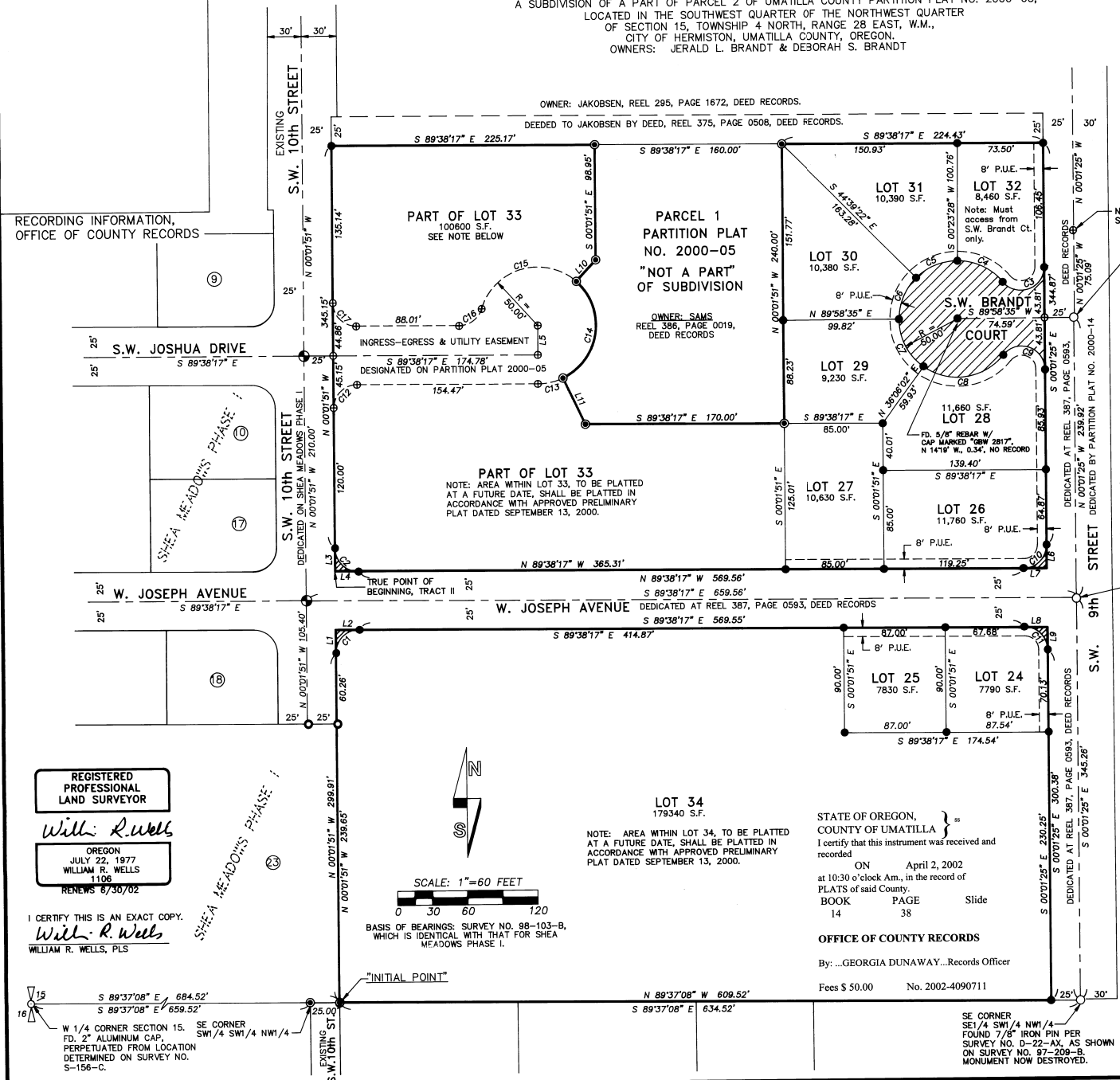


PLAT OF SHEA MEADOWS, PHASE 2

A SUBDIVISION OF A PART OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2000-05, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
OWNERS: JERALD L. BRANDT & DEBORAH S. BRANDT



