## SHEET INDEX

- SITE BOUNDARY, SURVEY REFERENCES, EXISTING EASEMENT REFERENCES, SECTION DIAGRAM, OWNER'S INFORMATION, BASIS OF BEARINGS, LEGEND.
- LOT AND EASEMENT DIMENSIONS, EXISTING EASEMENT REFERENCE, SURVEY REFERENCES, BASIS OF BEARINGS, ADJACENT OWNERS, LEGEND.
- NARRATIVE, TITLE REPORT REFERENCE, PUBLIC UTILITY EASEMENT NOTE, OWNERS DECLARATION AND DEDICATION, SURVEYORS CERTIFICATE, LEGEND, VICINITY MAP, ACKNOWLEDGEMENT & **APPROVALS**

FOUND 2" ALUMINUM CAP ON 1" PIPE LS 951, AT W 1/4 CORNER

MATERIAL DOES NOT MATCH MATERIAL DESCRIBED ON SAID SURVEY

-OF SECTION 20, ESTABLISHED PER SURVEY 91-01-B, CAP

STAMPED "OR 02820 LS 2022"

96 1 97 1

~INITIAL POINT FOUND 5/8" REBAR W/ YPC STAMPED "LS 2316"

FOUND 2-1/2" BRASS CAP AT SW CORNER OF SECTION 20,

#### **SURVEY REFERENCES**

- (R1) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- (R2) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS
- (R3) CHERYL'S PLACE PHASE 2 (BK. 17 OF PLATS, PG 61) BY FLOWERS
- (R4) CHERYL'S PLACE PHASE 3 (BK 18 OF PLATS, PG 47) BY MATARAZZO

## **EXISTING EASEMENT REFERENCES**

- 39' WATERLINE EASEMENT PER (R1)
- 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R1) EXTINGUISHED ON THIS PLAT
- 15' WATERLINE EASEMENT PER (R1) EXTINGUISHED ON THIS PLAT

N88°58'09"E 2645.79' (R2)(R3)

345 15' WATERLINE EASEMENT REEL 40, PAGE 1526 VARIABLE WIDTH UMATILLA ELECTRIC CO-OP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE NO. CV941204 DATED DECEMBER 2,1996

1322.90' (R2)(R3)

N88°57'24"E 1325.66' (R2)(R3)

RILEY AVENUE

**RENEE AVENUE** 

56

MICHELLE AVENUE

1328.42'(R2)(R3)

·5 3 (RA) 10 69 1

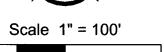
1,061,071

55

TRACT "A" PER (R1)

TRACT "B" PER (R2)\_

- 10' UMATILLA ELECTRIC COOP. EASEMENT
- BOOK 343, PAGE 498 10' PUBLIC UTILITY EASEMENT PER (R2)
- 10' PUBLIC UTILITY EASEMENT PER (R3)
- 10' PUBLIC UTILITY EASEMENT PER (R4)



л<sup>О</sup>

20

15

108 | 109 | 110 | 111 | 112 |

61 | 66

PARCEL #2

(WOODWARD)

65 | 64

FOUND 5/8" REBAR W/ YPC "LS 2316"

FOUND BENT 5/8" REBAR W/ ILLEGIBLE YPC SHOT AT SPINHOLE

18

STREE

JAY

BLUE



POWERLIN

1315.29' (R2)(R3)

N88°57'24"E 1325.66'(R2)(R3)

5/8" IRON REBAR W/ YPC: "02820 LS"

2025-0005544

07/22/2025 04:04:55 PM

Pas=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00

## **BASIS OF BEARINGS**

BEARING OF NO0'42'48"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

REC-DE-TP

County of Umatilla

FOUND REBAR W/ CAP: "OR LS 2316" HELD FOR CENTER OF SECTION 20-1322.89' (R2)(R3)

S00°50'01"E

1315.58'(R2)(R3)

# **RE-PLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3 BOOK 18, PAGE 47**

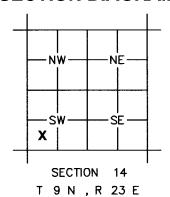
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

