

PB 14 Pg 92

SUBDIVISION PLAT # PB 14, SHEET 1 OF 2

Pg 92

Ferguson Surveying



Engineering

P.O. Box 519, 210 E. Main
MT. VERNON, OR 97865
PHONE (541)932-4520
FAX (541)932-4430
EMAIL dfse@ortelco.net

**PLAT FOR
ALDER COURT SUBDIVISION
LOCATED IN THE SE1/4 OF THE SE1/4
OF THE NW1/4 OF SECTION 10, T.4N., R.28E., WM.
HERMISTON, OREGON
September 19, 2005**

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have surveyed and monumented the parcels as shown on this subdivision plat in accordance with O.R.S. 92, the exterior boundary of which is recorded on Reel 99, Page 173 of the Umatilla County Deed Records, more particularly described as follows:

West Half of East Half of Southeast Quarter of Northwest Quarter of Section 10, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM North 720 feet;

ALSO EXCEPTING THEREFROM West 25 feet conveyed to City of Hermiston by Deed recorded in Book 208, Page 674, Deed Records;

ALSO EXCEPTING THEREFROM, commencing at Southeast corner of West Half of East Half of Southeast Quarter of Northwest Quarter of said Section 10; thence West along South line of Northwest Quarter, 50 feet; thence North 180 feet; thence East, parallel with South line of Northwest Quarter, 50 feet to East line of West Half of East Half of Southeast Quarter of Northwest Quarter; thence South along East line 180 feet to the place of beginning;

ALSO EXCEPTING THEREFROM, beginning at Northwest corner of Southeast Quarter of Southeast Quarter of Northwest Quarter of said Section 10; thence Easterly along South right of way line of Standard Avenue 230 feet to the true point of beginning; thence Southerly along a line parallel to Butte Avenue, 120 feet; thence Easterly along a line parallel to Standard Avenue 75 feet to Southeast Quarter of Northwest Quarter of said Section 10; thence Northerly along said East line 120 feet to South right of way line of Standard Avenue; thence Westerly along said South right of way line 75 feet to the true point of beginning;

ALSO EXCEPTING THEREFROM, commencing at center quarter corner of said Section 10; thence North 89°46'21" West a distance of 660.02 feet; thence North 0°21'27" East a distance of 602.10 feet; thence South 89°46'15" East a distance of 101.68 feet to a 5/8 inch iron pin on the Southerly right of way of West Standard Avenue, said point being the true point of beginning for this description; thence along said Southerly right of way of West Standard Avenue South 89°46'15" East a distance of 76.68 feet to a 5/8 inch iron pin; thence South 0°21'27" West a distance of 120 feet to a 5/8 inch iron pin; thence North 89°46'15" West a distance of 76.68 feet to a 5/8 inch iron pin; thence North 0°21'27" East a distance of 120 feet to the true point of beginning for this description.

SUBJECT to any and all water rights of way and roads.

Kenneth H. Delano Jr., PLS
Staff Surveyor

OWNER DECLARATION

Know all men by these present, that I, Daniel E. Brammer of Santiam Properties, LLC, have caused said lands to be surveyed and subdivided as shown herein in accordance with O.R.S. Chapter 92, subject to any existing rights of way and easement not shown by the public records, and any water charges of the Hermiston Irrigation District, if any. I also hereby dedicate West Alder Avenue, as shown herein, to the public as a public way forever.

Daniel E. Brammer
Daniel E. Brammer
Santiam Properties, LLC.

SUBSCRIBED AND SWORN BY ME THIS 19th DAY OF October, 2005
Commission # 364688

Thomas Cooks Jan 15, 2007
NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES



I, Kenneth H. Delano Jr., PLS,
do hereby certify that this is
a true and exact copy.
Kenneth H. Delano Jr., PLS

REFERENCES

MAPS OF SURVEY	DEED RECORDS
BUTTE VIEW SUBDIVISION	R99 P173
BUTTE CREST FIRST ADDITION	INST. # 2003-4310080
I-138-A	INST. # 2002-4130256
R-35-A	INST. # 2002-4210085
88-35-A	
S-102-B	

APPROVALS

Approved this 19th day of October, 2005 in
Accordance with the Umatilla County Development
Ordinance.

