

FINAL PLAT

"UMATILLA HEIGHTS"

REPLAT OF LOT 3, PARTITION PLAT 1998-43
 LOCATED IN A PORTION OF E 1/2 SEC. 18,
 TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.
 CITY OF UMATILLA, UMATILLA CO, OREGON

LEGAL DESCRIPTION

LOT 3, PARTITION PLAT NUMBER 1998-43, RECORDED UNDER UMATILLA COUNTY SURVEYOR'S NUMBER 98-222-B, RECORDS OF UMATILLA COUNTY, OREGON.

LINE TABLE		
L1	N41°30'41"E	1.93'
L2	N08°40'17"W	50.41'
L3	N08°40'17"W	50.00'
L4	S00°48'52"E	44.75'
L5	S00°48'52"E	44.75'

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and
 recorded

ON May 12, 1999
 at 10:35 o'clock Am., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 13 145 17

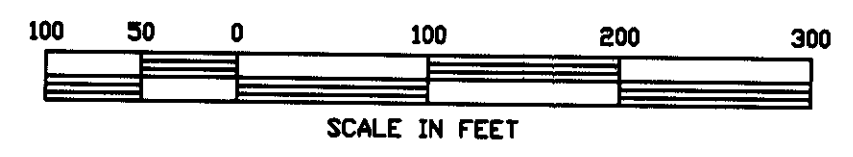
OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT
 Records Officer

Fees \$ 25.00 No. 1999-3500780

NOTES:

- BEARINGS ARE "GRID" BASED ON OREGON COORDINATE SYSTEM, NORTH ZONE, NAD 83/91 DATUM. DISTANCES ARE "TRUE" GROUND MEASUREMENTS.
- (M) = MEASURED (C) = COMPUTED (P1) = PLAT OF RIVER VIEW TERRACE SUBDIVISION (P2) = PLAT OF PETERSON ADDITION (D) = DEED (R) = RECORD SURVEY M-77
- DEAN AVENUE IS CLASSIFIED AS A MINOR RESIDENTIAL STREET.
- PROPOSED UTILITY EASEMENTS ARE 10 FEET WIDE ALONG ALL STREET FRONTAGES.
- = DENOTES SET 5/8"x24" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED GBW 02817LS
- = DENOTES FOUND 3/4" IRON PIPE AS SHOWN ON PARTITION PLAT 1998-43.
- ⊙ = DENOTES FOUND 5/8" STEEL REBAR & CAP STAMPED GBW 02817LS.
- ⊕ = DENOTES SET 2 1/2" DIAM. SURFACE BRASS CAP UPON COMPLETION OF STREET CONST.
- EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	47°40'27"	140.00'	116.49'	113.16'	61.86'	N 65°20'54"E
2	47°40'27"	110.00'	91.53'	88.91'	48.60'	N 65°20'54"E
3	47°40'27"	80.00'	66.57'	64.66'	35.35'	N 65°20'54"E
4	16°07'30"	140.00'	39.40'	39.27'	19.83'	N 81°07'23"E
5	31°32'57"	140.00'	77.09'	76.12'	39.55'	N 57°17'09"E
6	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 44°11'08"E
7	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 45°48'52"W
8	05°51'25"	250.00'	25.56'	25.54'	12.79'	N 03°44'35"W
9	05°51'25"	300.00'	30.87'	30.85'	15.35'	N 03°44'35"W

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 1999, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

