

**LEGAL DESCRIPTION (SURVEYED PROPERTY)**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER WHICH BEARS S 89°32'34"E, 264.36 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 00°27'47"W 1328.26 FEET; THENCE N 89°32'34"W, 1316.53 FEET; THENCE N 00°32'59"E, 1328.26 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 89°32'34"E, 1314.62 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF AND EXCEPT THE NORTH 25 FEET THEREOF.

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

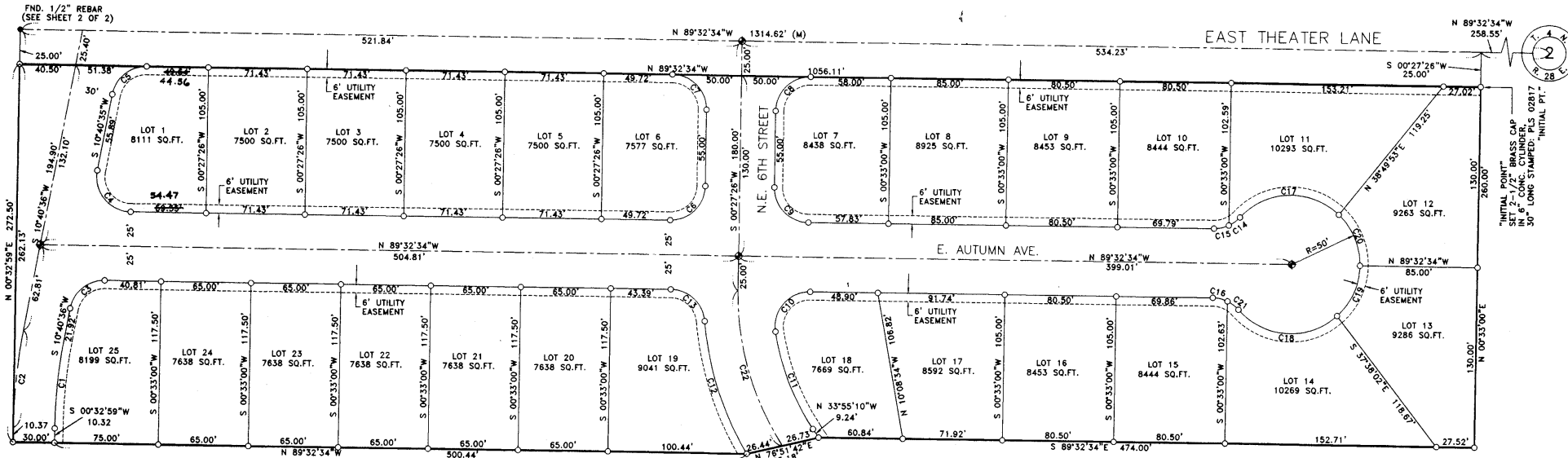
ON January 29, 1999  
at 2:35 o'clock P.m., in the record of  
PLATS of said County  
BOOK PAGE Slide  
13 135

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT  
Records Officer

Fees \$ 30.00 No. 1999-3440615

**PLAT OF PHEASANT RUN  
PHASE 1**  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



PHASE ONE INSET  
SCALE: 1"=50'

**NARRATIVE:**

THE BEARING BASE FOR THIS PLAT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 HELD AS N 00°23'19"E ACCORDING TO THE SURVEY BY DRIVER, RECORDED IN FILE 85-75-B, UMATILLA CO. RECORDS.

