

BK 14 P. 6

HIGHLAND SUMMIT

PHASE 4

LOCATED IN THE SW 1/4 & NW 1/4 OF SEC 12
T. 4 N., R. 28 E., W.M.
CITY OF HERMISTON
UMATILLA COUNTY, OREGON
SURVEYED: JUNE 7, 1999

INDEX

- SHEET 1: EXTERIOR BOUNDARY, NARRATIVE, INDEX, NOTES AND RESTRICTIONS.
- SHEET 2: LOTS 114 THRU 128 AND CURVE TABLE.
- SHEET 3: APPROVALS, SURVEYORS CERTIFICATE, DEDICATIONS.

LEGEND

- ⊙ - DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING INC. SET IN THE PLAT OF "HIGHLAND SUMMIT PHASE 2 & 3"
- ⊙ - DENOTES 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING INC." SET.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 12, T. 4 N., R. 28 E., W.M. DESCRIBED IN DEED REEL 258 PAGE 67, UMATILLA COUNTY DEED RECORDS AND TO SUBDIVIDE INTO LOTS A PORTION OF SAID TRACT.

THE LINES ABUTTING "HIGHLAND SUMMIT PHASE 2 & 3" WERE LOCATED BY HOLDING THE FOUND MONUMENTATION SET IN SAID PLAT.

THE NORTH LINE THAT IS COMMON WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12 WAS LOCATED AS PER THE PLAT OF "HIGHLAND SUMMIT". THE REMAINDER OF THE NORTH LINE WAS LOCATED PER THE DEVELOPERS REQUEST.

THE ANGLE POINT IN THE NORTH LINE AT POINT (A) WAS LOCATED BY HOLDING THE CALCULATED SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12.

THE EASTERLY LINES WERE LOCATED PER THE DEVELOPERS REQUEST.

THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12 WAS HELD TO BE S 00°14'35" W AS PER THE PLAT OF "HIGHLAND SUMMIT" FOR THE BASIS OF BEARINGS.

NOTES AND PLAT RESTRICTIONS

- LOTS 117 AND 120 SHALL ACCESS E. GLADYS DRIVE ONLY.
- LOT 128 SHALL ACCESS N.E. 13TH STREET ONLY.
- LOT 121 SHALL ACCESS N.E. MADRONA DRIVE ONLY.
- THIS PLAT IS SUBJECT TO CONDITIONS IMPOSED IN COVENANTS RECORDED IN DOC. NO. _____ UMATILLA DEED RECORDS.
- A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING STREETS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

