

CHERYL'S PLACE PHASE 1

LOT 75 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, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF 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

- SURVEY REFERENCES**
- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
 - (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
 - (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
 - (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

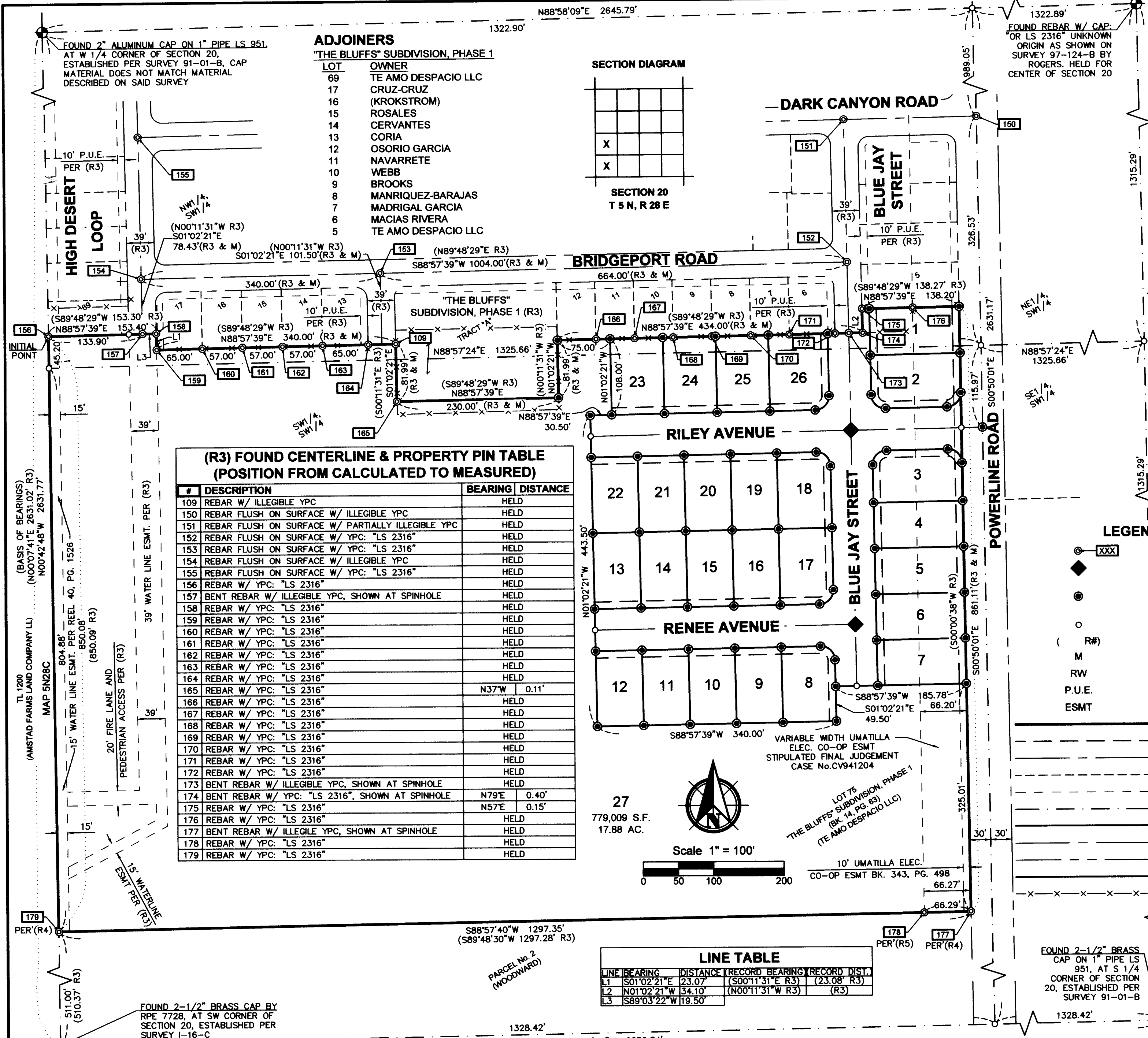
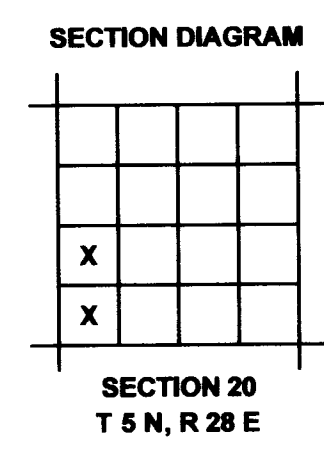
BASIS OF BEARINGS

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.