ALL FOUR CORNERS OF THE SOUTHWEST QUARTER OF SECTION 2 WERE TIED IN THIS SURVEY. THE WEST AND SOUTH QUARTER CORNERS ARE EXISTING BRASS CAPS SET BY KRUMBEIN, THE SOUTHWEST SECTION CORNER IS A 5/8" IRON ROD IN MONUMENT CASE, TWO PINS, 4.08 FEET APART WERE FOUND AT THE CENTER SECTION CORNER. THE EASTERLY PIN WHICH IS A 5/8" DIAMETER REBAR, SET BY CRAMER SURVEY N-22-A FITS THE MATHEMATICAL CENTER OF SECTION BUT WAS NOT HELD. I ELECTED TO HOLD THE WESTERLY PIN SET BY LAGIER PER SURVEY L-18-B BECAUSE IT WAS HELD FOR THE PLAT OF ALORA HEIGHTS AND THE PLAT OF SUNSET ESTATES. A 5/8" DIAMETER REBAR OF UNKNOWN ORIGIN WAS FOUND AT THE LOCATION OF THE CENTER OF THE SOUTHWEST QUARTER. THIS PIN IS AT THE CORNER OF PROMINENT FENCE LINES NORTH, WEST AND EAST AND WAS HELD FOR THE SOUTHWEST 1/16th CORNER. A 1/2" REBAR OF UNKNOWN ORIGIN WAS FOUND AT THE LOCATION OF THE CENTER-WEST ONE SIXTEENTH CORNER. THIS PIN FALLS 5.0' EAST OF ITS COMPUTED MIDPOINT LOCATION BUT AGREES WITH THE RECORD DISTANCE FROM THE WEST ONE QUARTER AS SHOWN ON THE PLAT OF "ELWOOD TRACTS" AND THE RECORD DISTANCE TO THE SOUTHWEST ONE SIXTEENTH CORNER.

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 3B TOTAL STATION HAVING STANDARD ERRORS OF 3" ANGULAR AND 3mm± TIMES THE DISTANCE. ALL MONUMENTS TIED IN THIS SURVEY WERE VISITED ON OR ABOUT JULY 1998.

**NOTES/LEGEND:**

- VEHICULAR ACCESS IS PROHIBITED TO EAST THEATER LANE FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12.
- HOUSES SHALL NOT FACE OR HAVE ACCESS TO THE FOLLOWING STREETS:  
LOTS 6 AND 7 SHALL NOT ACCESS N.E. 6TH STREET.  
LOT 25 SHALL NOT ACCESS N.E. 4TH STREET.
- THE BALANCE OF THE PROPERTY SHALL BE PLATTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONDITIONS DATED MAY 13, 1998.
- = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "GBW 02817LS".
- = DENOTES FOUND PIN AS NOTED.
- ⊕ = DENOTES SET 2-1/2" BRASS DISK SURFACE MON. UPON COMPLETION OF STREET CONSTRUCTION.

**REFERENCE MATERIAL**

SURVEY L-18-B, S-156-C, O-536-AX, N-22A  
SURVEY 98-28-C  
PLAT OF ELWOOD TRACTS, PLAT OF SUNSET ESTATES  
PLAT OF ALORA HEIGHTS, PLAT OF HAL BRANDT TRACTS

**PROPERTY LINE CURVE TABLE**

| CURVE | DELTA      | RADIUS  | ARC     | CHORD   | TANGENT | CHORD BEARING |
|-------|------------|---------|---------|---------|---------|---------------|
| 1     | 10°07'37"  | 370.00' | 65.40'  | 65.31'  | 32.78'  | S 05°38'47"W  |
| 2     | 10°07'37"  | 400.00' | 70.70'  | 70.61'  | 35.44'  | S 05°38'47"W  |
| 3     | 78°46'50"  | 25.00'  | 34.81'  | 32.07'  | 20.90'  | S 50°34'01"W  |
| 4     | 100°13'10" | 25.00'  | 43.73'  | 38.36'  | 29.91'  | S 39°26'00"E  |
| 5     | 78°46'50"  | 25.00'  | 34.81'  | 32.07'  | 20.90'  | S 50°34'00"W  |
| 6     | 90°00'00"  | 25.00'  | 39.27'  | 35.36'  | 25.00'  | N 45°27'26"E  |
| 7     | 90°00'00"  | 25.00'  | 39.27'  | 35.36'  | 25.00'  | N 44°32'54"W  |
| 8     | 90°00'00"  | 25.00'  | 39.27'  | 35.36'  | 25.00'  | S 45°27'40"W  |
| 9     | 90°00'00"  | 25.00'  | 39.27'  | 35.36'  | 25.00'  | S 44°32'34"E  |
| 10    | 99°35'39"  | 25.00'  | 43.46'  | 38.19'  | 29.58'  | S 40°38'56"W  |
| 11    | 24°12'53"  | 175.00' | 73.96'  | 73.41'  | 37.54'  | S 21°14'46"E  |
| 12    | 25°44'32"  | 225.00' | 101.09' | 100.24' | 51.41'  | S 18°09'12"E  |
| 13    | 84°15'32"  | 25.00'  | 36.77'  | 33.54'  | 22.61'  | N 47°24'08"W  |
| 14    | 22°48'45"  | 25.00'  | 9.96'   | 9.89'   | 5.05'   | N 53°40'30"E  |
| 15    | 25°22'33"  | 25.00'  | 11.07'  | 10.98'  | 5.63'   | S 77°46'08"E  |
| 16    | 25°10'02"  | 25.00'  | 10.87'  | 10.88'  | 5.98'   | N 77°03'58"W  |
| 17    | 91°17'02"  | 50.00'  | 79.66'  | 71.50'  | 51.13'  | S 87°54'35"W  |
| 18    | 91°07'46"  | 50.00'  | 79.53'  | 71.40'  | 51.00'  | S 86°55'05"E  |
| 19    | 47°03'52"  | 50.00'  | 41.07'  | 39.92'  | 21.77'  | N 23°59'22"E  |
| 20    | 46°54'17"  | 50.00'  | 40.94'  | 39.80'  | 21.69'  | N 22°59'43"W  |
| 21    | 23°02'35"  | 25.00'  | 10.05'  | 9.99'   | 5.10'   | N 52°52'29"W  |
| 22    | 33°48'51"  | 200.00' | 118.01' | 116.31' | 60.78'  | S 16°28'50"E  |

