

a.k.a. tax lot 700

S89°33'21"E 660.51'
S89°33'21"E 711.29'

PLAT OF QUAIL RIDGE

LOCATED IN A PORTION OF THE SW 1/4 OF NW 1/4 OF SEC. 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF UMATILLA } S.S.

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF May, 2002, PERSONALLY
BEFORE ME, STEVE WHITE, REPRESENTATIVE OF COPPER BASIN CONSTRUCTION,
AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS
VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL
SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Umatilla County
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

RESIDING AT Heppner, Or

MY COMMISSION EXPIRES: 5/1/05



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 14 DAY OF May, 2002.

David H. Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF QUAIL RIDGE.

Margaret Saylor
CITY OF HERMISTON PLANNING COMMISSION

Bob Swenor
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 14 DAY OF May, 2002.

Emile M. Holman
CHAIRMAN

William S. Harrell
COMMISSIONER

James 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 14 DAY OF May, 2002.

Paul Chambers
COUNTY ASSESSOR

James D. Roberts
COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.
DATED THIS 9th DAY OF May, 2002.

John E. Wilson
HERMISTON IRRIGATION DISTRICT TITLE

RECEIVED BY
Umatilla County Surveyor
Date 6-02
Rec'd By JK
02-130-B

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.

5/03/02
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary B. Wagner
OREGON
GARY B. WAGNER
02817LS
RENEWS 6/30/02

RECORDERS STAMP
STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and
recorded
ON May 20, 2002
at 9:00 o'clock Am., in the record of
PLATS of said County.
BOOK 14 PAGE 41 Slide
OFFICE OF COUNTY RECORDS
By: GEORGIA DUNAWAY Records Officer
Fees \$ 50.00 No. 2002-4130001

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) = RECORD (C) = COMPUTED (P) = PLAT
3. O = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS02817".
4. ● = DENOTES FOUND MONUMENT AS NOTED.
5. 4th. STREET RIGHT OF WAY & SLOPE EASEMENTS ACQUIRED BY DEDICATION DEED RECORDED IN REEL 373, PAGE 0596, UMATILLA COUNTY RECORDS.
6. HATCHED AREA DENOTES ADDITIONAL 5 FEET DEDICATED FOR EAST THEATER LANE RIGHT OF WAY.
7. A 15' SIDEWALK AND PUBLIC UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS ALONG QUAIL COURT.

FND. 1/2" REBAR
(UNKNOWN)
HELD FOR
EAST LINE

OWNER'S DEDICATION

I, STEVE WHITE, PRESIDENT OF COPPERBASIN, INC. 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 QUAIL RIDGE
SUBDIVISION.

Steve White
STEVE WHITE, PRESIDENT OF COPPERBASIN, INC.

LEGAL DESCRIPTION

DESCRIPTION AS SURVEYED

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON.

