

8K14871192

# PLAT OF SHEA MEADOWS, PHASE 4

A SUBDIVISION OF LOT 23 OF THE PLAT OF SHEA MEADOWS PHASE 1 AND LOTS 39 AND 45 OF THE PLAT OF SHEA MEADOWS PHASE 3, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.  
OWNER: HERMISTON HOMEWORKS, INC.

### LEGEND

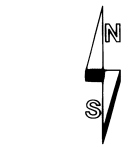
- - SET 5/8" X 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106, VA PLS 17372".
  - - SET 5/8" X 30" IRON REBAR WITH 2" ALUMINUM CAP MARKED "PLS 1106" FLUSH WITH PAVEMENT.
  - ⊙ - FOUND 2 1/2" BRASS CAP MONUMENT IN MONUMENT BOX.
  - - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106, VA PLS 17372", FROM PLAT OF SHEA MEADOWS, PHASE 1.
  - - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106, VA PLS 17372", FROM PLAT OF SHEA MEADOWS, PHASE 2.
  - ◆ - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106, VA PLS 17372", FROM PLAT OF SHEA MEADOWS, PHASE 3, OR PARTITION PLAT NO. 2000-05.
  - - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "DR PLS 1106, VA PLS 17372" FROM SURVEY NO. 97-209-B.
  - - OTHER MONUMENT FOUND AS NOTED.
  - ⊙ - CALCULATED POINT ONLY, NOTHING SET OR FOUND.
  - S.F. - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
  - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
  - - INDICATES PUBLIC UTILITY EASEMENT LINE. ALL LOTS HAVE A 15 FOOT PUBLIC UTILITY EASEMENT ALONG STREETS AND A 6 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. THE EASEMENT WITH FOR LOTS 46 AND 47 ALONG S.W. 11TH STREET FRONTAGE IS 6 FEET.
  - C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
  - L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
  - 18 - INDICATES LOT NUMBER, PLAT OF SHEA MEADOWS PHASE 1.
  - 24 - INDICATES LOT NUMBER, PLAT OF SHEA MEADOWS PHASE 2.
  - 42 - INDICATES LOT NUMBER, PLAT OF SHEA MEADOWS PHASE 3.
- NOTE: MEASURED DIMENSIONS ON THIS PLAT ARE IDENTICAL WITH THOSE OF RECORD FROM SURVEY NO. S 97-209-B, 98-103-B, AND SHEA MEADOWS PHASES 1, 2 AND 3.

