

CALCULATED POSITION FOR C-1/4 CORNER SECTION 2 PER SURVEY REFERENCE #4

EAST THEATER AVE.

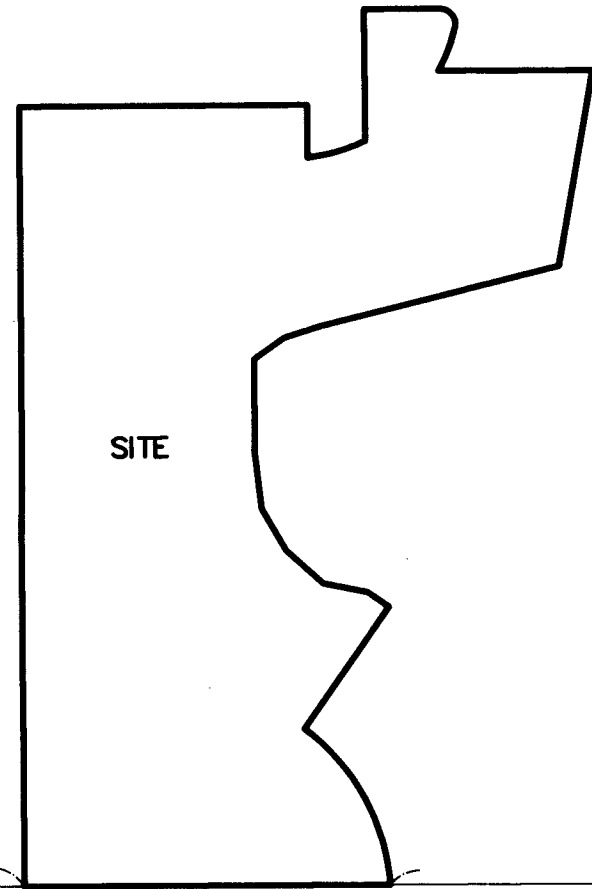
(N 89°34'44" E 2651.28) SR NO. 7  
N 89°35'42" E 2651.10'

S 89°35'42" W 1325.55'

S 89°35'42" W 1325.55'

FOUND BRASS CAP IN PAVEMENT "KRUMBEIN" S-156-C, 1980, HELD

(S 00°32'59" W 1328.29') SR NO. 6  
N 00°23'35" W 1308.29'



SITE

S 00°28'21" E 1329.59'

N 00°32'05" W 1330.89'

239.60'

706.73'

N 89°39'03" E 1327.00'

N 89°39'03" E 1327.39'

1327.00'

S 00°32'05" E 2861.77'  
(S 00°32'16" E 2661.60) SR NO. 5

(S 00°27'36" W 1328.29') SR NO. 6  
S 00°25'38" E 1328.68'

S 00°28'21" E 1329.78'

N 00°32'05" W 1330.89'

FOUND AND HELD SOUTH QUARTER CORNER SECTION 2 PER SURVEY REFERENCE #6

S 89°41'54" W 1328.45'

S 89°41'54" W 1328.45'

FOUND AND HELD SOUTH EAST CORNER OF SECTION 2 PER SURVEY REFERENCE #5

2656.89' N 89°41'54" E  
(2656.82' N 89°41'53" E) SR NO. 5

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT

*KL* 10-25-23  
KEVIN L. BETHJE DATE

# CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE PHASE 3" (17-51)  
LOCATED IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, T 4 N, R 28 E, W.M. CITY OF HERMISTON UMATILLA COUNTY, OREGON

OCTOBER 25, 2023  
JOB NO. 23-185

SHEET 1 OF 3

State of Oregon 2024-0000401  
County of Umatilla REC-DE-TP 01/18/2024 02:24:01 PM  
Pg=0 \$5.00 \$34.00 \$11.00 \$10.00 \$10.00 \$130.00  
\$60.00  
00018884202400004010010009  
Office of County Records  
*John Churchill* UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED BY  
Umatilla County Surveyor  
Date: 1/23/24  
Rec'd By: CT  
No.: 24-002-B

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2025

10-25-2023

**SURVEYOR'S CERTIFICATE**

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

*KL*

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER 55437  
10-25-2023

DATED

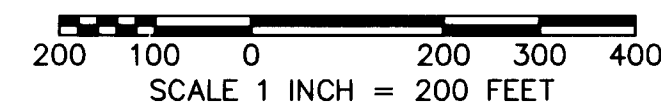
**SHEET INDEX**

- 1) EXTERIOR BOUNDARY, SECTION
- 2) LOTS, DIMENSIONS, SQUARE FOOTAGES AND ADDRESSES
- 3) APPROVAL SIGNATURES, VICINITY MAP, CURVE AND LINE TABLES

