

VANDELEY MEADOWS PHASE 2

A REPLAT OF LOT 28 OF VANDELEY MEADOWS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 17 AT PAGE 8 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

BASIS OF BEARINGS
BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

LEGEND

- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ XXX FOUND PROPERTY PIN PER THE BLUFFS PHASE 1 OR AS NOTED.
- FOUND 3" BRASS CAP WITH PUNCH IN CONC. CASE AND COVER STAMPED: "OR 02820 LS 2019"
- ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2021" IN THIS SUBDIVISION
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION
- CALCULATED POINT ONLY, NOT FOUND OR SET
- (R#) DENOTES RECORD DATA PER SURVEY REFERENCE, SEE TABLE
- M DENOTES MEASURED DATA
- RW DENOTES DEDICATED RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- SITE BOUNDARY
- - - EASEMENT DEDICATION ON THIS SUBDIVISION, SEE P.U.E. NOTE, SHEET 3
- - - EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- - - EXISTING PROPERTY LINE (ADJACENT)
- - - EXISTING EASEMENT
- - - EXISTING SECTION SUB-DIVISION LINE
- - - DEDICATED RIGHT-OF-WAY
- - - DEDICATED RIGHT-OF-WAY CENTERLINE
- - - EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- - - LOT LINE
- x - x - x - x - x - EXISTING FENCE

ADJOINERS

THE BLUFFS PHASE 1		VANDELEY MEADOWS PHASE 1	
LOT	OWNER	LOT	OWNER
52	RETFERFORD	11	DUNHAM
53	GUARDADO	12	HEIN
54	HESS	19	MADRIGAL
55	ARELLANO	20	GUZMAN-GARCIA
56	SANCHEZ	27	COLUMBIA BASIN DEVELOPMENT
57	PARISSEN		
58	RANDALL		
59	HAMEL		
60	PIFER		
61	ARAUJO		
62	ARMENTA-RIVERA		
63	ARITA		
64	ORTIZ-MENDOZA		
65	KEGLER		
74	TURCOTTE		

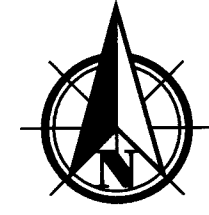
HAYDEN RIVER ESTATES No.3	
LOT	OWNER
42	HAYDEN HOMES, LLC
15	JEPPESON

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD DIST.
C1	130.00'	9.31'	9.30'	S01°00'42"W	4°06'05"	
C2	130.00'	52.27'	51.92'	S14°34'51"W	23°02'12"	
C3	130.00'	40.16'	40.00'	S34°56'58"W	17°42'02"	
C4	130.00'	102.47'	99.84'	S66°22'49"W	45°09'40"	
C5	100.00'	157.08'	141.42'	N43°57'39"E	90°00'00"	
C6	70.00'	95.12'	87.97'	N48°54'35"E	77°51'24"	
C7	70.00'	1.37'	1.37'	S88°23'58"W	1°07'22"	
C8	130.00'	8.71'	8.71'	N87°02'27"E	3°50'26"	
C9	130.00'	52.20'	51.85'	S73°37'04"W	23°00'20"	
C10	130.00'	47.38'	47.11'	S51°40'29"W	20°52'50"	
C11	100.00'	96.67'	92.95'	N61°16'00"E	55°23'20"	
C12	70.00'	67.67'	65.07'	N61°16'00"E	55°23'20"	
C13	20.00'	14.37'	14.06'	N61°49'08"E	41°10'08"	
C14	20.00'	14.37'	14.06'	S77°00'44"E	41°10'08"	
C15	105.00'	52.76'	52.21'	N70°49'26"W	28°47'31"	
C16	105.00'	10.66'	10.66'	N88°07'46"W	5°49'10"	
C17	75.00'	45.31'	44.62'	S73°44'00"E	34°36'40"	
C18	45.00'	27.18'	26.77'	S73°44'00"E	34°36'40"	
C19	20.00'	31.42'	28.28'	S11°25'40"E	90°00'00"	
C20	20.00'	29.45'	26.86'	N75°45'19"E	84°21'58"	
C21	230.00'	21.29'	21.29'	S64°42'50"E	5°18'16"	
C22	230.00'	48.91'	48.82'	N73°27'31"W	12°11'07"	
C23	230.00'	46.11'	46.04'	S85°17'43"E	1°12'29"	
C24	200.00'	120.82'	118.99'	N73°44'00"W	34°36'40"	
C25	170.00'	74.75'	74.15'	S78°26'31"E	25°11'39"	
C26	20.00'	34.70'	30.51'	S16°08'11"E	99°25'01"	
C27	280.00'	133.18'	131.93'	S19°56'46"W	27°15'07"	(133.18' R6)
C28	250.00'	118.91'	117.79'	S19°56'46"W	27°15'07"	
C29	220.00'	26.53'	26.52'	N30°07'01"E	6°54'38"	
C30	220.00'	78.11'	77.70'	S16°29'27"W	20°20'29"	

