

# ASPEN ESTATES, PHASE IV

AN ADDITION TO THE CITY OF HERMISTON,  
A SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III.  
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
AUGUST, 2019

## LEGEND

- - SET 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". REBARS AT POINTS OF CURVATURE AND POINTS OF TANGENCY, STREET INTERSECTIONS AND ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE 30 INCHES LONG. OTHER REBARS ARE 24 INCHES LONG.
- ⊕ - SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT.
- ⊙ - FOUND 5/8" IRON REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT ON PLATS OF ASPEN ESTATES, PHASES I OR II.
- ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW OR RED PLASTIC CAP, PER PLAT OF THE ASPENS, PHASE I, OR THE THE PLATS OF ASPEN ESTATES, PHASES I, II OR III.
- × - INDICATES CALCULATED POINT ONLY, NOT SET OR FOUND.
- 00 - INDICATES NEW LOT NUMBER FOR THIS PLAT.
- SF - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
- EPUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT.
- PUE - INDICATES NEW PUBLIC UTILITY EASEMENT, CREATED BY THIS PLAT.
- C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
- L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
- - - - - INDICATES EXISTING PUBLIC UTILITY EASEMENT LINE, (EPUE), WIDTH INDICATED.
- - - - - INDICATES NEW PUBLIC UTILITY EASEMENT LINE, (PUE), CREATED BY THIS PLAT.

NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE OF ASPEN ESTATES PHASES I, II AND III, ARE IDENTICAL.

## LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 81°14'33" W	49.30	L19	N 00°26'18" E	30.00
L2	N 79°02'36" W	53.48	L20	S 65°43'55" W	12.50
L3	N 79°02'36" W	15.08	L21	N 88°55'35" W	20.31
L4	N 78°37'02" W	75.28	L22	N 89°33'38" W	25.10
L5	N 80°26'53" W	18.13	L23	N 89°33'38" W	15.10
L6	N 80°26'53" W	63.81	L24	N 00°26'22" E	14.00
L7	N 80°26'53" W	17.04	L25	N 24°16'05" W	78.94
L8	N 84°59'32" W	87.68	L26	S 89°33'38" E	43.00
L9	N 86°46'20" W	62.46	L27	S 89°33'38" E	44.75
L10	N 86°45'20" W	21.97	L28	S 89°33'38" E	46.50
L11	N 86°45'20" W	60.74	L29	N 75°29'52" W	66.34
L12	N 81°38'43" W	42.17	L30	N 78°15'58" W	37.73
L13	S 34°32'30" W	84.82	L31	N 78°15'58" W	51.54
L14	S 00°26'22" W	14.77	L32	N 79°43'40" W	56.94
L15	N 03°33'52" W	25.06	L33	N 79°43'40" W	60.27
L16	N 03°33'52" W	25.06	L34	N 82°18'42" W	3.65
L17	S 89°33'38" E	25.00	L35	N 82°18'42" W	63.51
L18	S 89°33'38" E	25.00	L36	N 82°18'42" W	37.38

## CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	7°55'42"	75.00	10.38	10.37	N 86°28'30" E
C2	9°46'14"	75.00	12.79	12.77	N 77°37'32" E
C3	9°34'03"	75.00	12.52	12.51	N 67°57'23" E
C4	43°32'46"	75.00	57.00	55.64	N 41°23'58" E
C5	19°11'17"	75.00	25.12	25.00	N 10°01'57" E
C6	90°00'04"	50.00	78.54	70.71	N 45°26'20" E
C7	90°00'04"	25.00	39.27	35.36	N 45°26'20" E
C8	89°59'56"	50.00	78.54	70.71	S 44°33'40" E

INITIAL POINT  
SE CORNER OF LOT 21, ASPEN ESTATES,  
PHASE I. FOUND 5/8" BY 30" REBAR WITH  
RED PLASTIC CAP PER ASPEN ESTATES,  
PHASE I PLAT. BEARS N 00°26'18" E,  
888.34' FROM S1/4 CORNER OF SECTION 2.