- ### LEGEND
- - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - - FOUND 5/8" IRON REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA 17372", FROM PLAT OF SHEA MEADOWS, PHASE 1.
 - ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM SURVEY NO. 97-209-B, 98-103-B OR PARTITION PLAT NO. 2000-05.
 - ⊕ - FOUND 2 1/2" BRASS CAP IN STREET MONUMENT BOX AS DESCRIBED IN AFFIDAVIT OF INTERIOR MONUMENTATION, REEL 358, PAGE 0631, DEED RECORDS.
 - - OTHER MONUMENT FOUND AS NOTED.
 - ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - ⊕ - INDICATES SQUARE FEET, ROUNDED TO NEAREST 10 SQUARE FEET.
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
 - C1 - INDICATES CURVE NUMBER, SEE CURVE TABLE.
 - L1 - INDICATES LINE NUMBER, SEE LINE TABLE.
 - ▨ - INDICATES RIGHT-OF-WAY DEDICATED ON THIS PLAT.
 - ⑬ - INDICATES LOT NUMBER, PLAT OF SHEA MEADOWS, PHASE 1.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD BEARING	DISTANCE
C1	90°23'35"	20.00'	31.55'	N 45°09'56"	28.38'
C2	89°38'25"	20.00'	31.28'	S 44°50'04"	28.19'
C3	141°14'50"	20.00'	49.30'	S 70°36'00"	W 37.73'
C4	50°49'57"	50.00'	44.36'	N 84°11'34"	W 42.92'
C5	45°02'50"	50.00'	39.31'	S 67°52'03"	W 38.31'
C6	45°22'03"	50.00'	39.59'	S 22°39'37"	W 38.56'
C7	53°52'33"	50.00'	47.02'	S 26°57'41"	E 45.30'
C8	87°22'18"	50.00'	76.25'	N 82°24'53"	E 69.07'
C9	141°14'50"	20.00'	49.30'	S 70°38'51"	E 37.73'
C10	90°23'09"	20.00'	31.55'	S 45°10'09"	W 28.38'
C11	89°36'51"	20.00'	31.28'	S 44°49'51"	E 28.19'
C12	90°23'35"	20.00'	31.55'	N 45°09'56"	E 28.38'
C13	25°38'37"	50.00'	22.38'	N 77°32'25"	E 22.19'
C14	112°43'08"	50.00'	98.37'	S 08°21'32"	W 83.25'
C15	115°02'08"	50.00'	100.39'	N 74°28'53"	E 84.36'
C16	73°23'54"	20.00'	25.62'	N 53°39'46"	E 23.90'
C17	89°38'25"	20.00'	31.28'	N 44°50'04"	W 28.19'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°01'51" W	20.14'
L2	S 89°38'17" E	20.14'
L3	N 00°01'51" W	19.86'
L4	S 89°38'17" E	19.86'
L5	N 00°21'43" E	25.00'
L6	S 00°01'25" E	20.14'
L7	N 89°38'17" W	20.14'
L8	S 89°38'17" E	19.87'
L9	S 00°01'25" E	19.87'
L10	S 41°59'58" W	25.00'
L11	S 25°16'54" E	44.28'

NOTE: MEASURED DIMENSIONS REPORTED ON THIS PLAT ARE IDENTICAL WITH THOSE OF RECORD FROM SURVEY NO. S' 97-209-B AND 98-103-B.

REFERENCE SURVEYS

SURVEY NO. Q-1341-B, D-22-AX, S-156-C, 95-128-C, 97-209-B & 98-103-B.
PLAT OF SHEA MEADOWS, PHASE 1.
PARTITION PLAT NO. 2000-05.

REFER TO SURVEY NO. 97-209-B & 98-103-B FOR ADDITIONAL INFORMATION ON SECTION BREAKDOWN & PLAT BOUNDARY DETERMINATION.

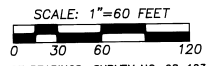
WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PLAT OF SHEA MEADOWS PHASE 2	
DATE: 02/02	DR. BY: DMT	LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.	
CK. BY: WRW	NO: 00-750		

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 8/30/02

I CERTIFY THIS IS AN EXACT COPY.
William R. Wells
WILLIAM R. WELLS, PLS



BASIS OF BEARINGS: SURVEY NO. 98-103-B, WHICH IS IDENTICAL WITH THAT FOR SHEA MEADOWS PHASE 1.

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON April 2, 2002
at 10:30 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
14 38 11

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 50.00 No. 2002-4090711

W 1/4 CORNER SECTION 15.
FD. 2" ALUMINUM CAP.
PERPETUATED FROM LOCATION DETERMINED ON SURVEY NO. S-156-C.

SE CORNER SW 1/4 SW 1/4 NW 1/4

SE CORNER SE 1/4 SW 1/4 NW 1/4 FOUND 7/8" IRON PIN PER SURVEY NO. D-22-AX, AS SHOWN ON SURVEY NO. 97-209-B. MONUMENT NOW DESTROYED.

PLAT OF SHEA MEADOWS, PHASE 2

A SUBDIVISION OF A PART OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2000-05, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON. OWNERS: JERALD L. BRANDT & DEBORAH S. BRANDT

NARRATIVE OF SURVEY

RECORD SURVEY 97-209-B, 98-103-B, PLAT OF SHEA MEADOWS PHASE 1 AND PARTITION PLAT NO. 2000-05 ARE THE BASIS OF CONTROL FOR THIS PLAT.

THE SURVEY WAS MADE USING A LEICA GEODETIC GPS SYSTEM USING REAL TIME KINEMATIC METHODS OR WITH A SOKKIA SET 48 FIVE SECOND TOTAL STATION.