LINE TABLE

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DIST.
L1	N01°02'21"W	43.54'	(R6)(N00°11'31"W R3)	(R3/R6)
L2	N88°57'39"E	70.56'	(R6)(N89°48'29"E R3)	(R3/R6)
L3	S01°02'21"E	1.99'	(R6)(S00°11'31"E R3)	(R6)(2.00' R3)
L4	N88°57'39"E	9.90'	(R6)	(R6)
L5	S88°57'39"W	3.41'	(R6)	(R6)
L6	N01°24'45"W	60.00'	(R6)	(R6)
L7	N58°14'53"W	27.67'	(R6)(S57°24'03"E R3)	(R3/R4/R6)
L8	N83°40'15"W	5.01'	(S82°49'25"E R4)	(R4)
L9	N83°40'15"W	30.00'	(S82°49'25"E R4)	(R4)
L10	N01°02'21"W	59.95'	(R6)(N00°11'31"W R3)	(R3/R6)
L11	N88°57'39"E	5.15'		
L12	N33°34'20"E	2.71'		
L13	N56°25'40"W	2.27'		
L14	N88°57'39"E	6.19'		
L15	N88°57'39"E	8.80'		
L16	N33°34'20"E	0.63'	(R6)	(R6)
L17	N88°57'39"E	8.57'		



Scale 1" = 60'

SEE DETAIL "A" SHEET 1

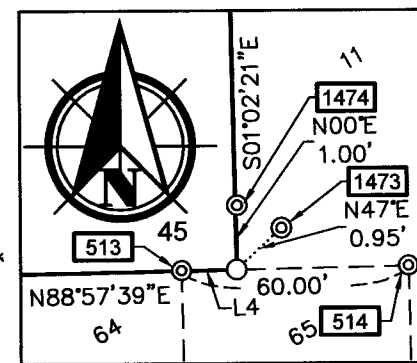
COSTANZA AVENUE
S88°57'39"W 162.00'

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
GREG E. FLOWERS, PLS

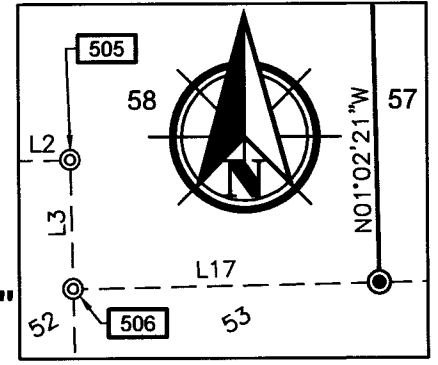
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021
11/1/2021

STATE OF OREGON }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-10-2021
at 11:26 o'clock a. m., in the record of PLATS of said County
BOOK 17 PAGE 37
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2021-7330246



DETAIL "B" SCALE: N.T.S.



DETAIL "C" SCALE: N.T.S.

