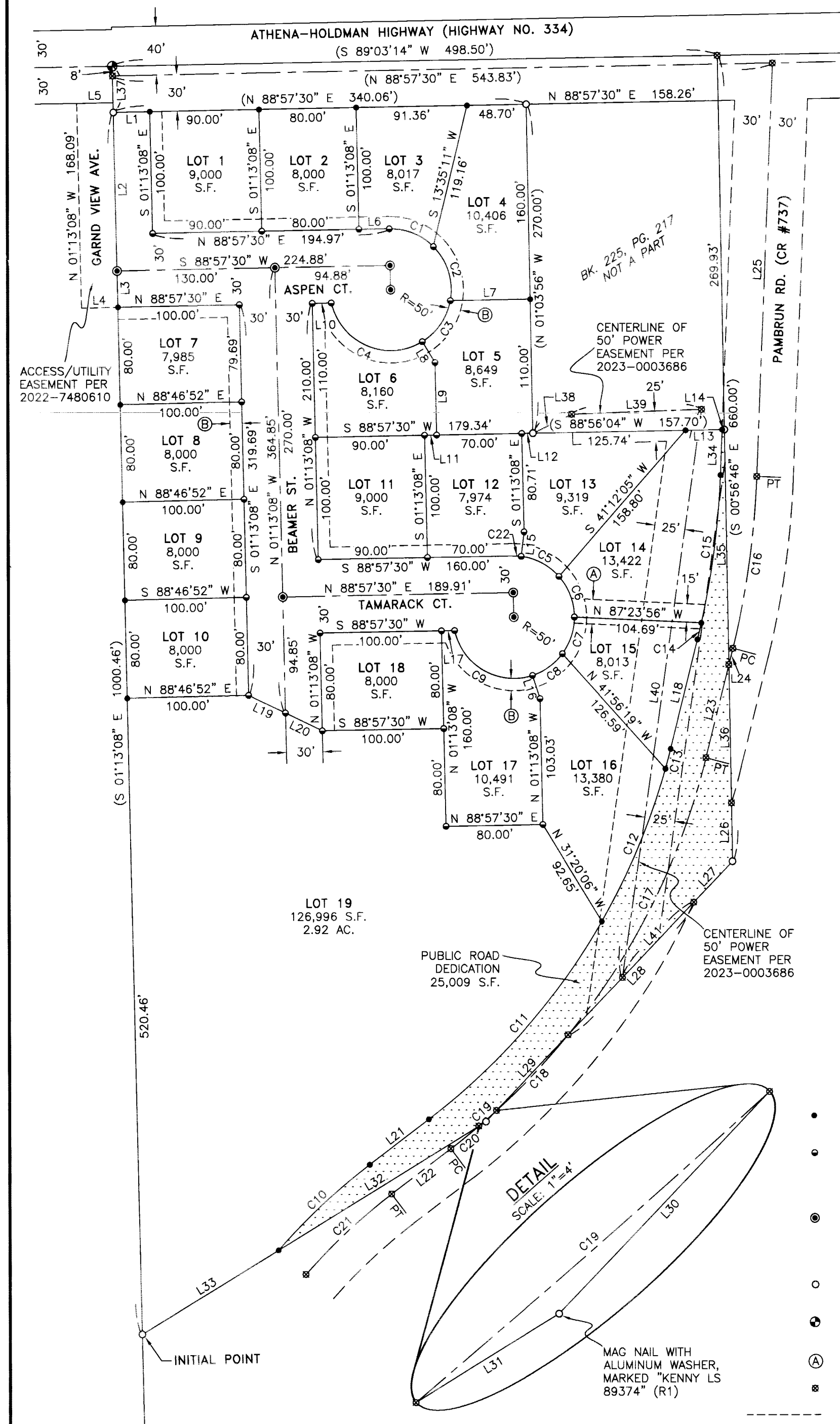


# ASPEN HEIGHTS PHASE I

A SUBDIVISION LOCATED IN LOT 3 OF SECTION 19  
TOWNSHIP 4 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN,  
CITY OF ATHENA, UMATILLA COUNTY, OR



