

13K13 13147

PLAT OF SHEA MEADOWS, PHASE I

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.

OWNERS: JERALD L. BRANDT & DEBORAH S. BRANDT
JASON F. BRANDT & EMILY D. BRANDT

SECTION CORNER
FD 2 1/2" BRASS CAP
IN MONUMENT BOX ON
SURVEY NO. 95-128-C,
PER SURVEY NO. S-156-C.
NOW A 2" ALUMINUM CAP
PERPETUATED FROM LOCATION
PER SURVEY NO. S-156-C.

NW CORNER
SW1/4 SW1/4 NW1/4

NE CORNER
SW1/4 SW1/4 NW1/4

LEGEND

- SET 5/8" X 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
 - ⊙ FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM SURVEY NO. 97-209-B OR 98-103-B.
 - OTHER MONUMENT FOUND AS NOTED.
 - ⊕ CALCULATED POINT ONLY, NOT SET OR FOUND.
 - 5/8" X 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM SURVEY NO. 97-209-B OR 98-103-B.
 - ⊙ 2 1/2" BRASS DISK IN MONUMENT BOX TO BE SET AFTER COMPLETION OF STREET CONSTRUCTION.
- S.F. - INDICATES SQUARE FEET, ROUNDED TO NEAREST 10 SQUARE FEET.
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
- L1 - INDICATES LINE NUMBER, SEE LINE TABLE.

NOTE: LOTS 1 THROUGH 22 HAVE A 8' PUBLIC UTILITY EASEMENT ALONG PUBLIC STREET FRONTAGE.

REFERENCE SURVEYS

SURVEY NO. 0-1341-B, D-22-AX, S-156-C, 95-128-C, 97-209-B & 98-103-B.

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

RECORDING INFORMATION, OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON July 1, 1999
at 2:00 o'clock P.m., in the record of PLATS of said County.
BOOK PAGE Slide
13 147

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
Fees \$ 30.00 No. 1999-3530678

W 1/4 CORNER SECTION 15.
FD. 2" ALUMINUM CAP
PERPETUATED FROM LOCATION
DETERMINED ON SURVEY
NO. S-156-C.

