

VANDELAY MEADOWS PHASE 1

A REPLAT OF LOTS 76 AND 77 OF "THE BLUFFS" SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 63 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

LEGEND

- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ XXX FOUND PROPERTY PIN PER THE BLUFFS PHASE 1 OR AS NOTED.
- ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2019" 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
- - - EASEMENT BEING VACATED PER THIS REPLAT



Scale 1" = 100'

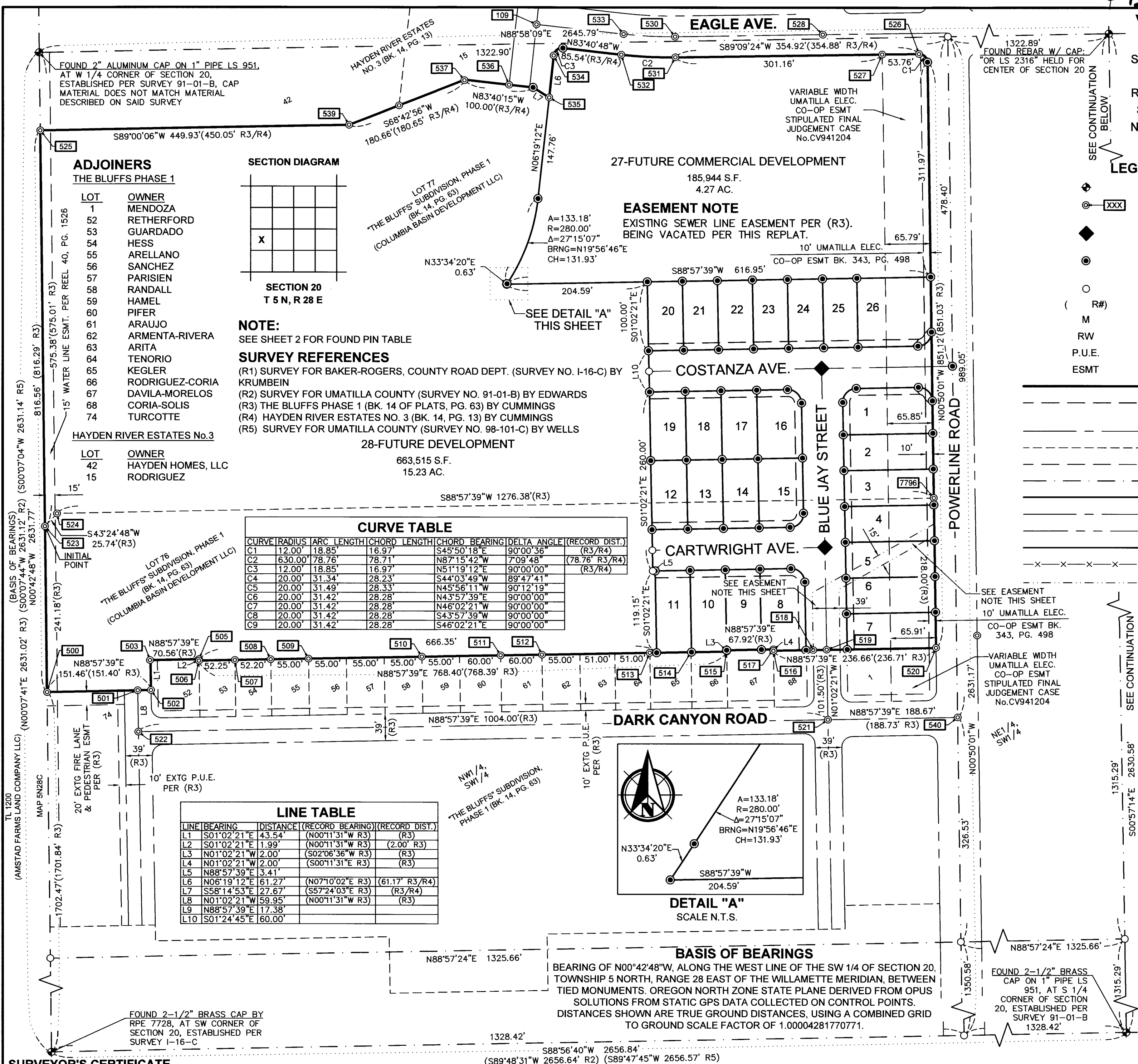


STATE OF OREGON }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 9-17-2020
 at 12:26 o'clock p. m., in the record of PLATS of said County.
 BOOK 17 PAGE 8
OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 125 No. 2020-7070774