**SURVEY REFERENCE**

- 1) PARTITION PLAT NO. 2004-02
- 2) PHEASANT RUN-PHASE FOUR BOOK 14 PAGE 37
- 3) PHEASANT RUN-PHASE FIVE BOOK 14 PAGE 55
- 4) PHEASANT RUN-PHASE SIX BOOK 14 PAGE 80
- 5) LEWIS SURVEY BOOK 14 PAGE 01-B
- 6) PHEASANT RUN PHASE 1 BOOK 13 PAGE 135
- 7) SUNSET ESTATES, BOOK 13, PAGE 86
- 8) "PLAT OF CIMMARON TERRACE PHASE 1", BOOK 16, PAGE 29
- 9) "CIMMARON TERRACE PHASE 2", BOOK 17, PAGE 3
- 10) "CIMMARON TERRACE PHASE 3", BOOK 17, PAGE 51
- 11) FLOWERS SURVEY, BOOK 19, PAGE 112-B
- 12) "CIMMARON TERRACE REPLAT", BOOK 16, PAGE 94
- 13) "CIMMARON TERRACE PUD PHASE V" BOOK 18, PAGE 5

BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/2011 DATUM PER OPUS SOLUTION, COMBINED SCALE FACTOR 0.99994817. DISTANCES SHOWN ARE GROUND DISTANCES.



# CIMMARON TERRACE PUD PHASE IV

OF LOT 76 OF "CIMMARON TERRACE  
PHASE 3" (17-51)  
LOCATED IN A PORTION OF THE NW  
1/4 OF THE SE 1/4  
OF SECTION 2, T 4 N, R 28 E, W.M.  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

OCTOBER 25, 2023  
JOB NO. 23-185  
SHEET 2 OF 3

- SURVEY REFERENCE**
- 1) PARTITION PLAT NO. 2004-02
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**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2025  
10-25-2023

- LEGEND**
- ⊙ INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
  - INDICATES FOUND 5/8" IRON ROD WITH "WA 19619 / OR 02820" CAP, HELD PER SR NO. 10 UNLESS NOTED OTHERWISE
  - ✱ INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 8 AND NO. 13 UNLESS NOTED OTHERWISE
  - (XXX.XX) INDICATES RECORD INFORMATION PER SR 10
  - [XXX] INDICATES LOT ADDRESS

**SURVEYOR'S CERTIFICATE**  
I, KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

*K L Bethje*  
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.  
DATED 10-25-2023

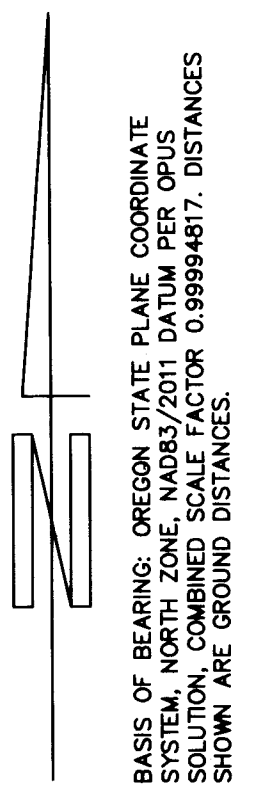
THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
*K L Bethje* 10.25.23  
KEVIN L. BETHJE DATE

State of Oregon  
County of Umatilla  
REC-DE-TP  
Pgs=0 \$5.00 \$34.00 \$11.00 \$10.00 \$10.00 \$130.00  
\$60.00

