

**FINAL PLAT**  
**QUAIL RIDGE - PHASE III**  
 A REPLAT OF LOT 22, PLAT OF QUAIL RIDGE - PHASE II  
 LOCATED IN A PORTION OF THE SE 1/4 OF NW 1/4 OF SEC. 2,  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

**RECORD LEGAL DESCRIPTION**  
 LOT 22, PLAT OF QUAIL RIDGE RECORDED IN BOOK 14 OF PLATS, PAGE 57  
 RECORDS OF UMATILLA COUNTY, OREGON.  
 EXCEPT THAT PORTION OF SAID LOT 22 AS DESCRIBED IN DEED RECORDED  
 423, PAGE 489, RECORDS OF UMATILLA COUNTY, OREGON.

CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING	CHD. DISTANCE	TANGENT
C1	48°56'00"	400.00'	341.62'	N63°34'58"W	331.33'	182.01'
C2	04°39'08"	400.00'	32.48'	N56°47'19"W	32.47'	16.25'
C3	07°39'40"	210.00'	28.08'	S38°32'19"W	28.06'	14.06'
C4	90°00'00"	200.00'	314.16'	S44°29'20"E	282.84'	200.00'
DELETED						
C6	34°11'49"	210.00'	125.34'	N17°36'34"E	123.49'	64.60'
C7	18°12'23"	235.00'	74.67'	N63°36'17"E	74.36'	37.55'
C8	15°59'26"	235.00'	65.59'	N68°30'23"E	65.37'	33.01'
C9	72°25'16"	50.00'	63.20'	S87°57'40"W	59.08'	36.61'
C10	62°46'36"	50.00'	54.78'	S20°21'45"W	52.08'	30.51'
C11	38°27'28"	50.00'	33.56'	S30°15'17"E	32.93'	17.44'
C12	49°59'41"	20.00'	17.45'	N24°29'11"W	16.90'	9.33'
C13	05°14'07"	225.00'	20.56'	S02°06'24"E	20.55'	10.29'
C14	01°38'14"	175.00'	5.00'	S00°18'27"E	5.00'	2.50'
C15	18°21'52"	225.00'	72.12'	S13°54'24"E	71.81'	36.37'
C16	18°47'35"	225.00'	73.80'	S32°29'07"E	73.47'	37.23'
C17	18°47'35"	225.00'	73.80'	S51°16'42"E	73.47'	37.23'
C19	07°39'39"	185.00'	24.74'	S38°32'18"W	24.72'	12.39'
C20	91°11'09"	25.00'	39.78'	N87°59'07"E	35.72'	25.52'
DELETED						
C22	76°12'06"	30.00'	39.90'	S47°23'23"E	37.02'	23.52'
C23	13°38'41"	2162.54'	515.00'	N16°06'40"W	513.78'	258.72'
C24	15°11'47"	2132.54'	565.61'	S13°41'03"E	563.95'	284.42'
C25	02°20'45"	2132.54'	87.31'	N09°30'10"E	87.31'	43.66'
C26	02°21'44"	2162.54'	89.16'	N10°28'02"W	89.16'	44.58'
DELETED						
C28	16°24'58"	2132.54'	611.00'	N00°07'19"E	608.91'	307.61'
C29	04°20'18"	400.00'	30.29'	S89°46'47"W	30.28'	15.15'
C30	18°47'35"	225.00'	73.80'	S70°04'16"E	73.47'	37.23'
C31	10°01'16"	225.00'	39.35'	S84°28'42"E	39.30'	19.73'
C32	99°08'56"	20.00'	34.61'	N59°54'52"W	30.45'	23.48'
C33	25°03'16"	185.00'	80.90'	N29°10'57"E	80.25'	41.11'
C34	05°10'39"	425.00'	38.40'	N49°02'38"W	38.39'	19.22'
C35	13°40'02"	425.00'	101.38'	N58°27'58"W	101.14'	50.93'
C36	17°56'00"	425.00'	133.02'	N74°15'56"W	132.48'	67.06'
C37	02°15'11"	425.00'	16.71'	N84°21'41"W	16.71'	8.38'
C38	03°41'28"	2162.54'	139.32'	N13°29'46"W	139.29'	69.68'
C39	02°48'28"	2162.54'	104.71'	N16°43'44"W	104.70'	52.37'
C40	04°49'03"	2162.54'	181.83'	N20°31'28"W	181.77'	90.97'
C41	90°00'00"	20.00'	31.42'	N45°30'40"E	28.28'	20.00'
C42	14°54'02"	175.00'	45.51'	S82°02'19"E	45.38'	22.88'
C43	73°27'44"	175.00'	224.38'	S37°51'26"E	209.32'	130.59'
C44	49°59'41"	20.00'	17.45'	S25°30'31"W	16.90'	9.33'
C45	44°52'00"	50.00'	39.15'	N28°04'21"E	38.16'	20.64'
C46	61°28'03"	50.00'	53.64'	N25°05'40"W	51.11'	29.73'