### CURVE TABLE

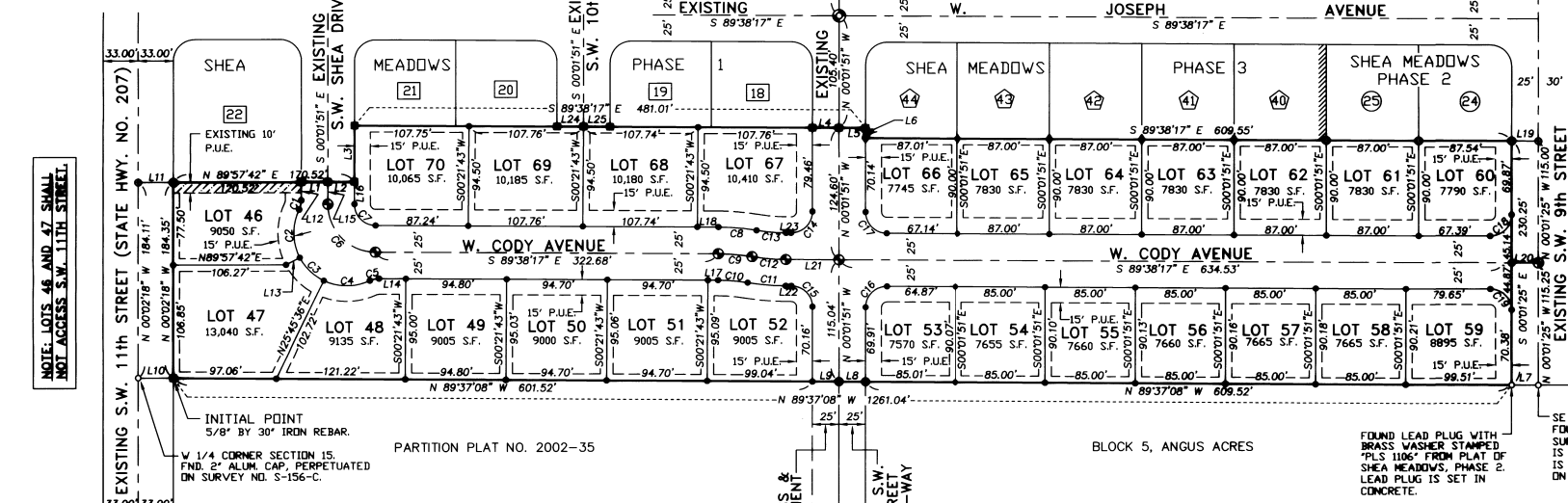
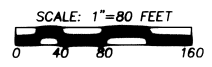
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	25°50'31"	20.00	9.02	8.94	S 12°53'24" W
C2	53°27'12"	50.00	46.65	44.97	N 00°54'57" W
C3	36°35'51"	50.00	31.94	31.40	N 45°56'28" W
C4	51°14'24"	50.00	44.72	43.24	N 89°51'36" W
C5	25°50'31"	20.00	9.02	8.94	N 77°26'28" E
C6	89°36'25"	45.00	70.38	63.42	N 44°50'04" W
C7	89°36'25"	20.00	31.28	28.19	N 44°50'04" W
C8	9°09'33"	225.00	95.97	35.93	S 85°03'30" W
C9	9°09'33"	175.00	31.97	31.94	S 85°03'30" W
C10	9°09'33"	200.00	27.98	27.95	S 85°03'30" W
C11	9°09'33"	225.00	35.97	35.93	N 85°03'30" W
C12	9°09'33"	175.00	31.97	31.94	N 85°03'30" W
C13	9°09'33"	200.00	27.98	27.95	N 85°03'30" W
C14	90°23'35"	20.00	31.55	28.38	S 45°09'56" E
C15	89°36'25"	20.00	31.28	28.19	S 44°50'04" E
C16	89°36'25"	20.00	31.55	28.38	S 45°09'56" E
C17	89°36'25"	20.00	31.28	28.19	S 44°50'04" E
C18	90°23'35"	20.00	31.55	28.38	S 45°09'56" E
C19	89°36'25"	20.00	31.28	28.19	S 44°50'04" E
C20	90°23'35"	20.00	31.55	28.38	S 45°09'56" E
C21	25°30'37"	50.00	22.38	22.19	N 77°32'25" W
C22	112°43'09"	50.00	98.37	83.25	N 08°21'32" E
C23	73°48'48"	50.00	64.41	60.05	N 84°54'26" E
C24	41°13'21"	50.00	35.97	35.97	S 37°34'29" W
C25	73°23'54"	20.00	25.62	23.90	S 53°39'46" W
C26	89°36'25"	20.00	31.28	28.19	S 44°50'04" W

### LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°57'42"	25.00
L2	N 89°57'42"	25.00
L3	N 00°01'51"	53.89
L4	S 89°38'17"	25.00
L5	S 89°38'17"	25.00
L6	S 00°01'51"	9.60
L7	S 89°37'08"	25.00
L8	S 89°37'08"	25.00
L9	S 89°37'08"	25.00
L10	S 89°37'08"	33.00
L11	N 89°57'42"	33.00
L12	S 00°01'51"	17.05
L13	N 62°21'27"	14.60
L14	S 89°38'17"	25.20
L15	S 00°01'51"	20.75
L16	S 00°01'51"	20.75
L17	S 89°38'17"	9.58
L18	S 89°38'17"	19.94
L19	S 89°38'17"	25.00
L20	S 89°38'17"	25.00
L21	S 89°38'17"	50.00
L22	S 89°38'17"	5.31
L23	S 89°38'17"	4.69
L24	S 89°38'17"	25.00
L25	S 89°38'17"	25.00
L26	S 89°38'17"	25.00
L27	S 00°21'43"	25.00
L28	S 00°01'51"	25.01
L29	S 25°16'54"	44.28
L30	S 41°59'58"	25.00
L31	S 3°48'50"	25.02
L32	S 89°38'17"	25.00



BASIS OF BEARINGS: SURVEY NO. 98-103-B. BEARINGS FOR SHEA MEADOWS PHASES 1, 2 AND 3 ARE ALSO BASED ON SURVEY NO. 98-103-B.