## **LEGEND AND ABBREVIATIONS**

UNLESS NOTED OTHERWISE FOUND IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 19619 OR 02820" PER (R1)(R2)(R3)(R4), UNLESS NOTED OTHERWISE FOUND SURVEY MONUMENT AS NOTED O CALCULATED POINT, NOT FOUND OR SET DENOTES EXISTING EASEMENT REFERENCES, SEE LIST AFN AUDITOR'S FILE NUMBER  (BK. , PG. ) BOOK, PAGE C# DENOTES CURVE DATA, SEE TABLE ESMT EASEMENT EXST EXISTING IRR IRRIGATION LS LAND SURVEYOR NE NORTHEAST NW NORTHWEST P.U.E. PUBLIC UTILITY EASEMENT R/W DENOTES SURVEY REFERENCE, SEE LIST S SOUTH SE SOUTHEAST SW SOUTHWEST SF / AC SQUARE FEET / ACRES W/ WITH YPC YELLOW PLASTIC CAP SECTION OF SECTION SUB-DIVISION LINE EASEMENT HEREBY TERMINATED BY ACTION OF THIS RE-PLAT EXISTING RIGHT-OF-WAY EXISTING RIGHT-OF-WAY CEXISTING RIGHT-OF-WAY EXISTING RIGHT-OF-WAY CEXISTING RIGHT-OF-WAY EXISTING RIGHT-OF-WAY CENTERLINE EXISTING APPROXIMATE PROPERTY LINE EXISTING EASEMENT LOT BOUNDARY  SECTION DIAGRAM PROFESSIONAL LAND SURVEYOR	LEGEND AND ABBREVIATIONS					
FOUND IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 19619 OR 02820" PER (R1)(R2)(R3)(R4), UNLESS NOTED OTHERWSE  FOUND SURVEY MONUMENT AS NOTED  CALCULATED POINT, NOT FOUND OR SET DENOTES EXISTING EASEMENT REFERENCES, SEE LIST  AFN AUDITOR'S FILE NUMBER  (BK., PG.) BOOK, PAGE  C# DENOTES CURVE DATA, SEE TABLE  ESMT EASEMENT  EXST EXISTING  IRR IRRIGATION  LS LAND SURVEYOR  NE NORTHWEST  P.U.E. PUBLIC UTILITY EASEMENT  R/W DENOTES EXISTING RIGHT—OF—WAY  (R#) DENOTES SURVEY REFERENCE, SEE LIST  S SOUTH  SE SOUTHEAST  SW SOUTHWEST  SF / AC SQUARE FEET / ACRES  W/ WITH  YPC YELLOW PLASTIC CAP  SECTION OF SECTION SUB—DIVISION LINE  EASEMENT HEREBY TERMINATED BY  ACTION OF THIS RE—PLAT  EXISTING RIGHT—OF—WAY CENTERLINE  EXISTING RIGHT—OF—WAY CENTERLINE  EXISTING RAPPROXIMATE PROPERTY LINE  PROFESSIONAL  LAND SURVEYOR  SECTION DIAGRAM  PROFESSIONAL  LAND SURVEYOR  SECTION DIAGRAM  PROFESSIONAL  LAND SURVEYOR	$\Diamond$	STAMPED "OR 02820" PER (R2)(R3)(R4),				
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ACTION OF THIS RE-PLAT  EXISTING RIGHT-OF-WAY  EXISTING RIGHT-OF-WAY CENTERLINE  EXISTING APPROXIMATE PROPERTY LINE  EXISTING EASEMENT  LOT BOUNDARY  SECTION DIAGRAM  PROFESSIONAL  LAND SURVEYOR	<del> · · · </del> · <del></del>	SECTION OF SECTION SUB-DIVISION LINE				
EXISTING RIGHT-OF-WAY CENTERLINE  EXISTING APPROXIMATE PROPERTY LINE  EXISTING EASEMENT  LOT BOUNDARY  SECTION DIAGRAM  PROFESSIONAL  LAND SURVEYOR						
REGISTERED PROFESSIONAL LAND SURVEYOR  EXISTING APPROXIMATE PROPERTY LINE  EXISTING EASEMENT  SECTION DIAGRAM  LAND SURVEYOR		EXISTING RIGHT-OF-WAY				
REGISTERED PROFESSIONAL LAND SURVEYOR		EXISTING RIGHT-OF-WAY CENTERLINE				
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	E .					
— NW ─ I NL ─ I	LAND SURVETO					

