

VANDELAY MEADOWS PHASE 1 TENTATIVE PLAN LOT LAYOUT

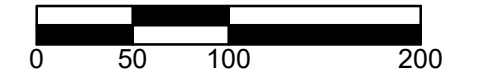
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND PIN AS DESCRIBED, SEE TABLE SHEET 2
- CALCULATED POINT ONLY, NOT FOUND OR SET
- DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST
- DENOTES PROPOSED RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE (ADJACENT)
- EXISTING (EXTG) EASEMENT, SEE LIST
- 1-FOOT INTERVAL EXISTING GROUND CONTOURS
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT (SEE P.U.E. NOTE, SHEET 3)

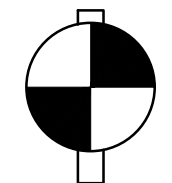


Scale 1" = 100'



BASIS OF BEARINGS

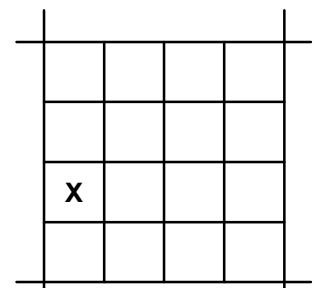
BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.



VERTICAL DATUM

NAVD88, HOLDING AN ELEVATION OF 628.27 ON THE 2-1/2" BRASS CAP BY RPE 7728 AT THE SW COR. OF SEC. 20 OBTAINED THROUGH GPS STATIC OBSERVATIONS POST PROCESSING THROUGH OPUS.

SECTION DIAGRAM



SECTION 20
T 5 N, R 28 E

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.		PROJECT NO.: 66178
SURVEYOR: GREG E. FLOWERS		DATE: 03/24/2020
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'
SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 1 OF 4



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

pbsusa.com

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	KEGKER
66	RODRIGUEZ-CORIA
67	DAVILA-MORELOS
68	CORIA-SOLIS
74	TURCOTTE

HAYDEN RIVER ESTATES No.3

LOT	OWNER
42	HAYDEN HOMES, LLC
15	RODRIGUEZ

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	90°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"W	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'		

- ### EXISTING EASEMENTS
- VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
 - 15' WATERLINE EASEMENT REEL 40, PAGE 1526
 - 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R3)
 - 15' WATERLINE EASEMENT PER (R3)
 - 39' WATERLINE EASEMENT PER (R3)
 - 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
 - 10' P.U.E. PER (R3)

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

NOTE:
SEE SHEET 2 FOR FOUND PIN TABLE

LOT 77
THE BLUFFS SUBDIVISION, PHASE 1
(COLUMBIA BASIN DEVELOPMENT LLC)

NW 1/4 SW 1/4
THE BLUFFS SUBDIVISION, PHASE 1 (BK. 14, PG. 63)

(BASIS OF BEARINGS)
(R3 N00°07'41"E) (2631.02' R3)
(R3 N00°42'48"W) (2631.77')

LOT 78
THE BLUFFS SUBDIVISION, PHASE 1
(BK. 14, PG. 63)
(COLUMBIA BASIN DEVELOPMENT LLC)

EXTG ESMT 7

DARK CANYON ROAD

BLU JAY STREET

STREET A

STREET B

ESMT 1

ESMT 2

ESMT 3

ESMT 4

ESMT 5

ESMT 6

ESMT 7

FOUND 2" ALUMINUM CAP ON 1" PIPE LS 951, AT W 1/4 CORNER OF SECTION 20, ESTABLISHED PER SURVEY 91-01-B, CAP MATERIAL DOES NOT MATCH MATERIAL DESCRIBED ON SAID SURVEY

FOUND REBAR W/ CAP OR LS 2316" HELD FOR CENTER OF SECTION 20

FOUND 2-1/2" BRASS CAP ON 1" PIPE LS 951, AT S 1/4 CORNER OF SECTION 20, ESTABLISHED PER SURVEY 91-01-B 1328.42'

SEE CONTINUATION BELOW

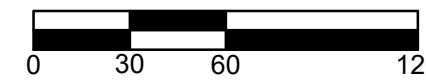
SEE CONTINUATION ABOVE

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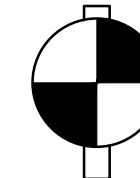


