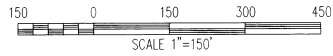
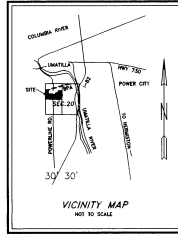


BK 14 B 13 173



SITE DATA:

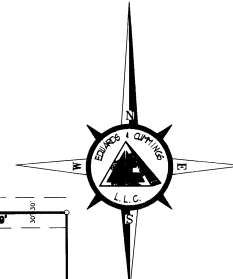
TOTAL AREA = 64.94 ACRES.
 (POWERLINE ROAD R/W NOT INCLUDED)
 TOTAL AREA OF PHASE 3 CONSTRUCTION = 12.55 ACRES.
 PHASE 3 ROAD AREA = 3.43 ACRES.
 TOTAL AREA OF LOTS = 9.12 ACRES.
 TOTAL NUMBER OF PHASE 3 HOUSING LOTS = 40.
 SMALLEST LOT = 8052 SQ. FT.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 DANNY K. CUMMINGS
 OREGON
 JAN 21, 1988
 DANNY K. CUMMINGS
 2316

RENEWAL DATE: 12-31-01

HAYDEN RIVER ESTATES No. 3
 a Replat of Lot 34 in Hayden River Estates No. 2A
 within a portion of
 SECTION 20, T5N, R28E, W.M.
 CITY AND COUNTY OF UMATILLA, OREGON
 SUBDIVISION BOUNDARY



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°59'46" W	92.10'
L2	S 89°59'46" E	60.00'
L3	S 00°00'14" W	60.00'
L4	N 89°59'46" W	15.30'
L5	N 36°19'30" E	54.57'
L6	S 65°10'51" W	62.52'
L7	N 00°11'26" W	28.98'
L8	S 89°48'34" W	64.50'
L9	N 89°48'34" E	60.00'
L10	S 00°11'26" E	60.00'
L11	S 89°48'34" W	68.00'
L12	S 01°29'13" E	13.35'

LOT REQUIREMENTS:

- A) MINIMUM SIZE: 8000 SQ. FT.
- B) MINIMUM WIDTH: 50 FEET.
- C) MINIMUM DEPTH: 90 FEET.
- D) FRONT/REAR YARD SETBACKS: 25 FEET MINIMUM TOTAL. NEITHER YARD SMALLER THAN 10 FEET.
- E) SIDE YARD SETBACKS: 5 FEET.
- F) SIDE YARD FLANKING STREET OF CORNER LOT: 15 FEET.
- G) MAXIMUM BUILDING HEIGHT: 35 FEET.

CURVE TABLE

NUMBER	Delta	Radius	Length	CD	LC
C1	89°59'52"	12.00	18.85	S 45°00'18" W	16.97
C2	90°00'00"	12.00	18.85	N 44°59'46" W	16.97
C3	90°00'00"	12.00	18.85	S 45°00'14" W	16.97
C4	06°22'43"	770.00	85.72	S 86°48'53" W	85.68
C5	90°00'00"	12.00	18.85	S 44°48'34" W	16.97
C6	00°59'59"	1130.00	19.72	N 08°46'34" W	19.72
C7	90°00'24"	12.00	18.85	N 44°59'34" W	16.97
C8	07°09'48"	630.00	78.76	N 86°24'52" W	78.71
C9	90°00'00"	12.00	18.85	S 52°10'02" W	16.97

LEGEND

- PHASE 3 BOUNDARY LINE
- PHASE 3 LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- SET 5/8" REBAR W/CAP
- FOUND 5/8" REBAR
- CALCULATED POINT
- BRASS CAP 1/4 CORNER

NOTE:
 NO ACCESS TO POWERLINE ROAD FROM BORDERING LOTS
 FENCE, WALL OR PERMANENT BARRIER TO BE DETERMINED AT A LATER DATE.

UMATILLA ELECT. CO-OP EASEMENT AS PER STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996. PLEASE SEE SHEET 2 OF 3 FOR TIES.