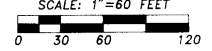
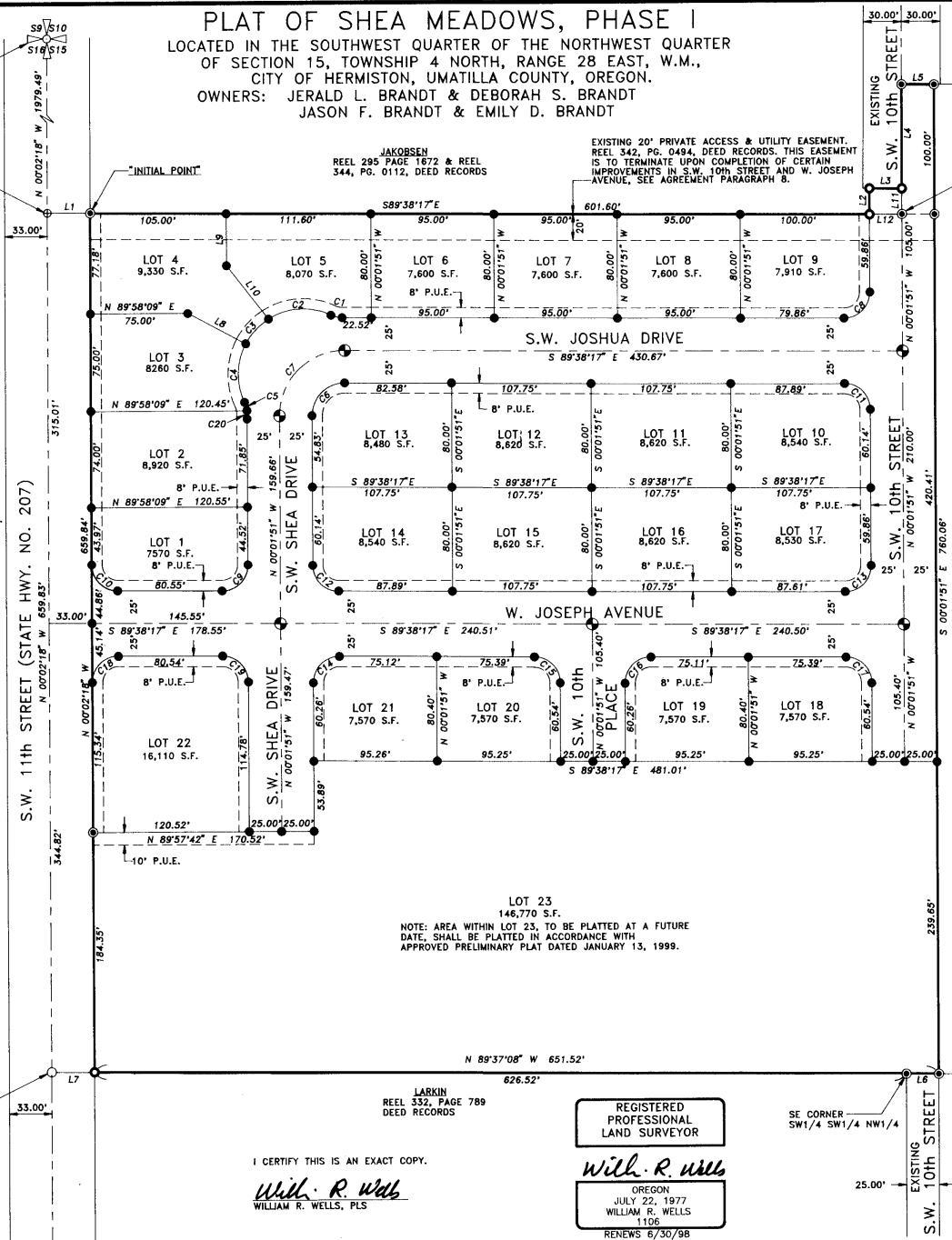
LARKIN
REEL 332, PAGE 789
DEED RECORDS

I CERTIFY THIS IS AN EXACT COPY.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/98



LINE NO.	BEARING	DISTANCE
L1	S 89°38'17" E	33.00'
L2	N 00°01'51" W	20.00'
L3	S 89°38'17" E	25.00'
L4	N 00°01'51" W	80.00'
L5	S 89°38'17" E	25.00'
L6	N 89°37'08" W	25.00'
L7	N 89°37'08" W	33.00'
L8	S 62°02'09" E	50.64'
L9	N 00°01'51" W	40.00'
L10	S 38°08'58" E	52.47'
L11	S 00°01'51" E	20.00'
L12	S 89°38'17" E	25.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD BEARING	LONG CHORD LENGTH
C1	25°17'34"	20.00'	8.83'	N76°59'29" W	8.76'
C2	57°42'41"	50.00'	50.36'	S86°47'57" W	48.26'
C3	29°58'46"	50.00'	26.16'	S42°57'14" W	25.86'
C4	53°17'18"	50.00'	46.50'	S01°19'13" W	44.84'
C5	19°07'50"	20.00'	6.68'	N15°45'30" W	6.65'
C6	90°23'35"	25.00'	39.44'	N45°09'56" E	35.48'
C7	90°23'35"	50.00'	78.88'	N45°09'56" E	70.95'
C8	90°23'35"	20.00'	31.55'	N45°09'56" E	28.38'
C9	90°23'35"	20.00'	31.55'	S45°09'56" W	28.38'
C10	89°35'59"	20.00'	31.28'	N44°50'04" W	28.19'
C11	89°36'25"	20.00'	31.28'	S44°50'04" E	28.19'
C12	89°36'25"	20.00'	31.28'	N44°50'04" W	28.19'
C13	90°23'35"	20.00'	31.55'	S45°09'56" W	28.38'
C14	90°23'35"	20.00'	31.55'	S45°09'56" W	28.38'
C15	89°36'25"	20.00'	31.28'	N44°50'04" W	28.19'
C16	90°23'35"	20.00'	31.55'	S45°09'56" W	28.38'
C17	89°36'25"	20.00'	31.28'	S44°50'04" E	28.19'
C18	90°24'01"	20.00'	31.56'	S45°09'43" W	28.38'
C19	89°36'25"	20.00'	31.28'	S44°50'04" E	28.19'
C20	06°09'44"	20.00'	2.15'	N03°08'43" W	2.15'

