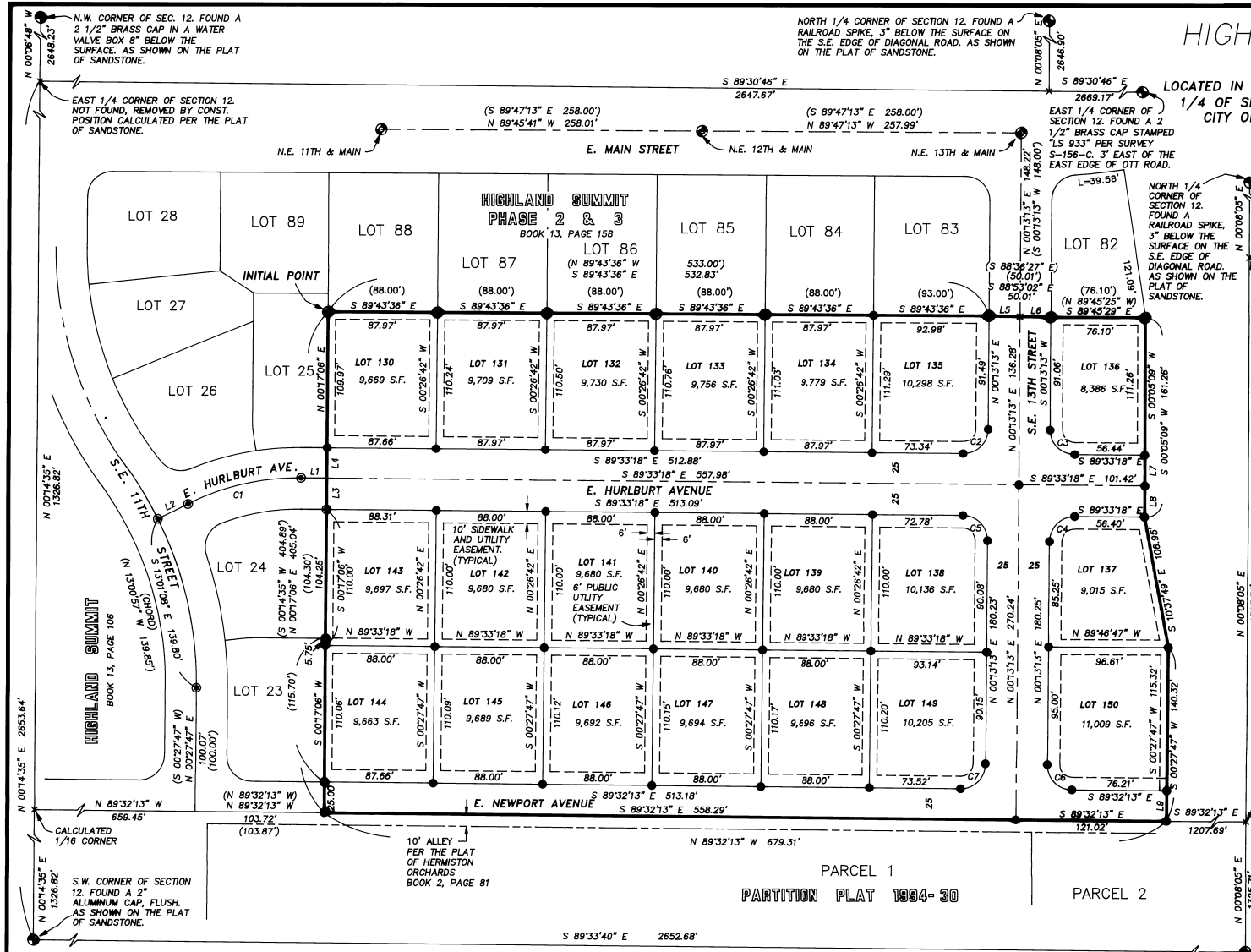


AK 14 P. 56 192

HIGHLAND SUMMIT

PHASE 5

LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



BASIS OF BEARINGS
 S 89°33'40" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN ON THE PLAT OF SANDSTONE, RECORDED IN BOOK 14, PAGE 5 OF PLAT RECORDS OF UMATILLA COUNTY, OREGON.

