

## DESERT OAKS

A SUBDIVISION  
LOCATED IN

NE 1/4 SEC. 16, T. 4 N., R. 28 E., W.M.  
IN THE  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

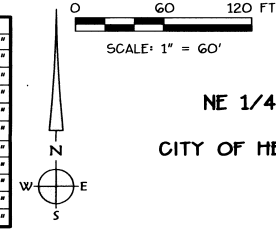
APRIL 23, 2008

### SHEET INDEX

- SHEET 1 WESTERLY HALF OF SUBDIVISION
- SHEET 2 EASTERLY HALF OF SUBDIVISION
- SHEET 3 EASEMENTS
- SHEET 4 NARRATIVE, DECLARATION AND SIGNATURES

### CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD	DELTA
1	175.00'	62.40'	57°27'56" E 62.07'	05°18'08"	13	225.00'	21.29'	57°57'41" W 21.28'	05°28'18"	25	187.00'	14.07'	502°29'00" W 14.06'	04°18'34"
2	225.00'	20.82'	N71°54'05" W 20.82'	05°18'09"	14	27.00'	12.67'	N14°09'14" W 12.56'	26°53'37"	26	30.00'	47.16'	S44°42'34" E 42.45'	90°04'12"
3	225.00'	59.41'	N82°07'00" W 59.23'	15°07'40"	15	30.00'	47.12'	N44°17'35" E 42.43'	90°00'00"	27	30.00'	47.08'	N45°17'20" E 42.40'	89°55'14"
4	200.00'	71.32'	N79°27'55" W 70.94'	20°25'45"	16	30.00'	47.12'	N45°42'25" E 42.43'	90°00'00"	28	27.00'	22.30'	N23°19'59" W 21.67'	47°19'24"
5	200.00'	71.31'	N79°27'56" W 70.94'	20°25'48"	17	27.00'	32.89'	S34°11'28" W 30.89'	69°47'46"	29	27.00'	22.31'	S24°00'03" W 21.68'	47°20'41"
6	175.00'	58.94'	S82°10'35" E 58.77'	15°00'30"	18	27.00'	12.74'	S14°13'28" E 12.62'	27°02'06"	30	30.00'	47.17'	S44°42'40" E 42.46'	90°04'46"
7	175.00'	62.40'	S79°27'55" E 62.07'	20°25'50"	19	56.00'	11.83'	S06°45'23" E 11.80'	12°05'56"	31	56.00'	37.28'	S70°41'01" E 36.59'	38°08'31"
8	56.00'	27.04'	N75°27'43" E 26.77'	27°39'44"	20	56.00'	20.45'	S23°16'06" E 20.34'	20°59'30"	32	56.00'	50.77'	N25°38'26" W 44.05'	51°56'39"
9	56.00'	19.38'	N81°43'07" E 19.28'	19°49'28"	21	56.00'	30.58'	S49°22'34" E 30.20'	31°17'27"	33	213.00'	24.63'	N03°58'28" E 24.62'	06°37'31"
10	56.00'	20.46'	N31°20'17" E 20.35'	20°56'12"	22	56.00'	25.10'	S77°51'52" E 24.89'	25°41'07"	34	213.00'	51.32'	N13°51'22" E 51.20'	13°48'17"
11	56.00'	21.09'	N10°04'53" E 20.96'	21°34'36"	23	27.00'	22.26'	S44°22'55" W 21.63'	47°14'13"	35	27.00'	22.55'	N03°10'22" W 21.90'	47°51'46"
12	27.00'	29.33'	N30°24'56" E 27.91'	62°14'43"	24	187.00'	52.61'	S12°41'54" W 52.44'	16°07'14"					



REGISTERED PROFESSIONAL LAND SURVEYOR  
**JACK R. BURRELL**  
OREGON 44741  
JACK R. BURRELL 1832

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Jack R. Burrell*  
JACK R. BURRELL  
P.L.S. 1630

RENEWAL DATE: 12/31/09

### LINE DATA TABLE:

LINE	BEARING	DISTANCE
1	S89°17'35" W	9.73'
2	N89°17'35" E	9.73'
3	S77°11'38" W	38.17'
4	S77°11'38" W	30.19'
5	N69°17'47" W	48.04'
6	S69°17'47" E	36.46'
7	N38°23'18" E	15.20'
16	S20°45'31" W	46.31'
17	S20°45'31" W	46.10'
18	S89°40'50" E	16.22'
19	S89°40'50" E	17.07'

