

ASPEN ESTATES, PHASE III

AN ADDITION TO THE CITY OF HERMISTON,
 A REPLAT OF LOTS 25, 26, 27, 28 AND 32, OF ASPEN ESTATES, PHASE II.
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
 JUNE, 2018

SHEET 1 OF 2

LEGEND

- - SET 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". REBARS AT POINTS OF CURVATURE AND POINTS OF TANGENCY, STREET INTERSECTIONS AND ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE 30 INCHES LONG. OTHER REBARS ARE 24 INCHES LONG.
- ⊙ - FOUND 5/8" IRON REBAR WITH 2" ALUMINUM CAP MARKED "+ PLS 1106", SET FLUSH WITH PAVEMENT ON PLATS OF ASPEN ESTATES, PHASES I OR II.
- ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW OR RED PLASTIC CAP, PER PLAT OF THE ASPENS, PHASE I, OR THE PLATS OF ASPEN ESTATES, PHASES I OR II.
- x - INDICATES CALCULATED POINT ONLY, NOT SET OR FOUND.
- 00 - INDICATES NEW LOT NUMBER FOR THIS PLAT.
- SF - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
- EPUE - INDICATES EXISTING PUBLIC UTILITY EASEMENT.
- C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
- L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
- - - - - INDICATES EXISTING PUBLIC UTILITY EASEMENT LINE, (EPUE), WIDTH INDICATED.
- - - - - INDICATES LOT LINE FROM LOT IN ASPEN ESTATES, PHASE II TO EXTINGUISH BY THIS REPLAT.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 81°14'33" W	49.30
L2	N 79°02'36" W	68.56
L3	N 78°37'02" W	75.28
L4	N 80°26'53" W	18.13
L5	N 80°26'53" W	63.81
L6	N 80°26'53" W	17.04
L7	N 84°59'32" W	46.33
L8	N 84°59'32" W	41.35
L9	N 86°46'20" W	62.46
L10	N 86°45'20" W	21.97
L11	N 86°45'20" W	60.74
L12	N 81°38'43" W	42.17
L13	S 34°32'30" W	111.57
L14	S 34°32'30" W	84.82
L15	S 00°26'22" W	14.77
L16	N 89°33'38" W	63.00
L17	N 89°33'38" W	63.00
L18	N 03°33'52" W	25.06
L19	N 03°33'52" W	25.06
L20	S 86°22'46" E	73.58

LINE TABLE, CONTINUED

NO.	BEARING	DISTANCE
L21	S 86°22'46" E	27.58
L22	S 84°02'19" E	1.44
L23	S 84°02'19" E	88.89
L24	S 82°18'42" E	37.38
L25	S 82°18'42" E	63.51
L26	S 82°18'42" E	3.65
L27	S 79°43'40" E	60.27
L28	S 79°43'40" E	56.94
L29	S 78°15'58" E	89.27
L30	S 75°29'52" E	66.34
L31	N 03°33'52" W	11.10
L32	N 03°33'52" W	13.97
L33	N 03°33'52" W	17.04
L34	N 36°36'10" E	133.77
L35	S 89°33'38" E	8.00
L36	S 89°33'38" E	17.23
L37	S 36°36'10" W	172.09
L38	N 00°26'18" E	30.00
L39	S 89°33'38" E	15.10
L40	S 89°33'38" E	25.10
L41	S 34°32'30" W	8.92
L42	S 89°33'38" E	25.00
L43	S 89°33'38" E	25.00

INITIAL POINT

SE CORNER OF LOT 21, ASPEN ESTATES, PHASE I. FOUND 5/8" BY 30" REBAR WITH RED PLASTIC CAP PER ASPEN ESTATES, PHASE I PLAT. BEARS N 00°26'18" E, 888.34' FROM S1/4 CORNER OF SECTION 2.

TEMPORARY EASEMENT NOTE:

THIS TEMPORARY 20 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT WAS CREATED ON THE PLAT OF ASPEN ESTATES, PHASE II, & SHALL TERMINATE WHEN THE RIGHT-OF-WAY OF N.E. KENNA DRIVE IS PLATTED THROUGH LOT 35 & CONNECTS TO EXISTING PLATTED STREETS ON THE NORTH & WEST SIDES OF LOT 35.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°59'56"	50.00	78.54	70.71	S 44°33'40" E
C2	43°17'07"	75.00	56.66	55.32	S 21°12'16" E
C3	35°48'55"	75.00	46.88	46.12	S 60°45'17" E
C4	10°53'54"	75.00	14.27	14.24	S 84°06'41" E

NOTE: DIMENSIONS REPORTED ON THIS REPLAT, WHICH ARE COMMON WITH THOSE OF ASPEN ESTATES PHASES I AND II, ARE IDENTICAL.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 6-28-2018
 at 10:59 o'clock a.m., in the record of PLATS of said County.
 BOOK 16 PAGE 70
 OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 120.00 No. 2018-6730635

