

BK 14 Pg 60 182

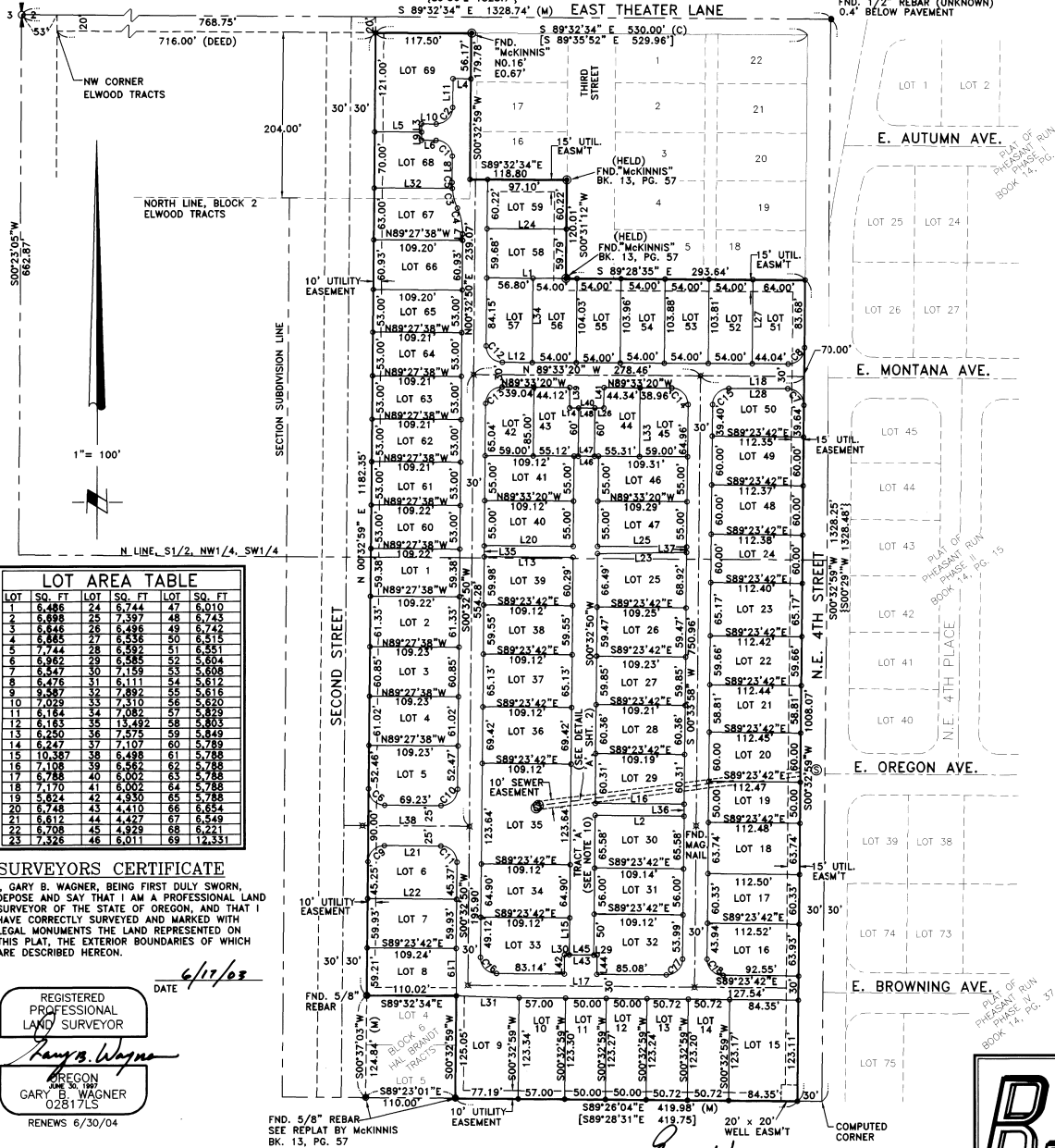
PLAT OF SUNCREST ESTATES
 A REPLAT OF PORTIONS OF BLOCKS 3 & 4 ELWOOD TRACTS
 & BLOCKS 3, 4, 5, 6, HAL BRAND TRACTS
 IN THE N 1/2, NW 1/4, SW 1/4,
 SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION

LOT 1 OF REPLAT OF BLOCK 3, LOTS 1 THROUGH 15 BLOCK 3, LOTS 6 THROUGH 17 BLOCK 4 OF ELWOOD TRACTS, ALL OF BLOCK 3, BLOCK 4, BLOCK 5 AND BLOCK 6, LOTS 1, 2, 3, 6, 7, 8, 9, AND 10 OF HAL BRAND TRACTS IN THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FND. BRASS CAP
 SET BY KRUMBEIN (1980)
 SEE SURVEY FILE NO. S-156

C-W 1/16th CORNER
 FND. 1/2" REBAR (UNKNOWN)
 0.4' BELOW PAVEMENT



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. DISTANCE	TANGENT
C1	90°05'33"	20.00	31.45	N44°29'47"W	28.31'	20.03
C2	89°54'27"	20.00	31.38	N45°30'13"E	28.26'	19.97
C3	19°08'32"	75.00	25.06	S14°33'17"E	24.84'	12.85
C4	2°40'35"	75.00	32.50	N11°47'28"W	32.05'	16.41
C5	05°32'14"	75.00	7.25	S02°13'08"E	7.25'	3.63
C6	90°00'37"	20.00	31.42	S44°27'19"E	28.29'	20.00
C7	90°06'19"	20.00	31.45	N44°30'10"W	28.31'	20.04
C8	89°53'41"	20.00	31.38	N45°29'50"E	28.26'	19.96
C9	89°59'23"	20.00	31.41	S45°32'41"W	28.28'	20.00
C10	89°59'32"	20.00	31.41	N45°32'36"E	28.28'	20.00
C11	90°00'28"	20.00	31.42	N44°27'24"W	28.29'	20.00
C12	90°06'10"	20.00	31.45	S44°30'15"E	28.31'	20.04
C13	89°53'50"	20.00	31.38	S45°29'45"W	28.26'	19.96
C14	90°07'18"	20.00	31.46	N44°29'41"W	28.31'	20.04
C15	89°52'42"	20.00	31.37	S45°30'19"W	28.25'	19.96
C16	89°56'32"	20.00	31.40	S44°25'26"E	28.27'	19.98
C17	90°02'20"	20.00	31.43	N45°33'08"E	28.29'	20.01
C18	89°57'40"	20.00	31.40	S44°24'52"E	28.27'	19.99

PLAT CLOSURE

BEARING	DISTANCE	COSINE	SINE	N	S	E	W
S89°32'34"E	117.50	0.00797995	0.99996816		0.94	117.50	
S00°32'59"W	179.78	0.9995397	0.00959432			179.77	1.72
S89°32'34"E	118.80	0.00797995	0.99996816		0.95	118.80	
S00°31'12"W	120.01	0.99995882	0.00907559		120.01		1.09
S89°28'35"E	293.64	0.00913861	0.99995924			2.68	293.63
S00°32'59"W	1008.07	0.99994397	0.00959432			1008.02	9.67
N89°26'04"W	419.98	0.00987065	0.99995128	4.15			419.96
N00°32'59"E	125.05	0.9995397	0.00959432	125.04			1.20
N89°32'34"W	110.02	0.00797995	0.99996816	0.88			110.02
N00°32'59"E	1182.35	0.99995397	0.00959432	1182.30			11.34
				1512.37	1312.37	542.47	542.46

LINE TABLE

LINE	LENGTH	BEARING
L1	97.16	S89°28'35"E
L2	109.16	S89°23'42"E
L3	10.00	N00°27'26"E
L4	22.00	N89°27'38"W
L5	57.55	N89°27'38"W
L6	17.90	S89°32'34"E
L7	7.61	N00°32'50"E
L8	32.78	S00°32'59"W
L9	10.00	N00°27'26"E
L10	18.00	S89°32'34"E
L11	34.98	S00°32'59"W
L12	36.76	N89°33'20"W
L13	109.12	N89°33'20"W
L14	11.00	N89°33'20"W
L15	45.10	S00°32'50"W

