

I certify that this instrument was received and recorded

ON March 23, 2005
at 4:15 o'clock P.m., in the record of
PLATS of said County.
BOOK PAGE
14 82

NOTE: THE SOUTHERLY CORNERS OF THE LOTS
IN ST. JOHNS SUBDIVISION-PHASE I DO NOT
COINCIDE WITH THE NORTHERLY LOT CORNERS
OF ST. JOHNS SUBDIVISION-PHASE III.

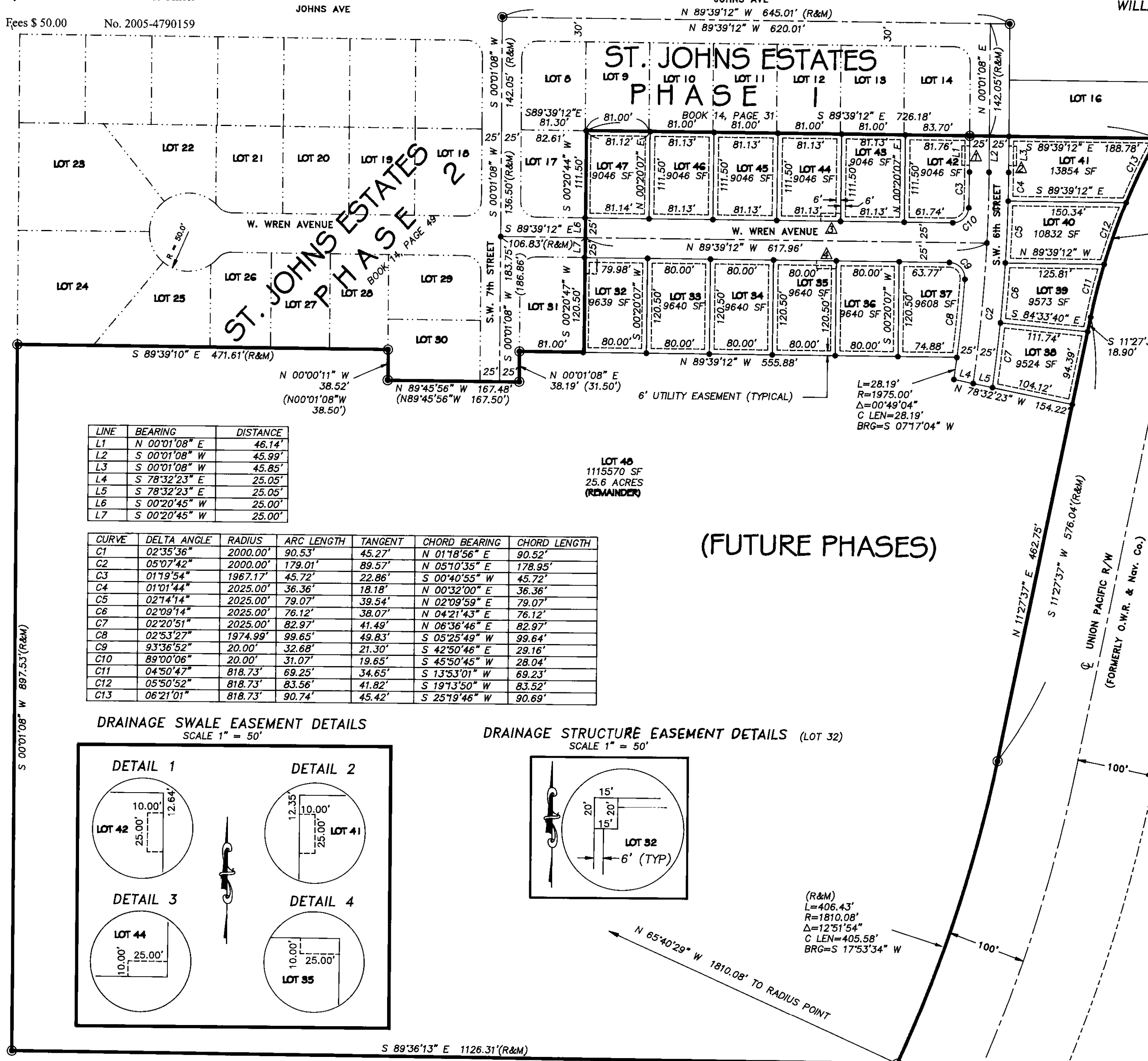
FINAL PLAT

ST. JOHNS ESTATES SUBDIVISION-PHASE III
A REPLAT OF LOT 32 IN ST. JOHNS ESTATES
SUBDIVISION-PHASE II ACCORDING TO THE OFFICIAL PLAT
THEREOF RECORDED IN BOOK 14 AT PAGE 49 OF TOWN
PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

