BK 14 Pg 14

LANE ADDITION, PHASE I

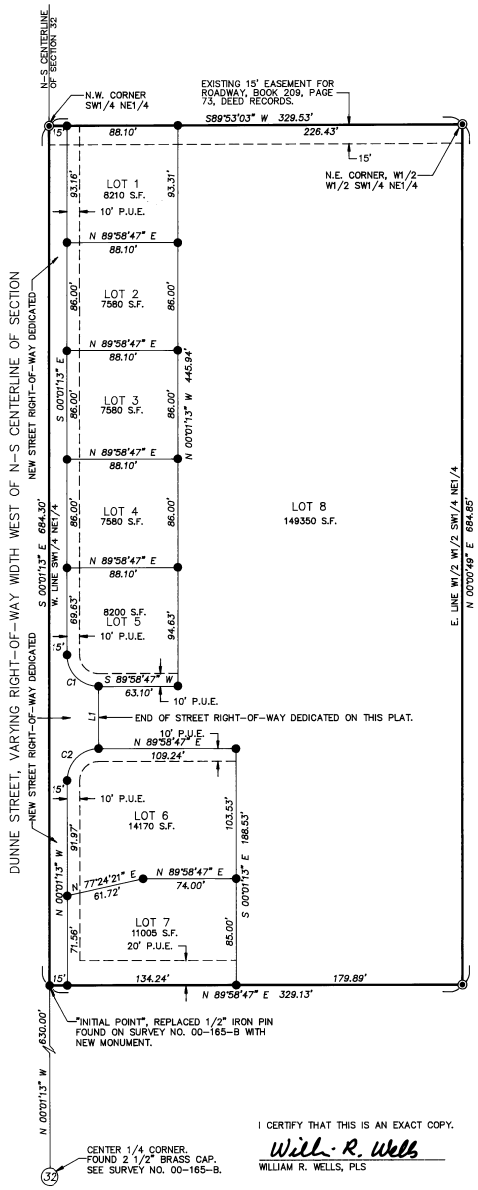
AN ADDITION TO THE CITY OF STANFIELD, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., UMATILLA COUNTY, OREGON.

N

SCALE: 1"=60 FEET

0 30 60 120

"BASIS OF BEARINGS": RECORD SURVEY NO. 00-165-B.
NOTE: EXTERIOR PLAT DIMENSIONS WERE DETERMINED ON RECORD SURVEY NO. 00-165-B.



SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, PER ORS CHAPTER 92, AS REVISED, THE THE LAND SHOWN ON THE ACCOMPANYING PLAT OF "LANE ADDITION, PHASE I", AN ADDITION TO THE CITY OF STANFIELD, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., UMATILLA COUNTY, OREGON. THE BOUNDARY OF SAID PLAT IS DESCRIBED AS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°01'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32 A DISTANCE OF 630.00 FEET TO THE "INITIAL POINT"; THENCE NORTH 89°58'47" EAST A DISTANCE OF 329.13 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°00'49" EAST ALONG SAID EAST LINE A DISTANCE OF 684.85 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°53'03" WEST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 329.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°01'13" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 684.30 FEET TO THE "INITIAL POINT".

Will. R. Wells
WILLIAM R. WELLS, PLS

DATE: 9-25-00

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/02

NOTE:

EASEMENTS NOTED BELOW ENCUMBER LANDS WITHIN THE SUBDIVISION. THEY ARE "BLANKET" TYPE EASEMENTS WITH NO SPECIFIC LOCATION AND ARE NOT SHOWN.

1. EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, FOR ELECTRIC LINES OR SYSTEMS IN OR UPON ALL ABUTTING STREETS, ROADS OR HIGHWAYS. RECORDED APRIL 14, 1938, BOOK 120, PAGE 521, DEED RECORDS.

2. EASEMENT RESERVATIONS CONTAINED IN DEED FROM FURNISH DITCH COMPANY TO WILLIAM BARTH, ET AL, RECORDED FEBRUARY 27, 1925 IN BOOK 126, PAGE 69, DEED RECORDS.