L16	109.17	S89°23'42"E
L17	278.21	S89°23'42"E
L18	127.33	S89°33'20"E
L19	58.94	S00°12'33"E
L20	109.12	N89°33'20"W
L21	69.24	N89°27'38"W
L22	109.24	S89°23'42"E
L23	109.29	S89°19'52"W
L24	97.13	S89°32'34"E
L25	109.27	N89°33'20"W
L26	11.00	N89°33'20"W
L27	103.73	S00°32'50"W
L28	72.34	S89°33'20"E
L29	4.00	S89°23'42"E
L30	6.00	S89°23'42"E
L31	77.21	S88°10'01"E
L32	95.85	N89°27'38"W

L33	85.00	N00°33'58"E
L34	104.11	S00°33'00"W
L35	13.50	N00°32'50"E
L36	14.61	S00°33'58"W
L37	6.81	S00°33'58"W
L38	154.24	N89°27'38"W
L39	25.01	S00°32'50"W
L40	42.00	S89°33'20"E
L41	25.00	S00°32'50"W
L42	24.00	S00°32'50"W
L43	40.00	S89°23'42"E
L44	24.00	S00°32'50"W
L45	30.00	S89°33'20"E
L46	30.00	S89°33'20"E
L47	20.00	N89°33'20"W
L48	20.00	N89°33'20"W

LOT AREA TABLE

LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	6,485	24	6,744	47	6,010
2	6,898	25	7,397	48	6,743
3	6,846	26	6,496	49	6,742
4	6,885	27	6,338	50	6,515
5	7,744	28	6,592	51	6,551
6	6,962	29	6,585	52	6,604
7	6,547	30	7,159	53	6,608
8	6,476	31	6,111	54	6,612
9	6,587	32	6,892	55	6,616
10	7,029	33	7,310	56	6,620
11	6,164	34	6,082	57	6,629
12	6,163	35	6,492	58	6,603
13	6,250	36	6,575	59	6,649
14	6,247	37	7,109	60	6,789
15	10,387	38	6,498	61	6,788
16	7,108	39	6,582	62	6,788
17	6,788	40	6,602	63	6,788
18	7,170	41	6,602	64	6,788
19	5,824	42	6,930	65	6,788
20	6,748	43	6,410	66	6,654
21	6,612	44	6,427	67	6,549
22	6,708	45	6,829	68	6,721
23	7,328	46	6,011	69	12,331

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 6/17/03
 REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. WAGNER
 028171LS
 RENEWS 6/30/04

FND. 5/8" REBAR
 SEE REPLAT BY MCKINNIS
 BK. 13, PG. 57

FND. 5/8" REBAR
 [889°26'04"E 419.98']
 [S89°28'31"E 419.75']
 20' x 20' WELL EASMT
 COMPUTED CORNER

Gary B. Wagner
 THIS IS AN EXACT DUPLICATE

NOTES:

- BASIS OF BEARINGS IS PLAT OF PHEASANT RUN PHASE II, RECORDED IN BOOK 14, PAGE 15, RECORDS OF UMATILLA COUNTY, OREGON.
- (M) = MEASURED, THIS SURVEY (C) = COMPUTED (P) = PLAT RECORD PER MCKINNIS REPLAT, BK. 13, PG. 57. = RECORD PER PLAT OF ELWOOD TRACTS.
- o = DENOTES SET 5/8"x30" STEEL REBAR WITH YELLOW PLASTIC CAP
- ⊙ = DENOTES FOUND "MCKINNIS" REBAR & CAP (BOOK 13, PG. 57)
- ⊞ = DENOTES FOUND 1/2" IRON REBAR WITHOUT CAP UNLESS OTHERWISE NOTED.
- EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
- LOTS 1-8 AND 59-69 SHALL NOT ACCESS NE 2ND STREET.
- LOTS 15-24 AND 49-52 SHALL NOT ACCESS NE 4TH STREET.
- ALL STREETS SHOWN HEREON ARE PRIVATE.
- TRACT 'A' IS A PUBLIC SIDEWALK EASEMENT.