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gary B. Wagner*  
GARY B. WAGNER  
02817LS  
RENEWS 6/30/00

**SURVEYORS CERTIFICATE**

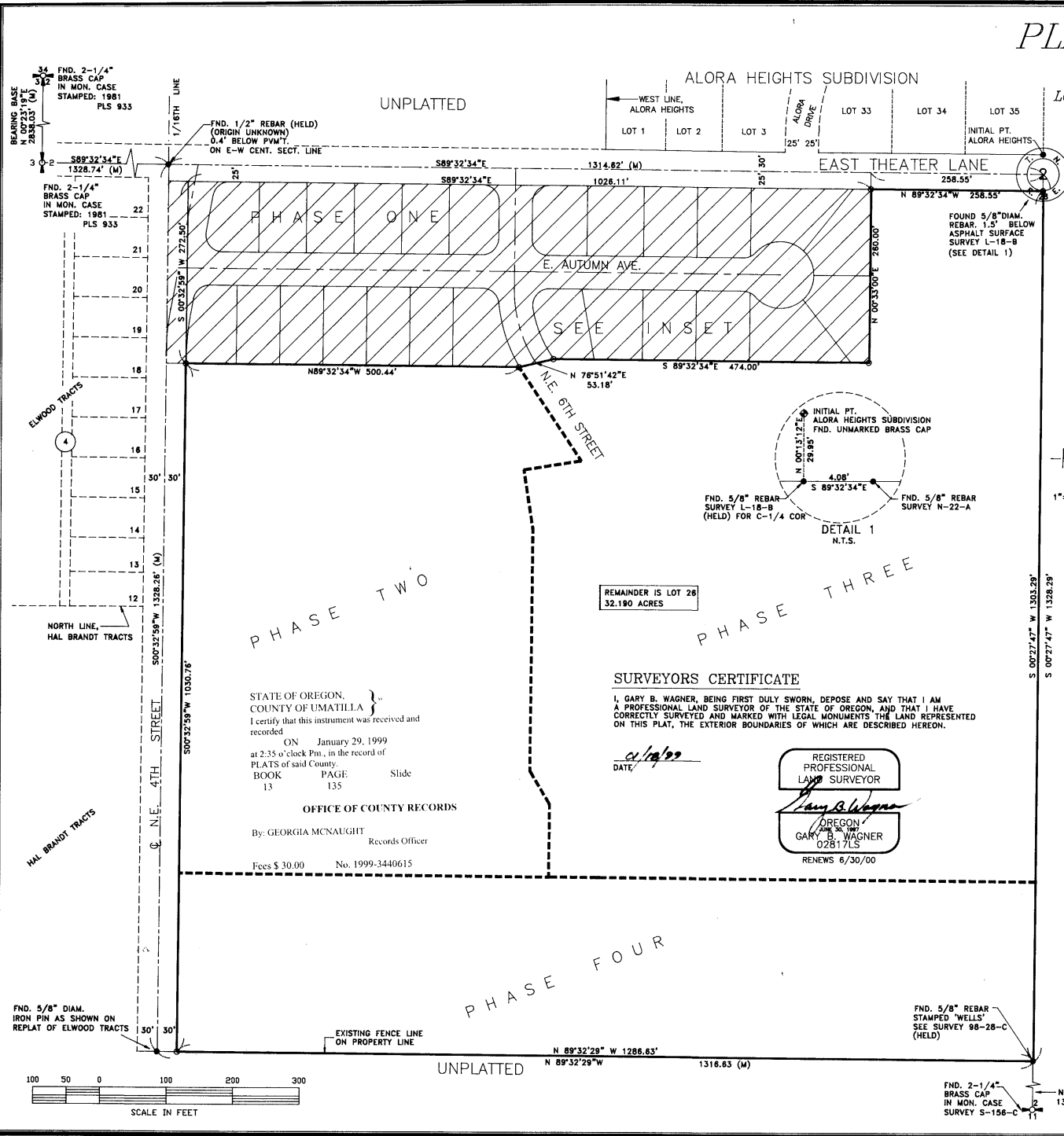
I, GARY B. WAGNER, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

