

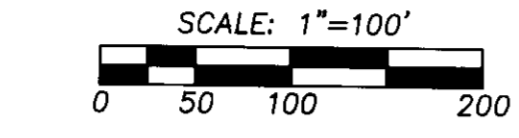
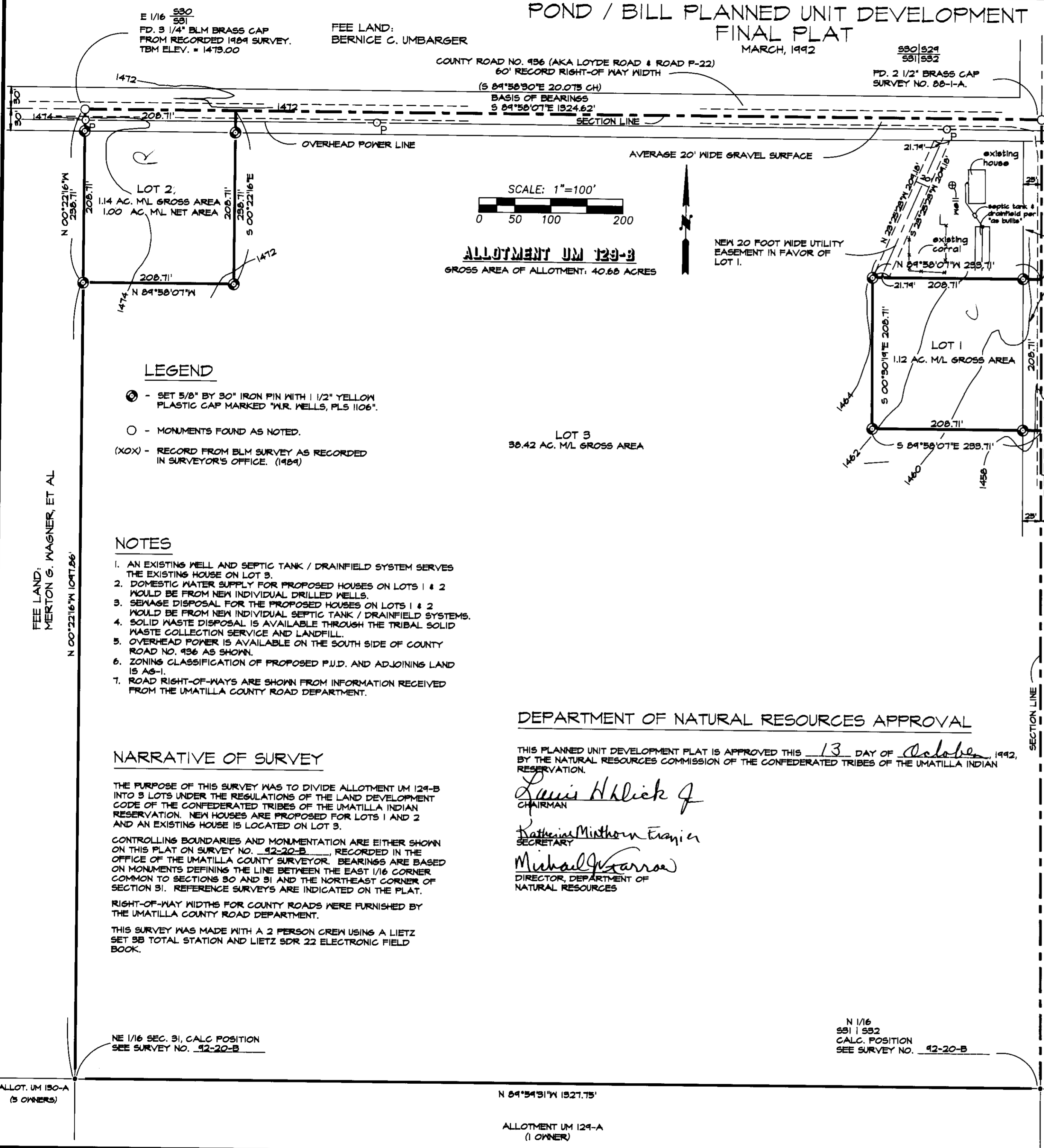
# POND / BILL PLANNED UNIT DEVELOPMENT FINAL PLAT

MARCH, 1992

FEE LAND:  
BERNICE C. UMBARGER

FEE LAND:  
URIAH ALEXANDER 1/4  
B.I.A. 5/4

LOCATION: ALLOTMENT UM 129-B, BEING THE N.E. 1/4 OF THE  
N.E. 1/4 OF SECTION 31, T2N, R33E., W.M.,  
UMATILLA COUNTY, OREGON  
OWNERS: AS SHOWN ON OWNER'S CERTIFICATE ON  
THIS PLAT.



**ALLOTMENT UM 129-B**  
GROSS AREA OF ALLOTMENT: 40.68 ACRES

VERTICAL DATUM  
APPROXIMATE MSL ASSUMED  
BASED ON ELEVATIONS SHOWN ON THE  
1974 "TABLE ROCK" QUAD.  
TBM IS TOP OF BRASS CAP AT E 1/16th  
S31, ELEV. = 1479.00

### LEGEND

- ⊙ - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "W.R. WELLS, PLS 1106".
- - MONUMENTS FOUND AS NOTED.
- (XOX) - RECORD FROM BLM SURVEY AS RECORDED IN SURVEYOR'S OFFICE. (1484)