2024-0000401  
01/18/2024 02:24:01 PM

Office of County Records  
*Steve Churchill* UMATILLA COUNTY

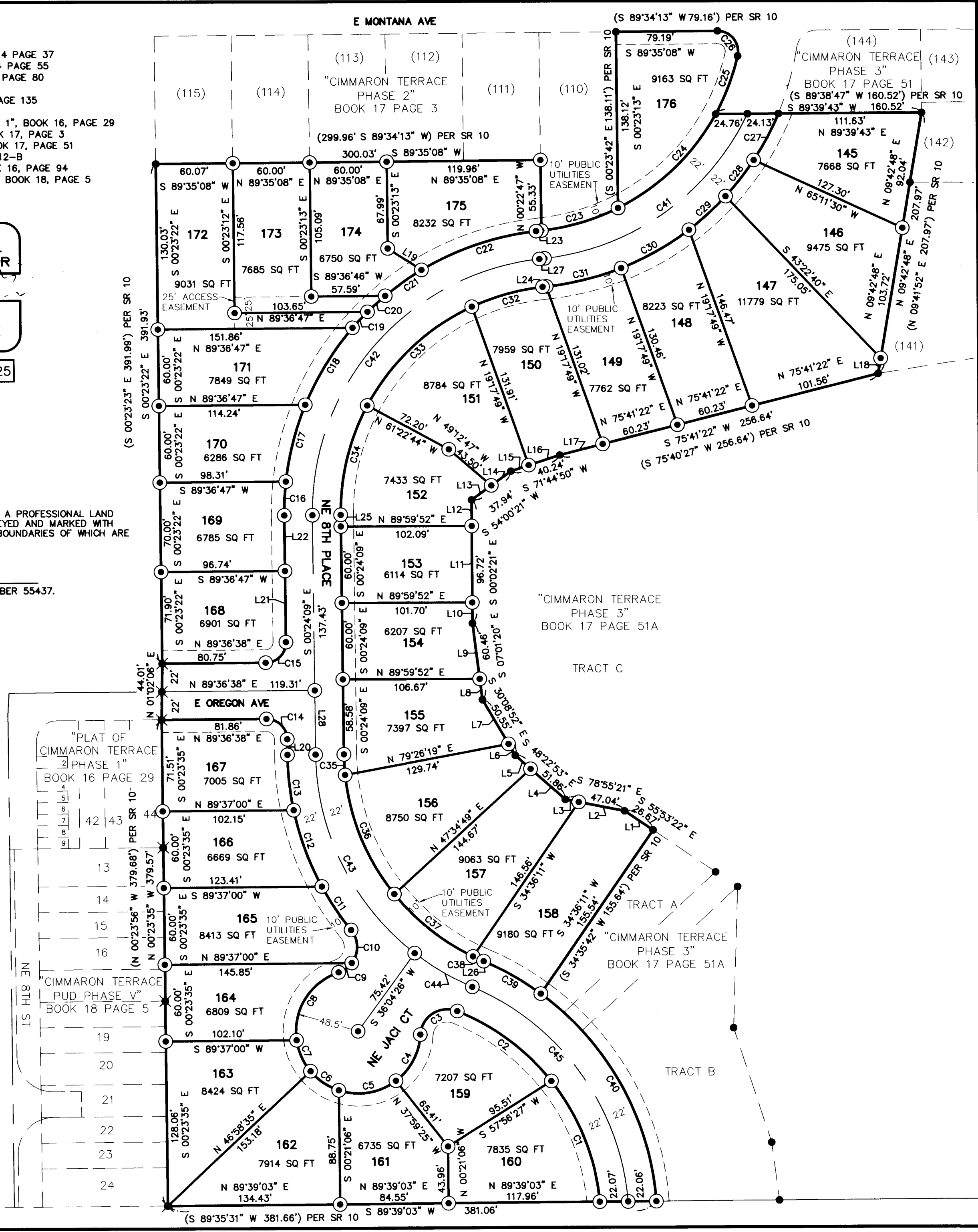
**RECEIVED BY**  
Umatilla County Surveyor  
Date: 11/23/24  
Rec'd By: CT  
No.: 24-002-B



SCALE 1 INCH = 60 FEET

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA, 99336  
509-491-1071



BK-18 - 27B

# CIMMARON TERRACE PUD PHASE IV

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PHASE 3" (17-51)  
LOCATED IN A PORTION OF THE NW  
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OF SECTION 2, T 4 N, R 28 E, W.M.  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

OCTOBER 25, 2023  
JOB NO. 23-185

SHEET 3 OF 3

### LEGAL DESCRIPTION:

THAT PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS;  
LOT 76 OF "CIMMARON TERRACE PHASE 3" ACCORDING TO THE PLAT THEREOF, RECORDED UNDER BOOK 17 OF PLATS AT PAGE 51, RECORDS OF UMATILLA COUNTY, OREGON.

### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF BENTON }ss.

