

EDGEWOOD VILLA

AN ADDITION TO THE CITY OF IRRIGON, OREGON

BEING A REPLAT OF LOTS 5 AND 6, BLOCK 14E,
IN THE S.E. 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27,
EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY
OF IRRIGON, COUNTY OF MORROW, AND STATE OF OREGON.
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN
BOOK 2 OF PLATS, PAGE 6 OF THE RECORDS OF MORROW COUNTY, OREGON.

LINE NO.	BEARING	DISTANCE
L2	N 00°07'12" W	14.38'
L3	S 00°04'01" E	14.35'
L4	S 00°04'01" E	14.38'
L5	N 89°41'52" W	44.87'
L6	N 89°41'52" W	45.13'
L7	N 89°41'52" W	44.97'
L8	N 89°41'52" W	44.87'
L9	N 89°41'52" W	45.13'
L10	S 00°04'01" E	33.23'
L11	S 00°04'01" E	54.74'
L12	S 00°04'01" E	33.66'
L13	S 00°04'01" E	54.89'
L14	S 00°04'01" E	33.39'
L15	S 00°04'01" E	54.63'
L16	S 00°04'01" E	33.60'
L17	S 00°04'01" E	55.00'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
C1	90°22'09"	20.00'	31.54'	N45°07'04"E 28.38'
C2	55°46'16"	20.00'	19.47'	N27°57'09"W 18.71'
C3	34°44'57"	60.00'	36.39'	N38°27'48"E 35.83'
C4	61°32'39"	60.00'	64.45'	N09°41'00"E 61.39'
C5	49°28'40"	60.00'	51.81'	N65°11'39"E 50.22'
C6	49°49'52"	60.00'	52.18'	S65°09'05"E 50.55'
C7	62°01'55"	60.00'	64.96'	S09°13'12"E 61.83'
C8	33°54'30"	60.00'	35.51'	S38°45'00"W 34.99'
C9	55°46'16"	20.00'	19.47'	S27°49'07"W 18.71'
C10	89°37'51"	20.00'	31.29'	S44°52'56"E 28.19'
C11	90°22'09"	20.00'	31.54'	N45°07'04"E 28.38'
C12	55°46'16"	20.00'	19.47'	N27°57'09"W 18.71'
C13	34°35'44"	60.00'	36.23'	N38°32'25"W 35.68'
C14	61°45'36"	60.00'	64.68'	N09°38'15"E 61.59'
C15	49°24'55"	60.00'	51.75'	N65°13'31"E 50.16'
C16	49°50'18"	60.00'	52.19'	S65°08'52"E 50.56'
C17	62°04'32"	60.00'	65.01'	S09°11'27"E 61.87'
C18	33°51'26"	60.00'	35.46'	S38°46'32"W 34.94'
C19	55°46'16"	20.00'	19.47'	S27°49'07"W 18.71'
C20	89°37'51"	20.00'	31.29'	S44°52'56"E 28.19'
C21	90°22'09"	20.00'	31.54'	S45°07'04"W 28.38'

LEGEND

- RIGHT OF WAY LINE
- STREET CENTERLINE
- PROPERTY LINE OF LOT LINE
- 10' PUBLIC UTILITY
- PLATTED LOT AS SHOWN ON THE PLAT RECORDED IN BOOK 2 OF PLATS, PAGE 6.
- ⊕ FOUND SURVEY MONUMENT AS NOTED



