

# STEVEN WINN PLANNED UNIT DEVELOPMENT "FINAL PLAT"

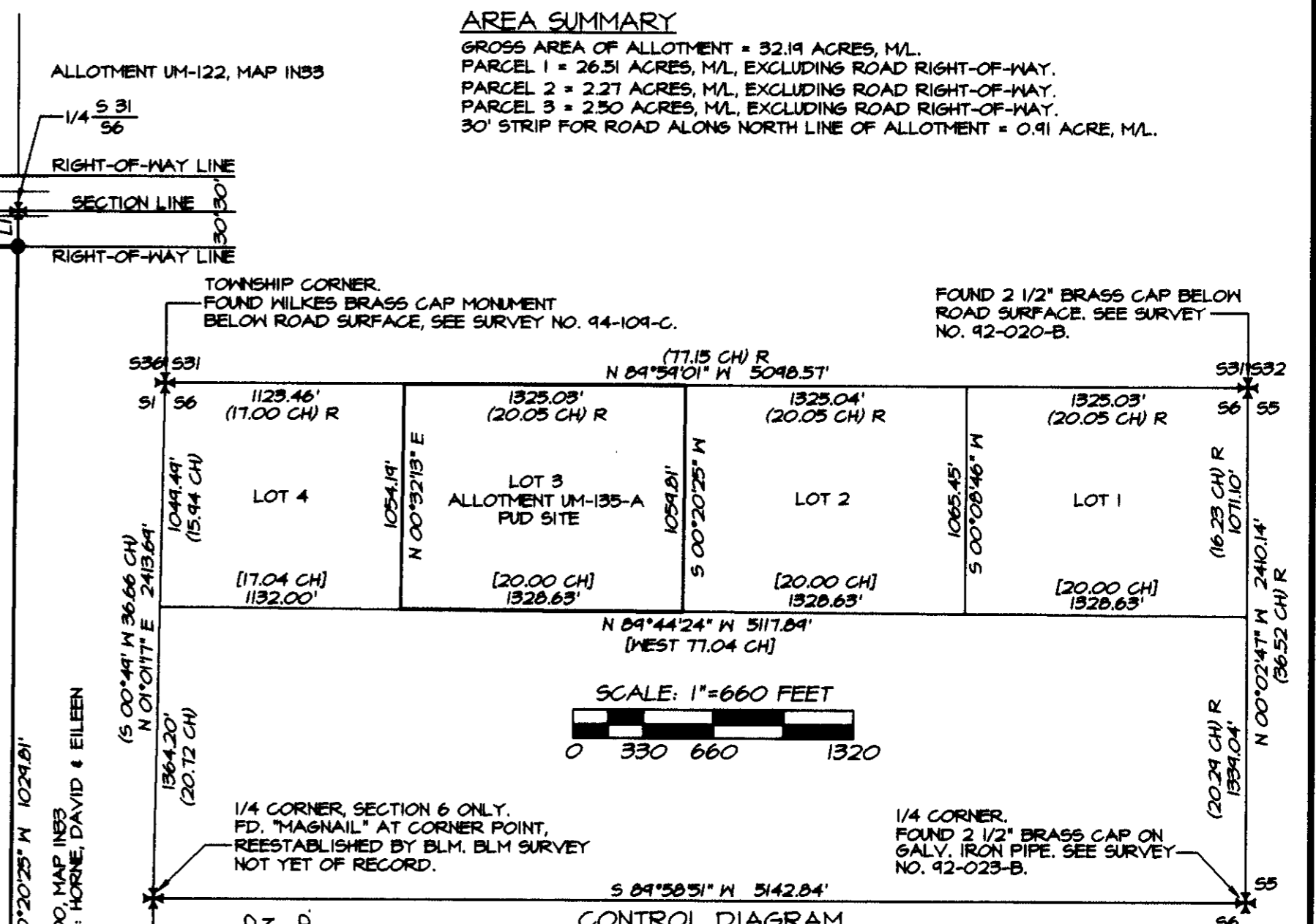
