

FINAL PLAT
DESERT SKY ESTATES PHASE 4

A REPLAT OF LOT 31 OF DESERT SKY ESTATES PHASE 3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 15 AT PAGE 74 OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEY REFERENCES

- DESERT SKY ESTATES PHASE 1, BK. 15, PG. 49
DESERT SKY ESTATES PHASE 2, BK. 15, PG. 58
DESERT SKY ESTATES PHASE 3, BK. 15, PG. 74
PARTITION PLAT 2000-14
COUNTY SURVEY 00-197-B

50' IRRIGATION & PIPELINE EASEMENT. FOR EASEMENT INFORMATION SEE DETAIL, SHEET 2.

O.W.R. & N. CO.

ST. JOHNS ESTATES PHASE 1, 2, 3, 4, & 5

FD. 5/8" REBAR W/ YELLOW CAP MRK'D. GBW WA3044 OR2817 LS (UNKNOWN ORIGIN)

L513.38' R618.73' Δ=47°32'25"Δ C LEN498.78' BRGS35°13'49"W

15' SIDEWALK & UTILITY EASEMENT (TYPICAL)

BASIS OF BEARINGS

N00°03'34"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY WASHINGTON, AS SHOWN ON THE PLAT OF DESERT SKY ESTATES PHASE 3.



LEGEND

- PROPERTY LINE
EXISTING LOT LINE
LOT LINE TO BE EXTINGUISHED
NEW LOT LINE
SECTION OR SECTION SUBDIVISION LINE
ROADWAY CENTERLINE
RIGHT OF WAY LINE
EASEMENT LINE

- FOUND SURVEY MONUMENT AS DESCRIBED
FOUND 5/8" IRON REBAR (PARTITION PLAT NO. 2000-14)
FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP "USKH OR 02820" ATTACHED PER THE PLAT OF DESERT SKY ESTATES PHASE 3.
FOUND 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP "USKH OR 02820" ATTACHED PER THE PLAT OF DESERT SKY ESTATES PHASE 1.
SET A 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP "TLS - HDJ" ATTACHED.
FOUND OR SET CONC. NAIL WITH BRASS WASHER STAMPED "OR 02820" AT 7.25' OFFSET.

RECORD DIMENSION PARTITION PLAT 2000-14

S 89°36'42" E 589.77'
(N89°36'13"W 589.92')

S 89°36'42" E 1318.82'

FD. 2 1/2" BRASS CAP IN MON. BOX SET BY KRUMBEIN, PLS 933, 1981

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C22 with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L10 with their respective bearings and distances.

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "DESERT SKY ESTATE PHASE 4" BEING A RE-PLAT OF LOT 31 OF DESERT SKY ESTATES PHASE 3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 15 AT PAGE 74 OF TOWN PLATS OF UMATILLA COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS, OREGON PLS NO. 02820LS

RENEWS 12/31/15

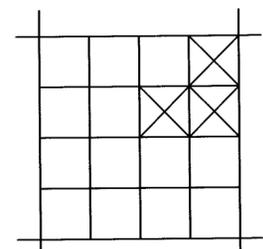
5/13/2015

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAUL BURNS TO SURVEY AND SUBDIVIDE THE LANDS AS SHOWN, RECOVERED PROPERTY CORNERS WERE HELD AS SHOWN. CORNERS NOT FOUND WERE SET USING PROPORTIONATE DEED MEASURE. THIS SURVEY WAS PERFORMED AS A RADIAL REAL-TIME KINEMATIC GPS SURVEY USING TRIMBLE DUAL FREQUENCY GEODETIC GPS RECEIVERS HAVING STANDARD ERRORS OF 8 MM + 1 PPM TIMES BASELINE LENGTH AND A RADIAL SURVEY USING A TRIMBLE S6 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'01" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. CONTROLLING MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN 2014.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL. GREG E. FLOWERS, PLS

SECTION DIAGRAM



SECTION 15 TWP 4N RGE 28E WM

STATE OF OREGON, COUNTY OF UMATILLA. I certify that this instrument was received and recorded

ON June 1, 2015 at 10:21 o'clock Am., in the record of PLATS of said County. BOOK PAGE Slide 16 11

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer Fees \$ 78.00 No. 2015-6300159

RECEIVED BY Umatilla County Surveyor Date: 6/1/2015 Rec'd By: G. Mansley No.: 15-018-B

FD. 2 1/2" BRASS CAP IN MON. BOX SET BY KRUMBEIN, PLS 933, 1981

HDJ DESIGN GROUP logo and contact information: 5 North Colville Street, Walla Walla, WA 99362, 509/956-3026, 306/695-3488, 509/547-5129 fax, Internet: www.hdjdesigngroup.com

Table with client and project information: CLIENT: PAUL BURNS, PROJECT NO.: 3892, SURVEYOR: GREG E. FLOWERS, DATE: 1-14-2015, CALC BY: GEF, DRAWN BY: MFW, SCALE: 1" = 100', SECTION: 15, TOWNSHIP: 4 NORTH, RANGE: 28 EAST, CITY: HERMISTON, COUNTY: UMATILLA, SHEET 1 OF 2

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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 22 DAY OF May, 2015
Margaret Saylor
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 26 DAY OF May, 2015
[Signature]
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 4" 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 29 DAY OF May, 2015
David H. Kopta
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

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

THIS 1 DAY OF June, 2015
Absent
CHAIRMAN

William Elfering
COMMISSIONER

W. Lawrence Guerin
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "DESERT SKY 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 May, 2015 BY:

[Signature]
UMATILLA COUNTY ASSESSOR

Pattina Knight
UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 4" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

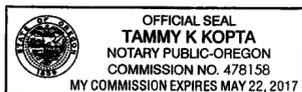
THIS 18th DAY OF May, 2015 BY:

Leah Wilcox
HERMISTON IRRIGATION DISTRICT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL BURNS A REPRESENTATIVE OF BURNS PROPERTIES, L.L.C., AN OREGON LIMITED LIABILITY CORPORATION, OWNER, 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 "DESERT SKY ESTATES PHASE 4". WE HEREBY DEDICATE ALL STREETS AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

Paul Burns
PAUL BURNS, REPRESENTATIVE OF BURNS PROPERTIES, L.L.C.



ACKNOWLEDGMENT

STATE OF Oregon }
COUNTY OF Umatilla } ss

BEFORE ME THIS 18 DAY OF May, 2015 APPEARED PAUL BURNS, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS AN AUTHORIZED REPRESENTATIVE OF BURNS PROPERTIES, L.L.C. AND DOES 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 18 DAY OF May, 2015.

MY COMMISSION EXPIRES 5/22/17

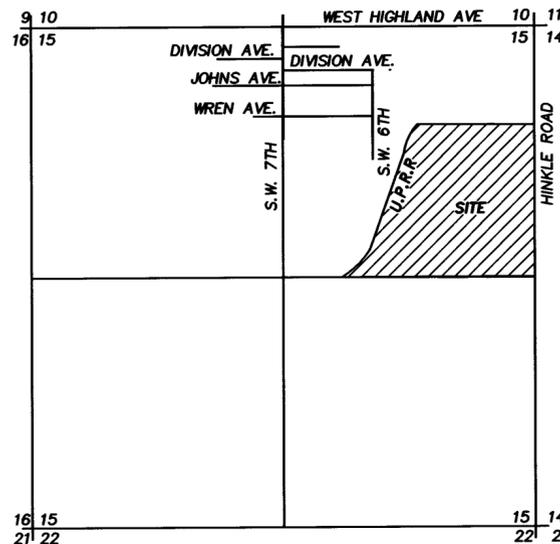
Tammy K. Kopta
NOTARY PUBLIC FOR THE STATE OF OREGON

RESIDING IN Hermiston

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

Greg E. Flowers
GREG E. FLOWERS, PLS

VICINITY MAP
NO SCALE



REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/15

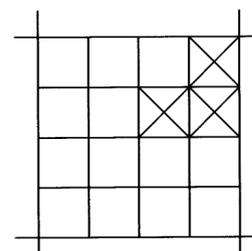
5/13/2015

RECEIVED BY
Umatilla County Surveyor
Date: 6/4/2015
Rec'd By: Glenesley
No.: 15-048-B

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON June 1, 2015
at 10:21 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
16 11

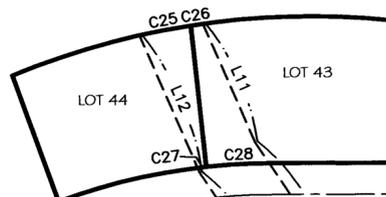
OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2015-6300159

SECTION DIAGRAM



SECTION 15
TWP 4N RGE 28E WM

IRRIGATION EASEMENT DETAIL



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C25	41.54'	618.68'	3°50'48"	S 79°26'19" W	41.53'
C26	9.83'	618.68'	0°54'38"	S 81°49'02" W	9.83'
C27	7.04'	500.00'	0°48'25"	S 83°39'05" W	7.04'
C28	52.40'	500.00'	6°00'17"	S 87°03'26" W	52.38'
C29	40.14'	450.00'	5°06'37"	S 83°52'05" W	40.12'
C30	28.56'	450.00'	3°38'11"	S 88°14'29" W	28.55'
C31	4.34'	20.00'	12°26'06"	S 83°44'56" W	4.33'

LINE	BEARING	DISTANCE
L11	N 23°18'03" W	103.90'
L12	N 23°18'03" W	120.17'
L13	N 33°41'44" W	556.33'
L14	N 33°41'44" W	532.79'
L15	N 67°26'44" W	84.14'
L16	N 89°56'26" W	11.57'
L17	S 89°56'26" E	19.42'
L18	N 00°03'34" E	62.23'
L19	N 00°03'34" E	60.92'
L20	N 90°00'00" E	41.56'
L21	S 89°56'26" E	60.14'
L22	S 89°56'26" E	49.73'
L23	N 89°57'59" E	7.99'
L24	N 00°02'01" W	28.18'
L25	N 00°00'00" W	32.86'
L26	S 67°26'44" E	11.75'
L27	S 00°03'34" W	28.11'
L28	S 89°56'26" E	111.87'
L29	N 00°02'01" W	47.11'
L30	S 89°57'59" W	131.66'



5 North Colville Street
Walla Walla, WA 99362
509/956-3026
306/695-3488
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Internet: www.hdjdesigngroup.com

CLIENT: PAUL BURNS	PROJECT NO.: 3892
SURVEYOR: GREG E. FLOWERS	DATE: 12-4-2014
CALC BY: GEF	DRAWN BY: GEF
SCALE: 1" = 100'	
SECTION:	TOWNSHIP: NORTH
RANGE: EAST	
CITY:	COUNTY:
SHEET 2 OF 2	