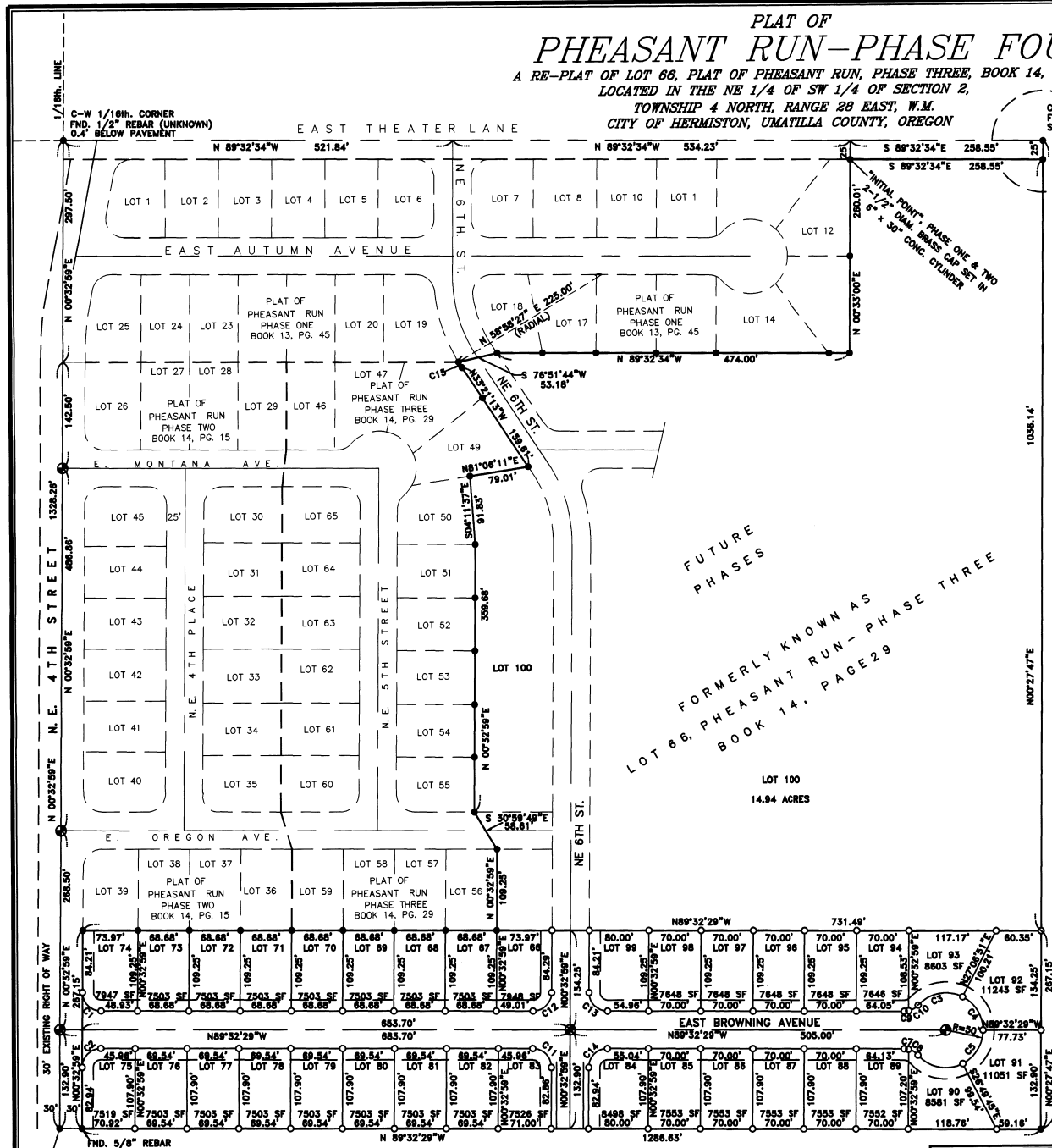
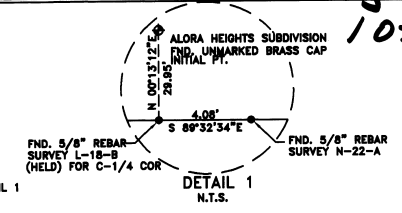


PLAT OF
PHEASANT RUN - PHASE FOUR
A RE-PLAT OF LOT 66, PLAT OF PHEASANT RUN, PHASE THREE, BOOK 14, PAGE 29,
LOCATED IN THE NE 1/4 OF SW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



CENTER SECTION 2
FND. 5/8" REBAR
SURVEY L-18-B



LEGAL DESCRIPTION

LOT 66, PLAT OF PHEASANT RUN, PHASE THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 14, PAGE 29, UMATILLA COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.

