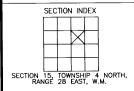
BK 15 B 6 REGISTERED LAND SURVEYOR Jugi Flu OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS RENEWS 12/31/06 Date Stamped: 3/6/06 Engineering . Land Surveying Planning • Materials Testing ☐ 101 Thain Road Lewiston, ID 83501 Phone: (208) 746-2661 Fax: (208) 746-6825 621 W. MALLON AVE. Suite. 309 Spokane, WA 99201 Phone: (509) 328-5139 Fax: (509) 328-0423 5 North Colville St. Walla Walla, WA 99362 Phone: (509) 522-4843 Fax: (509) 522-1902 Project: FINAL PLAT OF THE ST. JOHNS ESTATE, PHASE IV LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF NOTE SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, ORGEON. Client AL McCafee c\o PINNACLE ENGINEERING 17757 KELOCK ROAD LAKE OSWEGO, OR 97034 1-503-636-4005 SECTION INDEX May 1, 2006 PAGE



Project Mgr.	GEF				
Drawn	DWW				
Checked	GEF				
Date	03/03/2006				
Scale	1=100				
CAD File:					
900700\DWG\900700fnlplt.dwg					

Sheet Contents:

FINAL PLAT

1 OF 2

Sheet No.:

U.S.K.H. W.O. 900700

FINAL PLAT ST. JOHNS ESTATES SUBDIVISION—PHASE IV
A REPLAT OF LOT 48 IN ST. JOHNS ESTATES SUBDIVISION—PHASE III ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 82 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. N89'39'12"W 645.01' (R&M) JOHNS AVE D JOHNS AVE ST. JOHNS ESTATES

PHASE

BOOK |14, PAGE 31| 10T 16 LOT 43 LOT 19 IOT 41 LOT 47 10T 46 LOT 45 DL=90.53' LOT 17 1OT 23 9 10T 18 Δ=02°35'36" C LEN=90.52' L=243.56 / R=818.73 / Δ=17'02'39" 4 BRG=S01 18 56 W LOT 40 S89'39'12"E 9 C LEN=242.66' BRG=N19'58'57"E W. WREN AVENUE 1 LOT 26 L=179.01 L=28.19' LOT 37 LOT 24 LOT 29 R=2000 00' N89'39'32"W 10.00 10T 28 LOT 36R=1975.00'

\$\triangle = 00'49'04''

C LEN=28.19'

BRG=\$07'17'04'\ Δ=05'07'42" / C LEN=178.95' BRG=N05'10'35"E LOT 32 LOT 35 LOT 27 LOT 31 S89 39 32 E 13.00 S89*39*32*E N00*00'11*W, 38.52' SM) 38.50' N00*01'08*W LOT 34 N00'01'08"E 38.19' (31.50' **€**) LOT 33 S89'39'10"E 47 N89'39'32"W 471.61 (R&M) W 471.61 '12"W 555 N89°3 96 66 80 00 78.00 L15 154.22' C LOT 48 S 9587 S.F. LOT 53 20524 S.F. 80.14' 80.00' T9.62' 2 78.00' 78.00' 78.00 W. SANDPIPER AVENUE W. SAMBPIPER AVENUE 25' 15' P.U.E: N83'13'54"E S89'39'31'E 436.01' 25' N89'39'31"W 535.28' 25 129.36 74.50' 74.50' 74.50' 15' P.U.E. 107 62 8 9516 S.F. 20 9004 S.F. 30 9004 S.F. '≨ 15' P.U.E: O LOT 59 8 9560 S.F. S89'39'31"F LOT 54 18545 S.F. 9516 S.F. = 889°39'31'E 3 S89'39'31"E D - 15' P.U.E. FOR UTLITIES, SIDEWALKS & DRAINAGE. ģ 122.11 80.00' S77-41'25 E 150.02' LOT 60 9115 S.F. S89'39'31 E 386.21' 4 S89'39'31 471.50 S00'01'08'W S00'00'00"E 51' L5 L6 117.12' S89'39'31 E 284.74' 150.02' 117.61 LINE BEARING 25.00' 25.00' 25.00' 25.00' 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 1 RECORDED IN BOOK 14 AT PAGE 31 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. N89*39'31"W N89'39'31"W S77'41'25"E L18 S78'46'25"E STATE OF OREGON, COUNTY OF UMATILLA 729130 S.F. 16.7 ACRES \$77*41*25*F I certify that this instrume L9 S89'39'32"E L10 N89'39'32"W L11 S89'39'32"E (REMAINDER) 10.00 5.00' ON at 10:18 o'clock Am., in the record of \$89'39'12" \$89'39'12" PLATS of said County L14 S89'39'12"E (FUTURE PHASES) BOOK 15 300' 100' 200' CHORD LENGTH CHORD BEARING OFFICE OF COUNTY RECORDS 20.00' 125.00' 26.89 8.87' 28.20 04'03'53' By: ...JEAN HEMPHILL...Records Officer (R&M) L=406.43' S45 10 48 W N64 52 01 W R=1810.08 No. 2006-5000119 Fees \$ 60.00 Δ=12'51'54" C LEN=405.58' BRG=S 17'53'34" W \$79"23"01"F SURVEYOR'S CERTIFICATE SURVETUR'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 4"
BEING LOT 48 OF "ST. JOHNS ESTATES SUBDIVISION PHASE 3" AS SHOWN ON
THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 82 OF TOWN
PLATS IN UMAILLA COUNTY OREGON. THE INITIAL POINT OF SAID "ST. JOHNS
ESTATES SUBDIVISION PHASE 4" BEING A FOUND 5/8" IRON ROD WITH A
YELLOW PLASTIC CAP INSCRIPED "TOWNING SURVEYING", BEING THE SOUTHEAST
CORNER OF LOT 38 IN "ST. JOHNS ESTATES SUBDIVISION PHASE 3"
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE
82 OF TOWN PLATS IN UMAITLLA COUNTY, OREGON.