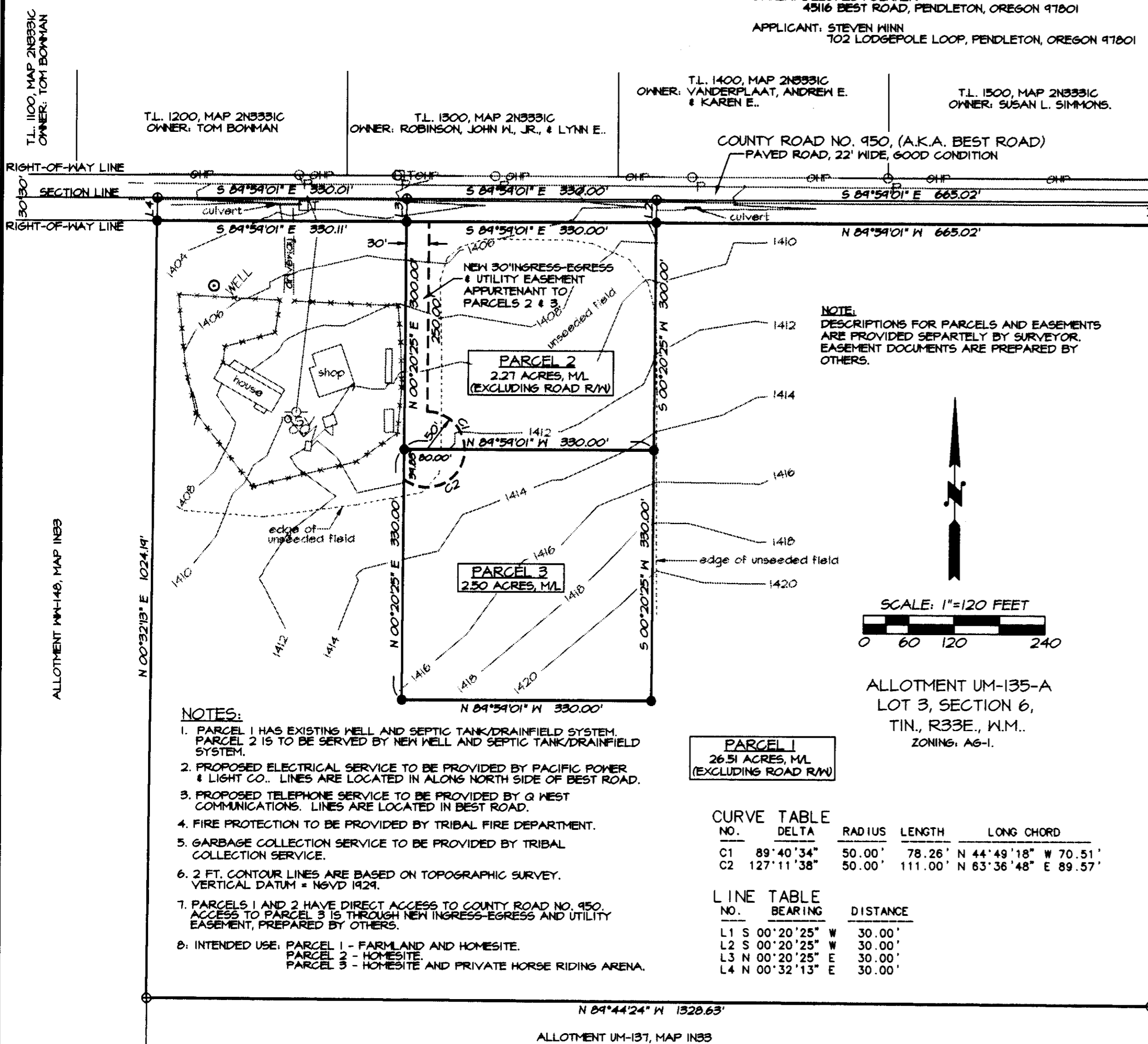
FILE NUMBER P.U.D.-44-03

