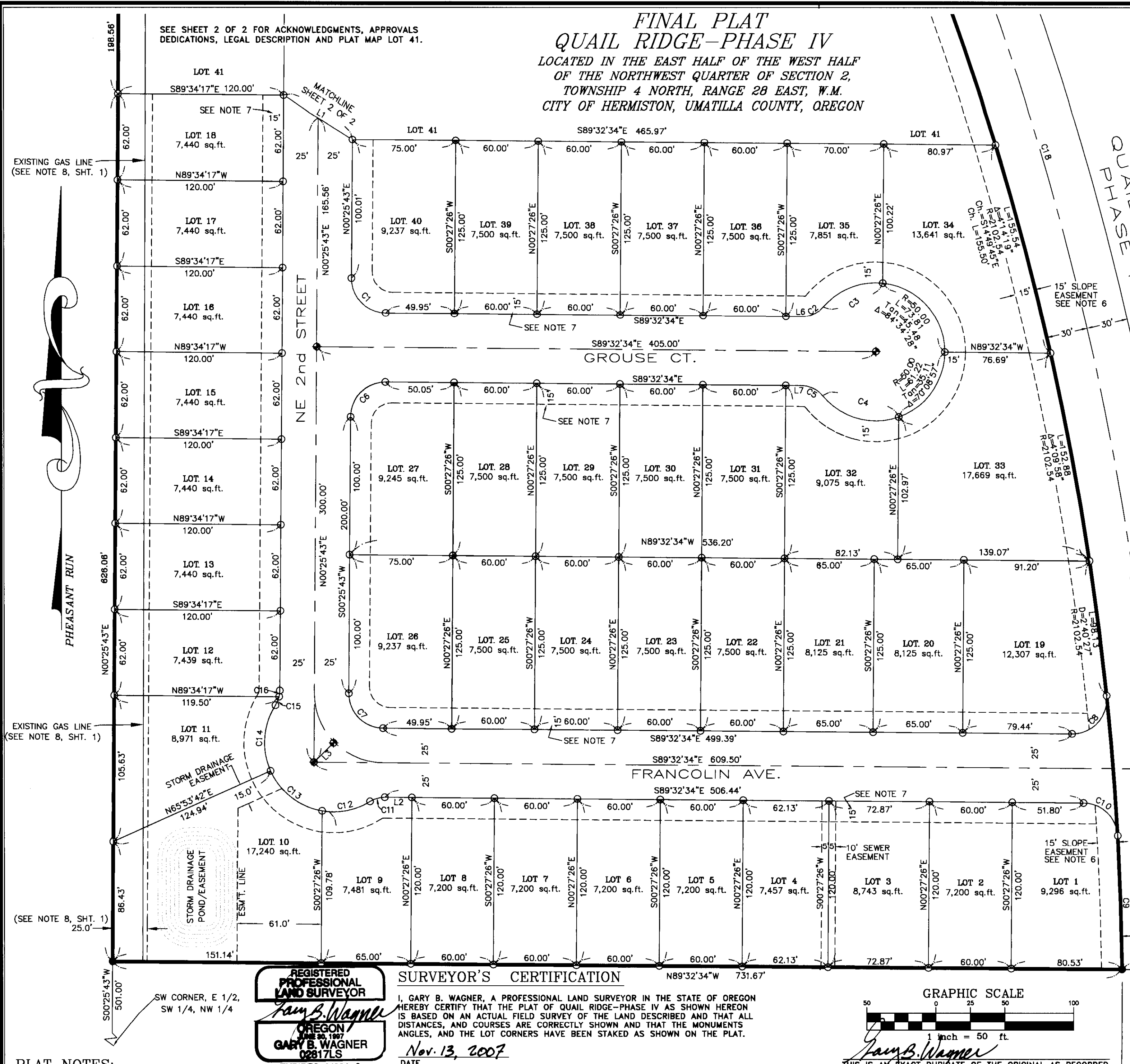


**FINAL PLAT**  
**QUAIL RIDGE-PHASE IV**  
 LOCATED IN THE EAST HALF OF THE WEST HALF  
 OF THE NORTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SEE SHEET 2 OF 2 FOR ACKNOWLEDGMENTS, APPROVALS  
 DEDICATIONS AND LEGAL DESCRIPTION.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.91	S57°39'08"E
L2	19.63	N89°32'34"W
L3	20.00	N45°28'34"E
L4	30.00	S89°32'34"E
L5	29.18	N34°22'45"W
L6	11.87	S89°32'34"E
L7	11.52	N89°32'34"W

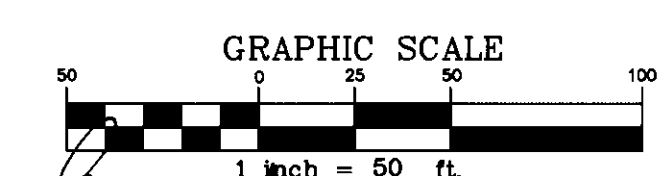
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	39.28'	25.00'	89°58'17"	S44°33'28"E 35.35'
C2	17.45'	20.00'	49°59'41"	N65°27'35"E 16.90'
C3	48.36'	50.00'	55°25'13"	N68°10'21"E 46.50'
C4	60.95'	50.00'	69°50'44"	N74°28'15"W 57.25'
C5	17.45'	20.00'	49°59'41"	N64°32'43"W 16.90'
C6	39.28'	25.00'	90°01'43"	S45°28'34"W 35.36'
C7	39.28'	25.00'	89°58'17"	S44°33'28"E 35.35'
C8	42.03'	25.00'	96°19'36"	N42°17'38"E 37.25'
C9	96.63'	2102.54'	2°38'00"	N01°47'04"W 96.63'
C10	37.72'	25.00'	86°26'30"	N46°19'19"W 34.24'
C11	11.29'	20.00'	32°20'05"	S74°17'23"W 11.14'
C12	36.18'	50.00'	41°27'22"	N78°51'02"E 35.39'
C13	49.15'	50.00'	58°18'59"	S52°15'48"E 47.19'
C14	49.63'	50.00'	56°52'05"	S04°19'45"W 47.81'
C15	6.80'	20.00'	19°29'27"	N23°01'04"E 6.77'
C16	4.48'	20.00'	12°50'38"	N06°51'01"E 4.47'