62'09'33 LEGEND 70°43'45 49°45'00 16.83 PLAT BOUNDARY 28.20' 28.36' 30.89' 53.15' 91.96' 77.24' 89'40'39' 90°19'21" 101°07'08" 01°30'14" LOT LINE N45'10'48' N39'05'57"W N11'08'26"E N09'05'15" PREVIOUSLY PLATTED LINE N09'05 15 E N08'48'50"E S09'28'55"W S11'20'30"W 2000.00' 121.57 121.55' 8.27' 03'28'58 2000.00' 8.27' 100.00' 18.99 18 96 \$84"13"04"

S89"36'13"E 1126.31'(R&M)

I HEREBY CERTIFY THAT THIS IS A TRUE AND HEREBY CERTIFIT THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "ST. JOHNS ESTATE SUBDIVISION — PHASE IV"

GREG E. FLOWERS

FINAL PLAT OF ST. JOHNS ESTATES SUBDIVISION—PHASE IV, BEING A REPLAT OF LOT 48 IN ST. JOHNS ESTATES SUBDIVISION—PHASE III ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 82 OF TOWN PLATS OF UMATILA COUNTY, ORECON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETE MERDIDAY, UMATILA COUNTY, ORECON.

(R&M) (XOX)

FOUND A 5/8" IRON PIN PER THE PLAT OF ST. JOHNS ESTATES SUBDIVISION—PHASES II AND III AND PARTITION PLAT 2000—14

SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH"
AND A BRASS WASHER STAMPED "WA 19619 OR 02820LS" ATTACHED

RECORD DIMENSION PER THE PLATS OF ST. JOHNS ESTATES SUBDIVISION-PHASES I AND II OF PARTITION PLAT 200-14.

GREG E. PLOWERS, OREGON PLS NO. 02820LS

RECEIVED BY Umatilla County Surveyo.

5-1X Sec'd Ly No. 16-147-

FINAL PLAT

ST. JOHNS ESTATES SUBDIVISION—PHASE IV
A REPLAT OF LOT 48 IN ST. JOHNS ESTATES SUBDIVISION—PHASE III ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 82 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.

Δ	P	P	R	റ	v	۵.	LS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY THIS IS TO CERTIFY THAT THIS FIRST MAS BEEN ANYWOYDU BY THIS STANDARD STEEMING SHE RECURRENTS OF COUNCIL WIND HAVE REVENED IT THOROUGHLY AND ASSOCIATION OF HERMSTON, EETEN AND IS NOW READY FOR FILING IN THE "RECORD OF TONE PLATS" OF THE CITY OF HERMSTON, EETEN AND IS NOW READY FOR FILING IN THE "RECORD OF TONE PLATS" OF THE YOUNTY OF UMAINLA, STATE OF OREGON.

THIS 21 DAY OF APRIL 2006 CHAIRMAN OF THE HERMISTON PRANNING COMMISSION
THIS 24 DAY OF AVAIL , 2006 AND AURISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 4" AND I HEREBY ACKNOMEDOE THAT IT COMPULES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FUND IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF

Warid HKl. THIS 27 DAY OF April 2006 __ UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 4" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 4" 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 27 DAY OF QOAL , 2006 BY Dep why

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "ST. JOHNS ESTATES PHASE 4" AND HEREBY IND ID TO CERTIFF INFO THE THAVE REVIEWED IND PLATS OF THE COUNTY OF UMATILLA, STATE OF OREGON.
THIS DAY OF A DAY 1, 2006 BY:

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH I, GREG E, FLUENCE, HERLEY LICKLIY HALL I HAVE CURRECILLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNIXED SUBDIVISION PHASE OF ST. JOHNS ESTATES SUBDIVISION PHASE 4° BEING LOT 48 OF "ST. JOHNS ESTATES SUBDIVISION PHASE 4" BEING LOT 48 OF "ST. JOHNS ESTATES SUBDIVISION PHASE 5" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 20° TOWN PLATS IN JUMATILA COUNTY OREGON. THE INITIAL POINT OF SAID "ST. JOHNS ESTATES SUBDIVISION PHASE 4" BEING A FOUND 5,0° IRON ROO WITH A YELLOW PLASTIC CAP INSCRIBED "TOWNS SURVEYING", BEING THE SOUTHEAST CORNER OF LOT 38 IN "ST. JOHNS ESTATES SUBDIVISION PHASE 4" BEING PROPINING TO THE CRETIFUE JU AT THEOFORE DEPORTED HIS DAY'S AT SUBDIVISION PHASE 5" A WORDPRING TO THE CRETIFUE JU AT THEOFORE DEPORTED HIS DAY'S AT SUBDIVISION PHASE 3" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 82 OF TOWN PLATS IN UMATILLA COUNTY, OREGON.