OWNER: DELORES FOLKNER  
4516 BEST ROAD, PENDLETON, OREGON 97801  
APPLICANT: STEVEN WINN  
702 LODGEPOLE LOOP, PENDLETON, OREGON 97801

**DESCRIPTION OF ALLOTMENT UM-135-A:**  
BEING LOT 3, SECTION 6, T1N, R33E, W1M, UMATILLA COUNTY, OREGON.  
SUBJECT TO: RIGHT-OF-WAY FOR ROAD, 60 FEET IN WIDTH, WITH LIES  
ALONG THE NORTHERLY BOUNDARY.

**AREA SUMMARY**

GROSS AREA OF ALLOTMENT = 32.19 ACRES, M.L.  
PARCEL 1 = 26.51 ACRES, M.L., EXCLUDING ROAD RIGHT-OF-WAY.  
PARCEL 2 = 2.27 ACRES, M.L., EXCLUDING ROAD RIGHT-OF-WAY.  
PARCEL 3 = 2.50 ACRES, M.L., EXCLUDING ROAD RIGHT-OF-WAY.  
30' STRIP FOR ROAD ALONG NORTH LINE OF ALLOTMENT = 0.91 ACRE, M.L.



- NOTES:**
- PARCEL 1 HAS EXISTING WELL AND SEPTIC TANK/DRAINFIELD SYSTEM. PARCEL 2 IS TO BE SERVED BY NEW WELL AND SEPTIC TANK/DRAINFIELD SYSTEM.
  - PROPOSED ELECTRICAL SERVICE TO BE PROVIDED BY PACIFIC POWER & LIGHT CO.. LINES ARE LOCATED IN ALONG NORTH SIDE OF BEST ROAD.
  - PROPOSED TELEPHONE SERVICE TO BE PROVIDED BY G WEST COMMUNICATIONS. LINES ARE LOCATED IN BEST ROAD.
  - FIRE PROTECTION TO BE PROVIDED BY TRIBAL FIRE DEPARTMENT.
  - GARBAGE COLLECTION SERVICE TO BE PROVIDED BY TRIBAL COLLECTION SERVICE.
  - 2 FT. CONTOUR LINES ARE BASED ON TOPOGRAPHIC SURVEY. VERTICAL DATUM = NAD 1929.
  - PARCELS 1 AND 2 HAVE DIRECT ACCESS TO COUNTY ROAD NO. 950. ACCESS TO PARCEL 3 IS THROUGH NEW INGRESS-EGRESS AND UTILITY EASEMENT, PREPARED BY OTHERS.
  - INTENDED USE: PARCEL 1 - FARMLAND AND HOMESITE.  
PARCEL 2 - HOMESITE.  
PARCEL 3 - HOMESITE AND PRIVATE HORSE RIDING ARENA.

**PARCEL 1**  
26.51 ACRES, M.L.  
(EXCLUDING ROAD R/W)

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	89°40'34"	50.00'	78.26'	N 44°49'18" W 70.51'
C2	127°11'38"	50.00'	111.00'	N 63°36'48" E 89.57'

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 00°20'25" W	30.00'
L2	S 00°20'25" W	30.00'
L3	N 00°20'25" E	30.00'
L4	N 00°32'13" E	30.00'

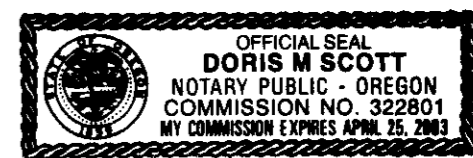
**OWNERS CERTIFICATE**

I, DELORES FOLKNER, DO HEREBY ESTABLISH THIS PLAT AS THE PLAT OF THE "STEVEN WINN PLANNED UNIT DEVELOPMENT", A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Delores Folkner*  
DELORES FOLKNER, OWNER

*Susan Johnson*  
WITNESS

*Christine P. Davis*  
WITNESS



*Doris M. Scott*

**NATURAL RESOURCES COMMISSION APPROVAL**

THIS PLANNED UNIT DEVELOPMENT IS APPROVED THIS 18th DAY OF September, 2000, BY THE NATURAL RESOURCES COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Katherine Minthorn*  
CHAIR

*Steve Jagan*  
SECRETARY

*Paul Beard*  
COMPREHENSIVE PLANNING MANAGER

RECEIVED BY  
Umatilla County Surveyors  
Date: 10-00  
Said by: KE  
No. 00-213-B WJD/W

- LEGEND**
- - SET 5/8" BY 30" IRON REBAR WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"
  - ✱ - MONUMENT FOUND AS NOTED.
  - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - [XOX] - RECORD DIMENSION, SPECIAL CONTRACT BY CURRIN & NOLAND DATED MAY, 1987.
  - (XOX) - RECORD DIMENSION, GLO SURVEY BY L.E. WILKES, 1919.
  - (XOX) R - RECORD DIMENSION, ALLOTMENT SURVEYS BY G.E. REFIELD, 1919.
  - - SANITARY SEWER CLEAN OUT.
  - - POWER POLE.
  - - SERVICE POLE.
  - - TELEPHONE PEDESTAL.
  - - FENCELINE.
  - - OVERHEAD POWERLINE.

**SURVEYOR'S CERTIFICATE & NARRATIVE**

I, WILLIAM R. WELLS, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCELS 2 AND 3 OF THE "STEVEN WINN PLANNED UNIT DEVELOPMENT", AS SHOWN. PARCEL 1, THE REMAINDER PARCEL, WAS PARTIALLY MONUMENTED AS SHOWN. THE LOCATION OF GOVERNMENT LOT 3 IS CALCULATED BY PARTIAL SUBDIVISION OF SECTION 3, BASED ON THE "THREE MILE RULE", FROM MONUMENTS FOUND AS NOTED ON THE CONTROL DIAGRAM. SURVEY WAS MADE AND MONUMENTS ESTABLISHED USING LEICA 399 GEODETIC G.P.S. RECEIVERS OPERATED IN THE REAL TIME KINEMATIC MODE.

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

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF September, 2000.

*Dawn M. Tubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2000



REGISTERED PROFESSIONAL LAND SURVEYOR

*Will R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/02

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

DATE: 08/2000 DR. BY: WRW  
CK. BY: WRW NO: 00-711

PROJECT:  
FINAL PLAT OF PLANNED UNIT DEVELOPMENT  
ALLOTMENT UM-135-A  
LOT 3, SECTION 6, TOWNSHIP 1 NORTH, RANGE 33 EAST, W1M, UMATILLA COUNTY, OREGON.