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ADJOINERS

THE BLUFFS PHASE 1

LOT	OWNER
1	MENDOZA
2	RETHERRFORD
3	GUARDADO
4	HESS
5	ARELLANO
6	SANCHEZ
7	PARISIEN
8	RANDALL
9	HAMEL
10	PIFER
11	ARAUJO
12	ARMENTA-RIVERA
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27-FUTURE COMMERCIAL DEVELOPMENT



SURVEY REFERENCES

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- (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

FOUND CENTERLINE & PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
109	REBAR FLUSH AT SURFACE W/ ILLEGIBLE YPC		HELD
500	REBAR W/ ILLEGIBLE YPC		HELD
501	REBAR FLUSH AT SURFACE W/ ILLEGIBLE YPC BUSTED		HELD
502	REBAR W/ YPC: "LS 2316"		HELD
503	REBAR SHOWN AT SPINHOLE W/ YPC: "LS 2316"	S83°E	0.65'
505	REBAR W/ YPC: "LS 2316"		HELD
506	REBAR W/ YPC: "LS 2316"		HELD
507	REBAR W/ YPC: "LS 2316"	S01°E	0.12'
508	REBAR W/ YPC: "LS 2316"		HELD
509	REBAR W/ YPC: "LS 2316"		HELD
510	REBAR W/ YPC: "LS 2316"		HELD
511	REBAR W/ YPC: "LS 2316"		HELD
512	REBAR SHOWN AT SPINHOLE W/ NO CAP		HELD
513	REBAR W/ YPC: "LS 2316"		HELD
514	REBAR W/ YPC: "LS 2316"		HELD
515	REBAR W/ YPC: "LS 2316"	N37°W	0.11'
516	REBAR W/ YPC: "LS 2316"		HELD
517	REBAR W/ YPC: "LS 2316"		HELD
518	REBAR W/ YPC: "LS 2316"		HELD
519	REBAR SHOWN AT SPINHOLE W/ ILLEGIBLE YPC BUSTED		HELD
520	REBAR SHOWN AT SPINHOLE W/ YPC: "LS 2316"		HELD
521	REBAR FLUSH AT SURFACE W/ YPC: "LS 2316"		HELD
522	REBAR FLUSH AT SURFACE W/ YPC: "LS 2316"		HELD
523	REBAR W/ YPC: "LS 2316"		HELD
524	REBAR W/ YPC: "LS 2316"		HELD
525	REBAR SHOWN AT SPINHOLE W/ NO CAP	N89°E	0.14'
526	REBAR W/ YPC: "LS 2316"		HELD
527	REBAR W/ YPC: "LS 2316"		HELD
528	REBAR FLUSH AT SURFACE W/ YPC: "LS 2316"		HELD
530	REBAR FLUSH AT SURFACE W/ YPC: "LS 2316"		HELD
531	REBAR W/ NO CAP	N06°W	0.12'
532	REBAR W/ YPC: "LS 2316"		HELD
533	REBAR FLUSH AT SURFACE W/ YPC: "LS 2316"		HELD
534	REBAR W/ YPC: "LS 2316"		HELD
535	REBAR W/ YPC: "LS 2316"	N45°E	0.11'
536	REBAR W/ YPC: "LS 2316"		HELD
537	REBAR W/ ILLEGIBLE YPC BUSTED 0.7' ABOVE GROUND	S45°W	0.89'
538	REBAR W/ YPC: "LS 2316"		HELD
539	REBAR W/ YPC: "RSI JAB 02735LS		HELD
540	REBAR FLUSH AT SURFACE W/ ILLEGIBLE YPC	S84°E	0.12'
7796	REBAR W/ YPC: "LS 2316"		HELD

EXISTING EASEMENTS

- 1.) VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996
- 2.) 15' WATERLINE EASEMENT REEL 40, PAGE 1526
- 3.) 20' FIRE LANE AND PEDESTRIAN ACCESS EASEMENT PER (R3)
- 4.) 15' WATERLINE EASEMENT PER (R3)
- 5.) 39' WATERLINE EASEMENT PER (R3)
- 6.) 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498
- 7.) 10' P.U.E. PER (R3)