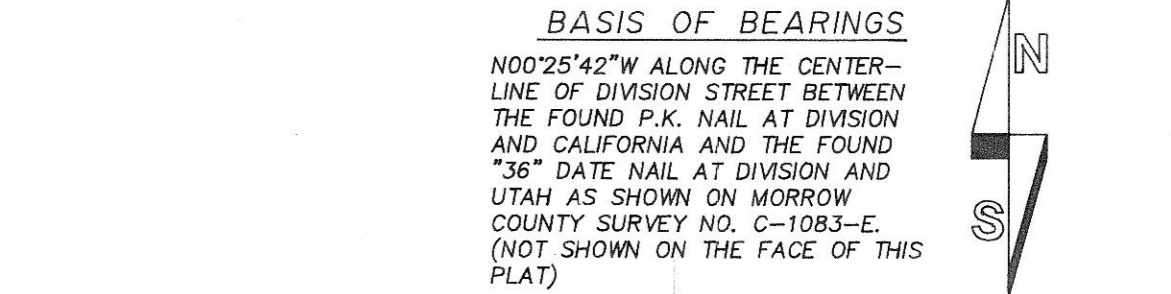
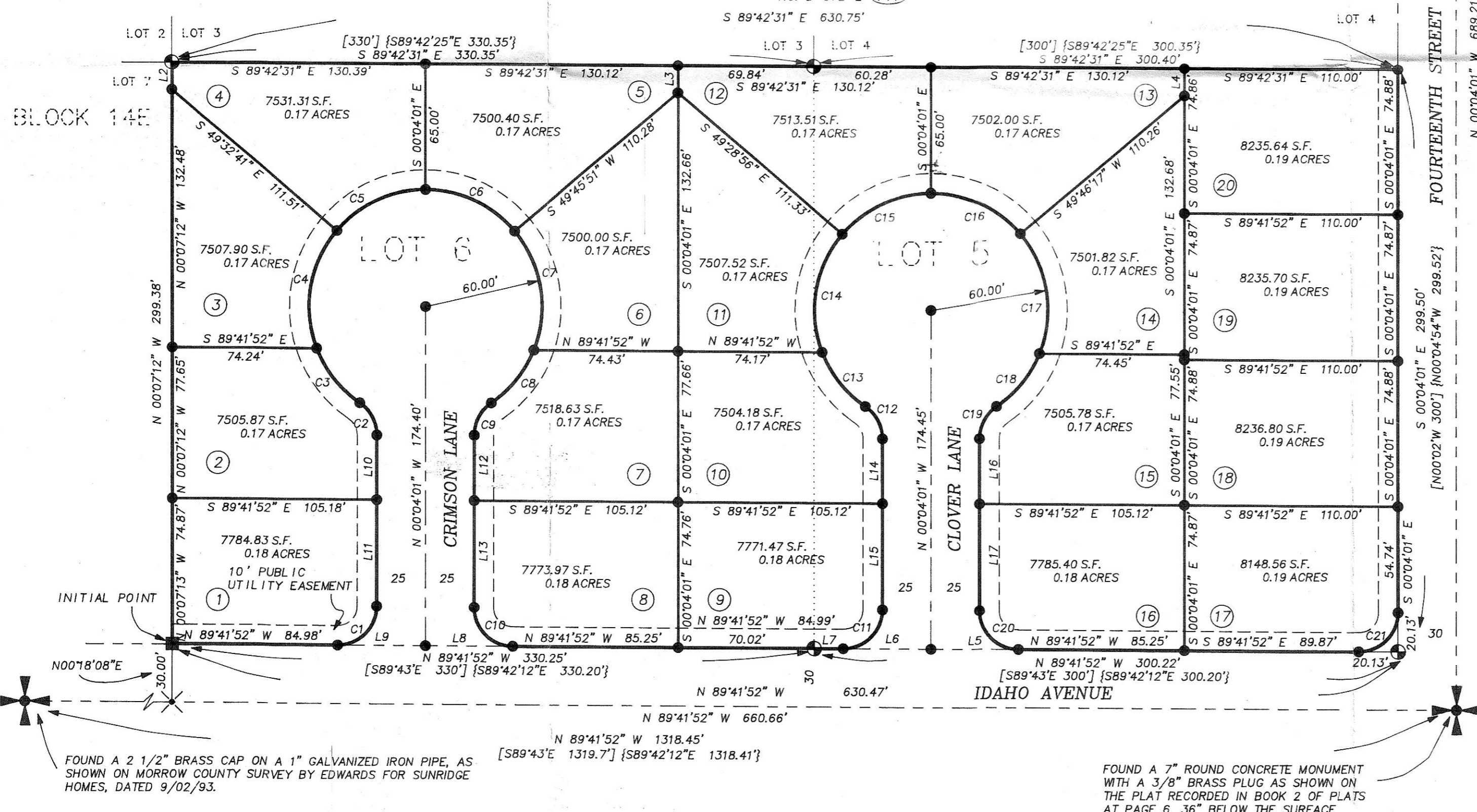
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND 5/8" OR 1/2" REBAR AS SHOWN ON A SURVEY BY EDWARDS FOR SUNRIDGE HOMES, DATED 9/02/93.
- ⊕ SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA 25893 OR 2360" ATTACHED.
- ⊕ INITIAL POINT, SET A 5/8" X 30" REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING WA 25893 OR 2360" AND "EDGEWOOD VILLA INITIAL POINT" ATTACHED.
- ⊕ CALCULATED POSITION NOT FOUND OR SET.
- {XOX} RECORD DIMENSIONS AS SHOWN ON THE PLAT OF BLOCK 14E, IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M. RECORDED IN BOOK 2 OF PLATS, PAGE 6 OF THE RECORDS OF MORROW COUNTY, OREGON.
- {XOX} RECORD DIMENSION AS SHOWN ON MORROW COUNTY SURVEY NO. B-972-E (744)

NOTE: SEE SHEET 2 OF 2 FOR DEDICATION, ACKNOWLEDGEMENT AND APPROVALS.