### REFERENCE SURVEYS

NOTE: LOT 23 OF SHEA MEADOWS, PHASE 1, CONTAINS A CONDITION STATING THAT LOT 23 WILL BE PLATTED IN ACCORDANCE WITH APPROVED PRELIMINARY PLAT DATED JANUARY 13, 1999. LOT 45 OF SHEA MEADOWS, PHASE 3, CONTAINS A CONDITION STATING THAT LOT 45 WILL BE PLATTED IN ACCORDANCE WITH APPROVED PRELIMINARY PLAT DATED SEPTEMBER 13, 2000. THESE CONDITIONS WERE MODIFIED TO ALLOW PLATTING AS SHOWN ON THIS PLAT, BY THE CITY OF HERMISTON PLANNING COMMISSION IN FEBRUARY, 2004.

SURVEY NO. Q-1341-B, D-22-AX, S-156-C, 95-128-C, 97-209-B & 98-103-B. PLAT OF SHEA MEADOWS, PHASE 1, 2, & 3. PARTITION PLAT NO. 2000-05. PLAT OF ANGUS ACRES.

REFER TO SURVEY NO. 97-209-B & 98-103-B FOR ADDITIONAL INFORMATION ON SECTION BREAKDOWN & PLAT BOUNDARY DETERMINATION.

I CERTIFY THIS IS AN EXACT COPY.  
*Will. R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/04

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 1/2004 DR. BY: JMW  
CK. BY: VRW NO: 03-905

PROJECT:  
PLAT OF SHEA MEADOWS PHASE 4

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON May 3, 2004  
at 3:45 o'clock P.m., in the record of PLATS of said County.  
BOOK PAGE Slide  
14 71 B127

OFFICE OF COUNTY RECORDS  
By: Jean Hemphill...Records Officer  
Fees \$ 60.00 No. 2004-4610543

SE CORNER SE1/4 SW1/4 NW1/4 FOUND 7/8" IRON PIN PER SURVEY NO. D-22-AX. MONUMENT IS 15" BELOW GROUND. THIS MONUMENT IS ALSO DESIGNATED AS 1/16TH CORNER ON PLAT OF ANGUS ACRES.

# PLAT OF SHEA MEADOWS, PHASE 4

A SUBDIVISION OF LOT 23 OF THE PLAT OF SHEA MEADOWS PHASE 1 AND LOTS 39 AND 45 OF THE PLAT OF SHEA MEADOWS PHASE 3, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON. OWNER: HERMISTON HOMEWORKS, INC.

### NARRATIVE OF SURVEY

RECORD SURVEY 97-209-B, 98-103-B AND PLATS OF SHEA MEADOWS PHASES 1, 2 AND 3 AND PARTITION PLAT NO. 2000-05 ARE THE BASIS OF CONTROL FOR THIS PLAT.

MONUMENTS WERE ESTABLISHED USING A TRIMBLE 5700 GEODETIC GPS SYSTEM USING REAL TIME KINEMATIC METHODS OR WITH A SODKKA SET 48 FIVE SECOND TOTAL STATION IN AREAS WHERE GPS SIGNAL WAS OBCURED.

### SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS PLAT OF "SHEA MEADOWS, PHASE 4", LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, PER DRS CHAPTER 96, AS REVISED. THE LANDS PLATTED ARE DESCRIBED AS FOLLOWS:

LOT 23 OF SHEA MEADOWS, PHASE 1, RECORDED AS INSTRUMENT NO. 1999-3530678 AT BOOK 13, PAGE 147, UMATILLA COUNTY RECORD OF PLATS AND LOTS 39 AND 45 OF SHEA MEADOWS, PHASE 3, RECORDED AS INSTRUMENT NO. 2002-4260578, AT BOOK 14, PAGE 48, UMATILLA COUNTY RECORD OF PLATS, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

PER O.R.S. CHAPTER 92.070, I CERTIFY THAT POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THE SUBDIVISION WILL BE COMPLETED WITHIN 45 DAYS FOLLOWING COMPLETION OF PAVING OR BY AUGUST 1, 2004, WHICHEVER OCCURS FIRST.