C17	145.21'	2132.54'	3°54'05"	N02°24'20"W 145.19'
C18	1117.45'	2132.54'	30°01'23"	N19°22'04"W 1104.71'
C19	295.07'	590.65'	28°37'40"	S20°03'55"E 292.01'

QUAIL RIDGE PHASE II  
 BOOK 14, PAGE 57

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 GARY B. WAGNER  
 02817LS  
 EXPIRES 6/30/08

**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 IV AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS, ANGLES, AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT.  
 Nov. 13, 2007  
 DATE



RECEIVED BY  
 Umatilla County Surveyor  
 12-07  
 KE  
 02-309-B

STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON December 28, 2007  
 at 2:00 o'clock Pm., in the record of  
 PLATS of said County.  
 BOOK 15 PAGE 36 Slide  
**OFFICE OF COUNTY RECORDS**  
 By: JEAN HEMPHILL...Records Officer  
 Fees \$ 60.00 No. 2007-5300322  
 REV: 11/12/07

- PLAT NOTES:**
1. BASIS OF BEARING IS THE PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45, RECORDS OF UMATILLA COUNTY, OREGON.
  2. (M) = MEASURED (R) = RADIAL BEARING (C) = COMPUTED (P) = PLAT
  3. ○ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'LS02817'.
  4. ● = DENOTES FOUND 5/8" REBAR WITH CAP STAMPED 'LS02817' OR AS NOTED.
  5. ⊙ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'LS02817'.

