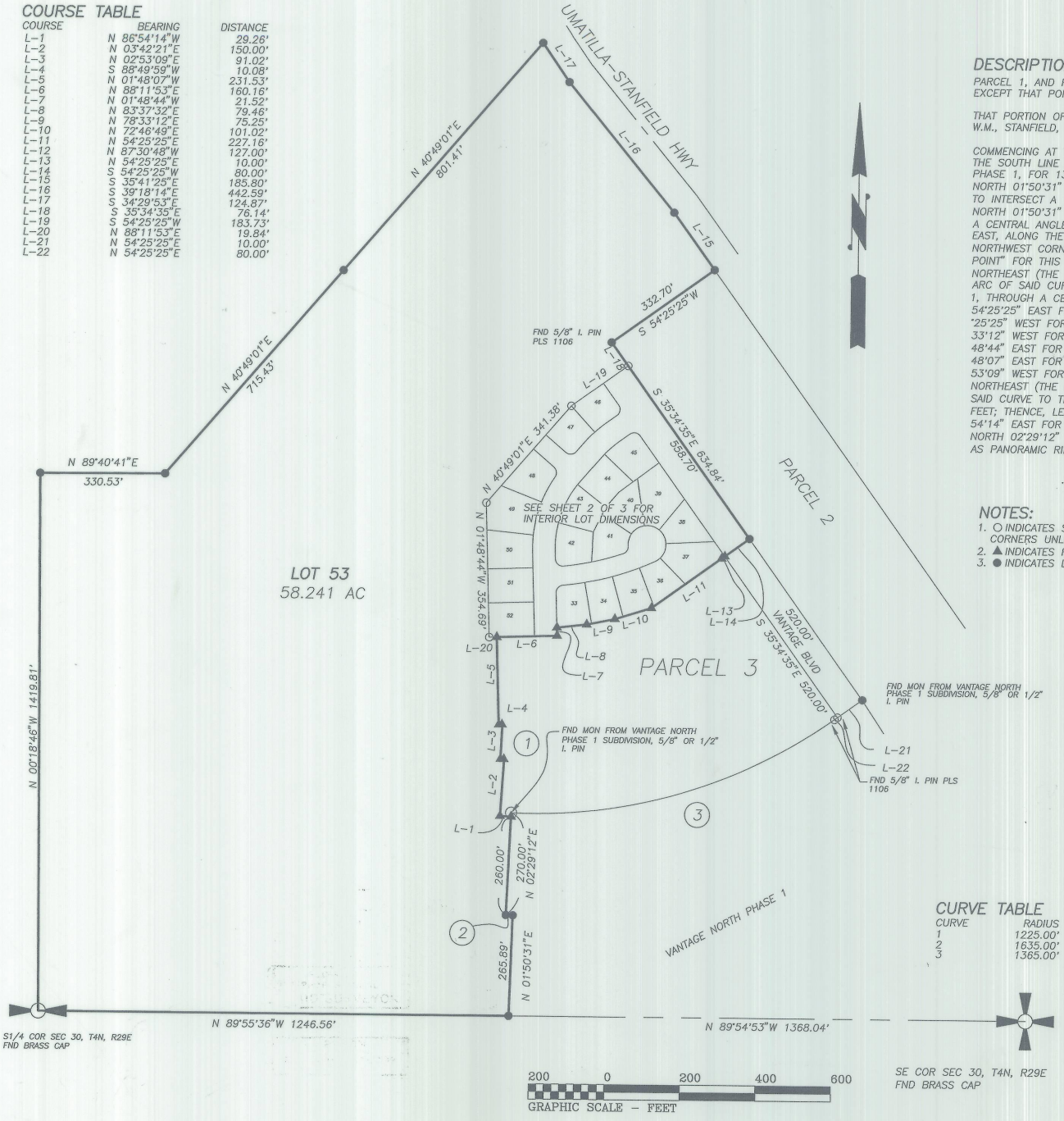
FINAL PLAT

# PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T. 4 N., R. 29 E., W.M.
STANFIELD, UMATILLA COUNTY, ORECON

## COURSE TABLE

| COURSE | BEARING | DISTANCE |
|---|---|---|
| L-1 | N 86°54'14"W | 29.26' |
| L-2 | N 03°42'21"E | 150.00' |
| L-3 | N 02°53'09"E | 91.02' |
| L-4 | S 88°49'59"W | 10.08' |
| L-5 | N 01°48'07"W | 231.53' |
| L-6 | N 88°11'53"E | 160.16' |
| L-7 | N 01°48'44"W | 21.52' |
| L-8 | N 83°37'32"E | 79.46' |
| L-9 | N 78°33'12"E | 75.25' |
| L-10 | N 72°46'49"E | 101.02' |
| L-11 | N 54°25'25"E | 227.16' |
| L-12 | N 87°30'48"W | 127.00' |
| L-13 | N 54°25'25"E | 10.00' |
| L-14 | S 54°25'25"W | 80.00' |
| L-15 | S 35°41'25"E | 185.80' |
| L-16 | S 39°18'14"E | 442.59' |
| L-17 | S 34°29'53"E | 124.87' |
| L-18 | S 35°34'35"E | 76.14' |
| L-19 | S 54°25'25"W | 183.73' |
| L-20 | N 88°11'53"E | 19.84' |
| L-21 | N 54°25'25"E | 10.00' |
| L-22 | N 54°25'25"E | 80.00' |




## DESCRIPTION

PARCEL 1, AND PARCEL 3, OF PARTITION PLAT NO. 1997-07, RECORDS OF UMATILLA COUNTY, OREGON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., STANFIELD, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°54'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30 BEING ALSO THE SOUTH LINE OF THE PLAT OF VANTAGE NORTH, PHASE 1, FOR 1368.04 FEET TO THE SOUTHWEST CORNER OF VANTAGE NORTH, PHASE 1; THENCE NORTH 01°50'31" EAST, ALONG THE WEST LINE OF SAID VANTAGE NORTH, PHASE 1, FOR 265.89 FEET TO INTERSECT A 1635.