<u>Bob Swinson</u> MAYOR, CITY OF HERMISTON	<u>10/28/05</u> Date
<u>Margaret Lister</u> HERMISTON PLANNING COMMISSION CHAIRMAN	<u>10/27/05</u> Date
<u>Emile M. Holman</u> UMATILLA COUNTY BOARD OF COMMISSIONERS	<u>11-9-05</u> Date
<u>James D. Gentry</u> UMATILLA COUNTY BOARD OF COMMISSIONERS	<u>11-10-05</u> Date
<u>Absent</u> UMATILLA COUNTY BOARD OF COMMISSIONERS	Date
<u>David H. Law</u> UMATILLA COUNTY SURVEYOR	<u>11/16/05</u> Date
<u>Edward Wilcox</u> HERMISTON IRRIGATION DISTRICT	<u>11-2-05</u> Date

TAX COLLECTOR'S CERTIFICATE

I hereby certify that 2005 taxes for the
year ~~2006-2007~~ against the property shown have
been paid.

Paul Chalmers by Shirley Wintburn 11/10/05
UMATILLA COUNTY TAX ASSESSOR-Assessment Date
Phonda A. Holt by Dawn Joyce Dwyer 11-10-05
UMATILLA COUNTY TAX COLLECTOR Date

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded
ON November 14, 2005
at 2:15 o'clock Pm., in the record of
PLATS of said County.
BOOK PAGE Slide
14 92

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2005-4910736

DEVELOPERS

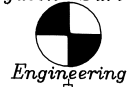
SANTIAM PROPERTIES, LLC.
1840 Pacific Ct.
STAYTON, OR. 97383
Dan Brammer
Phone: (503)769-6305
Fax: (503)769-7340

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ALDER COURT SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE SE 1/4
 OF THE NW 1/4 OF SECTION 10, T.4N., R.28E., WM.
 HERMISTON, OREGON
 September 19, 2005

SUBDIVISION PLAT # **PB 14 Pg 92**, SHEET 2 OF 2

Ferguson Surveying



P.O. BOX 519, 210 E. MAIN
 MT. VIEW, OR 97655
 PHONE (541) 832-4520
 FAX (541) 832-4430
 EMAIL DJS@ORTTELCO.NET

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 1999
KENNETH H. DELANO JR.
 49865
 RENEWAL DATE:
 01/01/2008

I, Kenneth H. Delano Jr., PLS,
 do hereby certify that this is a
 true and exact copy.

Kenneth H. Delano Jr., PLS

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

ON November 14, 2005
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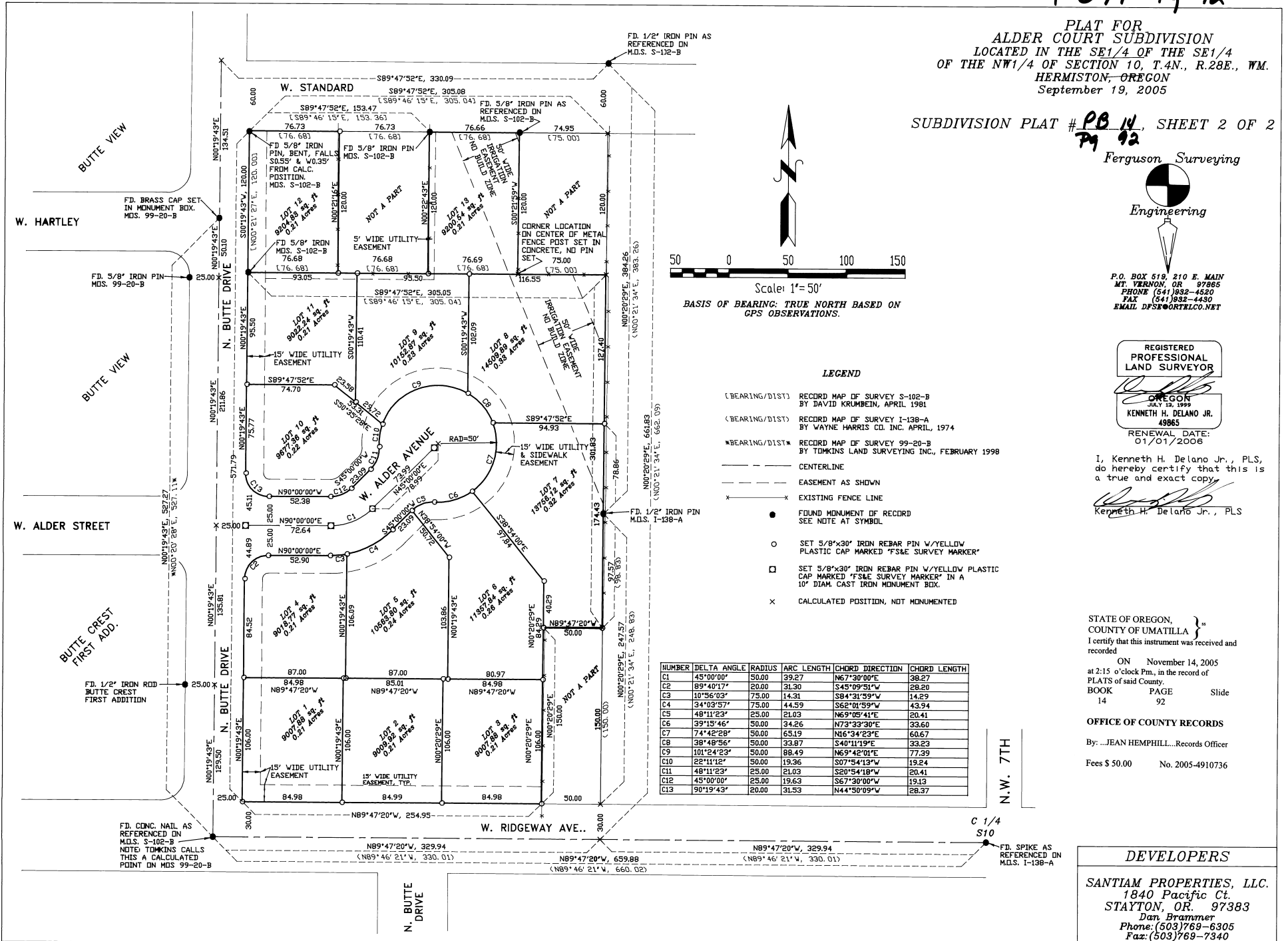
OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2005-4910736

