

UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF
HERMISTON, UMATILLA COUNTY, OREGON

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702

SHEET INDEX

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RECEIVED BY
Umatilla County Surveyor
Date: 7/7/25
Rec'd By: CT
No.: 25-054-6

RECORDING INFORMATION

State of Oregon 2025-0004243
County of Umatilla 06/16/2025 08:33:27 AM
REC-DE-TP
Pgs=1 \$5.00 \$34.00 \$11.00 \$10.00 \$10.00 \$130.00
\$60.00



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Office of County Records

UMATILLA COUNTY

I, JOSEPH R. LATIMER, CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS

RENEWS: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION
DATE:	05/23/2025
JOB NUMBER:	11636
DRAWN BY:	RC
CHECKED BY:	JL/MSK
DRAWING NO.:	11636PLAT PH1&2

AKS ENGINEERING & FORESTRY, LLC
2245 ROBERTSON DR
RICHLAND, WA 99354
509.905.0219
WWW.AKS-ENG.COM

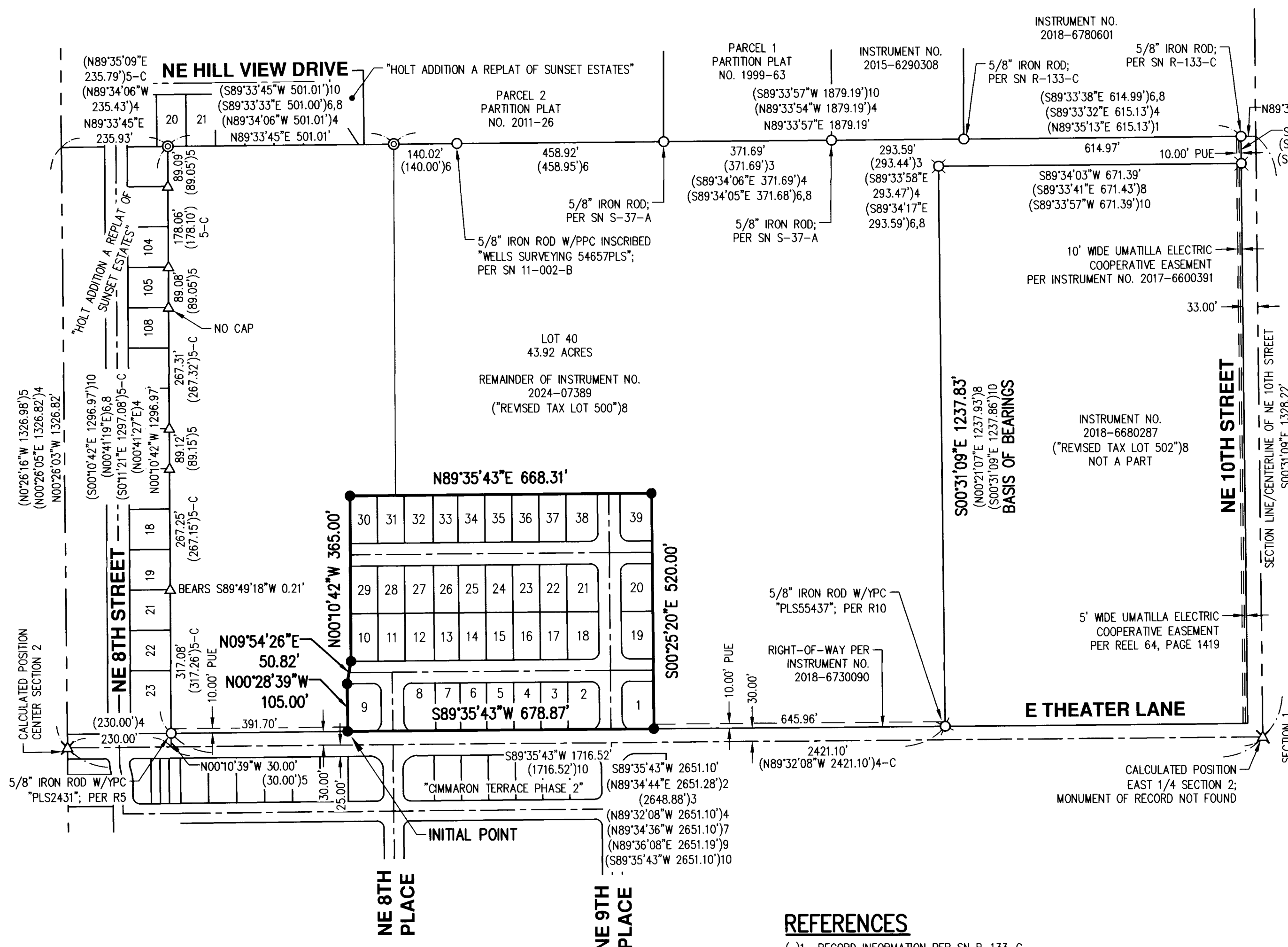
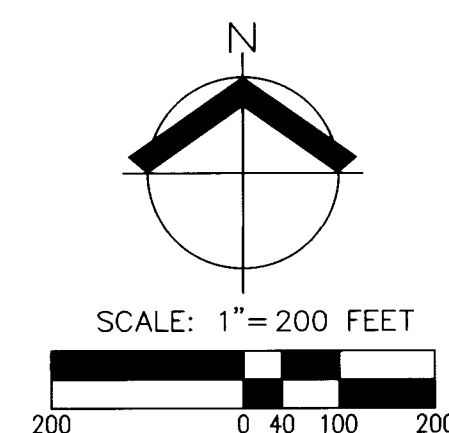
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PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF SET FORTH IN CITY OF HERMISTON PLANNING DEPARTMENT LETTER DATED JANUARY 16, 2024.
- THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER BOOK 160, PAGE 587 THAT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.
- THIS PLAT IS SUBJECT TO CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING RIGHTS PER INSTRUMENT NO. 2016-6460006.
- LOTS 1-9 SHALL NOT ESTABLISH DRIVEWAYS ONTO E THEATER LANE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2004-02, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2024-07389, UMATILLA COUNTY DEED RECORDS, INTO LOTS AND STREETS AS SHOWN HEREON, AT THE REQUEST OF MONTE VISTA HOMES, LLC.

