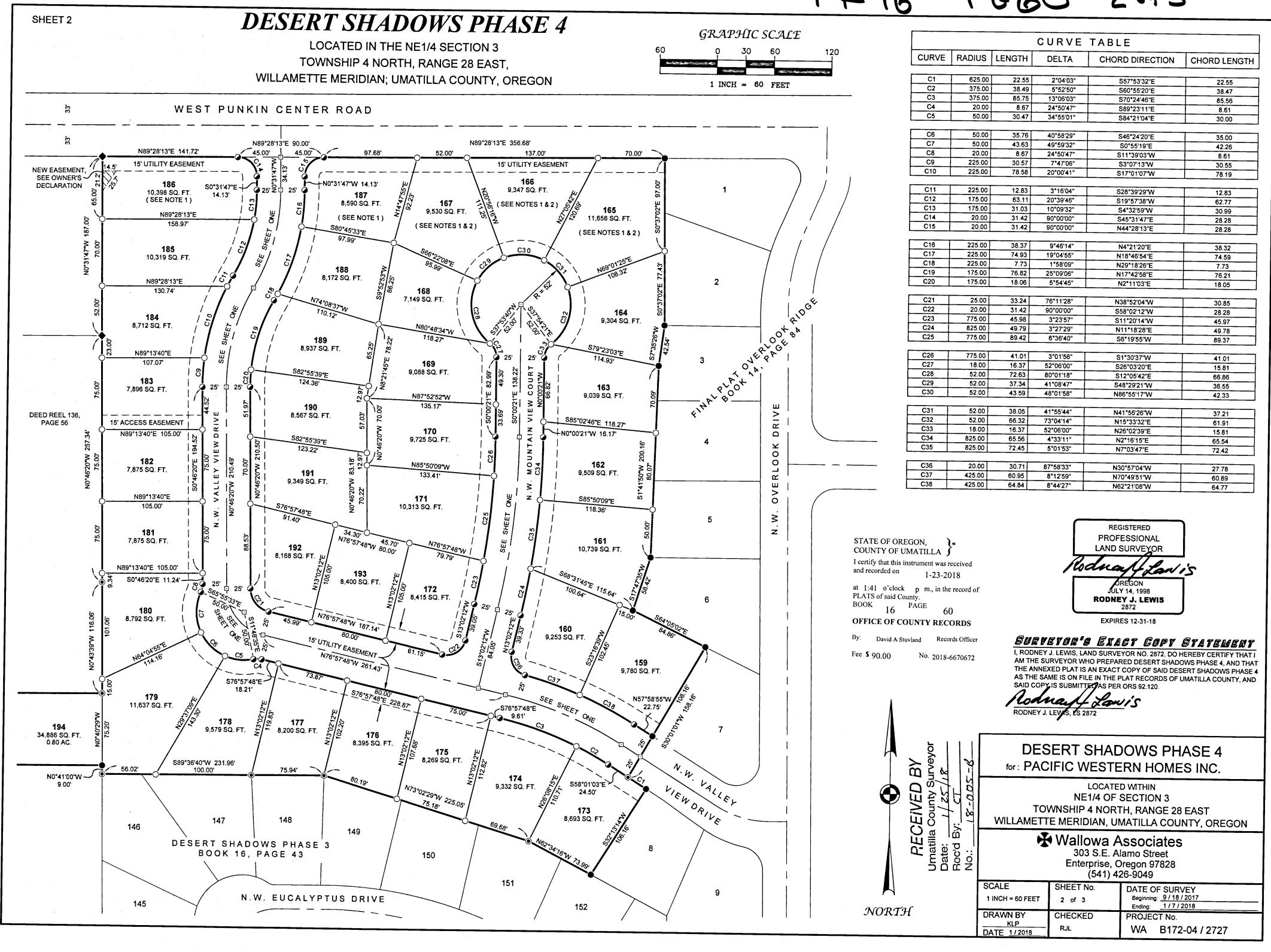


PB-16. PG-60 20f3



LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3 S0°40'55"E, 593.53 FEET:

THENCE PERPENDICULAR TO SAID WEST LINE N89*19'05"E, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GEER ROAD, SAID POINT BEING THE INITIAL POINT OF DESERT SHADOWS PHASE 3 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION,

THENCE ALONG THE NORTH LINE OF LOT 143 OF DESERT SHADOWS PHASE 3 N89°27'51"E, 466.70 FEET TO THE SOUTHEAST CORNER OF DEED REEL 136, PAGE 56:

THENCE ALONG THE EAST LINE OF DEED REEL 136, PAGE 56 NO*43'39"W, 116.06 FEET TO THE NORTHWEST CORNER OF LOT 143 OF DESERT SHADOWS PHASE 3:

THENCE CONTINUING ALONG SAID EAST LINE N0°46'20"W, 257.34 FEET TO THE NORTHEAST CORNER OF DEED REEL 136, PAGE 56, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF DEED REEL 126, PAGE 1538;

THENCE ALONG THE EAST LINE OF DEED REEL 126, PAGE 1538 N0°31'47"W, 187.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST PUNKIN CENTER ROAD, SAID RIGHT-OF-WAY LINE BEING 33.00 FEET SOUTH OF, AND PARALLEL TO, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3:

THENCE ALONG SAID RIGHT-OF-WAY LINE N89°28'13"E, 588.40 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE FINAL PLAT OF OVERLOOK RIDGE:

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE WESTERLY LINES OF LOTS 1 THROUGH 7 OF THE FINAL PLAT OF OVERLOOK RIDGE UNTIL FURTHER NOTICE, S0°37'02"E. 174.43 FEET TO THE WESTERLY CORNER COMMON TO LOTS 2 AND 3;

THENCE \$7°35'26"W, 42.54 FEET;

THENCE \$1°41'50"W, 200.17 FEET TO THE WESTERLY CORNER COMMON TO LOTS 5 AND 6:

THENCE \$17°47'35"W, 58.42 FEET TO THE SOUTHWEST CORNER OF LOT 6:

THENCE \$64°05'02"E, 84.86 FEET TO THE NORTHWEST CORNER OF LOT 7:

THENCE \$30°01'01"W. 108.17 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. VALLEY VIEW DRIVE;

THENCE \$30°01'01"W, 50.00 FEET A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. VALLEY VIEW DRIVE AND A 625.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND CURVE 22.55 FEET (THE LONG CHORD OF WHICH BEARS \$57°53'32"E, 22.55 FEET);

THENCE LEAVING SAID RIGHT-OF-WAY AND CURVE \$32°13'14"W, 106.16 FEET ALONG THE WESTERLY LINE OF LOT 8 OF THE FINAL PLAT OF OVERLOOK RIDGE TO THE SOUTHWEST CORNER OF SAID LOT 8. SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 143 OF DESERT SHADOWS PHASE 3:

THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 143, FOR THE REMAINDER OF THIS DESCRIPTION, N62°34'16"W, 73.99 FEET;

THENCE N73°02'29"W, 225.05 FEET;

THENCE \$89°36'40"W, 231.96 FEET;

THENCE NO°41'00"W, 9.00 FEET:

THENCE S89°34'30"W, 466.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GEER ROAD. SAID RIGHT-OF-WAY LINE BEING 30.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE ALONG SAID RIGHT-OF-WAY LINE N0°40'55"W, 74.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.18 ACRES.

REFERENCE MATERIAL

REEL 126, PAGE 1538 **REEL 136, PAGE 56** 2016-6510666

COUNTY SURVEYS: 17-059-B

SUBDIVISIONS: FINAL PLAT DESERT SHADOWS PHASE 2 (BK. 13, PG. 132) DESERT SHADOWS PHASE 3 (BK. 16, PG. 43) FINAL PLAT OVERLOOK RIDGE (BK. 14, PG. 84)

OTHER MATERIAL: AMERITITLE REPORT NO. 161512AM

DESERT SHADOWS PHASE 4

LOCATED IN THE NE1/4 SECTION 3 TOWNSHIP 4 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN; UMATILLA COUNTY, OREGON

NARRATIVE

PURPOSE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SGS DEVELOPMENT LLC, REPRESENTING PACIFIC WESTERN HOMES, INC., FOR THE PURPOSE OF SUBDIVIDING THE LAND DEFINED BY DEED 2016-6510666.

THE BOUNDARY FOR THIS SUBDIVISION IS BASED ON UMATILLA COUNTY SURVEY NO. 17-059-B.

THE BASIS OF BEARING WAS DERIVED FROM THE CENTERLINE OF NW GEER ROAD, PER DESERT SHADOWS PHASE 3.

THIS SURVEY WAS PERFORMED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). DUAL FREQUENCY CARRIER-PHASE RECEIVERS WERE USED TO ESTABLISH CONTROL AND MONUMENT POSITIONING. ALL MONUMENTED POSITIONS ARE WITHIN CLOSED GPS NETWORKS, OR WITH BENEFIT OF REDUNDANT MEASUREMENTS.

BE ADVISED THIS MAPPING, AND DIGITAL COPY OF SAME, ARE PROTECTED BY CONTRACT STIPULATIONS OF PRODUCT OWNERSHIP AND COPYRIGHT LAWS.