6. N.E. 4TH STREET RIGHT OF WAY & SLOPE EASEMENTS ACQUIRED BY DEDICATION DEED RECORDED IN REEL 373, PAGE 0596, UMATILLA COUNTY RECORDS.
7. A 15' PUBLIC UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS SHOWN HEREON.
8. THE EXISTING GAS LINE SHOWN HEREON IS LOCATED BEYOND THE EASTERLY EDGE OF THE GAS LINE EASEMENT DESCRIBED AS THE WEST 20' OF THIS PROPERTY (SEE "RIGHT OF WAY CONTRACT", RECORDED IN REEL 62, PAGES 973- 975, UMATILLA CO. RECORDS.) AN ADDITIONAL FIVE FEET WIDE EASEMENT IS HEREBY GRANTED TO REMEDY THIS NON CONFORMING SITUATION.

THIS IS AN EXACT DUPLICATE OF THE ORIGINAL AS RECORDED

**ROGERS SURVEYING INC., P.S.**  
 1455 COLUMBIA PARK TRAIL  
 RICHLAND, WA. 99352  
 PHONE (509) 783-4141  
 FAX: (509) 783-8984  
 www.rogerssurveying.com

CLIENT	COPPER BASIN, INC.		JOB	18507	
PROJECT	FINAL PLAT OF QUAIL RIDGE-PHASE IV PORTION OF SECTION 2 T.4N., R.28E., W.M.				
DRN. BY	MFH	SCALE	1" = 50'	F. B. NO.	NONE
APPROVED	GBW	DATE	07/02/07	SOPROJ-	18507
				FILE:	18507PLAT.DWG
				SHEET	1
				OF	2

**LEGAL DESCRIPTION**

PARCEL 1, PARTITION PLAT NO. 2002-28, TOGETHER WITH THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. LYING WESTERLY OF THE WESTERLY MARGIN OF NORTHEAST 4TH STREET, EXCEPT THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°25'43" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 500.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°32'34" EAST 731.67 FEET TO THE WESTERLY MARGIN OF SAID NORTHEAST 4TH STREET AND THE TERMINUS OF SAID LINE.

# FINAL PLAT QUAIL RIDGE-PHASE IV

LOCATED IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON

**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 IV, 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.

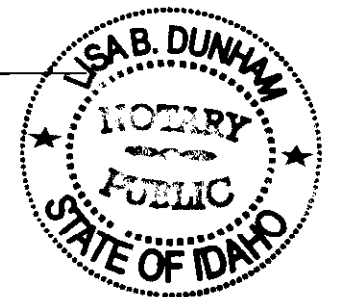
STEVE WHITE, PRESIDENT  
COPPER BASIN, INC.

**ACKNOWLEDGMENT**

STATE OF IDAHO  
COUNTY OF KOOTENAI } S.S.

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF NOVEMBER 2007, 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.

Sam B. Dunham  
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO  
RESIDING AT Hayden, Idaho



MY COMMISSION EXPIRES: 2/18/2011

**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 26 DAY OF December 2007.

David H. Krumbein  
UMATILLA COUNTY SURVEYOR

**CITY OF HERMISTON APPROVALS**

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

Madison Saylor  
CITY OF HERMISTON PLANNING COMMISSION

Paul Swinon  
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 26 DAY OF December 2007.

