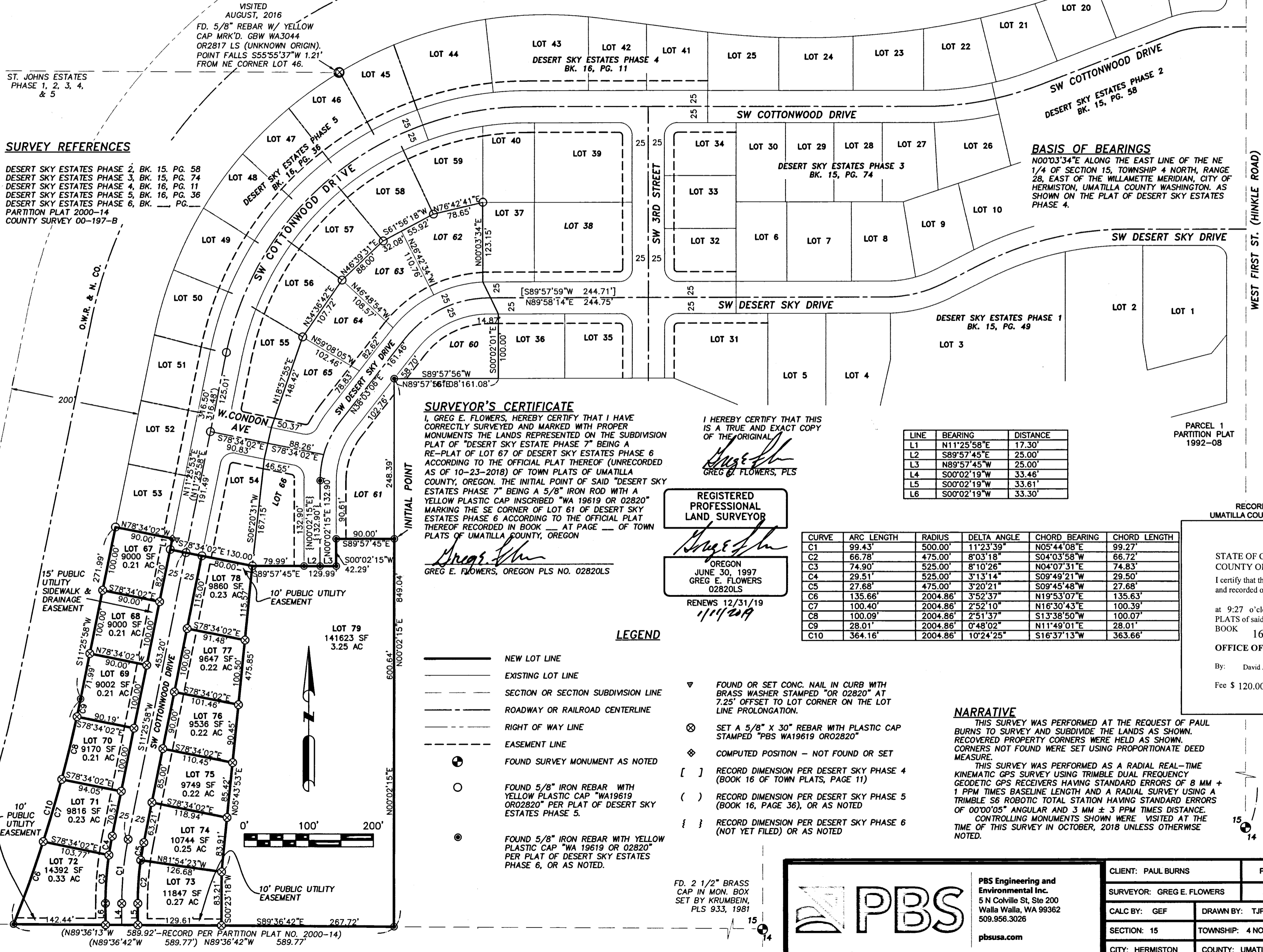


**FINAL PLAT**  
**DESERT SKY ESTATES PHASE 7**

A REPLAT OF LOT 67 OF DESERT SKY ESTATES PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK (not filed as of 10-23-2018) AT PAGE OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