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 GREG E. FLOWERS, PLS
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2021
 8/26/2020

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



ADJOINERS

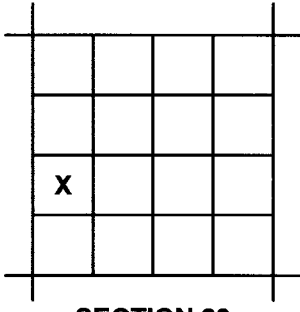
THE BLUFFS PHASE 1

LOT	OWNER
1	MENDOZA
52	RETFERFORD
53	GUARDADO
54	HESS
55	ARELLANO
56	SANCHEZ
57	PARISIEN
58	RANDALL
59	HAMEL
60	PIFER
61	ARAUJO
62	ARMENTA-RIVERA
63	ARITA
64	TENORIO
65	KEGLER
66	RODRIGUEZ-CORIA
67	DAVILA-MORELOS
68	CORIA-SOLIS
74	TURCOTTE

HAYDEN RIVER ESTATES No.3

LOT	OWNER
42	HAYDEN HOMES, LLC
15	RODRIGUEZ

SECTION DIAGRAM



SECTION 20
T 5 N, R 28 E

NOTE:
SEE SHEET 2 FOR FOUND PIN TABLE

SURVEY REFERENCES

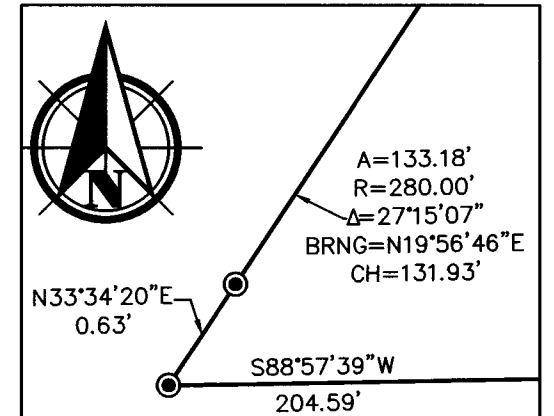
- (R1) SURVEY FOR BAKER-ROGERS, COUNTY ROAD DEPT. (SURVEY NO. I-16-C) BY KRUMBEIN
- (R2) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 91-01-B) BY EDWARDS
- (R3) THE BLUFFS PHASE 1 (BK. 14 OF PLATS, PG. 63) BY CUMMINGS
- (R4) HAYDEN RIVER ESTATES NO. 3 (BK. 14, PG. 13) BY CUMMINGS
- (R5) SURVEY FOR UMATILLA COUNTY (SURVEY NO. 98-101-C) BY WELLS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE (RECORD DIST.)
C1	12.00'	18.85'	16.97'	S45°50'18"E	90°00'36" (R3/R4)
C2	630.00'	78.76'	78.71'	N87°15'42"W	7°09'48" (78.76' R3/R4)
C3	12.00'	18.85'	16.97'	N51°19'12"E	90°00'00" (R3/R4)
C4	20.00'	31.34'	28.23'	S44°03'49"W	89°47'41"
C5	20.00'	31.49'	28.33'	N45°56'11"W	89°12'19"
C6	20.00'	31.42'	28.28'	N43°57'39"E	90°00'00"
C7	20.00'	31.42'	28.28'	N46°02'21"W	90°00'00"
C8	20.00'	31.42'	28.28'	S43°57'39"E	90°00'00"
C9	20.00'	31.42'	28.28'	S46°02'21"E	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE (RECORD BEARING) (RECORD DIST.)
L1	S01°02'21"E	43.54' (N00°11'31"W R3) (R3)
L2	S01°02'21"E	1.99' (N00°11'31"W R3) (2.00' R3)
L3	N01°02'21"W	2.00' (S02°06'36"W R3) (R3)
L4	N01°02'21"W	2.00' (S00°11'31"E R3) (R3)
L5	N88°57'39"E	3.41'
L6	N06°19'12"E	61.27' (N07°10'02"E R3) (61.17' R3/R4)
L7	S58°14'53"E	27.67' (S57°24'03"E R3) (R3/R4)
L8	N01°02'21"W	59.95' (N00°11'31"W R3) (R3)
L9	N88°57'39"E	17.38'
L10	S01°24'45"E	60.00'



DETAIL "A"
SCALE N.T.S.