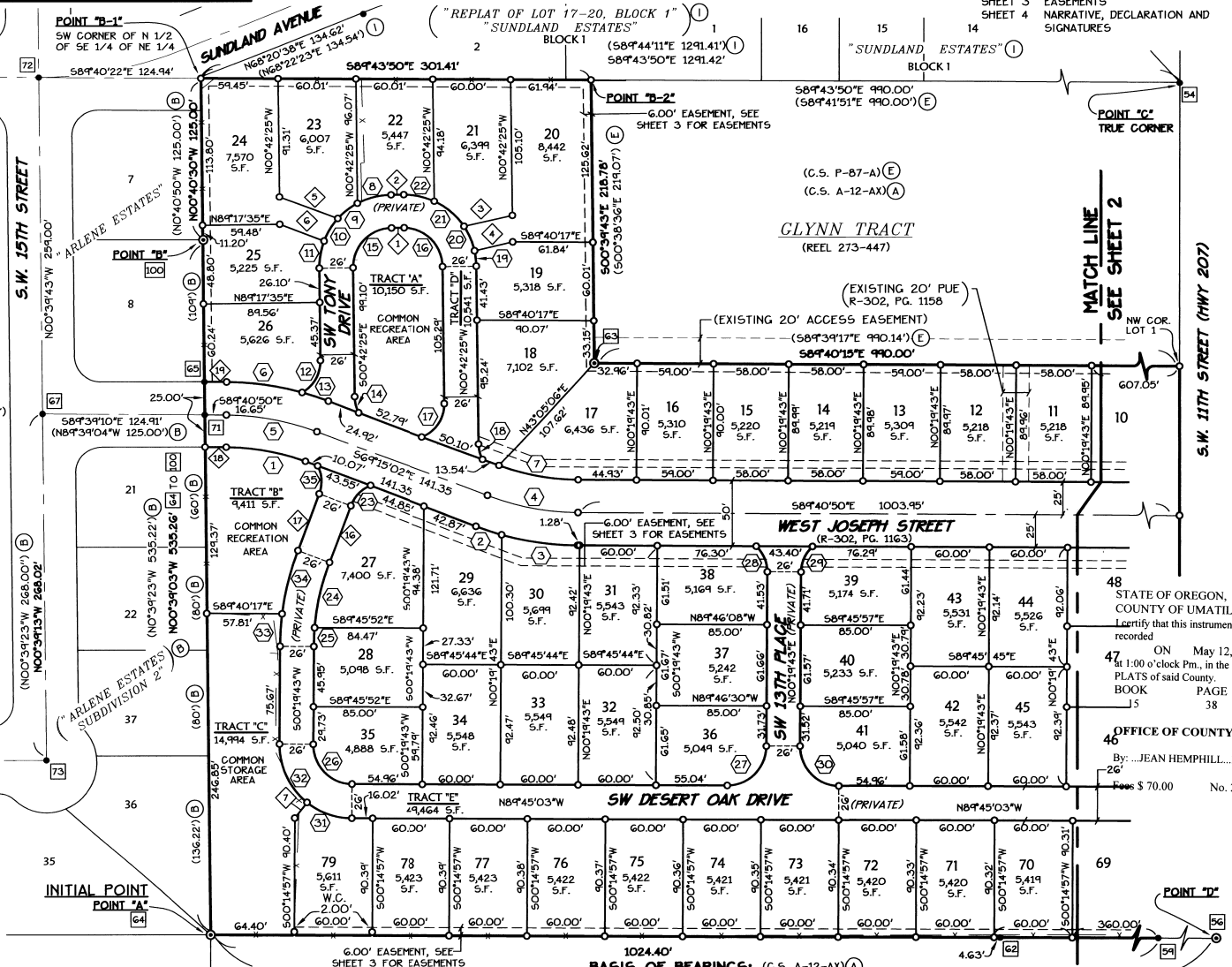
- LEGEND:**
- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
  - ⊙ FOUND MONUMENT, USED TO ESTABLISH BOUNDARY
  - SET 5/8" X 30" IRON REBAR W/YPC MARKED: "K+D ENGR. LS 1630"
  - ( ) RECORD DATA; SEE "RECORD REFERENCE LIST"
  - FD. FOUND
  - I.R. IRON REBAR
  - I.P. IRON PIPE (INSIDE DIAMETER)
  - Y.P.C. YELLOW PLASTIC CAP
  - C.S. COUNTY SURVEY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.P. PARTITION PLAT
  - S.F. SQUARE FEET
  - ⊕ CENTERLINE
  - W.G. WITNESS CORNER
  - R-O-W. RIGHT OF WAY
  - X- EXISTING FENCE LINE
  - ⊙ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
  - ⊙ RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
  - ⊙ CURVE DATA; SEE "CURVE DATA TABLE"
  - ⊙ "AMBER MEADOWS" SUBDIVISION PER BK. 14, PG. 10
  - ⊙ "SUNLAND ESTATES" SUBDIVISION PER BK. 10, PG. 26
  - ⊙ SOURCE UNKNOWN

