

# LaCOURSE PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 11, T 2 N, R 33 E.W.M., UMATILLA COUNTY, OREGON

**ENGINEER - SURVEYOR:**

Donald L. Staebler  
1632 S.W. 41 ST.  
Pendleton, Or. 97801  
Ph. 276-7166

**OWNERS:**

Lora Lee Penney  
Rt. 1, Box 430  
Pendleton, Or. 97801  
Ph. 276-8877

Nita Johnson  
1107 S.E. Alexander Av.  
Space 4  
Pendleton, Or. 97801  
Ph. 276-8488

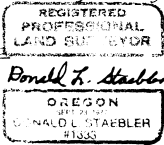
Rita Safford  
614 S.E. Emigrant Av.  
Pendleton, Or. 97801  
Ph. 276-5335

**SURVEYOR'S CERTIFICATE**

I, Donald L. Staebler, being first duly sworn, do depose and say that I have carefully surveyed and marked with proper monuments, the lands shown on the accompanying P.U.D. The exterior boundary of the accompanying P.U.D. is described as follows:

Beginning at the center 1/4 corner of Section 11, Township 2 North, Range 33 East of the Willamette Meridian, Umatilla County, State of Oregon; thence 589°53'35"W along the East-West centerline of said Section 11 a distance of 311.97 feet; thence North a distance of 108.82 feet; thence West a distance of 144.05 feet to a point on the Westerly boundary of Tract 2031; thence N11°W along the Westerly boundary of the said Tract 2031 a distance of 356.25 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence S85°03'E along the said railroad right-of-way line a distance of 151.97 feet to the Northerly terminus point of a mutual boundary line agreement between the owners of allotment UM-85-14 and Tract 2031; thence South along the said mutual boundary line a distance of 234.83 feet to a point on the Southerly boundary line of said allotment UM-85-14; thence East along the Southerly line of said allotment UM-85-14 a distance of 313.44 feet to a point on the North-South centerline of said Section 11; thence S0°23'17"W along the said North-South centerline a distance of 217.00 feet to the point of beginning.

Excepting therefrom the right-of-way of Short Mile Road.



Donald L. Staebler  
Oregon #1333

OREGON  
DONALD L. STAEBLER  
#1333

Subscribed and sworn to before me this 1 day of December, 1987.

Barbara Justice My commission expires: 2-27-89  
Notary Public for Oregon.

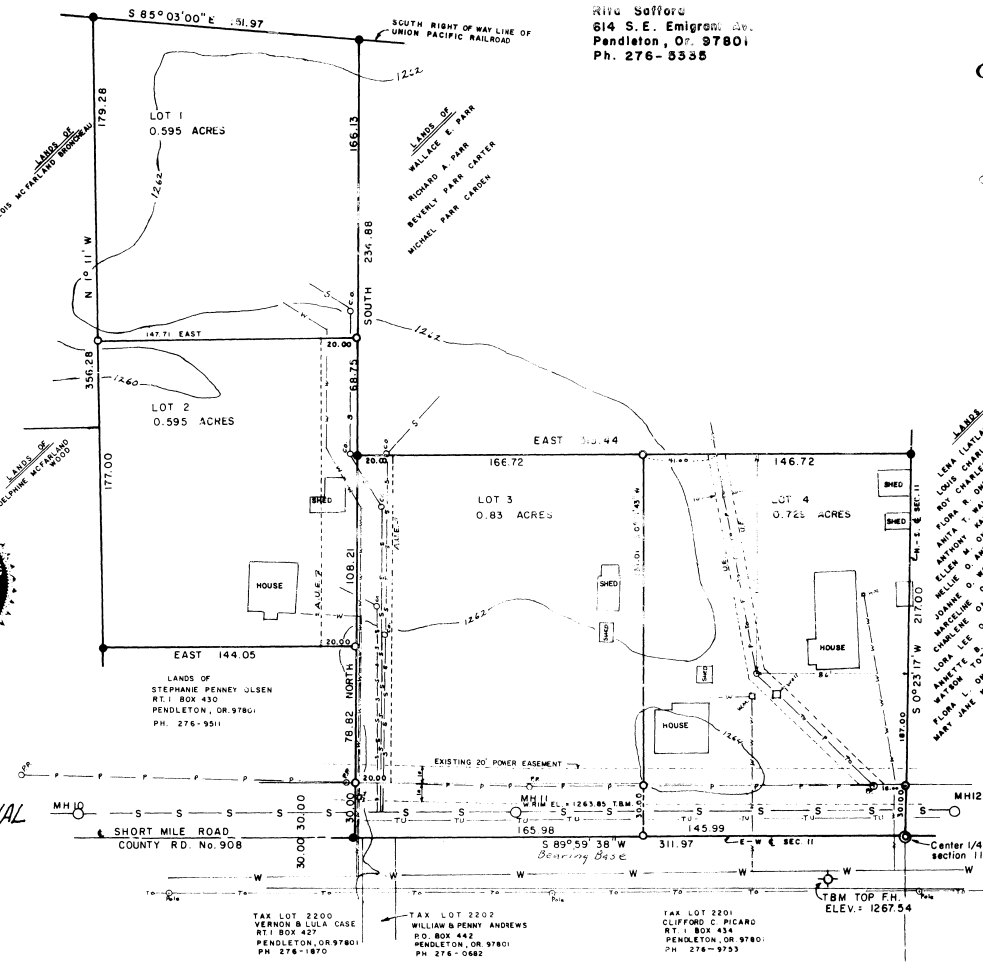
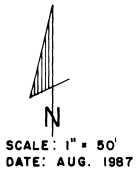
**NATURAL RESOURCES COMMISSION APPROVAL**