NOTE:

- SEE SHEET 3 FOR FOUND PIN TABLE
- SURVEY REFERENCES**
- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
 - (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
 - (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
 - (R4) HAYDEN RIVER ESTATES NO. 3 (BK. 14, PG. 13) BY CUMMINGS
 - (R5) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 98-101-C) BY WELLS
 - (R6) VANDELEY MEADOWS PHASE 1 (BK. 17, PG. 8) BY FLOWERS
 - (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.002
SURVEYOR: GREG E FLOWERS	DATE: 11/04/2021
CALC BY: ROP	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 E	SHEET 2 OF 4

RECEIVED BY
Umatilla County Surveyor
Date: 12/16/21
Rec'd By: CT
No.: 21-141-6

VANDELAY MEADOWS PHASE 2

A REPLAT OF LOT 28 OF VANDELAY MEADOWS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 17 AT PAGE 8 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC. TO PERFORM A REPLAT OF LOT 28 OF VANDELAY MEADOWS PHASE 1 SUBDIVISION, RECORDED IN BOOK 17, PAGE 8, RECORDS OF UMATILLA COUNTY, OREGON AND SUBDIVIDE IT AS SHOWN HEREIN.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MOST OF THE PERIMETER LOT CORNERS, ADJACENT ROAD INTERSECTION PINS AND ALL THE CONTROLLING SECTION CORNERS. THIS PROPERTY IS DEFINED ON THE WEST BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 AND ON THE EAST BY THE POWERLINE ROAD RIGHT OF WAY MARGIN, BEING A 30 FOOT WESTERLY OFFSET FROM THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, THE TIES TO SECTIONAL MONUMENTATION WERE HELD TO ESTABLISH SAID WEST AND EAST LOT BOUNDARIES. INITIALLY, A DISTANCE OF 510.37 FEET WAS HELD ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 FROM THE SOUTHWEST CORNER THEREOF, AS LISTED ON THE BLUFFS PHASE 1 SUBDIVISION, TO ESTABLISH THE SOUTHERLY AND NORTHERLY BOUNDARIES OF THIS LOT, BUT THE RECOVERED PERIMETER LOT CORNERS AND ADJACENT ROAD INTERSECTION PINS FELL NORTH OF SAID CALCULATED BOUNDARIES BY APPROXIMATELY 0.7 OF A FOOT, CONSISTENTLY. BY HOLDING THE ADJACENT ROAD INTERSECTION PINS ON BRIDGEPORT ROAD, THE VAST MAJORITY OF TIED LOT CORNERS FELL WITHIN A 0.1 OF A FOOT FROM THE CALCULATED POSITIONS OF SAID SOUTHERLY AND NORTHERLY BOUNDARIES, HENCE WE MADE THE DECISION TO HOLD SUCH. THIS ALSO AGREES WITH THE RECORD DIMENSIONS FOR LOTS 76 AND 77 SHOWN ON THE BLUFFS PHASE 1 SUBDIVISION.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018, MAY 2019, JANUARY 2020 AND JULY 2021.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDELTON, OREGON, TITLE REPORT, FILE NUMBER 493859AM, DATED AUGUST 30, 2021 AT 7:30 AM. IN PREPARING THIS TENTATIVE PLAN, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE TENTATIVE PLAN AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

LOT 28 OF VANDELAY MEADOWS PHASE 1 SUBDIVISION, AS SHOWN ON THE PLAT OF VANDELAY MEADOWS, PHASE 1, RECORDED ON SEPTEMBER 17, 2020 AS INSTRUMENT NUMBER 2020-7070774 IN BOOK 17 AT PAGE 8 IN THE PLAT RECORDS OF UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

OWNER/DEVELOPER COLUMBIA BASIN DEVELOPMENT, LLC PO BOX 5160 PASCO, WA 99302

PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR COSTANZA AND CARTWRIGHT AVENUES AND HIGH DESERT LOOP WILL OCCUR AT THE TIME OF THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 28 THROUGH 77 WILL BE COMPLETED AT THIS TIME.

PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. _____

Mary Dedrick 11/08/2021 Mayor of the City of Umatilla

UMATILLA COUNTY SURVEYOR

I, DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, AND HAVE FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

David H. Krumbain 11/24/2021 David H. Krumbain, P.E., P.L.S., UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF VANDELAY MEADOWS PHASE 1 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

Chairman 12/8/21

Commissioner 12-8-21

Commissioner 12/10/21

UMATILLA COUNTY ASSESSORS 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 COVERED BY THE ACCOMPANYING SUBDIVISION, AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID, AND WE THEREFORE APPROVE SAID SUBDIVISION.

