

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCELS 1, 2 & 3 OF THE VAN DORN PLANNED UNIT DEVELOPMENT, A PLANNED UNIT DEVELOPMENT PREPARED UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, AS INDICATED ON THIS PLAT.

William R. Wells
WILLIAM R. WELLS, PLS 1106



SUBSCRIBED AND SHORN BEFORE ME THIS 9th DAY OF October, 1995.

NOTARY PUBLIC FOR OREGON *Vicki Ledbetter*

MY COMMISSION EXPIRES July 20, 1998

OWNER'S CERTIFICATE

WE, LOWELL D. AND LYNETTE A. VAN DORN, DO HEREBY ESTABLISH THIS PLAT AS THE PLAT OF THE VAN DORN PLANNED UNIT DEVELOPMENT, A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

Lowell D. Van Dorn *Lynette A. Van Dorn*
LOWELL D. VAN DORN, OWNER LYNETTE A. VAN DORN, OWNER

SUBSCRIBED AND SHORN BEFORE ME THIS 28th DAY OF January, 1997.

NOTARY PUBLIC FOR OREGON *Vicki Ledbetter*

MY COMMISSION EXPIRES 1-13-99



NATURAL RESOURCES COMMISSION APPROVAL

THIS PLANNED UNIT DEVELOPMENT IS APPROVED THIS 10 DAY OF October, 1995, BY THE NATURAL RESOURCES COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

Louis W. Dick
CHAIR

Marlene M. Martin
SECRETARY

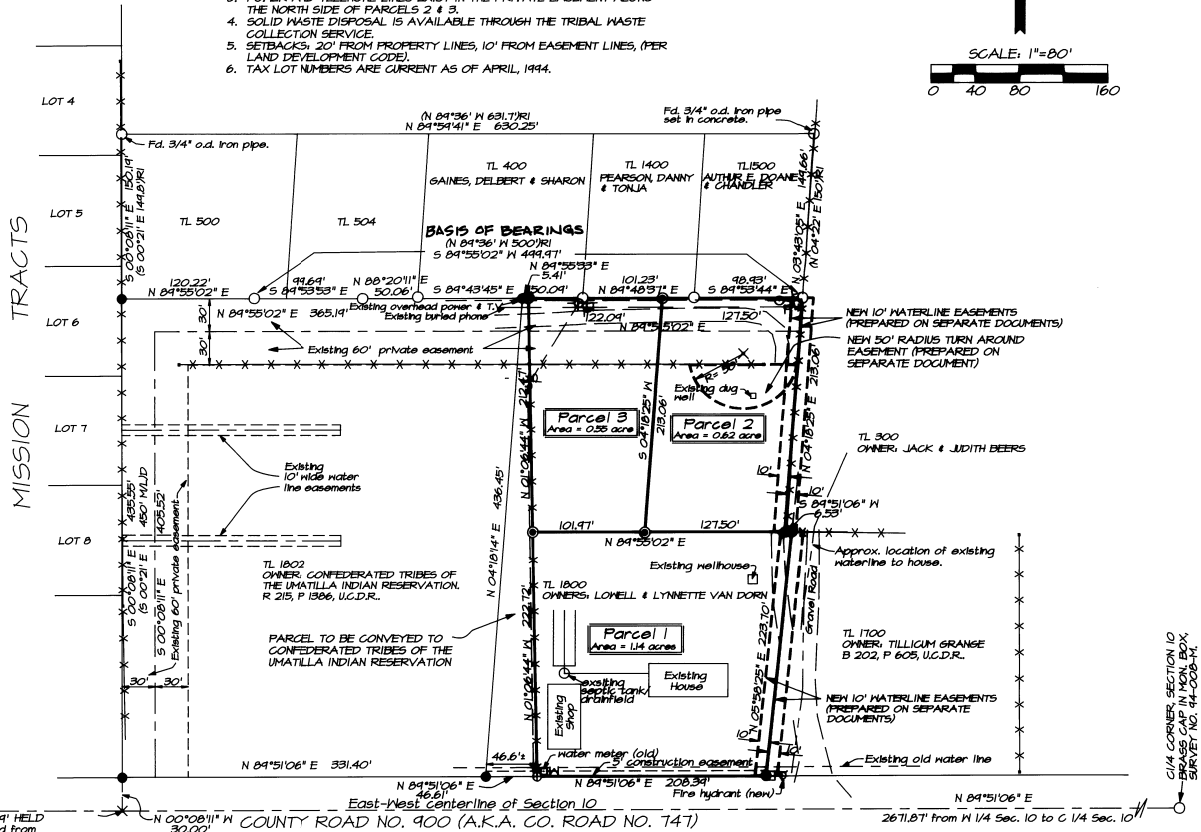
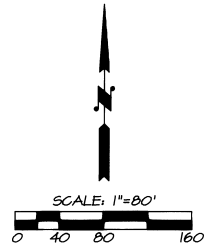
Tom Dumb
TRIBAL PLANNING OFFICE REPRESENTATIVE