THE BASIS OF BEARINGS (S00°31'09\"E) WAS ESTABLISHED ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF E THEATER LANE (30.00 FEET FROM CENTERLINE), WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B AND BY HOLDING THE FOUND MONUMENT PER PLAT OF "SUNSET ESTATES".

THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER THE PLAT OF "SUNSET ESTATES" AND BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02 AND BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C ON THE WEST RIGHT-OF-WAY LINE OF NE 10TH STREET (33.00 FEET FROM CENTERLINE).

THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C AND BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B.

THE MOST EASTERLY SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE EAST, NORTH, AND WEST LINES FOR PHASES 1 AND 2 WERE ESTABLISHED PER THE REQUIREMENTS OF THE DECLARANT.

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET ON: 05/23/2025
- FOUND MONUMENT AS NOTED; FLUSH WITH GROUND UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE;
- △ 5/8" IRON ROD W/PC INSCRIBED "P.L.S. # 2431"; PER "HOLT ADDITION A REPLAT OF SUNSET ADDITION"
- ⊙ 5/8" IRON ROD W/YPC INSCRIBED "GBW 02817LS"; PER PARTITION PLAT NO. 2004-02
- ⊗ 5/8" IR W/YPC INSCRIBED "BETHJE 55437"; SN 23-079-B
- × CALCULATED POSITION; NO MONUMENT
- W/YPC WITH YELLOW PLASTIC CAP
- W/PPC WITH PURPLE PLASTIC CAP
- C CALCULATED
- SN SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT

I, JOSEPH R. LATIMER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS
RENEW: 12/31/26

REFERENCES

- (1) RECORD INFORMATION PER SN R-133-C
- (2) RECORD INFORMATION PER "SUNSET ESTATES" BOOK 13, PAGE 86, BOTP
- (3) RECORD INFORMATION PER PARTITION PLAT 1999-63
- (4) RECORD INFORMATION PER PARTITION PLAT NO. 2004-02
- (5) RECORD INFORMATION PER "HOLT ADDITION A REPLAT OF SUNSET ESTATES" BOOK 15 PAGE 34, BOTP
- (6) RECORD INFORMATION PER SN 11-002-B
- (7) RECORD INFORMATION PER "PLAT OF CIMMARON TERRACE PHASE 1" BOOK 16, PAGE 29, BOTP
- (8) RECORD INFORMATION PER SN 18-028-B
- (9) RECORD INFORMATION PER SN 19-112-B
- (10) RECORD INFORMATION PER SN 23-079-B