DATE 01/18/99

**RS&I ROGERS SURVEYING INC.**  
2304 N. FIRST STREET  
HERMISTON, OR. 97838  
PHONE (541) 567-5859  
FAX: (541) 567-5788

# PLAT OF PHEASANT RUN PHASE 1

LOCATED IN THE NE 1/4 OF THE 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 1.



STEVE WHITE, PRESIDENT  
COPPER BASIN CONSTRUCTION, INC.

**ACKNOWLEDGEMENT**

STATE OF OREGON } S.S.  
COUNTY OF UMATILLA }  
THIS IS TO CERTIFY THAT ON THIS 27th DAY OF January 1999, 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.

*Kathleen West*  
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 27 DAY OF January 1999.

*David Krumbain*  
UMATILLA COUNTY SURVEYOR

**CITY OF HERMISTON APPROVALS**

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF PHEASANT RUN, PHASE 1.  
*[Signature]*  
CITY OF HERMISTON PLANNING COMMISSION  
*[Signature]*  
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 28 DAY OF January 1999.

*Emile M. Adelman*  
CHAIRMAN COMMISSIONER

*William S. Howell*  
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 27th DAY OF January 1999.

*[Signature]*  
COUNTY ASSESSOR  
*Rhonda Schultz, By Blaine Ann Davis*  
COUNTY TAX COLLECTOR

**HERMISTON IRRIGATION DISTRICT**

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.  
DATED THIS 18 DAY OF Jan 1999.

*Calvin E. Wilcox*  
HERMISTON IRRIGATION DISTRICT  
*[Signature]*  
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: 2/1/99



STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON January 29, 1999  
at 2:35 o'clock P.m., in the record of  
PLATS of said County.  
BOOK 13 PAGE 135 Slide

OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT  
Records Officer  
Fees \$ 30.00 No. 1999-3440615

REMAINDER IS LOT 28  
32.190 ACRES



RECEIVED

NOV 04 2002

UMATILLA COUNTY RECORDS



2002-4230542 1 of 2

423 0542

AFFIDAVIT of CORRECTION ( SUBDIVISION )

STATE of <sup>Washington</sup> OREGON )  
UMATILLA COUNTY )  
~~UMATILLA~~ <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 One, as filed in Book 13, page 45 Subdivision Plat Records of Umatilla County.

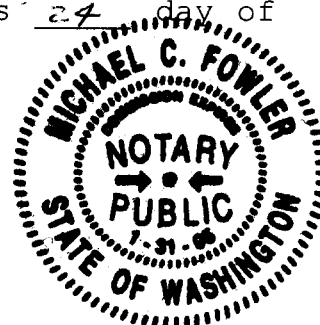
The following correction to said plat is necessary and in accordance with ORS 92.170. I state the following corrections to be made:

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

Subscribed and sworn to before me this 27 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. 1 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



2002-4230542 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        | R423-0542    |
| Document number | 2002-4230542 |
| Fee             | 31.00        |

Office of County Records

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