

"BLOOMIN' DESERT PHASE ONE"

A PLANNED UNIT DEVELOPMENT

LOCATED IN PARCEL # 1 OF PARTITION PLAT NO. 1993-4. ALSO IN BLOCK 8 WEST. ALSO IN THE SE 1/4 OF SECTION 24, T 5 N, R 26 E, W.M., CITY OF IRRIGON, MORROW COUNTY, STATE OF OREGON.

SURVEYOR'S CERTIFICATE:

I, G. DENNIS EDWARDS, DO DEPOSE AND SAY THAT I AM A DULY REGISTERED 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 BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL NO. 1 OF PARTITION PLAT 1993-4, IN BLOCK 8 WEST, IN THE SE 1/4 OF SECTION 24, T 5 N, R 26 E, W.M., CITY OF IRRIGON, MORROW COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" X 30" REBAR WHICH LIES ON THE SOUTH LINE OF LOT 1 OF J-A-N-S ADDITION S 89° 37' 02" W 21.41 FEET FROM THE SE CORNER OF SAID LOT 1 AND RUNNING: THENCE S 20° 22' 58" E 137.21 FEET; THENCE S 68° 00' 26" E 12.70 FEET; THENCE S 10° 50' 22" W 50.96 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF THAT TRACT OF LAND DEEDED TO THE UPPER COLUMBIA CORPORATION OF SEVENTH-DAY ADVENTISTS ON M-38834; THENCE N 89° 41' 09" E ALONG THE NORTH LINE OF SAID ADVENTISTS TRACT 199.96 FEET TO A 5/8" REBAR; THENCE ALONG A 50 FOOT RADIUS CURVE TO THE RIGHT 78.55 FEET (THE CHORD OF WHICH BEARS S 45° 18' 27" E 70.72 FEET) TO A 5/8" REBAR; THENCE S 0° 18' 04" E ALONG THE EAST LINE OF SAID ADVENTISTS TRACT 312.83 FEET TO A 5/8" REBAR MARKING THE SE CORNER OF SAID ADVENTIST TRACT; THENCE S 87° 53' 01" E 198.64 FEET; THENCE N 0° 23' 44" W 315.55 FEET TO A 1/2" REBAR; THENCE S 89° 36' 20" W 25.00 FEET; THENCE N 0° 23' 44" W 250.01 FEET TO A 1/2" REBAR; THENCE S 89° 37' 02" W 89.99 FEET TO A 1/2" REBAR; THENCE S 0° 23' 44" W 10.00 FEET TO A 1/2" REBAR; THENCE S 89° 37' 02" W ALONG THE NORTH LINE OF SAID PARCEL NO 1 AND SAID NORTH LINE EXTENDED 381.41 FEET TO THE INITIAL POINT.

REGISTERED PROFESSIONAL LAND SURVEYOR

G. Dennis Edwards

OREGON JULY 19 1995 G. DENNIS EDWARDS 951 RENEWS 12/31/98

OWNER'S DECLARATION:

BE IT HEREBY KNOWN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL PLAT OF "BLOOMIN' DESERT PHASE ONE" A PLANNED UNIT DEVELOPMENT, AND DO HEREBY DECLARE THE ROADWAYS SHOWN ON THIS PLAT TO BE COMMON AREAS.

WE HEREBY DEDICATE THE 10 AND 20 FOOT EASEMENTS AS SHOWN ALONG THE NORTH LINE OF LOT 6, AND ALONG THE NORTH LINE OF LOTS 8 THROUGH 14 FOR CITY SANITARY SEWER LINES.

WE ALSO DEDICATE A BLANKET EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, PUBLIC AND PRIVATE, UPON, ACROSS, ABOVE AND UNDER SAID COMMON AREAS AND THE LOTS CREATED BY THIS PLAT, SUBJECT TO THE APPROVAL OF THE DECLARANT. SEE THE DECLARATION COVENANTS, CONDITIONS AND RESTRICTIONS OF "BLOOMIN' DESERT PHASE ONE" AS RECORDED WITH THE MORROW COUNTY RECORDERS OFFICE.

Joel W. Stahl *Norma J. Stahl*
JOEL W. STAHL NORMA J. STAHL

STATE OF OREGON }
COUNTY OF UMATILLA } SS

SUBSCRIBED AND SWORN BEFORE ME ON THIS 1st DAY OF MAR, 1996

Harlane Snee
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 2-7-98

OFFICIAL SEAL
DARLANE J. OWELL
NOTARY PUBLIC OREGON
COMMISSION NO. 031774
EXPIRES FEBRUARY 07, 1998

COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, 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 COURT OF MORROW COUNTY, OREGON.

DATED THIS 6 DAY OF March, 1996.

David H. Krumbein
UMATILLA COUNTY SURVEYOR

CITY OF IRRIGON PLANNING COMMISSION:

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THIS 6 DAY OF March, 1996.

Donald V. Spindler
CITY ADMINISTRATOR

WEST EXTENSION IRRIGATION DISTRICT:

THE ACCOMPANYING PLAT IS APPROVED BY THE UNDERSIGNED'S BOARD OF DIRECTORS THIS 16 DAY OF May, 1996.

William D. Joffe *Sharon Ren*
CHAIRMAN SECRETARY

MORROW COUNTY COURT:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF MORROW COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THIS 16 DAY OF May, 1996.