ADJOINERS

"THE BLUFFS" SUBDIVISION, PHASE 1

LOT	OWNER
69	TE AMO DESPACIO LLC
17	CRUZ-CRUZ
16	(KROKSTROM)
15	ROSALES
14	CERVANTES
13	CORIA
12	OSORIO GARCIA
11	NAVARRETE
10	WEBB
9	BROOKS
8	MANRIQUEZ-BARAJAS
7	MADRIGAL GARCIA
6	MACIAS RIVERA
5	TE AMO DESPACIO LLC



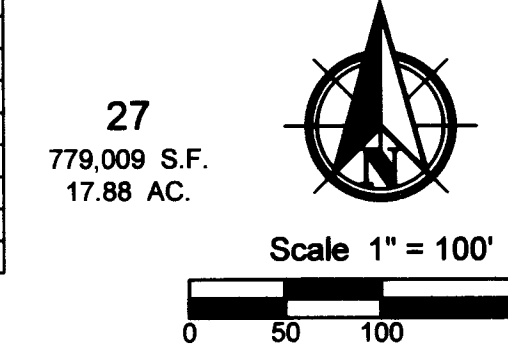
(R3) FOUND CENTERLINE & PROPERTY PIN TABLE
(POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
109	REBAR W/ ILLEGIBLE YPC		HELD
150	REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
151	REBAR FLUSH ON SURFACE W/ PARTIALLY ILLEGIBLE YPC		HELD
152	REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
153	REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
154	REBAR FLUSH ON SURFACE W/ ILLEGIBLE YPC		HELD
155	REBAR FLUSH ON SURFACE W/ YPC: "LS 2316"		HELD
156	REBAR W/ YPC: "LS 2316"		HELD
157	BENT REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
158	REBAR W/ YPC: "LS 2316"		HELD
159	REBAR W/ YPC: "LS 2316"		HELD
160	REBAR W/ YPC: "LS 2316"		HELD
161	REBAR W/ YPC: "LS 2316"		HELD
162	REBAR W/ YPC: "LS 2316"		HELD
163	REBAR W/ YPC: "LS 2316"		HELD
164	REBAR W/ YPC: "LS 2316"		HELD
165	REBAR W/ YPC: "LS 2316"	N37°W	0.11'
166	REBAR W/ YPC: "LS 2316"		HELD
167	REBAR W/ YPC: "LS 2316"		HELD
168	REBAR W/ YPC: "LS 2316"		HELD
169	REBAR W/ YPC: "LS 2316"		HELD
170	REBAR W/ YPC: "LS 2316"		HELD
171	REBAR W/ YPC: "LS 2316"		HELD
172	REBAR W/ YPC: "LS 2316"		HELD
173	BENT REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
174	BENT REBAR W/ YPC: "LS 2316", SHOWN AT SPINHOLE	N79°E	0.40'
175	REBAR W/ YPC: "LS 2316"	N57°E	0.15'
176	REBAR W/ YPC: "LS 2316"		HELD
177	BENT REBAR W/ ILLEGIBLE YPC, SHOWN AT SPINHOLE		HELD
178	REBAR W/ YPC: "LS 2316"		HELD
179	REBAR W/ YPC: "LS 2316"		HELD

LINE TABLE

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DIST.
L1	S01°02'21"E	23.0'	(S00°11'31"E R3)	(23.08' R3)
L2	N01°02'21"W	34.10'	(N00°11'31"W R3)	(R3)
L3	S89°03'22"W	19.50'		

