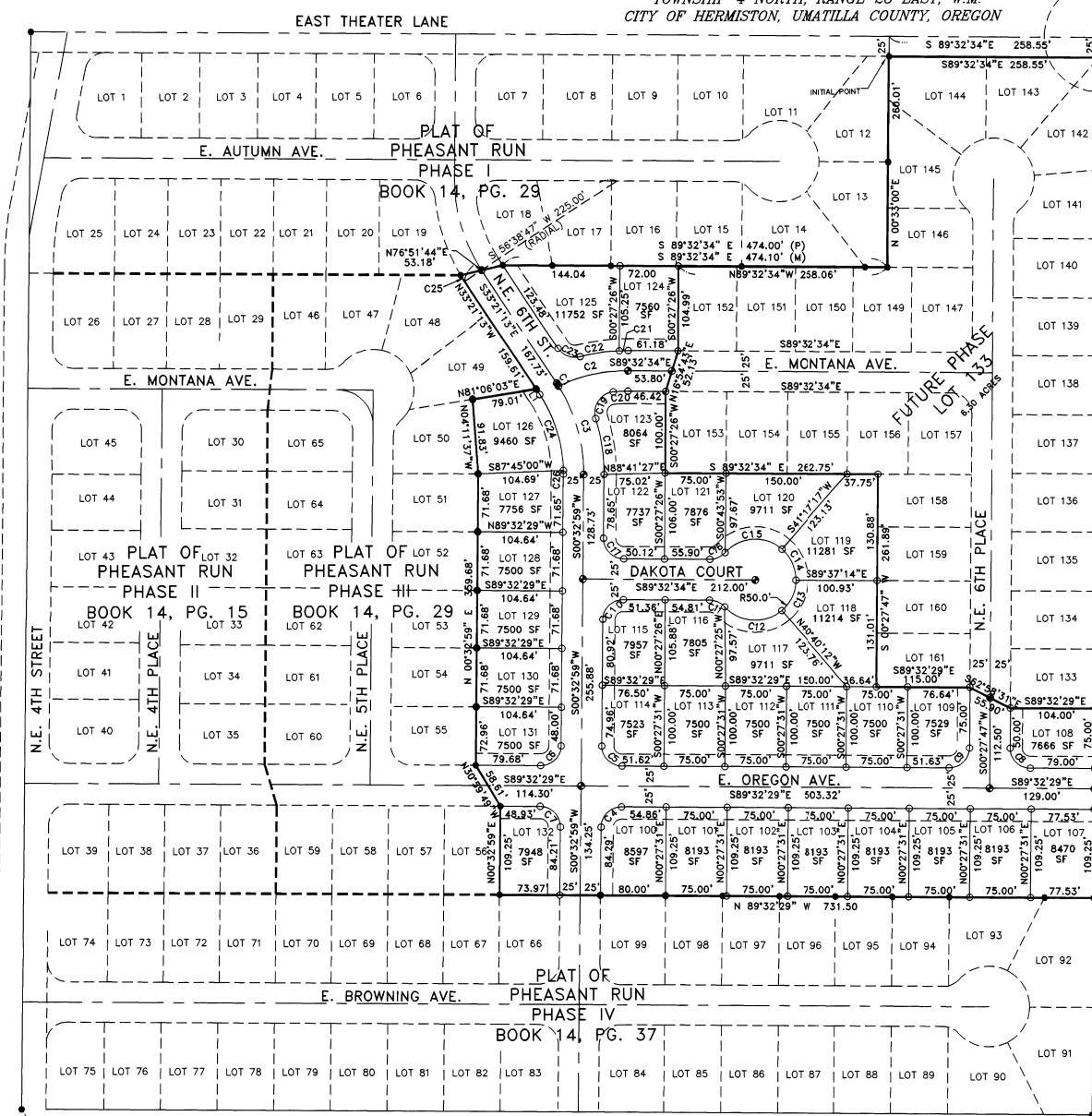
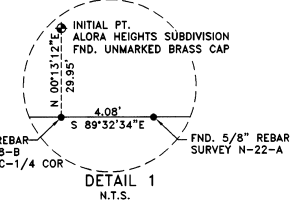


PLAT OF
PHEASANT RUN—PHASE FIVE
 A RE-PLAT OF LOT 100, PLAT OF PHEASANT RUN, PHASE FOUR, BOOK 14, PAGE 37
 LOCATED IN THE NE 1/4 OF SW 1/4 OF SECTION 2,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON



CENTER SECTION 2
 FND. 5/8" REBAR
 SURVEY L-18-B



LEGAL DESCRIPTION

LOT 100, PLAT OF PHEASANT RUN, PHASE FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 14, PAGE 37, UMATILLA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

CURVE	DELTA	RADIUS	LENGTH		CHD. BEARING	CHD. DISTANCE	TANGENT
			ARC	CHORD			
C1	01°09'37"	200.00	4.05	N32°46'24"W	4.05	2.03	
C2	25°12'26"	200.00	87.99	S77°51'13"W	87.98	44.72	
C3	32°44'36"	200.00	114.29	N15°49'19"W	112.25	58.76	
C4	89°54'32"	25.00	39.23	S45°30'15"W	35.33	24.96	
C5	90°05'28"	25.00	39.31	S44°29'45"E	35.38	25.04	
C6	89°54'32"	25.00	39.23	N45°30'15"E	35.33	24.96	
C7	90°05'28"	25.00	39.31	N44°29'45"W	35.38	25.04	
C8	90°00'16"	25.00	39.27	S44°32'21"E	35.36	25.00	
C9	89°59'44"	25.00	39.27	N45°27'39"E	35.35	25.00	
C10	89°59'42"	25.00	39.23	S45°30'12"W	35.33	24.96	
C11	48°11'54"	25.00	21.03	N65°27'55"W	20.41	11.18	
C12	88°19'27"	50.00	77.94	S86°00'23"E	70.29	49.41	
C13	48°51'19"	50.00	42.63	N24°54'11"E	41.36	22.71	
C14	49°11'12"	50.00	42.92	N24°07'07"W	41.62	22.88	
C15	89°01'34"	50.00	77.89	S86°46'30"W	70.11	49.15	
C16	48°11'23"	25.00	21.03	N66°22'25"E	20.41	11.18	
C17	90°05'33"	25.00	39.31	S44°29'47"E	35.38	25.04	
C18	17°49'35"	225.00	70.00	N08°22'03"W	69.72	35.29	
C19	101°49'16"	25.00	44.43	S33°38'02"W	38.81	30.77	
C20	05°54'47"	175.00	18.06	S87°30'02"W	18.05	9.04	
C21	02°45'20"	225.00	10.82	S89°04'46"W	10.82	5.41	
C22	12°24'06"	225.00	48.70	S81°30'03"W	48.61	24.45	
C23	71°20'47"	25.00	31.13	S69°01'37"E	29.16	17.95	
C24	32°16'21"	175.00	98.57	S17°13'15"E	97.28	50.63	
C25	02°19'44"	225.00	9.15	S32°11'23"E	9.15	4.57	
C26	01°37'52"	175.00	4.98	S00°15'53"E	4.97	2.49	

FND. 5/8" DIAM. PIN
 AS SHOWN ON PLAT OF ELWOOD TRACTS
 AND ON PHASE I, PHEASANT RUN

SEE SURVEY 98-28-C

Garrett Wagner
 THIS IS AN EXACT DUPLICATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.12	S33°21'13"E

ROGERS SURVEYING INC.
 803 COLUMBIA PARK TRAIL
 RICHLAND, WA 98552
 PHONE (509) 627-5656
 FAX: (509) 627-2994
 www.rogerssurveying.com

CLIENT	COPPER BASIN, INC.		JOB	3303
PROJECT	PHEASANT RUN PHASE FIVE			
	NE1/4, SW1/4, SEC. 2, T.4N., R.28E., W.M.			
DRN. BY	BRF	SCALE 1"= 100'	F. B. NO.	NONE
APPROVED	GBW	DATE 01/29/2003	SDPROJ-	0907098
			FILE:	3303.DWG
				SHEET 1 OF 2

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON May 20, 2003
 at 3:40 o'clock Pm., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 55
OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 60.00 No. 2003-4370390

REV: 05/07/2003 GBW



PLAT OF
PHEASANT RUN-PHASE FIVE
A RE-PLAT OF LOT 100, PLAT OF PHEASANT RUN, PHASE FOUR, BOOK 14, PAGE 37
LOCATED IN THE NE 1/4 OF SW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

OWNER'S DEDICATION

I, STEVE WHITE, PRESIDENT OF COPPER BASIN INC., HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED ON THE PLAT OF PHEASANT RUN, PHASE FIVE, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THE STREETS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER.