FD. 2 1/2" BRASS CAP IN MON. CASE SET BY KRUMBEIN, PLS 933, 1981 VISITED AUGUST, 2016



**SURVEY REFERENCES**

DESERT SKY ESTATES PHASE 2, BK. 15, PG. 58  
DESERT SKY ESTATES PHASE 3, BK. 15, PG. 74  
DESERT SKY ESTATES PHASE 4, BK. 16, PG. 11  
DESERT SKY ESTATES PHASE 5, BK. 16, PG. 36  
DESERT SKY ESTATES PHASE 6, BK. PG. \_\_\_\_\_  
PARTITION PLAT 2000-14  
COUNTY SURVEY 00-197-B

**BASIS OF BEARINGS**

N00°03'34"E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY WASHINGTON, AS SHOWN ON THE PLAT OF DESERT SKY ESTATES PHASE 4.

**SURVEYOR'S CERTIFICATE**

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "DESERT SKY ESTATE PHASE 7" BEING A RE-PLAT OF LOT 67 OF DESERT SKY ESTATES PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF (UNRECORDED AS OF 10-23-2018) OF TOWN PLATS OF UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "DESERT SKY ESTATES PHASE 7" BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "WA 19619 OR 02820" MARKING THE SE CORNER OF LOT 61 OF DESERT SKY ESTATES PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK AT PAGE OF TOWN PLATS OF UMATILLA COUNTY, OREGON

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/19  
11/19/2019

GREG E. FLOWERS, OREGON PLS NO. 02820LS

LINE	BEARING	DISTANCE
L1	N11°25'58"E	17.30'
L2	S89°57'45"E	25.00'
L3	N89°57'45"W	25.00'
L4	S00°02'19"W	33.46'
L5	S00°02'19"W	33.61'
L6	S00°02'19"W	33.30'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	99.43'	500.00'	11°23'39"	N05°44'08"E	99.27'
C2	66.78'	475.00'	8°03'18"	S04°03'58"W	66.72'
C3	74.90'	525.00'	8°10'26"	N04°07'31"E	74.83'
C4	29.51'	525.00'	3°13'14"	S09°49'21"W	29.50'
C5	27.68'	475.00'	3°20'21"	S09°45'48"W	27.68'
C6	135.66'	2004.86'	3°52'37"	N19°53'07"E	135.63'
C7	100.40'	2004.86'	2°52'10"	N16°30'43"E	100.39'
C8	100.09'	2004.86'	2°51'37"	S13°38'50"W	100.07'
C9	28.01'	2004.86'	0°48'02"	N11°49'01"E	28.01'
C10	364.16'	2004.86'	10°24'25"	S16°37'13"W	363.66'

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on February 7 2019

at 9:27 o'clock a m., in the record of PLATS of said County.  
BOOK 16 PAGE 82

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6820282

**LEGEND**

- NEW LOT LINE
- EXISTING LOT LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - ROADWAY OR RAILROAD CENTERLINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP "WA19619 OR 02820" PER PLAT OF DESERT SKY ESTATES PHASE 5.
- ⊙ FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP "WA 19619 OR 02820" PER PLAT OF DESERT SKY ESTATES PHASE 6, OR AS NOTED.

