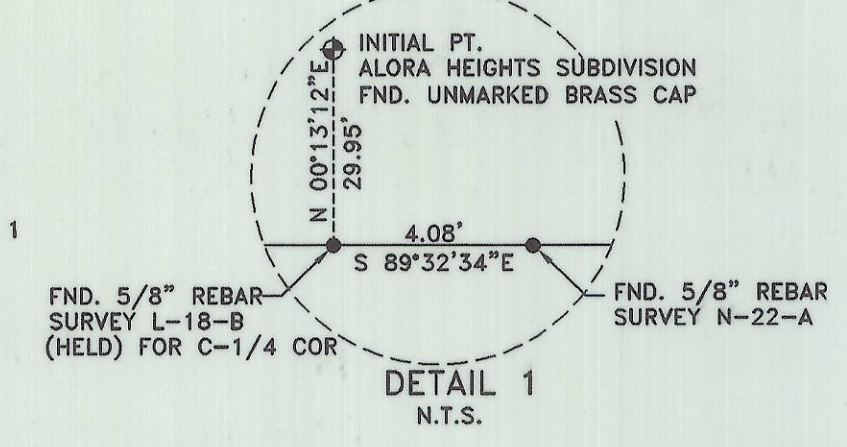
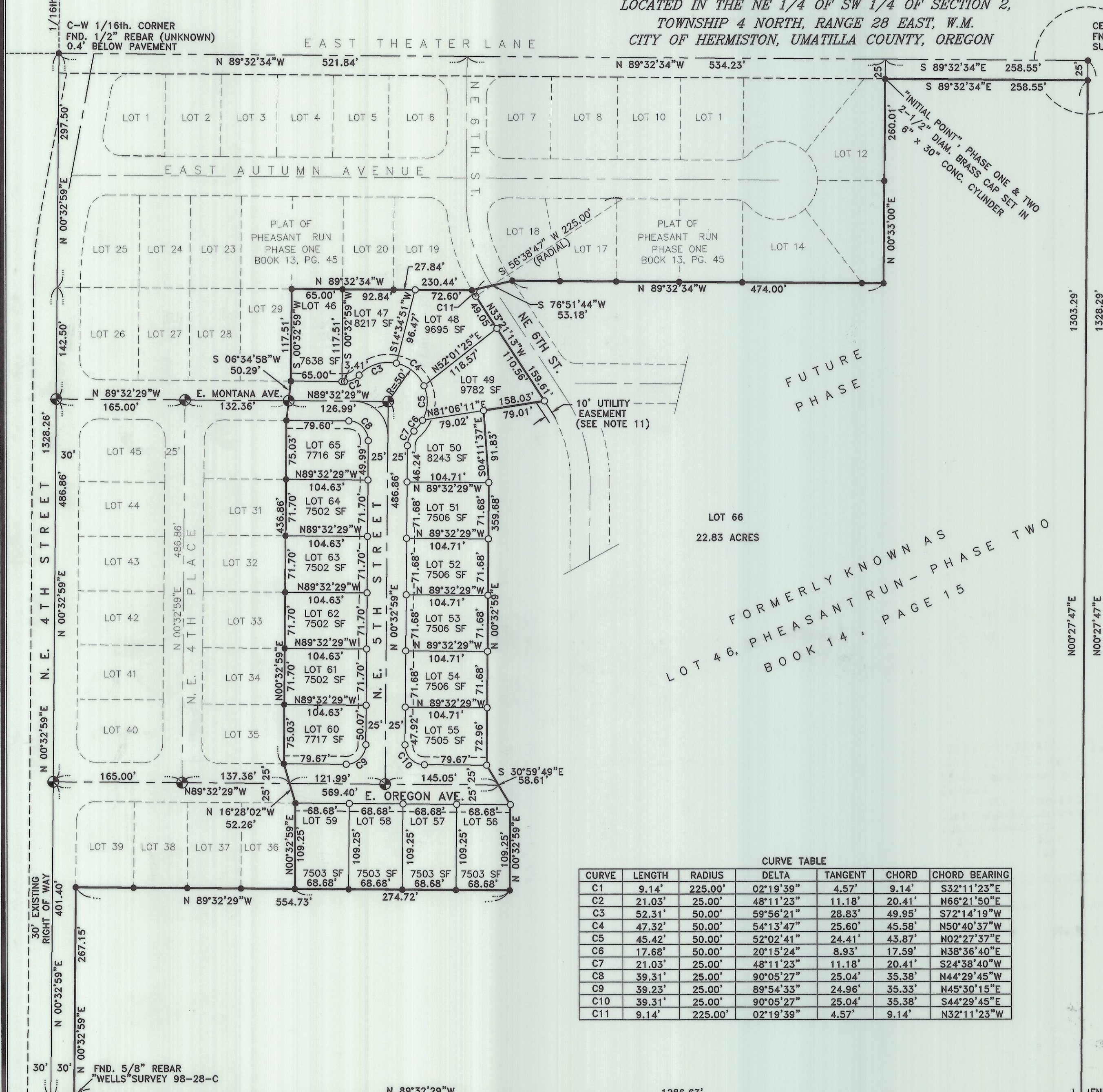