- LEGEND**
- XXX FOUND PROPERTY PIN PER THE BLUFFS PHASE 1 OR AS NOTED.
 - ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2019" IN THIS SUBDIVISION
 - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION
 - CALCULATED POINT ONLY, NOT FOUND OR SET
 - (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
 - M DENOTES MEASURED DATA
 - RW DENOTES DEDICATED RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ESMT EASEMENT
 - SITE BOUNDARY
 - - - EASEMENT DEDICATION ON THIS SUBDIVISION, SEE P.U.E. NOTE, SHEET 3
 - - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
 - - - EXISTING PROPERTY LINE (ADJACENT)
 - - - EXISTING EASEMENT
 - - - EXISTING SECTION SUB-DIVISION LINE
 - - - DEDICATED RIGHT-OF-WAY
 - - - DEDICATED RIGHT-OF-WAY CENTERLINE
 - - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
 - - - LOT LINE
 - - - EXISTING FENCE



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 1", BEING LOT 75, "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. 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 1" BEING A FOUND 5/8" REBAR WITH PLASTIC CAP INSCRIBED "OR LS 2316", MARKING THE SOUTHWEST CORNER OF LOT 69 OF SAID "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.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021 4/7/2020



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
SURVEYOR: GREG E. FLOWERS	DATE: 04/08/2020
CALC BY: ROP/ADM	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 E	SHEET 1 OF 3

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-13-2020 at 3:42 o'clock p. m., in the record of PLATS of said County. BOOK 17 PAGE 1 OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 125.00 No. 2020-6990558

RECEIVED BY
Umatilla County Surveyor
Date: 4/16/20
Rec'd By: C.T.
No.: 20-036-6

CHERYL'S PLACE PHASE 1

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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S46°02'21"E	28.28'
C2	31.34'	20.00'	89°47'41"	S44°03'49"W	28.23'
C3	31.49'	20.00'	90°12'19"	S45°56'11"E	28.33'
C4	31.42'	20.00'	90°00'00"	N43°57'39"E	28.28'
C5	31.42'	20.00'	90°00'00"	N46°02'21"W	28.28'
C6	31.42'	20.00'	90°00'00"	S43°57'39"W	28.28'
C7	31.42'	20.00'	90°00'00"	S46°02'21"E	28.28'
C8	31.42'	20.00'	90°00'00"	S43°57'39"W	28.28'

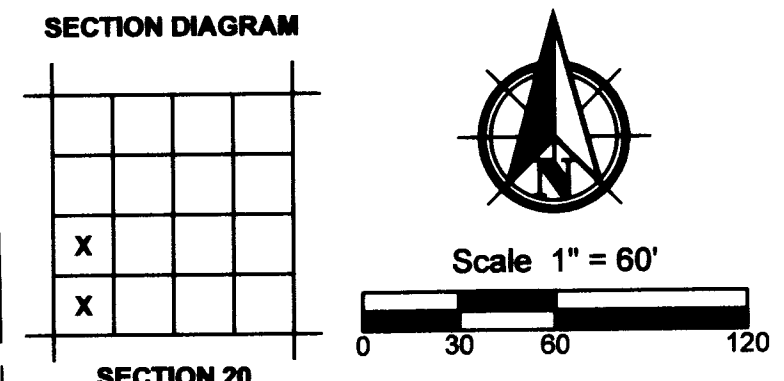
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- LOT LINE
- x - x - x - x - x - EXISTING FENCE

LIMITED ACCESS NOTE
POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD PERMITTED.

EASEMENT NOTE
AREA DESIGNATED AS "CLEAR VISION" AREA IS INTENDED TO PROVIDE ADEQUATE SIGHT DISTANCE AT ENTRANCE TO POWERLINE ROAD FROM RILEY AVENUE AS SHOWN HEREON.
NO SOLID FENCES, BUSHES, LANDSCAPING, ETC. OVER 3 FEET IN HEIGHT IS PERMITTED IN THIS AREA. "CLEAR VISION" AREA SHALL BE DEFINED AS A LINE BETWEEN TWO POINTS 30 FEET BEHIND THE POINT OF CURVATURE OF THE FRONT FACE OF THE CURB RETURN IN EACH DIRECTION. (50 FEET IN EACH DIRECTION FROM THE POINT OF INTERSECTION OF SAID FRONT FACE).