- ▽ FOUND OR SET CONC. NAIL IN CURB WITH BRASS WASHER STAMPED "OR 02820" AT 7.25' OFFSET TO LOT CORNER ON THE LOT LINE PROLONGATION.
- ⊗ SET A 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "PBS WA19619 OR 02820"
- ◇ COMPUTED POSITION - NOT FOUND OR SET
- [ ] RECORD DIMENSION PER DESERT SKY PHASE 4 (BOOK 16 OF TOWN PLATS, PAGE 11)
- ( ) RECORD DIMENSION PER DESERT SKY PHASE 5 (BOOK 16, PAGE 36), OR AS NOTED
- { } RECORD DIMENSION PER DESERT SKY PHASE 6 (NOT YET FILED) OR AS NOTED

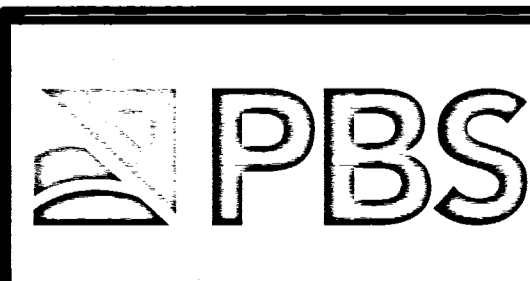
**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAUL BURNS TO SURVEY AND SUBDIVIDE THE LANDS AS SHOWN. RECOVERED PROPERTY CORNERS WERE HELD AS SHOWN. CORNERS NOT FOUND WERE SET USING PROPORTIONATE DEED MEASURE.  
THIS SURVEY WAS PERFORMED AS A RADIAL REAL-TIME KINEMATIC GPS SURVEY USING TRIMBLE DUAL FREQUENCY GEODETIC GPS RECEIVERS HAVING STANDARD ERRORS OF 8 MM + 1 PPM TIMES BASELINE LENGTH AND A RADIAL SURVEY USING A TRIMBLE S6 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'05" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. CONTROLLING MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN OCTOBER, 2018 UNLESS OTHERWISE NOTED.

VISITED  
AUGUST, 2016  
FD. 2 1/2" BRASS CAP IN MON. BOX SET BY KRUMBEIN, PLS 933, 1981

RECEIVED BY  
Umatilla County Surveyor  
Date: 2/13/19  
Rec'd By: CT  
No.: 19-017-0

FD. 2 1/2" BRASS CAP IN MON. BOX SET BY KRUMBEIN, PLS 933, 1981



PBS Engineering and Environmental Inc.  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: PAUL BURNS	PROJECT NO.: 67321
SURVEYOR: GREG E. FLOWERS	DATE: 10/23/2018
CALC BY: GEF	DRAWN BY: TJP
SECTION: 15	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
SCALE: 1" = 100'	RANGE: 28 EAST
	SHEET 1 OF 2

FINAL PLAT  
DESERT SKY ESTATES PHASE 7

A REPLAT OF LOT 67 OF DESERT SKY ESTATES PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED (NOT RECORDED AS OF 10-23-2018) OF TOWN PLATS OF UMATILLA COUNTY, OREGON. LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

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 THE 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 22 DAY OF January 2019 [Signature]  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 22 DAY OF January 2019 [Signature]  
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 7" 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 "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 4 DAY OF February 2019 [Signature]  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 7" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 5th DAY OF February 2019

[Signature]  
CHAIRMAN

[Signature]  
COMMISSIONER

[Signature]  
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 7" 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 THE COUNTY RECORDS.

THIS 4th DAY OF January 2019 BY:

[Signature]  
UMATILLA COUNTY ASSESSOR

[Signature] by [Signature]  
UMATILLA COUNTY TAX COLLECTOR Deputy

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "DESERT SKY ESTATES PHASE 7" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF January 2019 BY:

[Signature]  
HERMISTON IRRIGATION DISTRICT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL BURNS A REPRESENTATIVE OF BURNS PROPERTIES, L.L.C., AN OREGON LIMITED LIABILITY CORPORATION, OWNER, 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 AS "DESERT SKY ESTATES PHASE 7". WE HEREBY DEDICATE ALL STREETS AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

[Signature]  
PAUL BURNS, REPRESENTATIVE OF BURNS PROPERTIES, L.L.C.