DEVELOPERS

SANTIAM PROPERTIES, LLC.
 1840 Pacific Ct.
 STAYTON, OR. 97383
 Dan Brammer
 Phone: (503) 769-6305
 Fax: (503) 769-7340



- LEGEND**
- (BEARING/DIST) RECORD MAP OF SURVEY S-102-B BY DAVID KRUMBEIN, APRIL 1981
 - (BEARING/DIST) RECORD MAP OF SURVEY I-138-A BY WAYNE HARRIS CO. INC. APRIL, 1974
 - (BEARING/DIST) RECORD MAP OF SURVEY 99-20-B BY TOMKINS LAND SURVEYING INC., FEBRUARY 1998
 - CENTERLINE
 - - - EASEMENT AS SHOWN
 - x EXISTING FENCE LINE
 - FOUND MONUMENT OF RECORD SEE NOTE AT SYMBOL
 - SET 5/8"x30" IRON REBAR PIN W/YELLOW PLASTIC CAP MARKED "FS&E SURVEY MARKER"
 - SET 5/8"x30" IRON REBAR PIN W/YELLOW PLASTIC CAP MARKED "FS&E SURVEY MARKER" IN A 10" DIAM. CAST IRON MONUMENT BOX.
 - x CALCULATED POSITION, NOT MONUMENTED

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45°00'00"	50.00	39.27	N67°30'00"E	38.27	
C2	89°40'17"	20.00	31.30	S45°09'51"W	28.20	
C3	10°56'03"	75.00	14.31	S84°31'59"W	14.29	
C4	34°03'57"	75.00	44.59	S62°01'59"W	43.94	
C5	48°11'23"	25.00	21.03	N69°05'41"E	20.41	
C6	39°15'46"	50.00	34.26	N73°33'30"E	33.60	
C7	74°42'28"	50.00	65.19	N16°34'23"E	60.67	
C8	39°48'56"	50.00	33.87	S40°11'19"E	33.23	
C9	101°24'23"	50.00	88.49	N69°42'03"E	77.39	
C10	22°11'12"	50.00	19.36	S07°54'19"W	19.24	
C11	48°11'23"	25.00	21.03	S20°54'18"W	20.41	
C12	45°00'00"	25.00	19.63	S67°30'00"W	19.13	
C13	90°19'43"	20.00	31.53	N44°50'09"W	28.37	

N.W. 7TH

C 1/4

S10
 F.D. SPIKE AS REFERENCED ON M.D.S. I-138-A