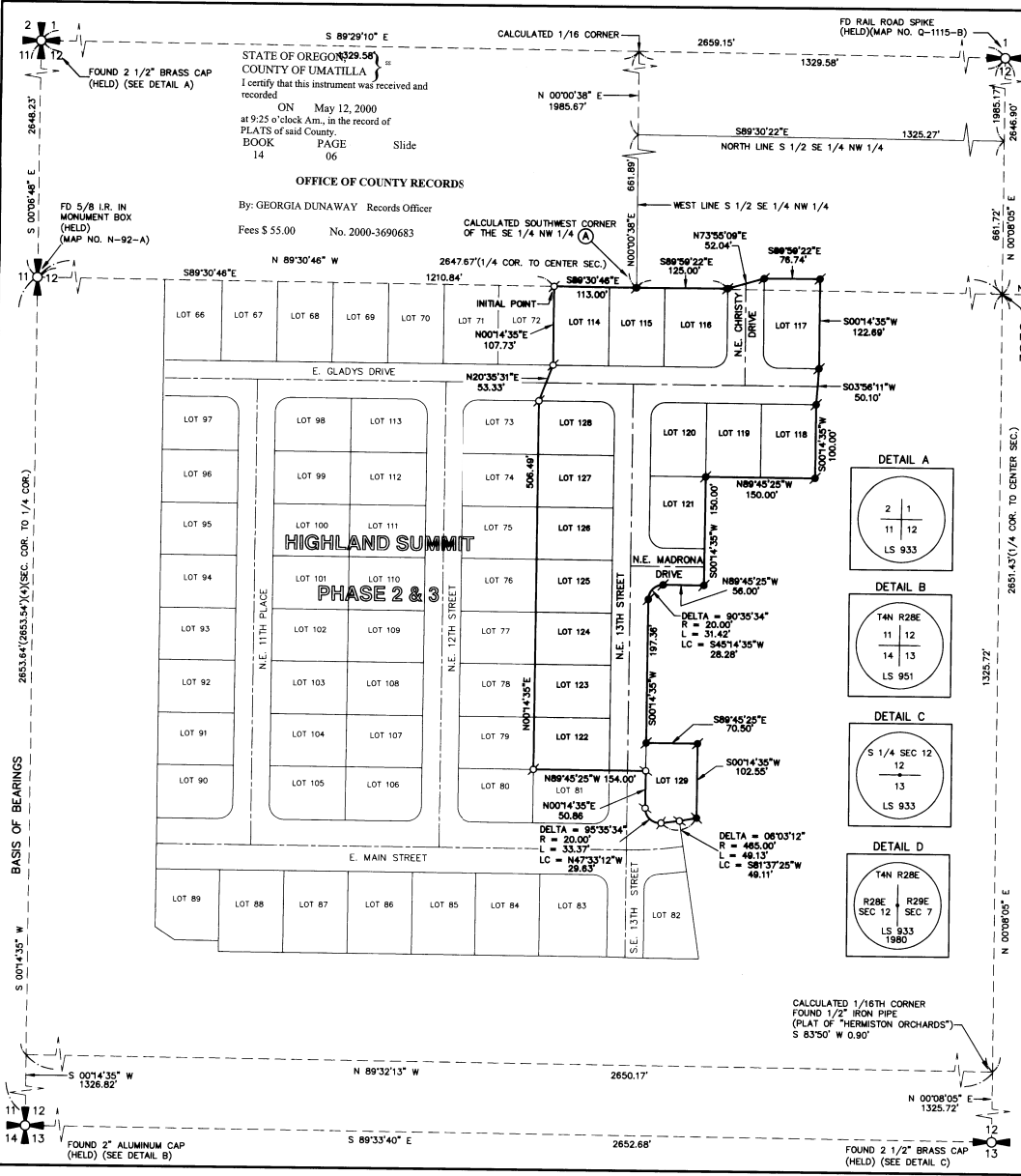
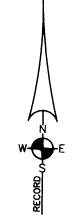
Brian K. Henson

OREGON
JANUARY 30, 1999
BRIAN K. HENSON
2855

EXP. 6-30-01

SHEET 1 OF 3
SURVEY PREPARED BY:
G & L LAND SURVEYING, INC.
8116 S.W. NIMBUS AVE.
BEAVERTON, OREGON 97008
PHONE: (503) 641-0308
JOB NO. 1594-BKH

SCALE 1" = 100'



HIGHLAND SUMMIT

PHASE 4

LOCATED IN THE SW 1/4 & NW 1/4 OF SEC 12
 T. 4 N., R. 28 E., W.M.
 CITY OF HERMISTON
 UMATILLA COUNTY, OREGON

SURVEYED: JUNE 7, 1999

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

ON May 12, 2000
 at 9:25 o'clock Am., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 06

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

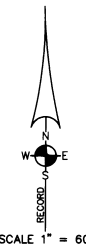
Fees \$ 55.00 No. 2000-3690683

REFERENCES

- PLATS
- HUMBERTS ADDITION
 - HERMISTON ORCHARDS
 - CHRISTA ESTATES
 - PARTITION PLAT 1991-2
 - PARTITION PLAT 1993-02
 - PARTITION PLAT 1994-30
 - REPLAT BLOCK A, PORTIONS OF LOTS 2 & 3 OF HERMISTON ORCHARDS (BOOK 13 PAGE 41)
 - REPLAT BLOCK A, PORTION OF LOT 4 OF HERMISTON ORCHARDS (BOOK 13 PAGE 65)
 - REPLAT BLOCK H, PORTIONS OF LOTS 11 & 12 OF HERMISTON ORCHARDS (BOOK 13 PAGE 76)
 - REPLAT BLOCK A, PORTION OF LOT 6 OF HERMISTON ORCHARDS (BOOK 13 PAGE 78)
 - HIGHLAND SUMMIT
 - HIGHLAND SUMMIT PHASE 2 & 3
 - HIGHLAND SUMMIT PHASE 4