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CHET ANTONSEN, PRESIDENT OF PACIFIC WESTERN HOMES. INC.. DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP A TRUE AND CORRECT MAP AND PLAT OF "DESERT SHADOWS PHASE 4" AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION. ALL LOTS BEING OF THE DIMENSIONS SHOWN ON SAID MAP AND ALL ROADS AND STREETS OF THE WIDTHS THEREIN SET FORTH AND I DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL ROADS, STREETS, AND UTILITY EASEMENTS SHOWN ON SAID MAP. ADDITIONALLY, I HERE DEDICATE THE FOLLOWING TWO (2) SPECIFIC EASEMENTS:

1) A NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS, SERVING THE PROPERTY WHICH IS UMATILLA COUNTY DEED REEL 136, PAGE 56; SAID EASEMENT BEING THE SOUTHERLY FIFTEEN (15) FEET OF HEREON CREATED LOT 183.

2) AN EASEMENT SERVING UMATILLA ELECTRIC COOPERATIVE FOR OVERHEAD POWER LINE PURPOSES, SAID EASEMENT BEING UPON HEREON CREATED LOT 186, AS SHOWN.

I DECLARE THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN HEREON.

ACKNOWLEDOMENTS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF THE , 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHET ANTONSEN, WHO BEING FIRST DULY SWORN DID SAY HE IS PRESIDENT OF PACIFIC WESTERN HOMES, INC., AN OREGON CORPORATION, THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND THAT HE DOES HEREBY ACKNOWLEDGE THIS AND TRUMENT TO BE OF HIS OWN FREE ACT AND WILL.

NOTARY PUBLIC FOR THE STATE OF ORFICE

MY COMMISSION EXPIRES January 17, 707

Notes

- 1. NO DIRECT ACCESS TO W. PUNKIN CENTER ROAD SHALL BE PERMITTED FOR LOTS 165, 166, 167, 186 AND 187.
- 2. THE FRONT BUILDING LINE OF LOTS 165, 166, AND 167 SHALL BE ESTABLISHED AT THE POINT WHERE THE LOT WIDTH IS 60 FEET, OR 20 FEET FROM THE FRONT PROPERTY LINE, WHICHEVER IS GREATER.

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, A LICENSED SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME IN CONFORMANCE WITH THE LAWS OF OREGON AND ALL BEARINGS AND DISTANCES ARE CORRECT.

> REGISTERED **PROFESSIONAL** LAND SURYENOR ORÉGON. **RODNEY J. LEWIS**

> > **EXPIRES 12-31-18**

2872

RECEIVED BY

Umatilla County Surveyor Date: 1/25/18 Rec'd By: CT No.: 18-005-B

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded on 1-23-2018

PLATS of said County. BOOK 16 PAGE OFFICE OF COUNTY RECORDS

at 1:41 o'clock p m., in the record of

Fee \$ 90.00 No. 2018-6670672

Surveyor's Exact Copy Statement I, RODNEY J. LEWIS, LAND SURVEYOR NO. 2872, DO HEREBY CERTIFY THAT I

AM THE SURVEYOR WHO PREPARED DESERT SHADOWS PHASE 4, AND THAT THE ANNEXED PLAT IS AN EXACT COPY OF SAID DESERT SHADOWS PHASE 4 AS THE SAME IS ON FILE IN THE PLAT RECORDS OF UMATILLA COUNTY, AND SAID COPY IS SUBMITTED AS PER ORS 92,120.

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION:

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON

HERMISTON CITY COUNCIL:

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON

HERMISTON IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS HEREBY APPROVED.

UMATILLA COUNTY SURVEYOR:

I, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IS COMPLIES WITH THE LAW OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY.

APPROVED THIS 18 DAY OF JUNGY, 2018 **UMATILLA COUNTY SURVEYOR**

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR THE COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

and Chalmus by Bettino I made

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE

DATED THIS 19 DAY OF January, 20 1 8

CHAIRMAN

CHAIRMAN

CHAIRMAN Absent COMMISSIONER

DESERT SHADOWS PHASE 4

LOCATED WITHIN NE1/4 OF SECTION 3 **TOWNSHIP 4 NORTH, RANGE 28 EAST** WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

for: PACIFIC WESTERN HOMES INC.

₩ Wallowa Associates

303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049

SCALE SHEET No. DATE OF SURVEY Beginning: 9/18/2017 N/A 3 of 3 Ending: 1/7/2018 DRAWN BY CHECKED PROJECT No. KLP RJL WA B172-04 / 2727 DATE 1/2018