COUNTY RECORDER

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON September 28, 2000
 at 2:25 o'clock P.m., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 13

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
 Fees \$ 60.00 No. 2000-3760674

SHEET 1 OF 3

JOB No. CO-99119 CAD E:\SURVEY\CO-99119\PLATSH1.DWG BY GRH

I, DANNY K. CUMMINGS, HEREBY CERTIFY THAT THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.
 D. Cummings 8/14/00

HAYDEN RIVER ESTATES No. 3

A REPLAT OF LOT 34 IN HAYDEN RIVER ESTATES No. 2A
 LOCATED IN A PORTION OF SECTION 20,
 TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,
 CITY OF UMATILLA, UMATILLA COUNTY, OREGON

I, DANNY K. CUMMINGS HEREBY CERTIFY THAT
 THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

Danny Cummings 8/14/00

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Danny Cummings
 8/14/00

OREGON
 JAN. 21, 1888
 DANNY K. CUMMINGS
 2316

RENEWAL DATE: 12-31-01

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and
 recorded
 ON September 28, 2000
 at 2:25 o'clock P.m. in the record of
 PLATS of said County.
 BOOK PAGE Side
 14 13

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
 Fees \$ 60.00 No. 2000-3760674

LEGEND

- PHASE 3 BOUNDARY LINE
- LOT LINE
- CENTER LINE
- UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS 2316.
- 5/8" REBAR PER (1), (2) OR (3) WITH YELLOW PLASTIC CAP LS 2735 OR LS 2316
- △ CALCULATED POINT
- () OF RECORD
- ▨ CLEAR VISION EASEMENT SEE NOTE (B) BELOW
- ⊖ EXISTING POWER POLE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L12	S 01°29'13" E	13.35'
L13	S 00°00'21" W	42.00'
L14	S 00°00'22" W	42.00'
L15	S 00°00'22" W	47.45'
L16	S 00°00'38" W	36.55'
L17	S 00°00'14" W	1.00'
L18	S 00°00'14" W	1.00'
L19	N 00°00'14" E	43.00'
L20	N 00°00'14" E	1.97'
L21	N 00°00'14" E	1.97'
L22	S 00°00'14" W	43.97'
L23	N 00°00'22" E	5.45'
L24	N 83°01'19" E	30.01'
L25	N 83°01'22" E	30.01'
L26	S 82°49'58" E	30.00'
L27	S 82°46'11" E	5.01'
L28	S 57°23'59" E	27.67'
L29	N 88°30'47" E	30.00'
L30	N 88°30'49" E	30.00'

