

UMATILLA COUNTY
VISTA RIDGE SUBDIVISION PHASE I

A SUBDIVISION OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-25,
 LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M.,
 CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAKE MORLEY, PROJECT MANAGER FOR GUILLOM, INC., TO PERFORM A SUBDIVISION PLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-25, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON. I WAS ABLE TO LOCATE ALL OF THE EXTERIOR PROPERTY CORNERS OF PARTITION PLAT 2007-25, BY WILLIAM R. WELLS, AS SHOWN ON THIS PLAT. I HOLD THE SOUTH LINE OF PARTITION PLAT 2007-25 AS THE BASIS OF BEARING FOR THIS SURVEY. I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS). THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
 ROBERT D. ENGLISH, ORPLS 43406LS

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 5N3513, AND 5N3513A.
- (R2) PARTITION PLAT 1998-36, TOMKINS FOR CITY OF MILTON FREEWATER, UMATILLA COUNTY RECORDS FILE #1998-338000
- (R3) PARTITION PLAT 2007-25, WELLS FOR BROUHARD, UMATILLA COUNTY RECORDS FILE #2007-5210675.
- (R4) PARTITION PLAT 2015-02, APA FOR KEY, 2015, UMATILLA COUNTY RECORDS FILE #2015-6260064.
- (D1) STATUTORY WARRANTY DEED, DOC.NO. 2007-5220630, UCDR, SPYGLASS, LLC., 2007.TL300 & 301 5N3513.
- (D2) STATUTORY WARRANTY DEED, DOC.NO. 2013-6110489, UCDR, GARDNER, 2013.TL100 5N3513 & 2000 5N35.
- (D3) WARRANTY DEED, DOC.NO.2015-6260331, UCDR, DUNNING, 2015. TL303 5N3513.
- (D4) WARRANTY DEED, DOC.NO.2016-6490756, UCDR, CA MOUNTAIN, LLC., 2016. TL100 5N3513.
- (D5) WARRANTY DEED, DOC.NO.2019-6850665, UCDR, LEGACY LAND DEVELOPMENT LLC., 2019, TL302 5N3513.
- (D6) WARRANTY DEED, DOC.NO.2019-6860439, UCDR, PIPER & PENNELL, 2019. TAX LOT 2300 5N3513.
- (D7) WARRANTY DEED, DOC.NO.2019-6880748, UCDR, JRW AGRI, LLC., 2019. TAX LOT 1900 5N3513.
- (D8) KEY BOULEVARD PLAT, BOOK16, PAGE 101, PLAT RECORDS, TAX LOT 302, 5N3513.
- (D9) WARRANTY DEED, DOC.NO.2020-7020266, UCDR, JENKINS, TAX LOT 600 5N3513A.
- (D10) STATUTORY WARRANTY DEED, DOC.NO.2021-7160434, UCDR, JACKSON, TAX LOT 700 5N3513A.

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS SUBDIVISION PLAT OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 2007-25 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID SUBDIVISION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
 ROBERT D. ENGLISH, ORPLS 43406LS

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR FROM KEY BOULEVARD ESTATES, PARTITION PLAT 2007-25, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - - - UTILITY EASEMENT
- - - - - DRAINAGE/SEWER EASEMENT, AS NOTED.

STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-06-2022

at 4:02 o'clock p. m., in the record of PLATS of said County.
 BOOK 17 PAGE 52

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7390251

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

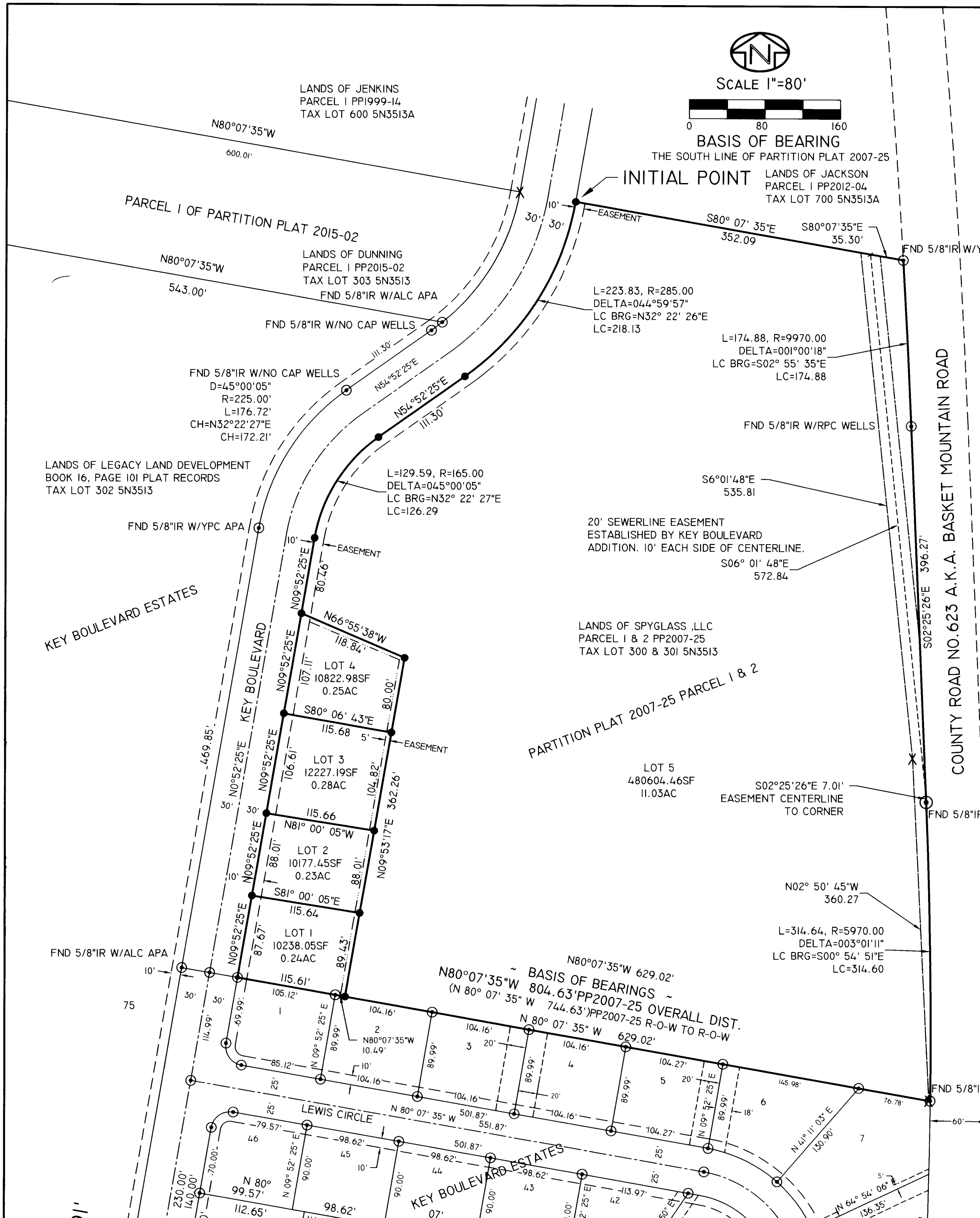
Robert D. English
 OREGON
 JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS

RENEWAL DATE: 12/31/23

PAGE 1 OF 2

DATE: 12/28/21	DWN.BY: RDE	SUBDIVISION PLAT FOR: SPYGLASS, LLC. 2550 LAKEWEST DR., STE. 50 CHICO, CA. 95928
SCALE: 1"=80'	CHK. BY: RDE	
JOB NO. 2021-042	REV.DATE: XX/XX/XX	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 Fax:541-276-3480
DWG NO. VISTA RIDGE 2021.DWG		

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/7/22
 Rec'd By: CT
 No. 22-035-B



UMATILLA COUNTY
VISTA RIDGE SUBDIVISION PHASE I
A SUBDIVISION OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-25,
LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M.,
CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, SPYGLASS, LLC., AN OREGON LIMITED LIABILITY COMPANY, OWNERS OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-25, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE, AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND GRANT, AND ACKNOWLEDGE THE EASEMENTS SHOWN, FOR THE PURPOSES SHOWN HEREON.

William J. Brouhard
WILLIAM J. BROUHARD, MEMBER

FOR GULLON INC., A CALIFORNIA CORPORATION, AND MEMBER

Douglas J. Guillon
DOUGLAS J. GULLON, PRESIDENT AND MEMBER

Allen L. Renville
ALLEN L. RENVILLE, MEMBER

ACKNOWLEDGMENT

STATE OF ~~OREGON~~ California
S.S.
COUNTY OF ~~UMATILLA~~ Butte

ON THIS 8th DAY OF March, IN THE YEAR 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM J. BROUHARD, DOUGLAS J. GULLON, AND ALLEN L. RENVILLE, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Susan Marolla
NOTARY SIGNATURE

Susan Marolla
NOTARY PUBLIC OF ~~OREGON~~ (PRINT) CALIFORNIA

COMMISSION NO. 2312993

MY COMMISSION EXPIRES: Dec 17, 2023

LEGAL DESCRIPTION

FROM PRELIMINARY TITLE REPORT, PIONEER TITLE COMPANY, ORDER 103053 PARTITION PLAT NO. 2007-25 INSTRUMENT 2007-5210675, LOCATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS: FROM PRELIMINARY TITLE REPORT ORDER NO. 103053.