State of Oregon
County of Umatilla
REC-DE-TP
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\$80.00



Office of County Records

John Churchill



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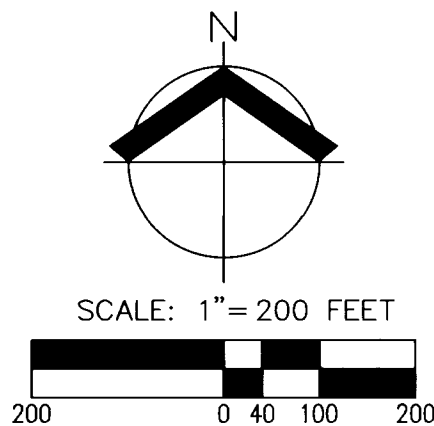
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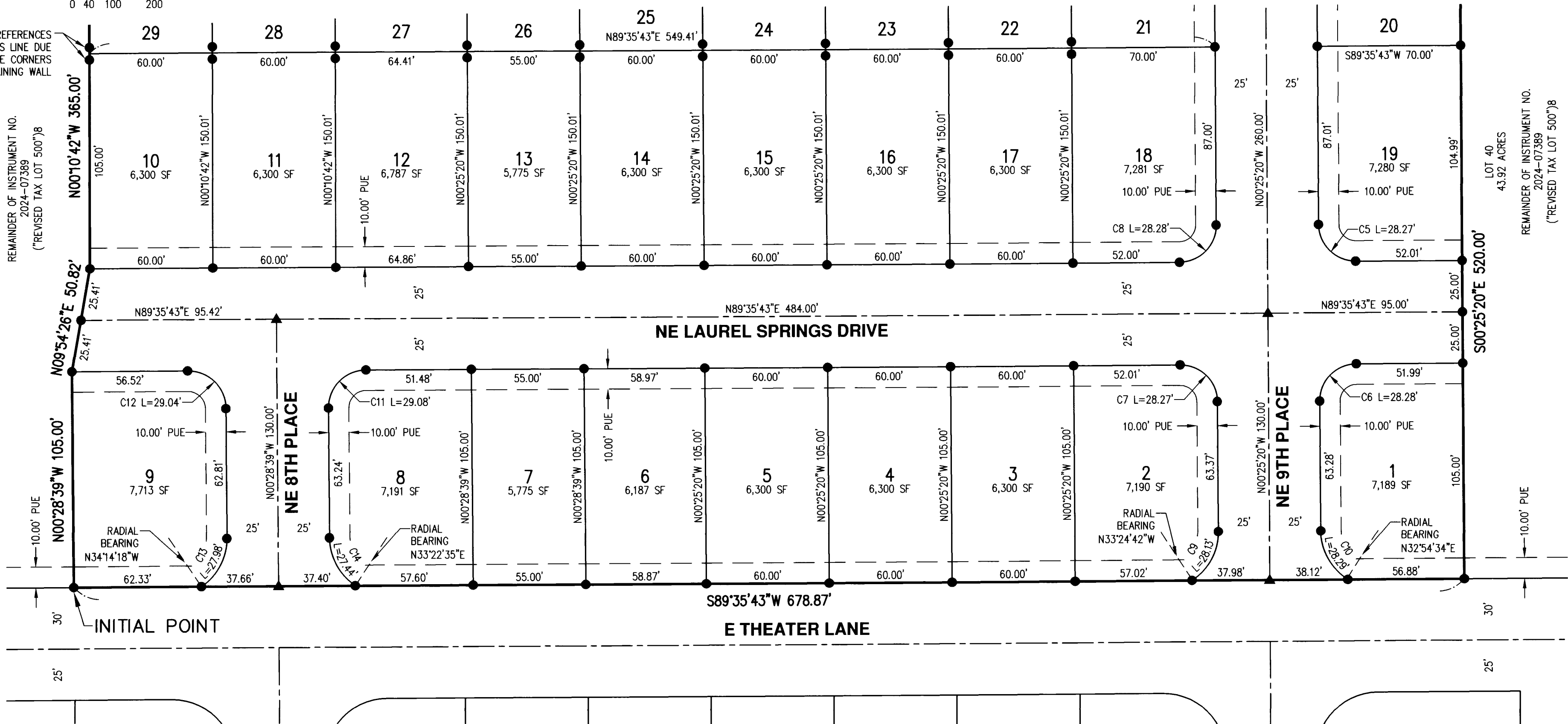
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CONTINUED ON SHEET 4