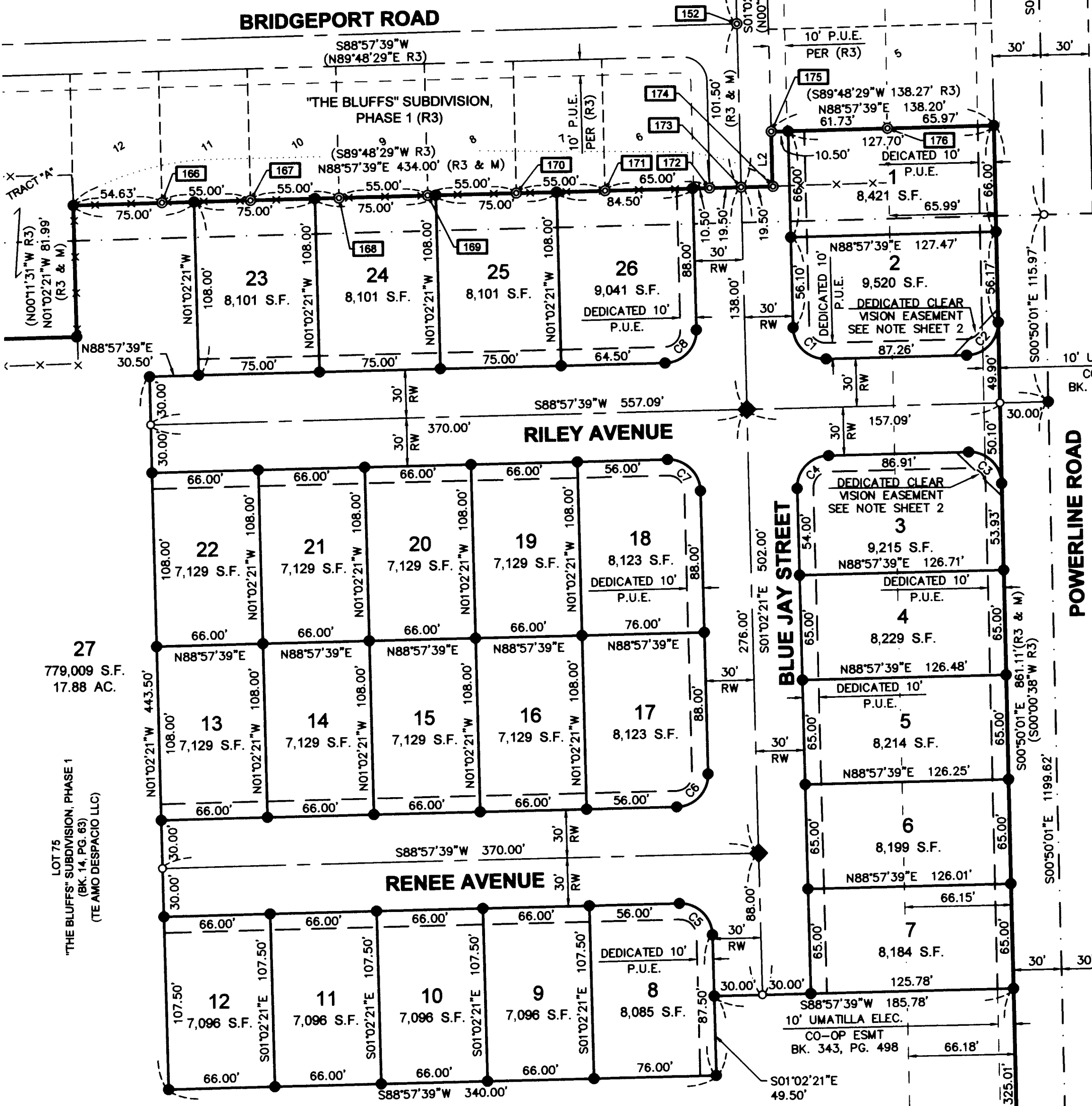
ADJOINERS
"THE BLUFFS" SUBDIVISION, PHASE 1

