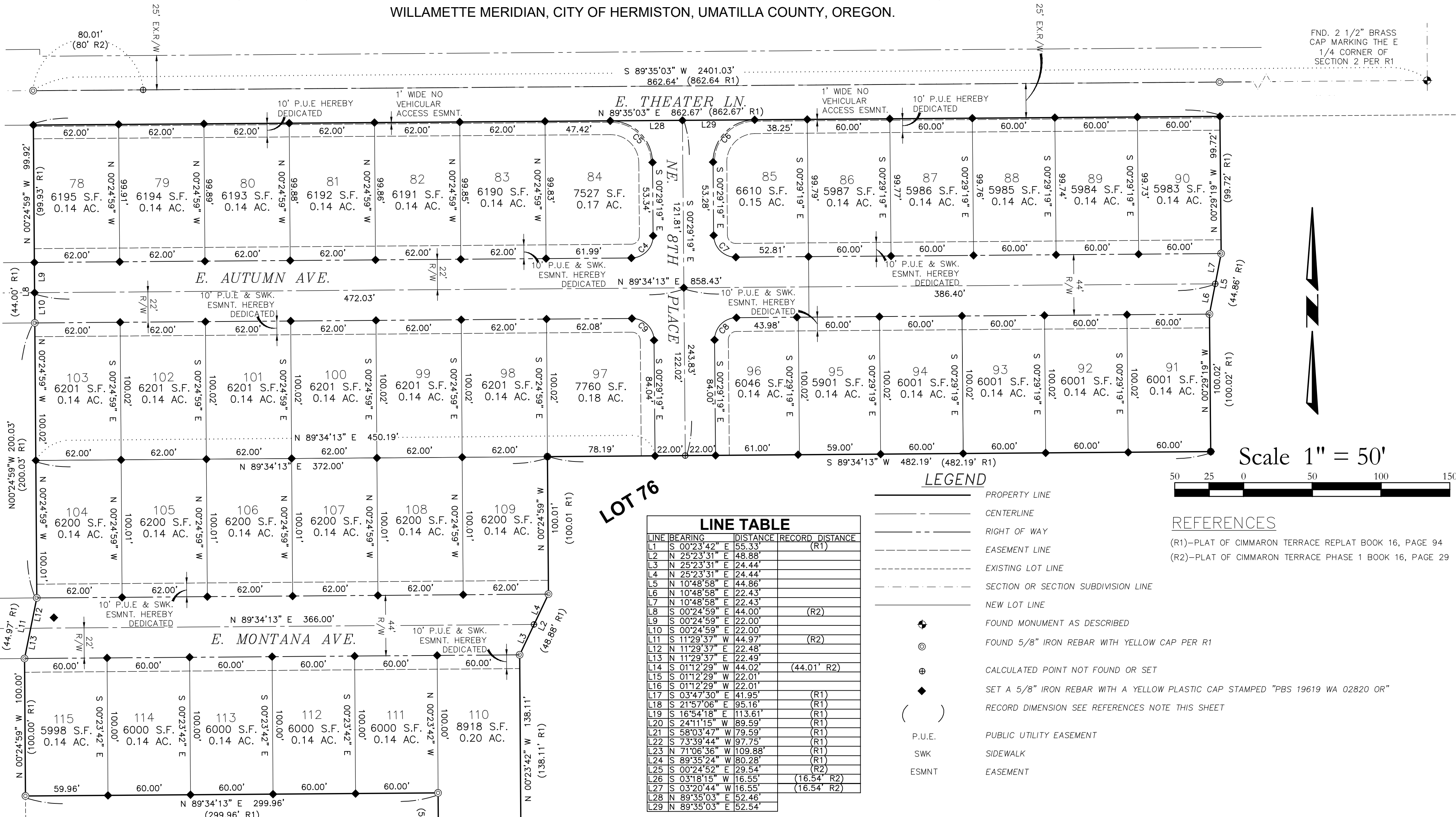


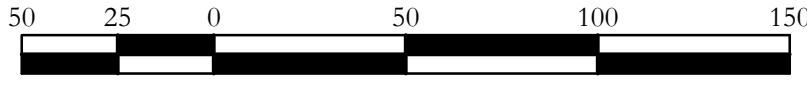
CIMMARON TERRACE PHASE 2

LOT 75 OF THE CIMMARON TERRACE PHASE 1 REPLAT RECORDED IN BOOK 16, PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