- DEEDS
- REEL 168 PAGE 1495
 - REEL 258 PAGE 67
 - REEL 181 PAGE 668
 - REEL 289 PAGE 153
 - REEL 266 PAGE 750
 - REEL 265 PAGE 601
 - REEL 249 PAGE 394
 - REEL 266 PAGE 1663
- SURVEYS
- MAP NO. I-64-AX
 - MAP NO. 91-013-A
 - MAP NO. M-69-AX
 - MAP NO. Q-1163-A
 - MAP NO. R-155-A
 - MAP NO. R-9-A
 - MAP NO. 88-58-B
 - MAP NO. 88-70-A
 - MAP NO. 92-60-A
 - MAP NO. 94-37-B
 - MAP NO. Q-932-A
 - MAP NO. Q-1145-A
 - MAP NO. Q-1326-A
 - MAP NO. Q-1115-B
 - MAP NO. N-92-A
 - MAP NO. S-156-C
 - SURVEY NO. 302

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	20.00'	31.42'	28.28'	N44°45'25"W	90°00'00"
2	20.00'	31.42'	28.28'	S45°14'35"W	90°00'00"
3	20.00'	31.50'	28.34'	N45°07'37"E	90°13'57"
4	20.00'	31.33'	28.23'	S44°52'23"E	89°46'03"
5	20.00'	31.42'	28.28'	S44°45'25"E	90°00'00"
6	465.00'	25.38'	25.38'	S83°05'11"W	0°07'40"
7	465.00'	23.74'	23.74'	S80°03'35"W	02°55'32"



LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING INC." SET IN THE PLAT OF "HIGHLAND SUMMIT PHASE 2 & 3"
- - DENOTES 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING INC." SET ON
- ⊗ - DENOTES 5/8" X 30" IRON ROD WITH A 1 1/2" ALUMINUM CAP INSCRIBED "G & L LAND SURVEYING INC." SET ON
- - DENOTES MONUMENT FOUND AS NOTED. (HELD UNLESS OTHERWISE NOTED)
- S.W.E. - DENOTES PUBLIC SIDEWALK EASEMENT
- P.U.E. - DENOTES PUBLIC UTILITY EASEMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Brian K. Hendon

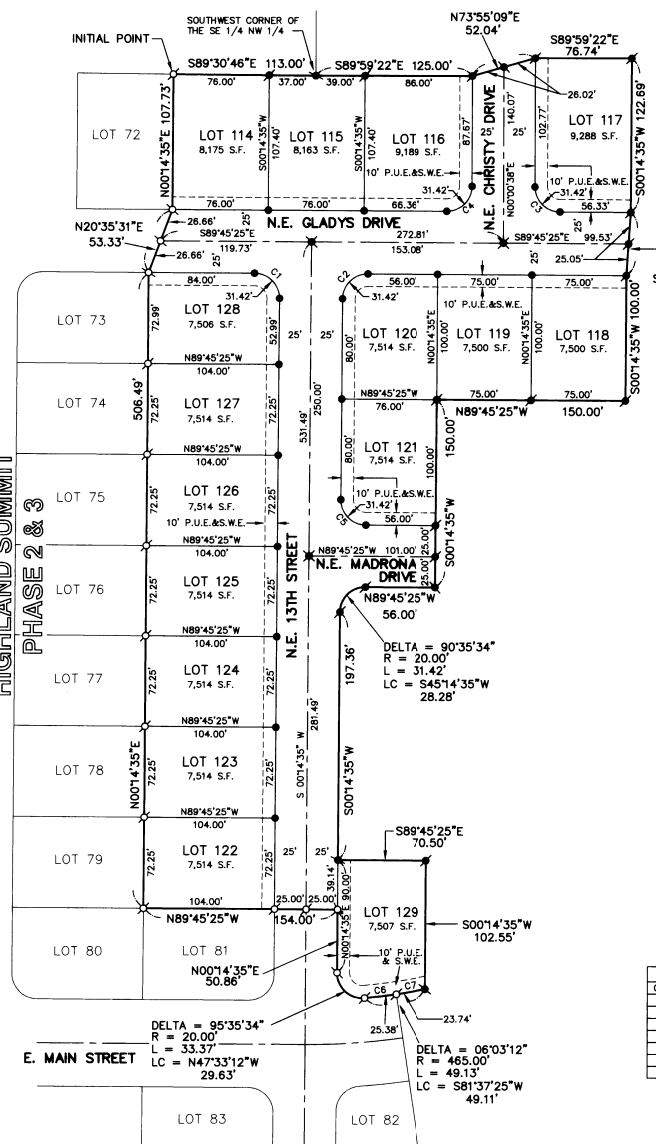
OREGON
 JANUARY 30, 1988
 BRIAN K. HENDON
 2855

