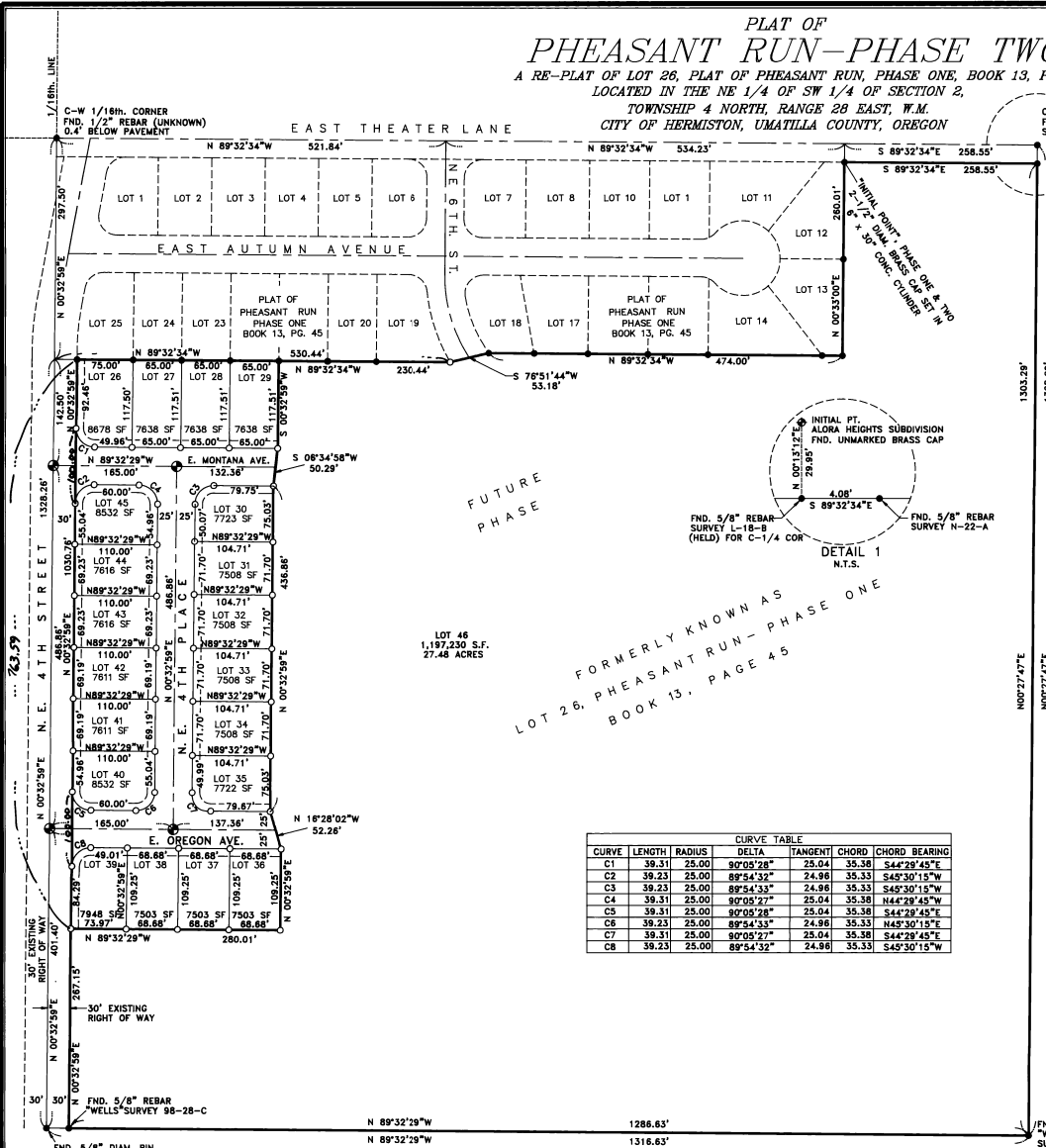


3514 Pg 15 192

PLAT OF
PHEASANT RUN - PHASE TWO

A RE-PLAT OF LOT 26, PLAT OF PHEASANT RUN, PHASE ONE, BOOK 13, PAGE 45
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



STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON October 6, 2000
at 2:17 o'clock P.m., in the record of
PLATS of said County.
BOOK PAGE Slide
14 15

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 55.00 No. 2000-3770132

LEGAL DESCRIPTION

LOT 26, PLAT OF PHEASANT RUN, PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13, PAGE 45, 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.