FND. 2 1/2" BRASS CAP MARKING THE E 1/4 CORNER OF SECTION 2 PER R1

Scale 1" = 50'



LEGEND

- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE
- EXISTING LOT LINE
- SECTION OR SECTION SUBDIVISION LINE
- NEW LOT LINE
- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" IRON REBAR WITH YELLOW CAP PER R1
- CALCULATED POINT NOT FOUND OR SET
- SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS 19619 WA 02820 OR"
- RECORD DIMENSION SEE REFERENCES NOTE THIS SHEET
- P.U.E. PUBLIC UTILITY EASEMENT
- SWK SIDEWALK
- ESMNT EASEMENT

REFERENCES

- (R1)—PLAT OF CIMMARON TERRACE REPLAT BOOK 16, PAGE 94
- (R2)—PLAT OF CIMMARON TERRACE PHASE 1 BOOK 16, PAGE 29

LOT 76

LINE TABLE

LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	S 00°23'42" E	55.33'	(R1)
L2	N 25°23'31" E	48.88'	
L3	N 25°23'31" E	24.44'	
L4	N 25°23'31" E	24.44'	
L5	N 10°48'58" E	44.86'	
L6	N 10°48'58" E	22.43'	
L7	N 10°48'58" E	22.43'	
L8	S 00°24'59" E	44.00'	(R2)
L9	S 00°24'59" E	22.00'	
L10	S 00°24'59" E	22.00'	
L11	S 11°29'37" W	44.97'	(R2)
L12	N 11°29'37" E	22.48'	
L13	N 11°29'37" E	22.49'	
L14	S 01°12'29" W	44.02'	(44.01' R2)
L15	S 01°12'29" W	22.01'	
L16	S 01°12'29" W	22.01'	
L17	S 03°47'30" E	41.95'	(R1)
L18	S 21°57'06" E	95.16'	(R1)
L19	S 16°54'18" E	113.61'	(R1)
L20	S 24°11'15" W	89.59'	(R1)
L21	S 58°03'47" W	79.59'	(R1)
L22	S 73°39'44" W	97.75'	(R1)
L23	N 71°06'36" W	109.88'	(R1)
L24	S 89°35'24" W	80.28'	(R1)
L25	S 00°24'52" E	29.54'	(R2)
L26	S 03°18'15" W	16.55'	(16.54' R2)
L27	S 03°20'44" W	16.55'	(16.54' R2)
L28	N 89°35'03" E	52.46'	
L29	N 89°35'03" E	52.54'	

CURVE TABLE

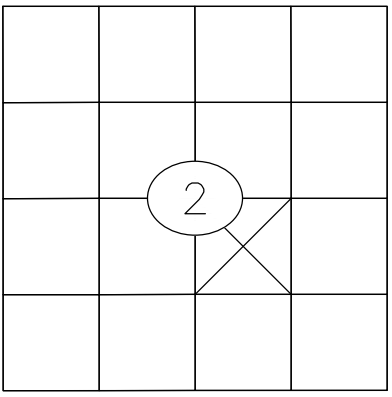
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD DISTANCE
C1	62.76'	178.07'	20°11'32"	N 73°33'38" E	62.43'	(R1)
C2	26.54'	100.01'	15°12'23"	S 08°01'03" E	26.46'	(R2)
C3	26.54'	100.01'	15°12'23"	S 08°01'03" E	26.46'	(R2)
C4	25.15'	16.00'	90°03'32"	S 44°32'27" W	22.64'	
C5	47.87'	30.50'	89°55'38"	S 45°27'08" E	43.11'	
C6	47.95'	30.50'	90°04'22"	S 44°32'52" W	43.16'	
C7	25.12'	16.00'	89°56'28"	N 45°27'33" W	22.62'	
C8	25.15'	16.00'	90°03'32"	S 44°32'27" W	22.64'	
C9	25.12'	16.00'	89°56'28"	S 45°27'33" E	22.62'	

BASIS OF BEARINGS
BEARING OF N89°41'07"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON SITE.

