

CIMMARON TERRACE PUD PHASE V

LOCATED IN A PORTION OF THE NW
1/4 OF THE SE 1/4
OF SECTION 2, T 4 N, R 28 E, W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

JANUARY 9, 2023
JOB NO. 22-367
SHEET 1 OF 3

State of Oregon 2023-0001111
County of Umatilla 02/23/2023 11:29:14 AM
REC-DE-TP
Pgs=1 \$5.00 \$29.00 \$11.00 \$10.00 \$10.00 \$60.00 \$125.00
0000815220230001110010016
Office of County Records
John Churchill UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 2/28/23
Rec'd By: CT
No.: 23-021-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437
Expires 12-31-2023
1.10.23

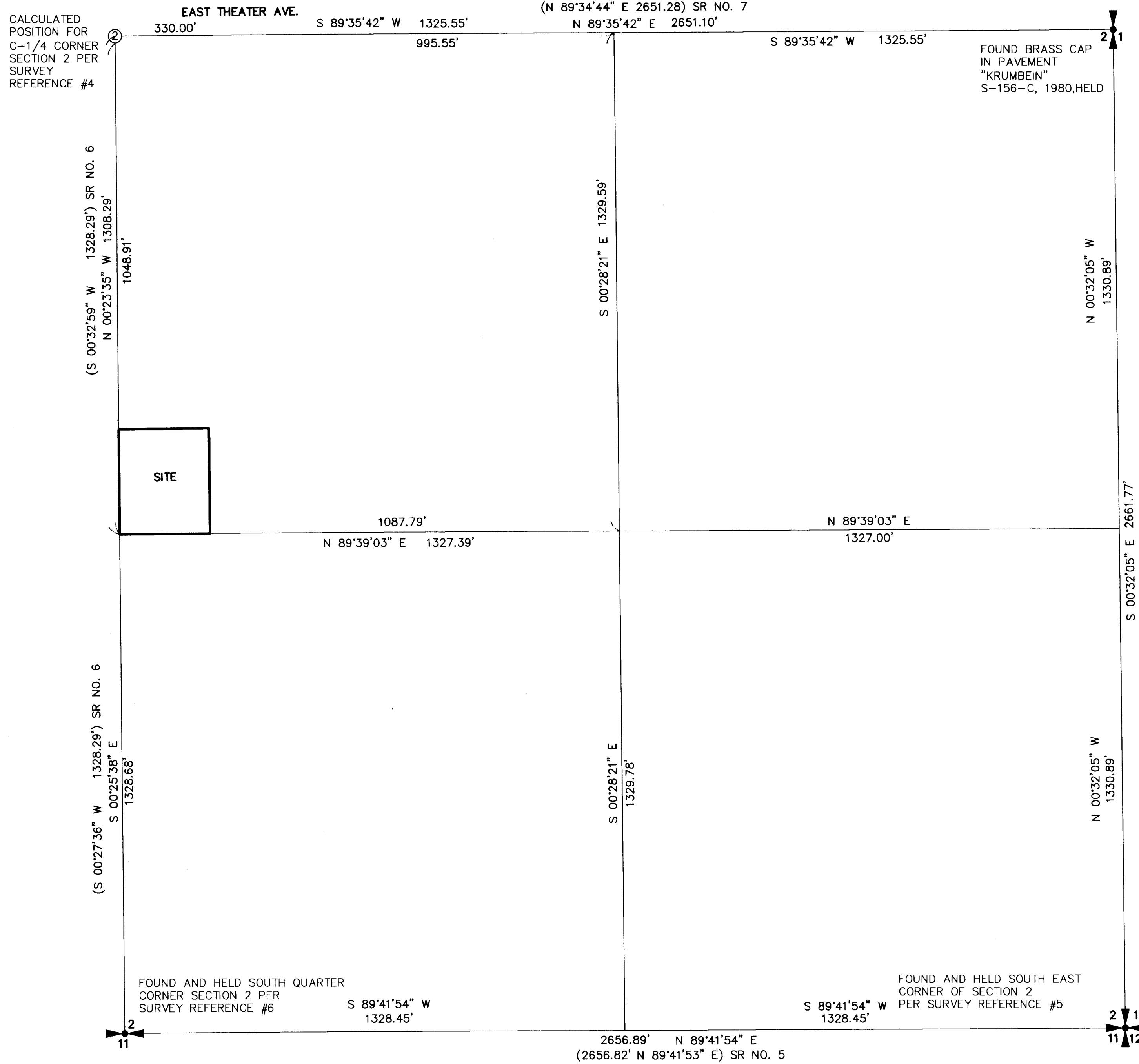
SURVEYOR'S CERTIFICATE
I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