### RECORD REFERENCE LIST:

- (A) C.S. A-12-AX (RECORD OF SURVEY)
- (B) "ARLENE ESTATES-DIVISION 2" SUBDIVISION PER BK. 13, PG. 27
- (C) 92-127-A (RECORD OF SURVEY)
- (D) "SHEA MEADOWS-PHASE 1" SUBDIVISION PER BK. 13, PG. 147
- (E) P-87-A (RECORD OF SURVEY)
- (F) 98-103-B
- (G) J-114-A (RECORD OF SURVEY)
- (H) "AMBER MEADOWS" SUBDIVISION PER BK. 14, PG. 10
- (I) "SUNLAND ESTATES" SUBDIVISION PER BK. 10, PG. 26
- (X) SOURCE UNKNOWN

### FOUND MONUMENT LIST:

- 54 POINT "C" FD. 1/2" I.R. (E); WITNESS CORNER
- 56 POINT "D" W 1/4 COR. SECTION 16 FD. 2" ALLUM CAP "NO MARKS" 1995 RESTORATION BY EDWARDS; NO RECORD FOUND HELD FOR E
- 59 FD. 5/8" I.R. (X); W/YPC STAMPED "LS1094" 0.40' SOUTH + 0.20' EAST OF FENCE CORNER. AND S59°07'00" W 0.09' FROM TRUE CORNER
- 62 FD. 1/2" I.P. (X) PINCHED, BENT + LEANING; TIED APPROXIMATE.
- 63 FD. 1/2" I.R. (A) NO CAP; FLUSH 0.30' EAST + 0.20' NORTH OF FENCE CORNER HELD.
- 64 POINT "A" INITIAL POINT FD. 5/8" I.R. (O) W/YPC STAMPED "LS951" 0.40' WEST + 0.30' SOUTH OF FENCE LINE HELD.
- 65 FD. 5/8" I.R. (B) W/YPC STAMPED "LS951"; 0.20' WEST OF FENCE LINE.
- 67 FD. 5/8" I.R. (B); W/YPC IN @ OF AC
- 71 FD. 5/8" I.R. (B); W/YPC IN @ OF AC
- 72 FD. R.R SPIKE IN @ INTERSECTION OF AC (H)
- 73 FD. 5/8" I.R. (B) W/YPC IN @ INTERSECTION OF AC
- POINT "E" FD. 5/8" I.R. (C) W/YPC STAMPED "LS 951"; HELD.



**K & D ENGINEERING, Inc.**  
278 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 923-2883

Date: 4/23/2008 Time: 8:33  
Scale: 1"=60'(PS)  
File: dwg\2007\07-76-a\76a-sp.dwg (tan)

1024.40'  
BASIS OF BEARINGS: (C.S. A-12-AX) (A)  
N89°45'34" W 1324.44' (A) (B)  
(N89°45'34" W 1324.42') (A)

RECEIVED BY  
Umatilla County Surveyor  
SHEET 1 OF 4  
Date: 6-28-08  
Drawn by: KK

S.W. 17TH STREET (HWY 207)

Slide 38

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer  
Fee: \$ 70.00 No. 2008-5360731

ON May 12, 2008  
at 1:00 o'clock P.m., in the record of  
PLATS of said County.  
BOOK PAGE  
5 38

State of OREGON,  
COUNTY OF UMATILLA }  
Certify that this instrument was received and  
recorded