OREGON MARCH 8, 2022 CHRISTOPHER J. D'ORAZIO 98905

RENEWS: 12-31-2025



# 30 4 29

19\**V** 20 <

83

**- 82** 

## OWNER/DEVELOPER

COLUMBIA BASIN DEVELOPMENT, LLC PO BOX 5160 PASCO, WA 99302

— 511.00'(R2) (510.37' R1)

ESTABLISHED PER SURVEY I-16-C

**L**00

HIGH

## RECEIVED BY

11 1 16 1 15 1 14 1

98 | 99 | 100 | 101 | 102 |

Umatilia County Surveyor Date: 7/25/25 Rec'd By: CT 25-059-1

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

S88°56'40"W 2656.84'(R2)(R3)

6.10.25 CHRISTOPHER J. D'ORAZIO, PLS.98905



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

29

pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.		PROJECT NO.: 66178.005	
SURVEYOR: CHRISTOPHER J. D'ORAZIO		DATE: 05/28/2025	
CALC BY: ROP	DRAWN BY: CJJ		SCALE: 1" = 100'
SECTION: 20	TOWNSHIP: 5 NORTH		RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA		SHEET <u>1</u> OF <u>3</u>

## RENEE **AVENUE** 524.07'(R3)(R4) 9 1 R/W N88'57'39"E 107.31' (R4) (R4) 42, R/W 5,911 SF 00 0.14 AC N88'57'39"E 107.63' (R4) EXST ESMT (2) HEREBY TERMINATED (R4) 83 LOOP EXST ESMT ③ 5,928 SF .48™ 0.14 AC HEREBY TERMINATED 0.42 ERT S88°57'39"W (R4) N88'57'39"E 107.94' (R4) MICHELLE AVENUE 82 ĒSMT 4 7,570 SF 0.17 AC ,00 138. 9 N88'57'39"E 108.34' (R4) .02,21"E INITIAL POINT FOUND 5/8" REBAR W/ YPC STAMPED "LS 2316" N88°57'40"E 108.73' (R4)

# RE-PLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3 BOOK 18, PAGE 47

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

0

0

**(** 

AFN

(BK., PG.)

C#

**ESMT** 

**EXST** 

**IRR** 

LS

ΝE

NW

P.U.E.

R/W

(R#)

S

SE

SW

SF / AC

W/

YPC

**LEGEND AND ABBREVIATIONS** 

NOTED OTHERWISE

BOOK, PAGE

EASEMENT

**IRRIGATION** 

NORTHEAST

NORTHWEST

SOUTH

WITH

SOUTHEAST

SOUTHWEST

LAND SURVEYOR

**EXISTING** 

UNLESS NOTED OTHERWISE

DENOTES EXISTING EASEMENT

REFERENCES, SEE LIST

AUDITOR'S FILE NUMBER

PUBLIC UTILITY EASEMENT

SQUARE FEET / ACRES

YELLOW PLASTIC CAP

ACTION OF THIS RE-PLAT

EXISTING RIGHT-OF-WAY

EXISTING EASEMENT

- LOT BOUNDARY

FOUND IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 19619 OR

FOUND BRASS CAP IN MONUMENT CASE STAMPED "OR 02820" PER (R2)(R3)(R4),

02820" PER (R1)(R2)(R3)(R4), UNLESS

FOUND SURVEY MONUMENT AS NOTED

DENOTES CURVE DATA, SEE TABLE

DENOTES EXISTING RIGHT-OF-WAY

DENOTES SURVEY REFERENCE, SEE LIST

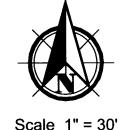
- SECTION OF SECTION SUB-DIVISION LINE

EASEMENT HEREBY TERMINATED BY

EXISTING RIGHT-OF-WAY CENTERLINE

EXISTING APPROXIMATE PROPERTY LINE

CALCULATED POINT, NOT FOUND OR SET



# Scale 1" = 30' 15 30 60

## **BASIS OF BEARINGS**

BEARING OF NOO'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.