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.

SURVEYOR'S CERTIFICATE
 I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "VANDELAY MEADOWS PHASE 1", BEING LOTS 76 & 77, "THE BLUFFS" SUBDIVISION, PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 63 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY AND COUNTY OF UMATILLA, OREGON. THE INITIAL POINT OF SAID "VANDELAY MEADOWS PHASE 1" BEING A FOUND 5/8" REBAR WITH PLASTIC CAP INSCRIBED "OR LS 2316", MARKING THE NORTHWEST CORNER OF LOT 76 OF SAID "THE BLUFFS" SUBDIVISION, PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 63 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY.

Greg E. Flowers
 GREG E. FLOWERS, P.L.S. 02820 OR.



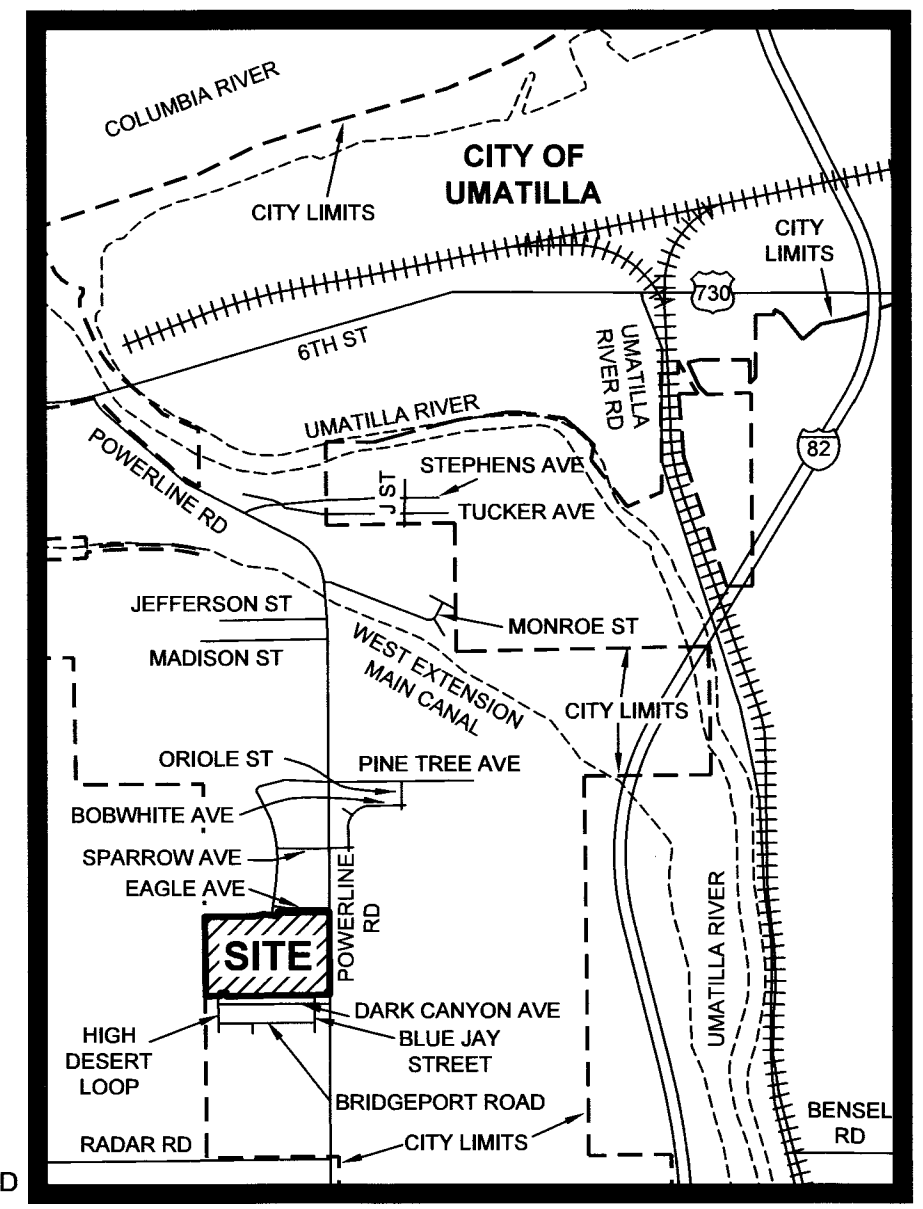
PBS Engineering and Environmental Inc.
 400 Bradley Blvd, Ste 106
 Richland, WA 99352
 509.942.1600
 pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178.001
SURVEYOR: GREG E. FLOWERS	DATE: 08/21/2020
CALC BY: ROP	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 E	SHEET 1 OF 3