# PLAT OF PHEASANT RUN—PHASE THREE

A RE-PLAT OF LOT 46, PLAT OF PHEASANT RUN, PHASE TWO, BOOK 14, PAGE 15  
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



### LEGAL DESCRIPTION

LOT 46, PLAT OF PHEASANT RUN, PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 14, PAGE 15, 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*  
OREGON  
GARY B. WAGNER  
02817LS  
RENEWS 6/30/02

8/06/01  
DATE  
*Gary B. Wagner*  
EXACT DUPLICATE OF ORIGINAL AS RECORDED

### NOTES:

- 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.
- (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
- ⊕ = DENOTES SET 2-1/2" ALUM. CAP SURFACE MON. STAMPED "LS 02817."
- = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 02817."
- = DENOTES FND 5/8" DIAM. REBAR STAMPED LS 02817 PER PLAT OF PHEASANT RUN, PHASE ONE.
- EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
- VEHICULAR ACCESS TO LOTS 48 AND 49 IS PROHIBITED TO N.E. 6TH STREET.
- LOT 65: HOMES SHALL NOT FACE OR HAVE ACCESS TO EAST MONTANA AVENUE.
- LOTS 60 AND 55: HOMES SHALL NOT FACE OR HAVE ACCESS TO EAST OREGON AVENUE.
- THE BALANCE OF THE PROPERTY (LOT 66) SHALL BE PLATTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONDITIONS DATED MAY 13, 1998.
- A 10' UTILITY EASEMENT SHALL ENCUMBER THE FRONTAGE OF ALL LOTS SHOWN HEREON.
- GRASSED INFILTRATION AREAS SHALL BE MAINTAINED BY ADJOINING PROPERTY OWNERS TO THE STANDARDS SET FORTH BY THE CITY OF HERMISTON.

| CURVE | LENGTH | RADIUS  | DELTA     | TANGENT | CHORD  | CHORD BEARING |
|-------|--------|---------|-----------|---------|--------|---------------|
| C1    | 9.14'  | 225.00' | 02°19'39" | 4.57'   | 9.14'  | S32°11'23"E   |
| C2    | 21.03' | 25.00'  | 48°11'23" | 11.18'  | 20.41' | N66°21'50"E   |
| C3    | 52.31' | 50.00'  | 59°56'21" | 28.83'  | 49.95' | S72°14'19"W   |
| C4    | 47.32' | 50.00'  | 54°13'47" | 25.60'  | 45.58' | N50°40'37"W   |
| C5    | 45.42' | 50.00'  | 52°02'41" | 24.41'  | 43.87' | N02°27'37"E   |
| C6    | 17.68' | 50.00'  | 20°15'24" | 8.93'   | 17.59' | N38°36'40"E   |
| C7    | 21.03' | 25.00'  | 48°11'23" | 11.18'  | 20.41' | S24°38'40"W   |
| C8    | 39.31' | 25.00'  | 90°05'27" | 25.04'  | 35.38' | N44°29'45"W   |
| C9    | 39.23' | 25.00'  | 89°54'33" | 24.96'  | 35.33' | N45°30'15"E   |
| C10   | 39.31' | 25.00'  | 90°05'27" | 25.04'  | 35.38' | S44°29'45"E   |
| C11   | 9.14'  | 225.00' | 02°19'39" | 4.57'   | 9.14'  | N32°11'23"W   |

STATE OF OREGON, } ss  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON August 15, 2001  
at 2:45 o'clock Pm., in the record of  
PLATS of said County.  
Book Page Slide  
14 29  
OFFICE OF COUNTY RECORDS  
By: Jean Hemphill Records Officer  
Fees \$ 55.00 No. 2001-3950426

RECEIVED BY  
Umatilla County Surveyor  
Date 8-01  
Rec'd By [Signature]  
No. 01-136-B

