

COLUMBIA VIEW ESTATES: PHASE 3 FINAL PLAT

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WILLIAM M. McCLANNAHAN, OWNER, AND I, DUSTIN C. GROGAN, CONTRACT PURCHASER, OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

William M. McClannahan 12-9-06
WILLIAM M. McCLANNAHAN DATE
Dustin C. Grogan 12-9-06
DUSTIN GROGAN DATE

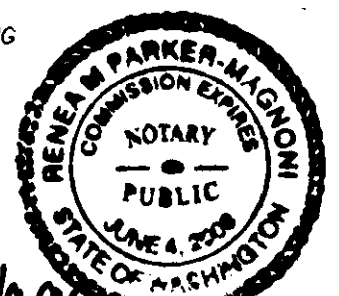
ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 9 DAY OF December, 2006 APPEARED WILLIAM M. McCLANNAHAN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF December, 2006.

MY COMMISSION EXPIRES June 4, 2008

Ramon M. Parker-Magnoni
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Umatilla, OR



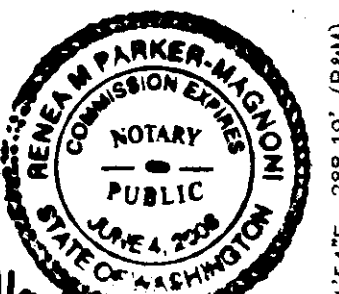
ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 9 DAY OF December, 2006 APPEARED DUSTIN GROGAN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF December, 2006.

MY COMMISSION EXPIRES June 4, 2008

Ramon M. Parker-Magnoni
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Umatilla, OR



APPROVALS

UMATILLA COUNTY SURVEYOR:
THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 14 DAY OF December, 2006.

David H. K...
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR:
THIS SUBDIVISION IS HEREBY APPROVED THIS 14th DAY OF December, 2006.

Pat...
UMATILLA COUNTY ASSESSOR

I HEREBY CERTIFY THAT all TAXES FOR THE YEAR 2006-07 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Rhonda Schuler by *Bettina Enright* Deputy
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS:
THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 18th DAY OF December, 2006.

Leonia S. Roberts
CHAIRMAN
Emile M. Holman
COMMISSIONER
William A. Harrell
COMMISSIONER

WEST EXTENSION IRRIGATION DISTRICT:
THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 13th DAY OF December, 2006.

Beverly J. Bridgewater
CITY OF UMATILLA:

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. 1212/2006
Ramona Anderson
PLANNING COMMISSION CHAIR, CITY OF UMATILLA DATE

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
P.W.T.
PAUL W.P. TOMKINS, PLS 2360

- LEGEND**
- BOUNDARY OF PHASE III
 - LOT LINE
 - CENTERLINE
 - RIGHT OF WAY MARGIN
 - EASEMENT LINE (EDGE OF 10' P.U.E TYPICAL)
 - FENCE LINE
 - FOUND MONUMENT AS DESCRIBED
 - SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED USKH-OR-2360
 - CALCULATED POINT NOT FOUND OR SET
 - FOUND 5/8" PIN WITH YELLOW CAP OR PLS 1106, WA PLS 17372 PER PARTITION PLAT NO. 2000-018.
 - RECORD DIMENSION PER PARTITION PLAT NO. 2000-018.
 - EXISTING POWER POLE
- SURVEYOR'S CERTIFICATE**
- I, PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON, AND HAVE MONUMENTED THE STREET INTERSECTIONS, OR WILL DO SO SUBSEQUENT TO STREET PAVING, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

LINE	BEARING	DISTANCE
L1	S05°00'35"E	87.46'
L2	N89°21'28"W	36.50'
L3	N00°41'50"E	50.00'
L4	S05°00'35"E	96.92'
L5	S00°40'53"W	105.99'
L6	S00°40'53"W	109.82'
L7	S00°40'53"W	79.80'
L8	S00°40'53"W	108.77'
L9	S00°40'53"W	107.32'
L10	S00°40'53"W	96.59'
L11	S00°40'53"W	98.29'
L12	S00°40'53"W	79.07'
L13	S00°40'53"W	99.89'
L14	S00°40'53"W	50.00'
L15	S10°10'42"E	25.33'
L16	S01°54'05"W	105.63'
L17	S00°40'53"W	50.00'
L18	S89°54'34"E	63.29'
L19	S00°03'55"W	50.00'
L20	N88°27'14"W	92.01'
L21	S01°54'05"W	17.59'
L22	N01°54'05"E	98.74'
L23	N01°54'05"E	99.16'
L24	N01°54'05"E	99.58'