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/23/20
 Rec'd By: CT
 No.: 20-082-0

VANDELAY MEADOWS PHASE 1

A REPLAT OF LOTS 76 AND 77 OF "THE BLUFFS" SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 14 AT PAGE 63 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



VICINITY MAP
NOT TO SCALE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC. TO PERFORM A REPLAT OF LOTS 76 AND 77 OF THE BLUFFS PHASE 1 SUBDIVISION, RECORDED IN BOOK 14, PAGE 63, 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 AND JANUARY 2020.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDLETON, OREGON, TITLE REPORT, FILE NUMBER 284685AM, DATED APRIL 19, 2019. 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

LOTS 76 AND 77 OF THE BLUFFS SUBDIVISION, AS SHOWN ON THE PLAT OF "THE BLUFFS" SUBDIVISION, PHASE 1, RECORDED ON AUGUST 15, 2003 AS INSTRUMENT NUMBER 2003-4450088 IN BOOK 14 AT PAGE 63 IN THE PLAT RECORDS OF UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

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

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.

OWNER'S DECLARATION AND DEDICATION

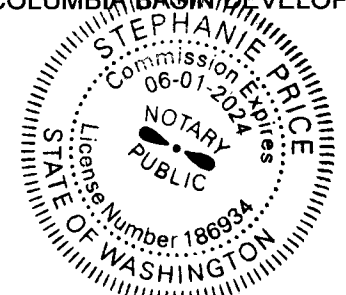
KNOW ALL MEN BY THESE PRESENTS THAT I, AARON RILEY, AUTHORIZED REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC., A LIMITED LIABILITY COMPANY OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON; 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 1". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOTS 76 AND 77, "THE BLUFFS" SUBDIVISION, PHASE 1, A REPLAT OF A PORTION OF PARCEL 1 IN PARTITION PLAT No. 2000-37, 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 8/27/2020
AARON RILEY, REPRESENTATIVE FOR COLUMBIA BASIN DEVELOPMENT, LLC. 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 8/27/2020
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES 6/1/2024
RESIDING Richland

PROPERTY PINS & ROAD MONUMENTS NOTE

ROAD CONSTRUCTION FOR COSTANZA AND CARTWRIGHT AVENUES AND BLUE JAY STREET WILL OCCUR AT THE TIME OF THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 1 THROUGH 28 WILL BE COMPLETED AT THIS TIME.

APPROVALS:

CITY OF UMATILLA
APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. 673

Mary Dedeek 09/08/2020
MAYOR OF THE CITY OF UMATILLA DATE

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 9/16/2020
DAVID H. KRUMBEIN, P.E., P.L.S., DATE
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.

John Bell 9-8-2020
CHAIRMAN DATE

George M. Drake 9-11-2020
COMMISSIONER DATE

William J. Effen 9-11-2020
COMMISSIONER DATE

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.

John Bell 9/08/2020
COUNTY ASSESSOR DATE

Richard Pennells 9/8/2020
COUNTY TAX COLLECTOR DATE

WEST EXTENSION IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT AND THAT THE PLAT OF VANDELAY MEADOWS PHASE 1 - SUBDIVISION CONFORMS TO THE REQUIREMENTS OF THE WEST EXTENSION IRRIGATION DISTRICT

Beverly J. Bridgewater 9/4/2020
WEST EXTENSION IRRIGATION DISTRICT DATE

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
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COUNTY OF UMATILLA }
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Greg E. Flowers
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021
8/26/2020

RECEIVED BY
Umatilla County Surveyor
Date: 9/23/20
Filed By: CT
20-082-8

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.: 66178.001	
SURVEYOR: GREG E FLOWERS	DATE: 08/21/2020	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 3 OF 3