CURVE TABLE

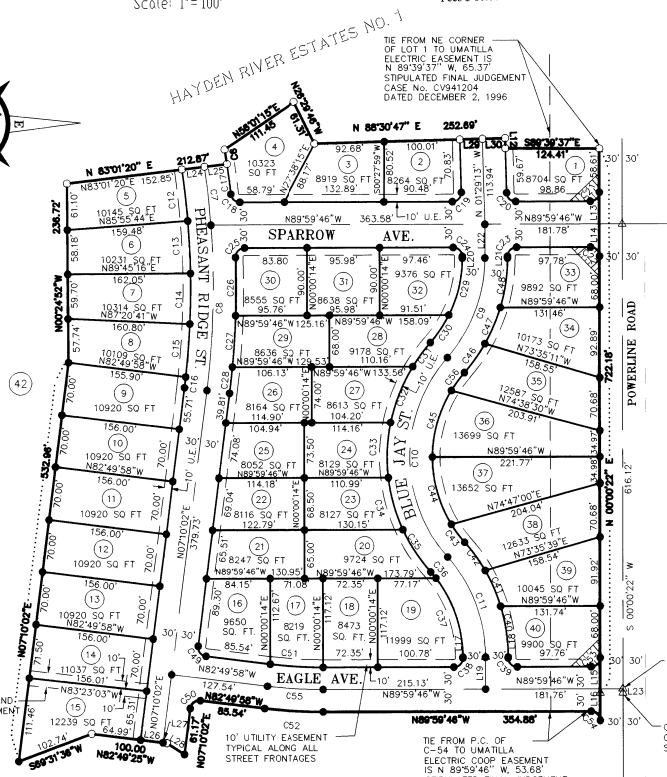
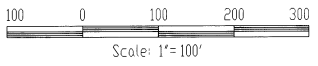
NUMBER	Delta	Radius	Length	CD	LC
C6	00°59'59"	1130.00	119.72	N 08°46'44" W	119.72
C7	04°03'53"	1100.00	78.04	S 06°16'56" E	78.02
C8	11°25'02"	1100.00	219.19	S 01°27'31" W	218.83
C9	41°24'35"	200.00	144.55	S 20°42'31" W	141.42
C10	82°49'09"	200.00	289.09	S 00°00'14" W	284.57
C11	41°24'35"	200.00	144.55	S 20°42'03" E	141.42
C12	03°41'03"	1070.00	68.80	N 06°30'36" W	68.79
C13	03°41'22"	1070.00	68.90	S 02°49'24" E	68.89
C14	03°38'02"	1070.00	67.86	S 00°50'18" W	67.85
C15	03°44'48"	1070.00	69.97	S 04°31'43" W	69.95
C16	00°45'55"	1070.00	14.29	S 06°47'04" W	14.29
C17	02°04'12"	1130.00	40.82	S 07°14'39" E	40.82
C18	83°47'31"	12.00	17.55	S 48°06'10" E	16.03
C19	91°09'57"	12.00	18.16	N 44°15'31" E	17.19
C20	88°30'33"	12.00	18.54	N 45°44'30" W	16.75
C21	89°59'52"	12.00	18.85	N 45°00'18" E	16.97
C22	90°00'08"	12.00	18.85	S 44°59'42" E	16.97
C23	90°00'00"	12.00	18.85	S 45°00'14" W	16.97
C24	90°00'00"	12.00	18.85	N 44°59'46" W	16.97
C25	91°59'13"	12.00	19.27	S 44°00'37" W	17.26
C26	03°56'05"	1130.00	17.60	N 00°00'56" W	17.58
C27	03°27'20"	1130.00	68.15	S 03°40'46" W	68.14
C28	01°45'36"	1130.00	34.71	N 06°17'14" E	34.71
C29	26°34'04"	170.00	78.83	N 13°17'16" E	78.12
C30	14°50'31"	170.00	44.04	N 33°59'34" E	43.91
C31	09°48'09"	230.00	39.35	S 36°30'44" W	39.30
C32	19°55'57"	230.00	80.01	S 21°38'41" W	79.61
C33	18°24'21"	230.00	73.89	S 02°28'33" W	73.57
C34	17°47'26"	230.00	71.42	S 15°37'21" E	71.13
C35	16°31'17"	230.00	67.79	S 32°57'43" E	67.55
C36	03°38'34"	170.00	10.81	S 39°35'04" E	10.81
C37	37°46'01"	170.00	112.06	S 18°52'46" E	110.04
C38	90°00'00"	12.00	18.85	N 45°00'14" E	16.97
C39	90°00'00"	12.00	18.85	N 44°59'46" W	16.97
C40	16°56'10"	230.00	67.99	N 08°27'51" W	67.74
C41	12°48'53"	230.00	51.44	N 23°20'22" W	51.33
C42	11°39'32"	230.00	46.80	N 35°34'35" W	46.72
C43	10°01'11"	170.00	29.13	S 36°23'45" E	28.69
C44	31°23'24"	170.00	93.14	N 15°41'28" W	91.98
C45	31°33'16"	170.00	93.62	S 15°46'52" W	92.45
C46	11°39'32"	230.00	46.80	N 35°35'03" E	46.72
C47	11°03'59"	230.00	52.45	S 23°13'18" E	52.34
C48	16°41'04"	230.00	66.98	N 08°20'46" E	66.74
C49	90°00'00"	12.00	18.85	N 37°49'58" W	16.97
C50	90°00'00"	12.00	18.85	S 52°10'02" W	16.97
C51	07°09'48"	630.00	171.26	S 86°24'52" E	171.23
C52	07°09'48"	630.00	178.76	S 86°24'52" E	178.71
C53	89°59'52"	12.00	18.85	N 45°00'18" E	16.97
C54	90°00'24"	12.00	18.85	S 44°59'34" E	16.97
C55	07°09'48"	600.00	175.01	N 86°24'52" W	174.97
C56	09°51'19"	170.00	28.24	N 36°29'10" E	28.20

Owners & Developers
RIVER ESTATES L.L.C.
 2622 S.W. GLACIER PLACE
 REDMOND, OREGON 97756
SAGEBRUSH DEVELOPMENT, L.L.C.
 2622 S.W. GLACIER PLACE
 REDMOND, OREGON 97756

- (A) POWERLINE ROAD IS A LIMITED ACCESS ROAD. THERE IS NO PRIVATE ACCESS FROM LOTS ONTO POWERLINE ROAD.
- (B) AREAS DESIGNATED AS "CLEAR VISION AREAS" ARE INTENDED TO PROVIDE ADEQUATE SIGHT DISTANCE AT ENTRANCES TO POWERLINE ROAD. NO SOLID FENCES, BUSHES, LANDSCAPING ETC. OVER 3 FEET IN HEIGHT PERMITTED IN THESE AREAS. "CLEAR VISION AREAS" SHALL BE DEFINED AS A LINE BETWEEN TWO POINTS 30 FEET BEHIND THE POINT OF CURVATURE OF THE FRONT FACE OF THE CURB RETURNS IN EACH DIRECTION, (50' IN EACH DIRECTION FROM THE POINT OF INTERSECTION OF SAID FRONT FACE).

