

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JAN 21 1998 DANNY K. CUMMINGS 2316

RENEWAL DATE: 12-31-99

HAYDEN RIVER ESTATES No. 1

LOCATED IN A PORTION OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

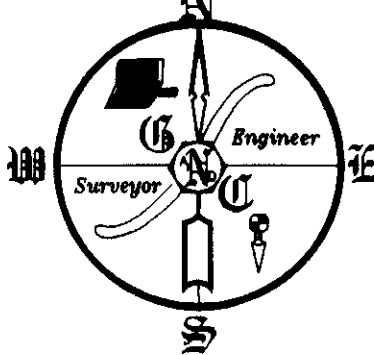
Prepared By
GASCHLER & CUMMINGS
156 SE 1st AVE., Ontario, Oregon. 889-2101.
Owners & Developers
RIVER ESTATES L.L.C.
2622 S.W. GLACIER PLACE
REDMOND, OREGON 97756

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THE CENTERLINE MONUMENTS, AND ANY LOT CORNERS DESTROYED DURING CONSTRUCTION, SHALL BE SET, AS SHOWN ON THIS PLAT, AFTER CONSTRUCTION HAS BEEN COMPLETED, OR BY DECEMBER 31, 1998.

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

CONFORTH ADDITION

GASCHLER & CUMMINGS
CIVIL ENGINEERING & LAND SURVEYING
ONTARIO, OREGON



STATE OF OREGON,
COUNTY OF UMATILLA } as
I certify that this instrument was received and recorded
ON May 21, 1998
at 8:30 o'clock Am., in the record of
PLATS of said County.
BOOK NUMBER Slide
13 117

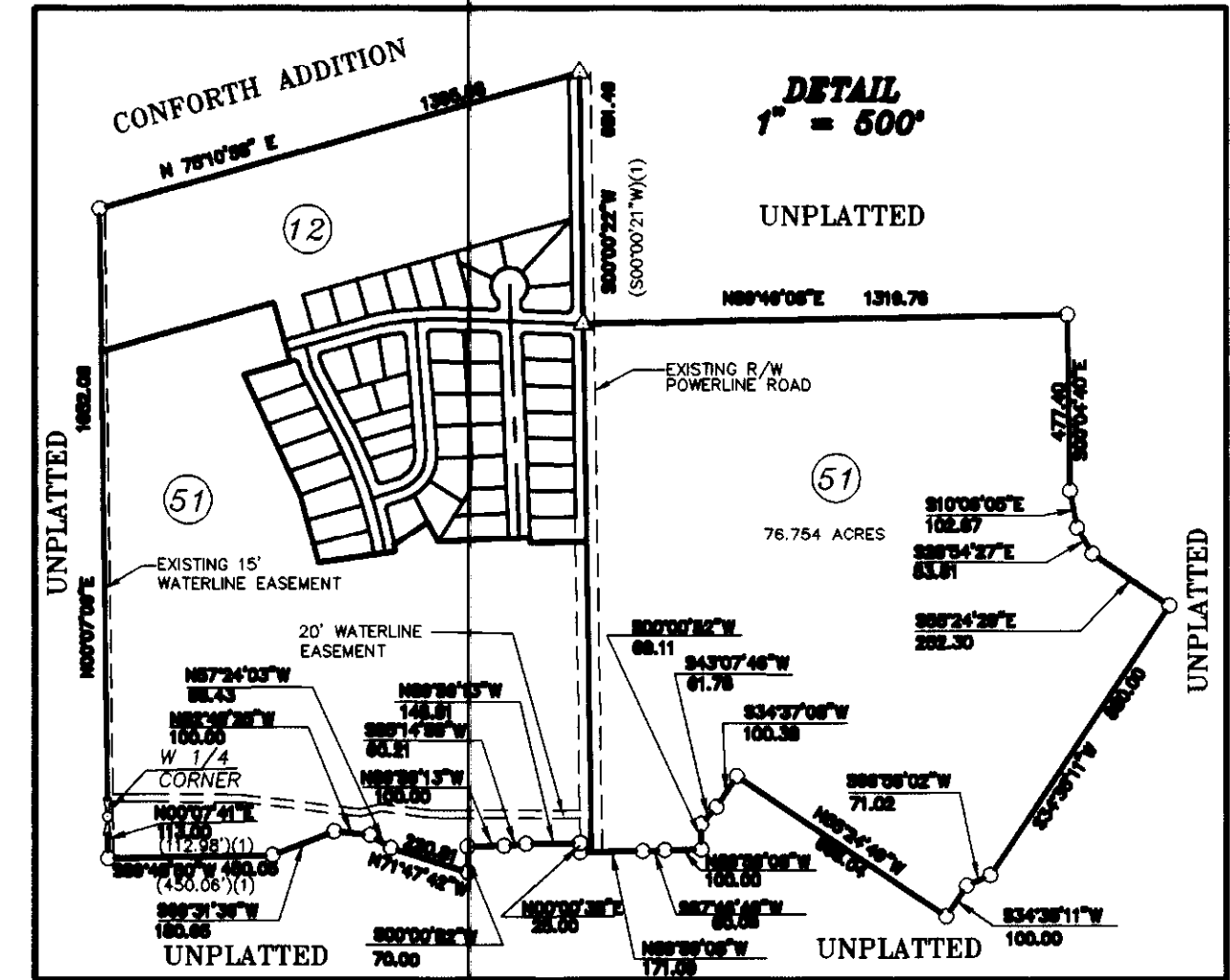
OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT Records Officer
Fees \$ 40.00 No. 1998-3290678