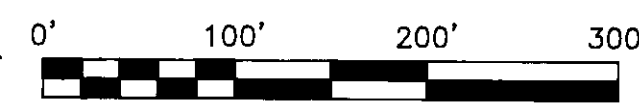
OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2005-4790159



BASIS OF BEARINGS
N89°39'12"W ALONG THE CENTERLINE OF
JOHNS AVENUE AS SHOWN ON THE
FINAL PLAT OF ST. JOHNS ESTATES
SUBDIVISION-PHASE I RECORDED IN
BOOK 14 AT PAGE 31 OF TOWN PLATS
OF UMATILLA COUNTY, OREGON.

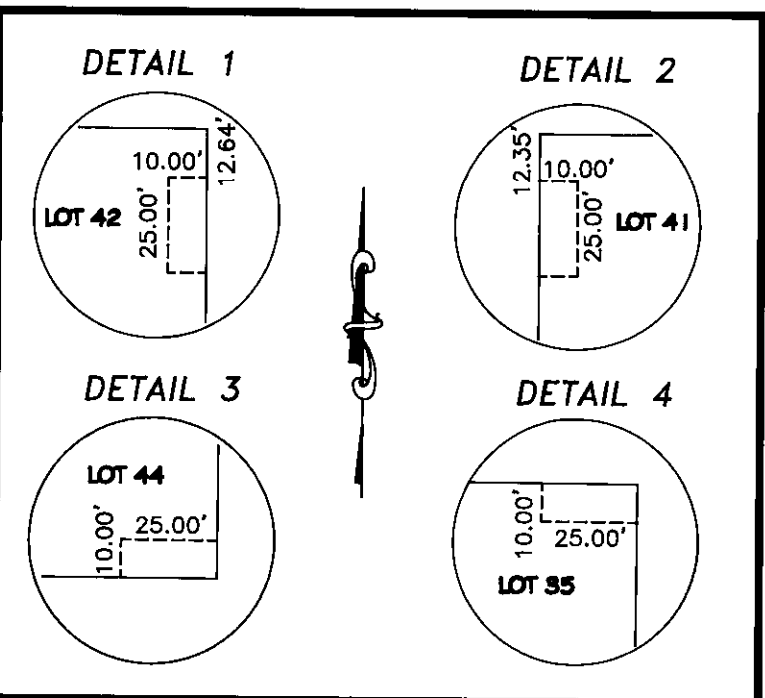


- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - PREVIOUSLY PLATTED LINE
 - FOUND A 5/8" IRON PIN PER THE PLAT OF ST. JOHNS ESTATES SUBDIVISION-PHASE I AND II AND PARTITION PLAT 2000-14
 - SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 19619 OR 02820LS" ATTACHED
 - (R&M)
 - (XOX)
 - RECORD DIMENSION PER THE PLATS OF ST. JOHNS ESTATES SUBDIVISION-PHASES I AND II OF PARTITION PLAT 200-14.
 - △ DRAINAGE SWALE EASEMENT SEE CORRESPONDING DETAIL

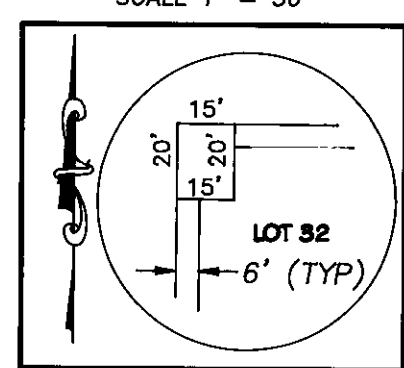
LINE	BEARING	DISTANCE
L1	N 00°01'08" E	46.14'
L2	S 00°01'08" W	45.99'
L3	S 00°01'08" W	45.85'
L4	S 78°32'23" E	25.05'
L5	S 78°32'23" E	25.05'
L6	S 00°20'45" W	25.00'
L7	S 00°20'45" W	25.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	02°35'36"	2000.00'	90.53'	45.27'	N 01°18'56" E	90.52'
C2	05°07'42"	2000.00'	179.01'	89.57'	N 05°10'35" E	178.95'
C3	01°19'54"	1967.17'	45.72'	22.86'	S 00°40'55" W	45.72'
C4	01°01'44"	2025.00'	36.36'	18.18'	N 00°32'00" E	36.36'
C5	02°14'14"	2025.00'	79.07'	39.54'	N 02°09'59" E	79.07'
C6	02°09'14"	2025.00'	76.12'	38.07'	N 04°21'43" E	76.12'
C7	02°20'51"	2025.00'	82.97'	41.49'	N 06°36'46" E	82.97'
C8	02°53'27"	1974.99'	99.65'	49.83'	S 05°25'49" W	99.64'
C9	93°36'52"	20.00'	32.68'	21.30'	S 42°50'46" E	29.16'
C10	89°00'06"	20.00'	31.07'	19.65'	S 45°50'45" W	28.04'
C11	04°50'47"	818.73'	69.25'	34.65'	S 13°53'01" W	69.23'
C12	05°50'52"	818.73'	83.56'	41.82'	S 19°13'50" W	83.52'
C13	06°21'01"	818.73'	90.74'	45.42'	S 25°19'46" W	90.69'