Rachael Reynolds by Monna Bawers December 7, 2021 County Assessor Deputy

Rachael Reynolds by Monna Bawers December 7, 2021 County Tax Collector Deputy

FOUND CENTERLINE & PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

Table with columns: #, DESCRIPTION, BEARING, DISTANCE. Contains 147 rows of survey data including rebar flush, bent iron rebar, and witness corners.

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED

RECEIVED BY Umatilla County Surveyor Date: 12/16/21 Rec'd By: CT No.: 21-141-6

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS, PLS OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

RENEWS 12/31/2021 11/4/2021

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was recorded and recorded on 12-10-2021 at 11:26 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 37 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2021-7330246

- SURVEY REFERENCES (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS (R4) HAYDEN RIVER ESTATES NO. 3 (BK. 14, PG. 13) BY CUMMINGS (R5) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 98-101-C) BY WELLS (R6) VANDELAY MEADOWS PHASE 1 (BK. 17, PG. 8) BY FLOWERS (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS

PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC PROJECT NO.: 66178.002 SURVEYOR: GREG E FLOWERS DATE: 11/04/2021 CALC BY: ROP DRAWN BY: DWW SCALE: NA SECTION: 20 TOWNSHIP: 5 N RANGE: 28 E CITY: UMATILLA COUNTY: UMATILLA SHEET 3 OF 4

VANDELAY MEADOWS PHASE 2

A REPLAT OF LOT 28 OF VANDELAY MEADOWS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 17 AT PAGE 8 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, AARON RILEY, AUTHORIZED REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC., A LIMITED LIABILITY COMPANY OWNERS OF THE LANDS SHOWN HEREIN, AND WE, THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF THE BANK OF EASTERN OREGON, HEREBY CERTIFY THAT WE HOLD AN INTEREST IN THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) & SANITARY SEWER EASEMENTS (SAN. SEWER ESMT) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "VANDELAY MEADOWS PHASE 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 28, "VANDELAY MEADOWS PHASE 1, A REPLAT OF LOTS 76 AND 77 OF "THE BLUFFS SUBDIVISION, PHASE 1", LYING WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

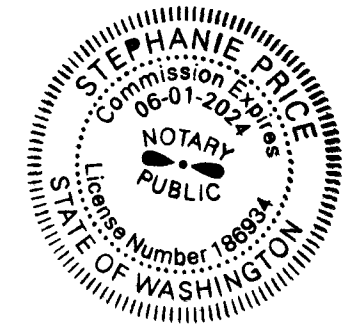
Aaron Riley 11/05/2021
 AARON RILEY, REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC. DATE
Mike Feigh 11/5/2021
 REPRESENTATIVE FOR BANK OF EASTERN OREGON DATE

ACKNOWLEDGMENT

STATE OF Washington
 COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AARON RILEY, HAS SIGNED THIS PLAT ON BEHALF OF COLUMBIA BASIN DEVELOPMENT, LLC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Stephanie Price 11/5/2021
 NOTARY PUBLIC DATE
 MY APPOINTMENT EXPIRES 6/1/2024
 RESIDING Richland WA