ACKNOWLEDGMENT

STATE OF Oregon }  
COUNTY OF Umatilla } ss

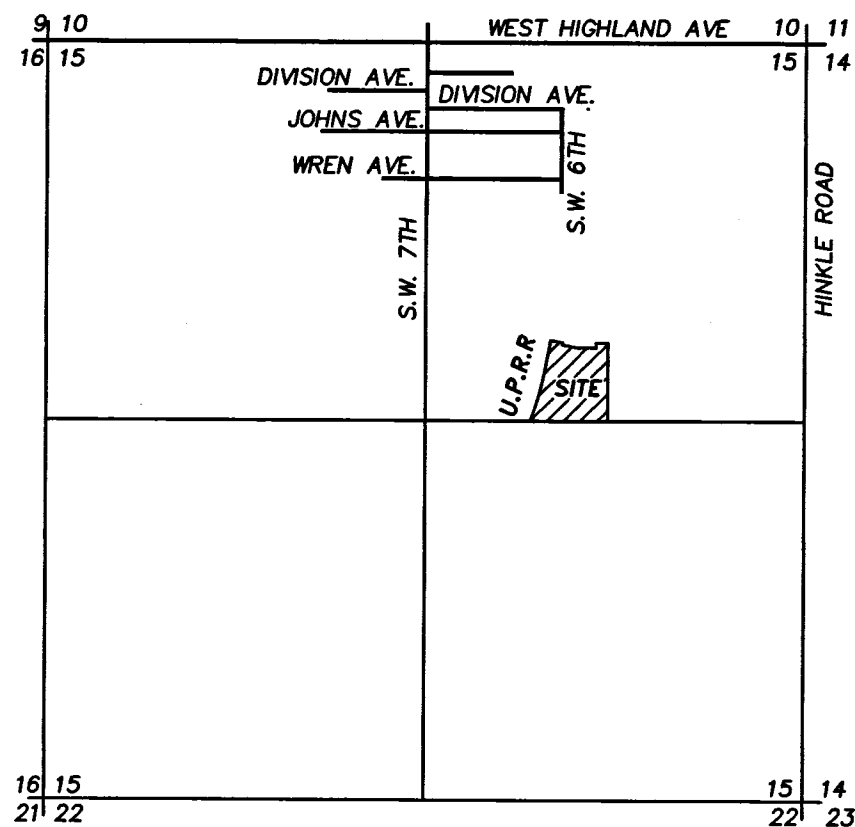
BEFORE ME THIS 15 DAY OF January 2019 APPEARED PAUL BURNS, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS AN AUTHORIZED REPRESENTATIVE OF BURNS PROPERTIES, L.L.C. AND DOES HEREBY ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF January 2019

MY COMMISSION EXPIRES March 16, 2019

[Signature] [Signature]  
NOTARY PUBLIC FOR THE STATE OF Oregon RESIDING IN Hermiston  
Commission No: 937504

VICINITY MAP  
NO SCALE



STATE OF OREGON }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on February 7 2019

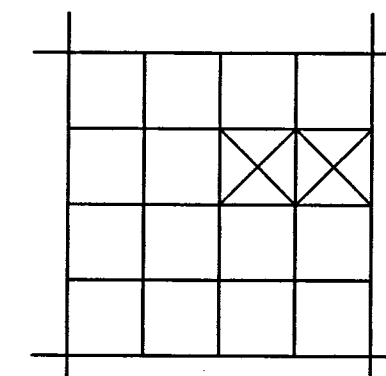
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BOOK 16 PAGE 82

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6820282

SECTION DIAGRAM



SECTION 15  
TWP 4N RGE 28E WM

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

[Signature]  
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/19  
11/2019

RECEIVED BY  
Umatilla County Surveyor  
Date: 2/13/19  
Recd By: CT  
No.: 19-017-6

PBS Engineering and Environmental Inc.  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: PAUL BURNS	PROJECT NO.: 67321	
SURVEYOR: GREG E. FLOWERS	DATE: 10/23/2018	
CALC BY: GEF	DRAWN BY: TJP	SCALE: 1" = 100'
SECTION: 15	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 2 OF 2