REV: 06/25/01

**ROGERS SURVEYING INC.**  
803 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 627-5656  
FAX: (509) 627-2994

|           |   |         |          |
|-----------|---|---------|----------|
| CLIENT    | COPPER BASIN  | JOB     | 13901    |
| PROJECT   | PHEASANT RUN PHASE THREE<br>NW1/4, SW1/4, SEC. 2, T.4N., R.28E. |         |          |
| DRN. BY   | RPJ   | SCALE   | 1"= 100' |
| APPROVED  | GBW   | DATE    | 5-24-01  |
| F. B. NO. | NONE  | VERSION | -ACAD14  |
| FILE:     | 13901.DWG   | SHEET   | 1 OF 2   |

FND. 5/8" DIAM. PIN AS SHOWN ON PLAT OF ELWOOD TRACTS AND ON PHASE I, PHEASANT RUN  
SEE SURVEY 98-28-C

PLAT OF  
**PHEASANT RUN-PHASE THREE**  
A RE-PLAT OF LOT 46, PLAT OF PHEASANT RUN, PHASE TWO, BOOK 14, PAGE 15  
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~~ Three.

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

**ACKNOWLEDGEMENT**

STATE OF Oregon  
COUNTY OF Umatilla } s.s.

THIS IS TO CERTIFY THAT ON THIS 8<sup>th</sup> DAY OF August 2001, 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.

Teresa L. Hughes  
NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT Heppner

MY COMMISSION EXPIRES: 5/15/05



**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 15 DAY OF August 2001.

David H. Krumbain  
UMATILLA COUNTY SURVEYOR

**CITY OF HERMISTON APPROVALS**

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

Margaret Taylor  
CITY OF HERMISTON PLANNING COMMISSION

Bob E. Swenson  
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 15<sup>th</sup> DAY OF August 2001.

Jenniel Roberts  
CHAIRMAN

Emile M. Holman  
COMMISSIONER

William S. Hummel  
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 15<sup>th</sup> DAY OF August 2001.

Pat Allen  
COUNTY ASSESSOR

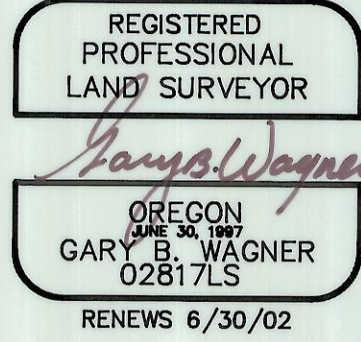
Charles W. Wilcox  
COUNTY TAX COLLECTOR

**HERMISTON IRRIGATION DISTRICT**

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED. DATED THIS 8<sup>th</sup> DAY OF Aug 2001.

Charles Wilcox  
HERMISTON IRRIGATION DISTRICT

Manager  
TITLE



**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 8/06/01  
Gary B. Wagner  
EXACT DUPLICATE OF ORIGINAL AS RECORDED

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
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803 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 627-5656  
FAX: (509) 627-2994

|          |  |                |                  |         |
|----------|--|----------------|------------------|---------|
| CLIENT   | COPPER BASIN   |                | JOB              | .3901   |
| PROJECT  | PHEASANT RUN PHASE THREE<br>NW1/4, SW1/4, SEC. 2, T.4.N., R.28E. |                |                  |         |
| DRN. BY  | RPJ  | SCALE 1"= 100' | F. B. NO. NONE   | SHEET 1 |
| APPROVED | GBW  | DATE 5-24-01   | VERSION - ACAD14 | OF 2    |
|          |  |                | FILE: 13901.DWG  |         |

31/2

RECEIVED

NOV 04 2002



2002-4230544

1 of 2

423 0544

UMATILLA COUNTY RECORDS

AFFIDAVIT of CORRECTION ( SUBDIVISION )

STATE of <sup>Washington</sup> OREGON )  
UMATILLA COUNTY )  
<sup>Benton</sup>

I, Gary B. Wagner, being duly sworn, depose and say that I am the Surveyor who surveyed the Plat of Pheasant Run-Phase Three, as filed in Book 14, page 29 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.

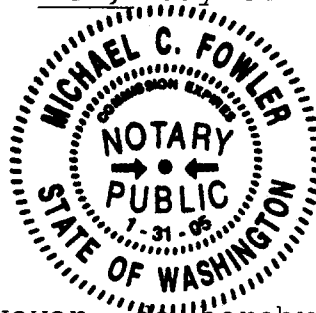
Return to: Dave Krumbein  
P.O. Box 1126  
Pendleton, OR 97801

Gary B. Wagner  
Registered Professional Land Surveyor # 02817LS

NOTARY CERTIFICATE

Subscribed and sworn to before me this 24 day of Oct, 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. 3 has been examined by me and that it complies with O.R.S. 92.170

David H. Krumbein



2002-4230544 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        | R423-0544    |
| Document number | 2002-4230544 |
| Fee             | 31.00        |

Office of County Records

  
Records Officer