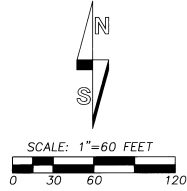


**PLAT OF RIVERHILL PHASE III**  
 SUBDIVISION AND REPLAT OF LOT 13 AND A PORTION OF LOT 12 OF RIVER HILL PHASE II & CERTAIN LANDS CONVEYED IN BARGAIN AND SALE DEED RECORDED AT REEL 349, PAGE 0478, INSTRUMENT NO. 1999-3490478, DEED RECORDS OF UMATILLA COUNTY.  
 OWNER: RICHARD A. METHVIN  
 JUNE, 2004



\*BASIS OF BEARINGS: RIVER HILL PHASE II PLAT.

**LEGEND**

- - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊙ - FOUND 5/8" REBAR MONUMENT FROM RIVER HILL PHASE II, RECORDED AT BOOK 13, PAGE 119, UMATILLA COUNTY PLAT RECORDS.
- - FOUND MONUMENT, SEE SURVEY NO. 96-145-C FOR REFERENCE INFORMATION. 5/8" REBAR UNLESS OTHERWISE NOTED.
- ⊙ - FOUND 5/8" REBAR MONUMENT FROM PLAT OF MEADOWVIEW WEST, RECORDED AT BOOK 13, PAGE 155, UMATILLA COUNTY PLAT RECORDS.
- × - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ① - INDICATES LOT NUMBERS IN ADJOINING PLATTED LANDS.
- S.F. - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- - INDICATES PUBLIC UTILITY EASEMENT LINE, SEE "NOTES".
- (XOX) - INDICATES RECORD DIMENSION REPORTED ON THE PLAT OF MEADOWVIEW WEST.
- ⊙ - INDICATES LOT CORNER WHERE A WITNESS MONUMENT WAS SET. SEE "WITNESS MONUMENT NOTES".

**NOTE:**  
 DIMENSIONS SHOWN ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON THE PLAT OF RIVER HILL, PHASE II, ARE IDENTICAL.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 78°11'45" E	12.39'
L2	S 78°11'45" W	19.99'
L3	N 78°06'28" E	9.97'
L4	S 22°52'18" E	25.00'
L5	S 22°52'18" E	25.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	BEARING	LONG CHORD	DISTANCE
C1	2°33'15"	1025.00'	45.69'	N 68°24'20" E	45.69'	

**WITNESS MONUMENT NOTES:**

- ① - SET WITNESS MONUMENT S 22°52'18" E, 2.00' FROM CORNER POINT TO AVOID POWER VAULT.
- ② - SET WITNESS MONUMENT S 22°49'43" E, 2.00' FROM CORNER POINT TO AVOID POWER VAULT.
- ③ - SET WITNESS MONUMENT N 22°49'43" W, 2.00' FROM CORNER POINT TO AVOID POWER VAULT.