3. EASEMENT RESERVATIONS FOR CANALS AND DITCHES, CONTAINED IN DEED FROM STANFIELD IRRIGATION DISTRICT TO LLOYD J. RUSSELL, ET AL, RECORDED AUGUST 29, 1942 IN BOOK 164, PAGE 617, DEED RECORDS.

I CERTIFY THAT THIS IS AN EXACT COPY.

Will. R. Wells
WILLIAM R. WELLS, PLS

OWNER'S DEDICATION & DECLARATION:

EASTERN OREGON DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF "LANE ADDITION, PHASE I", AN ADDITION TO THE CITY OF STANFIELD, OREGON. WE HEREBY DEDICATE TO THE PUBLIC FOREVER, THE NEW STREET RIGHT-OF-WAY AND NEW PUBLIC UTILITY EASEMENTS SHOWN.

WE HEREBY IMPOSE THE FOLLOWING RESTRICTIVE COVENANTS ON LOTS 1, 2, 3, 4, 5 AND 7:

1. ALL DRIVEWAYS MUST BE CONCRETE OR ASPHALT, WITH A MINIMUM WIDTH OF 10 FEET.

2. A CONCRETE WALK MUST EXTEND FROM THE DRIVEWAY TO THE FRONT PORCH OR DOOR OF NEW DWELLINGS.

EASTERN OREGON DEVELOPMENT, LLC, BY:

Steven L. Richards, member
STEVEN L. RICHARDS, MEMBER

SUBSCRIBED AND SWORN BY ME THIS 25th DAY OF September 2000.

Dawn M Tubbs
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10-14-2000

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

LEGEND

● – SET 5/8" BY 30" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".

◉ – FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, SET ON SURVEY NO. 00-165-B.

P.U.E. – INDICATES NEW PUBLIC UTILITY EASEMENT, WIDTH SHOWN.

S.F. – INDICATES SQUARE FEET. SQUARE FOOTAGE FOR LOTS IS ROUNDED TO NEAREST 10 SQUARE FEET.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	90°00'00"	25.00'	39.27'	S 45°01'13" E 35.36'
C2	90°00'00"	25.00'	39.27'	N 44°58'47" E 35.36'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°01'13" E	50.00'

RECORDING INFORMATION
OFFICE OF COUNTY RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON October 6, 2000
at 12:15 o'clock Pm., in the record of PLATS of said County.

BOOK	PAGE	Slide
14	14	

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees $ 50.00 No. 2000-3770117

APPROVALS

CITY OF STANFIELD PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 25th DAY OF September, 2000.

CHAIRMAN SECRETARY

STANFIELD CITY COUNCIL

THE ACCOMPANY PLAT IS HEREBY APPROVED AND ADOPTED ON THIS 25 DAY OF September, 2000.

MAYOR

STANFIELD IRRIGATION DISTRICT

THE ACCOMPANYING PLAT HEREBY APPROVED THIS 26 DAY OF September, 2000.

Debra E. Bockmann
MANAGER

STANFIELD CITY ENGINEER

APPROVED THIS 26th DAY OF September, 2000.

Allen C. Rieke, P.E.
CITY ENGINEER Anderson-Perry & Associates, Inc.

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES IWTH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR SIGNATURE OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 28 DAY OF September, 2000.

David H Kline
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 4th DAY OF October, 2000.

CHAIRMAN

Dennis D. Doherty
COMMISSIONER

Emile M. Holeman
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 4th DAY OF October, 2000.

Paul Chalmers by Shirley Winkman
COUNTY ASSESSOR Assessment Mgr.

Rhonda Roberts by Rhonda Dawn Doherty
COUNTY TAX COLLECTOR

\RSUB2

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

DATE: 8/00	DR. BY: DMT
CK. BY: WRW	NO: 99-635

PROJECT:
PLAT OF
LANE ADDITION
PHASE I

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., UMATILLA COUNTY, OREGON.