CURVE TABLE

| NUMBER | DELTA | R FT | L FT | CD | LC FT |
|--------|------------|---------|--------|-------------|--------|
| C1 | 173°54'44" | 800.00 | 245.68 | N83°58'50"E | 244.71 |
| C2 | 121°9'49" | 200.00 | 43.04 | N20°58'57"W | 42.96 |
| C3 | 10°44'08" | 1100.00 | 206.11 | N21°46'48"W | 205.81 |
| C4 | 08°55'51" | 1100.00 | 155.46 | N12°21'48"W | 155.33 |
| C6 | 77°29'59" | 100.00 | 135.26 | N34°50'17"E | 125.18 |
| C29 | 92°46'21" | 12.00 | 19.43 | N46°23'32"E | 17.38 |
| C31 | 87°13'39" | 12.00 | 18.27 | N43°36'28"W | 16.56 |
| C32 | 94°15'56" | 12.00 | 19.74 | N45°38'45"E | 17.59 |
| C33 | 87°13'31" | 12.00 | 18.27 | N43°36'31"W | 16.55 |
| C34 | 85°44'05" | 12.00 | 17.96 | N44°21'16"W | 16.33 |
| C35 | 92°46'28" | 12.00 | 19.43 | N46°23'28"E | 17.38 |
| C36 | 47°21'28" | 12.00 | 9.92 | N23°40'30"W | 9.64 |
| C37 | 47°21'28" | 12.00 | 9.92 | N23°40'58"E | 9.64 |
| C38 | 42°36'47" | 50.00 | 37.19 | N26°03'18"E | 36.34 |
| C39 | 52°34'42" | 50.00 | 45.88 | N21°32'26"W | 44.29 |
| C40 | 53°06'32" | 50.00 | 46.35 | N74°23'03"W | 44.70 |
| C41 | 53°06'32" | 50.00 | 46.35 | N52°30'25"E | 44.70 |
| C42 | 73°18'23" | 50.00 | 63.97 | N10°42'02"W | 59.70 |
| C43 | 93°04'46" | 12.00 | 19.49 | N42°37'40"E | 17.42 |
| C44 | 00°53'21" | 830.00 | 12.68 | N87°39'59"W | 12.68 |
| C45 | 04°48'28" | 830.00 | 69.65 | N89°29'07"E | 69.63 |
| C46 | 04°47'38" | 830.00 | 69.45 | N84°41'04"E | 69.42 |
| C47 | 05°20'00" | 830.00 | 77.26 | N79°37'15"E | 77.23 |
| C48 | 01°46'17" | 830.00 | 25.66 | N76°04'07"E | 25.66 |
| C49 | 01°47'19" | 770.00 | 24.04 | N76°04'37"E | 24.04 |
| C50 | 05°50'36" | 770.00 | 78.53 | N79°53'35"E | 78.50 |
| C51 | 93°16'24" | 12.00 | 19.54 | N50°32'55"W | 17.45 |
| C52 | 03°36'39" | 770.00 | 48.53 | N89°01'38"W | 48.52 |
| C53 | 90°00'00" | 12.00 | 18.85 | N59°49'02"W | 16.97 |
| C54 | 12°19'49" | 230.00 | 49.50 | N20°58'57"W | 49.40 |
| C55 | 12°19'49" | 170.00 | 36.59 | N20°58'57"W | 36.51 |