NOTES:

1. BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, ACCORDING TO THE PLAT OF PHEASANT RUN, PHASE ONE, RECORDED IN BOOK 13, PAGE 45.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. ⊕ = DENOTES SET 2-1/2" ALUM. CAP SURFACE MON. STAMPED "LS 02817."
4. ○ = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 02817."
5. ⊙ = DENOTES FND 5/8" DIAM. REBAR STAMPED LS 02817 PER PLAT OF PHEASANT RUN, PHASE ONE, TWO & THREE.
6. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
7. LOTS 74 AND 75; HOMES SHALL NOT FACE OR HAVE ACCESS TO N.E. 4TH STREET.
8. LOTS 66, 65, 64 & 69; HOMES SHALL NOT FACE OR HAVE ACCESS TO N.E. 6TH STREET.
9. THE BALANCE OF THE PROPERTY (LOT 100) SHALL BE PLATTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONDITIONS DATED MAY 13, 1998.
10. A 15' UTILITY & SIDEWALK EASEMENT SHALL ENCUMBER THE FRONTAGE OF ALL LOTS SHOWN HEREON.
11. GRASSED INFILTRATION AREAS SHALL BE MAINTAINED BY ADJOINING PROPERTY OWNERS TO THE STANDARDS SET FORTH BY THE CITY OF HERMISTON.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.31'	25.00'	90°08'28"	25.04'	35.38'	S44°29'45"E
C2	38.23'	25.00'	89°54'32"	24.86'	35.33'	S45°30'15"W
C3	65.31'	50.00'	74°50'42"	38.28'	60.77'	S78°41'30"W
C4	55.28'	50.00'	63°20'40"	30.85'	52.31'	N31°12'49"W
C5	54.73'	50.00'	62°42'44"	30.47'	52.04'	N31°48'53"E
C6	65.67'	50.00'	75°28'39"	38.70'	61.21'	S79°08'23"E
C7	5.82'	28.00'	13°34'18"	2.87'	5.91'	N82°45'21"W
C8	15.11'	28.00'	34°37'07"	7.72'	14.88'	N58°39'40"W
C9	8.01'	28.00'	13°45'48"	3.02'	8.99'	N83°34'37"E
C10	15.02'	25.00'	34°28'34"	7.75'	14.80'	N58°28'56"E
C11	38.31'	25.00'	90°08'27"	25.04'	35.38'	N44°29'45"W
C12	38.23'	25.00'	89°54'33"	24.86'	35.33'	N45°30'15"E
C13	38.31'	25.00'	90°08'28"	25.04'	35.38'	S44°29'45"E
C14	38.23'	25.00'	89°54'32"	24.86'	35.33'	N45°30'15"E
C15	9.14'	229.00'	02°18'39"	4.97'	9.14'	NS2°11'43"W

REGISTERED PROFESSIONAL LAND SURVEYOR
Georgia Wagner
OREGON
MAY 30, 1997
GARY B. WAGNER
02817LS
EXPIRES 6/30/02

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON March 21, 2002
at 4:10 o'clock P.m., in the record of
PLATS of said County.
BOOK PAGE Slide
14 37
OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$60.00 No. 2002-4080589
RECORDERS STAMP

FND. 5/8" DIAM. PIN AS SHOWN ON PLAT OF ELWOOD TRACTS AND ON PHASE I, PHEASANT RUN

SEE SURVEY 98-28-C

Georgia Wagner
THIS IS AN EXACT DUPLICATE

ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99362
PHONE (509) 827-5858
FAX: (509) 827-2994

CLIENT	COPPER BASIN, INC.	JOB	28601
PROJECT	PHEASANT RUN PHASE FOUR NW1/4, SW1/4, SEC. 2, T.4.N., R.28E.		
DRN. BY	RPJ	SCALE 1" = 100'	F. B. NO. NONE
APPROVED	OBW	DATE 10-28-01	VERSION - ACAD14 FILE: 28601.DWG
			SHEET 1 OF 2

REV: 03/19/02

BK 14 P. 37
2 of 2

PLAT OF
PHEASANT RUN-PHASE FOUR
A RE-PLAT OF LOT 66, PLAT OF PHEASANT RUN, PHASE THREE, BOOK 14, PAGE 29,
LOCATED IN THE NE 1/4 OF SW 1/4 OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

OWNER'S DEDICATION

I, STEVE WHITE, 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 PHEASANT RUN, PHASE FOUR.

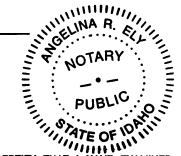
Steve White
STEVE WHITE, PRESIDENT
COPPER BASIN, INC.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF LESTENA } s.s.

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF February 2002 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.

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



MY COMMISSION EXPIRES: April 20, 2006

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 12 DAY OF March 2002.

David Krumbain
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED & APPROVED THE PLAT OF PHEASANT RUN, PHASE FOUR.

Margaret Taylor
CITY OF HERMISTON PLANNING COMMISSION
Bob Severin
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 20 DAY OF March 2002.

Smith McPherson CHAIRMAN
James D. Roberts COMMISSIONER
William S. Howell 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 20th DAY OF March 2002.

Paul Thomas DeTroy COUNTY ASSESSOR
James D. Roberts COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED. DATED THIS 12th DAY OF March 2002

Charles Wilson Manager
HERMISTON IRRIGATION DISTRICT TITLE



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 01/29/02

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON March 21, 2002
at 4:10 o'clock P.m., in the record of
PLATS of said County.
BOOK 14 PAGE 37 Slide

OFFICE OF COUNTY RECORDS
By: GEORGIA DUNAWAY...Records Officer
Fees \$ 60.00 No. 2002-4080589

Gary B. Wagner
THIS IS AN EXACT DUPLICATE OF THE ORIGINAL.

ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 827-8866
FAX: (509) 827-2894

CLIENT		COPPER BASIN, INC.		JOB	28601
PROJECT		PHEASANT RUN PHASE FOUR NW1/4, SW1/4, SEC. 2, T.4.N., R.28E.			
DRN. BY	RPJ	SCALE	1" = 100'	F. B. NO.	NONE
APPROVED	GBW	DATE	10-28-01	VERSION	-ACAD14
				FILE:	28601.DWG
				SHEET	2
				OF	2

REV: NONE