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/20

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/9/2018
 Recd By: TWA
 No.: 18-051-B

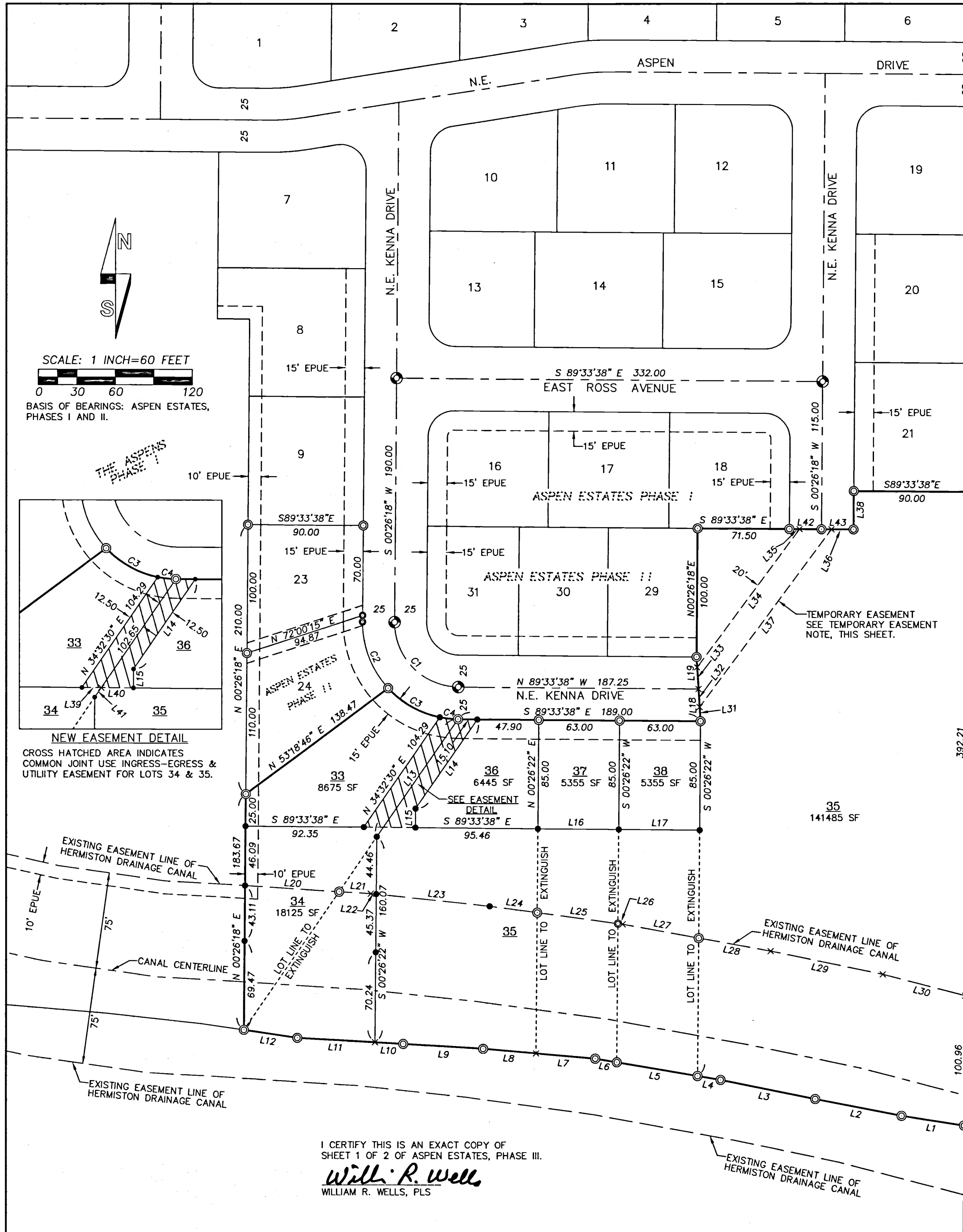
WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT: \AE PHASE3 FLAG

ASPEN ESTATES, PHASE III

SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

DATE: 05/18 DR. BY: WRW
 CK. BY: WRW NO: 16-1620



I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF ASPEN ESTATES, PHASE III.

William R. Wells
 WILLIAM R. WELLS, PLS

THE SOUTH 1/4 CORNER OF SECTION 2, A 2 1/2" BRASS CAP IN MONUMENT BOX BEARS S 00°26'18" W, 395.18'.