NARRATIVE OF SURVEY

PREVIOUS RECORDED SURVEYS NO. 97-209-B AND 98-103-B SHOW CONTROLLING MONUMENTS AND SUBDIVISION OF THIS PORTION OF SECTION 15. SEVERAL BOUNDARY ADJUSTMENTS HAVE BEEN MADE BETWEEN NEIGHBORING PROPERTIES TO THE NORTH AND EAST TO ACQUIRE LANDS NECESSARY FOR THE DEDICATION OF S.W. 10TH STREET. RECORD DEED REFERENCES FOR THE VARIOUS BOUNDARY ADJUSTMENTS ARE NOTED.

BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN MONUMENTS AT THE WEST ONE-QUARTER CORNER OF SECTION 15 AND THE S.E. CORNER OF THE SE1/4 SW1/4 NW1/4 BEING SOUTH 89°57'08" EAST.

THE SURVEY WAS MADE USING A LEICA GEODETIC GPS SYSTEM USING REAL TIME KINEMATIC METHODS OR WITH A SOKKIA SET 4B FIVE SECOND TOTAL STATION.

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:
PLAT OF SHEA MEADOWS
PHASE I

DATE: 2/25/99
DR. BY: DMT
CK. BY: WRW
NO: 99-610

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.

PLAT OF SHEA MEADOWS, PHASE I
 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.
 OWNERS: JERALD L. BRANDT & DEBORAH S. BRANDT
 JASON F. BRANDT & EMILY D. BRANDT

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THE ACCOMPANYING
 PLAT DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL
 MAP AND PLAT OF "SHEA MEADOWS PHASE I", AN ADDITION TO THE
 CITY OF HERMISTON, OREGON. WE HEREBY DEDICATE THE STREETS
 AND PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT FOR PUBLIC USE.

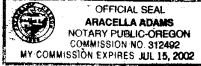
Jerald L. Brandt
 JERALD L. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF

May, 1999.

MY COMMISSION EXPIRES: 7-15-02

Aracella Adams



Deborah S. Brandt
 DEBORAH S. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF

May, 1999.

MY COMMISSION EXPIRES: 7-15-02

Aracella Adams



Jason Brandt
 JASON F. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF

MAY, 1999.

MY COMMISSION EXPIRES: 12-22-01

David W. Hadley



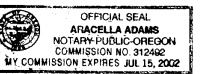
Emily Brandt
 EMILY D. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF

May, 1999.

MY COMMISSION EXPIRES: 07-15-02

Aracella Adams



CONSENT AFFIDAVIT RECORDED ON July 1, 1999.

AT REEL 353, PAGE 631, DEED RECORDS OF UMATILLA COUNTY.

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED
 AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT
 OF "SHEA MEADOWS PHASE I", LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON,
 UMATILLA COUNTY, OREGON. THE BOUNDARY OF SAID PLAT IS DESCRIBED
 AS FOLLOWS:

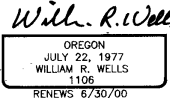
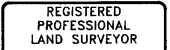
PLAT BOUNDARY DESCRIPTION:

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.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 15; THENCE
 NORTH 00°02'18" WEST ALONG THE WEST LINE OF SAID SECTION 15 A
 DISTANCE OF 859.83 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST
 QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
 SECTION 15; THENCE SOUTH 89°38'17" EAST ALONG THE NORTH LINE OF
 SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST
 QUARTER A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-
 WAY LINE OF SOUTHWEST 11TH STREET (A.K.A. STATE HIGHWAY NO. 207).
 THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE SOUTH 89°38'17"
 EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 00°01'51" WEST
 ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 15; THENCE NORTH 00°01'51" WEST
 ALONG SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER A DISTANCE OF 80.00 FEET; THENCE SOUTH
 89°38'17" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°01'51"
 EAST, PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 A DISTANCE OF 780.06
 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°37'08" WEST
 ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST
 QUARTER OF SAID SECTION 15 A DISTANCE OF 851.52 FEET TO A POINT ON
 THE EAST RIGHT-OF-WAY LINE OF SAID SOUTHWEST 11TH STREET; THENCE
 NORTH 00°02'18" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE
 OF 859.84 FEET TO THE "INITIAL POINT".