## **ADJACENT OWNERS**

81 COLUMBIA BASIN DEVELOPMENT, LCC 85 COLUMBIA BASIN DEVELOPMENT, LCC

## **EXISTING EASEMENT REFERENCES**

- ① 39' WATERLINE EASEMENT PER (R1) ② 20' FIRE LANE AND PEDESTRIAN ACCESS
- EASEMENT PER (R1) EXTINGUISHED ON THIS PLAT

  (3) 15' WATERLINE EASEMENT PER (R1) EXTINGUISHED ON
- THIS PLAT

  15' WATERLINE EASEMENT REEL 40, PAGE 1526
- VARIABLE WIDTH UMATILLA ELECTRIC CO-OP. EASEMENT
   STIPULATED FINAL JUDGEMENT CASE NO. CV941204
   DATED DECEMBER 2,1996
- 6) 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
- 7) 10' PUBLIC UTILITY EASEMENT PER (R2)
- (R2)
- 10' PUBLIC UTILITY EASEMENT PER (R4)

## SURVEY REFERENCES

- (R1) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- (R2) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS
- (R3) CHERYL'S PLACE PHASE 2 (BK. 17 OF PLATS, PG 61) BY FLOWERS (R4) CHERYL'S PLACE PHASE 3 (BK 18 OF PLATS, PG 47) BY MATARAZZO

RECEIVED BY
Umatilla County Surveyor
Date: \_7/25/25
Rec'd By: \_CT
No.: \_25-059-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON

MARCH 8, 2022 CHRISTOPHER J. D'ORAZIO 98905

RENEWS: 12-31-2025

State of Oregon
County of Umatilla
REC-DE-TP
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00



Office of County Records

Ster Churchill



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

C) CHRISTOPHER J. D'ORAZIO, PLS.98905



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.: 66178.005		
SURVEYOR: CHRISTOPHER J. D'ORAZIO		D	DATE: 05/28/2025	
CALC BY: ROP	BY: ROP DRAWN BY: CJ		SCALE: 1" = 30'	
SECTION: 20	TOWNSHIP: 5 N	ORTH	RANGE: 28 EAST	
CITY: UMATILLA	COUNTY: UMA	TILLA	SHEET 2 OF 3	

## **NARRATIVE**

THE PURPOSE OF THIS REPLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3 IS TO ELIMINATE THE TWO EASEMENTS NOTED AS EASEMENT NUMBERS 2 AND 3 AND SHOWN ON THE PLAT OF CHERYL'S PLACE PHASE 3 RECORDED ON JANUARY 23RD, 2025, WITH INSTRUMENT NUMBER 2025-0000373, IN BOOK 18 AT PAGE 47, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON, WHICH WERE CREATED ON THE PLAT OF THE BLUFFS. THE TWO EASEMENTS ENCUMBER THE LOTS AND GREATLY REDUCE THE BUILDABLE AREA OF EACH LOT. EASEMENT NUMBER 2 IS A 15-WIDE WATERLINE EASEMENT, AND EASEMENT NUMBER 3 IS A 20-FOOT WIDE FIRE LANE AND PEDESTRIAN ACCESS EASEMENT. BOTH THESE EASEMENTS ARE NO LONGER NEEDED DUE TO THE PLAT OF CHERYL'S PLACE PHASE 3 CREATING PUBLIC RIGHT OF WAY AND UTILITY EASEMENTS THAT WILL SERVE THOSE PURPOSES. WE HAVE CONFERRED WITH PUBLIC WORKS AND IT WAS DETERMINED THAT THE EASEMENTS ARE NOT NEEDED FOR A WATER LINE OR FIRE LANE.