DRAINAGE SWALE EASEMENT DETAILS
SCALE 1" = 50'



DRAINAGE STRUCTURE EASEMENT DETAILS (LOT 32)
SCALE 1" = 50'



(FUTURE PHASES)

SURVEYOR'S CERTIFICATE
I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT OF "ST. JOHNS ESTATES SUBDIVISION PHASE 3" BEING A LOT 32 OF "ST. JOHNS ESTATES SUBDIVISION PHASE 2" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 49 OF TOWN PLATS IN UMATILLA COUNTY OREGON. THE INITIAL POINT OF SAID "ST. JOHNS ESTATES SUBDIVISION PHASE 3" BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "RSI-GBW 02817LS", BEING THE SOUTHEAST CORNER OF LOT 14 IN "ST. JOHNS ESTATES SUBDIVISION PHASE 1" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 31 ON TOWN PLATS IN UMATILLA COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG E. FLOWERS, OREGON PLS NO. 02820LS
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "ST. JOHNS ESTATE SUBDIVISION - PHASE III"
GREG E. FLOWERS
SHEET 1 OF 2

FINAL PLAT OF ST. JOHNS ESTATES SUBDIVISION-PHASE III, BEING A REPLAT OF LOT 32 IN ST. JOHNS ESTATES SUBDIVISION-PHASE II ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 49 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

FOR: PRANCING HORSE, L.L.C., C/O JERRY JENNINGS,
P.O. BOX 131, WEST LINN, OREGON 97068
TOMKINS LAND SURVEYING, INC.
5 NORTH COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843
115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448 ST JOHNS PH3.DWG

RECEIVED BY
Date 3-05
Rec'd by KK
No. 05-59-B

FINAL PLAT
ST. JOHNS ESTATES SUBDIVISION-PHASE III
A REPLAT OF LOT 32 IN ST. JOHNS ESTATES
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SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 9 DAY OF MARCH 2005 Margaret Taylor
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 09 DAY OF March 2005 Bob Swensen
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 3" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF March 2005 David H. Kline
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 3" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 23 DAY OF March 2005
Emile M. Holman CHAIRMAN
James D. Johnston COMMISSIONER
William B. Hummel COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 3" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 22 DAY OF March 2005 BY:
Cecilia Bellino UMATILLA COUNTY ASSESSOR
Shonda Schultz by Elizabeth Amos UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 3" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 14 DAY OF March 2005 BY:
Charles E. Clark HERMISTON IRRIGATION DISTRICT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE JERRY M. JENNINGS AND VICTOR E. COOMBS, OWNERS AND RIVERVIEW COMMUNITY BANK, LIEN HOLDER, OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "ST. JOHNS ESTATES SUBDIVISION PHASE 3". WE HEREBY DEDICATE ALL STREETS AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

Jerry M. Jennings JERRY M. JENNINGS
MEMBER, PRANCING HORSE, L.L.C.
Victor E. Coombs VICTOR E. COOMBS
MEMBER, PRANCING HORSE, L.L.C.

Michael T. Roberts
AN AUTHORIZED REPRESENTATIVE OF RIVERVIEW COMMUNITY BANK

ACKNOWLEDGMENT

STATE OF OREGON } SS
COUNTY OF UMATILLA }
Clackamas
BEFORE ME THIS 10TH DAY OF AUGUST 2004 APPEARED JERRY M. JENNINGS AND VICTOR E. COOMBS, WHO BEING FIRST DULY SWORN DID SAY THAT THEY ARE MEMBERS OF PRANCING HORSE, L.L.C. AND DO HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF AUGUST, 2004.
MY COMMISSION EXPIRES 3/16/07

