

**TONI MINTHORN  
PLANNED UNIT DEVELOPMENT  
FINAL PLAT**  
JULY, 1992  
GROSS AREA OF P.U.D. = 40.46 ACRES, M/L

LOCATION: ALLOTMENTS U 58, U 58-A, & U 58-B,  
WHICH ARE LOCATED IN THE SW 1/4 OF THE NE 1/4  
OF SECTION 29, T2N, R33E, W.M., UMATILLA COUNTY,  
OREGON.

OWNERS:  
ALLOTMENT U 58, DOUGLAS D. MINTHORN  
ALLOTMENT U 58-A, DOUGLAS D. MINTHORN  
ALLOTMENT U 58-B, KATHERINE R. MINTHORN-  
FRAZER

**OWNERS'S CERTIFICATE**

WE, DOUGLAS D. MINTHORN AND KATHERINE R. MINTHORN-FRAZER, OWNERS OF ALLOTMENTS U 58, U58-A AND U58-B, HEREBY ESTABLISH THIS PLAT AS THE PLAT OF THE "TONI MINTHORN PLANNED UNIT DEVELOPMENT", A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. WE HEREBY DEDICATE, FOR THE USES INDICATED, THE NEW EASEMENTS SHOWN ON THE PLAT. WE GUARANTEE, AS A CONDITION OF PLAT APPROVAL, THAT THE UNDEVELOPED PORTIONS OF THE SUBJECT PROPERTY SHALL BE DEVOTED TO THE USE PRESCRIBED IN THE LAND DEVELOPMENT CODE FOR THE AG-1, EXCLUSIVE FARM USE ZONE.

*Douglas D. Minthorn* 8/28/92 *Joe Bradburn*  
DOUGLAS D. MINTHORN DATE WITNESS  
*Marie Ashell*  
WITNESS  
*Katherine R. Minthorn-Frazier* 8-20-92 *Janet J. Copan*  
KATHERINE R. MINTHORN-FRAZER DATE WITNESS  
*Joanelline Van Pelt*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I, WILLIAM R. WELLS, BEING FIRST DULY SWORN, DO DEPOSE AND SAY THAT I HAVE FOUND, ESTABLISHED OR RE-ESTABLISHED THE SURVEY MONUMENTS SHOWN OR REFERENCED ON THE ACCOMPANYING PLAT OF THE "TONI MINTHORN PLANNED UNIT DEVELOPMENT", A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Will. R. Wells*  
WILLIAM R. WELLS, PLS 1106  
ADDRESS: P.O. BOX 1696, PENDLETON  
OREGON  
PHONE: (503)276-6362

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

SUBSCRIBED AND SWORN BEFORE ME THIS 23<sup>rd</sup> DAY OF July 1992.

*Bev Conacher*  
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL  
BEV CONACHER  
NOTARY PUBLIC OREGON  
COMMISSION NO. A229183  
MY COMMISSION EXPIRES MAY 3, 1994

