

PARTITION PLAT NO. 2002-03  
SHEET NO. 1 OF 2

A PARTITION PLAT FOR PACIFIC WESTERN HOMES INC. LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4, THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 FO SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

N.W. CORNER OF THE N.E. 1/4 S.W. 1/4 OF SECTION 12. FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING INC." PER THE PLAT OF HIGHLAND SUMMIT PHASE 4.

INITIAL POINT N.E. CORNER OF LOT 117 HIGHLAND SUMMIT PHASE 4

SANDSTONE BOOK 14, PAGE 5

N.E. MARTY DRIVE

N.W. CORNER OF SECTION 12. FOUND A 2 1/2" BRASS CAP AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT.

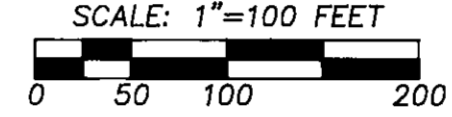
N. 1/4 CORNER OF SECTION 12. FOUND A RAILROAD SPIKE PER SURVEY NO. Q-1115-B.

N.W. CORNER OF THE N.E. 1/4 S.W. 1/4 OF SECTION 12. FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING INC." PER THE PLAT OF HIGHLAND SUMMIT PHASE 4.

E. 1/4 CORNER OF SECTION 12. FOUND A 2 1/2" BRASS CAP AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT.

**BASIS OF BEARINGS**

S89°33'40"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12 AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT, RECORDED IN BOOK 13, PAGE 158 OF PLAT RECORDS OF UMATILLA COUNTY, OREGON.



WEST RIGHT OF WAY OF TOWNSEND ROAD (40.00' RIGHT OF WAY)

HIGHLAND PARTITION 1,834,546 ft2 42.12 Acres

PARCEL 2 1,790,397 ft2 41.10 Acres (EXCLUDING TOWNSEND ROAD RIGHT OF WAY)

**LEGEND**

- PLAT BOUNDARY
- PARCEL LINE
- PLATTED LOT LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - EASEMENT
- FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING INC." PER THE PLATS OF HIGHLAND SUMMIT, HIGHLAND SUMMIT PHASE 2 & 3, HIGHLAND SUMMIT PHASE 4 AND SANDSTONE.
- FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER THE LOT LINE ADJUSTMENT FOR LOT 82 IF HIGHLAND SUMMIT PHASE 2 & 3 AS SHOWN ON UMATILLA COUNTY SURVEY NO. 01-150-B.
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING".
- x CALCULATED POSITION NOTHING FOUND OR SET.

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

ON January 22, 2002 at 10:16 o'clock Am., in the record of PLATS of said County.  
YEAR NUMBER Slide  
2002 03

**OFFICE OF COUNTY RECORDS**

By: ...GEORGIA DUNAWAY...Records Officer  
Fees \$ 50.00 No. 2002-4040681

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	2°05'30"	535.00'	19.53'	19.53'	N 80°31'38" E
C2	2°55'32"	465.00'	23.74'	23.74'	N 80°07'05" E
C3	89°58'58"	20.00'	31.41'	28.28'	S 45°14'35" W

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
*Greg E. Flowers*  
GREG E. FLOWERS, P.L.S. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/03

1/19/01

RECEIVED BY  
Umatilla County Surveyor  
Date 2-02  
Rec'd By EK  
No. 02-22-B

A PARTITION PLAT LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4, THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 FO SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.  
FOR: PACIFIC WESTERN HOMES, 5526 N.E. 122ND AVE. PORTLAND, OREGON 97230

TOMKINS LAND SURVEYING, INC.  
20 EAST POPLAR ST. SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843

DATE  
NOVEMBER 2001  
SCALE  
1"= 100'

**PARTITION PLAT 1994-30**

HIGHLAND SUMMIT BOOK 13, PAGE 106

HIGHLAND SUMMIT PHASE 4 BOOK 14, PAGE 6

HIGHLAND SUMMIT PHASE 2 & 3 BOOK 13, PAGE 158

W. 1/4 SECTION 12. NOT FOUND.

S.W. CORNER OF SECTION 12. FOUND A 2" ALUMINUM CAP AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT.

S. 1/4 CORNER OF SECTION 12. FOUND A 2 1/2" BRASS CAP AS SHOWN ON THE PLAT OF HIGHLAND SUMMIT.

E. MAIN STREET

N.E. 13TH STREET

N.E. MADRONA DRIVE 50' 10' PUBLIC UTILITY AND SIDEWALK EASEMENT.