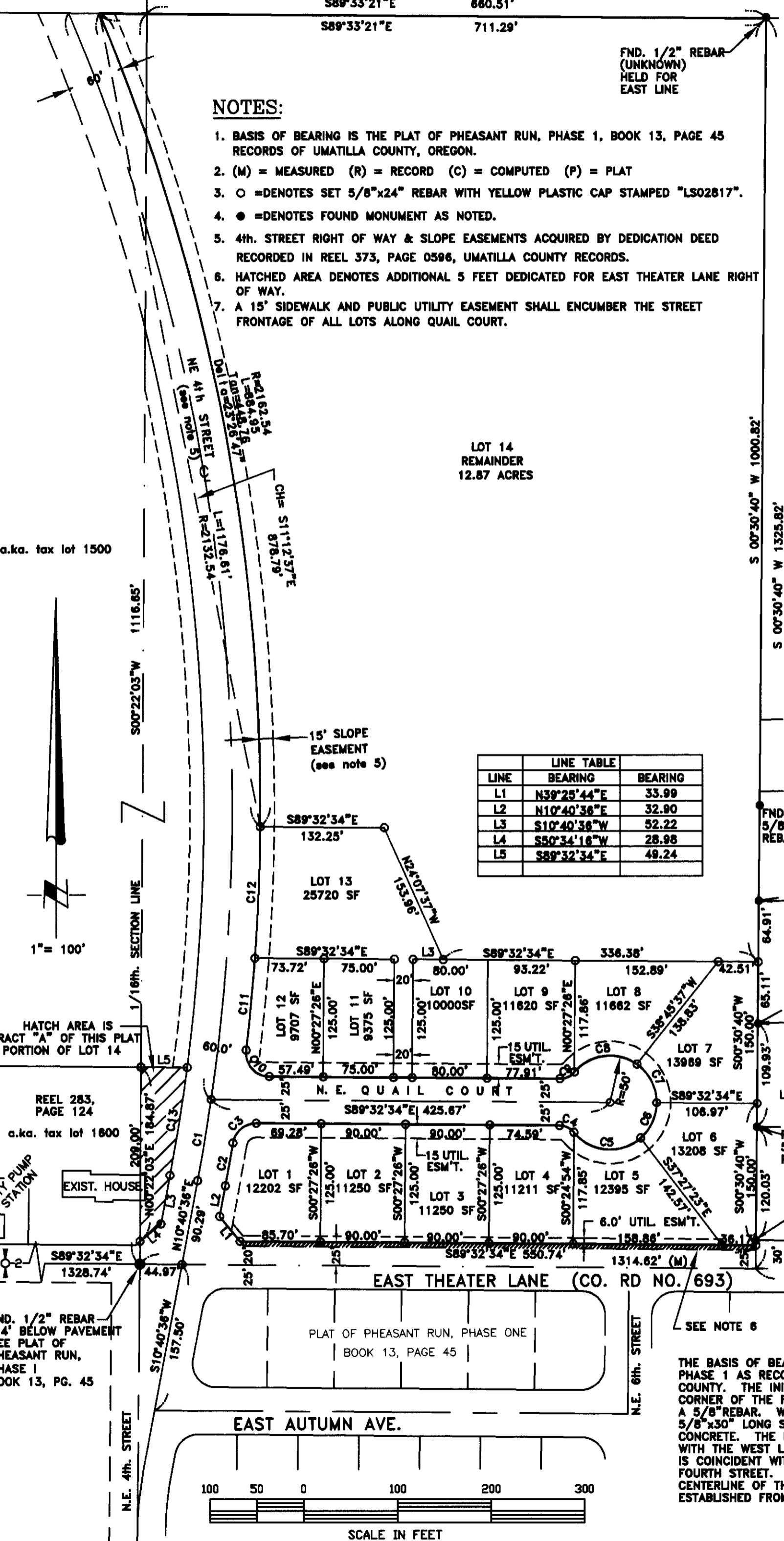
EXCEPT THE SOUTH 20 FEET FOR EAST THEATER LANE RIGHT OF WAY.

AND EXCEPT THAT PORTION OF SAID WEST HALF, LYING WESTERLY OF THE
WESTERLY RIGHT OF WAY OF N.E. 4TH. STREET AS DESCRIBED IN DEDICATION DEED
RECORDED IN REEL 373, PAGES 596-597, UMATILLA COUNTY DEED RECORDS AND
NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST ONE-
QUARTER CORNER OF SAID SECTION 2; THENCE S 89°32'34"E, 1328.74 FEET ALONG
THE EAST-WEST CENTERLINE OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF SAID
WEST HALF BEING MONUMENTED WITH A 1/2" IRON REBAR AS SHOWN ON THE PLAT OF
PHEASANT RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13,
PAGE 45, UMATILLA COUNTY RECORDS; THENCE N 00°22'03"E, 209.00 FEET TO THE
POINT OF BEGINNING; THENCE S 89°32'34"E, 49.24 FEET TO THE WESTERLY RIGHT
OF WAY LINE OF N.E. 4th. STREET AND THE TERMINUS OF SAID LINE.

TOGETHER WITH ALL THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER LYING EASTERLY OF THE
EASTERLY RIGHT OF WAY OF N.E. 4TH. STREET AS DESCRIBED IN DEDICATION DEED
RECORDED IN REEL 372, PAGE 0054 (SHEET 4 AND 5), UMATILLA COUNTY DEED
RECORDS.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	DISTANCE
C1	02°20'45"	2132.54	87.31	43.66	N09°30'10"E	87.31
C2	01°13'17"	2162.54	46.10	23.05	N10°03'54"E	46.10
C3	81°00'10"	25.00	35.34	21.35	S49°57'16"W	32.47
C4	49°59'28"	20.00	17.45	9.33	N64°32'11"W	16.90
C5	91°21'53"	50.00	79.74	51.21	S85°14'03"E	71.55
C6	48°37'35"	50.00	42.43	22.59	N24°46'13"E	41.17
C7	55°11'36"	50.00	48.17	26.14	N27°08'12"W	46.32
C8	84°48'06"	50.00	74.00	45.66	S82°51'57"W	67.43
C9	49°57'05"	20.00	17.45	9.33	N69°26'17"E	16.89
C10	96°21'15"	25.00	42.04	27.94	S41°21'57"E	37.28
C11	02°35'11"	2162.54	97.62	48.82	N09°31'00"E	97.61
C12	03°42'43"	2162.54	140.10	70.08	N02°22'11"E	140.08
C13	03°10'02"	2102.54	116.22	58.13	S09°05'32"W	116.21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°25'44"E	33.99
L2	N10°40'36"E	32.90
L3	S10°40'36"W	52.22
L4	S50°34'18"W	28.96
L5	S89°32'34"E	49.24