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*  
WILLIAM R. WELLS, PLS 1106

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/04

### OWNER'S DEDICATION

HERMISTON HOMEWORKS, INC. AN OREGON CORPORATION, OWNER OF THE LANDS WITHIN THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "SHEA MEADOWS, PHASE 4", AN ADDITION TO THE CITY OF HERMISTON, OREGON, AND HEREBY DEDICATES THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC USE.

HERMISTON HOMEWORKS, INC. BY:

*Rerald L. Brandt*  
RALD L. BRANDT, PRESIDENT

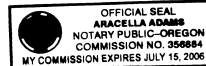
SUBSCRIBED AND SWORN BEFORE ME THIS 31 DAY OF

April, 2004.

*Aracella Adams*  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 356884

MY COMMISSION EXPIRES: 02-15-06



### APPROVALS

#### CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

28 DAY OF April, 2004.  
*Margaret Taylor*  
CHAIR

#### HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

28 DAY OF April, 2004.  
*Bob Sullivan*  
MAYOR

#### HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

31<sup>st</sup> DAY OF March, 2004.  
*Chuck Wiley* Manager  
TITLE

#### UMATILLA COUNTY SURVEYOR

I, UMATILLA COUNTY 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 29 DAY OF March, 2004.

*David H. Kelly*  
UMATILLA COUNTY SURVEYOR

#### UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS 30 DAY OF May, 2004.

*Kevin D. Roberts* CHAIRMAN  
*Emilia M. Holloman* COMMISSIONER  
*William S. Hamill* 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 MONETARY DUES 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 30 DAY OF May, 2004.

*Paul W. Kelly* ASSESSOR  
*Kevin D. Roberts* TAX COLLECTOR

#### RECORDING INFORMATION, OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON May 3, 2004  
at 3:45 o'clock P.m., in the record of PLATS of said County.  
BOOK PAGE Slide  
14 71 B127  
OFFICE OF COUNTY RECORDS  
By: Jean Hemphill, Records Officer  
Fees \$ 60.00 No. 2004-4610543

I CERTIFY THIS IS AN EXACT COPY.

*William R. Wells*  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: BRANDT 4B PLAT OF SHEA MEADOWS, PHASE 4 LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
DATE: 01/2004	DR. BY: JMW
CK. BY: WRW	NO: 03-905

2/16

2004 4640722

RECEIVED

JUN 25 2004

UMATILLA COUNTY RECORDS



2004-4640722

1 of 2

AFFIDAVIT OF INTERIOR MONUMENTATION

SHEA MEADOWS, PHASE 4

This is to certify that the Plat of Shea Meadows, Phase 4, a subdivision of Lot 23 of the Plat of Shea Meadows Phase 1 and Lots 39 and 45 of the Plat of Shea Meadows Phase 3, located in Southwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 28 East, W.M., City of Hermiston, Umatilla County, Oregon, recorded at Book 14, Page 71, Umatilla County Record of Plats, has been correctly surveyed and monumented with proper monuments at the interior corners of the subdivision as noted on the recorded subdivision Plat, with the following exception:

The area at the Northeast Corner of Lot 63 is obstructed by an existing fence post. I set a witness corner monument, a 5/8 inch by 30 inch iron rebar with 1 1/4 inch yellow plastic cap marked "OR PLS 1106 WA PLS 17372", South 00°01'51" East a distance of 1.00 feet from the corner point.

All other monuments were established as noted on the record Plat.

Monuments were all established as of June 16, 2004.

William R. Wells  
William R. Wells, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

William R. Wells  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

renews 6-30-06

Sworn before me this 23RD day of June, 2004.

Dawn M Tubbs  
Notary Public for Oregon



My commission renews 10-14-04.

Approved by: David H. Krumbein  
David H. Krumbein, County Surveyor

Return to: William R. Wells P.L.S.  
PO Box 1696  
Pendleton, Oregon 97801



2004-4640722 2 of 2

State of Oregon        )  
                          )  
County of Umatilla    )

This instrument was received  
and recorded on

06-25-04 at 3:20

in the record of instrument  
code type DE-AFF

Instrument Number 2004-4640722  
Fee 31.00

Office of County Records

  
\_\_\_\_\_  
Records Officer