EXP. 6-30-01

SHEET 2 OF 3

SURVEY PREPARED BY:
 G & L LAND SURVEYING, INC.
 8116 S.W. NIMBUS AVE.
 BEAVERTON, OREGON 97008
 PHONE: (503) 641-0308
 JOB NO. 1594

HIGHLAND SUMMIT PHASE 2 & 3



DELTA = 95°35'34"
 R = 20.00'
 L = 33.37'
 LC = N47°33'12"W
 29.63'

DELTA = 06°03'12"
 R = 465.00'
 L = 49.13'
 LC = S81°37'25"W
 49.11'

BK 14 Pg 6

HIGHLAND SUMMIT

PHASE 4

LOCATED IN THE SW 1/4 & NW 1/4 OF SEC 12
T. 4 N., R. 28 E., W.M.

CITY OF HERMISTON
UMATILLA COUNTY, OREGON

SURVEYED: JUNE 7, 1999

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 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 03 DAY OF May, 2000
Margaret Sawyer
CHAIRMAN OF THE CITY OF HERMISTON PLANNING COMMISSION

THIS 5 DAY OF MAY, 2000
James Hark
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT 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 "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 11 DAY OF May, 2000
David H. Klein
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 4" AND IT IS APPROVED FOR FILING AND RECORDING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON BY OUR AUTHORITY.

THIS 12 DAY OF May, 2000 BY
William S. Howell CHAIRMAN
Annai D. Delaney COMMISSIONER
Emilia M. Johnson COMMISSIONER

UMATILLA COUNTY TAX ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT 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 COUNTY RECORDS.

THIS 11 DAY OF May, 2000 BY
Robert UMATILLA COUNTY TAX ASSESSOR
Annai D. Delaney UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY OFFICE OF PUBLIC RECORDS

RECORDING INFORMATION SEAL

SURVEYOR'S CERTIFICATE

I, BRIAN K. HENSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT OF "HIGHLAND SUMMIT PHASE 4" BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED REEL 258 PAGE 67, UMATILLA COUNTY DEED RECORDS LOCATED IN SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC." AT THE NORTHEAST CORNER OF LOT 72 OF THE PLAT OF "HIGHLAND SUMMIT PHASE 2 & 3", UMATILLA COUNTY PLAT RECORDS SAID IRON ROD ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN;

THENCE S 89°30'46" E, ALONG SAID NORTH LINE, 113.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC." AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12;

THENCE LEAVING SAID NORTH LINE S 89°59'22" E, 125.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE N 73°55'09" E, 52.04 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 89°59'22" E, 76.74 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 00°14'35" W, 122.69 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 03°56'11" W, 50.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 00°14'35" W, 100.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE N 89°45'25" W, 150.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 00°14'35" W, 150.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE N 89°45'25" W, 56.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC." AT THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°35'34";

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 45°14'35" W, 28.28') 31.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 00°14'35" W, 197.38 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 89°45'25" E, 70.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE S 00°14'35" W, 102.55 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC." AT THE BEGINNING OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°03'12";

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 81°37'25" W, 491.11') 491.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC." AT THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°35'34";

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 47°33'12" W, 29.63') 33.37 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

THENCE ALONG THE EASTERLY LINE OF SAID "HIGHLAND SUMMIT PHASE 2 & 3" THE FOLLOWING COURSES AND DISTANCES:

N 00°14'35" E, 50.86 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

N 89°45'25" W, 154.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

N 00°14'35" E, 506.49 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

N 20°35'31" E, 53.33 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G & L LAND SURVEYING, INC.";

N 00°14'35" E, 107.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.94 ACRES MORE OR LESS.

AS PER O.R.S. 92.070 (PAR.2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.060.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC WESTERN HOMES, INC. IS THE OWNERS 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 "HIGHLAND SUMMIT PHASE 4" AND HEREBY DEDICATE ALL STREETS SHOWN HEREON TO THE PUBLIC FOR PUBLIC USE FOREVER. THE PUBLIC UTILITY AND SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

Chet Antonsen
CHET ANTONSEN
PRESIDENT OF PACIFIC WESTERN HOMES, INC.