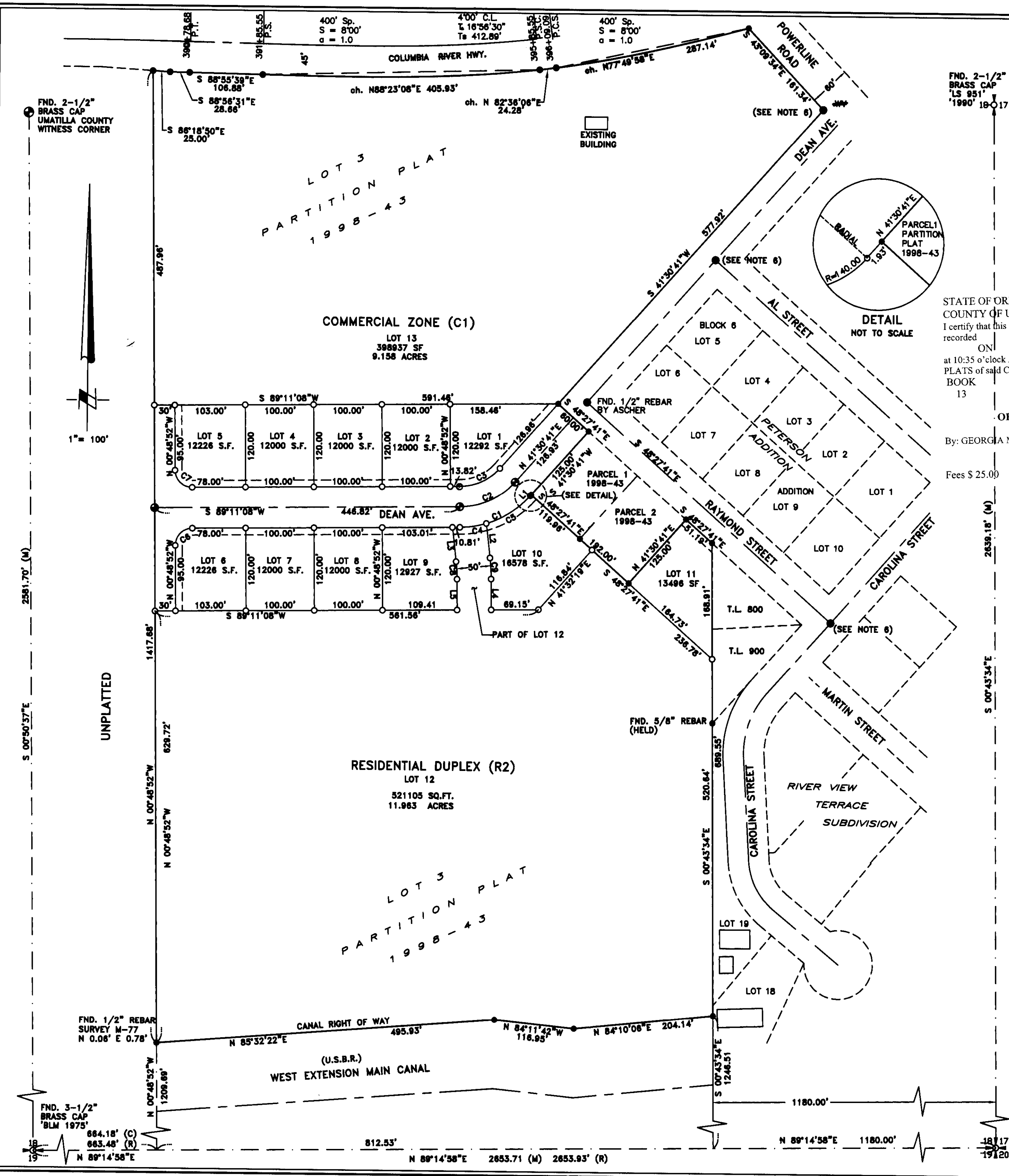
GARY B. WAGNER

OREGON SURVEYOR
 GARY B. WAGNER
 02817LS

RENEWS 6/30/00

THIS IS AN EXACT COPY OF THE ORIGINAL

RS&A ROGERS SURVEYING INC.
 2304 N. FIRST STREET
 HERMISTON, OR. 97838
 PHONE (541) 567-5859
 FAX: (541) 567-5788



FND. 2-1/2" BRASS CAP UMATILLA COUNTY WITNESS CORNER



1" = 100'

UNPLATTED

FND. 3-1/2" BRASS CAP 'BLM 1975'

FND. 2-1/2" BRASS CAP 'LS 951' '1990' 18-017

FND. 3-1/2" BRASS CAP 'BLM 1975'

BK 13 P 145 182

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON May 12, 1999
at 10:35 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
13 145

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT
Records Officer
Fees \$ 25.00 No. 1999-3500780

PLAT OF UMATILLA HEIGHTS

REPLAT OF LOT 3, PARTION PLAT 1998-43
LOCATED IN A PORTION OF E1/2 SEC. 18,
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

OWNER'S DEDICATION

I, THE UNDERSIGNED, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON TO THE USES OF THE PUBLIC FOREVER.

Steve White
STEVE WHITE, PRESIDENT
COPPER BASIN CONSTRUCTION, INC.

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF UMATILLA }

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF May, 1999, PERSONALLY APPEARED BEFORE ME, STEVE WHITE, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING 'OWNER'S DEDICATION', AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kathleen West
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT *Hermiston*

MY COMMISSION EXPIRES: *7/31/01*



UMATILLA COUNTY SURVEYOR:

I, DAVE KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 7 DAY OF May, 1999.

David Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF UMATILLA APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF COPPERWOOD.

James G. Salt
CITY OF UMATILLA PLANNING COMMISSION
George Bush
MAYOR, CITY OF UMATILLA

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER, DATED THIS 12 DAY OF May, 1999.