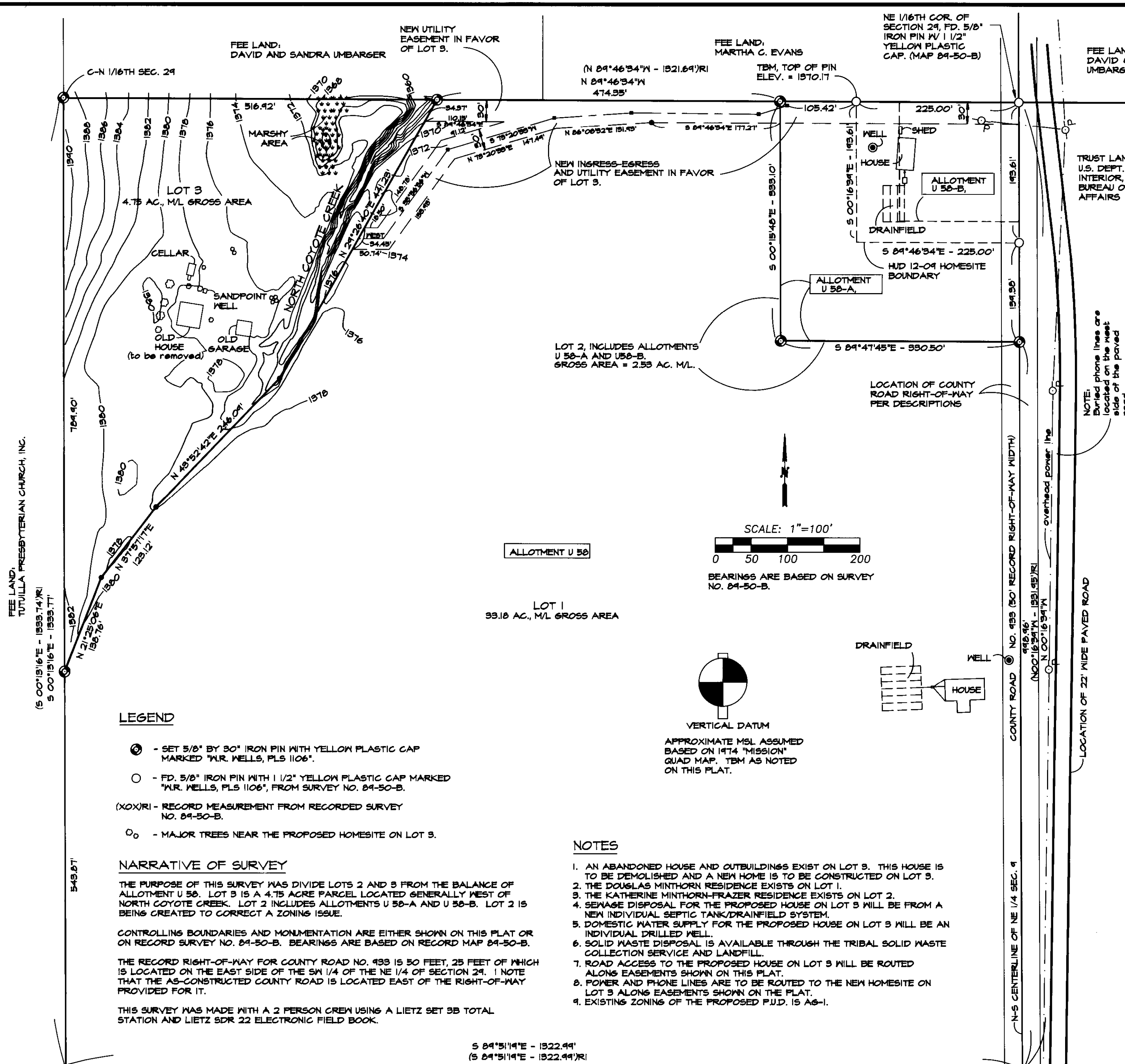
MY COMMISSION EXPIRES 5/3/94

**DEPARTMENT OF NATURAL RESOURCES**

THIS PLANNED UNIT DEVELOPMENT PLAT IS APPROVED THIS 13 DAY OF October, 1992 BY THE NATURAL RESOURCES COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Louis Whick J*  
CHAIRMAN  
*Katherine Minthorn-Frazier*  
SECRETARY  
*Michael J. Warren*  
DIRECTOR, DEPARTMENT OF NATURAL RESOURCES

RECEIVED  
Umatilla County  
Date  
Rec'd by: *SK*  
No. 92-378



**LEGEND**

- ⊙ - SET 5/8" BY 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS 1106".
- - FD. 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS 1106", FROM SURVEY NO. 84-50-B.
- (XOX)RI - RECORD MEASUREMENT FROM RECORDED SURVEY NO. 84-50-B.
- - MAJOR TREES NEAR THE PROPOSED HOMESITE ON LOT 3.

**NARRATIVE OF SURVEY**

THE PURPOSE OF THIS SURVEY WAS DIVIDE LOTS 2 AND 3 FROM THE BALANCE OF ALLOTMENT U 58. LOT 3 IS A 4.75 ACRE PARCEL LOCATED GENERALLY WEST OF NORTH COYOTE CREEK. LOT 2 INCLUDES ALLOTMENTS U 58-A AND U 58-B. LOT 2 IS BEING CREATED TO CORRECT A ZONING ISSUE.

CONTROLLING BOUNDARIES AND MONUMENTATION ARE EITHER SHOWN ON THIS PLAT OR ON RECORD SURVEY NO. 84-50-B. BEARINGS ARE BASED ON RECORD MAP 84-50-B.

THE RECORD RIGHT-OF-WAY FOR COUNTY ROAD NO. 433 IS 50 FEET, 25 FEET OF WHICH IS LOCATED ON THE EAST SIDE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29. I NOTE THAT THE AS-CONSTRUCTED COUNTY ROAD IS LOCATED EAST OF THE RIGHT-OF-WAY PROVIDED FOR IT.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 5B TOTAL STATION AND LIETZ SDR 22 ELECTRONIC FIELD BOOK.

**NOTES**

1. AN ABANDONED HOUSE AND OUTBUILDINGS EXIST ON LOT 3. THIS HOUSE IS TO BE DEMOLISHED AND A NEW HOME IS TO BE CONSTRUCTED ON LOT 3.
2. THE DOUGLAS MINTHORN RESIDENCE EXISTS ON LOT 1.
3. THE KATHERINE MINTHORN-FRAZER RESIDENCE EXISTS ON LOT 2.
4. SEWAGE DISPOSAL FOR THE PROPOSED HOUSE ON LOT 3 WILL BE FROM A NEW INDIVIDUAL SEPTIC TANK/DRAINFIELD SYSTEM.
5. DOMESTIC WATER SUPPLY FOR THE PROPOSED HOUSE ON LOT 3 WILL BE AN INDIVIDUAL DRILLED WELL.
6. SOLID WASTE DISPOSAL IS AVAILABLE THROUGH THE TRIBAL SOLID WASTE COLLECTION SERVICE AND LANDFILL.
7. ROAD ACCESS TO THE PROPOSED HOUSE ON LOT 3 WILL BE ROUTED ALONG EASEMENTS SHOWN ON THIS PLAT.
8. POWER AND PHONE LINES ARE TO BE ROUTED TO THE NEW HOMESITE ON LOT 3 ALONG EASEMENTS SHOWN ON THE PLAT.
9. EXISTING ZONING OF THE PROPOSED P.U.D. IS AG-1.

ALLOT. UM 15-C 12 OWNERS	C 1/4 SEC. 29 (CALCULATED) FEE LAND: DAVID AND SANDRA UMBARGER	FEE LAND: DAVID AND SANDRA UMBARGER	FEE LAND: DAVID AND SANDRA UMBARGER	C-E 1/16TH SEC. 29 (CALCULATED) 25' 25'	FEE LAND: ROBERT & MARILYN THORNE
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