Shirley A. Roberts CHAIRMAN  
William B. Hamell COMMISSIONER

W. Lawrence Lewis  
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 27<sup>th</sup> DAY OF December 2007.

Paul Chalmers by Sherley Williams-Bettina Emright, by Diane Assessment Mox  
COUNTY ASSESSOR COUNTY TAX COLLECTOR

**HERMISTON IRRIGATION DISTRICT**

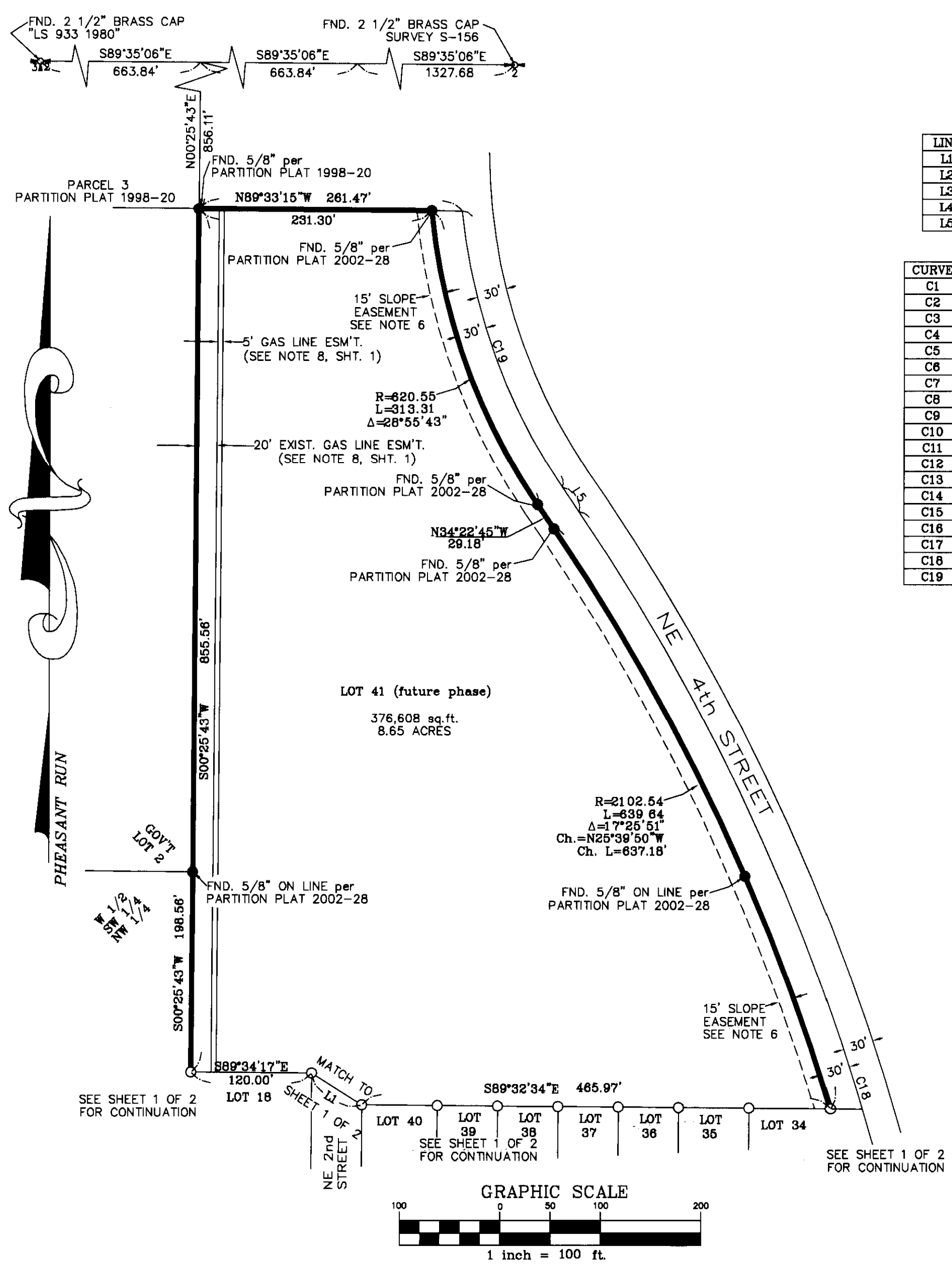
THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED. DATED THIS 26<sup>th</sup> DAY OF November 2007.