## DESERT OAKS

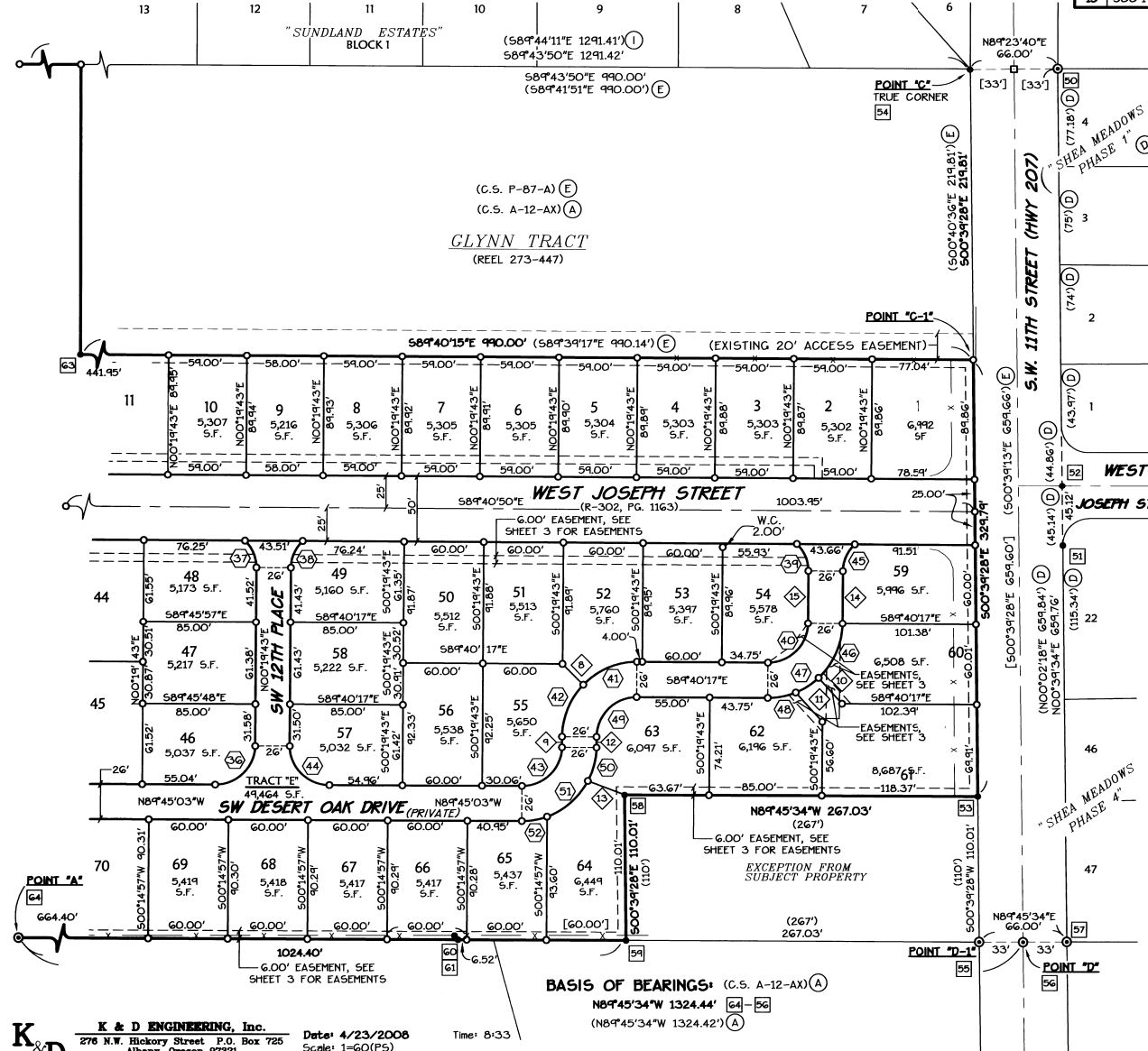
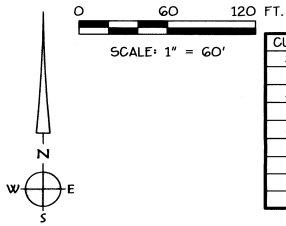
A SUBDIVISION  
 LOCATED IN  
 NE 1/4 SEC. 16, T. 4 N., R. 28 E., W.M.  
 IN THE  
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON  
 APRIL 23, 2008

**CURVE DATA TABLE:**

CURVE	RADIUS	LENGTH	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD	DELTA
36	30.00'	47.08'	N45°17'20"E 42.40'	8°55'14"	45	27.00'	22.48'	S24°11'01"W 21.84'	47°42'37"
37	27.00'	22.37'	N23°24'42"W 21.74'	47°28'51"	46	56.00'	45.90'	S23°48'46"W 44.63'	46°57'58"
38	27.00'	22.38'	S24°04'47"W 21.75'	47°30'08"	47	56.00'	20.45'	S57°45'23"W 20.33'	20°55'16"
39	27.00'	22.47'	N23°30'57"W 21.83'	47°41'19"	48	56.00'	21.61'	S7°16'22"W 21.48'	22°06'42"
40	30.00'	47.12'	N45°19'43"E 42.43'	9°00'00"	49	30.00'	47.12'	S45°19'43"W 42.43'	9°00'00"
41	56.00'	44.97'	N67°19'15"E 43.78'	46°00'55"	50	56.00'	26.91'	S14°05'49"W 26.66'	27°32'12"
42	56.00'	42.99'	S22°19'15"E 41.94'	43°59'05"	51	56.00'	41.56'	S49°07'38"W 40.61'	42°31'26"
43	30.00'	47.06'	N45°16'07"E 42.38'	8°52'49"	52	56.00'	19.44'	S8°20'02"W 19.34'	19°53'23"
44	30.00'	47.17'	S44°42'40"E 42.46'	9°04'46"					

**LINE DATA TABLE:**

LINE	BEARING	DISTANCE
8	S45°41'12"E	21.83'
9	N00°19'43"E	8.16'
10	S42°42'28"E	26.09'
11	S42°42'28"E	29.55'
12	S00°19'43"W	8.16'
13	S66°19'36"E	29.52'
14	S00°19'43"W	40.00'
15	S00°19'43"W	40.00'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jack R. Burrell*  
 OREGON  
 JACK R. BURRELL  
 1630  
 RENEWAL DATE: 12/31/09

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Jack R. Burrell*  
 JACK R. BURRELL P.L.S. 1630