LINE	BEARING	DISTANCE
L1	N79°01'54"E	50.01
L2	S41°45'03"E	60.33
L3	N48°07'06"E	117.93

**OWNER'S DEDICATION**  
 I, STEVE WHITE, PRESIDENT OF COPPER BASIN INC., HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED ON THE PLAT OF QUAIL RIDGE - PHASE III, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THE STREETS, UTILITY EASEMENTS AND STORM DRAINAGE AREA ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER.

STEVE WHITE, PRESIDENT  
 COPPER BASIN, INC.

**ACKNOWLEDGMENT**  
 STATE OF Idaho  
 COUNTY OF Kootenai } S.S.

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF December, 2005, 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 WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Steve B. Dunham*  
 NOTARY PUBLIC IN AND FOR THE STATE OF Idaho  
 RESIDING AT Kootenai



MY COMMISSION EXPIRES: 2-10-2011  
**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 HEREBY APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 13 DAY OF March, 2006

*Dave Krumbain*  
 UMATILLA COUNTY SURVEYOR

**CITY OF HERMISTON APPROVALS**  
 WE CERTIFY THAT WE HAVE EXAMINED & APPROVED THE PLAT OF QUAIL RIDGE - PHASE III.

*Margaret Saylor*  
 CITY OF HERMISTON PLANNING COMMISSION

*Bob Swann*  
 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 March, 2006

*Annis d. Roberts*  
 CHAIRMAN

*William S. Howell*  
 COMMISSIONER

*Emile M. Johnson*  
 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 30 DAY OF March, 2006

*John A. Smith*  
 COUNTY ASSESSOR

*John A. Smith*  
 COUNTY TAX COLLECTOR

**OFFICE OF COUNTY RECORDS**

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

ON March 14, 2006  
 at 3:20 o'clock P.m., in the record of  
 PLATS of said County  
 BOOK 15 PAGE 5 Slide 15

**OFFICE OF COUNTY RECORDS**  
 By: JEAN HEMPHILL, Records Officer

Fees \$ 55.00 No. 2006-4970441

REV: 11/29/05 R/PJ

**HERMISTON IRRIGATION DISTRICT**  
 THIS PLAT HAS BEEN HEREBY EXAMINED AND APPROVED.  
 DATED THIS 1st DAY OF December, 2005.  
*Edward Wilcox*  
 HERMISTON IRRIGATION DISTRICT TITLE

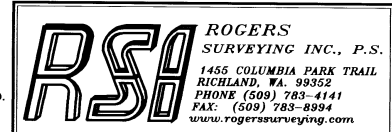
*Ray Wagner*  
 EXACT DUPLICATE OF ORIGINAL AS RECORDED



**SURVEYOR'S CERTIFICATION**

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THE PLAT OF QUAIL RIDGE - PHASE III AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS LINED BY AND THE LOT CORNERS HAVE BEEN STAKED AS SHOWN ON THE PLAT.

DATE: 11/29/05



- PLAT NOTES:**
- BASIS OF BEARING IS THE PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45, RECORDS OF UMATILLA COUNTY, OREGON.
  - (M) = MEASURED (R) = RADIAL BEARING (C) = COMPUTED (P) = PLAT
  - o = DENOTES SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 'LS02817'.
  - = DENOTES FOUND 5/8" REBAR WITH CAP STAMPED 'LS02817' OR AS NOTED.
  - = DENOTES SET 2" BRASS CAP SURFACE MONUMENT.
  - N.E. 4TH STREET RIGHT OF WAY & SLOPE EASEMENTS ACQUIRED BY DEDICATION DEED RECORDED IN REEL 373, PAGE 0596, UMATILLA COUNTY RECORDS.
  - A 15' PUBLIC UTILITY EASEMENT SHALL ENCUMBER THE STREET FRONTAGE OF ALL LOTS SHOWN HEREON.
  - ACCESS TO N.E. 4TH STREET FROM LOTS 25, 26, 27 AND 28 SHALL BE PROHIBITED.

CLIENT	COPPER BASIN, INC.		
PROJECT	FINAL PLAT-QUAIL RIDGE PHASE III		
DRN. BY	BRF	SCALE 1"=100'	F. B. NO. NONE
APPROVED	GBW	DATE 8-10-05	SDPROJ- 0R0708
			FILE: 03004.DWG
			SHEET 1 OF 1