K L Bethje
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
1.10.23
DATED

- SHEET INDEX
- 1) EXTERIOR BOUNDARY, SECTION
 - 2) LOTS, DIMENSIONS, SQUARE FOOTAGES AND ADDRESSES
 - 3) APPROVAL SIGNATURES, VICINITY MAP

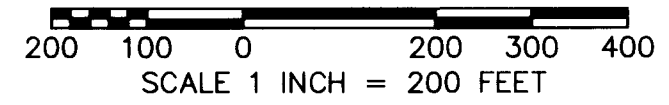
- SURVEY REFERENCE**
- 1) PARTITION PLAT NO. 2004-02
 - 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
 - 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
 - 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
 - 5) LEWIS SURVEY BOOK 14 PAGE 01-B
 - 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135
 - 7) SUNSET ESTATES, BOOK 13, PAGE 86
 - 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
 - 9) "CIMMARON TERRACE PHASE 2", BOOK 17, PAGE 3
 - 10) "CIMMARON TERRACE PHASE 3", BOOK 17, PAGE 51
 - 11) FLOWERS SURVEY, BOOK 19, PAGE 112-B
 - 12) "CIMMARON TERRACE REPLAT", BOOK 16, PAGE 94

BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.



PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
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K L Bethje 1.10.23
KEVIN L. BETHJE DATE



PB-18 PGSA

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SHEET 2 OF 3

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DATED 1-10-23

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30 15 0 30 45 60
SCALE 1 INCH = 30 FEET

BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.



