

I, LANCE C. KING, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on March 15, 2017 at 3:09 o'clock PM., in the record of PLATS of said County. BOOK PAGE 16 37

OFFICE OF COUNTY RECORDS
 By: ...DAVE STUVLAND...Records Officer
 Fees \$ 78.00 No. 2017-6550575

**PANORAMIC RIDGE PHASE 3
 REPLAT OF LOT 53 PANORAMIC RIDGE SUBDIVISION PHASE 2
 in a portion of the SE 1/4 of Section 30,
 Township 4 N., Range 29 E., W.M.,
 Umatilla County, Oregon**

LINE DATA					
LINE NO.	LENGTH	DIRECTION	LINE NO.	LENGTH	DIRECTION
L1	29.26'	S86°54'14"E	L10	25.00'	S40°49'01"W
L2	91.02'	S02°53'09"W	L11	25.00'	S40°49'01"W
L3	10.08'	N88°49'59"E	L12	87.04'	S40°49'01"W
L4	19.84'	N88°11'53"E	L13	80.00'	S40°49'01"W
L5	76.14'	S35°34'35"E	L14	22.25'	S40°49'01"W
L6	29.46'	N49°04'04"E	L15	25.95'	N64°41'55"W
L7	15.88'	N49°10'59"W	L16	25.00'	S49°10'59"E
L8	5.68'	S54°25'25"W	L17	4.99'	S54°25'25"W
L9	102.09'	S40°48'53"W			

- RECORDS OF REFERENCE**
- R1 FINAL PLAT PANORAMIC RIDGE PHASE 2, FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 153.
 - R2 FINAL PLAT PANORAMIC RIDGE, FOR STANFIELD CONSTRUCTION AND DEVELOPMENT, INC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 124.
 - R3 RECORD OF SURVEY OF PANORAMIC RIDGE FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED UNDER COUNTY SURVEY No.98-22-B PARTITION PLAT 1997-07 FOR DOMINION DEVELOPMENT INC., BY WILLIAM WELLS, FILED UNDER COUNTY SURVEY No. 97-67-B
 - R4

CURVE DATA						
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1635.00'	18.40'	0°38'41"	9.20'	S87°50'10"E	18.40'
C2	1225.00'	9.83'	0°27'35"	4.92'	S86°03'51"E	9.83'
C3	20.00'	31.42'	90°00'00"	20.00'	S85°49'01"W	28.28'
C4	20.00'	31.42'	90°00'00"	20.00'	S04°10'59"E	28.28'
C5	20.00'	22.83'	65°24'55"	12.84'	S73°31'29"W	21.61'
C6	50.00'	54.17'	62°04'10"	30.08'	N75°11'51"E	51.56'
C7	50.00'	63.21'	72°26'14"	36.62'	N07°56'39"E	59.09'
C8	50.00'	58.00'	66°27'47"	32.76'	N61°30'22"W	54.80'
C9	50.00'	55.00'	63°01'31"	30.66'	S53°44'59"W	52.27'
C10	50.00'	9.60'	10°59'57"	4.81'	S16°44'15"W	9.58'
C11	20.00'	10.33'	29°34'44"	5.28'	N26°01'39"E	10.21'