LOT	OWNER
89	TE AMO DESPACIO LLC
17	CRUZ-CRUZ
16	(KROKSTROM)
15	ROSALES
14	CERVANTES
13	CORIA
12	OSORIO GARCIA
11	NAVARETE
10	WEBB
9	BROOKS
8	MANRIQUEZ-BARAJAS
7	MADRIGAL GARCIA
6	MACIAS RIVERA
5	TE AMO DESPACIO LLC

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 12/31/2021
4/7/2020

STATE OF OREGON, COUNTY OF UMATILLA }
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By: STEVE CHURCHILL Records Officer
Fee \$ 125.00 No. 2020-6990558



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(R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
(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



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
SURVEYOR: GREG E. FLOWERS	DATE: 04/06/2020
CALC BY: ROP/ADM	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
SCALE: 1" = 60'	RANGE: 28 E
	SHEET 2 OF 3

RECEIVED BY
Umatilla County Surveyor
Date: 4/16/20
Rec'd By: [Signature]
Lot: 20-036-B

CHERYL'S PLACE PHASE 1

LOT 75 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, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF 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 DELINEATE THE BOUNDARY OF LOT 75 OF THE BLUFFS PHASE 1 SUBDIVISION, RECORDED IN BOOK 14, PAGE 63, 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 POWERLINE ROAD RIGHT OF WAY MARGIN, BEING A 30 FOOT WESTERLY OFFSET FROM THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, THE TIES TO SECTIONAL MONUMENTATION WERE HELD TO ESTABLISH SAID WEST AND EAST LOT BOUNDARIES. 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 AND MAY 2019.

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 357047AM, DATED MARCH 03, 2020. IN PREPARING THIS TENTATIVE PLAN, 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 THE TENTATIVE PLAN 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

LOTS 75 OF THE BLUFFS SUBDIVISION, AS SHOWN ON THE PLAT OF "THE BLUFFS" SUBDIVISION, PHASE 1, RECORDED ON AUGUST 15, 2003 AS INSTRUMENT NUMBER 2003-4450088 IN BOOK 14 AT PAGE 63 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. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CHERYL'S PLACE PHASE 1". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 75, "THE BLUFFS" SUBDIVISION, PHASE 1, A REPLAT OF A PORTION OF PARCEL 1 IN PARTITION PLAT No. 2000-37, LYING WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

Aaron Riley 4/8/2020
AARON RILEY, REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC. DATE

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla

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.

Ronca Parker 4/8/2020
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES June 24, 2020
RESIDING Walla Walla, WA

PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR RILEY AND RENEE AVENUES AND BLUE JAY STREET WILL OCCUR AT THE TIME OF THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 1 THROUGH 26 WILL BE COMPLETED AT THIS TIME.

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. _____

Mary Dedrick 4/9, 2020
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 10 April 2020
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.

John Alf 4-13-2020
CHAIRMAN DATE

William Spring 4/13/2020
COMMISSIONER DATE

Greg Inadok 4/13/2020
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.