Kate Mackin NOTARY PUBLIC FOR THE STATE OF OREGON
Clackamas RESIDING IN

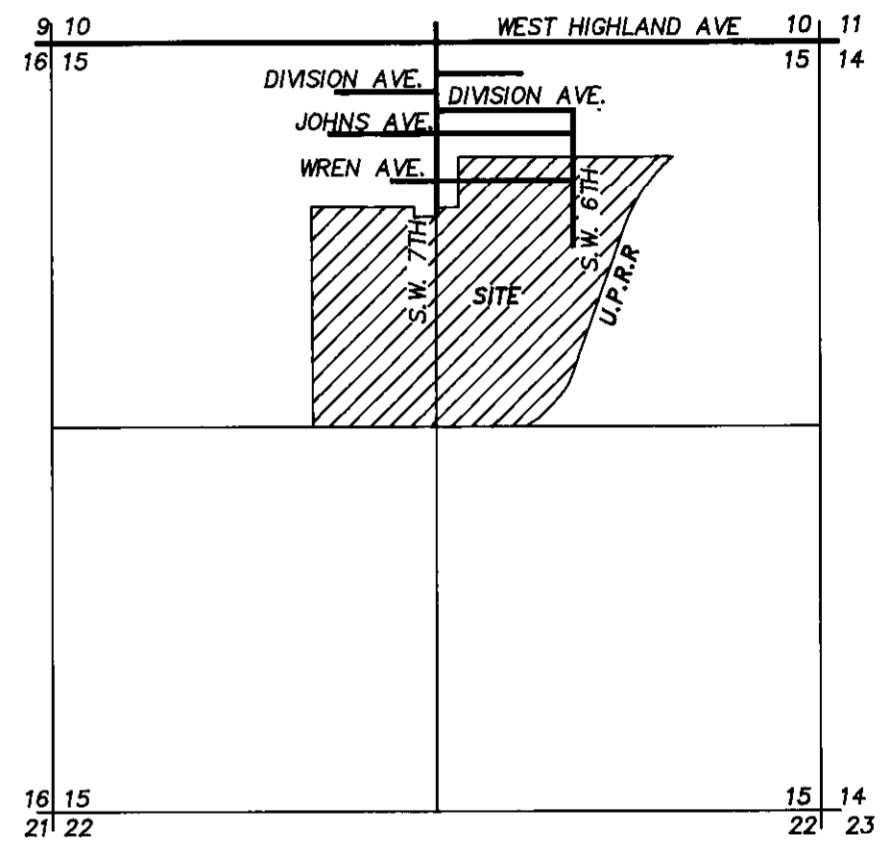
STATE OF OREGON }
COUNTY OF UMATILLA }
Clackamas
BEFORE ME THIS 18th DAY OF March 2005 APPEARED Michael T. Roberts WHO BEING FIRST DULY SWORN DID SAY THAT THEY ARE AN AUTHORIZED REPRESENTATIVE OF RIVERVIEW COMMUNITY BANK AND DO HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2005.
MY COMMISSION EXPIRES 5-27-05

Katy Backhaus NOTARY PUBLIC FOR THE STATE OF OREGON
Newberg RESIDING IN



VICINITY MAP
NO SCALE



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. JERRY JENNINGS TO SURVEY AND SUBDIVIDE THE PROPERTY AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN 2004 USING TOPCON DUAL FREQUENCY GEODETIC GLOBAL POSITIONING SYSTEM (GPS) HAVING STANDARD ERRORS OF 1 CM ± 2 PPM TIMES BASELINE LENGTH. CONTROLLING MONUMENTS WERE LOCATED BY REAL TIME METHODS AND A GEODIMETER 600 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00'00'01" ANGULAR AND 2 MM ± 2 PPM TIMES DISTANCE.

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON March 23, 2005
at 4:15 o'clock Pm., in the record of
PLATS of said County.
BOOK PAGE
14 82

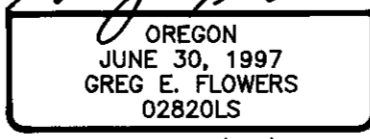
OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2005-4790159

SURVEYOR'S CERTIFICATE

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Greg E. Flowers
GREG E. FLOWERS, OREGON PLS NO. 02820LS

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Greg E. Flowers
GREG E. FLOWERS



RENEWS 12/31/05
7/28/07

SHEET 2 OF 2

FINAL PLAT OF ST. JOHNS ESTATES SUBDIVISION-PHASE III, BEING A REPLAT OF LOT 32 IN ST. JOHNS ESTATES SUBDIVISION-PHASE II ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 49 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

FOR: PRANCING HORSE, L.L.C., C/O JERRY JENNINGS,
P.O. BOX 131, WEST LINN, OREGON 97068

TOMKINS LAND SURVEYING, INC.

5 NORTH COLVILLE
WALLA WALLA, WA. 99362
(509) 522-4843

115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448

DATE
JULY 2004
SCALE
1" = 100'

RECEIVED BY

Umatilla County Surveyor
Date 3-05
Rec'd By KR
No. 05-57-B