| C56 | 90°00'00" | 12.00 | 18.85 | N30°10'58"E | 16.97 |
| C57 | 03°05'08" | 1070.00 | 57.62 | N25°36'17"W | 57.62 |
| C58 | 03°45'23" | 1070.00 | 70.15 | N22°11'02"W | 70.14 |
| C59 | 04°29'30" | 1070.00 | 83.88 | N18°03'35"W | 83.86 |
| C60 | 03°44'56" | 1070.00 | 70.01 | N13°56'22"W | 70.00 |
| C61 | 03°42'46" | 1070.00 | 69.34 | N10°12'31"W | 69.32 |
| C73 | 05°01'32" | 1130.00 | 99.12 | N11°47'30"W | 99.08 |
| C74 | 87°53'32" | 12.00 | 18.41 | N29°38'30"E | 16.66 |
| C75 | 87°53'33" | 12.00 | 18.41 | N62°27'57"W | 16.66 |
| C76 | 03°07'20" | 1130.00 | 61.58 | N20°04'51"W | 61.57 |
| C77 | 03°00'25" | 1130.00 | 59.30 | N23°08'44"W | 59.30 |
| C78 | 02°29'55" | 1130.00 | 49.28 | N25°53'54"W | 49.27 |
| C79 | 13°34'42" | 130.00 | 30.81 | N66°47'55"E | 30.74 |
| C80 | 28°21'31" | 130.00 | 59.81 | N46°49'49"E | 59.28 |
| C81 | 28°00'36" | 130.00 | 63.55 | N19°38'45"E | 62.92 |
| C82 | 09°33'10" | 130.00 | 21.67 | N00°51'52"E | 21.65 |
| C83 | 7°29'59" | 70.00 | 84.88 | N34°50'17"E | 82.63 |
| C260 | 10°48'49" | 800.00 | 150.99 | N80°35'22"E | 150.76 |
| C261 | 06°48'55" | 800.00 | 94.69 | N89°23'14"E | 94.64 |
| C262 | 00°59'59" | 1130.00 | 19.72 | N08°46'44"W | 19.72 |

76.754 ACRES

PHASE 1 WATER LOOP AND TEMPORARY ROAD EASEMENT (PROPOSED SPARROW LANE)



LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | N00°00'14"E | 10.19' |
| L2 | N00°00'14"E | 6.12' |
| L3 | N14°49'02"W | 5.13' |
| L4 | N14°49'02"W | 5.13' |
| L6 | N33°17'46"E | 29.44' |
| L7 | N04°30'02"E | 10.05' |
| L12 | N27°08'51"W | 12.95' |
| L13 | N27°08'51"W | 10.52' |
| L34 | N14°49'02"W | 47.13' |
| L55 | N03°54'43"W | 18.59' |
| L56 | N87°13'17"W | 30.04' |

- LEGEND**
- LOT LINE
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE
 - SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS 2316.
 - 5/8" REBAR PER (1) WITH YELLOW PLASTIC CAP LS 2735
 - BRASS CAP 1/4 CORNER PER (1)
 - CALCULATED POINT
 - OF RECORD
 - CLEAR VISION EASEMENT SEE NOTE (B) BELOW