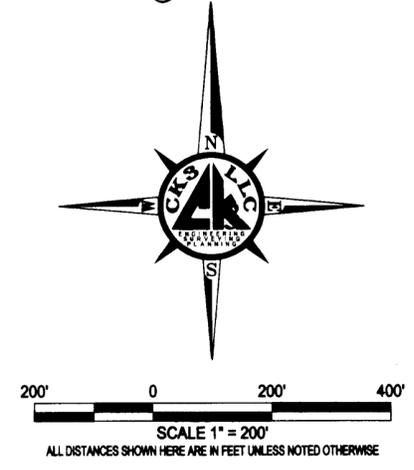
SURVEYOR'S NARRATIVE & CERTIFICATE:
 THIS SURVEY WAS MADE AT THE REQUEST OF SILVER RIDGE HOMES FOR THE PURPOSE OF RE-PLATTING LOT 53 AS SHOWN ON THE FINAL PLAT PANORAMIC RIDGE PHASE 2 BOOK 13, PAGE 153.
 THE BASIS OF BEARINGS IS BASED ON A RECORD OF SURVEY FOR PANORAMIC RIDGE No.98-22-B, BY WORLEY SURVEYING SERVICE ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 30, T4N, R29E, W.M. AS SHOWN ON THE REFERENCE TABLE HERBON.
 THIS PARCEL WAS SURVEYED IN NOVEMBER OF 1999 BY WORLEY SURVEYING SERVICE, INC. FOR ZENITH DEVELOPMENT, LLC. ACCOMPANYING THIS SURVEY IS A DETAILED NARRATIVE BY MR. CHRISTENSON EXPLAINING HIS BOUNDARY DETERMINATION. I HAVE ELECTED TO HOLD AS THE BEST EVIDENCE OF THE BOUNDARY THE SURVEY BY MR. CHRISTENSON.
 THE BOUNDARY LINES OF LOT 53 WERE RETRACED ALONG THE EXISTING LINES AS PER (R1) THE FINAL PLAT FOR PANORAMIC RIDGE PHASE 2.
 I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT ALL BOUNDARY MONUMENT WILL BE PLACED ON OR BEFORE 6/30/2017, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.
 THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOWS:
 LOT 53, PANORAMIC RIDGE PHASE 2, AN ADDITION IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/23/17
 Rec'd By: CT
 No.: 17-040-B

REGISTERED PROFESSIONAL LAND SURVEYOR
 LANCE CLARK KING
 OREGON
 MAY 10, 2011
 LANCE CLARK KING
 61420

RENEWED: 6/30/2017

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL
 ENGINEERING, SURVEYING & PLANNING
 368 S.W. 5th Avenue 945 W. Orchard Ave.
 Ontario, OR 97914 Hermiston, OR 97838
 PH: (541) 889-5411 PH: (541) 567-2345
 FAX: (541) 889-2074 FAX: (541) 567-2305
 WEB: ck3llc.net

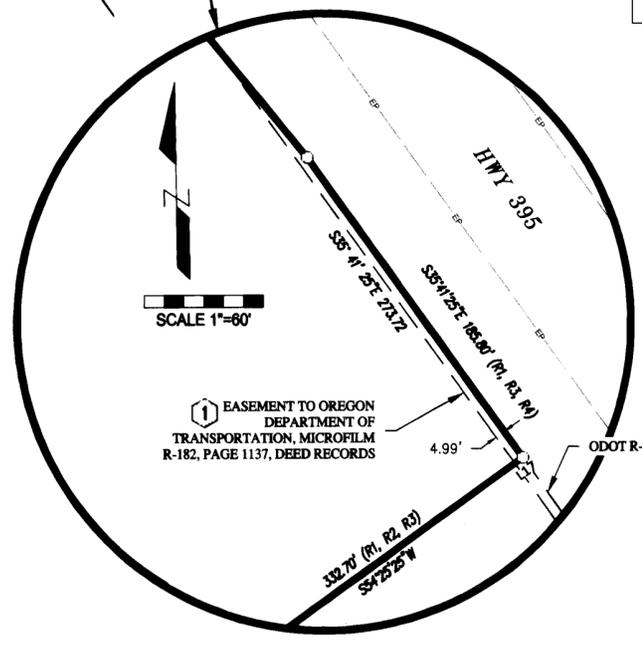


SEE SHEET 1 FOR INTERIOR LOT DIMENSIONS

MONUMENT NOTE:
 I, LANCE C. KING, HEREBY CERTIFY THAT ALL MONUMENTS INDICATED AS "SET 5/8" x 30" REBAR & RED PLASTIC CAP MARKED PLS 61420 WILL BE SET AFTER INITIAL CONSTRUCTION OR BY JUNE 30, 2017 AS ALLOWED BY THE UMATILLA COUNTY SURVEYOR.