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS PLAT OF "SHEA MEADOWS, PHASE 2", LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, PER OCS CHAPTER 92, AS REVISED. THE BOUNDARY OF SAID PLAT IS DESCRIBED AS FOLLOWS:

PLAT BOUNDARY DESCRIPTION:

A PART OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT 2000-05, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TRACT I:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89°37'08" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 884.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 00°01'51" WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 320.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST JOSEPH AVENUE, DEDICATED BY DEDICATION DEED RECORDED AT REEL 387, PAGE 0593, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 89°38'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 609.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 9TH STREET, DEDICATED BY DEDICATION DEED RECORDED AT REEL 387, PAGE 0593, DEED RECORDS; THENCE SOUTH 00°01'25" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 320.25 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2; THENCE NORTH 89°37'08" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 609.52 FEET TO THE "INITIAL POINT".

TRACT II:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89°37'08" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 884.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 00°01'51" WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 370.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST JOSEPH AVENUE, DEDICATED BY DEDICATION DEED RECORDED AT REEL 387, PAGE 0593, DEED RECORDS OF UMATILLA COUNTY, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00°01'51" WEST, CONTINUING ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 365.01 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO PAUL O. JAKOBSEN AND DELORES B. JAKOBSEN BY BARGAIN AND SALE DEED RECORDED AT REEL 376, PAGE 0508, DEED RECORDS; THENCE SOUTH 89°38'17" EAST ALONG THE SOUTH LINE OF SAID JAKOBSEN TRACT A DISTANCE OF 225.17 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2000-05; THENCE SOUTH 00°01'51" EAST ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 98.95 FEET; THENCE SOUTH 41°59'58" WEST CONTINUING ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 25.00 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL 1, ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 98.37 FEET (LONG CHORD BEARS SOUTH 08°21'32" WEST A DISTANCE OF 83.25 FEET); THENCE SOUTH 25°16'54" EAST CONTINUING ALONG SAID WEST LINE OF PARCEL 1 A DISTANCE OF 44.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°38'17" EAST ALONG THE SOUTH LINE OF SAID PARCEL 1 A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 00°01'51" WEST ALONG THE EAST LINE OF SAID PARCEL 1 A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND COVERED BY JAKOBSEN AT REEL 376, PAGE 0508, DEED RECORDS; THENCE SOUTH 89°38'17" EAST ALONG THE SOUTH LINE OF SAID JAKOBSEN TRACT A DISTANCE OF 224.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 9TH STREET, DEDICATED BY DEDICATION DEED RECORDED AT REEL 387, PAGE 0593, DEED RECORDS; THENCE SOUTH 00°01'25" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTHWEST 9TH STREET A DISTANCE OF 365.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST JOSEPH AVENUE, DEDICATED BY DEDICATION DEED RECORDED AT REEL 387, PAGE 0593, DEED RECORDS; THENCE NORTH 89°38'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST JOSEPH AVENUE A DISTANCE OF 609.56 FEET TO THE TRUE POINT OF BEGINNING.

Will R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWS 6/30/02

OWNER'S DEDICATION

JERALD L. BRANDT AND DEBORAH S. BRANDT, HUSBAND AND WIFE, OWNERS OF THE LANDS WITHIN THE ACCOMPANYING PLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "SHEA MEADOWS, PHASE 2", AN ADDITION TO THE CITY OF HERMISTON, OREGON. WE HEREBY DEDICATED THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT FOR PUBLIC USE.

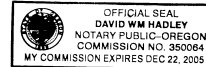
Jerald Brandt
JERALD L. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF

March, 2002.

David W. Hadley
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 12/22/05



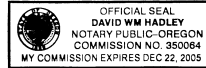
Deborah Brandt
DEBORAH S. BRANDT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF

March, 2002.

David W. Hadley
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 12/22/05



I CERTIFY THAT THIS IS AN EXACT COPY.

Will R. Wells
WILLIAM R. WELLS, PLS

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

28 DAY OF March, 2002.

Thomas A. Wamaly
CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

26 DAY OF March, 2002.

Bob Swanson
MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

26 DAY OF March, 2002.

Chuck Wilcox Manager

UMATILLA COUNTY SURVEYOR

I, THE UMATILLA COUNTY 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 1 DAY OF April, 2002.

David H. Keller
UMATILLA 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 28 DAY OF April, 2002.

Emile M. Holman Chairman
William S. Hummel 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 MONEYS 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 1st DAY OF April, 2002.

Bill Wells ASSESSOR
David Wilcox TAX COLLECTOR

RECORDING INFORMATION, OFFICE OF COUNTY RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded

ON April 2, 2002
at 10:30 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
14 38

OFFICE OF COUNTY RECORDS

By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 50.00 No. 2002-4090711

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

PROJECT: \BRANDT28
PLAT OF SHEA MEADOWS
PHASE 2

DATE: 02/02 DR. BY: DMT
CK. BY: WRW NO: 00-750

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.