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 18, 2006
at 10:00 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
15 19

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 50.00 No. 2006-5120409

REGISTERED PROFESSIONAL LAND SURVEYOR
P.W.T.
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
Renewal 6/30/08

Date Stamped: 12/8/06



Engineering • Land Surveying

Planning • Materials Testing

101 Thain Road
Lewiston, ID 83501
Phone: (208) 746-2661
Fax: (208) 746-6825

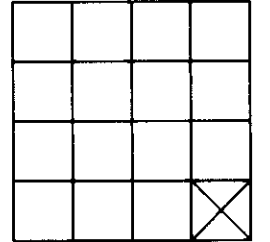
621 W. MALLON AVE. Suite. 309
Spokane, WA 99201
Phone: (509) 328-5139
Fax: (509) 328-0423

5 North Colville St.
Walla Walla, WA 99362
Phone: (509) 522-4843
Fax: (509) 522-1902

Project:
A FINAL PLAT LOCATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 18 OF TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, BEING A PORTION OF THE CITY OF UMATILLA, OR

Client
DOUG COX
928 W. DWAYNE ST.
HERMISTON, OR 97838
1-(541)-571-5118

SECTION INDEX



SEC. 18, TWN. 5N., RNG. 28 E., W.M.

Project Mgr. PWPT

Drawn DWW

Checked PWPT

Date 10/26/2006

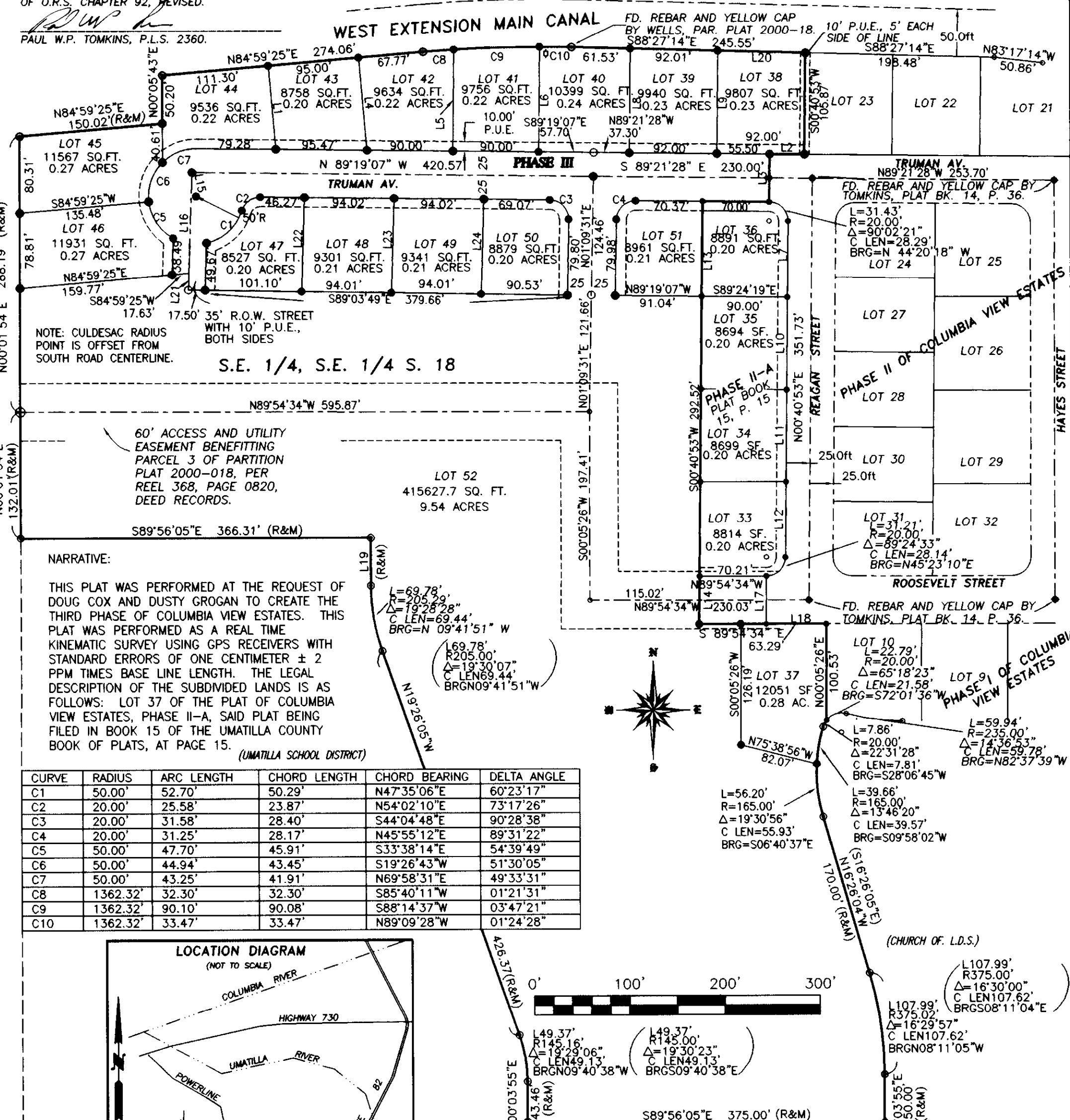
Scale 1"=100'