SET 3.00' REFERENCES
ON THIS LINE DUE
TO TRUE CORNERS
FALLING ON RETAINING WALL

LOT 40
43.92 ACRES
REMAINDER OF INSTRUMENT NO.
2024-07389
("REVISED TAX LOT 500")8



REMAINDER OF INSTRUMENT NO.
2024-07389
("REVISED TAX LOT 500")8

LOT 40
43.92 ACRES

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LEGEND

- 5/8" X 30" IRON ROD W/IPC INSCRIBED "AKS ENGR."
SET ON: 05/23/2025
- ▲ 3" BRASS DISK INSCRIBED "AKS ENGR."
SET ON: 05/23/2025
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	N45°24'49"W 25.45'
C6	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C7	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C8	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C9	28.00'	57°33'02"	28.13'	N28°21'30"E 26.96'
C10	28.00'	57°53'40"	28.29'	N29°22'10"W 27.10'
C11	18.50'	90°04'22"	29.08'	N44°33'32"E 26.18'
C12	18.50'	89°55'38"	29.04'	S45°26'28"E 26.15'
C13	28.50'	56°15'01"	27.98'	S27°38'52"W 26.87'
C14	28.00'	56°08'31"	27.44'	N28°32'55"W 26.35'

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RENEW: 12/31/26

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J. Churchill
UMATILLA COUNTY

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SUBDIVISION
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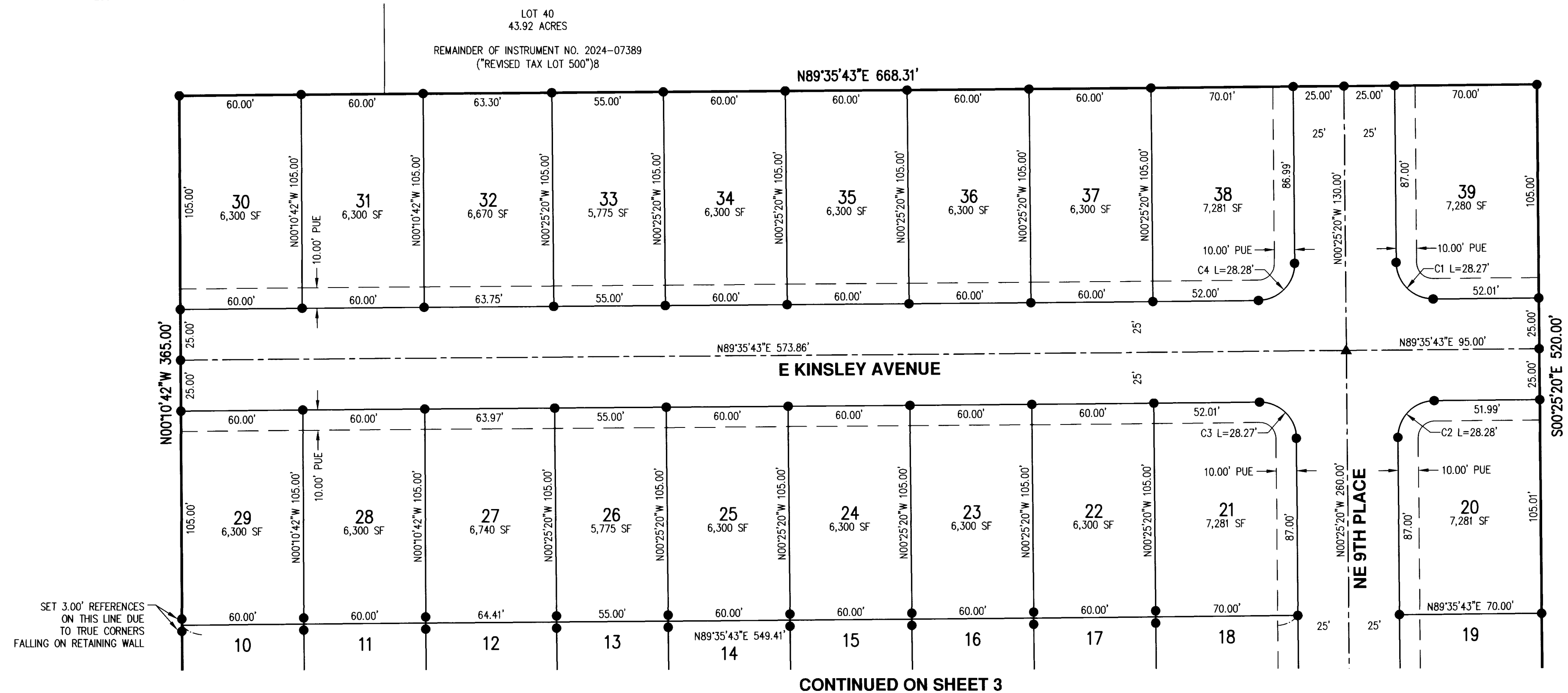
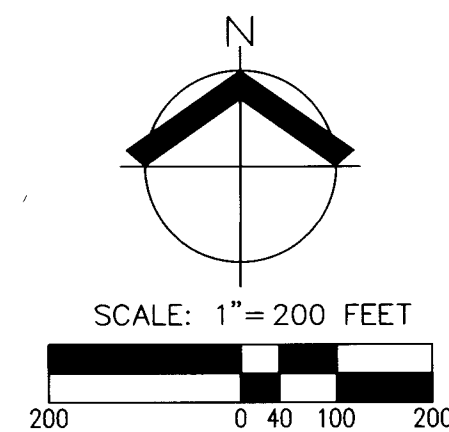
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Steve Churchill