**RECORD REFERENCE LIST:**

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- (C) 92-127-A (RECORD OF SURVEY)
- (D) "SHEA MEADOWS-PHASE 1" SUBDIVISION PER BK. 13, PG. 147
- (E) P-87-A (RECORD OF SURVEY)
- (F) 98-103-B
- (G) J-114-A (RECORD OF SURVEY)
- (H) "AMBER MEADOWS SUBDIVISION PER BK. 14, PG. 10
- (I) "SUNLAND ESTATES" SUBDIVISION PER BK. 10, PG. 26
- (X) SOURCE UNKNOWN

**LEGEND:**

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
  - FOUND MONUMENT, USED TO ESTABLISH BOUNDARY
  - SET 5/8" X 30" IRON REBAR W/YPC MARKED: "K+D ENGR. L.S. 1630"
  - CALCULATED POINT FROM RECORD DATA
  - [ ] CALCULATED DATA
  - ( ) RECORD DATA; SEE "RECORD REFERENCE LIST"
  - FD. FOUND
  - I.R. IRON REBAR
  - I.P. IRON PIPE (INSIDE DIAMETER)
  - YPC YELLOW PLASTIC CAP
  - C.S. COUNTY SURVEY
  - PUE PUBLIC UTILITY EASEMENT
  - P.P. PARTITION PLAT
  - S.F. SQUARE FEET
  - ⊕ CENTERLINE
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  - R-O-W RIGHT OF WAY
  - X- EXISTING FENCE LINE
  - ⊕ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
  - (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
  - (A) CURVE DATA; SEE "CURVE DATA TABLE"
  - ◇ LINE DATA; SEE "LINE DATA TABLE"
- STATE OF OREGON, COUNTY OF UMATILLA  
 I certify that this instrument was received and recorded  
 ON May 12, 2008  
 at 1:00 o'clock P.m., in the record of PLATS of said County.  
 BOOK PAGE Slide  
 15 38

**FOUND MONUMENT LIST:**

- ⊕ NW COR. LOT 4 - "SHEA MEADOWS - PHASE 1" FD. 5/8" I.R. (F) W/YPC STAMPED "LS1106"; HELD FOR R-O-W
- ⊕ FD. 5/8" I.R. (D) W/YPC STAMPED "LS1106"
- ⊕ FD. 5/8" I.R. (D) W/YPC STAMPED "LS1106"
- ⊕ POINT "D-2" FD. 5/8" I.R. (X); W/YPC STAMPED "LS1094"
- ⊕ POINT "C" FD. 1/2" I.R. (E); WITNESS CORNER
- ⊕ POINT "D-1" FD. 5/8" I.R. (A) W/YPC STAMPED "LS951"; HELD FOR S. LINE N89°45'34"W 0.10' FROM TRUE CORNER
- ⊕ POINT "D" W 1/4 COR. SECTION 16 FD. 2" ALUM CAP "NO MARKS" 1995 RESTORATION BY EDWARDS; NO RECORD FOUND HELD FOR R-O-W
- ⊕ FD. 5/8" I.R. (D); W/YPC; CAP IS UNREADABLE HELD FOR R-O-W
- ⊕ FD. 5/8" I.R. (X); W/YPC STAMPED "1094"; 0.30' EAST + 0.50' SOUTH OF FENCE CORNER; AND THAT IS S32°49'41"E 0.17' FROM TRUE CORNER
- ⊕ FD. 5/8" I.R. (X); W/YPC STAMPED "LS1094" 0.40' SOUTH + 0.20' EAST OF FENCE CORNER; AND THAT IS S59°07'00"W 0.09' FROM TRUE CORNER
- ⊕ FD. 5/8" I.R. (A); W/YPC STAMPED "LS951" FLUSH IN EAST-WEST FENCE LINE; ON LINE
- ⊕ FD. 5/8" I.R. (C); NO CAP; UP 0.20'; THAT IS N46°39'38"W 0.51' FROM
- ⊕ FD. 1/2" I.P. (X) PINCHED, BENT + LEANING; TIED APPROXIMATE
- ⊕ FD. 1/2" I.R. (D) NO CAP; FLUSH 0.30' EAST + 0.20' NORTH OF FENCE CORNER
- ⊕ POINT "A" INITIAL POINT FD. 5/8" I.R. (D) W/YPC STAMPED "LS951" 0.40' WEST + 0.30' SOUTH OF FENCE LINE

**K & D ENGINEERING, Inc.**  
 278 N.W. Hickory Street P.O. Box 728  
 Albany, Oregon 97321  
 (541) 928-2888

Date: 4/23/2008 Time: 8:33  
 Scale: 1"=60'(PS)  
 File: dwg\2007\07-76-a\76a-sp.dwg (lan)

OFFICE OF COUNTY RECORDS  
 By: JANE HEMPHILL, Records Officer

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 6-08  
 Filed by: RK  
**SHEET 2 OF 4**

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and  
recorded  
ON May 12, 2008  
at 1:00 o'clock Pm., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
15 38

