

THEATER PARK SUBDIVISION

A PARCEL OF LAND LOCATED IN FARM UNIT "H" IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

BASIS OF BEARINGS

BEARING OF N89°27'28"E ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE BRASS CAP MARKING THE CENTER 1/4 AND THE BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 3, OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON SITE.

Scale 1" = 60'



REFERENCES

(R1)—DESERT SHADOWS PHASE 2 BOOK 13, PAGE 132
(R2)—PARTITION PLAT BK. 1996 PG. 22 BY EDWARDS
(R3)—WARRANTY DEED BK. 314 PG. 232

CURVE TABLE

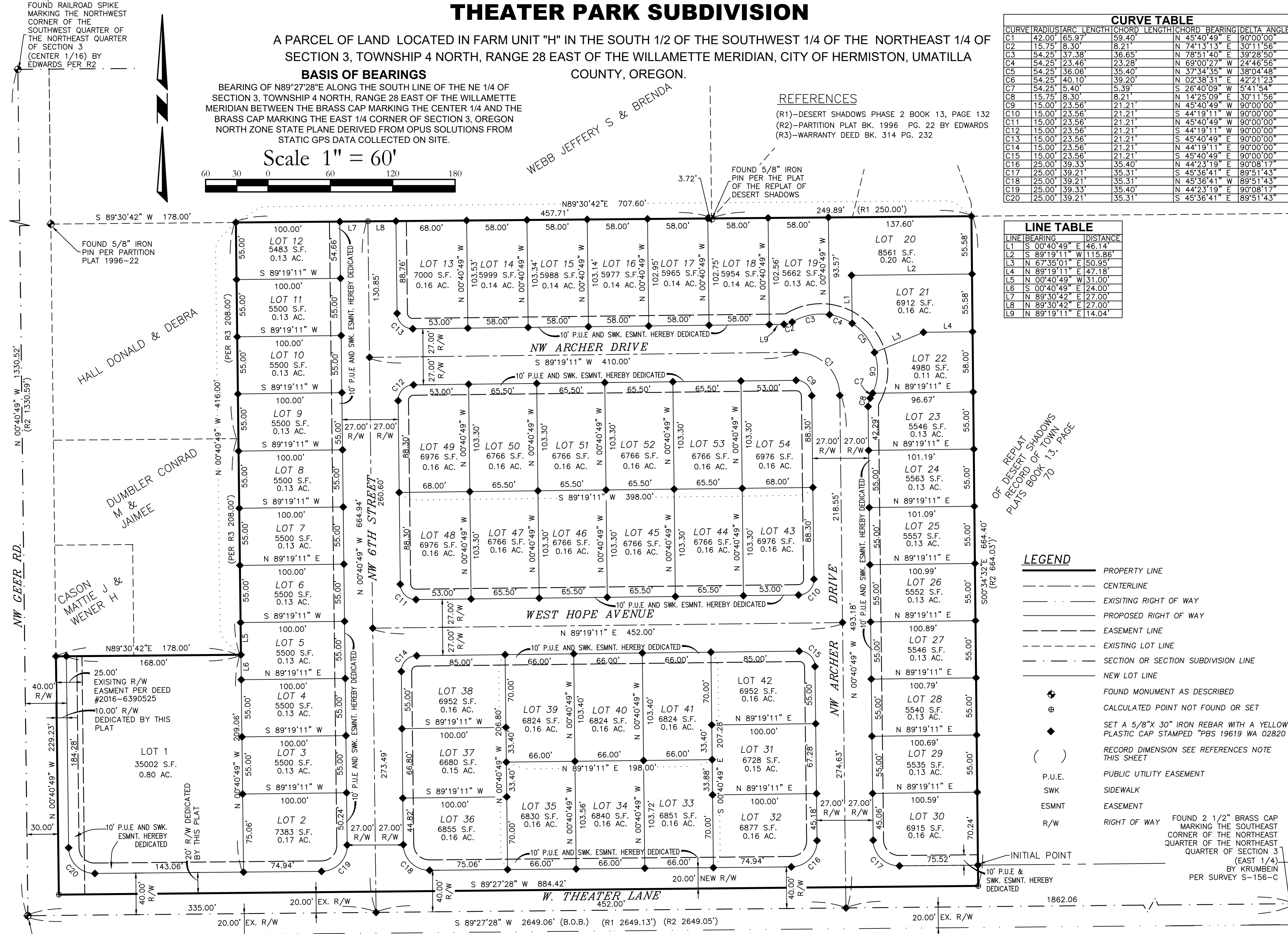
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	42.00'	65.97'	59.40'	N 45°40'49" E	90°00'00"
C2	15.75'	8.30'	8.21'	N 74°13'13" E	30°11'56"
C3	54.25'	37.38'	36.65'	N 78°51'40" E	39°28'50"
C4	54.25'	23.46'	23.28'	N 69°00'27" W	24°46'56"
C5	54.25'	36.06'	35.40'	N 37°34'35" W	38°04'48"
C6	54.25'	40.10'	39.20'	N 02°38'31" E	42°21'23"
C7	54.25'	5.40'	5.39'	S 26°40'09" W	5°41'54"
C8	15.75'	8.30'	8.21'	N 14°25'09" E	30°11'56"
C9	15.00'	23.56'	21.21'	N 45°40'49" W	90°00'00"
C10	15.00'	23.56'	21.21'	S 44°19'11" W	90°00'00"
C11	15.00'	23.56'	21.21'	N 45°40'49" W	90°00'00"
C12	15.00'	23.56'	21.21'	S 44°19'11" W	90°00'00"
C13	15.00'	23.56'	21.21'	N 45°40'49" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 44°19'11" E	90°00'00"
C15	15.00'	23.56'	21.21'	S 45°40'49" E	90°00'00"
C16	25.00'	39.33'	35.40'	N 44°23'19" E	90°08'17"
C17	25.00'	39.21'	35.31'	S 45°36'41" E	89°51'43"
C18	25.00'	39.21'	35.31'	N 45°36'41" W	89°51'43"
C19	25.00'	39.33'	35.40'	N 44°23'19" E	90°08'17"
C20	25.00'	39.21'	35.31'	S 45°36'41" E	89°51'43"