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
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RENEWS 12/31/2021



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
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509.942.1600
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CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178
SURVEYOR: GREG E FLOWERS	DATE: 03/24/2020
CALC BY: ROP	DRAWN BY: DWW
SECTION: 20	TOWNSHIP: 5 N
CITY: UMATILLA	COUNTY: UMATILLA
SCALE: 1" = 60'	RANGE: 28 E
	SHEET 2 OF 4

VANDELAY MEADOWS PHASE 1 TENTATIVE PLAN LOT LAYOUT

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

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF COLUMBIA BASIN DEVELOPMENT, LLC. TO DELINEATE THE BOUNDARY 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

FLOOD PLAIN NOTE

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0265G, IN WHICH ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: RESIDENTIAL, MULTI-FAMILY (R2) TO THE SOUTH, RESIDENTIAL, SINGLE FAMILY (R1) TO THE NORTH AND EAST, AND EXCLUSIVE FARM USE (EFU) TO THE WEST, BEING OUTSIDE THE CITY LIMITS.

EXISTING USE OF PROPERTY

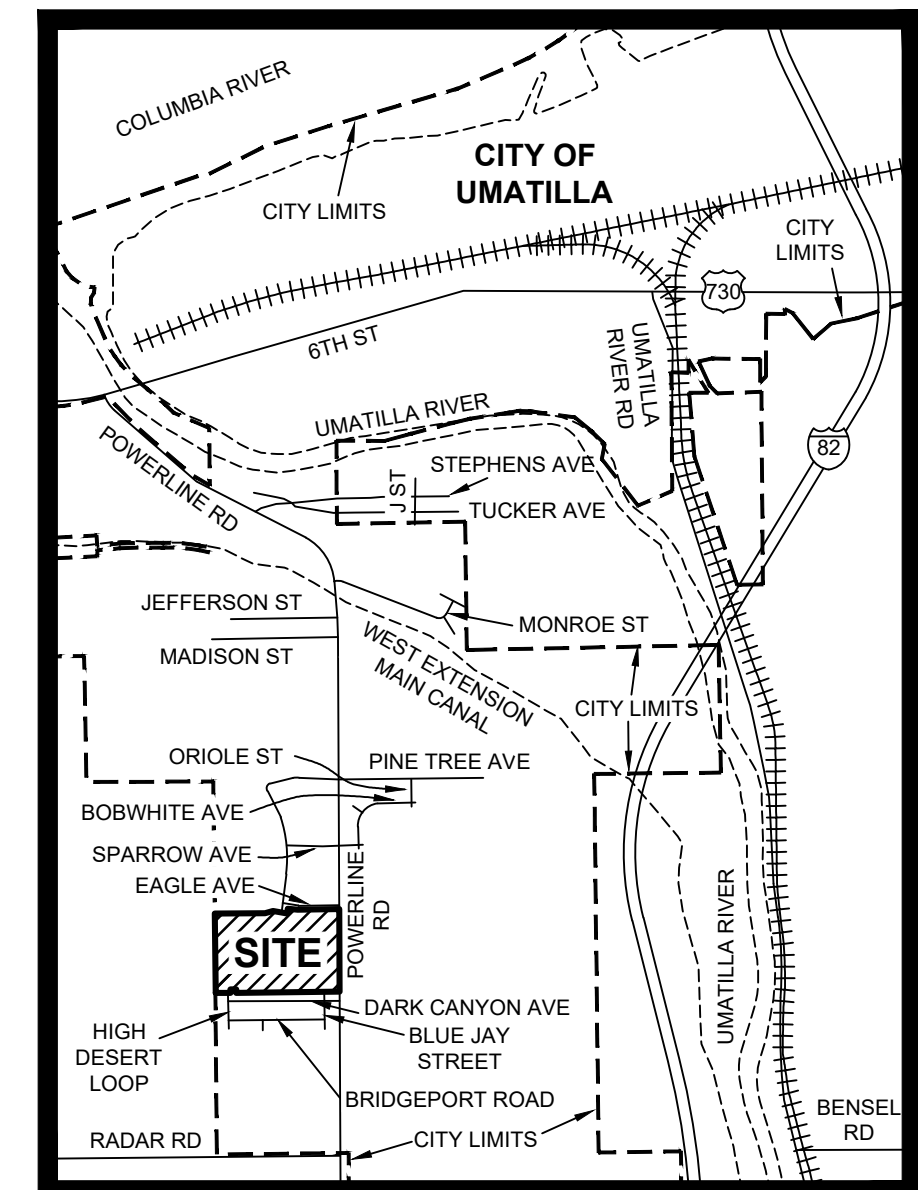
LAND IS CURRENTLY UNIMPROVED. THERE IS A DIRT ROAD ALONG THE WEST SIDE OF THE SITE, A WATER MAIN POTENTIALLY CROSSES THE SITE IN A NORTH - SOUTH DIRECTION EASTERLY OF THE DIRT ROAD IN WATERLINE EASEMENT, ALSO A SEWER MAIN CROSSES THE SOUTHEAST CORNER OF THE SITE IN A NORTHEASTERLY - SOUTHWESTERLY DIRECTION PER THE BLUFFS PHASE 1 SUBDIVISION (BK. 14 OF PLATS, PG. 63). THERE IS AN OVERHEAD POWER LINE ALSO RUNNING IN A NORTH - SOUTH DIRECTION ON THE EAST SIDE OF THE SITE ALONG POWERLINE ROAD IN THE EASEMENT PER STIPULATED FINAL JUDGEMENT CASE No. CV941204 DATED DECEMBER 2, 1996. ACCESS TO PUBLIC UTILITIES IS AVAILABLE TO THE SOUTH FROM THE BLUFFS PHASE 1 SUBDIVISION AND THE NORTH FROM HAYDEN RIVER ESTATES No.3 (BK. 14 OF PLATS, PG 13).