CAD File: 935800phase3final.DWG

Sheet Contents:
FINAL PLAT OF COLUMBIA VIEW ESTATES PHASE 3

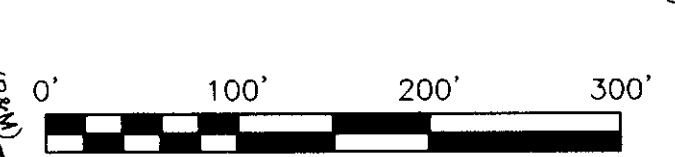
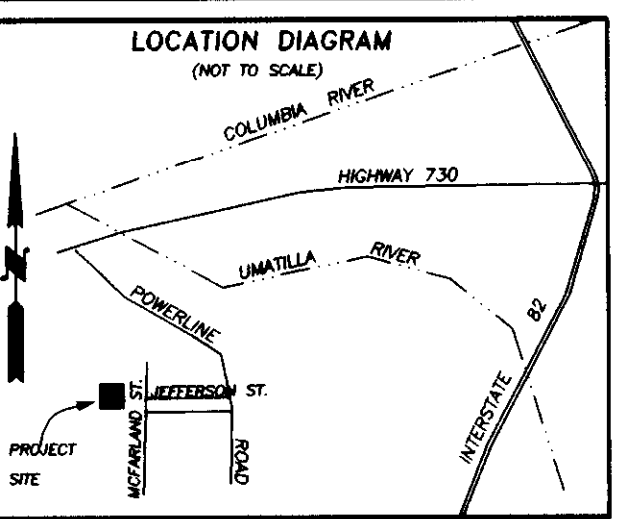
Sheet No.: 1 OF 1

U.S.K.H. W.O. 935800



NARRATIVE:
THIS PLAT WAS PERFORMED AT THE REQUEST OF DOUG COX AND DUSTY GROGAN TO CREATE THE THIRD PHASE OF COLUMBIA VIEW ESTATES. THIS PLAT WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING GPS RECEIVERS WITH STANDARD ERRORS OF ONE CENTIMETER ± 2 PPM TIMES BASE LINE LENGTH. THE LEGAL DESCRIPTION OF THE SUBDIVIDED LANDS IS AS FOLLOWS: LOT 37 OF THE PLAT OF COLUMBIA VIEW ESTATES, PHASE II-A, SAID PLAT BEING FILED IN BOOK 15 OF THE UMATILLA COUNTY BOOK OF PLATS, AT PAGE 15. (UMATILLA SCHOOL DISTRICT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	52.70'	50.29'	N47°35'06"E	60°23'17"
C2	20.00'	25.58'	23.87'	N54°02'10"E	73°17'26"
C3	20.00'	31.58'	28.40'	S44°04'48"E	90°28'38"
C4	20.00'	31.25'	28.17'	N45°55'12"E	89°31'22"
C5	50.00'	47.70'	45.91'	S33°38'14"E	54°39'49"
C6	50.00'	44.94'	43.45'	S19°26'43"W	51°30'05"
C7	50.00'	43.25'	41.91'	N69°58'31"E	49°33'31"
C8	1362.32'	32.30'	32.30'	S85°40'11"W	01°21'31"
C9	1362.32'	90.10'	90.08'	S88°14'37"W	03°47'21"
C10	1362.32'	33.47'	33.47'	N89°09'28"W	01°24'28"



RECEIVED BY
Umatilla County Surveyor
12/26/06
26-632-B