THE BOUNDARY OF THIS RE-PLAT LIES WITHIN THE BOUNDS OF THE RECENTLY RECORDED CHERYL'S PLACE PHASE 3 PLAT. THE BOUNDARY OF THESE REPLATTED LOTS ARE SHOWN EXCLUSIVELY PER CHERYL'S PLACE PHASE 3 PLAT. REFERENCE THE PREVIOUS PHASE PLATS FOR SECTIONAL INFORMATION AND DETAILS ON THE ORIGINAL BOUNDARY OF CHERYL'S PLACE PHASE 3.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER  $\pm /-$  2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018, MAY 2019, MARCH 2020. AND JULY 2024 FOR THE EXTERIOR BOUNDARIES OF THE PREVIOUS CHERYL'S PLACE PLATS, WITH THE CORNERS OF LOTS 82, 83 AND 84 OF THIS REPLAT REVISITED APRIL 2025.

## **LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER 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 82, 83, AND 84 OF CHERYL'S PLACE PHASE 3 SUBDIVISION REPLAT. RECORDED ON JANUARY 23RD, 2025, AS INSTRUMENT NUMBER 2025-0000373, IN BOOK 18 AT PAGE 47, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON

#### 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.

## 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 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.

## **SURVEYOR'S CERTIFICATE**

I, CHRIS J. D'ORAZIO, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION REPLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3, SAID SUBDIVISION BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTWEST QUARTER AND THE SOUTHWEST 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 SUBDIVISION BEING THE SOUTHWEST CORNER OF LOT 81 OF CHERYL'S PLACE PHASE 3 RECORDED IN BOOK 18 AT PAGE 47, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON.

CDDz	6.10.2025
CHRISTOPHER J. D'ORAZIO	PLS.98905

## CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF LIMATILLA PLANNING COMMISSION DECISION

AFFICULD IN ACCOMDANCE WITH CITE	DI CIVIATILLA I LANIANAO COMMISSION DECISION
, 2 Ni	7-8-25
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.

## **UMATILLA COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS REPLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF

UMATILLA, STATE OF OREGON 7.22.2025 ummon unga -22-25 COMMISSIONER 107.22.2025 COMMISSIONER

#### **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.

Frehaul Penvolos	7-22-25	
COUNTY ASSESSOR	DATE	
Rachael Pervelos	7-22-25	
COUNTY TAX COLLECTOR	DATE	

## ACKNOWLEDGMENT

STATE OF: Washinaton 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.

Stephanie hu	,	6/11/20	25
NOTARY PUBLIC		DATE	
MY APPOINTMENT EXPIRES: _	6/1/2028		

## 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:

RE-PLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3, AS SHOWN ON THE PLAT OF "CHERYL'S PLACE, PHASE 3, RECORDED ON JANUARY 23RD, 2025, WITH INSTRUMENT NUMBER 2025-0000373, IN BOOK 18 AT PAGE 47, IN THE PLAT RECORDS OF UMATILLA COUNTY OREGON AND REAFFIRM THE EASEMENT AS SHOWN.

AARON RILEY, REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC.
REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC.
DATE: 6/11/25

# **RE-PLAT OF LOTS 82-84 OF CHERYL'S PLACE PHASE 3 BOOK 18, PAGE 47**

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

> State of Oregon 2025-0005544 County of Umatilla 07/22/2025 04:04:55 PM \$120.00

> > REGISTERED **PROFESSIONAL** LAND SURVEYOR

C) Dr 6.10.25 ORÉGON MARCH 8, 2022 CHRISTOPHER J. D'ORAZIO 98905 RENEWS: 12-31-2025

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

6.10.25

RECEIVED BY **PBS Engineering and Environmental Inc.** 

Umatilla County Surveyor Date: 7/25/25 Fec'd By: CT No.: 25-059-R



400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600

pbsusa.com

	CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC. SURVEYOR: CHRISTOPHER J. D'ORAZIO		PR	PROJECT NO.: 66178.005	
			D.	DATE: 05/28/2025	
	CALC BY: ROP	DRAWN BY: C	JJ	SCALE: N/A	
	SECTION: 20	TOWNSHIP: 5 NORTH		RANGE: 28 EAST	
	CITY: UMATILLA	COUNTY: UMATILLA		SHEET 3 OF 3	