Louis A. Carlson
COUNTY JUDGE COMMISSIONER

G. J. French
COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND THE TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONVEYED 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.
DATED THIS 24 DAY OF May, 1996.

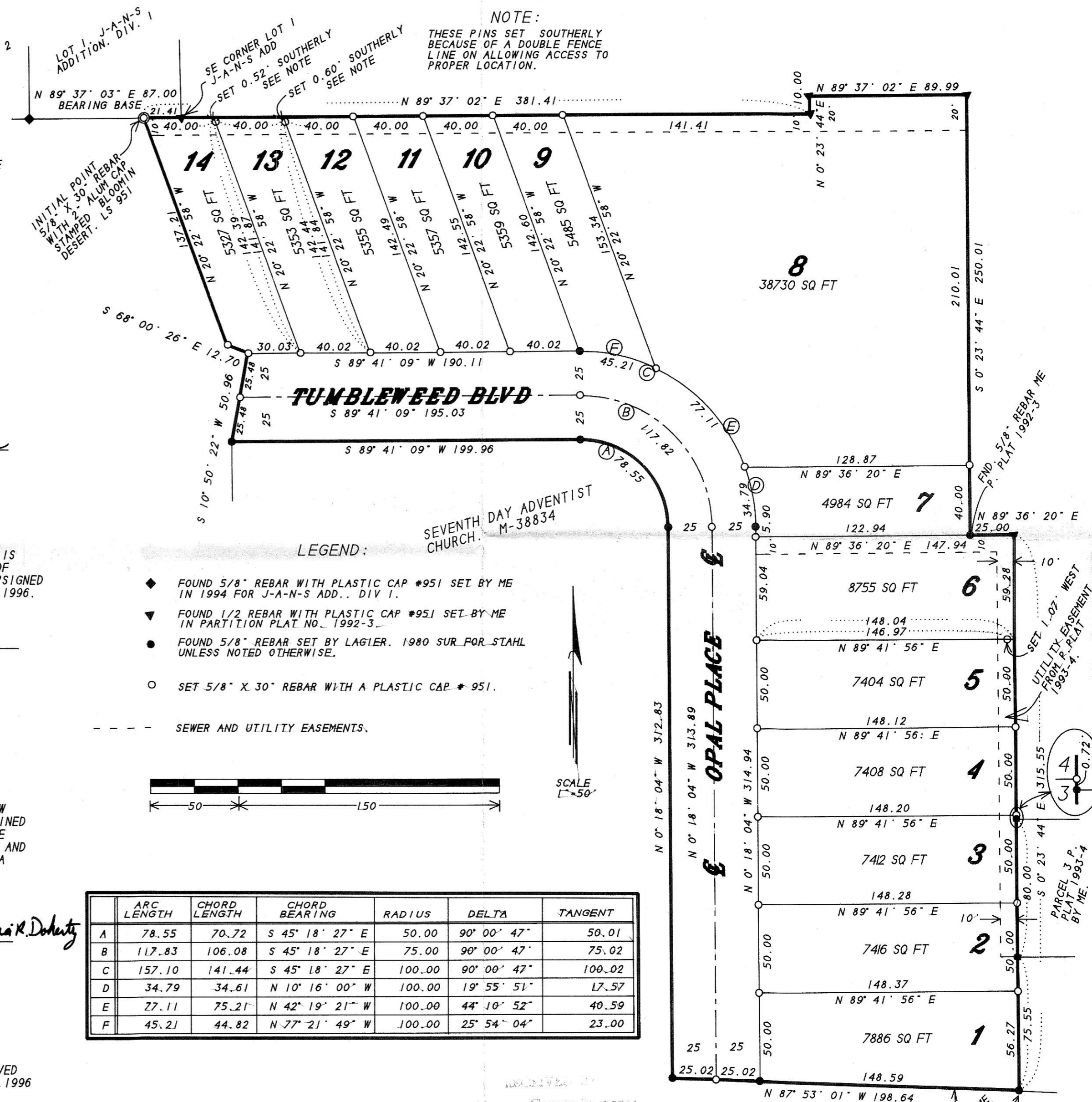
Marilyn Childers by Cynthia R. Doherty
ASSESSOR TAX COLLECTOR

MORROW COUNTY CLERK:

STATE OF OREGON }
COUNTY OF MORROW } SS

I CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 28 DAY OF MAY, 1996 AT 3:16 PM, AS FILE NO. M-48136.

Sabina Bloodworth
COUNTY CLERK BY DEPUTY



	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS	DELTA	TANGENT
A	78.55	70.72	S 45° 18' 27" E	50.00	90° 00' 47"	50.01
B	117.83	106.08	S 45° 18' 27" E	75.00	90° 00' 47"	75.02
C	157.10	141.44	S 45° 18' 27" E	100.00	90° 00' 47"	100.02
D	34.79	34.61	N 10° 16' 00" W	100.00	19° 55' 51"	17.57
E	27.11	75.21	N 42° 19' 21" W	100.00	44° 10' 52"	40.59
F	45.21	44.82	N 77° 21' 49" W	100.00	25° 54' 04"	23.00

MORROW COUNTY CLERK
Date 6/3/96
Rec'd By SKB
No. C-1089-E (862)

This is an exact copy.
G. Dennis Edwards

PREPARED BY:
EDWARDS SURVEYING
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