SURVEY REFERENCES

PLAT OF THE SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M. RECORDED IN BOOK 2 OF PLATS, PAGE 6

MORROW COUNTY SURVEY NO. B-972-E (744)



NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. DANIEL BIAMONTE TO REPLAT AN SUBDIVIDE LOTS 5 AND 6 OF BLOCK 14E OF THE SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M. THE BOUNDARIES OF LOTS 5 AND 6 WERE SURVEYED AND MARKED IN 1993 BY EDWARDS, AS SHOWN ON MORROW COUNTY SURVEY NO. B-972-E. ALL OF THE PINS SHOWN ON THE REFERENCED EDWARDS SURVEY WERE FOUND, HOWEVER THE N.E. CORNER OF LOT 5 HAD BEEN DISTURBED. I RE-ESTABLISHED THE N.E. CORNER OF LOT 5 BY SETTING IT ON THE LINE BETWEEN THE S.E. CORNER OF SAID LOT 5 AND THE FOUND S.E. CORNER OF LOT 5 OF BLOCK 13E AS SHOWN HEREON.

THIS SURVEY WAS PERFORMED USING TIMBLE 4400 RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2PPM TIMES BASE LINE LENGTH AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3PPM TIMES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN APRIL AND MAY OF 1997.

SURVEYOR'S EXACT COPY STATEMENT

I, PAUL W.P. TOMKINS, REGISTERED OREGON SURVEYOR NO. 2360 DO HEREBY CERTIFY THAT THE FINAL PLAT OF EDGEWOOD VILLA WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID FINAL PLAT AS THE SAME IS ON FILE IN MORROW COUNTY, OREGON AS OF THE PLAT RECORDS OF MORROW COUNTY, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120

PAUL W.P. TOMKINS, OPLS 2360

SURVEYORS CERTIFICATION

I, PAUL W.P. TOMKINS, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2360, HEREBY CERTIFY THAT THE PLAT OF EDGEWOOD VILLA, AS SHOWN ON THE ANNEXED MAP, HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE INITIAL POINT OF SAID SUBDIVISION BEING A 5/8" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "TOMKINS SURVEYING EDGEWOOD VILLA INITIAL POINT WA25893 OR2360" SET AT THE S.W. CORNER OF LOT 6 OF OF BLOCK 14E, IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON. ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 6 OF THE RECORDS OF MORROW COUNTY, OREGON. SAID EDGEWOOD VILLA SUBDIVISION BEING A REPLAT OF LOTS 5 AND 6 OF SAID BLOCK 14E AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT MARKING THE INITIAL POINT OF THE PLAT OF THE SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 6 OF THE RECORDS OF MORROW COUNTY OREGON; THENCE N89°41'52"W ALONG THE SOUTHERLY BOUNDARY SAID SUBDIVISION AND CENTERLINE OF IDAHO AVENUE AS DEFINED BY SAID CONCRETE MONUMENT AND THE BRASS CAP MONUMENT MARKING THE INTERSECTION OF THE CENTERLINE OF IDAHO AVENUE AND THIRTEENTH STREET AS SHOWN ON MORROW COUNTY SURVEY NO. B-972-E FOR A DISTANCE OF 660.66 FEET; THENCE AT RIGHT ANGLES TO SAID CENTERLINE OF IDAHO AVENUE N00°18'08"E FOR A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF BLOCK 14E OF SAID SUBDIVISION, SAID SOUTHWEST CORNER BEING THE INITIAL POINT OF EDGEWOOD VILLA SUBDIVISION AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°07'12"W ALONG THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 299.38 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S89°42'31"E ALONG THE NORTH LINE OF LOT 6 AND THE NORTH LINE OF LOT 5 OF SAID BLOCK 14E FOR A DISTANCE OF 630.75 FEET TO THE NORTH-EAST CORNER OF SAID LOT 5; THENCE S00°04'01"E ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 299.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N89°41'52"W ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 630.47 FEET TO THE TRUE POINT OF BEGINNING.

PAUL W.P. TOMKINS, OPLS 2360
DATE 6/26/97

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 6/30/98
6/26/97

SCALE: 1"=50 FEET

SHEET 1 OF 2

A SUBDIVISION OF LOTS 5 AND 6, BLOCK 14E, IN THE S.E. 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF IRRIGON, MORROW COUNTY, OREGON.

FOR: DANIEL BIAMONTE, P.O. BOX 536, IRRIGON, OREGON 97844

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
APRIL 21, 1997
SCALE
1"= 50'