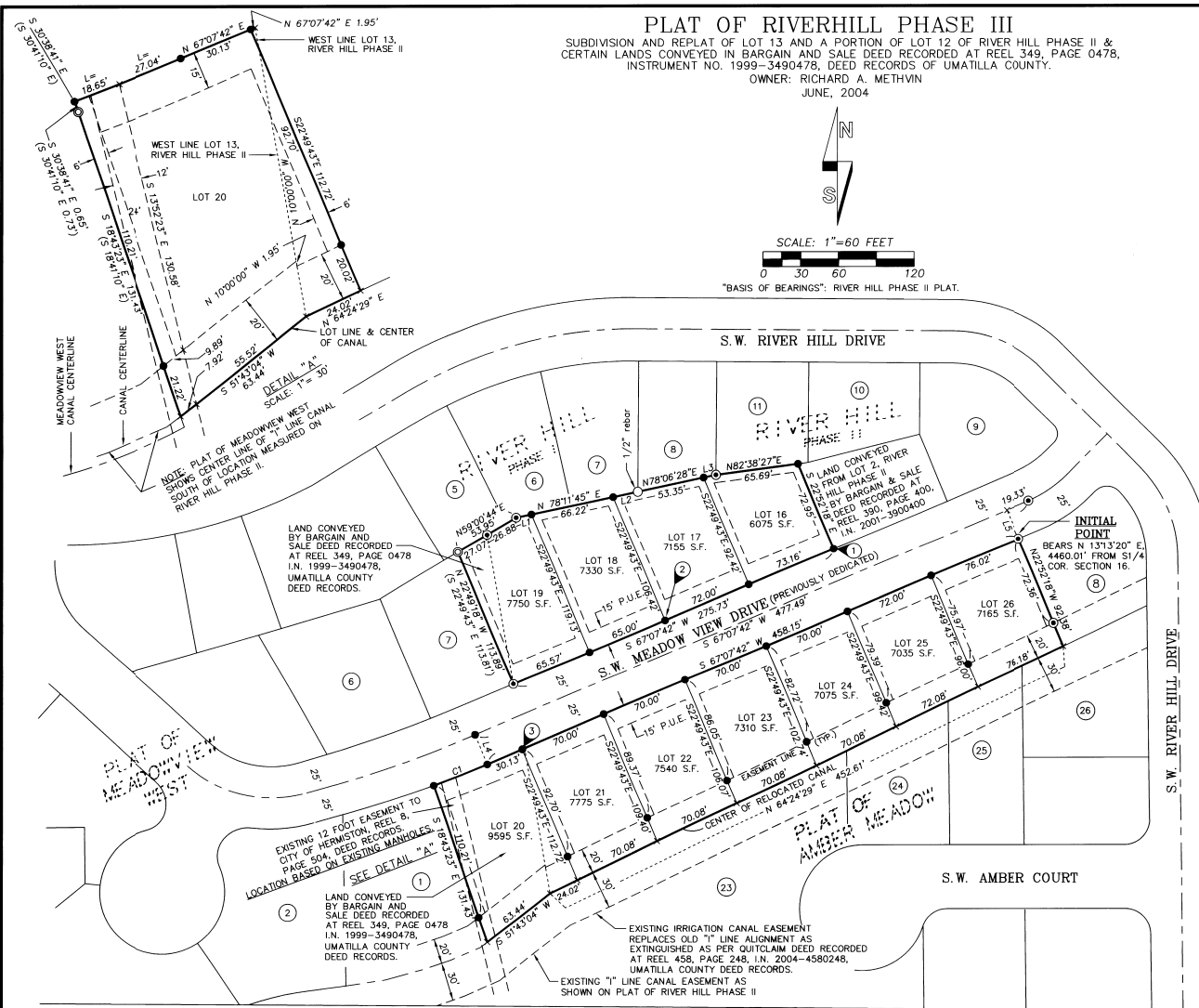
**RECORDING INFORMATION:**  
 OFFICE OF COUNTY RECORDS:

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON July 9, 2004  
 at 9:00 o'clock Am., in the record of  
 PLATS of said County.  
 BOOK PAGE Slide  
 14 76 B130, B131

**OFFICE OF COUNTY RECORDS**

By: ...Jean Hemphill...Records Officer

Fees \$ 50.00 No. 2004-4650479



SOUTH LINE NW1/4 NE1/4 SEC. 16

**REFERENCE SURVEYS:**

PLAT OF RIVER HILL, PHASE I  
 OLAT OF RIVER HILL, PHASE II  
 SURVEY NO. 96-145-C  
 PLAT OF MEADOWVIEW WEST  
 SURVEY NO. 98-98-B  
 SURVEY NO. 01-121-A

**PUBLIC STREET AND PUBLIC UTILITY EASEMENT NOTES:**

1. RIVER HILL DRIVE AND MEADOW VIEW DRIVE RIGHT-OF-WAYS WERE PREVIOUSLY DEDICATED WITH A WIDTH OF 50 FEET.
2. NEW PUBLIC UTILITY EASEMENTS: 15 FEET ALONG ALL FRONT LINES, 6 FEET ALONG ALL SIDE LOT LINES. LOTS 16, 17, 18 AND 19 WILL HAVE A 6 FOOT EASEMENT ALONG REAR LOT LINES. THE RELOCATED "I" LINE CANAL, NOW OCCUPIES THE 6 FOOT EASEMENT DEDICATED ON THE PLAT OF RIVER HILL PHASE II, ALONG THE REAR LINE OF LOT 13 OF RIVER HILL PHASE II. THE EXISTING 6 FOOT UTILITY EASEMENT ON THE REAR LINE OF LOT 13 OF RIVER HILL PHASE II IS TO BE TERMINATED BY THIS REPLAT. PORTIONS OF THE 6 FOOT EXISTING UTILITY EASEMENT ON THE SIDE LINES OF SAID LOT 13 ARE ALSO TO BE TERMINATED BY THIS REPLAT. NEW 6 FOOT SIDE LINE PUBLIC UTILITY EASEMENTS ON NEW LOTS 20 THROUGH 26 WILL TERMINATE ON THE NORTH LINE OF THE EXISTING IRRIGATION CANAL EASEMENT.