LINE	BEARING	DISTANCE
L1	N 88°57'30" E	30.00'
L2	N 01°13'08" W	130.00'
L3	S 01°13'08" E	30.00'
L4	N 88°57'30" E	30.00'
L5	N 89°08'17" E	30.00'
L6	S 88°58'36" W	25.88'
L7	N 88°57'30" E	65.86'
L8	S 31°23'48" E	20.00'
L9	N 01°13'08" W	59.60'
L10	N 88°57'30" W	15.79'
L11	N 88°57'30" E	10.00'
L12	N 88°57'30" W	9.34'
L13	S 88°56'04" W	30.14'
L14	S 88°56'04" W	1.82'
L15	N 07°07'20" E	20.00'
L16	N 17°57'09" W	20.00'
L17	N 88°57'30" E	10.82'
L18	N 14°01'16" E	92.33'
L19	S 64°16'34" W	33.65'
L20	S 64°16'34" W	33.65'
L21	S 52°53'35" W	61.24'
L22	N 52°53'35" E	61.24'
L23	S 14°01'16" W	78.55'
L24	S 14°01'16" W	13.78'
L25	S 02°19'19" W	339.49'
L26	N 00°56'46" W	47.63'
L27	S 43°45'14" W	46.20'
L28	N 43°45'14" E	150.20'
L29	N 43°45'14" E	85.52'
L30	S 43°45'14" W	12.57'
L31	N 58°29'35" E	6.93'
L32	S 58°29'35" W	193.88'
L33	S 58°29'35" E	131.80'
L34	S 02°19'19" W	37.27'
L35	S 00°56'46" E	192.14'
L36	N 00°56'46" W	113.13'
L37	S 01°13'08" E	38.00'
L38	S 64°07'14" W	35.57'
L39	S 87°52'28" W	107.07'
L40	N 08°08'16" E	469.07'
L41	S 43°45'14" W	85.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	39.27'	38.27'	N 67°30'00" W	45°00'00"
C2	50.00'	48.43'	46.56'	N 17°15'09" W	55°29'43"
C3	50.00'	41.98'	40.76'	N 34°32'58" E	48°06'30"
C4	50.00'	94.96'	81.32'	S 66°59'16" E	108°49'04"
C5	50.00'	36.05'	35.27'	N 62°13'26" W	41°18'30"
C6	50.00'	36.28'	35.49'	N 20°47'05" W	41°34'11"
C7	50.00'	32.07'	31.52'	S 18°22'20" W	36°44'40"
C8	50.00'	30.81'	30.32'	N 54°23'45" E	35°18'11"
C9	50.00'	83.23'	73.95'	S 60°15'56" E	95°22'26"
C10	510.78'	102.85'	102.68'	N 47°07'28" E	11°32'13"
C11	545.11'	217.28'	215.85'	S 41°28'26" W	22°50'17"
C12	545.11'	135.70'	135.35'	N 22°55'24" E	14°15'46"
C13	545.11'	16.85'	16.85'	S 14°54'29" W	1°46'15"
C14	665.11'	13.85'	13.85'	S 13°25'29" W	1°11'34"
C15	665.11'	121.96'	121.79'	S 07°34'36" W	10°30'23"
C16	695.11'	141.93'	141.69'	S 08°10'17" W	11°41'57"
C17	575.11'	255.64'	253.54'	N 26°45'26" E	25°28'07"
C18	575.11'	85.60'	85.52'	N 43°45'14" E	8°31'42"
C19	575.11'	19.36'	19.36'	S 48°58'56" W	1°55'42"
C20	575.11'	29.58'	29.57'	N 51°25'11" E	2°56'47"
C21	480.78'	96.81'	96.64'	N 47°07'28" E	11°32'13"
C22	50.00'	7.12'	7.12'	S 86°57'35" E	8°09'50"

**PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:**

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 REMOVE OR DESTROY ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

RECEIVED BY  
Umatilla County Surveyor

Date 7/6/23  
Rec'd By CT  
No 23-058-B

**EASEMENT TABLE**

- (A) 20' WIDE PUBLIC UTILITY EASEMENT DEDICATED HEREON, SEE P.U.E. NOTE.
- (B) 10' WIDE PUBLIC UTILITY AND SIDEWALK EASEMENT DEDICATED HEREON. SEE P.U.E. NOTE.

**RECORDS OF REFERENCE**

R1: SURVEY NO. 23-039-B, FILED 5-2-2023.

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

*Matthew Patrick Kenny*  
MATTHEW PATRICK KENNY  
89374PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Matthew Patrick Kenny*  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-2025

**OFFICE OF COUNTY RECORDS**

State of Oregon **2023-0004476**  
County of Umatilla  
REC-DE-TP 06/30/2023 12:13:31 PM

Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00  
\$80.00



Office of County Records  
*Steve Churchill*  
UMATILLA COUNTY

**LEGEND**

- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- INTERIOR MONUMENT NOT ESTABLISHED AT THIS TIME. 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374" TO BE SET BY SEPTEMBER 15, 2023 IN ACCORDANCE WITH ORS 92.060 & 92.070. SEE SURVEYOR'S CERTIFICATE ON SHEET 2.
- INTERIOR MONUMENT NOT ESTABLISHED AT THIS TIME. 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374" TO BE SET BY SEPTEMBER 15, 2023 IN ACCORDANCE WITH ORS 92.060 & 92.070. SEE SURVEYOR'S CERTIFICATE ON SHEET 2.
- FOUND 5/8" REBAR WITH PINK PLASTIC CAP AS REPORTED IN R1, UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKING THE WEST QUARTER CORNER OF SECTION 19 PER P1-95-159-B.
- (A) EASEMENT IDENTIFIER, SEE EASEMENT TABLE.
- COMPUTED LOCATION. NOTHING FOUND OR SET.
- EASEMENT AS NOTED
- ( ) MEASURED IDENTICAL TO RECORD PER RECORD REFERENCE R1.