HIGHLAND PARTITION 1,834,546 ft2 42.12 Acres

PARCEL 2 1,790,397 ft2 41.10 Acres (EXCLUDING TOWNSEND ROAD RIGHT OF WAY)

**LEGEND**

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- PARCEL LINE
- PLATTED LOT LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - EASEMENT
- FOUND SURVEY MONUMENT AS NOTED
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By: ...GEORGIA DUNAWAY...Records Officer  
Fees \$ 50.00 No. 2002-4040681

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*Greg E. Flowers*  
GREG E. FLOWERS, P.L.S. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
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RENEWS 12/31/03

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RECEIVED BY  
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FOR: PACIFIC WESTERN HOMES, 5526 N.E. 122ND AVE. PORTLAND, OREGON 97230

TOMKINS LAND SURVEYING, INC.  
20 EAST POPLAR ST. SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843

DATE  
NOVEMBER 2001  
SCALE  
1"= 100'

**PARTITION PLAT 1994-30**

2002-03 292

A PARTITION PLAT FOR PACIFIC WESTERN HOMES INC. LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4, THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 FO SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2002-03 SHEET NO. 1 OF 2

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT BEING THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN REEL 258, PAGE 67 OF THE UMATILLA COUNTY DEED RECORDS. SAID PARTITION PLAT BEING LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID PARTITION PLAT BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING", MARKING THE NORTH EAST CORNER OF LOT 117 OF "HIGHLAND SUMMIT PHASE 4" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14, PAGE 6 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. THE BOUNDARY OF SAID PARTITION PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE S89°30'46"E ALONG THE NORTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 A FOR 251.69 FEET TO A POINT IN THE EAST LINE OF LOT 117 OF "HIGHLAND SUMMIT PHASE 4" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14, PAGE 6 OF THE RECORDS OF "TOWN PLATS" OF UMATILLA COUNTY, OREGON; THENCE N00°14'35"E ALONG THE EAST LINE OF SAID LOT 117 FOR 16.50 FEET TO A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING INC." MARKING THE NORTHEAST CORNER OF SAID LOT 117 TO THE INITIAL POINT FOR THIS PARTITION PLAT AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID TRUE POINT OF BEGINNING ALSO BEING A POINT IN THE SOUTH LINE OF "SANDSTONE" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14, PAGE 5 OF THE RECORDS OF "TOWN PLATS" OF UMATILLA COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID "SANDSTONE" BY THE FOLLOWING BEARINGS AND DISTANCES, S89°59'22" FOR 76.75 FEET; THENCE N00°29'38"E FOR 59.67 FEET; THENCE S89°30'22"E FOR 790.00 FEET; THENCE S59°43'08"E FOR 57.82 FEET; THENCE S89°51'55"E FOR 155.00 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, S00°08'05"W FOR 1043.65 FEET TO A POINT WHICH IS 331.00 FEET NORTH, WHEN MEASURED ALONG SAID EAST LINE, FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE AT RIGHT ANGLES TO SAID EAST LINE N89°51'55"W FOR 130.00 FEET; THENCE S51°53'26"W FOR 529.67 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 12 SAID POINT BEING 546.00 WEST, WHEN MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE N89°32'13"W ALONG THE SOUTH LINE OF THE NORTH HALF OF SOUTHWEST QUARTER SAID SECTION 12 FOR 1340.88 FEET TO THE SOUTHWEST CORNER OF "HIGHLAND SUMMIT" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 13, PAGE 106 OF THE RECORDS OF "TOWN PLATS" OF UMATILLA COUNTY, OREGON; THENCE N00°14'35"E ALONG THE EAST LINE OF SAID "HIGHLAND SUMMIT" FOR 404.89 FEET TO THE SOUTHWEST CORNER OF LOT 88 OF "HIGHLAND SUMMIT PHASE 2 & 3" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 13, PAGE 158 OF THE RECORDS OF "TOWN PLATS" OF UMATILLA COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID "HIGHLAND SUMMIT PHASE 2 & 3" S89°45'25"E FOR 533.00 FEET; THENCE S88°36'27"E FOR 50.01 FEET; THENCE S89°45'25"E FOR 77.00 FEET TO THE SOUTHWEST CORNER OF ADJUSTED LOT 82 OF SAID "HIGHLAND SUMMIT PHASE 2 & 3" AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT SURVEY UMATILLA COUNTY SURVEY NO. 01-150-B; THENCE N00°14'20"E ALONG THE EAST LINE OF SAID ADJUSTED LOT 82 FOR 122.99 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH RIGHT OF WAY LINE OF EAST MAIN STREET, TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE CHORD IS S80°31'38"W FOR 19.53 FEET, THE RADIUS POINT OF WHICH BEARS N10°31'07"W FOR 535.00 FEET, THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°05'30" FOR 19.53 FEET TO A POINT IN THE EAST LINE OF SAID "HIGHLAND SUMMIT PHASE 2 & 3"; THENCE N08°28'39"W FOR 70.00 FEET TO A POINT IN THE SOUTH LINE OF LOT 129 OF "HIGHLAND SUMMIT PHASE 4" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14, PAGE 6 OF THE RECORDS OF "TOWN PLATS" OF UMATILLA COUNTY, OREGON, TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE CHORD IS N80°07'05"E FOR 23.74 FEET, THE RADIUS POINT OF WHICH BEARS N08°25'09"W FOR 465.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°55'32" FOR 23.74 FEET; THENCE ALONG THE EAST LINE OF SAID "HIGHLAND SUMMIT PHASE 4" N00°14'35"E FOR 102.55 FEET; THENCE N89°45'25"W FOR 70.50 FEET; THENCE N00°14'35" E FOR 197.36 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE CHORD IS N45°14'35"E FOR 28.28 FEET; THE RADIUS POINT OF WHICH BEARS S 89° 44'54" E FOR 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'58" FOR 31.41 FEET; THENCE S89°45'25"E FOR 56.00 FEET; THENCE N00° 14'35"E FOR 150.00 FEET; THENCE S89°45'25"E FOR 150.00 FEET; THENCE N00°14'35"E FOR 100.00 FEET; THENCE N03°56'11"E FOR 50.10 FEET; THENCE N00°14'35"E FOR 122.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 20.00 FEET FOR ROAD PURPOSES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC WESTERN HOMES, INC. IS THE OWNERS 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 PARCELS AS SHOWN OR NOTED ON THE PLAT AND THE PUBLIC UTILITY AND SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PARTITION 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 RECORDS OF THE COUNTY OF UMATILLA STATE OF OREGON.