I THE UNDERSIGNED, A NOTARY IN AND FOR THE STATE OF WASHINGTON HEREBY CERTIFY THAT ON THIS 26 DAY OF October, 2023

SHANE KORPELA PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING "OWNERS CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kevin L. Bethje  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Kennecook  
MY COMMISSION EXPIRES: 11-15-2026

KEVIN L. BETHJE  
NOTARY PUBLIC  
COMMISSION NO. 123108  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
NOVEMBER 15, 2026

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, ROTCHY INC, ARE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, AND DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF CIMMARON TERRACE PUD PHASE IV.

[Signature] 10-26-2023  
SIGNATURE DATE

### UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, 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 APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 17 DAY OF January 2024

David H. Krumbain  
UMATILLA COUNTY SURVEYOR

### CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT.

Margaret Taylor 11/15/23  
CHAIRMAN DATE

### HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY

[Signature] 11/13/2023  
MAYOR (DATE)

### HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Cynthia Kopetruck 1/9/24  
MANAGER DATE

### UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 17 DAY OF January 2024

[Signature] [Signature]  
CHAIRMAN COMMISSIONER  
Chanda A. Linnom  
COMMISSIONER

### ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT 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 HEREBY APPROVE SAID PLAT.

[Signature] [Signature]  
COUNTY ASSESSOR COUNTY TAX COLLECTOR  
DATED THIS 16 DAY OF January 2024

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
[Signature] 1025-23  
KEVIN L. BETHJE DATE

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	178.00'	32°59'06"	102.47'	N 21°39'01" W	101.06'
C2	178.00'	29°47'42"	92.56'	N 53°02'25" W	91.52'
C3	21.00'	108°44'56"	39.86'	S 57°41'16" W	34.14'
C4	48.50'	49°40'16"	42.05'	N 28°08'56" E	40.74'
C5	48.50'	55°28'39"	46.96'	N 80°43'24" E	45.15'
C6	48.50'	31°43'14"	26.85'	S 55°40'40" E	26.51'
C7	48.50'	31°43'15"	26.85'	S 23°57'25" E	26.51'
C8	48.50'	80°07'45"	67.83'	S 31°58'05" W	62.43'
C9	21.00'	34°59'30"	12.83'	N 54°32'12" E	12.63'
C10	21.00'	75°44'21"	27.76'	N 00°49'43" W	25.78'
C11	222.00'	10°33'00"	40.88'	S 33°25'24" E	40.82'
C12	222.00'	16°29'12"	63.88'	S 19°54'18" E	63.66'
C13	222.00'	11°15'33"	43.63'	S 06°01'55" E	43.56'
C14	16.00'	89°59'14"	25.13'	N 45°23'46" W	22.62'
C15	16.00'	90°00'46"	25.14'	N 44°36'14" E	22.63'
C16	222.00'	6°50'47"	26.53'	S 03°01'15" W	26.51'
C17	222.00'	16°04'28"	62.28'	S 14°28'53" W	62.08'
C18	222.00'	18°21'18"	71.12'	S 31°41'46" W	70.81'
C19	222.00'	4°26'51"	17.23'	S 43°05'50" W	17.23'
C20	222.00'	4°50'05"	18.73'	S 47°44'18" W	18.73'
C21	222.00'	8°58'42"	34.79'	S 54°38'41" W	34.75'
C22	222.00'	24°34'47"	95.24'	S 71°25'25" W	94.51'
C23	178.07'	20°11'14"	62.74'	N 73°34'44" E	62.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C24	178.07'	34°45'09"	108.01'	N 46°06'32" E	106.36'
C25	178.07'	15°39'42"	48.67'	N 20°54'07" E	48.52'
C26	16.00'	103°29'07"	28.90'	N 38°40'18" W	25.13'
C27	222.07'	10°43'15"	41.55'	N 27°57'11" E	41.49'
C28	222.07'	9°18'32"	36.08'	N 37°58'04" E	36.04'
C29	222.07'	10°00'53"	38.82'	N 47°37'47" E	38.77'
C30	222.07'	15°46'40"	61.15'	N 60°31'33" E	60.96'
C31	222.07'	15°36'02"	60.47'	N 76°12'54" E	60.28'
C32	178.00'	18°32'55"	57.62'	S 74°26'21" W	57.37'
C33	178.00'	36°53'34"	114.61'	S 46°43'07" W	112.64'
C34	178.00'	28°40'29"	89.08'	S 13°56'05" W	88.16'
C35	178.00'	5°13'07"	16.21'	S 03°00'42" E	16.21'
C36	178.00'	32°52'57"	102.16'	S 22°03'44" E	100.76'
C37	178.00'	25°23'48"	78.90'	S 51°12'06" E	78.26'
C38	178.00'	2°49'27"	8.77'	S 65°18'44" E	8.77'
C39	222.00'	13°15'21"	51.36'	N 60°05'46" W	51.25'
C40	222.00'	49°15'54"	190.88'	N 28°50'09" W	185.06'
C41	200.07'	58°25'40"	204.02'	N 54°29'59" E	195.30'
C42	200.00'	84°06'57"	293.62'	S 41°39'20" W	267.95'
C43	200.00'	51°21'16"	179.26'	S 26°04'47" E	173.32'
C44	200.00'	14°58'02"	52.25'	S 59°14'28" E	52.10'
C45	200.00'	62°10'41"	217.04'	N 35°43'01" W	206.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 55°53'22" E	26.67'
L2	S 78°55'21" E	36.36'
L3	S 78°55'21" E	10.68'
L4	S 48°22'53" E	36.03'
L5	S 48°22'53" E	15.83'
L6	S 30°08'52" E	10.48'
L7	S 30°08'52" E	40.07'
L8	S 07°01'20" E	16.46'
L9	S 07°01'20" E	44.00'
L10	S 00°02'21" E	16.33'
L11	S 00°02'21" E	60.00'
L12	S 00°02'21" E	20.39'
L13	S 54°00'21" W	19.04'
L14	S 54°00'21" W	18.90'
L15	S 71°44'50" W	14.74'
L16	S 71°44'50" W	25.50'
L17	S 75°41'22" W	34.63'
L18	N 09°42'48" E	12.20'
L19	S 56°57'15" E	31.24'
L20	S 00°24'09" E	12.18'
L21	S 00°24'09" E	55.89'
L22	S 00°24'09" E	43.53'
L23	N 83°42'46" E	4.12'
L24	S 83°42'49" W	2.82'
L25	S 00°24'09" E	9.02'
L26	S 66°43'27" E	0.29'
L27	S 83°42'49" W	3.99'
L28	S 00°24'09" E	50.17'