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL...Records Officer

Fees \$ 70.00 No. 2008-5360731

P.L.S. 1630

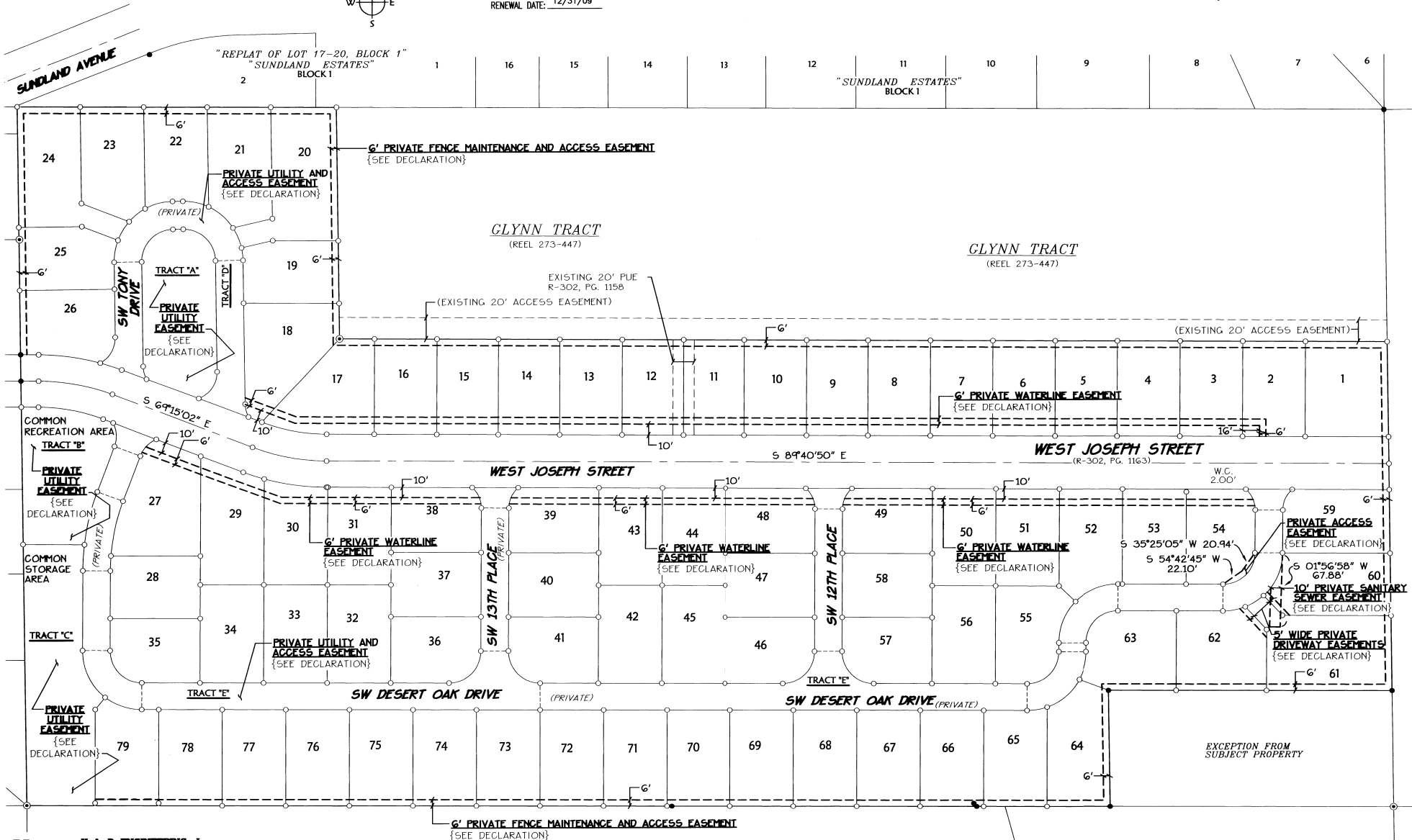
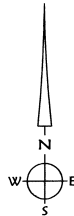
I HEREBY CERTIFY THIS TO BE A TRUE  
AND EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jack R. Burrell*  
OREGON  
JACK R. BURRELL  
1830

RENEWAL DATE: 12/31/09

0 60 120 FT.  
SCALE: 1" = 60'



K & D

K & D ENGINEERING, Inc.  
276 N.W. Hickory Street, P.O. Box 726  
Albany, Oregon 97321  
(541) 928-2583

Date: 4/23/2008 Time: 8:33  
Scale: 1"=60'(PS)  
File: dwg\2007\07-76-a\76a-sp.dwg (1a)

6' PRIVATE FENCE MAINTENANCE AND ACCESS EASEMENT  
{SEE DECLARATION}

RECEIVED BY  
Umatilla County Surveyors  
Date: 6-08  
Drawn by: KK  
AP 06-08

SHEET 3 OF 4

A SUBDIVISION  
LOCATED IN

NE 1/4 SEC. 16, T. 4 N., R. 28 E., W.M.  
IN THE  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON  
APRIL 23, 2008

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND SUBDIVISION.