NEW LOT 66
 55.39 ACRES

ORIGINAL LOT 53
 58.24 ACRES
 BEFORE REPLAT



LEGEND

	SUBDIVISION BOUNDARY		DATA OF RECORD
	NEW LOT LINES		MONUMENT AS NOTED
	ODOT R-O-W LINE		FND. 5/8 IRON BAR
	EASEMENT LINE		SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420
	PHASE 2 LOT LINES		NEW UTILITY EASEMENT BEING DEDICATED
	ROAD CENTER LINE		
	EXISTING EDGE OF AC HWY 395		
	EXISTING U.S.R.S FEED CANAL		

SOUTH 1/4 SECTION 30 FOUND BRASS MON AS PER (R1, R2, R3)

U.S.R.S FEED CANAL 100' WIDE AS PER PARTITION PLAT 1997-07

SE CORNER SECTION 30 FOUND BRASS MON AS PER (R1, R2, R3)

SURVEYOR'S NARRATIVE & CERTIFICATE:

THIS SURVEY WAS MADE AT THE REQUEST OF SILVER RIDGE HOMES FOR THE PURPOSE OF RE-PLATTING LOT 53 AS SHOWN ON THE FINAL PLAT PANORAMIC RIDGE PHASE 2 BOOK 13, PAGE 153.

THE BASIS OF BEARINGS IS BASED ON A RECORD OF SURVEY FOR PANORAMIC RIDGE No.98-22-B, BY WORLEY SURVEYING SERVICE ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 30, T4N, R29E., W.M. AS SHOWN ON THE REFERENCE TABLE HEREON.

THIS PARCEL WAS SURVEYED IN NOVEMBER OF 1999 BY WORLEY SURVEYING SERVICE, INC. FOR ZENITH DEVELOPMENT, LLC. ACCOMPANYING THIS SURVEY IS A DETAILED NARRATIVE BY MR. CHRISTENSON EXPLAINING HIS BOUNDARY DETERMINATION. I HAVE ELECTED TO HOLD AS THE BEST EVIDENCE OF THE BOUNDARY THE SURVEY BY MR. CHRISTENSON.

THE BOUNDARY LINES OF LOT 53 WERE RETRACED ALONG THE EXISTING LINES AS PER (R1) THE FINAL PLAT FOR PANORAMIC RIDGE PHASE 2.

I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT ALL BOUNDARY MONUMENT WILL BE PLACED ON OR BEFORE 6/30/2017, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING RE-PLATTED IS DESCRIBED AS FOLLOWS:
LOT 53, PANORAMIC RIDGE PHASE 2, AN ADDITION IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

**PANORAMIC RIDGE PHASE 3
REPLAT OF LOT 53 PANORAMIC RIDGE SUBDIVISION PHASE 2
in a portion of the SE1/4 of Section 30,
Township 4 N., Range 29 E., W.M.,
Umatilla County, Oregon**

APPROVALS:

CITY OF STANFIELD PLANNING COMMISSION

THE ACCOMPANYING PLAT APPROVED AND ADOPTED THIS 2nd DAY OF March 2017
W. Blair
CHAIRMAN
SECRETARY

UMATILLA COUNTY SURVEYOR

APPROVED THIS 14 DAY OF Mar. 2017
Daniel H. King
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

TAXES ARE PAID IN FULL
APPROVED THIS 7th DAY OF March, 2017
Pat
UMATILLA COUNTY TAX ASSESSOR
Bethina Smart by Kristen Shamad, deputy
UMATILLA COUNTY TAX COLLECTOR