PER O.R.S. CHAPTER 92.070, I CERTIFY THAT THE POST MONUMENTATION
 OF THE INTERIOR MONUMENTS WITHIN THE SUBDIVISION WILL BE COMPLETED
 WITHIN 60 DAYS FOLLOWING COMPLETION OF PAVING OR BY SEPTEMBER
 1, 1999, WHICHEVER OCCURS FIRST.

Will. R. Wells
 WILLIAM R. WELLS, PLS 1108



RECORDING INFORMATION,
OFFICE OF COUNTY RECORDS:

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

ON July 1, 1999
 at 2:00 o'clock Pm., in the record of
 PLATS of said County.
 BOOK 13 PAGE 147 Slide

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
 Fees \$ 30.00 No. 1999-3530678

I CERTIFY THAT THIS IS AN EXACT COPY.

Will. R. Wells
 WILLIAM R. WELLS, PLS

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS
Third DAY OF June, 1999.

Dwight Sargent
 CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS
3 DAY OF JUNE, 1999.

Jim Shank
 MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS
14th DAY OF May, 1999.

BY: Calvin Wilson Mgr.
 TITLE

UMATILLA COUNTY SURVEYOR

I, THE 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 11 DAY OF June, 1999.

David H. Klein
 UMATILLA COUNTY SURVEYOR

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 24 DAY OF JUNE, 1999.

Enile M. Holman Commissioner
 CHAIRMAN
William S. Hamel
 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 THE 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 1ST DAY OF July, 1999.

Paul Chalmers County Assessor
 COUNTY ASSESSOR
Donald Schull County Tax Collector
 COUNTY TAX COLLECTOR
Shirley W. Wainwright
 Assessment Mgr.

WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDELTON, OR 97801
 PHONE: (541) 276-6362

PROJECT: \JBPLATS
 PLAT OF SHEA MEADOWS
 PHASE I

DATE: 2/25/99 DR. BY: DMT
 CK. BY: WRW NO: 99-610

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.

MFO
Return to:
C. Surveyor


1999-3580631 1 of 2

RECEIVED
SEP 27 1999
UMATILLA COUNTY
RECORDS

358 0631

AFFIDAVIT OF INTERIOR MONUMENTATION

1999-353067

This is to certify that the Plat of Shea Meadows, Phase I, 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, recorded at Book 13, Page 147, Record of Town Plats, has been correctly surveyed and marked with proper monuments at the interior corners of the subdivision as noted on the recorded subdivision plat.

Brass caps in street monument boxes are punched with the measure point and are stamped "PLS 1106". Brass caps in street monument boxes were placed at the intersection of S.W. Joshua Drive and S.W. 10th Street, at W. Joseph Avenue and S.W. 10th Street and at S.W. Shea Drive and W. Joseph Avenue. 5/8 by 30 inch iron pins with 1 1/2" yellow plastic caps marked "OR PLS 1106 WA PLS 17372" were substituted for brass caps in monument boxes at the point of curvature and point of tangency between S.W. Shea Drive and S.W. Joshua Drive and at the intersection of W. Joseph Avenue and S.W. 10th Place.

Monuments were fully established as of August 26, 1999.

William R. Wells
William R. Wells, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

renews 6-30-00

Sworn before me this 27 day of September, 1999.

Dawn M Tubbs
Notary Public for Oregon

My commission renews 10-14-2000

OFFICIAL SEAL
DAWN M TUBBS
NOTARY PUBLIC - OREGON
COMMISSION NO. 058485
MY COMMISSION EXPIRES OCT. 14, 2000

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