

# HAYDEN RIVER ESTATES No. 2A

A REPLAT OF LOT 51 IN 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Danny K. Cummings*  
7/29/98  
OREGON  
DANNY K. CUMMINGS  
2316

RENEWAL DATE: 12-31-99

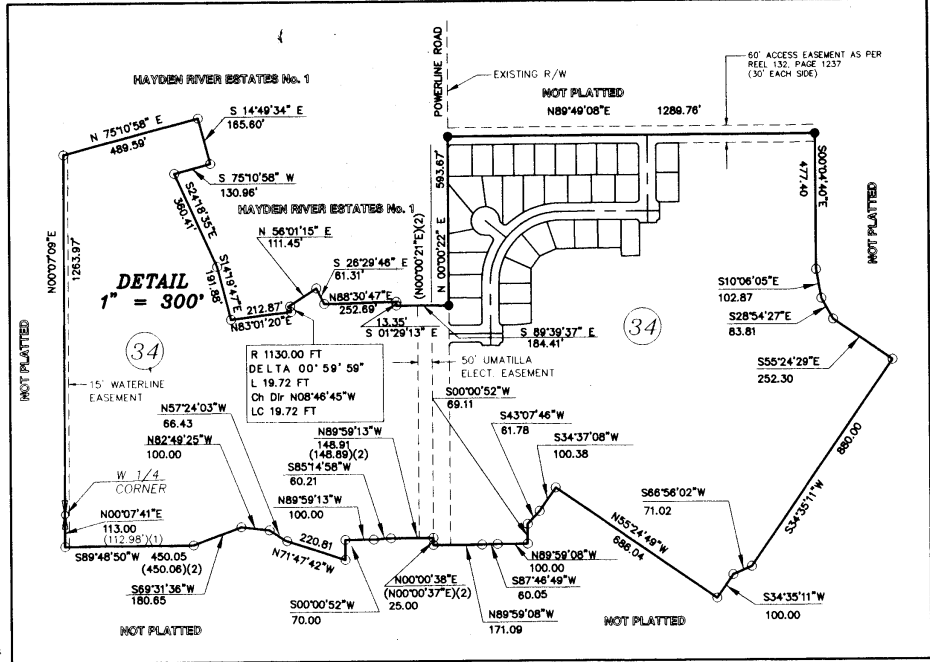
I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THE CENTERLINE MONUMENTS, AND ANY LOT CORNERS DESTROYED DURING CONSTRUCTION, SHALL BE SET, AS SHOWN ON THIS PLAT, AFTER CONSTRUCTION HAS BEEN COMPLETED, OR BY JULY 1, 1999.

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRODUCTION OF THE ORIGINAL  
*Danny K. Cummings* 7/29/98