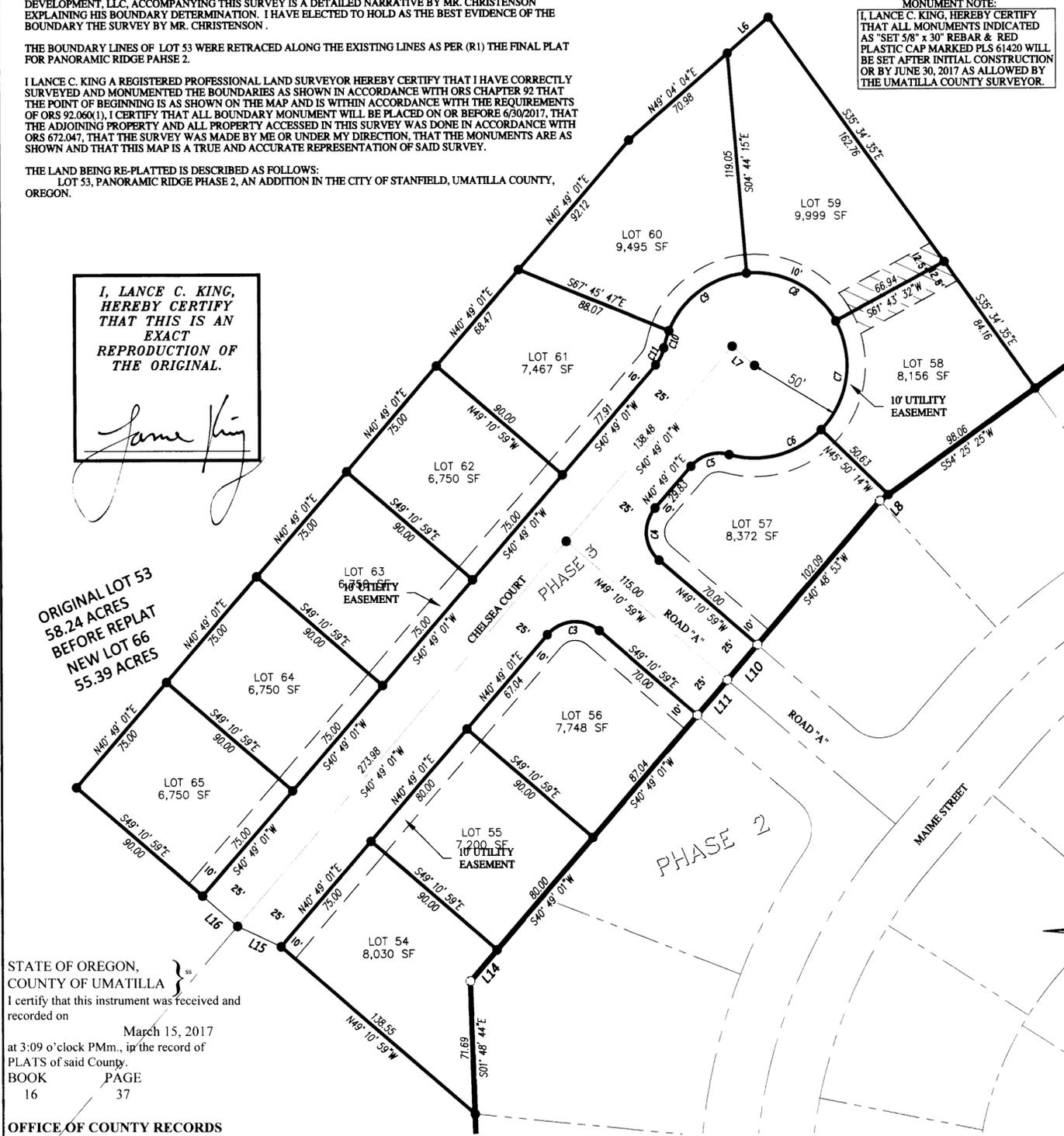
UMATILLA COUNTY COMMISSIONERS

APPROVED THIS 15 DAY OF March 2017
W. James Lewis
CHAIRMAN
Wilma E. Evans
COMMISSIONER
Sean
COMMISSIONER

MONUMENT NOTE:
I, LANCE C. KING, HEREBY CERTIFY THAT ALL MONUMENTS INDICATED AS "SET 5/8" x 30" REBAR & RED PLASTIC CAP MARKED PLS 61420 WILL BE SET AFTER INITIAL CONSTRUCTION OR BY JUNE 30, 2017 AS ALLOWED BY THE UMATILLA COUNTY SURVEYOR.

I, LANCE C. KING, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.
Lance King

ORIGINAL LOT 53
58.24 ACRES
BEFORE REPLAT
NEW LOT 66
55.39 ACRES



RECORDS OF REFERENCE

- R1 FINAL PLAT PANORAMIC RIDGE PHASE 2, FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED IN UMATILLA COUNTY PLAT BOOK 13, PAGE 153.
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- R3 RECORD OF SURVEY OF PANORAMIC RIDGE FOR ZENITH DEVELOPMENT, LLC. BY WORLEY SURVEYING SERVICE, INC., FILED UNDER COUNTY SURVEY No.98-22-B
- R4 PARTITION PLAT 1997-07 FOR DOMINION DEVELOPMENT INC., BY WILLIAM WELLS, FILED UNDER COUNTY SURVEY No. 97-67-B