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH (THE RADIUS POINT BEARS NORTH 01°50'31" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°38'41", FOR AN ARC DISTANCE OF 18.40 FEET; THENCE NORTH 02°29'12" EAST, ALONG THE WEST LINE OF SAID VANTAGE NORTH, PHASE ONE, FOR 270.00 FEET TO THE NORTHWEST CORNER OF SAID VANTAGE NORTH, PHASE 1, BEING A 5/8" IRON PIN, AND THE "INITIAL POINT" FOR THIS DESCRIPTION BEING LOCATED ON A 1365.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 02°29'12" EAST); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, BEING ALSO THE NORTHERLY BOUNDARY OF VANTAGE NORTH, PHASE 1, THROUGH A CENTRAL ANGLE OF 38°03'47", FOR AN ARC DISTANCE OF 906.80 FEET; THENCE NORTH 54°25'25" EAST FOR 90.00 FEET; THENCE NORTH 35°34'35" WEST FOR 520.00 FEET; THENCE SOUTH 54°25'25" WEST FOR 317.16 FEET; THENCE SOUTH 72°46'49" WEST FOR 101.02 FEET; THENCE SOUTH 78°33'12" WEST FOR 75.25 FEET; THENCE SOUTH 83°37'32" WEST FOR 79.46 FEET; THENCE SOUTH 01°48'44" EAST FOR 21.52 FEET; THENCE SOUTH 88°11'53" WEST FOR 160.16 FEET; THENCE SOUTH 01°48'07" EAST FOR 231.53 FEET; THENCE NORTH 88°49'59" EAST FOR 10.08 FEET; THENCE SOUTH 02°53'09" WEST FOR 91.02 FEET TO INTERSECT A 1225.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 04°09'57" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°27'36", FOR AN ARC DISTANCE OF 9.83 FEET; THENCE, LEAVING SAID CURVE, SOUTH 03°42'21" WEST FOR 150.00 FEET; THENCE SOUTH 86°54'14" EAST FOR 29.26 FEET TO THE WEST LINE OF THE PLAT OF VANTAGE NORTH, PHASE 1; THENCE NORTH 02°29'12" EAST, ALONG SAID WEST LINE, FOR 10.00 FEET TO THE "INITIAL POINT". (ALSO KNOWN AS PANORAMIC RIDGE.)