Charles Wilson RECEIVED BY  
HERMISTON IRRIGATION DISTRICT Umatilla County Surveyor

**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 IV 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.

Nov 13<sup>th</sup> 2007 DATE  
Gary B. Wagner EXACT DUPLICATE OF ORIGINAL AS RECORDED



**LINE TABLE**

LINE	LENGTH	BEARING
L1	58.91	S57°39'08"E
L2	19.63	N89°32'34"W
L3	20.00	N45°28'34"E
L4	30.00	S89°32'34"E
L5	29.18	N34°22'45"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	39.28'	25.00	89°58'17"	S44°33'28"E 35.35'
C2	17.45'	20.00	49°59'41"	N65°27'35"E 16.90'
C3	17.19'	50.00	19°41'48"	S60°18'38"W 17.10'
C4	30.63'	50.00	34°59'09"	S57°02'27"E 30.08'
C5	17.45'	20.00	49°59'41"	N64°32'43"W 16.90'
C6	39.28'	25.00	90°01'43"	S45°28'34"W 35.36'
C7	39.28'	25.00	89°58'17"	S44°33'28"E 35.35'
C8	42.03'	25.00	96°19'38"	N42°17'38"E 37.25'
C9	96.63'	2102.54	2°38'00"	N01°47'04"W 96.63'
C10	37.72'	25.00	86°26'30"	N46°19'19"W 34.24'
C11	11.29'	20.00	32°20'06"	S74°17'23"W 11.14'
C12	36.18'	50.00	41°27'22"	N78°51'02"E 35.39'
C13	49.15'	50.00	56°18'59"	S62°16'48"E 47.19'
C14	49.63'	50.00	56°52'06"	S04°19'45"W 47.61'
C15	6.80'	20.00	19°29'27"	N23°01'04"E 6.77'
C16	4.48'	20.00	12°50'38"	N08°51'01"E 4.47'
C17	145.21'	2132.54	3°54'05"	N02°24'20"W 145.18'
C18	1117.45'	2132.54	30°01'23"	N19°22'04"W 1104.71'
C19	295.07'	590.55	28°37'40"	S20°03'55"E 292.01'

**PLAT NOTES:**

1. BASIS OF BEARING IS THE PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45, RECORDS OF UMATILLA COUNTY, OREGON.
2. (M) = MEASURED (R) = RADIAL BEARING (C) = COMPUTED (P) = PLAT
3. ○ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'LS02817'.
4. ● = DENOTES FOUND 5/8" REBAR WITH CAP STAMPED 'LS02817' OR AS NOTED.
5. ⊕ = DENOTES SET 2" BRASS CAP SURFACE MONUMENT.
6. N.E. 4TH STREET RIGHT OF WAY & SLOPE EASEMENTS ACQUIRED BY DEDICATION DEED RECORDED IN REEL 373, PAGE 0596, UMATILLA COUNTY RECORDS.
7. A 15' PUBLIC UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS SHOWN HEREON.
8. ACCESS TO N.E. 4TH STREET FROM LOTS 1, 19, 33 AND 34 SHALL BE PROHIBITED.

**ROGERS SURVEYING INC., P.S.**  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON December 28, 2007  
at 2:00 o'clock Pm., in the record of PLATS of said County.  
BOOK 15 PAGE 36 Slide  
**OFFICE OF COUNTY RECORDS**  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 60.00 No. 2007-5300322  
REV: 11/12/07

CLIENT	COPPER BASIN, INC.		JOB	18507
PROJECT	FINAL PLAT OF QUAIL RIDGE-PHASE IV			
	PORTION OF SECTION 2 T.4N., R.28E., W.M.			
DRN. BY	MFH	SCALE 1" = 50'	F. B. NO.	NONE
APPROVED	GBW	DATE 07/02/07	SDPROJ-	18507
			FILE:	18507PLAT.DWG
			SHEET	2
			OF	2