

2002-28

PARTITION PLAT NO. 2002-28

IN THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION

(SEE WARRANTY DEED, REEL 314, PAGE 0395)
THE SOUTH 10 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF UMATILLA AND THE STATE OF OREGON.

OWNER'S DEDICATION

I, STEVE WHITE, PRESIDENT OF COPPERBASIN, INC. OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE EASEMENTS AS SHOWN FOR PUBLIC USE.

Steve White
STEVE WHITE, PRESIDENT OF COPPERBASIN, INC.

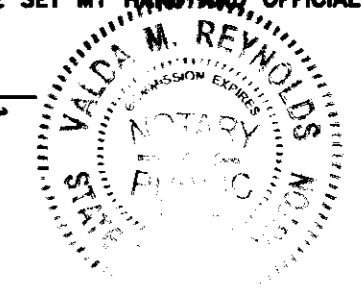
ACKNOWLEDGEMENT

STATE OF Washington } S.S.
COUNTY OF Benton

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF June, 2002, 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.

Valda M. Reynolds
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Benton City

MY COMMISSION EXPIRES: 03/03/06



APPROVALS

David H. Klein 7/3/2002
UMATILLA COUNTY SURVEYOR DATE

Thomas Wamolsky July 2 2002
CITY OF HERMISTON PLANNING COMMISSION DATE

CITY OF HERMISTON MAYOR DATE

TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 3rd DAY OF July, 2002, A.D.

Georgia Dunaway
UMATILLA COUNTY TAX COLLECTOR

DATE

Gary B. Wagner
This is an EXACT DUPLICATE

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2002, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

DATE June 19, 2002

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner

GARY B. WAGNER
02817LS

RENEWS 8/30/04

RECEIVED BY
Gary B. Wagner
Umatilla County Surveyor
Date 7-02
Rec'd By KK
No. 02-127-B

OFFICE OF COUNTY RECORDS

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

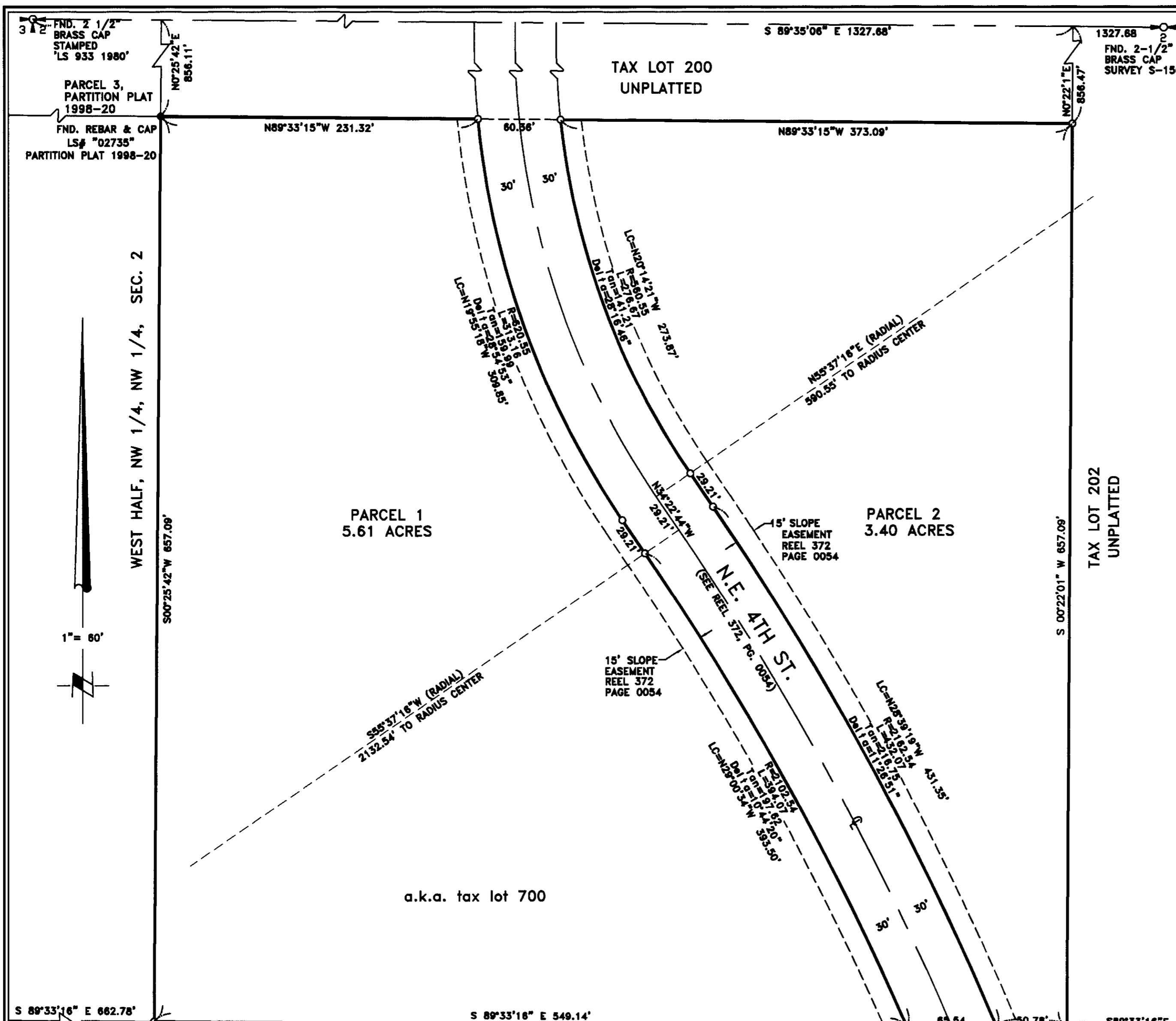
ON July 3, 2002
at 9:00 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2002 28