EASEMENT NOTES
LOTS ABUTTING THEATER LANE SHALL HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY, HOWEVER THE SIDEWALK IS LOCATED WITHIN THE 25.00 FOOT EXISTING RIGHT OF WAY OUTSIDE OF THE 10' P.U.E.

THE 10' P.U.E. BEING DEDICATED ALONG MONTANA, AUTUMN AND THE PORTION OF N.E. 9TH STREET INCLUDES THE SIDEWALK WITHIN THE 10' P.U.E.

SECTION DIAGRAM
T4N, R28E, W.M.
SECTION 2



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: ROTSCHY INC.		PROJECT NO.: 67627	
SURVEYOR: GREG E. FLOWERS		DATE: 2/25/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: 1" = 50'	
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 2	

CIMMARON TERRACE PHASE 2

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROTSCHY, INC. TO SUBDIVIDE LOT 75 OF CIMMARON TERRACE PHASE 1.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH AND TRIMBLE ROBOTIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 1MM +/- 3 PPM.

ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2020 UNLESS NOTED OTHERWISE.

TO PRESERVE CONTINUITY IN LOT NUMBERING, THE NUMBERING SEQUENCE BEGINS AT LOT 78 AND INCREASES FROM THERE.

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 ____ DAY OF ____, 20__
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS ____ DAY OF ____, 20__
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" 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 ____ DAY OF ____, 20__
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF ____, 20__

CHAIRMAN

COMMISSIONER

COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" 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 ____ DAY OF ____, 20__ BY:

UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "CIMMARON TERRACE PHASE 2" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS ____ DAY OF ____, 20__ BY:

HERMISTON IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATE

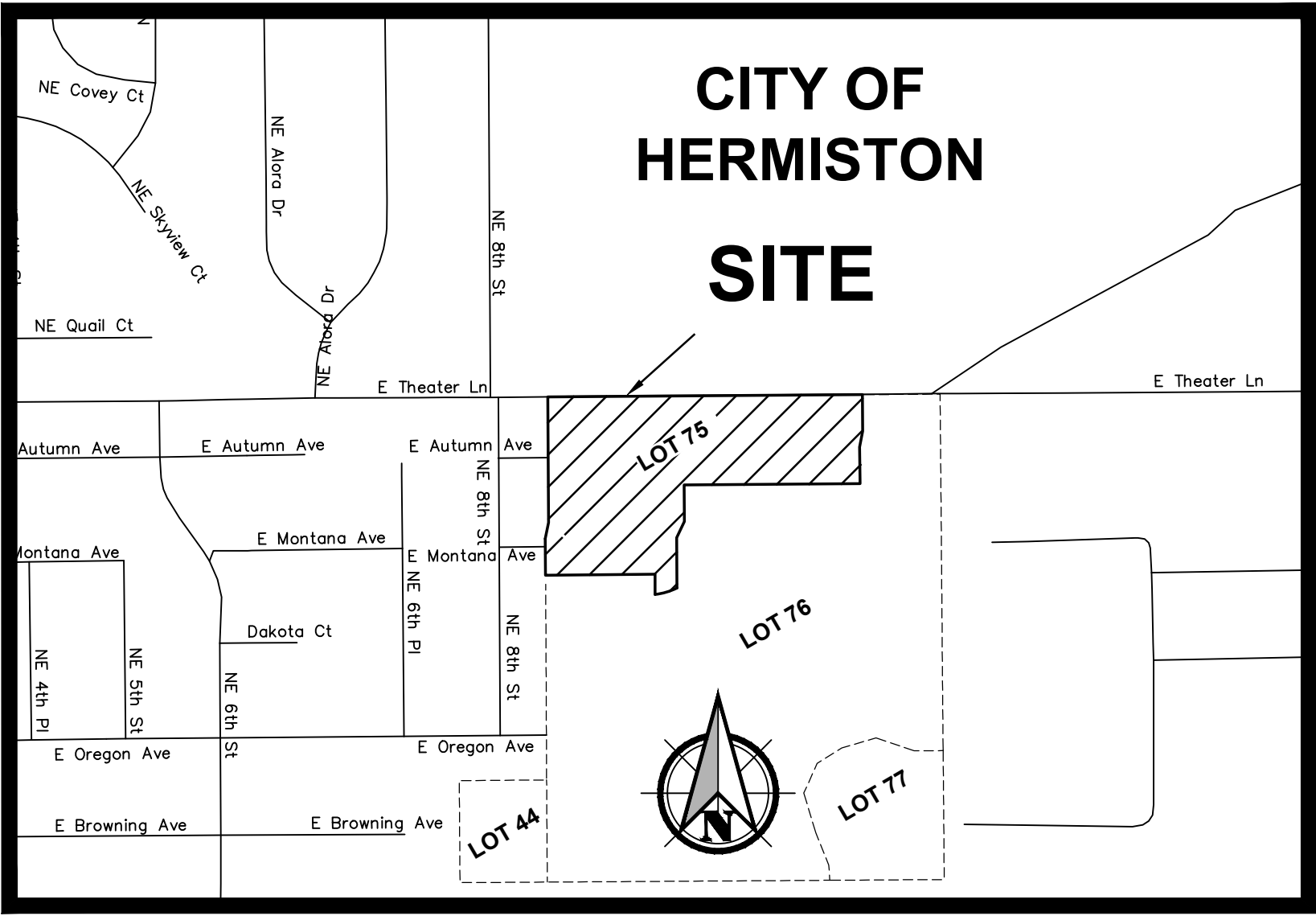
I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF" CIMMARON TERRACE PHASE 2" BEING LOT 75 OF THE CIMMARON TERRACE REPLAT, ACCORDING TO THE OFFICIAL PLAT THERE OF RECORDED IN BOOK 16 AT PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. SAID SUBDIVISION BEING LOCATED IN NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "CIMMARON TERRACE PHASE 2" BEING A FOUND 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "PBS 19619 WA 02820 OR", MARKING THE SOUTHEAST CORNER OF SAID LOT 75 OF SAID THE CIMMARON TERRACE REPLAT RECORDED IN BOOK 16 AT PAGE 94 RECORD OF TOWN PLATS OF UMATILLA COUNTY.

GREG E. FLOWERS, P.L.S. 02820 OR..

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

GREG E. FLOWERS, PLS

LOT 75 OF THE CIMMARON TERRACE PHASE 1 REPLAT RECORDED IN BOOK 16, PAGE 94 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

ROTSCHY, INC.
9210 NE 62ND AVE
VANCOUVER, WA 98665

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, _____, AUTHORIZED REPRESENTATIVE FOR ROTSCHY, INC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) AND TOGETHER WITH THE NO VEHICULAR ACCESS EASEMENT SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "CIMMARON TERRACE PHASE 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 75 OF CIMMARON TERRACE PHASE 1 ACCORDING TO THE REPLAT THEREOF RECORDED IN BOOK 16, PAGE 94 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

REPRESENTATIVE FOR ROTSCHY INC. DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

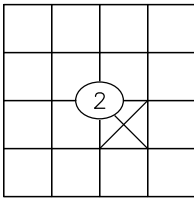
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF ROTSCHY, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING _____

SECTION DIAGRAM
T4N, R28E, W.M.
SECTION 2



PBS Engineering and
Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

CLIENT: ROTSCHY INC.		PROJECT NO.: 67627	
SURVEYOR: GREG E. FLOWERS		DATE: 2/25/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: N/A	
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>	