OFFICE OF COUNTY RECORDS

STATE OF OREGON,
 COUNTY OF UMATILLA } ss
 I certify that this instrument was received and recorded.
 ON June 26, 2003
 at 10:40 o'clock Am., in the record of
 PLATS of said County,
 BOOK PAGE Slide
 14 60 B116 & B117
OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY, Records Officer
 Fees \$ 65.00 No. 2003-4400463
 REV. 6/13/03 BRF

ROGERS SURVEYING INC.
 803 COLUMBIA PARK TRAIL
 RICHLAND, WA 98952
 PHONE (509) 827-5656
 FAX: (509) 827-2894
 www.rogerssurveying.com

CLIENT	PRANCING HORSE, LLC	JOB	26102
PROJECT	SUNCREST ESTATES		
	SEC. 2, T.4N., R.28E., W.M.		
DRN. BY	BRF	SCALE 1" = 100'	F. B. NO. NONE
APPROVED	GBW	DATE 3/12/2003	SHEET 1 OF 2
			FILE: 26102.DWG

PLAT OF SUNCREST ESTATES
 A REPLAT OF PORTIONS OF BLOCKS 3 & 4 ELWOOD TRACTS
 & BLOCKS 3, 4, 5, 6, HAL BRANDT TRACTS
 IN THE N 1/2, NW 1/4, SW 1/4,
 SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

OWNER'S DEDICATION

WE, PRANCING HORSE, L.L.C., OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL PLAT OF SUNCREST ESTATES SUBDIVISION.

Jerry M. Jennings
 JERRY M. JENNINGS
 MEMBER, PRANCING HORSE L.L.C.

Victor E. Coombes
 VICTOR E. COOMBES
 MEMBER, PRANCING HORSE L.L.C.

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF UMATILLA } S.S.

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF JUNE, 2003, PERSONALLY APPEARED BEFORE ME, JERRY M. JENNINGS AND VICTOR E. COOMBES, MEMBERS OF PRANCING HORSE L.L.C. AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Aracella Adams
 NOTARY PUBLIC IN AND FOR THE STATE OF
 RESIDING AT HERMISTON, OR
 MY COMMISSION EXPIRES: 07-15-06



UMATILLA COUNTY SURVEYOR:

I, DAVID H. 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 THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON. DATED THIS 18 DAY OF JUNE 2003.

David H. Krumbain
 UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF SUNCREST ESTATES.

Margaret Meyer
 CITY OF HERMISTON PLANNING COMMISSION
Bob Sorenson
 CITY OF HERMISTON MAYOR

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORDS OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 23 DAY OF JUNE 2003.

William S. Howell CHAIRMAN
Enile M. Holman COMMISSIONER
Jennifer 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 23rd DAY OF JUNE 2003.

Robert S. Howell COUNTY ASSESSOR
Jennifer Roberts COUNTY TAX COLLECTOR

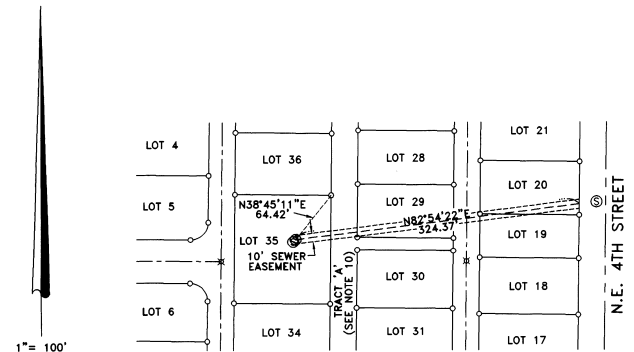
HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.
 DATED THIS 23rd DAY OF JUNE 2003.

Charles Wilcox MANAGER
 HERMISTON IRRIGATION DISTRICT TITLE

OFFICE OF COUNTY RECORDS

STATE OF OREGON, } ss
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON June 26, 2003
 at 10:40 o'clock Am., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 60 B116 & B117
OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 65.00 No. 2003-4400463
 REV: 6/13/03 BRF



DETAIL 'A'

NARRATIVE:

THIS PLAT WAS PREPARED IN MAY, 2003 AT THE REQUEST OF PRANCING HORSE, LLC. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 BEING S 00°32'59"W ACCORDING TO THE PLAT OF PHEASANT RUN, PHASE 1, AS FILED IN BOOK 14 OF PLATS, PAGE 29, RECORDS OF UMATILLA COUNTY.
 THIS SURVEY IS BASED ON THE ORIGINAL SUBDIVISION PLATS OF ELWOOD TRACTS AND HAL BRANDT TRACTS AND THE REPLAT OF PORTIONS OF BOTH PLATS PREPARED BY RON MCKINNIS AS FILED IN BOOK 13, PAGE 57, UMATILLA COUNTY RECORDS.
 WE SURVEYED THE EXTERIOR BOUNDARIES OF THE SOUTHWEST QUARTER OF SECTION 2 AND FOUND THE PLAT BOUNDARY DIMENSIONS OF ELWOOD TRACTS AND HAL BRANDT TRACTS AGREES WELL WITH PRESENT DAY MONUMENTS. WE THEN ESTABLISHED THE BOUNDARIES FROM OUR SUBDIVISION OF THE SOUTHWEST QUARTER AND REPLATED THE LOTS AS SHOWN.

PLAT REFERENCES:

MCKINNIS REPLAT OF OF BLOCK 3, 4 & 6 OF ELWOOD TRACTS AND BLOCK 3, 4, 5 AND 6 OF HAL BRANDT TRACTS FILED IN BOOK 13, PG. 57
 PLAT OF ELWOOD TRACTS
 PLAT OF HAL BRANDT TRACTS

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 6/30/04

DATE 6/17/03

Gary B. Wagner
 THIS IS AN EXACT DUPLICATE

ROGERS SURVEYING INC.
 803 COLUMBIA PARK TRAIL
 RICHLAND, WA 98372
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CLIENT	PRANCING HORSE, LLC	JOB	26102
PROJECT	SUNCREST ESTATES		
	SEC. 2, T.4N., R.28E., W.M.		
DRN. BY	BRF	SCALE 1"= 100'	F. B. NO. NONE
APPROVED	GBW	DATE 3/12/2003	SDPROJ- 0R05499
			FILE: 26102.DWG
			SHEET 2 OF 2

31/2

RECEIVED
DEC 03 2003
UMATILLA COUNTY
RECORDS

2003-4530274 1 of 2

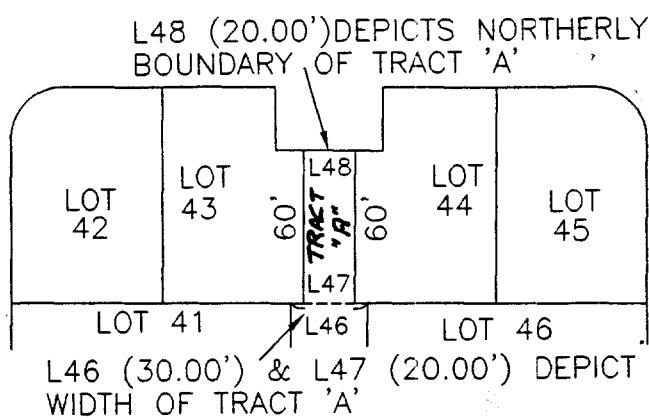
2003 4530274

AFFIDAVIT of CORRECTION (PLAT)

STATE of OREGON (UMATILLA COUNTY)

I, Gary B. Wagner, being duly sworn, depose and say that I am the Surveyor who surveyed the Plat of Suncrest Estates, as filed and recorded in Plat Book 14, Page 60, Records of Umatilla County. A.F. # 2003-4400463, June 26, 2003.

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Gary B. Wagner

OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS
EXPIRES 6/30/04

I, David H. Krumbein, Umatilla County Surveyor, Registered Land Surveyor, do hereby certify that said affidavit of correction for the Plat of Suncrest Estates has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein

STATE OF OREGON)
UMATILLA COUNTY)

SS Subscribed and sworn to before me this 3rd day of December, 2003.

Jean Hemphill
Notary Public for the State of Oregon
My commission expires 09-05-2006

OFFICIAL SEAL
JEAN HEMPHILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 360247
MY COMMISSION EXPIRES SEPT. 5, 2006

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



2003-4530274 2 of 2

State of Oregon)
County of Umatilla)

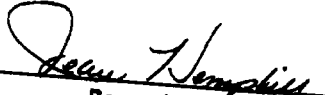
This instrument was received
and recorded on

12-03-03 at 12:10

in the record of instrument
code type DE-AFF

Instrument Number 2003-4530274
Fee 31.00

Office of County Records



Records Officer