**KENNY LAND SURVEYING**

P O BOX 447, HEPPNER, OR 97836  
541 379 0242  
www.kennylandsurveying.com

SUBDIVISION LOCATED IN LOT 3 OF SECTION 19,  
T4N. R35E, W.M., CITY OF ATHENA, UMATILLA COUNTY, OREGON.

CLIENT: **ASPEN CONSTRUCTION & DEVELOPMENT, LLC**

# ASPEN HEIGHTS PHASE I

A SUBDIVISION LOCATED IN LOT 3 OF SECTION 19  
TOWNSHIP 4 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN,  
CITY OF ATHENA, UMATILLA COUNTY, OR

RECEIVED BY  
Umatilla County Surveyor  
Date: 7/6/23  
Rec'd By: CT  
No.: 23-058-B

### APPROVALS

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

29 DAY OF June, 2023.

David H. Kline  
UMATILLA COUNTY SURVEYOR

THIS SUBDIVISION PLAT IS HEREBY APPROVED AND PUBLIC ROAD DEDICATIONS FOR GRAND VIEW AVE., ASPEN CT., BEAMER ST., AND TAMARACK CT. ACCEPTED, ON THIS

21 DAY OF June, 2023.

Michelle Fox  
CITY OF ATHENA

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

30 DAY OF June, 2023.

Rebecca Reynolds  
UMATILLA COUNTY ASSESSOR  
Rebecca Reynolds  
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS  
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND PUBLIC ROAD DEDICATION FOR PAMBRUN ROAD, COUNTY ROAD NO. 737 ACCEPTED.

THIS 30th DAY OF June, 2023.

D. J. Dan  
CHAIRPERSON

Shelly  
COMMISSIONER

Clonda A. Simions  
COMMISSIONER

### OFFICE OF COUNTY RECORDS

State of Oregon **2023-0004476**  
County of Umatilla  
REC-DE-TP **06/30/2023 12:13:31 PM**  
Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 **\$120.00**  
\$60.00



Office of County Records  
Steve Churchill  
UMATILLA COUNTY

### OWNER'S DECLARATION

WE, ASPEN CONSTRUCTION AND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNERS OF THE LAND BEING SUBDIVIDED BY THIS PLAT DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY OF ATHENA CODE OF ORDINANCES. WE HEREBY DEDICATE THE EASEMENTS AS IDENTIFIED HEREON, FOR THE PURPOSES STATED HEREIN. WE FURTHER DEDICATE TO THE PUBLIC FOR PUBLIC ROAD AND UTILITY PURPOSES, PAMBRUN RD., GRAND VIEW AVE., ASPEN CT., BEAMER ST., AND TAMARACK CT. AS IDENTIFIED HEREON.

Timothy Sprenger  
TIMOTHY SPRENGER, MANAGER

DATE 6/21/23

STATE OF Oregon

COUNTY OF Umatilla

ON THE 21 DAY OF June, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Michelle Fox  
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Michelle Fox

COMMISSION NUMBER: 1023887

MY COMMISSION EXPIRES: 4.25.2026

### TRUST DEED BENEFICIARY CONSENT

BANK OF EASTERN OREGON, TRUST DEED BENEFICIARY UNDER INSTRUMENT RECORDED OCTOBER 6, 2022 AS DOCUMENT NO. 2022-7480068, UMATILLA COUNTY RECORDS, DOES HEREBY CONSENT TO THE PROPERTY BEING SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY OF ATHENA CODE OF ORDINANCES. WE FURTHER ACKNOWLEDGE AND CONSENT TO THE EASEMENTS AND PUBLIC ROADS BEING DEDICATED, AS DESCRIBED UNDER THE OWNER'S DECLARATION.