### NOTES

1. AN EXISTING WELL AND SEPTIC TANK / DRAINFIELD SYSTEM SERVES THE EXISTING HOUSE ON LOT 3.
2. DOMESTIC WATER SUPPLY FOR PROPOSED HOUSES ON LOTS 1 & 2 WOULD BE FROM NEW INDIVIDUAL DRILLED WELLS.
3. SEWAGE DISPOSAL FOR THE PROPOSED HOUSES ON LOTS 1 & 2 WOULD BE FROM NEW INDIVIDUAL SEPTIC TANK / DRAINFIELD SYSTEMS.
4. SOLID WASTE DISPOSAL IS AVAILABLE THROUGH THE TRIBAL SOLID WASTE COLLECTION SERVICE AND LANDFILL.
5. OVERHEAD POWER IS AVAILABLE ON THE SOUTH SIDE OF COUNTY ROAD NO. 456 AS SHOWN.
6. ZONING CLASSIFICATION OF PROPOSED P.U.D. AND ADJOINING LAND IS AG-1.
7. ROAD RIGHT-OF-WAYS ARE SHOWN FROM INFORMATION RECEIVED FROM THE UMATILLA COUNTY ROAD DEPARTMENT.

### NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE ALLOTMENT UM 129-B INTO 3 LOTS UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. NEW HOUSES ARE PROPOSED FOR LOTS 1 AND 2 AND AN EXISTING HOUSE IS LOCATED ON LOT 3.

CONTROLLING BOUNDARIES AND MONUMENTATION ARE EITHER SHOWN ON THIS PLAT ON SURVEY NO. 92-20-B, RECORDED IN THE OFFICE OF THE UMATILLA COUNTY SURVEYOR. BEARINGS ARE BASED ON MONUMENTS DEFINING THE LINE BETWEEN THE EAST 1/16 CORNER COMMON TO SECTIONS 30 AND 31 AND THE NORTHEAST CORNER OF SECTION 31. REFERENCE SURVEYS ARE INDICATED ON THE PLAT.

RIGHT-OF-WAY WIDTHS FOR COUNTY ROADS WERE FURNISHED BY THE UMATILLA COUNTY ROAD DEPARTMENT.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 88 TOTAL STATION AND LIETZ SDR 22 ELECTRONIC FIELD BOOK.

### DEPARTMENT OF NATURAL RESOURCES APPROVAL

THIS PLANNED UNIT DEVELOPMENT PLAT IS APPROVED THIS 13 DAY OF October, 1992, BY THE NATURAL RESOURCES COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Louis Helick*  
CHAIRMAN

*Katherine Minthorn Francis*  
SECRETARY

*Michael Warren*  
DIRECTOR, DEPARTMENT OF NATURAL RESOURCES

### SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, BEING FIRST DULY SWORN, DO DEPOSE AND SAY THAT I HAVE FOUND OR ESTABLISHED THE SURVEY MONUMENTS SHOWN OR REFERENCED ON THE ACCOMPANYING PLAT OF THE "POND / BILL PLANNED UNIT DEVELOPMENT", A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*Will. R. Wells*  
WILLIAM R. WELLS, PLS 1106  
ADDRESS: P.O. BOX 1696, PENDLETON, OREGON  
PHONE: (303) 276-6362

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF March, 1992.

*Thomas L. Groat*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES Mar 24, 1995.

OFFICIAL SEAL  
THOMAS L. GROAT  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 005591  
MY COMMISSION EXPIRES MAR. 24, 1995

NOTE:  
PUBLIC ROAD NO. 3084 IS A FARM TO MARKET ROAD WHICH WAS PREVIOUSLY OPERATED AND MAINTAINED BY B.I.A. THE ROAD SHOWS ON OLDER B.I.A. ROAD SYSTEM MAPS. NEITHER B.I.A. OR UMATILLA COUNTY PRESENTLY MAINTAIN THE ROAD AND ITS LEGAL STATUS IS UNCLEAR. A NEW EASEMENT HAS BEEN PROVIDED, AS SHOWN ON THIS PLAT, TO PROVIDE ACCESS TO LOT 1.

### OWNER'S CERTIFICATE

WE, THE OWNERS OF ALLOTMENT UM 129-B, DO HEREBY ESTABLISH THIS PLAT AS THE PLAT OF THE "POND / BILL PLANNED UNIT DEVELOPMENT", A PLANNED UNIT DEVELOPMENT UNDER THE REGULATIONS OF THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. WE HEREBY DEDICATE, FOR THE USES INDICATED, THE EASEMENTS SHOWN ON THIS PLAT. WE GUARANTEE, AS A CONDITION OF PLAT APPROVAL, THAT THE UNDEVELOPED PORTIONS OF THE SUBJECT PROPERTY SHALL BE DEVOTED TO THE USE PRESCRIBED IN THE LAND DEVELOPMENT CODE FOR AG-1, EXCLUSIVE FARM USE ZONE.

<i>Anna Marie Pond Brown</i> ANNA MARIE POND BROWN	<u>4/26/92</u> DATE	<i>John S. Brown</i> WITNESS
<i>Ronald Pond</i> RONALD POND	<u>8-24-92</u> DATE	<i>W. W. Bradbury</i> WITNESS
<i>Sheila Pond</i> SHEILA POND BILL	<u>8-24-92</u> DATE	<i>Sheila Pond</i> WITNESS
		<i>Marie Orbell</i> WITNESS
		<i>Marie Orbell</i> WITNESS
		<i>W. W. Bradbury</i> WITNESS

RECEIVED BY  
Umatilla County Surveyor  
Date \_\_\_\_\_  
By *K.R.*  
92-28-B  
VACAD/PBRUD

ALLOT. UM 130-A  
(3 OWNERS)

N 84°54'51"W 1527.75'

ALLOTMENT UM 129-A  
(1 OWNER)

N 1/16  
S31 | S32  
CALC. POSITION  
SEE SURVEY NO. 92-20-B

FEE LAND:  
MERTON G. WAGNER, ET AL  
N 00°22'16"W 10471.86'