIC RIDGE PHASE 4.

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 THIS MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST BOUNDARY MONUMENT WAS PLACED ON 6/7/2022, 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 83, PANORAMIC RIDGE PHASE 4, AN ADDITION IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

UMATILLA COUNTY OFFICE OF RECORDS

State of Oregon 2022-7450902
 County of Umatilla 08/19/2022 10:09:36 AM
 REC-DE-TP
 Fee=1 \$0.00 \$20.00 \$11.00 \$10.00 \$10.00 \$20.00 \$125.00



Office of County Records
[Signature] UMATILLA COUNTY

THIS IS AN EXACT COPY

[Signature]
 LANCE C. KING

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES 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 TO 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 STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES 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.

LEGEND

- | | | | |
|-----|--------------------------|---|--|
| — | SUBDIVISION BOUNDARY () | — | DATA OF RECORD |
| — | SECTION LINES | ⊕ | MONUMENT AS NOTED |
| — | NEW LOT LINES | ○ | FND. 5/8 IRON BAR |
| — | ODOT R-O-W LINE | ● | SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420 |
| --- | EASEMENT LINE | | |
| --- | ROAD CENTER LINE | | |
| --- | EXISTING LOT LINES | | |

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 MAY 10, 2011
 LANCE CLARE KING
 61420
 RENEWS: 6/30/2026

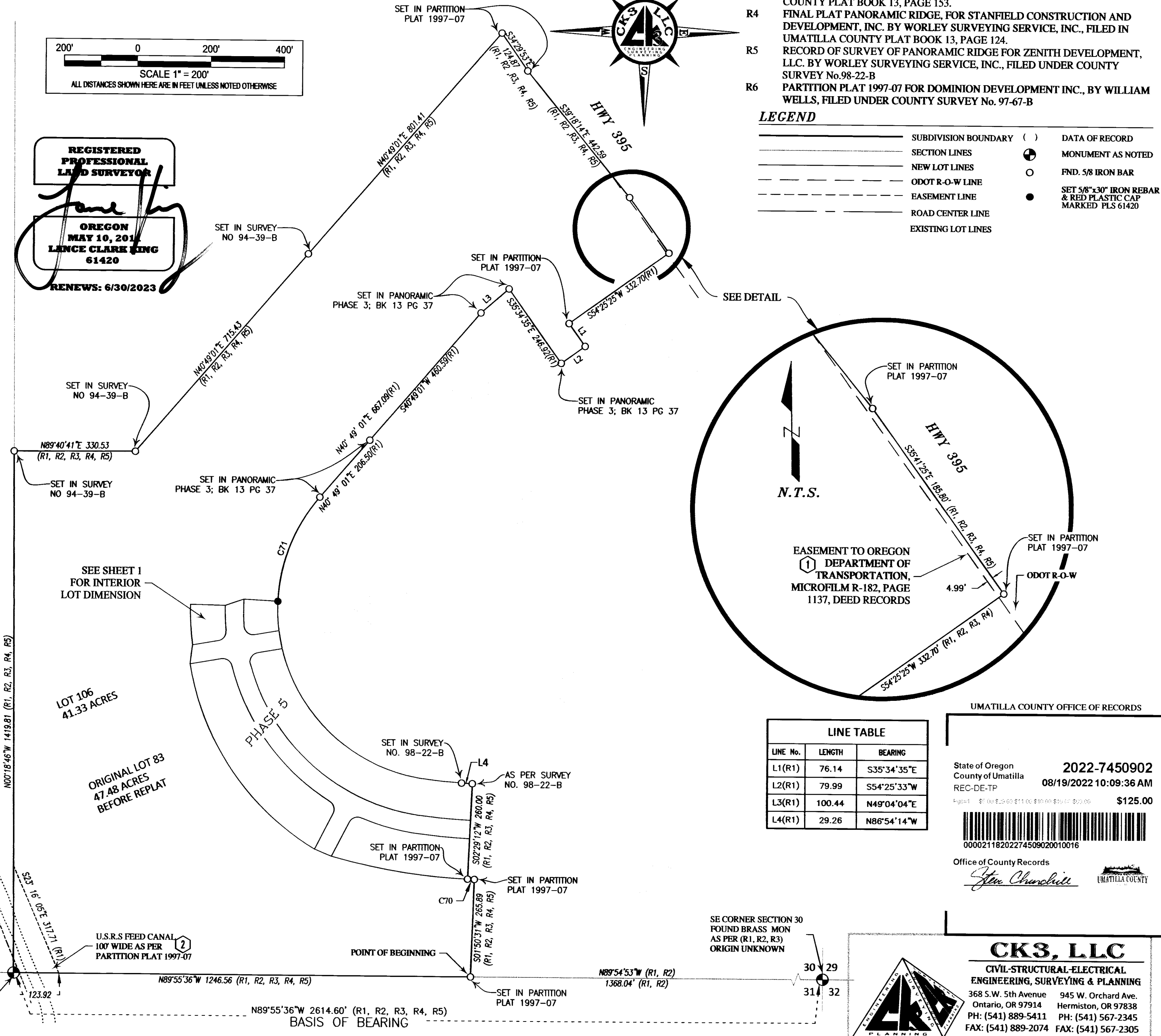
CKS, LLC
 CIVIL-STRUCTURAL-ELECTRICAL
 ENGINEERING, SURVEYING & PLANNING
 368 S.W. 5th Avenue 945 W. Orchard Ave.
 Ontario, OR 97914 Hermiston, OR 97838
 PH: (541) 889-5411 PH: (541) 567-2345
 FAX: (541) 889-2074 FAX: (541) 567-2305
 WEB: cks3llc.net

CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1500.00'	143.70'	5°29'20"	S84°46'07"E	143.64'
C2	585.00'	196.68'	19°15'46"	S72°23'34"E	195.75'
C3	585.00'	540.39'	52°55'34"	S36°17'54"E	521.38'
C4	585.00'	121.61'	11°54'39"	S03°52'47"E	121.39'
C5	1375.00'	50.70'	2°06'45"	S85°14'14"E	50.69'
C6	1375.00'	23.98'	0°59'57"	S83°40'53"E	23.98'
C7	1375.00'	31.89'	1°19'44"	S82°31'03"E	31.89'
C8	465.00'	9.13'	1°07'29"	S81°17'26"E	9.13'
C9	465.00'	36.78'	4°31'55"	S78°27'44"E	36.77'
C10	465.00'	28.22'	3°28'38"	S74°27'28"E	28.22'
C11	465.00'	52.78'	6°30'12"	S69°28'03"E	52.75'
C12	465.00'	12.22'	1°30'21"	S65°27'47"E	12.22'
C13	465.00'	69.29'	8°32'16"	S60°26'28"E	69.23'
C14	465.00'	5.65'	0°41'44"	S55°49'28"E	5.65'
C15	465.00'	65.01'	8°00'39"	S51°28'16"E	64.96'
C16	465.00'	11.46'	1°24'44"	S46°45'35"E	11.46'
C17	465.00'	53.56'	6°35'56"	S42°45'15"E	53.53'
C18	465.00'	29.26'	3°36'20"	S37°39'07"E	29.26'
C19	465.00'	35.75'	4°24'20"	S33°38'47"E	35.75'
C20	465.00'	47.83'	5°53'36"	S28°29'49"E	47.81'
C21	465.00'	17.19'	2°07'04"	S24°29'29"E	17.19'
C22	465.00'	79.73'	9°49'28"	S18°31'12"E	79.64'
C23	1037.40'	25.01'	1°22'52"	S11°12'58"E	25.01'
C24	1037.40'	25.00'	1°22'51"	S09°50'06"E	25.00'
C25	1037.40'	50.01'	2°45'43"	S10°31'33"E	50.00'
C26	465.00'	80.00'	9°51'26"	S02°30'54"E	79.90'
C27	560.00'	73.59'	7°31'46"	S00°42'28"E	73.54'
C28	25.00'	41.61'	95°21'45"	S52°09'14"E	36.97'
C29	25.00'	41.61'	95°21'45"	S32°29'01"W	36.97'
C30	560.00'	73.63'	7°32'00"	S18°57'52"E	73.58'
C31	560.00'	78.40'	8°01'18"	S26°44'31"E	78.34'
C32	560.00'	78.54'	8°02'07"	S34°46'14"E	78.47'
C33	560.00'	78.66'	8°02'54"	S42°48'44"E	78.60'
C34	560.00'	78.78'	8°03'39"	S50°52'00"E	78.72'
C35	560.00'	90.95'	9°18'18"	S59°32'59"E	90.85'
C36	560.00'	78.99'	8°04'56"	S68°14'35"E	78.93'
C37	560.00'	79.08'	8°05'28"	S76°19'47"E	79.01'
C38	560.00'	16.12'	1°38'56"	S81°11'58"E	16.12'
C39	1475.00'	55.52'	2°09'24"	S83°06'10"E	55.52'
C40	1475.00'	85.78'	3°19'55"	S85°50'49"E	85.77'
C41	1525.00'	80.00'	3°00'20"	S86°00'37"E	79.99'
C42	1525.00'	66.09'	2°28'59"	S83°15'57"E	66.09'
C43	610.00'	13.91'	1°18'25"	S81°22'14"E	13.91'
C44	610.00'	80.00'	7°30'51"	S76°57'37"E	79.94'
C45	610.00'	63.09'	5°55'32"	S70°14'25"E	63.06'
C46	25.00'	37.30'	85°29'02"	S69°58'50"W	33.93'
C47	25.00'	37.30'	85°29'02"	N15°30'12"W	33.93'
C48	610.00'	56.93'	5°20'49"	S55°34'18"E	56.91'
C49	610.00'	70.00'	6°34'30"	S49°36'39"E	69.96'
C50	610.00'	70.00'	6°34'30"	S43°02'09"E	69.96'
C51	610.00'	70.00'	6°34'30"	S36°27'40"E	69.96'
C52	610.00'	70.00'	6°34'30"	S29°53'10"E	69.96'
C53	610.00'	73.47'	6°54'02"	S23°08'54"E	73.42'
C54	610.00'	56.93'	5°20'49"	S17°01'29"E	56.91'
C55	25.00'	37.30'	85°29'02"	N57°05'36"W	33.93'
C56	25.00'	37.30'	85°29'02"	N37°25'23"E	33.93'
C57	610.00'	69.20'	6°29'59"	S02°04'09"E	69.16'
C58	705.00'	110.54'	8°59'01"	S03°18'40"E	110.43'
C59	720.00'	93.68'	7°27'17"	S13°08'33"E	93.61'
C60	720.00'	87.45'	6°57'32"	S20°20'57"E	87.39'
C61	720.00'	83.81'	6°40'09"	S27°09'48"E	83.76'
C62	720.00'	84.27'	6°42'23"	S33°51'04"E	84.23'
C63	720.00'	84.72'	6°44'32"	S40°34'31"E	84.67'
C64	720.00'	85.15'	6°46'34"	S47°20'04"E	85.10'
C65	720.00'	107.68'	8°34'07"	S55°00'24"E	107.58'
C66	1635.00'	108.82'	3°48'48"	S76°12'02"E	108.80'
C67	1635.00'	96.88'	3°23'42"	S79°48'16"E	96.86'
C68	1635.00'	85.78'	3°00'21"	S83°00'18"E	85.77'
C69	1635.00'	85.77'	3°00'20"	S86°00'39"E	85.76'
C70	1635.00'	18.40'	0°38'41"	S87°50'10"E	18.40'
C71	465.00'	311.67'	38°24'12"	S21°36'55"W	305.87'