I CERTIFY THIS IS AN EXACT COPY.

*William R. Wells*  
 WILLIAM R. WELLS, PLS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*William R. Wells*

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106

RENEWS 6/30/04

WILLIAM R. WELLS, PLS  
 357 N.E. HWY. 11  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 04/04  
 CK. BY: WRW

DR. BY: DMT  
 NO: 04-916

**PROJECT:** RIVERHILL31  
 PLAT OF RIVER HILL  
 PHASE III FOR:  
 RICHARD A. METHVIN

LOCATED IN THE NORTHEAST QUARTER  
 OF SECTION 16, TOWNSHIP 4 NORTH,  
 RANGE 28 EAST, W.M., CITY OF  
 HERMISTON, UMATILLA COUNTY, OREGON.

PLAT OF RIVERHILL PHASE III
SUBDIVISION AND REPLAT OF LOT 13 AND A PORTION OF LOT 12 OF RIVER HILL PHASE II & CERTAIN LANDS CONVEYED IN BARGAIN AND SALE DEED RECORDED AT REEL 349, PAGE 0478, INSTRUMENT NO. 1999-3490478, DEED RECORDS OF UMATILLA COUNTY.
OWNER: RICHARD A. METHVIN
JUNE, 2004

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

16 DAY OF June 2004.
Margaret E. Taylor
CHAIRMAN

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

17 DAY OF June 2004.
Bob Swenson
MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

29 DAY OF June 2004.
Charles Wilcox
Manager

UMATILLA COUNTY SURVEYOR

I, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS 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, OREGON.

DATED THIS 30 DAY OF June 2004.
David H. Kline
COUNTY SURVEYOR

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 UNDERSIGNED BY ITS ORDER.

DATED THIS 31 DAY OF July 2004.
James D. Roberts, William B. Howell,
CHAIRMAN COMMISSIONER
Evelyn M. Holman
COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE 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 MONETARY SUMS DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 31 DAY OF July 2004.

Paul Chalmer, Shurley Warburton,
COUNTY ASSESSOR ASSESSMENT MGR
Thomas Schultz, Deane Ingham,
COUNTY TAX COLLECTOR COUNTY TAX COLLECTOR

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
PROJECT: PLAT OF RIVER HILL PHASE III FOR: RICHARD A. METHVIN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE & NARRATIVE:

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I AM A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT OF "RIVER HILL PHASE III" IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

THE SURVEY WAS MADE WITH A TRIMBLE 5700 GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. REFERENCE SURVEYS ARE NOTED ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

LOT 12 OF THE PLAT OF RIVER HILL PHASE II, RECORDED AT BOOK 13, PAGE 119, PLAT RECORDS OF UMATILLA COUNTY:

ALSO, A PART OF THAT TRACT OF LAND CONVEYED TO PAUL F. DIXON AS DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT REEL 349, PAGE 0478, INSTRUMENT NUMBER 1999-3490478, DEED RECORDS OF UMATILLA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, RIVER HILL PHASE II, A POINT ON THE SOUTH LINE OF LOT 5, BLOCK 2, OF RIVER HILL PHASE I, RECORDED AT BOOK 12, PAGE 15, PLAT RECORDS OF UMATILLA COUNTY; THENCE SOUTH 59°00'44" WEST ALONG SAID SOUTH LINE OF LOT 5 A DISTANCE OF 27.07 FEET TO THE NORTHEAST CORNER OF LOT 7, PLAT OF MEADOWVIEW WEST, RECORDED AT BOOK 13, PAGE 155, PLAT RECORDS OF UMATILLA COUNTY; THENCE SOUTH 22°49'18" EAST ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 113.89 FEET TO THE SOUTHWEST CORNER OF LOT 12, RIVER HILL PHASE II; THENCE NORTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF LOT 12 CONVEYED TO GREG S. JARED AND CAROLINE L. JARED, HUSBAND AND WIFE, DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT REEL 390, PAGE 400, INSTRUMENT NUMBER 2001-3900400, DEED RECORDS OF UMATILLA COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 AND RUNNING; THENCE S 67°07'42" WEST ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 97.79 FEET; THENCE AT RIGHT ANGLES NORTH 22°52'18" WEST A DISTANCE OF 72.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12, NORTH 82°38'27" EAST A DISTANCE OF 7.99 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 75°55'39" EAST A DISTANCE OF 91.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 22°52'18" EAST ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 56.87 FEET TO THE POINT OF BEGINNING.