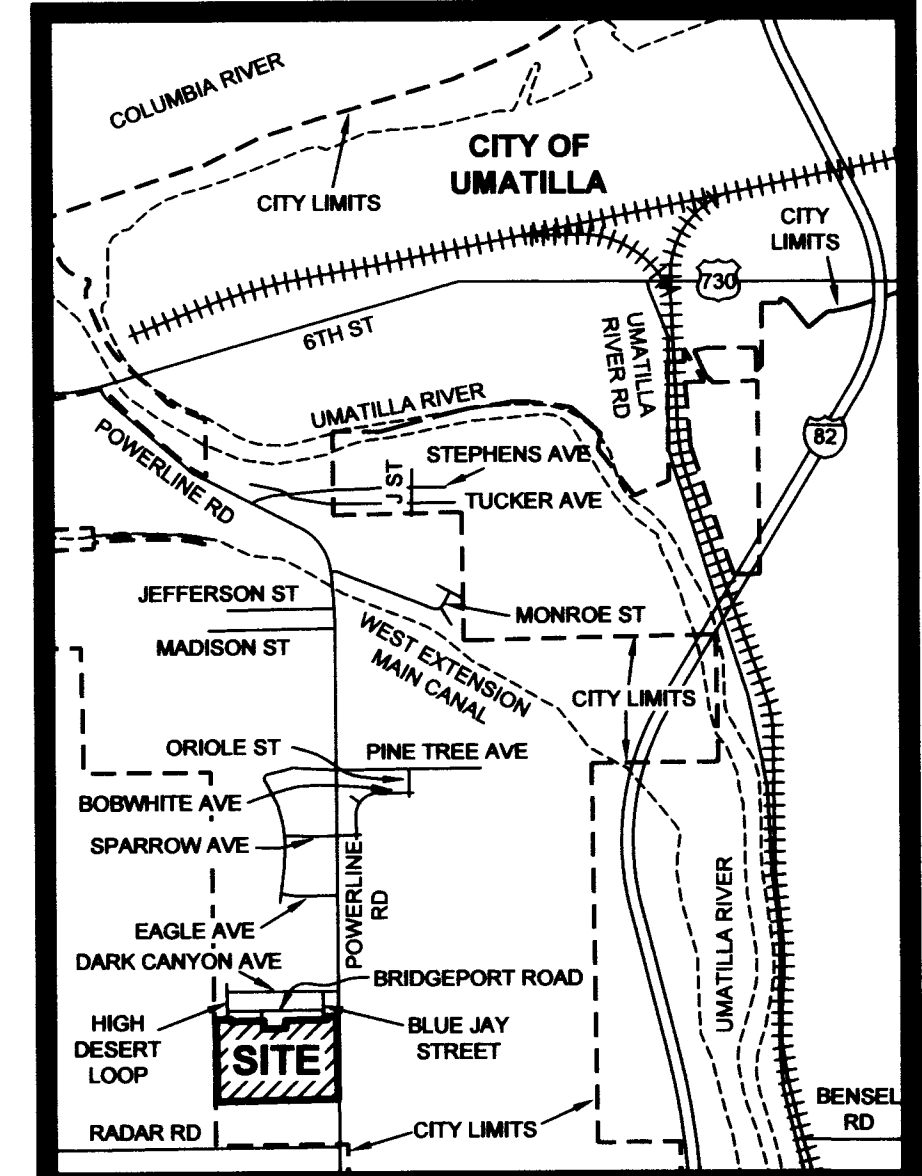
[Signature] 4/10/2020
COUNTY ASSESSOR DATE

Bethia Knight by Kristin Howard, deputy 4/10/2020
COUNTY TAX COLLECTOR DATE

WEST EXTENSION IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT AND THAT THE PLAT OF CHERYL'S PLACE PHASE 1 - SUBDIVISION CONFORMS TO THE REQUIREMENTS OF THE WEST EXTENSION IRRIGATION DISTRICT

Bernice Bridgeman 4/9/2020
WEST EXTENSION IRRIGATION DISTRICT DATE



VICINITY MAP
NOT TO SCALE

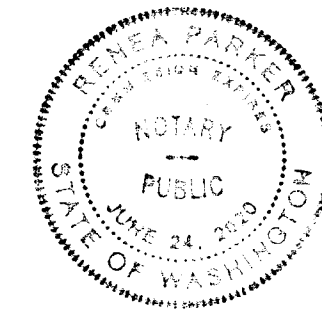
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-13-2020
at 3:42 o'clock p. m., in the record of PLATS of said County.
BOOK 17 PAGE 1
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 125.00 No. 2020-6990558

REGISTERED PROFESSIONAL LAND SURVEYOR

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

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021
4/7/2020



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1800
pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178	
SURVEYOR: GREG E. FLOWERS	DATE: 04/08/2020	
CALC BY: ROP/ADM	DRAWN BY: DWW	SCALE: N/A
SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 3 OF 3

Umatilla County Surveyor
Date: 4/16/20
By: [Signature]
20-036-B