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- 1 EASEMENT TO OREGON DEPARTMENT OF TRANSPORTATION, MICROFILM R-182, PAGE 1137, DEED RECORDS, SHOWN ON SHEET 2.
- 2 EASEMENT TO U.S.R.S. FEED CANAL AS SHOWN ON PARTITION PLAT No. 1997-07
- 3 UMATILLA COUNTY RECORDS No. 1997-229935, SHOWN ON SHEET 2.
- 4 DECLARATION RECORDED AUGUST 20, 1998, INST. NO. 1998-3350317, OFFICE OF UMATILLA COUNTY RECORDS. (COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS.) UN-PLOTTABLE
- 5 EASEMENT RECORDED OCTOBER 20, 1999, INST. NO.1999-3590866, OFFICE OF UMATILLA COUNTY RECORDS. (TEMPORARY STORM WATER RETENTION BASINS, NO LEGAL DESCRIPTION AVAILABLE. UN-PLOTTABLE)
- 6 CONVEYANCE OF ACCESS RIGHTS RECORDED ON REEL 117, PAGE 1146, UMATILLA COUNTY RECORDS. ("BLANKET" EAST 1/2 OF SECTION 30 LYING SOUTH AND WEST OF HWY. NO. 395)
- 7 TERMS AND PROVISIONS CONTAINED UNDER EASEMENT FOR ACCESS PURPOSES, CONTAINED IN AGREEMENT, RECORDED NOVEMBER 5, 1997, MICROFILM REEL 319, PAGE 59, OFFICE OF UMATILLA COUNTY RECORDS. UN-PLOTTABLE

I HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC FOREVER. I ALSO HEREBY DEDICATE A 10' WIDE UTILITY EASEMENT ADJACENT TO ALL STREETS AS SHOWN FOR PRIVATE AND OR PUBLIC UTILITIES. I ALSO HEREBY DEDICATE A 25' WIDE UTILITY EASEMENT ALONG THE COMMON LOT LINE BETWEEN LOTS 58 & 59 AS SHOWN

George F. Garlick, PRESIDENT
BY ZENITH DEVELOPMENT, LLC.
George F. Garlick, President

RECEIVED BY

Umatilla County Surveyor
Date: 3/23/17
Rec'd By: CT
No.: 17-040-B

REGISTERED PROFESSIONAL LAND SURVEYOR

Lance King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2017

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on
March 15, 2017
at 3:09 o'clock P.M., in the record of PLATS of said County.
BOOK PAGE
16 37

OFFICE OF COUNTY RECORDS

By: ...DAVE STUVLAND...Records Officer

Fees \$ 78.00 No. 2017-6550575

NOTE
RECORD AND MEASURED DIMENSIONS COINCIDE UNLESS INDICATED OTHERWISE AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.050(2)

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- ODOT R-O-W LINE
- EASEMENT LINE
- PHASE 2 LOT LINES
- ROAD CENTER LINE
- EXISTING EDGE OF AC HWY 395
- EXISTING U.S.R.S FEED CANAL
- DATA OF RECORD
- MONUMENT AS NOTED
- FND. 5/8 IRON BAR
- SET 5/8"x30" IRON REBAR & RED PLASTIC CAP MARKED PLS 61420
- NEW UTILITY EASEMENT BEING DEDICATED
- IRR

Notary Public
State of Washington
CHAD A NICLEY
My Appointment Expires Oct 24, 2019

STATE OF WA }
COUNTY OF Benton }
BEFORE ME THIS 16th DAY OF Feb., 2017
APPEARED GEORGE F. GARLICK, PRESIDENT ZENITH DEVELOPMENT, AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Chad A. Nicley
NOTARY PUBLIC FOR WA
CHAD A. NICLEY
PRINTED NAME
COMMISSION NO. 122886
MY COMMISSION EXPIRES 10/24/2019



CK3, LLC
CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
368 S.W. 5th Avenue 945 W. Orchard Ave.
Ontario, OR 97914 Hermiston, OR 97838
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FAX: (541) 889-2074 FAX: (541) 567-2305
WEB:ck3llc.net