NARRATIVE:

THE BASIS OF BEARING OF THIS PLAT IS THE PLAT OF PHEASANT RUN,
PHASE 1 AS RECORDED IN BOOK 13, PAGE 45, RECORDS OF UMATILLA
COUNTY. THE INITIAL POINT OF THIS SUBDIVISION IS THE SOUTHWEST
CORNER OF THE PLAT OF ALORA HEIGHTS WHICH WAS FOUND TO BE
A 5/8" REBAR. WE REFERENCED THIS PIN AND REPLACED IT WITH A
5/8"x30" LONG STEEL REBAR WITH CAP STAMPED LS02817 SET IN
CONCRETE. THE EAST LINE OF THIS PLAT WAS ESTABLISHED COINCIDENT
WITH THE WEST LINE OF THE PLAT OF ALORA HEIGHTS. THE WEST LINE
IS COINCIDENT WITH THE EASTERLY RIGHT OF WAY OF NORTHEAST
FOURTH STREET. THE NORTH LINE OF THIS PLAT IS THE EAST-WEST
CENTERLINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
ESTABLISHED FROM THE SUBDIVISION OF SECTION 2.

THIS IS AN EXACT DUPLICATE

803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 627-6666
FAX: (509) 627-2984

CLIENT COPPERBASIN, INC. JOB OR03900
PROJECT FINAL PLAT OF QUAIL RIDGE
PORTION OF SE 1/4, NW 1/4 SECTION 2
DRN. BY RPJ SCALE 1" = 100' F. B. NO. NONE SHEET 1
APPROVED GBW DATE 10-20-00 VERSION -ACAD14 OF 1
FILE: OR03900

31/2.

438 0521

AFFIDAVIT of CORRECTION (PLAT)

2003-4380521 1 of 2

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 Quail Ridge-Phase I, as filed and recorded in Plat Book 14, Page 41, Records of Umatilla County. Inst. No. 2002-4130001

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

- In the plat heading at the top center of the page, the caption "LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 2", should read "LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SEC. 2".
- Along the north line of Lot 8, "L3" (line 3) and the corresponding L3 in the LINE TABLE should be replaced with L6 (line 6). L6 should read S 89°32'34"E, 32.25'

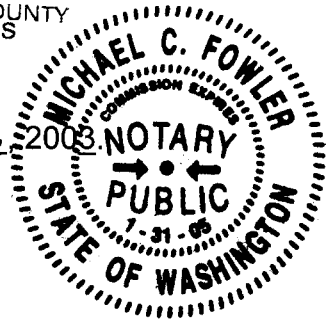
RECEIVED

JUN 03 2003

UMATILLA COUNTY RECORDS

Gary B. Wagner
 Registered Professional Land Surveyor # 02817LS
 NOTARY CERTIFICATE

Subscribed and sworn to before me this 16 day of May 2003.
Michael C. Fowler
 Notary Public for the State of Washington.
 My commission expires 01-31-05.



I, David H. Krumbein,, Registered Land Surveyor, do hereby certify that said affidavit of correction for QUAIL RIDGE-PHASE I has been examined by me and that it complies with O.R.S. 92.170.

STATE OF OREGON)
 UMATILLA COUNTY) ss

David H. Krumbein

Subscribed and sworn to before me this _____ day of _____ 2003.