SCALE: 1"=60 FEET

0 30 60 120

- NOTES AND PLAT RESTRICTIONS**
- 1.) A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING STREETS.
 - 2.) A 6' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG SIDE AND REAR LOT LINES.
 - 3.) THIS PLAT IS SUBJECT TO CONDITIONS IMPOSED IN COVENANTS RECORDED IN REEL _____ PAGE _____ UMATILLA COUNTY DEED RECORDS.
 - 4.) SEE SHEET 2 OF 2 FOR APPROVALS, SURVEYOR'S CERTIFICATION AND DEDICATION.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PACIFIC WESTERN HOMES, INC. TO SUBDIVIDE A PORTION OF THOSE LANDS DESCRIBED IN DEED REEL 258, PAGE 67, UMATILLA COUNTY DEED RECORDS.

THE NORTH LINE WAS HELD AS THE SOUTH LINE OF "HIGHLAND SUMMIT PHASE 2 & 3" SUBDIVISION PER THE FOUND MONUMENTS, THE WEST LINE WAS HELD AS THE EAST LINE OF "HIGHLAND SUMMIT" SUBDIVISION PER THE FOUND MONUMENTS, AND THE SOUTH LINE WAS HELD AS SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 12. THE EAST LINE WAS ESTABLISHED PER THE DEVELOPERS INSTRUCTIONS.

THIS SURVEY WAS PERFORMED USING ASITECH G+G RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND SOKKIA AUTOMATIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 1 MM ± 3 PPM TIMES DISTANCE.

ALL MONUMENT SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN APRIL 2001.

STATE OF OREGON,)
 COUNTY OF UMATILLA)
 I certify that this instrument was received and recorded
 ON May 23, 2003
 at 10:50 o'clock Am., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 56 14

OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 55.00 No. 2003-4370536

- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE.
 - CENTERLINE.
 - LOT LINE.
 - EASEMENT.
 - PLAT BOUNDARY.
 - FOUND SURVEY MONUMENT AS NOTED.
 - FOUND 5/8" IRON PIN PER THE PLAT OF HIGHLAND SUMMIT.
 - FOUND A 5/8" IRON PIN PER THE PLAT OF HIGHLAND SUMMIT PHASE 4.
 - SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
 - CALCULATED POSITION, NOTHING FOUND OR SET.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°32'23" W	20.68' (S 89°32'13" E 20.61')
L2	S 63°29'44" W	27.10' (N 63°30'19" E 27.06')
L3	N 00°17'06" E	25.00'
L4	N 00°17'06" E	25.00'
L5	S 88°53'02" E	25.00'
L6	S 88°53'02" E	25.00'
L7	S 00°05'09" W	25.00'
L8	S 00°05'09" W	25.00'
L9	S 00°27'47" W	25.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	26°56'58"	200.00'	94.07'	N 76°58'04" E 93.21'
(C1)	26°57'28"	200.00'	94.10'	N 76°59'03" E 93.23'
C2	90°13'29"	20.00'	31.49'	N 45°19'57" E 28.34'
C3	89°46'31"	20.00'	31.34'	S 44°40'02" E 28.23'
C4	90°13'29"	20.00'	31.49'	N 45°19'57" E 28.34'
C5	89°46'31"	20.00'	31.34'	S 44°40'02" E 28.23'
C6	89°45'26"	20.00'	31.33'	S 44°39'48" E 28.22'
C7	90°14'34"	20.00'	31.50'	N 45°20'30" E 28.34'

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREG E. FLOWERS
 OREGON
 JUNE 30, 1997
 02820LS
 RENEWS 12/31/03
 9/25/01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "HIGHLAND SUMMIT PHASE 5"
 Greg E. Flowers

SHEET 1 OF 2

A SUBDIVISION LOCATED IN THE N.E. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FOR: PACIFIC WESTERN HOMES, INC. C/O PINNACLE ENGINEERING, 2009 N.E. EDgewater Drive, PORTLAND, OREGON 97211

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843	DATE APRIL 12, 2001
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 HILANDSA.DWG	SCALE 1"=100'

HIGHLAND SUMMIT PHASE 5

LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF THE S.W.
1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 17 DAY OF April, 2001 Margaret Logan
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 17 DAY OF April, 2001 Bob Anderson
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "HIGHLAND PHASE 5" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 16 DAY OF October, 2001 David H. Kline
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 5" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 23rd DAY OF May, 2001