State of Oregon  
County of Umatilla  
REC-DE-TP  
Pgs=0 \$5.00 \$34.00 \$11.00 \$10.00 \$10.00 \$130.00  
\$60.00

2024-0000401  
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Office of County Records  
[Signature] UMATILLA COUNTY

RECEIVED BY  
Umatilla County Surveyor  
Date: 1/23/24  
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DATED

PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071  
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



Return to:  
MGS PASCO, Inc  
809 S Auburn St.  
Kennewick, WA 99336

Office of County Records

*Steve Churchill*



AFFIDAVIT OF CORRECTION

Whereas, I, Kevin L Bethje, a Professional Land Surveyor registered in the State of Oregon, who surveyed and certified the Plat of "Cimmaron Terrace PUD Phase IV" as recorded under Book 18, Page 27 of Plats, Instrument No. 2024-401, records of Umatilla County, Oregon.

Whereas, There was an error on the recorded plat of said "Cimmaron Terrace PUD Phase IV" described as follows:

On Sheet 3 of 3, in the CERTIFICATE OF OWNERSHIP AND DEDICATION:  
The owner is incorrectly spelled as Rotchy Inc, the actual correct owner should be listed as Rotschy Inc.

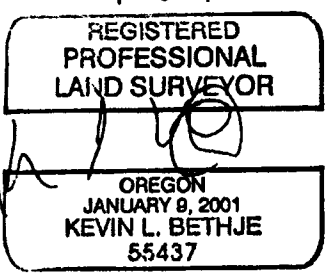
Therefore, This affidavit is filed to correct that error and hereafter show Rotschy Inc as the owners of "Cimmaron Terrace PUD Phase IV"

*Kevin L. Bethje*  
Kevin L. Bethje  
Professional Land Surveyor, LS #55437 Oregon

STATE OF WASHINGTON )  
COUNTY OF Clark ) ss.

I certify that I know or have satisfactory evidence that Kevin L Bethje is the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 29 day of JANUARY 2024.



*Daniel Adolph Renton*  
Notary Public in and for the  
State of Washington  
Residing at VANCOUVER, WA  
My appointment expires 11/15/2026

EXPIRATION DATE: DEC. 31, 2025  
Approved *Daniel Adolph Renton*