 Notary Public for the State of Oregon
 My commission expires _____

Recorders Stamp

State of Oregon)
 County of Umatilla)

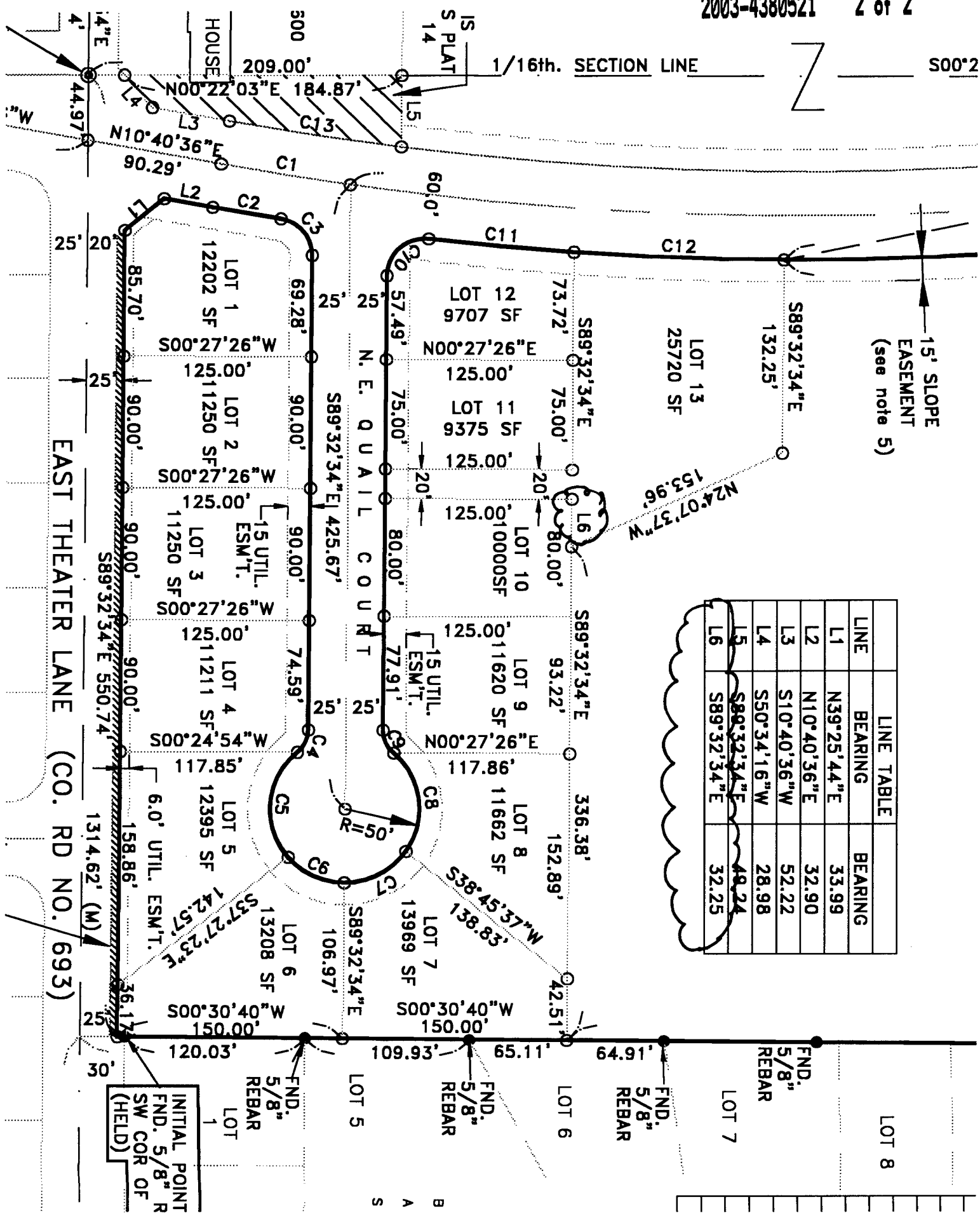
This instrument was received and recorded on
 06-03-03 at 4:15
 in the record of instrument code type DE-AFF

Instrument Number 2003-4380521
 Fee 31.00

Office of County Records

Jean Tompkins
 Records Officer

return to: Dave Krumbein
 P.O. Box 1126
 Pendleton, OR 97801



LINE	BEARING	BEARING
L1	N39°25'44"E	33.99
L2	N10°40'36"E	32.90
L3	S10°40'36"W	52.22
L4	S50°34'16"W	28.98
L5	S89°32'34"E	48.24
L6	S89°32'34"E	32.25

INITIAL POINT
FND. 5/8" R
SW COR OF
(HELD)

LOT 8

LOT 7

LOT 6

LOT 5

LOT 1

S
A
B