NOTE:
NO ACCESS TO POWERLINE ROAD FROM BORDERING LOTS

NOTES:

- (A) POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD.
- (B) AREAS DESIGNATED AS "CLEAR VISION" AREAS ARE INTENDED TO PROVIDE ADEQUATE SIGHT DISTANCE AT ENTRANCES TO POWERLINE ROAD. NO SOLID FENCES, BUSHES, LANDSCAPING ETC. OVER 3 FEET IN HEIGHT PERMITTED IN THESE AREAS. "CLEAR VISION AREAS" SHALL BE DEFINED AS A LINE BETWEEN TWO POINTS 30 FEET BEHIND THE POINT OF CURVATURE OF THE FRONT FACE OF THE CURB RETURNS IN EACH DIRECTION. (50' IN EACH DIRECTION FROM THE POINT OF INTERSECTION OF SAID FRONT FACE).



Scale: 1" = 100'

REFERENCES:

- (1) RECORD OF SURVEY FOR RSA COMPANY BY ROGERS SURVEYING AND RECORDED UNDER UMATILLA COUNTY SURVEY NUMBER 97-124-B AND DATED JULY, 1997. MEASURED AND RECORD DATA ARE ONE AND THE SAME UNLESS OTHERWISE NOTED.

RECEIVED BY
Umatilla County Surveyor
Date 5-98
Rec'd By [Signature]
No. 98-96-B

DEDICATION

STATE OF OREGON S.S. COUNTY OF UMATILLA

KNOW ALL MEN BY THESE PRESENTS :

That We, the undersigned, do hereby certify that we are the owners of the land as shown and described on this plat and have caused the tract of land to be Surveyed, Subdivided and Platted as the HAYDEN RIVER ESTATES No. 1 in the City of Umatilla, Umatilla County, Oregon.

DESCRIPTION :

REAL PROPERTY LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, COUNTY OF UMATILLA, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE NORTH 00°07'09" EAST, 1652.08 FEET ALONG THE WEST LINE OF SAID SECTION 20, TO THE NORTH LINE OF THE BONNEVILLE POWER ADMINISTRATION POWER LINE EASEMENT (BOOK 214, PAGE 371 RECORDS OF UMATILLA COUNTY); THENCE ALONG SAID NORTH LINE, NORTH 75°10'58" EAST, 1365.08 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, ALSO BEING THE CENTERLINE OF POWERLINE ROAD; THENCE ALONG SAID WEST LINE, SOUTH 00°00'22" WEST, 681.49 FEET, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 89°49'08" EAST, 1319.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, SOUTH 00°04'40" EAST, 477.40 FEET; THENCE SOUTH 10°06'05" EAST, 102.87 FEET; THENCE SOUTH 28°54'27" EAST, 83.81 FEET; THENCE SOUTH 55°24'29" EAST, 252.30 FEET; THENCE SOUTH 34°35'11" WEST, 880.00 FEET; THENCE SOUTH 66°56'02" WEST, 71.02 FEET; THENCE SOUTH 34°35'11" WEST, 100.00 FEET; THENCE NORTH 55°24'49" WEST, 686.04 FEET; THENCE SOUTH 34°37'08" WEST, 100.38 FEET; THENCE SOUTH 43°07'46" WEST, 61.78 FEET; THENCE SOUTH 00°00'52" WEST, 69.11 FEET; THENCE NORTH 89°59'08" WEST, 100.00 FEET; THENCE SOUTH 87°46'49" WEST, 60.05 FEET; THENCE NORTH 89°59'08" WEST, 171.09 FEET; THENCE NORTH 00°00'38" EAST, 25.00 FEET; THENCE NORTH 89°59'13" WEST, 148.91 FEET; THENCE SOUTH 85°14'58" WEST, 60.21 FEET; THENCE NORTH 89°59'13" WEST, 100.00 FEET; THENCE SOUTH 00°00'52" WEST, 70.00 FEET; THENCE NORTH 71°47'42" WEST, 220.81 FEET; THENCE NORTH 57°24'03" WEST, 66.43 FEET; THENCE NORTH 82°49'25" WEST, 100.00 FEET; THENCE SOUTH 69°31'36" WEST, 180.65 FEET; THENCE SOUTH 89°48'50" WEST, 450.05 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 20; THENCE ALONG SAID WEST LINE, NORTH 00°07'41" EAST, 113.00 FEET, TO THE POINT OF BEGINNING.