NEW EASEMENT NOTE  
CROSS HATCHED AREA INDICATES NEW 25'  
WIDE COMMON JOINT USE INGRESS-EGRESS  
& UTILITY EASEMENT FOR LOTS 43 & 44.  
SEE OWNERS DECLARATION & DEDICATION,  
SHEET 2 OF 2.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/20

WELLS SURVEYING  
200 SE HALEY SUITE 108  
P.O.E. BOX 1696  
PEN, OR 97801  
PHONE) 276-6362

DATE: 08/19	DR. BY: WRW
CF.. BY: WRW	NO: 16-1620

PROJECT: \AE PHASE 4

ASPEN ESTATES,  
PHASE IV

SITUATED IN THE SE1/4 SW1/4  
OF SECTION 2, T4N., R28E., W.M.,  
CITY OF HERMISTON,  
UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF  
SHEET 1 OF 2 OF ASPEN ESTATES, PHASE IV.

WILLIAM R. WELLS, PLS

ASPEN ESTATES, PHASE IV  
AN ADDITION TO THE CITY OF HERMISTON,  
A SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III.  
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
AUGUST, 2019

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "ASPEN ESTATES, PHASE IV".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT OF THE ASPEN ESTATES, PHASES I, II & III. THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT GPIS MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOT 35, "ASPEN ESTATES, PHASE III", RECORDED AS INSTRUMENT NO. 2018-6730635, AT BOOK 16, PAGE 70, UMATILLA COUNTY RECORD OF PLATS, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

WILLIAM R. WELLS, PLS 1106

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

RENEWS 6/30/20

OWNERS DECLARATION & DEDICATION

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LANDS WITHIN THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "ASPEN ESTATES, PHASE IV", A SUBDIVISION OF LOT 35 OF ASPEN ESTATES, PHASE III AND AN ADDITION TO THE CITY OF HERMISTON, OREGON.

THE NEW 25.00 FOOT EASEMENT OVER AND ACROSS PORTIONS OF LOTS 43 AND 44 DEPICTED ON SHEET 1 OF 2 IS HEREBY DESIGNATED AS A PRIVATE, COMMON JOINT USE EASEMENT FOR INGRESS-EGRESS AND UTILITIES BENEFITING LOTS 43 AND 44.

THE EXISTING 25 FOOT WIDE PRIVATE, COMMON JOINT USE EASEMENT FOR INGRESS-EGRESS EASEMENT OVER AND ACROSS PORTIONS OF LOTS 34 AND 35, CREATED, DEPICTED AND ANNOTATED ON THE PLAT OF ASPEN ESTATES, PHASE III, IS HEREBY AMENDED TO SERVE AND BENEFIT ONLY SAID LOT 34 AND THAT PORTION OF SAID LOT 35 DESIGNATED AND DEPICTED AS LOT 46 OF THIS PLAT.

THE TEMPORARY 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT CONNECTING THE EXISTING, CONSTRUCTED PORTIONS OF N.E. KENNA DRIVE WAS CREATED AND DEPICTED ON THE PLAT OF ASPEN ESTATES, PHASE II. THAT TEMPORARY EASEMENT IS TERMINATED BY THIS PLAT.

HERMISTON HOME WORKS, INC., BY:

JERALD L. BRANDT, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON) )SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 2019, BY JERALD L. BRANDT, AS PRESIDENT  
OF HERMISTON HOME WORKS, INC.

NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

I CERTIFY THIS IS AN EXACT COPY OF  
SHEET 2 OF 2 OF ASPEN ESTATES, PHASE IV.

WILLIAM R. WELLS, PLS

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ TITLE

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING PLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN COMMISSIONER

COMMISSIONER

ASSESSOR 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 CONTAINED IN THE ACCOMPANYING PLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ASSESSOR

TAX COLLECTOR

WELLS SURVEYING 200 SE HALEY SUITE 108 P.O.E. BOX 1696 PEN, OR 97801 PHONE) 276-6362		PROJECT: CAE PHASE 4  ASPEN ESTATES, PHASE IV  SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
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