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.

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VICINITY MAP
NOT TO SCALE

REGISTERED
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02820LS

RENEWS 12/31/2021



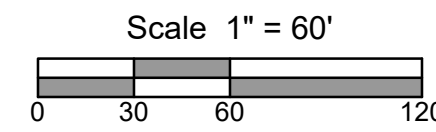
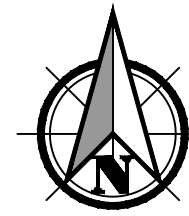
**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.		PROJECT NO.: 66178
SURVEYOR: GREG E FLOWERS		DATE: 03/24/2020
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
CITY: UMATILLA	COUNTY: UMATILLA	SHEET <u>3</u> OF <u>4</u>

VANDELAY MEADOWS PHASE 1 TENTATIVE PLAN UTILITY LAYOUT

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



OWNER / DEVELOPER:
COLUMBIA BASIN DEVELOPMENT
ATTN: AARON RILEY
P.O. BOX 5160
PASCO, WA 99302
PHONE: (360) 518-1182

ENGINEER:
PBS ENGINEERING & ENVIRONMENTAL INC.
ARTTN: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

SURVEYOR:
PBS ENGINEERING & ENVIRONMENTAL INC.
ATTN: ALEX MATARAZZO
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

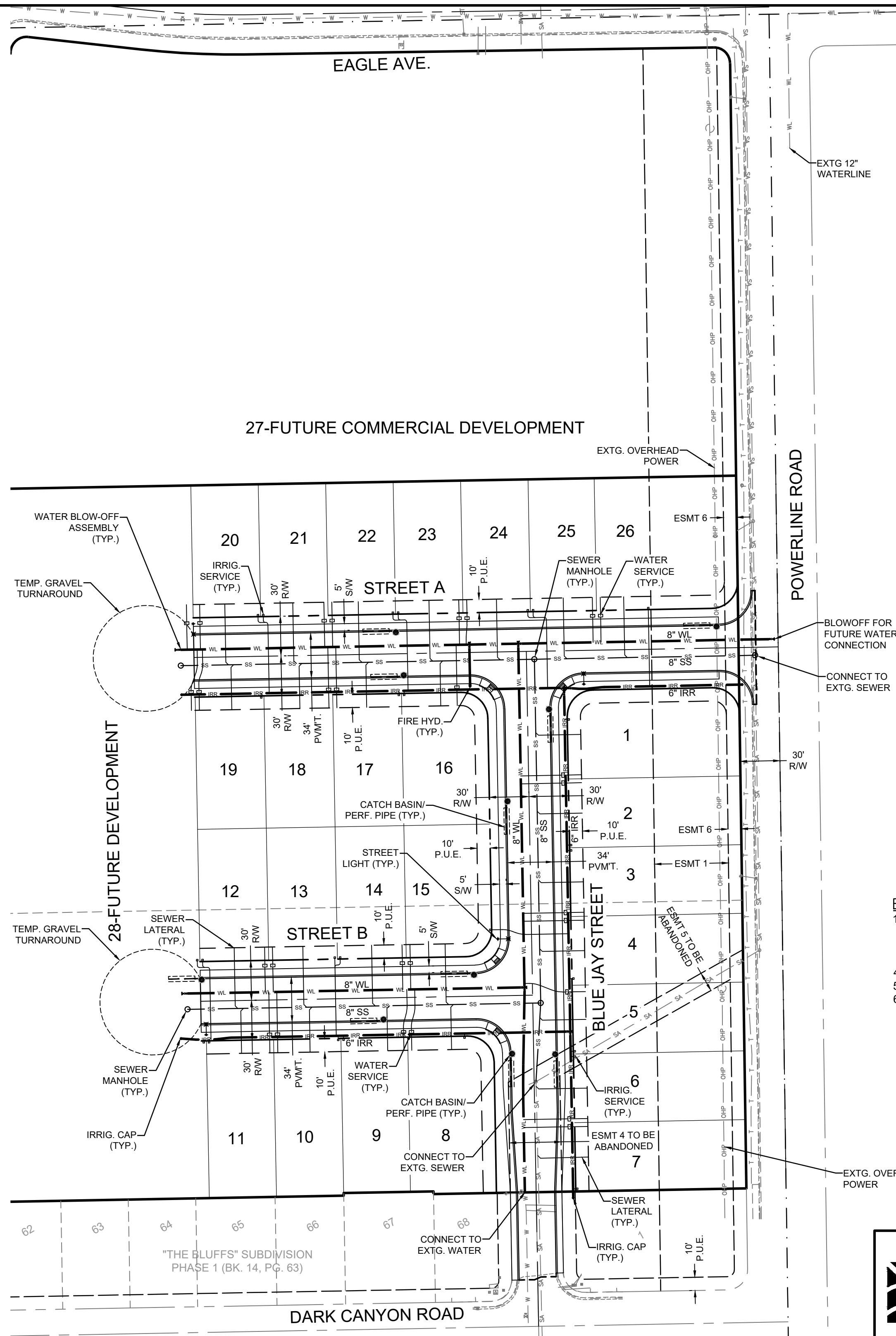
UTILITY PROVIDERS

WATER: CITY OF UMATILLA
SEWER: CITY OF UMATILLA
IRRIGATION: CITY OF UMATILLA
POWER: PACIFIC POWER CORP.

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 P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

EXISTING EASEMENTS:

- 1.) VARIABLE WIDTH UMATILLA ELECTRIC COOP. EASEMENT - STIPULATED FINAL JUDGEMENT CASE NO. CV941204 DATED DECEMBER 2, 1996
- 4.) 15' WATERLINE EASEMENT PER (R3)
- 5.) 39' WATERLINE EASEMENT PER (R3)
- 6.) 10' UMATILLA ELECTRIC COOP. EASEMENT BOOK 343, PAGE 498



EXPIRES: Dec. 31, 2018

<p>PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com</p>	CLIENT: COLUMBIA BASIN DEVELOPMENT, LLC.	PROJECT NO.: 66178	
	ENGINEER: JASON MATTOX	DATE: 3/24/2020	
	DESIGN BY: MR	DRAWN BY: MR	SCALE: 1" = 60'
	SECTION: 20	TOWNSHIP: 5 N	RANGE: 28 E
	CITY: UMATILLA	COUNTY: UMATILLA	SHEET 4 OF 4