NOTE:  
NO ACCESS TO POWERLINE ROAD BORDERING LOTS

### LEGEND

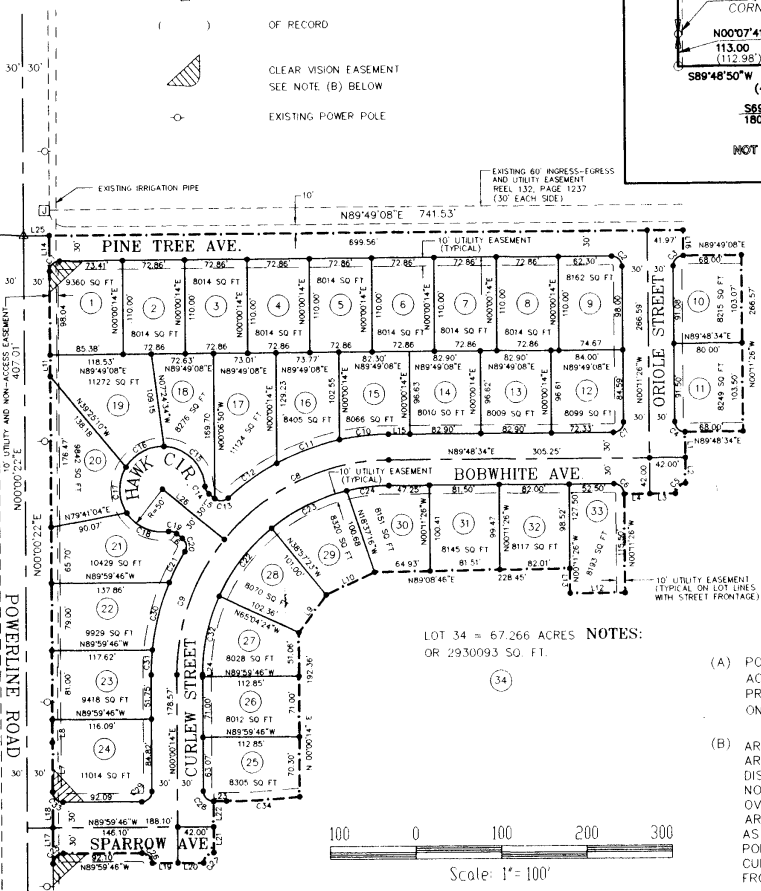
- BOUNDARY LINE
- PHASE 2A BOUNDARY LINE
- LOT LINE
- CENTER LINE
- UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY/EASEMENT
- SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP LS 2316
- 5/8" REBAR PER (1) OR (2) WITH YELLOW PLASTIC CAP LS 2735 OR LS 2316
- BRASS CAP 1/4\" CORNER PER (1) AND (2)
- CALCULATED POINT
- OF RECORD
- CLEAR VISION EASEMENT
- SEE NOTE (B) BELOW
- EXISTING POWER POLE



Prepared By  
**GASCHLER & CUMMINGS**  
156 SE 1st Ave., Ontario, Oregon, 97141  
Owners & Developers  
**RIVER ESTATES L.L.C.**  
2622 S.W. GLACIER PLACE  
REDMOND, OREGON 97756

### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N00°11'26\" W	30.00'
L2	N00°11'26\" W	30.00'
L3	N89°48'34\" E	30.00'
L4	N89°48'34\" E	30.00'
L5	N50°41'04\" W	8.83'
L6	N50°41'04\" W	8.83'
L7	N00°00'22\" E	58.26'
L8	N00°00'22\" E	26.56'
L9	N36°19'30\" E	54.57'
L10	N65°10'51\" E	62.52'
L11	N00°00'22\" E	24.93'
L12	N89°48'34\" E	64.50'
L13	N00°11'26\" W	28.98'
L14	N00°00'22\" E	41.96'
L15	N89°48'34\" E	25.12'
L16	N00°14'37\" W	30.00'
L17	N00°00'22\" E	42.00'
L18	N00°00'22\" E	42.00'
L19	N89°59'46\" W	30.00'
L20	N89°59'46\" W	30.00'
L21	N00°00'14\" E	30.00'
L22	N00°00'14\" E	30.00'
L23	N89°59'46\" W	15.30'
L24	N00°00'14\" E	2.50'
L25	N89°49'08\" E	30.00'
L26	N50°41'04\" W	93.40'



LOT 34 = 67.266 ACRES NOTES:  
OR 29.30093 SQ. FT.

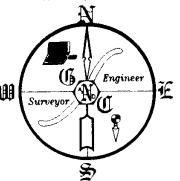
### REFERENCES:

- THE PLAT OF HAYDEN RIVER ESTATES No. 1 BY GASCHLER & CUMMINGS AND RECORDED ON MAY 21, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON IN BOOK 13, AT PAGE 117
  - 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