Steve White
STEVE WHITE, PRESIDENT
COPPER BASIN, INC.

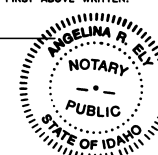
ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF KOOTENAI } S.S.

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF April, 2003, STEVE WHITE PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Angelina R. Ely
NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING AT Coquille

MY COMMISSION EXPIRES: 4/20/06



UMATILLA COUNTY SURVEYOR:

I, DAVID H. 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 19 DAY OF May, 2003.

David H. Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED & APPROVED THE PLAT OF PHEASANT RUN, PHASE FIVE.

Margaret Jackson
CITY OF HERMISTON PLANNING COMMISSION
Bob Johnson
CITY OF HERMISTON MAYOR

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 20 DAY OF May, 2003.

William S. Howell CHAIRMAN
Ernie M. Holman COMMISSIONER
Jennie A. Liberty 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 20th DAY OF May, 2003.

Paul Chalmer COUNTY ASSESSOR
Shirley Wambauer COUNTY TAX COLLECTOR
Assessment Map
HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS ~~BEEN~~ HEREBY EXAMINED AND APPROVED.
DATED THIS 7th DAY OF April, 2003.
Charles Wilson TITLE
Monroe

STATE OF OREGON, } ss
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON May 20, 2003
at 3:40 o'clock P.m., in the record of
PLATS of said County.
BOOK 14 PAGE 55 Slide

OFFICE OF COUNTY RECORDS
By: Georgia Dunaway, Records Officer
Fees \$ 60.00 No. 2003-4370390

SURVEYORS CERTIFICATE

I, GARY B. WAGNER, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.



04/14/03
DATE

NOTES:

- 1. BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, ACCORDING TO THE PLAT OF PHEASANT RUN, PHASE ONE, RECORDED IN BOOK 13, PAGE 35.
- 2. (M) = MEASURED (P) = PLAT DIMENSION PER PLAT OF PHEASANT RUN-PHASE IV (BOOK 14, PG. 37).
- 3. ● = DENOTES SET 2-1/2" ALUM. CAP SURFACE MON. STAMPED "LS 02817."
- 4. ○ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 02817."
- 5. ● = DENOTES FND 5/8" DIAM. REBAR STAMPED LS 02817 PER PLAT OF PHEASANT RUN, PHASE ONE, TWO, THREE AND FOUR.
- 6. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
- 7. HOMES ON LOT 108 SHALL NOT FACE OR HAVE ACCESS TO EAST OREGON AVENUE.
- 8. HOMES ON LOTS 100, 114, 115, 122, 123, 125, AND 132, SHALL NOT FACE OR HAVE ACCESS N.E. 6TH STREET.
- 9. HOMES ON LOT 109 SHALL NOT FACE OR HAVE ACCESS TO NORTHEAST 6TH PLACE.
- 10. A 15' UTILITY EASEMENT & SIDEWALK EASEMENT SHALL ENCUMBER THE FRONTAGE OF ALL LOTS SHOWN HEREON.
- 11. GRASSED INFILTRATION AREAS SHALL BE MAINTAINED BY ADJOINING PROPERTY OWNERS TO THE STANDARDS SET FORTH BY THE CITY OF HERMISTON.
- 12. BALANCE OF PROPERTY SHALL BE PLATTED IN ACCORDANCE WITH THE PRELIMINARY PLAT AND CONDITIONS APPROVED ON MAY 13, 1998.

Gary B. Wagner
THIS IS AN EXACT DUPLICATE

ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 98952
PHONE (509) 827-5858
FAX: (509) 827-8864
www.rogerssurveying.com

CLIENT	COPPER BASIN, INC.	JOB	3303
PROJECT	PHEASANT RUN PHASE FIVE NE1/4, SW1/4, SEC. 2, T.4N., R.28E., W.M.		
DRN. BY	BRF	SCALE	1"= 100'
APPROVED	GBW	DATE	01/28/2003
F. B. NO.	NONE	SOPROJ-	OR07098
FILE:	3303.DWG	SHEET	2 OF 2

REV: 4/02/2003 GBW