ACKNOWLEDGMENT

STATE OF Oregon
 COUNTY OF Morrow

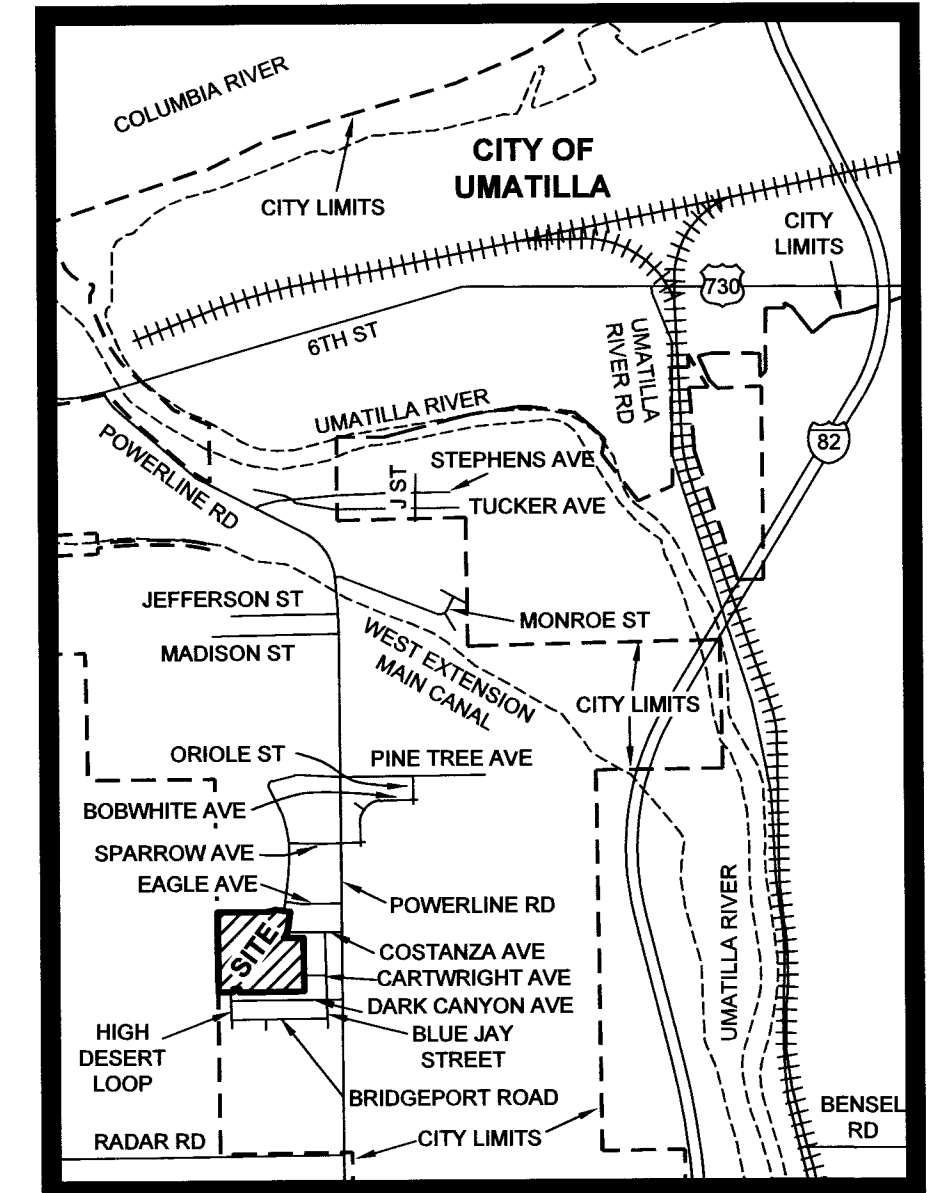
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shane HAS SIGNED THIS PLAT ON BEHALF OF BANK OF EASTERN OREGON, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Lesly M. Anzora 11/5/2021
 NOTARY PUBLIC DATE
 MY APPOINTMENT EXPIRES May 17, 2025
 RESIDING Boardman OR.



SURVEY REFERENCES

- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. 1-16-C) BY KRUMBEIN
- (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
- (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
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- (R5) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 98-101-C) BY WELLS
- (R6) VANDELAY MEADOWS PHASE 1 (BK. 17, PG. 8) BY FLOWERS
- (R7) CHERYL'S PLACE PHASE 1 (BK. 17 OF PLATS, PG. 1) BY FLOWERS



VICINITY MAP
 NOT TO SCALE

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Greg E. Flowers
 GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2021
 11/4/2021

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 12-10-2021 at 11:26 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 37
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7330246

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/16/21
 Recd By: CT
 No.: 21-141-B

<p>PBS PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 108 Richland, WA 99352 509.942.1600 pbsusa.com</p>	CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.002	
	SURVEYOR: GREG E FLOWERS	DATE: 11/04/2021	
	CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
	SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 4 OF 4	