## NOTES:

1. ○ INDICATES SET 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2. ▲ INDICATES FND 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094".
3. ● INDICATES LOCATION PER PARTITION PLAT NO. 1997-07 RECORDS OF UMATILLA COUNTY, OREGON.

STATE OF OREGON, COUNTY OF UMATILLA } ss

I certify that this instrument was received and recorded ON October 22, 1999 at 1:15 o'clock Pm., in the record of PLATS of said County.

| Book | Page | Slide |
|---|---|---|
| 13 | 153 | |

**OFFICE OF COUNTY RECORDS**

By: Heather Ball Records Officer

Fees $ 25.00 No. 1999-3600095

## CURVE TABLE

| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|---|---|---|---|---|---|---|---|
| 1 | 1225.00' | 4.92' | 9.83' | 0°27'36" | 4°40'38" | 9.83' | N 86°03'51"W |
| 2 | 1635.00' | 9.20' | 18.40' | 0°38'41" | 3°30'16" | 18.40' | N 87°50'10"W |
| 3 | 1365.00' | 470.85' | 906.80' | 38°03'47" | 4°11'51" | 890.22' | S 73°27'18"W |

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DECEMBER 17, 1976
DAVID G. CHRISTENSON
1094
RENEWS: 12/31/99

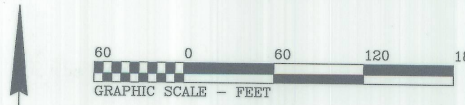
RECEIVED BY
Umatilla County Surveyor
Date 11-99
Rec'd By KK
No. 99-268-B

PANORAMIC RIDGE PHASE 2
SHEET 1 OF 3
AUGUST 5, 99 97-137PH2-1

TRUE AND EXACT COPY

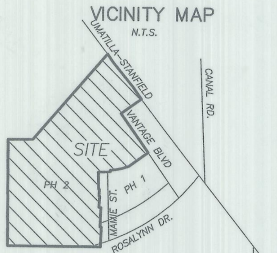
# FINAL PLAT
# PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T.4N., R.29E., W.M.
STANFIELD, UMATILLA COUNTY, OREGON




| COURSE | BEARING | DISTANCE |
|---|---|---|
| L-1 | N 01°48'44"W | 21.52' |
| L-2 | N 78°33'12"E | 13.00' |
| L-3 | N 72°46'49"E | 23.00' |
| L-4 | N 72°46'49"E | 25.81' |
| L-5 | N 54°25'25"E | 8.00' |

| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|---|---|---|---|---|---|---|---|
| C-1 | 20.00' | 18.76' | 30.14' | 86°20'53" | 286°28'43" | 27.37' | N 41°21'43"E |
| C-2 | 765.00' | 29.18' | 58.34' | 4°22'09" | 7°29'23" | 58.32' | N 82°21'05"E |
| C-3 | 765.00' | 37.30' | 74.55' | 5°35'00" | 7°29'23" | 74.52' | N 77°22'31"E |
| C-4 | 765.00' | 37.55' | 75.04' | 5°37'13" | 7°29'23" | 75.01' | N 71°46'25"E |
| C-5 | 765.00' | 21.69' | 43.37' | 3°14'53" | 7°29'23" | 43.36' | N 67°20'22"E |
| C-6 | 50.00' | 8.96' | 17.73' | 20°18'55" | 114°35'30" | 17.64' | N 55°33'29"E |
| C-7 | 50.00' | 22.47' | 42.24' | 48°24'04" | 114°35'30" | 40.99' | N 21°11'58"E |
| C-8 | 50.00' | 22.22' | 41.82' | 47°55'08" | 114°35'30" | 40.61' | N 26°57'38"W |
| C-9 | 50.00' | 22.22' | 41.82' | 47°55'00" | 114°35'30" | 40.61' | N 74°52'42"W |
| C-10 | 50.00' | 22.22' | 41.82' | 47°55'00" | 114°35'30" | 40.61' | S 57°12'18"W |
| C-11 | 50.00' | 17.32' | 33.35' | 38°13'18" | 114°35'30" | 32.74' | S 14°08'09"W |
| C-12 | 20.00' | 15.67' | 26.58' | 76°08'42" | 286°28'44" | 24.67' | S 33°05'50"W |
| C-13 | 715.00' | 42.99' | 85.89' | 6°52'57" | 8°00'48" | 85.83' | S 74°36'40"W |
| C-14 | 715.00' | 37.53' | 75.00' | 6°00'36" | 8°00'48" | 74.97' | S 81°03'26"W |
| C-15 | 20.00' | 21.49' | 32.86' | 94°07'32" | 286°28'44" | 29.28' | N 48°52'30"W |
| C-16 | 270.00' | 37.74' | 75.00' | 15°54'56" | 21°13'14" | 74.76' | N 06°08'44"E |
| C-17 | 270.00' | 57.80' | 113.89' | 24°10'02" | 21°13'14" | 113.04' | N 26°11'13"E |
| C-18 | 270.00' | 6.00' | 12.00' | 2°32'47" | 21°13'14" | 12.00' | N 39°32'37"E |
| C-19 | 270.00' | 6.00' | 12.00' | 2°32'47" | 21°13'14" | 12.00' | N 42°05'24"E |
| C-20 | 270.00' | 26.14' | 52.12' | 11°03'38" | 21°13'14" | 52.04' | N 48°53'36"E |
| C-21 | 20.00' | 20.00' | 31.42' | 90°00'00" | 286°28'44" | 28.28' | S 80°34'35"E |
| C-22 | 20.00' | 20.00' | 31.42' | 90°00'00" | 286°28'44" | 28.28' | S 09°25'25"W |
| C-23 | 330.00' | 19.62' | 39.19' | 6°48'15" | 17°21'44" | 39.17' | S 51°01'18"W |
| C-24 | 330.00' | 19.61' | 39.18' | 6°48'10" | 17°21'44" | 39.16' | S 44°13'06"W |
| C-25 | 20.00' | 20.00' | 31.42' | 90°00'00" | 286°28'44" | 28.28' | S 85°49'01"W |
| C-26 | 20.00' | 17.89' | 29.19' | 83°37'08" | 286°28'44" | 26.67' | S 07°22'25"E |
| C-27 | 330.00' | 37.83' | 75.34' | 13°04'51" | 17°21'44" | 75.18' | S 27°53'44"W |
| C-28 | 330.00' | 45.28' | 90.00' | 15°37'34" | 17°21'44" | 89.72' | S 13°32'31"W |
| C-29 | 330.00' | 21.75' | 43.43' | 7°32'28" | 17°21'44" | 43.40' | S 01°57'30"W |
| C-30 | 740.00' | 147.01' | 290.24' | 22°28'21" | 7°44'34" | 288.38' | N 76°57'06"E |
| C-31 | 300.00' | 117.05' | 223.21' | 42°37'45" | 19°05'55" | 218.09' | N 19°30'09"E |
| C-32 | 300.00' | 35.79' | 71.25' | 13°36'25" | 19°05'55" | 71.08' | N 47°37'13"E |




RECEIVED BY
Umatilla County Surveyor
Date 11-99
Rec'd By KK
No. 99-268-B

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DECEMBER 17, 1975
DAVID G. CHRISTENSON
1094
11/27/99

TRUE AND EXACT COPY

PANORAMIC RIDGE PHASE 2
SHEET 2 OF 3
AUGUST 5, 99 97-137PH2-2

# FINAL PLAT
# PANORAMIC RIDGE PHASE 2

PORTION SE1/4 SECTION 30, T.4N., R.29E., W.M.
STANFIELD, UMATILLA COUNTY, OREGON

## APPROVALS

### CITY OF STANFIELD PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 18 DAY OF Oct. 1999 AND APPROVAL DULY FILED.

Steven J. Gyhrey — CHAIRMAN
Shelley Bonnett — SECRETARY

### STANFIELD CITY COUNCIL
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 18 DAY OF Oct. 1999 AND APPROVAL DULY FILED.

MAYOR PRO-TEM

### UMATILLA COUNTY SURVEYOR
APPROVED THIS 18 DAY OF Oct 1999

David H. Kline
COUNTY SURVEYOR

### UMATILLA COUNTY COMMISSION
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND PLACED IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THE 22nd DAY OF Oct, 1999 ~~AND RECORDED IN THE COUNTY JOURNAL _____, PAGE _____~~.