PANORAMIC RIDGE PHASE 5
 REPLAT OF LOT 83 PANORAMIC RIDGE SUBDIVISION PHASE 4
 in a portion of the SE1/4 of Section 30,
 Township 4 N., Range 29 E., W.M.,
 Umatilla County, Oregon

- RECORDS OF REFERENCE**
- R1 FINAL PLAT OF PANORAMIC RIDGE PHASE 4, FOR ZENITH DEVELOPMENT, LLC. BY CK3, LLC, FILED IN UMATILLA PLAT BOOK 16, PAGE 76 & 76A.
 - R2 FINAL PLAT OF PANORAMIC RIDGE PHASE 3, FOR ZENITH DEVELOPMENT, LLC. BY CK3, LLC, FILED IN UMATILLA PLAT BOOK 16, PAGE 37.
 - R3 FINAL PLAT PANORAMIC RIDGE PHASE 2, FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 153.
 - R4 FINAL PLAT PANORAMIC RIDGE, FOR STANFIELD CONSTRUCTION AND DEVELOPMENT, INC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 124.
 - R5 RECORD OF SURVEY OF PANORAMIC RIDGE FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED UNDER COUNTY SURVEY No.98-22-B
 - R6 PARTITION PLAT 1997-07 FOR DOMINION DEVELOPMENT INC., BY WILLIAM WELLS, FILED UNDER COUNTY SURVEY No. 97-67-B

- LEGEND**
- SUBDIVISION BOUNDARY () DATA OF RECORD
 - SECTION LINES () MONUMENT AS NOTED
 - NEW LOT LINES () FND. 5/8 IRON BAR
 - ODOT R-O-W LINE () SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420
 - EASEMENT LINE ()
 - ROAD CENTER LINE ()
 - EXISTING LOT LINES ()



LINE TABLE

LINE No.	LENGTH	BEARING
L1(R1)	76.14	S35°34'35"E
L2(R1)	79.99	S54°25'33"W
L3(R1)	100.44	N49°04'04"E
L4(R1)	29.26	N86°54'14"W

UMATILLA COUNTY OFFICE OF RECORDS

State of Oregon 2022-7450902
 County of Umatilla 08/19/2022 10:09:36 AM
 REC-DE-TP

Fee: \$100.00 + \$1.00 per page + \$1.00 per page + \$1.00 per page = \$125.00

00002118202274509020010016

Office of County Records
 Jan Churchill UMATILLA COUNTY

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/25/22
 Rec'd By: CT
 No.: 22-097-B

THIS IS AN EXACT COPY

JANE CLARK KING
 LAND SURVEYOR

SOUTH 1/4 SECTION 30 FOUND BRASS MON AS PER (R1, R2, R3, R4, R5) SET IN SURVEY NO. 98-155-C

CK3, 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: ck3llc.net