LINE TABLE

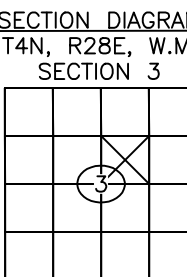
LINE	BEARING	DISTANCE
L1	S 00°40'49" E	46.14'
L2	S 89°19'11" W	115.86'
L3	N 67°35'01" E	50.95'
L4	N 89°19'11" E	47.18'
L5	N 00°40'49" W	31.00'
L6	S 00°40'49" E	24.00'
L7	N 89°30'42" E	27.00'
L8	N 89°30'42" E	27.00'
L9	N 89°19'11" E	14.04'

LEGEND

- PROPERTY LINE
- CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- EXISTING LOT LINE
- SECTION OR SECTION SUBDIVISION LINE
- NEW LOT LINE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT NOT FOUND OR SET
- SET A 5/8" X 30" 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
- R/W RIGHT OF WAY
- FOUND 2 1/2" BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 3 (EAST 1/4) BY KRUMBEIN PER SURVEY S-156-C



FOUND 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 (CENTER 1/4) BY KRUMBEIN PER SURVEY S-156-C



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
DRAFT
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021
06/01/2020

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

CLIENT: MLTP PROPERTIES LLC.		PROJECT NO.: 67454	
SURVEYOR: GREG E. FLOWERS		DATE: 6/1/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: 1" = 60'	
SECTION: 3	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 2	

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MLTP PORPERTIES LLC. TO SUBDIVIDE THE PARCEL SHOWN HEREON.

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.

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 "THEATER PARK SUBDIVISION" 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 "THEATER PARK SUBDIVISION" 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 "THEATER PARK SUBDIVISION" 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 "THEATER PARK SUBDIVISION" 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" THEATER PARK SUBDIVISION, THE INITIAL POINT OF SAID "THEATER PARK SUBDIVISON" BEING A SET 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "PBS 19619 WA 02820 OR", MARKING THE SOUTHEAST CORNER OF SAID LOT 30:

THENCE S 00°34'32 E A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING 20 FEET, MEASURED AT A RIGHT ANGLE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3; THENCE S 89°27'28 W A DISTANCE OF 884.32 FEET TO A POINT THE MOST WESTERLY LINE OF SAID SUBDIVISION SHOWN HEREON AND SAID LINE BEING PARALLEL WITH WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3;T HENCE PARALLEL N 00°40'49" W A DISTANCE OF 229.23 FEET THENCE N89°30'42"E A DISTANCE OF 178.00 FEET TO A POINT ON A LINE BEING PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3; THENCE PARALLEL N00°40'49"W A DISTANCE OF 416.00 FEET; THENCE N 89°30'42" E A DISTANCE OF 707.60 FEET TO A POINT ON A LINE BEING PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 ALSO BEING THE WEST LINE OF DESERT SHADOWS REPLAT AS SHOWN IN BK. 13 PG. 60; THENCE ALONG SAID LINE S 00°34'32 E A DISTANCE OF 664.39 FEET TO THE TRUE POINT OF BEGINNING.