William S. Howard
CHAIRMAN COMMISSIONER

James D. Roberts
COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO 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 CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.
DATED THIS 10th DAY OF May, 1999.

Paul
COUNTY ASSESSOR
Sharon Shultz by Stephen J. Cook, Deputy
COUNTY TAX COLLECTOR

IRRIGATION APPROVAL

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.
DATED THIS 4th DAY OF MAY, 1999.

Douglas W. Strehin
WEST EXTENSION IRRIGATION DISTRICT
Chairman
TITLE

RECEIVED BY
Umatilla County Surveyor
Date: 5-99
Paid by: KK
No. 99-68-B

SURVEYOR'S NARATIVE

The purpose of this survey is to re-plat Lot 3 of Partion Plat No. 1998-43 into 13 new lots for future development. The bearing base for this survey is Partion Plat 1998-43 which are based on "Grid" bearings, of the Oregon Coordinate System, North Zone, NAD83/91 datum and is based on our GPS survey of Section 18 monuments. We found and tied the East 1/4, Southeast section corner and South 1/4 corners of said Section 18, along with several monuments which were set in the Peterson Addition and the Plat of View Terrace subdivisions. Additional pins were found from the Edwards' survey of this property for Al Conforth (Survey M-77).

The Columbia River Highway right-of-way was established from ties to the centerline of the Umatilla River Bridge, which is a tangent section of the highway. The centerline alignment was produced from that tangent using Oregon State Highway Department plans for the Irigon-Umatilla section of the Columbia River Highway.

The Easterly boundary of the property was established from existing property pins along the boundary of Peterson's Addition and the Plat of River View Terrace Subdivision.

Reference Material:

- Peterson's Addition - Book 9, Page 14
- Record Survey by Lagler - Survey Q - 7222-13
- Plat of River View Terrace - Book 12, Page 14
- Re-Plat of Block 2, Peterson Addition - Book 13, Page 14
- Edwards Survey for Conforth - M-77
- Oregon State Highway Department Drawing No. 88-18-21
- Deed Record, Book 278, Page 400
- Deed Record, Reel 180, Page 1711
- Deed Record, Reel 88, Page 1443
- Deed Record, Reel 318, Page 0504

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 1999, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary B. Wagner

OREGON
GARY B. WAGNER
02817LS

RENEWS 8/30/00

Gary B. Wagner
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RS&I ROGERS SURVEYING INC.
2304 N. FIRST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-5788

RECEIVED



1999-3530022 1 of 2

JUN 17 1999

UMATILLA COUNTY RECORDS

AFFIDAVIT OF CORRECTION

353 0022

I, GARY B. WAGNER, BEING FIRST DULY SWORN, DEPOSETH AND SAYS THAT I AM THE LAND SURVEYOR WHO PREPARED THE PLAT OF "UMATILLA HEIGHTS", AS RECORDED IN BOOK 13, PAGE 145, RECORDS OF UMATILLA COUNTY, OREGON. THE PLAT NAME OF "UMATILLA HEIGHTS" CONFLICTS WITH THE AN EXISTING PLAT WHICH IS NAMED "UMATILLA HEIGHTS ADDITION". THEREFORE, THE PURPOSE OF THIS AFFIDAVIT OF CORRECTION IS TO HEREBY CHANGE THE NAME OF "UMATILLA HEIGHTS" (BOOK 13, PAGE 145) TO "UMATILLA TERRACE".

DATED THIS 9th. DAY OF JUNE, 1999, HERMISTON OREGON.

Gary B. Wagner
GARY B. WAGNER
OREGON PROFESSIONAL LAND SURVEYOR #02817LS

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
OREGON
GARY B. WAGNER 6/9/99
02817LS
RENEWS 6/30/00

STATE OF OREGON
COUNTY OF UMATILLA

THIS IS TO CERTIFY THAT ON THIS 9th. DAY OF JUNE, 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GARY B. WAGNER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE AFFIDAVIT, AND ACKNOWLEDGED THE SAID TO BE HIS VOLUNTARY ACT AND DEED, AND ACKNOWLEDGED TO ME THAT THE SAME IS TRUE AND CORRECT. WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Kathleen West
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT HERMISTON, OREGON
MY COMMISSION EXPIRES 7/31/01

David H. K...
UMATILLA COUNTY SURVEYOR



1999-3530022 2 of 2

State of Oregon)
)
County of Umatilla)

This instrument was received
and recorded on

06-17-99 at 2:10

In the record of document
code type DE-AFF

Location R353-0022
Document number 1999-3530022
Fee 10.00

Office of County Records



Records Officer