CHAIRMAN
Annis D. Roberts
COMMISSIONER
Emilia M. Holman
COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND PHASE 5" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 21st DAY OF May, 2001 BY:

Paul Chalmers by David J. Brink
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR
Shirley W. Wainwright
Assessor & Tax Mgr.
HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "HIGHLAND SUMMIT PHASE 5" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 13 DAY OF Nov., 2001 BY:

Charles Wilson
HERMISTON IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT OF "HIGHLAND SUMMIT PHASE 5" BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN REEL 258, PAGE 67 OF THE UMATILLA COUNTY DEED RECORDS. SAID SUBDIVISION BEING LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INITIAL POINT OF SAID "HIGHLAND SUMMIT PHASE 5" BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING", SET IN A CONCRETE FENCE BASE MARKING THE SOUTHWEST CORNER OF LOT 88 OF "HIGHLAND SUMMIT PHASE 2 & 3" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 13, PAGE 158 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY. THE BOUNDARY OF SAID "HIGHLAND SUMMIT PHASE 5" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "G&L LAND SURVEYING" MARKING THE SOUTHWEST CORNER OF LOT 88 OF "HIGHLAND SUMMIT PHASE 2 & 3" ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 13, PAGE 158 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON; THENCE S89°43'36"E ALONG THE SOUTH LINE OF SAID "HIGHLAND SUMMIT PHASE 2 & 3" A DISTANCE OF 532.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF S.E. 13TH STREET SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 83 OF SAID "HIGHLAND SUMMIT PHASE 2 & 3"; THENCE S88°53'02"E A DISTANCE OF 50.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID S.E. 13TH STREET SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 82 OF SAID "HIGHLAND SUMMIT PHASE 2 & 3"; THENCE S89°45'29"E ALONG THE SOUTH LINE OF SAID LOT 82 A DISTANCE OF 76.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°05'09"W A DISTANCE OF 161.26 FEET; THENCE S10°37'40"E A DISTANCE OF 108.95 FEET; THENCE S00°27'47"W A DISTANCE OF 140.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON; THENCE N89°32'13"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 679.31 FEET TO THE SOUTHEAST CORNER OF "HIGHLAND SUMMIT" ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 13, PAGE 106 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON; THENCE N00°17'06"E ALONG THE EAST LINE OF SAID "HIGHLAND SUMMIT" A DISTANCE OF 405.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.24 ACRES MORE OR LESS.

Greg E. Flowers
GREG E. FLOWERS, OREGON PLS NO. C2820LS

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/09
9/29/01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "HIGHLAND SUMMIT PHASE 5"

Greg E. Flowers

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC WESTERN HOMES, INC. IS THE OWNERS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN OR NOTED ON THE PLAT AND TO BE HEREBY DEDICATED AS "HIGHLAND PHASE 5". WE HEREBY DEDICATE ALL STREETS TO THE PUBLIC FOR PUBLIC USE FOREVER, THE PUBLIC UTILITY AND SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF HERMISTON.

Chet Antonsen
CHET ANTONSEN
PRESIDENT OF PACIFIC WESTERN HOMES, INC.

ACKNOWLEDGMENT

STATE OF ~~OREGON~~ WA } SS
COUNTY OF ~~UMATILLA~~ WA }
BEFORE ME THIS 11th DAY OF October, 2001 APPEARED CHET ANTONSEN, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PACIFIC WESTERN HOMES, INC. AND HAS EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PACIFIC WESTERN HOMES, INC., AND DOES HEREBY ACKNOWLEDGE THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2001.
MY COMMISSION EXPIRES March 4 2005

Gene Gula Juder
NOTARY PUBLIC FOR THE STATE OF ~~OREGON~~ WA RESIDING IN WALLA WALLA



STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON May 23, 2003
at 10:50 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
14 56

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 55.00 No. 2003-4370536

SHEET 2 OF 2

A SUBDIVISION LOCATED IN THE N.E. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FOR: PACIFIC WESTERN HOMES, INC. C/O PINNACLE ENGINEERING,
2009 N.E. EDGEWATER DRIVE, PORTLAND, OREGON 97211

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843 115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 HILANDSA.DWG	DATE APRIL 12, 2001
	SCALE 1"=60'