ACKNOWLEDGEMENT
STATE OF OREGON
COUNTY OF UMATILLA

} SS

THIS CERTIFIES THAT ON THIS 13th DAY OF April, 2000 BEFORE ME PERSONALLY APPEARED CHET ANTONSEN WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PACIFIC WESTERN HOMES, INC. AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PACIFIC WESTERN HOMES, INC. AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Shirley S. Newton
NOTARY PUBLIC OF OREGON



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

ON May 12, 2000
at 9:25 o'clock Am., in the record of
PLATS of said County.
BOOK 14 PAGE 06 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 55.00 No. 2000-3690683

SHEET 3 OF 3

SURVEY PREPARED BY:
G & L LAND SURVEYING, INC.
8116 S.W. NIMBUS AVE.
BEAVERTON, OREGON 97008
PHONE: 641-0308
JOB NO. 1594--BKH

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian K. Henson
BRIAN K. HENSON
2855
EXP. 6-30-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "HIGHLAND SUMMIT PHASE 4".

RECEIVED
SEP 07 2000
UMATILLA COUNTY
RECORDS

375 0546



2000-3750546 1 of 2

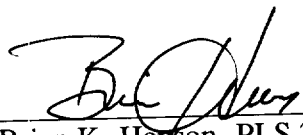
State of Oregon)
) SS AFFIDAVIT OF CORRECTION
County of Washington)

I, Brian K. Henson P.L.S. No. 2855 (expires 6-30-01), being duly sworn, depose and say that I am the surveyor who filed the Plat of "Highland Summit Phase 4", as recorded in Plat Book # 14 Page 6, May 12, 2000, Umatilla County Plat Records; and the following corrections to said Plat are necessary and are as follows:

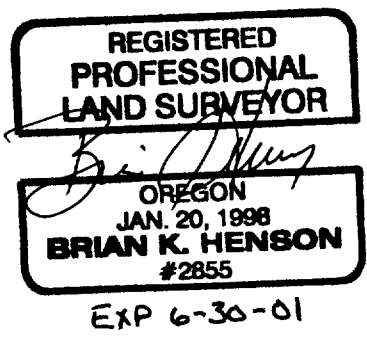
Plat Sheet 2 of 3:

The curve table should be changed as follows:

The data for C3 is actually the data for C4.
The data for C4 is actually the data for C3.
The lengths labeled on C3 and C4 should be changed to match the corrected curve table.

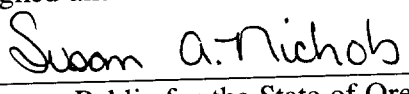


Brian K. Henson, PLS 2855
8116 S.W. Nimbus Ave.
Beaverton, OR 97008

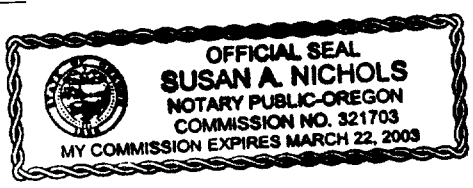


NOTARY CERTIFICATE

Signed and sworn to before me on Aug. 21, 2000 by Brian K. Henson.



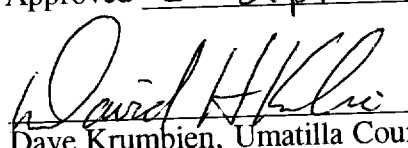
Notary Public for the State of Oregon
My commission expires: 3-22-03



State of Oregon)
) SS
County of Umatilla)

I, Dave Krumbien, Umatilla County Surveyor, do hereby certify that said Affidavit of Correction for the Plat of "Highland Summit Phase 4" has been examined by me and that it complies with O.R.S. 92.170

Approved 6 Sept., 2000.



Dave Krumbien, Umatilla County Surveyor

Return to ↑



2000-3750546 2 of 2

State of Oregon)
)
County of Umatilla)

This instrument was received
and recorded on

09-07-00 at 8:15

in the record of document
code type DE-AFF

Location	R375-0546
Document number	2000-3750546
Fee	31.00

Office of County Records



Records Officer