**BOUNDARY DETERMINATION:**

EXISTING MONUMENTS OF RECORD AND SET MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY, AS SHOWN ON THE PLAT, AND FURTHER DESCRIBED BELOW.

THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING POINT "D" AND POINT "A" AS PER RECORD OF SURVEY A-12-AX.

S.W. 11TH STREET R-O-W WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT [50] AND [56] ON THE EASTERLY R-O-W LINE AND OFFSETTING RECORD DISTANCE WESTERLY TO ESTABLISH THE CENTERLINE AS WELL AS THE WESTERLY R-O-W LINE AS PER RECORD OF SURVEY NO. 98-103-B, AS SHOWN.

THE EXCEPTION PIECE AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS DESCRIBED AS "THE SOUTH 110 FEET OF THE EAST 300 FEET" IN DOCUMENT NO. 1999-3610B11, UMATILLA COUNTY DEED RECORDS, AND WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF 11TH STREET 300 FEET TO THE WEST AND OFFSETTING THE SOUTHERLY BOUNDARY 110 FEET NORTHERLY.

POINT "B-1" (NORTHWEST CORNER SUBJECT PROPERTY) WAS SET AT RECORD DISTANCE AND ANGLE FROM POINT "B" AS PER "ARLENE ESTATES - DIVISION II", AS RECORDED IN BK. 13, PG. 27, UMATILLA COUNTY BOOK OF TOWN PLATS.

POINT "B-2" (NORTHEAST CORNER LOT 20) WAS SET AT RECORD DISTANCE FROM POINT "C" ON THE LINE BETWEEN "C-1" AND "B-1" AS PER RECORD OF SURVEY P-87-A.

POINT "C" (NORTHEAST CORNER GLYNN TRACT) WAS CALCULATED ON THE PREVIOUSLY ESTABLISHED WEST R-O-W LINE OF 11TH STREET AT A POSITION 0.44' NORTHERLY OF FOUND MONUMENT #54 AS PER RECORD OF SURVEY P-87-A.

POINT "C-1" (NORTHEAST CORNER SUBJECT PROPERTY) WAS CALCULATED AT RECORD DISTANCE SOUTHERLY FROM POINT "C" ON THE WEST R-O-W LINE AS PER RECORD OF SURVEY P-87-A.

POINT "D-1" (SOUTHEAST CORNER EXCEPTION TRACT) WAS CALCULATED AT THE INTERSECTION OF THE WEST R-O-W LINE AND THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY AS ESTABLISHED HEREIN.

**SURVEYOR'S CERTIFICATE:**

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE LOTS, STREETS, AND TRACTS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON REBAR AT THE SOUTHEAST CORNER OF LOT 36 OF "ARLENE ESTATES SUBDIVISION 2", A SUBDIVISION RECORDED IN UMATILLA COUNTY; THENCE NORTH 00°39'03" WEST 535.26 FEET TO A 5/8 INCH IRON REBAR AT THE SOUTHEAST CORNER OF LOT 7 OF "ARLENE ESTATES", A SUBDIVISION RECORDED IN UMATILLA COUNTY; THENCE NORTH 00°40'30" WEST 125.00 FEET TO A 5/8 INCH IRON REBAR AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 87°43'50" EAST 301.41 FEET TO A 5/8 INCH IRON REBAR AT THE NORTHWEST CORNER OF THAT GLYNN TRACT DESCRIBED BY DEED RECORDED IN REEL 273, PAGE 447 IN THE UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 00°39'43" EAST 218.78 FEET TO A 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID GLYNN TRACT; THENCE SOUTH 87°40'15" EAST 990.00 FEET TO A 5/8 INCH IRON REBAR AT THE SOUTHWEST CORNER OF SAID GLYNN TRACT WHICH REBAR BEING ON THE WEST RIGHT-OF-WAY LINE OF SW 11TH STREET (HWY 207); THENCE SOUTH 00°39'28" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 329.79 FEET TO A 5/8 INCH IRON REBAR; THENCE NORTH 87°45'34" WEST 267.03 FEET; THENCE SOUTH 00°39'28" EAST 110.01 FEET; THENCE NORTH 87°45'34" WEST 1024.40 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT 50 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF HERMISTON FOR STREET RIGHT-OF-WAY PURPOSES KNOWN AS WEST JOSEPH STREET BY DEED RECORDED IN REEL 302, PAGE 1163 IN THE UMATILLA COUNTY, OREGON DEED RECORDS. CONTAINING 12.41 ACRES OF LAND, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JACK R. BURRELL  
OREGON  
JULY 14, 1978  
JACK R. BURRELL  
1639

RENEWAL DATE: 12/31/09

I HEREBY CERTIFY THIS TO BE A TRUE  
AND EXACT COPY OF THE ORIGINAL PLAT.