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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary B. Wagner
GARY B. WAGNER
02817LS
RENEWS 6/30/02

DATE 7/05/00

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 45.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. ⊙ = DENOTES SET 2-1/2" ALUM. CAP SURFACE MON. STAMPED "LS 02817."
4. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 02817."
5. ● = DENOTES 5/8" DIAM. REBAR STAMPED LS 02817 PER PLAT OF PHEASANT RUN, PHASE ONE.
6. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
7. VEHICULAR ACCESS TO LOTS 40 THRU 45 IS PROHIBITED TO N.E. 4TH STREET.
8. LOTS 45 AND 30: HOMES SHALL NOT FACE OR HAVE ACCESS TO EAST MONTANA AVENUE.
9. LOTS 26 AND 39: HOMES SHALL NOT FACE OR HAVE ACCESS TO N.E. 4TH STREET.
10. LOTS 40 AND 35: HOMES SHALL NOT FACE OR HAVE ACCESS TO EAST OREGON AVENUE.
11. THE BALANCE OF THE PROPERTY (LOT 46) SHALL BE PLATTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONDITIONS DATED MAY 13, 1998.
12. A 10' UTILITY EASEMENT SHALL ENCUMBER THE FRONTAGE OF ALL LOTS SHOWN HEREON.
13. GRASSED INFILTRATION AREAS SHALL BE MAINTAINED BY ADJOINING PROPERTY OWNERS TO THE STANDARDS SET FORTH BY THE CITY OF HERMISTON.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.31	25.00	90°05'28"	25.04	35.38	S44°29'45"E
C2	39.23	25.00	89°54'32"	24.96	35.33	S45°30'15"W
C3	39.23	25.00	89°54'33"	24.96	35.33	S45°30'15"W
C4	39.31	25.00	90°05'27"	25.04	35.38	N44°29'45"W
C5	39.31	25.00	90°05'28"	25.04	35.38	S44°29'45"E
C6	39.23	25.00	89°54'33"	24.96	35.33	N45°30'15"E
C7	39.31	25.00	90°05'27"	25.04	35.38	S44°29'45"E
C8	39.23	25.00	89°54'32"	24.96	35.33	S45°30'15"W

Gary B. Wagner
THIS IS AN EXACT DUPLICATE

REV: 06/28/00

RS&A SURVEYING INC.
205 SW THIRD STREET
HERMISTON, OR. 97838
PHONE (541) 567-6859
FAX: (541) 567-6757

CLIENT	COPPER BASIN	JOB NO.	OR08199
PROJECT	PHEASANT RUN PHASE TWO NW1/4, SW1/4, SEC. 2, T.4N., R.28E.		
DRAWN BY: RPJ	SCALE: 1" = 100'	F. B. NO.: NONE	SHEET 1
APPROVED: GBW	DATE: 11-16-99	VERSION: ACAD14	OF 2
		FILE: OR08199.DWG	

FND. 5/8" DIAM. PIN AS SHOWN ON PLAT OF ELWOOD TRACTS AND ON PHASE 1, PHEASANT RUN

N 89°32'29"W 1286.63'
N 89°32'29"W 1316.63'

FND. 5/8" REBAR "WELLS" SURVEY 98-28-C

BK 14 P. 15 2 of 2

PLAT OF
PHEASANT RUN—PHASE TWO
A RE-PLAT OF LOT 26, PLAT OF PHEASANT RUN, PHASE ONE, BOOK 13, PAGE 45
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, 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 STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. I ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF PHEASANT RUN, PHASE TWO.