THIS 18 DAY OF January 2002 Margaret Lynnor CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION PLAT 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 THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF January 2002 David H. K. UMATILLA COUNTY SURVEYOR

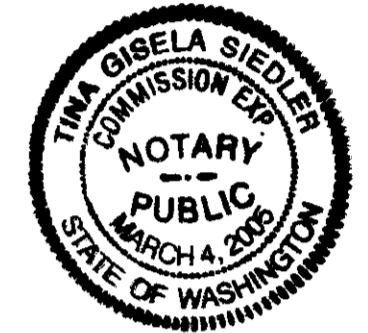
UMATILLA COUNTY TAX COLLECTOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PARTITION PLAT 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 20 DAY OF January 2002 BY:

Randy Schultz UMATILLA COUNTY TAX COLLECTOR

Thomas C. Skarr Secretary of PACIFIC WESTERN HOMES, INC.



ACKNOWLEDGEMENT

STATE OF OREGON } SS COUNTY OF UMATILLA }

BEFORE ME THIS 16th DAY OF January 2002 APPEARED GREG E. FLOWERS, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PACIFIC WESTERN HOMES, INC. AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PACIFIC WESTERN HOMES, INC., AND DOES HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF January 2002.

MY COMMISSION EXPIRES March 4 2005 Tina Gisela Siedler NOTARY PUBLIC FOR THE STATE OF WASHINGTON RESIDING IN Walla Walla

STATE OF OREGON, } ss COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON January 22, 2002 at 10:16 o'clock Am., in the record of PLATS of said County. YEAR 2002 NUMBER 03 Slide

OFFICE OF COUNTY RECORDS

By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 50.00 No. 2002-4040681

RECEIVED BY Umatilla County Surveyor Date 2-02 Rec'd By RK Reg. 02-228

Greg E. Flowers GREG E. FLOWERS, OREGON PLS NO. 02820LS

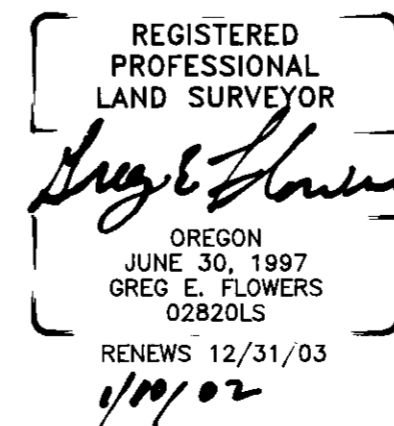


Table with 2 columns: Surveyor/Address and Date/Scale. Row 1: TOMKINS LAND SURVEYING, INC., 20 EAST POPLAR ST. SUITE 204, WALLA WALLA, WA. 99362, (509) 522-4843, DATE NOVEMBER 2001, SCALE 1"= 100'. Row 2: A PARTITION PLAT LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4, THE N.E. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 FO SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. FOR: PACIFIC WESTERN HOMES, 5526 N.E. 122ND AVE. PORTLAND, OREGON 97230. PARTITIONHIGHLAND.DWG





2002-4090093 2 of 2

I, David H. Krumbein, do hereby certify that said Affidavit of Correction for Partition Plat 2002-01 has been examined by me and that it complies with requirements of ORS 92.

Approved 6 March, 2002

David H. Krumbein  
David H. Krumbein, Umatilla County Surveyor

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

03-25-02 at 9:06

in the record of document code type DE-AFF

Location R409-0093  
Document number 2002-4090093  
Fee 31.00

Office of County Records

Jesse Thompson  
Records Officer