BANK OF EASTERN OREGON, BY:

Michael B. Short  
SIGNATURE

Michael B. Short VP.  
PRINTED NAME AND TITLE

STATE OF Oregon

COUNTY OF Umatilla

ON THE 22 DAY OF June, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Jessica Danielle Mulvihill  
NOTARY PUBLIC FOR THE STATE OF Oregon

PRINTED NAME: Jessica Danielle Mulvihill

COMMISSION NUMBER: 1007519

MY COMMISSION EXPIRES: January 3, 2025

### SURVEYOR'S CERTIFICATE & NARRATIVE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING SUBDIVIDED AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF ATHENA CODE OF ORDINANCES. I FURTHER CERTIFY THAT MONUMENTS ESTABLISHED IN THIS PLAT COMPLY WITH ORS 92.060(2) AND REMAINING INTERIOR MONUMENTS AS NOTED ON SHEET ONE OF THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 15, 2023, IN ACCORDANCE WITH ORS 92.060(5) & 92.070(2). I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

THIS SUBDIVISION PLAT HAS BEEN PREPARED AT THE REQUEST OF TIM SPRENGER OF ASPEN CONSTRUCTION & DEVELOPMENT, LLC. THE PURPOSE IS TO DIVIDE THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2022-7480067 INTO LOTS AS SHOWN.

THE BOUNDARY FOR DOCUMENT NUMBER 2022-7480067 WAS SURVEYED AND MONUMENTED PER SURVEY RECORD 23-039-B (R1). THESE MONUMENTS WERE HELD IN DETERMINATION OF THE EXTERIOR BOUNDARY OF THIS SUBDIVISION. THE LOTS, ROADS, AND EASEMENTS AS DEPICTED HEREON WERE COMPUTED AT THE DIRECTION OF MY CLIENT.

PAMBRUN ROAD (COUNTY ROAD NO. 737) HAS BEEN MAPPED ACCORDING TO THE DATA PROVIDED IN SAID SURVEY RECORD R1. I COULD FIND NO ESTABLISHMENT OR DEDICATION DOCUMENTS FOR THE ROAD AS IT CURRENTLY EXISTS. SEE R1 FOR ADDITIONAL INFORMATION. THE HATCHING AS MAPPED INDICATES THE AREA WITHIN THIS PLAT BOUNDARY BEING DEDICATED FOR PUBLIC ROAD USE. THE REMAINDER OF PAMBRUN ROAD OUTSIDE OF THIS PLAT BOUNDARY WOULD BE A GOOD CANDIDATE FOR FUTURE ROAD LEGALIZATION PROCEEDINGS.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS NAD 83(11) OREGON NORTH STATE PLANE PER RECORD OF SURVEY 23-039-B (R1). DISTANCES ARE GROUND, INTERNATIONAL FEET.

Matthew P. Kenny  
MATTHEW P. KENNY, PLS  
CERTIFICATE NO. 89374  
6-21-2023  
DATE

### LEGAL DESCRIPTION

INSTRUMENT NUMBER 2022-7480067, UMATILLA COUNTY OFFICE OF RECORDS

TOWNSHIP 4 NORTH, RANGE 35 E.W.M.

SECTION 19: ALL THAT PORTION OF LOT 3 LYING WESTERLY OF THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF ATHENA BY DEED RECORDED IN BOOK 31, PAGE 563, DEED RECORDS.

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO PACIFIC POWER AND LIGHT COMPANY BY DEED RECORDED IN BOOK 225, PAGE 217, DEED RECORDS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

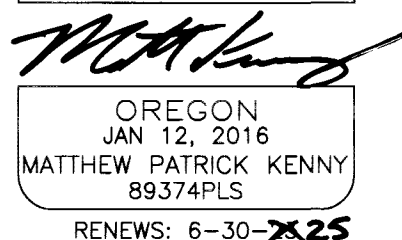
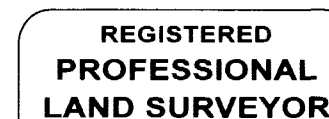
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SUBJECT TO:  
EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: PACIFIC POWER AND LIGHT COMPANY  
RECORDED: AUGUST 10, 1928, BOOK 135, PAGE 305, DEED RECORDS. (BLANKET-NOT MAPPABLE)

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: PACIFICORP, AN OREGON CORPORATION, SUCCESSORS AND ASSIGNS  
RECORDED: JUNE 9, 2023, INSTRUMENT NUMBER 2023-0003686, OFFICE OF COUNTY RECORDS. (MAPPED HEREON)

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

Matthew P. Kenny  
MATTHEW PATRICK KENNY  
89374PLS



P O BOX 447, HEPPNER, OR 97836  
541 379 0242  
www.kennylandsurveying.com

SUBDIVISION LOCATED IN LOT 3 OF SECTION 19,  
T4N. R35E, W.M., CITY OF ATHENA, UMATILLA COUNTY, OREGON.

CLIENT: **ASPEN CONSTRUCTION & DEVELOPMENT, LLC**

PROJECT: 22-37 DR: MPK CH: MPK DATE: JUNE 20, 2023 SHEET 2 OF 2