WE HEREBY CERTIFY :

That the streets or portions thereof within the limits of the plat are dedicated to the public use forever, the utility easements shown on this plat are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, and no structure other than for utility purposes shall be erected within the limits of said easement.

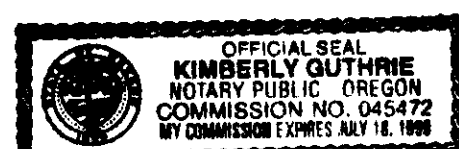
[Signature] 4-21-98 RIVER ESTATES, L.L.C., MEMBER DATE

ACKNOWLEDGMENT

STATE OF OREGON S.S. COUNTY OF Deschutes

On this 21 day of April, 1998 A.D., before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me by the above named Member of RIVER ESTATES, L.L.C., on behalf of said Company.

Kimberly Guthrie Deschutes County NOTARY PUBLIC RESIDING AT

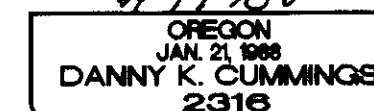


SEAL

SURVEYOR'S CERTIFICATE & NARRATIVE

STATE OF OREGON S.S. COUNTY OF MALHEUR

I, DANNY K. CUMMINGS, a Registered Professional Land Surveyor, in and for said County and State do hereby certify that the survey of HAYDEN RIVER ESTATES No. 1 in Umatilla County, Oregon, as shown and described on this Plat was made by me and this Plat correctly shows the survey as made. I furthermore certify that monuments have been established as indicated hereon. In witness thereof I hereunto set my hand and seal this 17th day of April, 1998 A.D.. Control for this Plat is based on the record of survey by Rogers Surveying Inc. for RSA COMPANY, dated July, 1997 and filed under County Survey Number 97-124-B Basis of Bearings are based on said Recorded Survey.



I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL. [Signature] 4-17-98

APPROVALS

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF HAYDEN RIVER ESTATES No. 1 HAS BEEN APPROVED BY EACH OF US AND THAT IT CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HEREUNTO SET OUR HANDS.

[Signature] April 23, 1998 [Signature] 5-21-98 CHAIR, CITY OF UMATILLA UMATILLA COUNTY, OREGON COUNTY COMMISSIONER UMATILLA COUNTY, OREGON DATE

[Signature] 4/24/98 [Signature] 5/13/98 PLANNER, CITY OF UMATILLA UMATILLA COUNTY, OREGON COUNTY COMMISSIONER UMATILLA COUNTY, OREGON DATE

[Signature] 4-28-98 COUNTY COMMISSIONER UMATILLA COUNTY, OREGON DATE WEST EXTENSION IRRIGATION DISTRICT UMATILLA COUNTY, OREGON

[Signature] 5/13/98 [Signature] 5/13/98 TAX COLLECTOR UMATILLA COUNTY, OREGON COUNTY ASSESSOR UMATILLA COUNTY, OREGON TAXES ARE PAID IN FULL AS OF THIS DATE Assessed Mgr.

[Signature] 28 Apr 98 COUNTY SURVEYOR UMATILLA COUNTY, OREGON DATE

RECORDING

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON May 21, 1998 at 8:30 o'clock Am., in the record of PLATS of said County. BOOK 13 NUMBER 117 Slide

OFFICE OF COUNTY RECORDS By: GEORGIA MCNAUGHT Records Officer Fees \$ 40.00 No. 1998-3290678

RECEIVED BY Umatilla County Surveyor Date 5-98 Rec'd by [Signature] No. 98-96-B