OFFICE OF COUNTY RECORDS

By: *Georgia Dunaway* Records Officer

Fees \$ 50.00 No. 2002-4150555

REV: 5-31-02



NARRATIVE:

THIS SURVEY WAS PERFORMED IN MAY, 2002 AT THE REQUEST COPPERBASIN, INC. THE PURPOSE OF THE SURVEY IS TO PARTITION TAX LOT 700 INTO TWO NEW PARCELS BEING SEGREGATED BY N.E. 4TH STREET. NORTHEAST 4th STREET IS A 60 FEET WIDE DEDICATED PUBLIC EASEMENT AS DESCRIBED IN REEL 372, PAGE 0054, UMATILLA DEED RECORDS.
THE BASIS OF BEARING OF THIS SURVEY IS THE PLAT OF PHEASANT RUN, PHASE 1 AS RECORDED IN BOOK 13, PAGE 45, UMATILLA COUNTY RECORDS.
THE NORTH BOUNDARY OF THIS PROPERTY WAS ESTABLISHED PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 1, SUPPLEMENTAL GLO PLAT OF 1913. SAID LINE BEING THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF PARTITION PLAT 1998-20 FOR AL KUNKEL. THE EAST AND WEST BOUNDARIES WERE ESTABLISHED BY THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 2, ACCORDING TO THE BLM MANUAL OF INSTRUCTIONS.

NOTES:

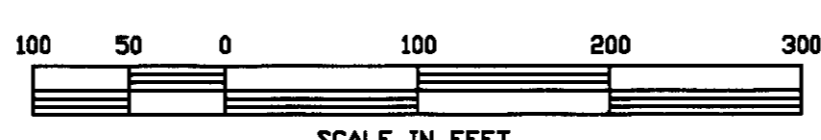
- 1. BASIS OF BEARING IS THE PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45, RECORDS OF UMATILLA COUNTY, OREGON.
- 2. (M) = MEASURED (C)=COMPUTED POSITION
- 3. O =DENOTES SET 5/8"x 30" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
- 4. ● =DENOTES FOUND PROPERTY CORNER AS SHOWN
- 5. THIS SURVEY WAS PERFORMED USING A SOKKIA SET 3B ELECTRONIC TOTAL STATION WHICH HAS A STANDARD ERROR OF 3" ANGULA AND 3mm + 3ppm TIMES THE DISTANCE.

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED.
DATED THIS 2 DAY OF July, 2002.

Chad Wilson *Mrs.*
HERMISTON IRRIGATION DISTRICT TITLE

(SEE RECORD SURVEY)
COUNTY SURVEY FILE # 02-72-B



RSI ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 827-6666
FAX: (509) 827-2994

CLIENT	COPPERBASIN, INC.	JOB	14202
PROJECT	PARTITION PLAT		
E. 1/2, NW 1/4, NW 1/4 SEC 2, T.4N., R.28 E.			
DRN. BY	BRF	SCALE	1" = 60'
APPROVED	GBW	DATE	5/07/2002
F. B. NO.	NONE	VERSION	-ACAD14
FILE:	14202PART.DWG	SHEET	1
		OF	1