Emile M. Holeman — CHAIRMAN
Jim D. Doherty — COMMISSIONER
_____ — COMMISSIONER

### UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR
I, ASSESSOR AND I, TAX COLLECTOR OF UMATILLA COUNTY , OREGON EACH 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 NOW CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT, DATED 22nd DAY OF Oct., 1999.

Paul Chalmers by Shirley Winburn Assessment Mgr. — COUNTY ASSESSOR
Rhonda J. Schultz — COUNTY TAX COLLECTOR

## NOTES
1. BASIS OF BEARING: PLAT OF VANTAGE NORTH PHASE 1, AS RECORDED IN UMATILLA COUNTY PLAT BOOK 12, PAGE 12.
2. (O) INDICATES SET 5/8" x 24" IRON PINS WITH PLASTIC CAPS MARKED "PLS 1094" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. □ INDICATES FOUND STANDARD CITY OF STANFIELD MONUMENT WITH CASE.
4. ■ INDICATES STANDARD CITY OF STANFIELD MONUMENT WITH CASE TO BE SET AFTER COMPLETION OF STREET PAVING.

## SURVEYOR'S CERTIFICATE
I, DAVID G. CHRISTENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THE PLAT OF "PANORAMIC RIDGE", AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

10/12/99
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON REG. NO. PLS 1094

David G. Christenson
OREGON DECEMBER 17, 1976 DAVID G. CHRISTENSON 1094
Expires 12/31/99

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
121 S. ELY STREET
KENNEWICK, WASHINGTON 99336
509-582-6716

## DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, ZENITH DEVELOPMENT, LLC., AND FIRST SAVINGS BANK OF WASHINGTON AND KENNETH D. PETERSON, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP A TRUE AND CORRECT MAP AND PLAT OF "PANORAMIC RIDGE" AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, ALL LOTS BEING OF THE DIMENSIONS SHOWN ON SAID MAP AND ALL ROADS AND STREETS OF THE WIDTHS THEREIN SET FORTH AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL ROADS, STREETS, AND UTILITY EASEMENTS SHOWN ON SAID MAP. WE ALSO DECLARE THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY HEREON SHOWN.

ZENITH DEVELOPMENT, LLC
BY: George F. Garlick PRESIDENT — BY: _____

FIRST SAVINGS BANK OF WASHINGTON
BY: Stephen L. Cozart VICE PRESIDENT — BY: _____

Kenneth D. Peterson
KENNETH D. PETERSON

## ACKNOWLEDGMENTS
STATE OF Washington
COUNTY OF Benton
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George F. Garlick AND Stephen L. Cozart SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ AND _____, RESPECTIVELY, OF ZENITH DEVELOPMENT, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Rene Prunier — NOTARY PUBLIC IN AND FOR THE STATE OF WA — DATE 10-18-99
MY APPOINTMENT EXPIRES 4-5-2002

NOTARY PUBLIC STATE OF WASHINGTON RENE PRUNIER Commission Expires APRIL 5, 2002

STATE OF Washington
COUNTY OF WA
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Stephen L. Cozart AND _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ AND _____, RESPECTIVELY, OF FIRST SAVINGS BANK OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Rene Prunier — NOTARY PUBLIC IN AND FOR THE STATE OF WA — DATE 10-21-99
MY APPOINTMENT EXPIRES 4-5-2002

NOTARY PUBLIC STATE OF WASHINGTON RENE PRUNIER Commission Expires APRIL 5, 2002

STATE OF OREGON
COUNTY OF UMATILLA
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH D. PETERSON SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Peggy Wasson — NOTARY PUBLIC IN AND FOR THE STATE OF OREGON — DATE 10-22-99
MY APPOINTMENT EXPIRES 7-11-2001

OFFICIAL SEAL PEGGY WASSON NOTARY PUBLIC - OREGON COMMISSION NO. 301842 MY COMMISSION EXPIRES JULY 11, 2001

RECEIVED BY
Umatilla County Surveyor
Date 11-1-99
Rec'd By KK
No. 99-268-B

TRUE AND EXACT COPY



AUGUST 5, 99 97-137PH2-3