SURVEY REFERENCE

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LEGEND

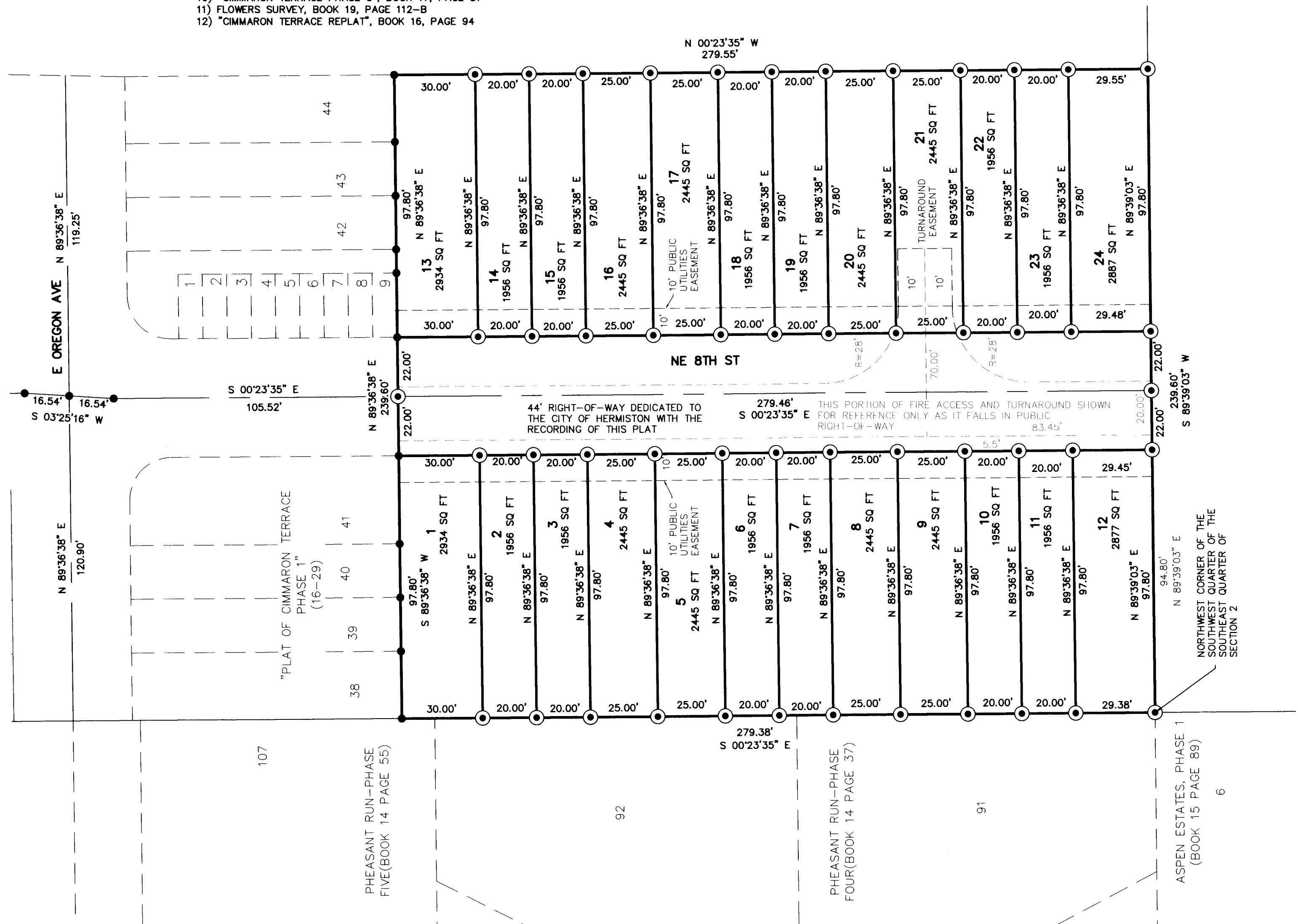
- INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
- INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 8 UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET

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SHEET 3 OF 3

LEGAL DESCRIPTION:

THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 38 OF THE PLAT OF CIMMARON TERRACE PHASE 1 ACCORDING TO THE PLAT THEREOF, RECORDED UNDER BOOK 16 OF PLATS AT PAGE 29, RECORDS OF UMATILLA COUNTY, OREGON, SAID POINT BEING ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°36'38" EAST ALONG THE SOUTH LINE OF LOTS 38 THRU 44 OF SAID PLAT, 239.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 00°23'35" EAST ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 44, 279.55 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°39'03" WEST ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, 239.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°23'35" WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER, 279.38 FEET TO THE POINT OF BEGINNING; CONTAINING 1.54 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

ACKNOWLEDGEMENT:

STATE OF Oregon
COUNTY OF Clatsamas

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF January, 2023, Mark Vetterovich PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sherrn Marsden
SIGNATURE NOTARY PUBLIC-OREGON DATE January 31, 2023
Sherrn Marsden
PRINTED NAME

COMMISSION NO: 1010346
MY COMMISSION EXPIRES: March 23, 2025

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, PACIFIC NORTHWEST LAND COMPANY, AN OREGON LIMITED LIABILITY COMPANY ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF CIMMARON TERRACE PUD PHASE V.

[Signature] January 31, 2023
SIGNATURE DATE

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 8 DAY OF February, 2023

[Signature]
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.

[Signature] 2 Feb 2023
CHAIRMAN DATE

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

[Signature] 02/03/2023
MAYOR DATE

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

[Signature] 2/1/2023
MANAGER DATE

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 22 DAY OF Feb, 2023.

[Signature] [Signature]
CHAIRMAN COMMISSIONER

COMMISSIONER

Celinda A. Simmons

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT 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 HEREBY APPROVE SAID PLAT. DATED THIS 14 DAY OF February, 2023

[Signature] [Signature]
COUNTY ASSESSOR COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

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