### CURVE TABLE

NUMBER	R FT	DELTA	L FT	Ch Dir	LC FT
C1	12.00	89°48'46"	18.91	N44°54'45\" E	16.94
C2	12.00	89°59'26"	18.85	N45°11'09\" W	16.97
C3	12.00	90°00'34"	18.85	N44°48'51\" E	16.97
C4	12.00	90°00'00"	18.85	N45°11'26\" W	16.97
C5	12.00	90°00'00"	18.85	N44°48'34\" E	16.97
C6	12.00	90°00'00"	18.85	N45°11'26\" W	16.97
C7	12.00	90°00'00"	18.85	N44°48'34\" E	16.97
C8	250.00	50°29'38"	220.32	N45°00'14\" E	215.26
C9	250.00	39°18'42"	171.53	N19°39'35\" E	168.18
C10	280.00	11°42'20"	57.61	N83°54'54\" E	57.51
C11	280.00	16°07'20"	78.79	N69°57'34\" E	78.53
C12	280.00	14°18'47"	69.95	N54°44'30\" E	69.77
C13	12.00	81°43'49"	17.12	N88°27'02\" E	15.70
C14	12.00	47°21'28"	9.92	N27°00'20\" W	9.64
C15	50.00	84°06'58"	73.41	N45°23'05\" W	66.99
C16	50.00	10°03'01"	53.28	N62°01'56\" E	50.79
C17	50.00	64°49'47"	56.57	N00°54'28\" W	53.60
C18	50.00	64°43'10"	56.48	N65°40'57\" W	53.52
C19	12.00	47°21'28"	9.92	N74°21'48\" W	9.64
C20	12.00	81°43'48"	17.12	N09°49'10\" W	15.70
C21	280.00	08°17'55"	40.55	N26°53'47\" E	40.52
C22	220.00	26°24'24"	101.39	N37°50'25\" E	100.50
C23	220.00	25°45'34"	98.91	N63°55'24\" E	98.08
C24	220.00	13°00'23"	49.94	N83°18'22\" E	49.83
C25	12.00	89°59'52"	18.85	N45°00'18\" E	16.97
C26	12.00	90°00'00"	18.85	N44°59'46\" W	16.97
C27	12.00	90°00'00"	18.85	N45°00'14\" E	16.97
C28	12.00	90°00'00"	18.85	N44°59'46\" W	16.97
C29	12.00	90°00'00"	18.85	N45°00'14\" E	16.97
C30	280.00	16°44'50"	81.84	N14°22'24\" E	81.55
C31	280.00	05°59'45"	29.50	N03°00'07\" E	29.29
C32	220.00	24°37'59"	94.58	N12°19'14\" E	93.86
C33	12.00	90°00'08"	18.85	N44°59'42\" W	16.97
C34	770.00	06°22'43"	85.72	N86°48'52\" E	85.68

- (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).



**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 **HAYDEN RIVER ESTATES No. 2A** 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:

LOT 51 AS SHOWN ON THE PLAT OF HAYDEN RIVER ESTATES No. 1 RECORDED ON MAY 21, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON AT BOOK 13 AT PAGE 117.

**WE HEREBY CERTIFY :**

That the streets or portions thereof within the limits of the plot 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 easements.

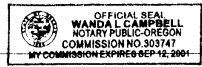
[Signature] 10-5-98  
RIVER ESTATES, L.L.C. MEMBER DATE

**ACKNOWLEDGMENT**

STATE OF OREGON S.S.  
COUNTY OF Deschutes

On this 5<sup>th</sup> day of Oct., 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

Wanda L Campbell Redmond, OR  
NOTARY PUBLIC RESIDING AT



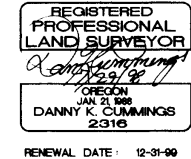
SEAL

**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. 2A** 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 29<sup>th</sup> day of July, 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 A TRUE REPRODUCTION OF THE ORIGINAL  
[Signature] 7/29/98



**APPROVALS**

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF **HAYDEN RIVER ESTATES No. 2A** HAS BEEN APPROVED BY EACH OF US AND THAT IT CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HEREUNTO SET OUR HANDS.

[Signature] 9/17/98  
CHAIR, CITY OF UMATILLA DATE  
UMATILLA COUNTY, OREGON

[Signature] 11/30/98  
COUNTY COMMISSIONER DATE  
UMATILLA COUNTY, OREGON

[Signature] 9-17-98  
PLANNER, CITY OF UMATILLA DATE  
UMATILLA COUNTY, OREGON

[Signature] 11-27-98  
COUNTY COMMISSIONER DATE  
UMATILLA COUNTY, OREGON

[Signature] 10/12/98  
WEST EXTENSION IRRIGATION DISTRICT DATE  
UMATILLA COUNTY, OREGON

[Signature] 11/27/98  
COUNTY COMMISSIONER DATE  
UMATILLA COUNTY, OREGON

[Signature] 11/27/98  
TAX COLLECTOR DATE  
UMATILLA COUNTY, OREGON

[Signature] 11/27/98  
COUNTY ASSESSOR DATE  
UMATILLA COUNTY, OREGON

TAXES ARE PAID IN FULL AS OF THIS DATE

[Signature] 10-13-98  
COUNTY SURVEYOR DATE  
UMATILLA COUNTY, OREGON

**RECORDING**

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON December 1, 1998  
at 8:25 o'clock Am., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
13 130

OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT  
Records Officer

10/2

RECEIVED

JAN 20 1999

UMATILLA COUNTY RECORDS



1999-3440051

1 of 2

344 0051

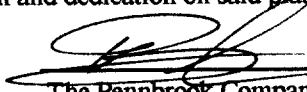
STATE OF OREGON )  
UMATILLA COUNTY ) SS

AFFIDAVIT OF CORRECTION (plat)

I, Dan K. Cummings, being duly sworn, depose and say that I am the surveyor who surveyed the plat of Hayden River Estates No. 2A, as filed recorded in Plat Book 13, Pages 130, Umatilla County Oregon Plat Records: and  
*12-1-1998 1998-3410194*


The following correction to said plat is necessary and is as follows: One of the owner's signature was missing on the plat.

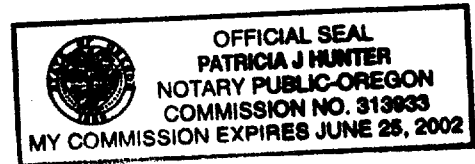
This is to certify that the Pennbrook Company is also an owner of the lands as platted on the above mentioned plat and hereby joins in the signing of the certification and dedication on said plat.

  
The Pennbrook Company an Oregon Corporation  
By, Donald Bauhofer, President

NOTARY CERTIFICATE

Subscribed and acknowledged before me on this 8<sup>th</sup> day of December, 1998.

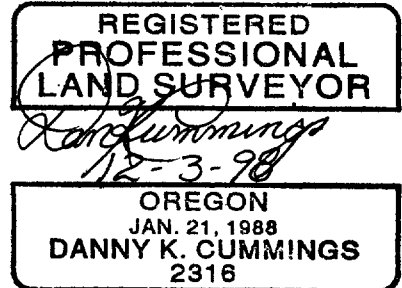
  
Notary Public for the State of Oregon  
My Commission Expires June 25, 2002



STATE OF OREGON )  
COUNTY OF Deschutes ) SS

The present fee owner of the property affected by said Affidavit is as follows:

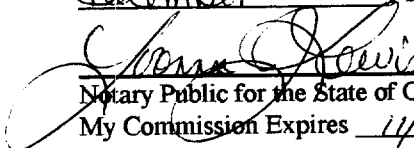
River Estates, L.L.C. and  
The Pennbrook Company, an Oregon Corporation

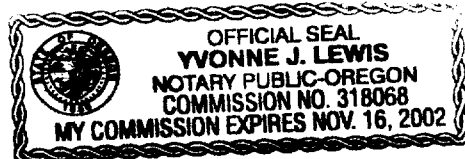


Dan K. Cummings, P.L.S.  
Registered Professional Land Surveyor #2316

NOTARY CERTIFICATE

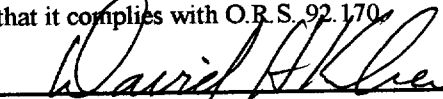
Subscribed and acknowledged before me on this 3 day of December, 1998.

  
Notary Public for the State of Oregon  
My Commission Expires 11/16/02



STATE OF OREGON )  
COUNTY OF Malheur ) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Hayden River Estates No. 2A has been examined by me and that it complies with O.R.S. 92.170.

  
David H. Krumbein  
Umatilla County Surveyor

RETURN TO: DAVID H. KRUMBEIN  
UMATILLA COUNTY SURVEYOR OFFICE

State of Oregon )

)  
County of Umatilla)

This instrument was received and recorded on  
01-20-99 at 2:15  
in the record of document code type DE-AFF

Location R344-0051  
Document number 1999-3440051  
Fee 10.00

Office of County Records

Received by

  
Records Officer



1999-3440051 2 of 2