REFERENCES:

- THE PLAT OF HAYDEN RIVER ESTATES No. 1 BY GASCHLER & CUMMINGS AND RECORDED ON MAY 21, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON IN BOOK 13, AT PAGE 117.
- RECORD OF SURVEY FOR RSA COMPANY BY ROGERS SURVEYING AND RECORDED UNDER UMATILLA COUNTY SURVEY NUMBER 97-124-B AND DATED JULY, 1997. MEASURED AND RECORD DATA ARE ONE AND THE SAME UNLESS OTHERWISE NOTED.
- THE PLAT OF HAYDEN RIVER ESTATES No. 2A BY GASCHLER & CUMMINGS AND RECORDED ON DECEMBER 1, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON IN BOOK 13, AT PAGE 130.



UNPLATTED

BK 14 Pg 13 373

DEDICATION

STATE OF OREGON S.S.
COUNTY OF UMATILLA

KNOW ALL MEN BY THESE PRESENTS :

That We, the undersigned, do hereby certify that we are the owners of the land as shown and described on this plat and have caused the tract of land to be Surveyed, Subdivided and Platted as HAYDEN RIVER ESTATES No. 3 in the City of Umatilla, Umatilla County, Oregon.

DESCRIPTION :

REAL PROPERTY LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, COUNTY OF UMATILLA, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 34 AS SHOWN ON THE PLAT OF HAYDEN RIVER ESTATES No. 2A, RECORDED ON DECEMBER 1, 1998 IN PLAT RECORDS OF THE COUNTY OF UMATILLA, OREGON AT BOOK 13 AT PAGE 130.

WE HEREBY CERTIFY :

That the streets or portions thereof within the limits of the plat are dedicated to the public use forever, the utility easements shown on this plat are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, and no structure other than for utility purposes shall be erected within the limits of said easements.

[Signature] 8-12-00
RIVER ESTATES, L.L.C., MEMBER DATE

ACKNOWLEDGMENT

STATE OF OREGON S.S.
COUNTY OF Deschutes

On this 16th day of Aug, 2000 A.D., before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me by the above named Member of RIVER ESTATES, L.L.C., on behalf of said Company.

[Signature] Redmond, OR
NOTARY PUBLIC RESIDING AT SEAL

[Signature] 8-16-00
SAGEBRUSH DEVELOPMENT, L.L.C., MEMBER DATE

ACKNOWLEDGMENT

STATE OF OREGON S.S.
COUNTY OF Deschutes

On this 16 day of Aug, 2000 A.D., before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me by the above named Member of RIVER ESTATES, L.L.C., on behalf of said Company.

[Signature] Redmond, OR
NOTARY PUBLIC RESIDING AT SEAL

STATE OF OREGON, as
COUNTY OF UMATILLA
I certify that this instrument was received and recorded

ON September 28, 2000
at 2:25 o'clock P.m. in the record of
PLATS of said County:
BOOK PAGE Slide
14 13

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
Fees \$ 60.00 No. 2000-3760674

SURVEYOR'S CERTIFICATE & NARRATIVE

STATE OF OREGON S.S.
COUNTY OF MALHEUR

I, DANNY K. CUMMINGS, a Registered Professional Land Surveyor, in and for said County and State do hereby certify that the survey of HAYDEN RIVER ESTATES No. 3 in Umatilla County, Oregon, as shown and described on this Plat was made by me and this Plat correctly shows the survey as made. I furthermore certify that monuments have been established as indicated hereon. In witness thereof I hereunto set my hand and seal this 14th day of August, 2000, A.D. Control for this Plat is based on the record of survey by Rogers Surveying Inc. for RSA COMPANY, dated July, 1997 and filed under County Survey Number 97-124-B Basis of Bearings are based on said Recorded Survey.

DANNY K. CUMMINGS HEREBY CERTIFY THAT
THIS IS AN EXACT REPRODUCTION OF THE ORIGINAL.

[Signature] 8/14/2000



RENEWAL DATE: 12-31-01

APPROVALS

WE THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF HAYDEN RIVER ESTATES No. 3 HAS BEEN APPROVED BY EACH OF US AND THAT IT CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HEREUNTO SET OUR HANDS.

[Signatures and dates for County Commissioner, Mayor, County Commissioner, County Assessor, County Surveyor]

RECORDING

[Signature] 9-28-2000
THE PENNBROOK COMPANY DATE

ACKNOWLEDGMENT

STATE OF OREGON COUNTY OF DESCHUTES S.S.

ON THIS 28TH DAY OF SEPT 2000 AD BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE ABOVE ON BEHALF OF SAID COMPANY

[Signature]
NOTARY PUBLIC RESIDING AT