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 SUBDIVSION - PHASE IV JUG 4 +

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ALBERT L. MCAFEE A REPRESENTATIVE OF ALBERT L. MCAFEE INVESTMENTS INC., AN OREGON CORPORATION, OWNER AND NATIONAL LOAN ACQUISTIONS COMPANY AND COLUMBIA RIVER BANK, LUEN HALDERS, OF THE LANDS DESCRIBED IN THE SURVEYOR'S CENTRICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTICE ON THE PLAT AND TO BE HERBEY DEDICATED AS "ST. JOHNS ESTATES SUBDIVISION PHASE 4" WE HERBEY DEDICATE ALL STREETS AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

RESENTATIVE OF NATIONAL LOAN ACQUISITIONS COMPANY A BOYLE
RIZED REPRESENTATIVE OF COLUMBIA RIVER BANK

ACKNOWLEDGMENT

STATE OF ORGANIAN STATE OF ALBERT L.

SOUND OF UNITED A STATE OF ALBERT L.

BEFORE ME THIS STATE OF ALBERT L. MGAFEE INVESTMENTS INC. AND

OHEREST ACKNOWLEGGED THE FOREGOND SUBDIMSON AND EDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

MITNESS MY HAND AND OFFICIAL SEAL THIS STADAY OF MACH. 2006.

WITNESS MY HAND AND OFFICIAL SEAL THIS B DAY OF MACA. 2006.

DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

MINESS WE HAND AND CEPTION SEAL THIS DO NOT COMMISSION EXPINES TON 4,2008

SIMMS MY TOCKEN MOOMMI
NOTARY PUBLIC FOR THE STATE OF MAN

NOTARY PUBLIC

PUBLIC

Umalille OR

FINAL PLAT OF ST. JOHNS ESTATES
SUBDIVISION-PHASE IVI, BEING A REPLAT OF
LOT 48 IN ST. JOHNS ESTATES
SUBDIVISION-PHASE IN ACCORDING TO THE
OFFICIAL PLAT THEREOF RECORDED IN BOOK
14 AT PAGE 82 OF TOWN PLATS OF UMATILLA
COUNTY, OREGON. LICATED IN THE HASTISOUTHWEST GUARTER OF THE MORTHER OF
UMATER OF SECON TIS. WILLMESTEE
RINGE 28, SECON TIS. WILLMESTEE
MERIDAN, UMATILLA COUNTY, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was ON May 1, 2006

at 10:18 o'clock Am., in the record of PLATS of said County. BOOK

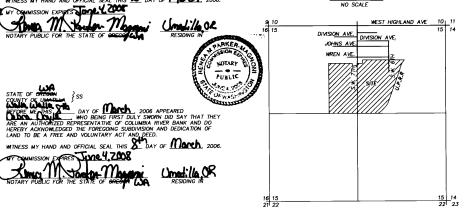
OFFICE OF COUNTY RECORDS

By: IF AN HEMPHILL Records Officer

No. 2006-5000119 Fees \$ 60.00

WEST HIGHLAND AVE 10 11

VICINITY MAP



THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. AL Mc CAFFEE TO SURVEY AND SUBDIVIDE THE PROPERTY AS SHOWN HEROM. THIS SURVEY WAS PERFORMED IN 2005 USING TOPCON DUAL FREQUENCY GEODETIC GLOBAL PLIN CHANGE) IN JUNG USING IOPCON DUAL PREQUENCY GEODETIC GLOBAL POSITIONING SYSTEM (OPS) HANNG STANDARD ERRORS OF 1 CM ± 2 PPM TIMES BASELINE LENGTH. CONTROLLING MONINIENTS WERE LOCATED BY REAL TIME METHODS AND A GEODMETER BOO ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF COYO'01" ANGULAR AND 2 MM ± 2 PPM TIMES DISTANCE.

RECEIVED BY Umatilla County Surveyo 5-06

KK 3ac'd EV *n. 06-147-B

REGISTERED LAND SURVEYOR

Aug & Flowers OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS RENEWS 12/31/06

Date Stamped: 3/6/06

Engineering • Land Surveying

Planning . Materials Testing

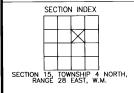
☐ 101 Thain Road Lewiston, ID 83501 Phone: (208) 746-2661 Fax: (208) 746-6825

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■ 5 North Colville St. Walla Walla, WA 99362 Phone: (509) 522-4843 (509) 522-1902

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Client AL McCafee c\o PINNACLE ENGINEERING 17757 KELOCK ROAD LAKE OSWEGO, OR 97034 1-503-636-4005



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2 OF _2_