Approved this 1st day of December, 1987 by the Natural Resources Comm. of the Confederated Tribes of the Umatilla Indian Reservation.

Jay Matthews 12/08/87  
Chairman Date

Julia James 12/08/87  
Secretary Date

Michael Johnson 8 December 87  
Director of Dept of Natural Resources Date



- NOTES:**
- EXISTING ZONING IS R-1 (RURAL RESIDENTIAL)
  - ALL FUTURE WATER METERS SHALL BE INSTALLED IN THE 20' WID RIGHT OF WAY
  - THERE IS NO PART OF A FLOOD CONTROL DIST. IN THIS P.U.D.
  - ALL LOTS IN THIS P.U.D. ARE FOR RESIDENTIAL USE
  - TAX LOT 2201 IS ZONED I-D (INDUSTRIAL DEVELOPMENT)

**OWNERS DEDICATION CERTIFICATE**

We, Lora Lee Penney, Nita F. Johnson, Rita A. Safford, Owners of the land shown on the accompanying P.U.D., do hereby dedicate access and utility easements as shown and designated on the accompanying P.U.D.

Lora Lee Penney 12-02-87  
Date  
Nita F. Johnson  
Date  
Rita A. Safford  
Date

**NOTES**

- WATER SERVICE TO UM-85-14 TO BE EXPOSED AND RELOCATED IF IN CONFLICT TO SEWER SERVICE 1% MIN GRADE AND NO LINE JOINTS NO CLOSER THAN TEN FEET TO SEWER LINES
- SEWER PIPE SHALL BE 18 INCHES OR MORE BELOW AND 10 FEET OR MORE HORIZONTALLY FROM ALL WATER LINES. DUCTILE IRON PIPE FOR SEWERS SHALL BE USED FOR ANY EXCEPTION.
- CLEAN OUTS SHALL BE TRAFFIC PROOF.
- ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST TRIBAL CODES AND SPECIFICATIONS AND OREGON PLUMBING CODES.
- EXISTING HOMES SHALL CONNECT TO THE COMMUNITY WATER AND SEWER SYSTEM IF THEIR DRAINFIELD FAILS OR ARE CUT BY A LOT LINE.

**LEGEND**

- FOUND ALUMINUM CAP FOR 1/4 CORNER
- FOUND 5/8" X 30" IRON PIN MARKED P.L.S.1106
- FOUND 5/8" X 30" IRON PIN MARKED P.L.S.1333
- SANITARY SEWER LINE
- WATER LINE
- POWER LINE
- TELEPHONE LINE OVERHEAD
- TELEPHONE LINE UNDERGROUND
- MH MANHOLE
- CO SEWER CLEANOUT
- AUE ACCESS & UTILITY EASEMENT LINE
- UE UTILITY EASEMENT
- PP POWER POLE
- WM PROPOSED WATER METER

12-8-87  
87-69-E