- 1) 2021-2022 TAXES, WHICH ARE A LIEN ON JULY 1, 2021, BUT NOT YET PAYABLE.
- 2) WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
- 3) LIENS OR ASSESSMENTS FOR THE CITY OF MILTON FREEWATER, IF ANY.
- 4) EASEMENT, PACIFIC TELEPHONE & TELEGRAPH COMPANY, BOOK 118, PAGE 423, DEED RECORDS. NOV.15, 1992. COUNTY RECORDS
- 5) RIGHT-OF-WAY FOR PUBLIC ROAD, STREET, AND/OR UTILITY PURPOSES, CITY OF MILTON FREEWATER, INSTRUMENT NO. 2011-5760548. MARCH 18, 2011. COUNTY RECORDS.
- 6) SUBJECT TO THE RECORDING OF THE PLAT FOR "VISTA RIDGE SUBDIVISION - PHASE I".
- 7) EASEMENT, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN THE PLAT OF PLAT AND DECLARATION OF "VISTA RIDGE SUBDIVISION, PHASE I, IF ANY.
- 8) ANY DOCUMENTS EXECUTED BY SPYGLASS, LLC, SHOULD BE EXECUTED PURSUANT TO THEIR OPERATING AGREEMENT.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

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- (R2) PARTITION PLAT 1998-36, TOMKINS FOR CITY OF MILTON FREEWATER, UMATILLA COUNTY RECORDS FILE #1998-3380010
- (R3) PARTITION PLAT 2007-25, WELLS FOR GULLON BROUHARD, UMATILLA COUNTY RECORDS FILE #2007-5210675.
- (R4) PARTITION PLAT 2015-02, APA FOR KEY, 2015, UMATILLA COUNTY RECORDS FILE #2015-6260064.
- (R5) KEY BOULEVARD ESTATES, ENGLISH FOR LEGACY, 2020.
- (D1) STATUTORY WARRANTY DEED, DOC. NO. 2007-5220630, UCDR, SPYGLASS, LLC., 2007. TL 300 AND 301 5N3513.
- (D2) STATUTORY WARRANTY DEED, DOC. NO. 2013-6110489, UCDR, GARDNER, 2013. TLI00 5N3513 & 2000 5N35.
- (D3) WARRANTY DEED, DOC. NO. 2015-6260331, UCDR, DUNNING, 2015. TL303 5N3513.
- (D4) WARRANTY DEED, DOC. NO. 2016-6490756, UCDR, CA MOUNTAIN, LLC., 2016. TLI00 5N3513.
- (D5) WARRANTY DEED, DOC. NO. 2019-6850665, UCDR, LEGACY LAND DEVELOPMENT LLC., 2019, TL302 5N3513.
- (D6) WARRANTY DEED, DOC. NO. 2019-6860439, UCDR, PIPER & PENNELL, 2019. TAX LOT 2300 5N35.
- (D7) WARRANTY DEED. DOC. NO. 2019-6880748, UCDR, JRW AGRI, LLC., 2019. TAX LOT 1900 5N35.

APPROVALS

CITY OF MILTON FREEWATER - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 16 DAY OF March, 2022.

Laurel Sweeny
LAUREL SWEENEY, PLANNER.

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 23 DAY OF March, 2022.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS 5 DAY OF April, 2022.

Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

Rachael Reynolds
UMATILLA COUNTY TAX ASSESSOR

UMATILLA COUNTY COMMISSIONERS:

APPROVED THIS 6 DAY OF April, 2022

Commissioner
COMMISSIONER

Commissioner
COMMISSIONER

Commissioner
COMMISSIONER

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS SUBDIVISION AS SHOWN HEREIN. SAID SUBDIVISION IS SITUATED IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS 1 AND 2 OF PARTITION PLAT 2007-25 INTO RESIDENTIAL BUILDING LOTS. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"X30" IRON REBAR WITH A 2" ALUMINUM CAP MARKED "ORPLS43406LS" AND "INITIAL POINT VISTA RIDGE", SET AT THE NORTHWEST CORNER OF LOT 5, DURING THE PERFORMANCE OF THIS SUBDIVISION.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

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Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

RECEIVED BY
Umatilla County Surveyor
Date: 4/7/22
Rec'd By: CT
22-035-8

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 04-06-2022
at 4:02 o'clock p. m., in the record of
PLATS of said County.
BOOK 17 PAGE 52
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2022-7390251

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/23

DATE: 12/28/21
SCALE: N/A

JOB NO. 2021-042
DWG NO. VISTA RIDGE 2021.DWG

DWN. BY: RDE
CHK. BY: RDE
SUBDIVISION PLAT FOR:
SPYGLASS, LLC.
2550 LAKEWEST DR., STE. 50
CHICO, CA. 95928

REV. DATE: XX/XX/XX
SURVEY ONE, LLC
P.O. BOX 382
PENDLETON OR, 97801
PH:541-276-2055 FAX:541-276-3480