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SUITE 110, BEND, OR 97702

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS ALL RIGHTS OF WAY AS SHOWN, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON ON SAID PLAT.

Erica Nelson
ERICA NELSON, LAND DEVELOPMENT MANAGER
REDMOND LAND GROUP, LLC

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Umatilla) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF May, 2025 BY ERICA NELSON, LAND DEVELOPMENT MANAGER OF REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Wcp Kubson
NOTARY SIGNATURE

Heather KP LaBeau
NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. 1028074

MY COMMISSION EXPIRES September 14, 2026

NOTARY NOT TO STAMP

UMATILLA COUNTY APPROVALS

APPROVED THIS 11 DAY OF June, 2025

BY: David Hill
UMATILLA COUNTY SURVEYOR

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 11, 2025

UMATILLA COUNTY TAX COLLECTOR
BY: Richard Reynolds
DEPUTY

APPROVED THIS 11 DAY OF June, 2025

UMATILLA COUNTY ASSESSOR
BY: Richard Reynolds

APPROVED THIS 16th DAY OF June, 2025

UMATILLA COUNTY COMMISSIONER
BY: [Signature]

BY: Celinda A. Simmons

BY: for self

STATE OF OREGON)
COUNTY OF UMATILLA) SS

CITY OF HERMISTON APROVALS AND ACCEPTANCE OF DEDICATION:

APPROVED THIS 2 DAY OF June, 2025

BY: [Signature]
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

BY: [Signature]
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

HERMISTON IRRIGATION DISTRICT APPROVAL:

APPROVED THIS 28 DAY OF May, 2025

BY: Annette Kirkpatrick
SIGNATURE

BY: Annette Kirkpatrick, Dist. Mgr.
PRINT & TITLE

SURVEYOR'S CERTIFICATE

I, JOSEPH R. LATIMER, 100021PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "UPLAND MEADOWS PHASE 1 AND 2", A PORTION OF "REVISED TAX LOT 500", PER INSTRUMENT 2018-6710021, UMATILLA COUNTY DEED RECORDS, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, IN UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST THEATER LANE, 30.00 FEET NORTHERLY OF CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "2431LS" MARKING THE SOUTHWEST CORNER OF SAID "REVISED TAX LOT 500", BEARS SOUTH 89°35'43" WEST, 391.70 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, NORTH 00°28'39" WEST, 105.00 FEET; THENCE NORTH 09°54'26" EAST, 50.82 FEET; THENCE NORTH 00°10'42" WEST, 365.00 FEET; THENCE NORTH 89°35'43" EAST, 668.31 FEET; THENCE SOUTH 00°25'20" EAST, 520.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SOUTH 89°35'43" WEST, 678.87 FEET TO THE INITIAL POINT AND END OF THIS BOUNDARY DESCRIPTION.

CONTAINING 8.02 ACRES, MORE OR LESS

I, JOSEPH R. LATIMER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
JOSEPH R. LATIMER

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
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