STEVE WHITE, PRESIDENT
COPPER BASIN CONSTRUCTION, INC.

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UMATILLA } S.S.

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF April, 2000, 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 THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Debra Hunt
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 19 DAY OF September, 2000.

Dave Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF PHEASANT RUN, PHASE TWO.

Georgia Dunaway
CITY OF HERMISTON PLANNING COMMISSION
James A. ...
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 19 DAY OF October, 2000.

Emile M. Holman
CHAIRMAN
COMMISSIONER

James D. ...
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 19 DAY OF October, 2000.

Bill ...
COUNTY ASSESSOR
Shonda ...
COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.

DATED THIS 19 DAY OF April, 2000.

Edward ...
HERMISTON IRRIGATION DISTRICT/
Manager
TITLE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary B. Wagner
OREGON
GARY B. WAGNER
02817LS
RENEWS 6/30/02

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.

DATE 7/03/00

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON October 6, 2000
at 2:17 o'clock P.m., in the record of
PLATS of said County.
BOOK 14 PAGE 15 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
Fees \$ 55.00 No. 2000-3770132

Gary B. Wagner
THIS IS AN EXACT DUPLICATE

RSR ROGERS SURVEYING INC.
305 SW THIRD STREET
HERMISTON, OR. 97898
PHONE (541) 667-5859
FAX: (541) 667-6757

REV: 06/28/00

CLIENT	COPPER BASIN	JOB NO.	OR08199
PROJECT	PHEASANT RUN PHASE TWO NW1/4, SW1/4, SEC. 2, T.4N., R.28E.		
DRAWN BY: RPJ	SCALE: 1"= 100'	F. B. NO.: NONE	SHEET 2
APPROVED: GBW	DATE: 11-18-99	VERSION: ACAD14	OF 2
		FILE: OR08199.DWG	

3/2

RECEIVED

NOV 04 2002



2002-4230543

1 of 2

423 0543

UMATILLA COUNTY RECORDS

AFFIDAVIT of CORRECTION (SUBDIVISION)

STATE of ^{Washington} OREGON)
UMATILLA COUNTY)
^{132nd St}

I, Gary B. Wagner, being duly sworn, depose and say that I am the Surveyor who surveyed the Plat of Pheasant Run-Phase Two, as filed in Book 14, page 15 Subdivision Plat Records of Umatilla County.

The following correction to said plat is necessary and in accordance with ORS 92.170. I state the following corrections to be made:

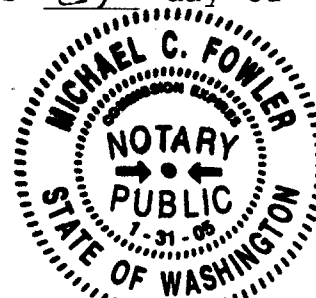
The Owner's Dedication was signed by Steve White representing Copper Basin Construction, Inc. The property was actually purchased by Copper Basin, Inc. (warranty deed R323-311). The Owner's dedication must be corrected to read, Steve White, President of Copper Basin, Inc.

Gary B. Wagner
Registered Professional Land Surveyor # 02817LS

NOTARY CERTIFICATE

^{Oct} Subscribed and sworn to before me this 24 day of Nov, 2002.

Michael C. Fowler
Notary Public for the State of Washington.
My commission expires 1-31-05.



STATE OF OREGON)
UMATILLA COUNTY) SS

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Pheasant Run Ph. 2 has been examined by me and that it complies with O.R.S. 92.170

David H. Krumbein

Return to: Dave Krumbein
P.O. Box 1126
Pendleton, OR 97801



2002-4230543 2 of 2

State of Oregon)
County of Umatilla)

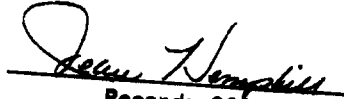
This instrument was received
and recorded on

11-04-02 at 3:55

In the record of document
code type DE-AFF

Location	R423-0543
Document number	2002-4230543
Fee	31.00

Office of County Records


Records Officer