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

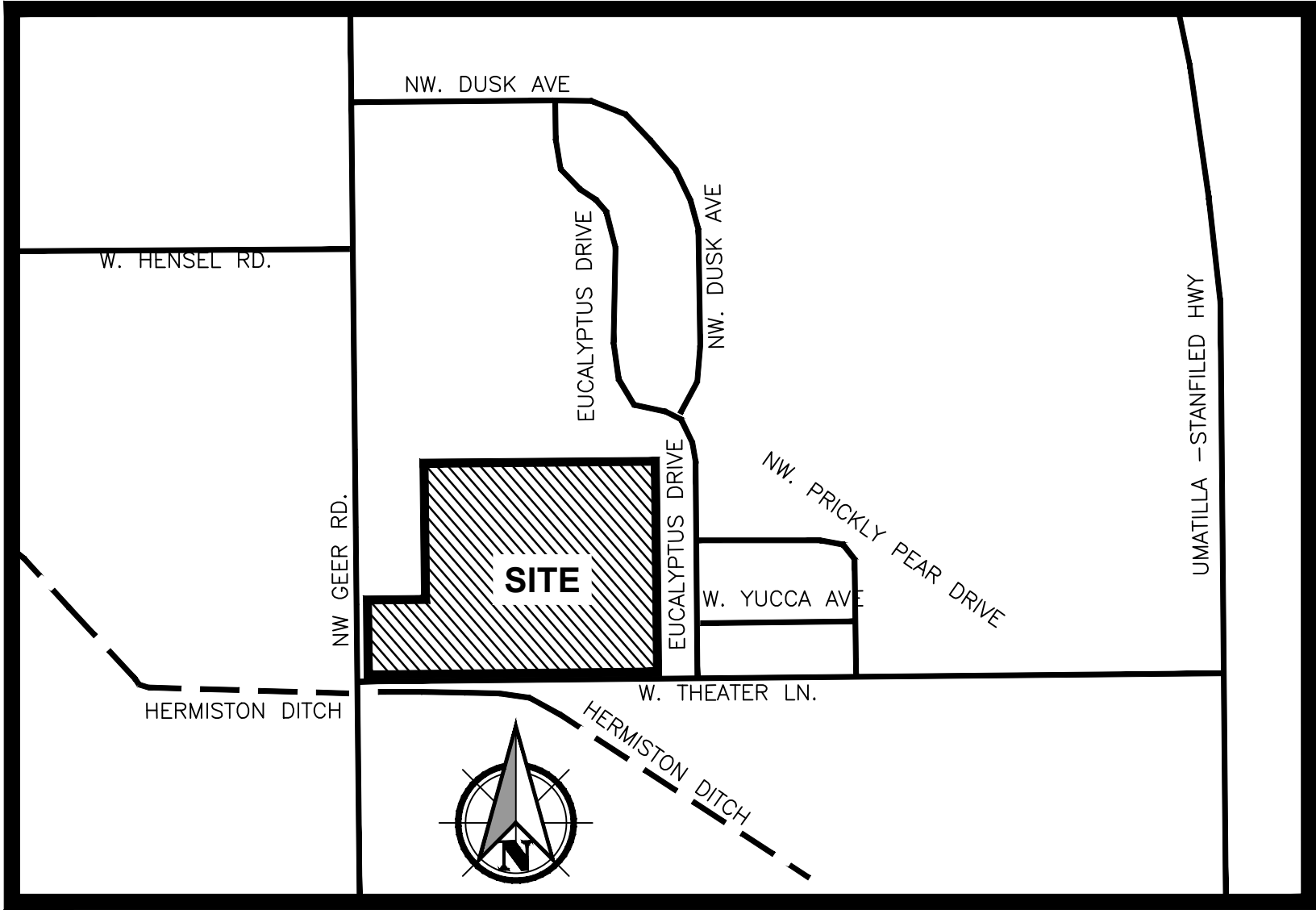
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021
06/01/2020



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

MLTP PORPERTIES LLC.
62958 NE LAYTON AVENUE SUITE 5
BEND, OR 97701

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, _____, AUTHORIZED REPRESENTATIVE FOR MLTP PROPERTIES LLC., 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.) SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "THEATER PARK SUBDIVISION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT, OR THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION3, TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROY G. ATTEBURY, ET UX, BY DEED RECORDED IN BOOK 202, PAGE 420, DEED RECORDS, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO LLOYD RITCH, BY DEED RECORDED IN BOOK 314, PAGE 232, DEED RECORDS, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO UNIVERSAL REALTY, INC. AN OREGON CORPORATION, BY DEED RECORDED IN MICROFILM R-28, PAGE 1842, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1244 WEST THEATER LANE

ALL BEING EAST OF THE WILLAMETE MERIDIAN, UMATILLA COUNTY, OREGON

REPRESENTATIVE FOR MLTP PROPERTIES LLC DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

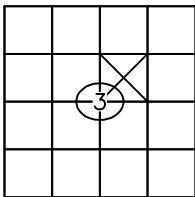
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF MLTP PROPERTIES LLC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES _____

RESIDING _____

SECTION DIAGRAM
T4N, R28E, W.M.
SECTION 3



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

pbsusa.com

CLIENT: MLTP PROPERTIES LLC.		PROJECT NO.: 67454	
SURVEYOR: GREG E. FLOWERS		DATE: 6/1/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: N/A	
SECTION: 3	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>	