JACK R. BURRELL  
JACK R. BURRELL P.L.S. 1630

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT HERMISTON DESERT OAKS, LLC IS THE OWNER OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, AND TRACTS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING PRIVATE EASEMENTS ARE BEING GRANTED TO THE DESERT OAKS HOMEOWNER'S ASSOCIATION FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
- 1) A 6' WIDE PRIVATE WATERLINE EASEMENTS LOCATED IN THE LOTS ABUTTING WEST JOSEPH STREET, AS SHOWN ON THE MAP, FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
  - 2) A PRIVATE ACCESS EASEMENT ACROSS A PORTION OF LOT 54 FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
  - 3) A 10' PRIVATE SANITARY SEWER EASEMENT IS GRANTED ACROSS A PORTION OF LOTS G0 AND G1 FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
  - 4) A PRIVATE UTILITY EASEMENT OVER ALL OF TRACTS "A", "B" AND "C" FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
  - 5) A PRIVATE UTILITY AND ACCESS EASEMENT OVER ALL OF TRACTS "D" AND "E" FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
  - 6) A 6' PRIVATE FENCE MAINTENANCE AND ACCESS EASEMENT ALONG THE BOUNDARY PERIMETER OF "DESERT OAKS" SUBDIVISION, AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE DESERT OAKS HOMEOWNER'S ASSOCIATION.
- B) TRACTS "A", "B", "C", "D" AND "E" SHALL BE RESERVED AS COMMON PROPERTY AND WILL BE CONVEYED TO THE DESERT OAKS HOMEOWNER'S ASSOCIATION. THE TRACTS ARE TO BE USED FOR THE FOLLOWING PURPOSES:
- 1) TRACT "A" AND "B" AS A COMMON RECREATION AREA.
  - 2) TRACT "C" AS A COMMON STORAGE AREA.
  - 3) TRACTS "D" AND "E" AS A PRIVATE COMMON DRIVEWAY.
- C) USE OF LOTS: ALL LOTS NOT RESERVED AS COMMON PROPERTY SHALL BE USED FOR THE PLACEMENT OF MANUFACTURED DWELLINGS ONLY.
- D) PRIVATE DRIVEWAY EASEMENTS: OVER PORTIONS OF LOTS G0 AND G2 FOR THE BENEFIT OF LOT G1. THESE EASEMENTS ARE FOR AN EXISTING DRIVEWAY THAT ACCESSES LOT G1. THE DRIVEWAY IS NOT TO BE EXPANDED OR INCREASED IN SIZE OR IN ANY WAY MADE LARGER OVER ANY PORTION OF LOTS G0 AND G2. THE MAINTENANCE OF THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT G1.

BY: Edward R. Perlenfein  
MEMBER, HERMISTON DESERT OAKS, LLC

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF UMATILLA } S.S.

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF April, 2008, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED ED PERLENFEIN, AS MEMBER OF HERMISTON DESERT OAKS, LLC, WHO BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Nancy L. Mehr  
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Nancy L. Mehr  
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: 4-11-09

MY COMMISSION No.: 388889

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded.

ON May 12, 2008  
at 1:00 o'clock P.m., in the record of  
PLATS of said County.  
BOOK PAGE Side  
15 38

**OFFICE OF COUNTY RECORDS**

By: JEAN HEMPHILL...Records Officer

Fees \$ 70.00 No. 2008-5360731

**UMATILLA COUNTY SURVEYOR:**

I, DAVE KRUMBEIN, UMATILLA CO. 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.

Dave Krumbain  
UMATILLA COUNTY SURVEYOR 9 May 2008 DATE

**CITY OF HERMISTON APPROVALS:**

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF DESERT OAKS.

Margaret Jayson  
CITY OF HERMISTON PLANNING COMMISSION 05/05/08 DATE

Bob Swenson  
CITY OF HERMISTON MAYOR 05/08/08 DATE

**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.

William S. Hamill  
CHAIRMAN 5/12/08 DATE

Quinn D. Johnston  
COMMISSIONER 5-12-08 DATE

William S. Hamill  
COMMISSIONER 5-12-08 DATE

**ASSESSOR/TAX COLLECTOR STATEMENT:**

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 MONIES 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.

Paul Cole  
COUNTY ASSESSOR 5/12/08 DATE

Bethan Knight by Dawn Imple  
COUNTY TAX COLLECTOR Deputy 5-12-08 DATE

**HERMISTON IRRIGATION DISTRICT:**

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

Chad Wilson  
HERMISTON IRRIGATION DISTRICT Manager 5/6/08 DATE

K & D ENGINEERING, Inc.  
276 N.W. Hickory Street P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2555

Date: 4/23/2008 Time: 8:33  
Scale: 1=60(P5)

File: dwg\2007\07-76-a\76a-sp.dwg (lan)

RECEIVED BY SHEET 4 OF 4

Umatilla County Surveyor

Date: 6-08

Surveyor: KK