

FINAL PLAT

QUAIL RIDGE-PHASE II

A REPLAT OF LOT 14, PLAT OF QUAIL RIDGE-PHASE I LOCATED IN A PORTION OF THE SE 1/4 OF NW 1/4 OF SEC. 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION

LOT 14, PLAT OF QUAIL RIDGE, RECORDED IN BOOK 14 OF PLATS, PAGE 41 RECORDS OF UMATILLA COUNTY, OREGON.
EXCEPT THAT PORTION OF SAID LOT 14 AS DESCRIBED IN DEED RECORDED 423, PAGE 489, RECORDS OF UMATILLA COUNTY, OREGON.

CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. DISTANCE	TANGENT
C1	48°58'10"	400.00	341.64	N63°34'58"W	331.35	182.02
C2	04°39'08"	400.00	32.48	N84°17'19"W	32.47	16.25
C3	07°39'40"	210.00	28.08	S38°32'19"W	28.06	14.06
C5	03°34'38"	2162.54	135.02	N01°16'33"W	135.00	67.53
C6	03°15'33"	2162.54	123.01	N04°41'38"W	122.99	61.52
C7	104°51'20"	30.00	54.90	S48°06'15"W	47.56	38.99
C8	42°10'53"	375.00	276.08	N60°22'38"W	269.88	144.63
C9	04°49'27"	375.00	31.57	N38°52'29"W	31.56	15.80
C10	49°58'42"	200.00	17.45	N09°27'54"W	16.90	9.33
C11	43°29'47"	50.00	37.96	S08°12'57"E	37.05	19.95
C12	52°38'58"	50.00	45.92	S84°16'17"E	44.32	24.72
C13	50°45'14"	50.00	44.29	N74°02'38"E	42.86	23.72
C14	49°51'18"	50.00	43.51	N23°44'22"E	42.15	23.24
C15	83°16'10"	50.00	72.67	N42°49'22"E	66.44	44.45
C16	49°59'41"	20.00	17.45	S89°27'36"E	16.90	9.33
C17	76°49'53"	25.00	33.52	S03°57'11"W	31.07	19.83
C18	07°38'29"	255.00	31.42	N38°32'18"E	31.40	15.73
C19	07°39'39"	185.00	24.74	S83°52'18"W	24.72	12.39
C20	91°10'34"	25.00	39.78	N87°57'25"E	35.72	25.52
C21	39°02'08"	425.00	289.55	N65°58'22"W	283.98	150.69
C22	76°12'06"	30.00	39.90	S47°23'23"E	37.02	23.52
C23	13°38'41"	2162.54	515.00	N16°06'40"W	513.78	258.72
C24	15°11'47"	2132.54	565.61	S15°41'03"E	563.95	284.47
C25	02°20'45"	2132.54	87.31	N09°30'10"E	87.31	43.66
C26	01°39'10"	2162.54	62.38	N07°09'00"W	62.38	31.19
C27	01°18'45"	2162.54	49.54	N08°37'57"W	49.54	24.77
C28	18°24'58"	2132.54	611.00	N00°07'19"E	608.91	307.61
C29	04°20'18"	400.00	30.29	S89°46'47"W	30.28	15.15

LINE	LENGTH	BEARING
L1	125.89	N05°59'10"E
L2	18.28	S88°31'10"E
L3	37.39	S34°27'45"E
L4 (M)	28.31	N00°29'46"E
L5 (M)	101.65	N00°31'42"E
L6 (M)	64.91	N00°29'24"E
L7 (M)	65.11	N00°15'28"E
L8 (M)	84.90	N00°42'19"E
L9 (M)	25.03	N00°23'25"E

OWNER'S DEDICATION

I, STEVE WHITE, PRESIDENT OF COPPER BASIN INC., HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED ON THE PLAT OF QUAIL RIDGE-PHASE TWO, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THE STREETS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER.

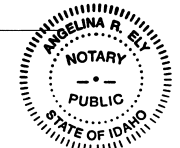
STEVE WHITE, PRESIDENT
COPPER BASIN, INC.

ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.
COUNTY OF Kootenai }

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF May 2003, 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.

Ingalina R. Ely
NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING AT Coeur d'Alene



MY COMMISSION EXPIRES: 4/20/06

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 28 DAY OF May 2003.

Dave Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED & APPROVED THE PLAT OF QUAIL RIDGE-PHASE II.

Margaret Sawyer
CITY OF HERMISTON PLANNING COMMISSION

Bob Sullivan
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 May 2003.

William S. Howell
CHAIRMAN

Emile M. Holman
COMMISSIONER

Kevin D. Roberts
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 19th DAY OF May 2003.

Paul Chalmers Assessor
Shirley Winkler County Assessor
David Schultz County Tax Collector

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.
DATED THIS 19th DAY OF May 2003.

Robert Wilson Manager
HERMISTON IRRIGATION DISTRICT TITLE

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner
GARY B. WAGNER
02817LS
RENEWS 6/30/04

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THE PLAT OF QUAIL RIDGE-PHASE II AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT.

Gary B. Wagner
DATE 5/14/03

Gary B. Wagner
THIS IS AN EXACT DUPLICATE

OFFICE OF COUNTY RECORDS

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

ON June 2, 2003
at 3:25 o'clock P.m., in the record of PLATS of said County,
BOOK PAGE Slide
14 57

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNA WAY, Records Officer
Fees \$ 50.00 No. 2003-4380431

REV/11/03 BRF

PLAT NOTES:

- BASIS OF BEARING IS THE PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45, RECORDS OF UMATILLA COUNTY, OREGON.
- (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
- = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS02817".
- = DENOTES FOUND MONUMENT AS NOTED.
- ⊙ = DENOTES SET 2" BRASS CAP SURFACE MONUMENT.
- N.E. 4TH STREET RIGHT OF WAY & SLOPE EASEMENTS ACQUIRED BY DEDICATION DEED RECORDED IN REEL 373, PAGE 0586, UMATILLA COUNTY RECORDS.
- A 15' PUBLIC UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS SHOWN HEREON.
- ACCESS TO N.E. 4TH STREET FROM LOTS 14 AND 15 SHALL BE PROHIBITED.

ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 627-5056
FAX: (509) 627-2894
www.rogerssurveying.com

CLIENT	COPPER BASIN, INC.	JOB	15502
PROJECT	FINAL PLAT-QUAIL RIDGE PHASE II		
	SEC. 2, T.4N., R.28E., W.M.		
DRN. BY	BRF	SCALE 1" = 100'	F. B. NO. NONE
APPROVED	GBW	DATE 12/13/2002	VERSION -ACAD14
			SHEET 1 OF 1