ASPEN ESTATES, PHASE III
AN ADDITION TO THE CITY OF HERMISTON.
A REPLAT OF LOTS 25, 26, 27, 28 AND 32, OF ASPEN ESTATES, PHASE II.
LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 2, T4N., R28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
JUNE, 2018

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS
25 DAY OF June 2018.

CHAIR [Signature]

HERMISTON CITY COUNCIL

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS
25 DAY OF June 2018.

MAYOR [Signature]

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS
21 DAY OF June 2018.

BY: [Signature] manager TITLE

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT
COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE
TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE
APPROVE SAID PLAT FOR THE SIGNATURE BY THE COUNTY
COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 27 DAY OF June 2018.

[Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS HEREBY APPROVED FOR FILING AND RECORDING
IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE
UNDERSIGNED, BY ITS ORDER.

DATED THIS 27 DAY OF June 2018.

[Signatures] CHAIRMAN, COMMISSIONER, COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO
HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND
CONTAINED IN THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL
ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 26th DAY OF June 2018.

[Signatures] ASSESSOR, TAX COLLECTOR

SURVEYORS CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL
MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS
SHOWN IN THE ACCOMPANYING PLAT OF "ASPEN ESTATES, PHASE III".

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT
OF THE ASPEN ESTATES, PHASES I & II. THE SURVEY WAS MADE BY A 2 PERSON CREW
USING TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE.
MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOTS 25, 26, 27, 28 AND 32 "ASPEN ESTATES, PHASE II", RECORDED AS INSTRUMENT
NO. 2018-6670373, AT BOOK 16, PAGE 59, UMATILLA COUNTY RECORD OF PLATS,
SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

[Signature] WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/20

OWNERS DECLARATION & DEDICATION

HERMISTON HOME WORKS, INC., AN OREGON CORPORATION, OWNER OF THE LANDS
WITHIN THE ACCOMPANYING REPLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE
THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "ASPEN ESTATES, PHASE III", A
REPLAT OF LOTS 25, 26, 27, 28 AND 32, OF ASPEN ESTATES, PHASE II AND AN
ADDITION TO THE CITY OF HERMISTON, OREGON.

THE NEW EASEMENT OVER AND ACROSS PORTIONS OF LOTS 34 AND 35, SHOWN ON
SHEET 1 OF 2 IS HEREBY DESIGNATED AS A PRIVATE, COMMON JOINT USE EASEMENT
FOR INGRESS-EGRESS AND UTILITIES BENEFITTING LOTS 34 AND 35. UPON FUTURE
PLATTING WITHIN LOT 35, THIS EASEMENT MAY BE REVISED TO EXCLUDE FUTURE
LOTS HAVING DIRECT FRONTAGE TO N.E. KENNA DRIVE.

THE TEMPORARY 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT CONNECTING THE
EXISTING, CONSTRUCTED PORTIONS OF N.E. KENNA DRIVE WAS CREATED ON THE PLAT
OF ASPEN ESTATES, PHASE II AND SHALL TERMINATE WHEN THE RIGHT-OF-WAY OF N.E.
KENNA DRIVE THROUGH LOT 35 IS PLATTED AND CONNECTS WITH THE EXISTING STREET
RIGHT-OF-WAY ON THE NORTH & WEST SIDES OF LOT 35.

THE FRONT BUILDING LINE OF LOTS 33 & 36 SHALL BE ESTABLISHED AT THE PLACE
WHERE THE LOT WIDTH IS 60 FEET, OR 20 FEET FROM THE FRONT PROPERTY LINE,
WHICHEVER IS GREATER.

HERMISTON HOME WORKS, INC., BY:

[Signature] JERALD L. BRANDT, PRESIDENT

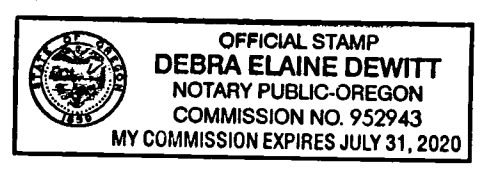
ACKNOWLEDGMENT

STATE OF OREGON))SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY
OF June 2018, BY JERALD L. BRANDT, AS PRESIDENT
OF HERMISTON HOME WORKS, INC.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 952943
MY COMMISSION EXPIRES: July 31, 2020



RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 6-28-2018

at 10:59 o'clock a m., in the record of PLATS of said County. BOOK 16 PAGE 70 OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2018-6730635

RECEIVED BY Umatilla County Surveyor
Date: 7/9/2018
Rec'd By: TMA
No.: 18-054-B

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF ASPEN ESTATES, PHASE III.
[Signature] WILLIAM R. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 05/18 DR. BY: WRW
CK. BY: WRW NO: 16-1620

PROJECT: VAE PHASE3 FLAG
ASPEN ESTATES, PHASE III

SITUATED IN THE SE1/4 SW1/4 OF SECTION 2, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.