LOT 13 OF THE PLAT OF RIVER HILL PHASE II, RECORDED AT BOOK 13, PAGE 119, PLAT RECORDS OF UMATILLA COUNTY:

ALSO, A PART OF THAT TRACT OF LAND CONVEYED TO PAUL F. DIXON AS DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT REEL 349, PAGE 0478, INSTRUMENT NUMBER 1999-3490478, DEED RECORDS OF UMATILLA COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, PLAT OF RIVER HILL PHASE II, RECORDED AT BOOK 113, PAGE 119, PLAT RECORDS OF UMATILLA COUNTY, A POINT ON THE CENTERLINE OF THE "I" LINE CANAL; THENCE NORTH 10°00'00" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 116.80 FEET TO A POINT ON THE SOUTH LINE OF S.W. MEADOW VIEW DRIVE; THENCE SOUTH 67°07'42" WEST ALONG THE SOUTH LINE OF SAID MEADOW VIEW DRIVE A DISTANCE OF 32.08 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 45.69 FEET; (LONG CHORD BEARS SOUTH 68°24'20" WEST A DISTANCE OF 45.69 FEET) TO THE NORTHEAST CORNER OF LOT 1 OF THE PLAT OF MEADOWVIEW WEST, RECORDED AT BOOK 13, PAGE 155, PLAT RECORDS OF UMATILLA COUNTY; THENCE SOUTH 30°38'41" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 0.65 FEET; THENCE SOUTH 18°43'23" EAST ALONG SAID EAST LINE, A DISTANCE OF 131.43 FEET TO A POINT IN THE CENTERLINE OF SAID "I" LINE CANAL; THENCE NORTH 51°43'04" EAST ALONG THE CENTERLINE OF SAID "I" LINE CANAL A DISTANCE OF 63.44 FEET TO THE POINT OF BEGINNING.

THE PROPERTY IS SUBJECT TO A "BLANKET" EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, TO CONSTRUCT, OPERATE AND MAINTAIN A ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, IN BOOK 190, PAGE 451, INSTRUMENT NO. 1953-114507, DEED RECORDS OF UMATILLA COUNTY.

Will. R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/04

RECEIVED BY
Umatilla County Surveyor
Date 7-04
Rec'd by KK
No. 04-135-B

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD A. METHVIN, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT DO HEREBY ESTABLISH AND ACKNOWLEDGE THE ACCOMPANYING PLAT AS THE OFFICIAL MAP AND PLAT OF "RIVER HILL PHASE III", AN ADDITION TO THE CITY OF HERMISTON, OREGON. I HEREBY DEDICATE THE NEW PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC USE.

I HEREBY DECLARE THE EXISTING 6 FOOT PUBLIC UTILITY EASEMENTS ALONG THE EAST, WEST AND SOUTH LINES OF LOT 13 OF RIVER HILL PHASE II AS TERMINATED BY THIS REPLAT. NEW PUBLIC UTILITY EASEMENTS ARE DEDICATED ALONG SIDE LINES OF NEW LOTS 20 THROUGH 26, AS SHOWN ON SHEET 1 OF 2.

Richard A. Methvin
RICHARD A. METHVIN, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF June 2004.

Dawn M. Tubbs
NOTARY PUBLIC OF THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2004

MY COMMISSION NUMBER: 338724

RECORDING INFORMATION: OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON July 9, 2004
at 9:00 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
14 76 B130, B131

OFFICE OF COUNTY RECORDS

By: ...Jean Hemphill...Records Officer
Fees \$ 50.00 No. 2004-4650479

I CERTIFY THAT THIS IS AN EXACT COPY.

Will. R. Wells
WILLIAM R. WELLS, PLS