**VAN DORN PLANNED UNIT DEVELOPMENT
FINAL PLAT**

OCTOBER 1995

NOTES

1. A RESIDENCE CURRENTLY EXISTS ON PARCEL 1, WITH SEWER SERVICE PROVIDED BY AN EXISTING SEPTIC TANK-DRAINFIELD SYSTEM AND WATER SERVICE PROVIDED BY AN EXISTING WELL.
2. FUTURE RESIDENCES ON PARCELS 2 & 3, AND THE RESIDENCE ON PARCEL 1 WILL BE SERVED BY TRIBAL WATER SYSTEM AFTER LINES ARE INSTALLED.
3. POWER AND TELEPHONE LINES EXIST IN THE PRIVATE EASEMENT ALONG THE NORTH SIDE OF PARCELS 2 & 3.
4. SOLID WASTE DISPOSAL IS AVAILABLE THROUGH THE TRIBAL WASTE COLLECTION SERVICE.
5. SETBACKS: 20' FROM PROPERTY LINES, 10' FROM EASEMENT LINES, (PER LAND DEVELOPMENT CODE).
6. TAX LOT NUMBERS ARE CURRENT AS OF APRIL, 1994.



NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE A TRACT OF LAND OWNED BY LOWELL AND LYNN VAN DORN INTO 3 PARCELS UNDER THE CONFEDERATED TRIBES' PLANNED UNIT DEVELOPMENT REGULATIONS. THE PERIMETER OF THE VAN DORN PARCEL WAS PREVIOUSLY MONUMENTED IN 1945 AS SHOWN ON SURVEY MAP NO. 43-52-B, RECORDED IN THE OFFICE OF THE COUNTY SURVEYOR. BEARINGS ARE BASED ON SURVEY NO. 43-52-B.

EASEMENT DESCRIPTIONS ARE PREPARED SEPARATELY FOR THE 10 FOOT WATERLINE EASEMENTS ACROSS THE VAN DORN, BEERS AND TILLIGUM GRANGE PROPERTIES.

THIS SURVEY WAS MADE WITH A SOKKIA SET 4 TOTAL STATION WITH STANDARD ERRORS OF 0.00025' ANGULAR AND 5 MM. PLUS OR MINUS 3 PPM FOR LINEAR MEASUREMENT.

LEGEND

- ⊙ - SET 5/8" BY 30" IRON PIN WITH 1/2" PLASTIC CAP MARKED "OR PLS 1106 MA PLS 1972".
- ⊕ - SET LEAD PLUS IN BASE OF CONCRETE FENCE SUPPORT WITH TACK AND BRASS WASHER STAMPED "PLS 1106".
- - MONUMENT FOUND AND REFERENCED ON SURVEY NO. 43-52-B, UNLESS OTHERWISE INDICATED.
- - FOUND 5/8" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "WR WELLS PLS 1106", FROM SURVEY NO. 43-52-B.
- ⊖ - POWER POLE.
- (XXX) D - DEED RECORD DIMENSION.
- X-X-X - FENCES.
- TL XXX - TAX LOT NUMBERS, MAP NO. 2N-33-108C. CURRENT AS OF 8/31/93.
- U.C.D.R. - UMATILLA COUNTY DEED RECORDS.
- (OX) OR "RI" - RECORD DIMENSIONS OR MONUMENTS BELIEVED TO HAVE BEEN ESTABLISHED BY W.E.O. CRIGER.

RECEIVED BY

Umatilla County Surveyor

Date: 2-97

Rec'd By: WRW

No. 97-16-B

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362		PROJECT: FINAL PLAT FOR: VAN DORN P.U.D. LOCATED IN THE NW 1/4 OF SECTION 10, T2N., R33E., W.M., UMATILLA COUNTY, OREGON.
DATE: <u>10/3/95</u> CK. BY: <u>WRW</u>	DR. BY: <u>WRW</u> NO: <u>43-107</u>	

VANDORN