

**TRADEWINDS SUBDIVISION, PHASE I**

AN ADDITION TO THE CITY OF BOARDMAN, OREGON  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP  
 4 NORTH, RANGE 25 EAST, W.M., MORROW COUNTY, OREGON.

**APPROVALS**

**CITY OF BOARDMAN PLANNING COMMISSION**  
 THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED ON THIS

1<sup>st</sup> DAY OF JUNE, 2000.

*John A. Pross* PRESIDENT  
*Lee A. Mathew* SECRETARY

**WEST EXTENSION IRRIGATION DISTRICT**  
 THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

8<sup>th</sup> DAY OF June, 2000.

By: *Beau Bridges* District Mgr.  
**MORROW COUNTY SURVEYOR**

I 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 SIGNATURE BY THE COUNTY COURT OF MORROW COUNTY, OREGON.

DATED THIS 8<sup>th</sup> DAY OF JUNE, 2000.

*J. Domin Chavez*  
 MORROW COUNTY SURVEYOR

**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 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 16<sup>th</sup> DAY OF June, 2000.

*Greg Paulson* MORROW COUNTY ASSESSOR  
*Marilyn Childers by Cynthia K. DeBorja* MORROW COUNTY TAX COLLECTOR

**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 21<sup>st</sup> DAY OF JUNE, 2000.

*Devin K. Sallman* COUNTY JUDGE  
*John M. Mohr* COMMISSIONER

**MORROW COUNTY CLERK**

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED FOR RECORD ON THE

22<sup>nd</sup> DAY OF June, 2000,

AT 8:30 O'CLOCK A.M., AND RECORDED IN MORROW

COUNTY RECORDS AS FILE NO. M-2000-1378

*Barbara Bloodworth* MORROW COUNTY CLERK

*By Shirley McCarl, Chief Deputy*

RECEIVED BY  
 Morrow County Surveyor  
 Date 7/2000  
 Rec'd By DE  
 No. C-1271-E (1044)

**SURVEYOR'S CERTIFICATE**

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "TRADEWINDS SUBDIVISION, PHASE I".

**PLAT BOUNDARY DESCRIPTION:**

BEGINNING at the North One-Quarter Corner of Section 16, the "INITIAL POINT" for this description, said point being monumented with a 1 1/2" galvanized iron pipe with brass screw and washer, said point also being the Northwest Corner of Parcel 3, Partition Plat Number 1996-13; thence North 87°20'32" East along the North line of Section 16 and along the North line of Parcels 2 and 3 of said Partition Plat Number 1996-13 a distance of 969.86 feet to the Northeast Corner of said Parcel 2; thence South 00°02'13" East along the East line of said Parcel 2 a distance of 1055.87 feet; thence South 89°53'01" West a distance of 790.74 feet; thence South 00°04'32" West a distance of 250.00 feet to a point on the South line of said Parcel 3 and a point on the North line of Sunridge Terrace, Phase II, a distance of 180.10 feet to the Northwest Corner of Block 1 of Sunridge Terrace, Phase II; thence North 00°04'32" East along the West line of said Parcel 3 and along the North-South centerline of said Section 16 a distance of 1262.87 feet to the "INITIAL POINT".

*William R. Wells*  
 WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/00

**OWNER'S DEDICATION**

R. C. HANES LTD., A WASHINGTON LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DOES HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "TRADEWINDS SUBDIVISION PHASE I", AN ADDITION TO THE CITY OF BOARDMAN, OREGON. OWNER HEREBY DEDICATES THE ROAD, STREETS AND NEW PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC USE.

R. C. HANES LTD., A WASHINGTON LIMITED PARTNERSHIP, OWNER,  
 BY: R. C. HANES MANAGEMENT, INC., GENERAL PARTNER;

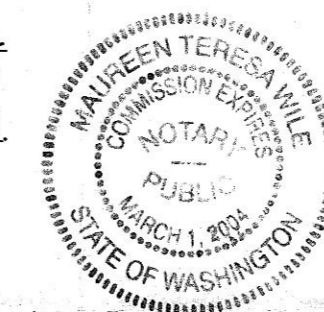
*Ross C. Miles*  
 ROSS C. MILES, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 15<sup>th</sup> DAY OF

May, 2000.

*Maurice Teresa Wile*  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES 3-1-2004



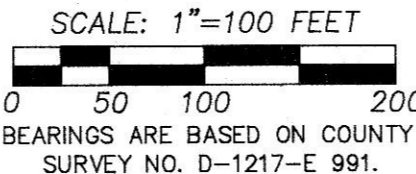
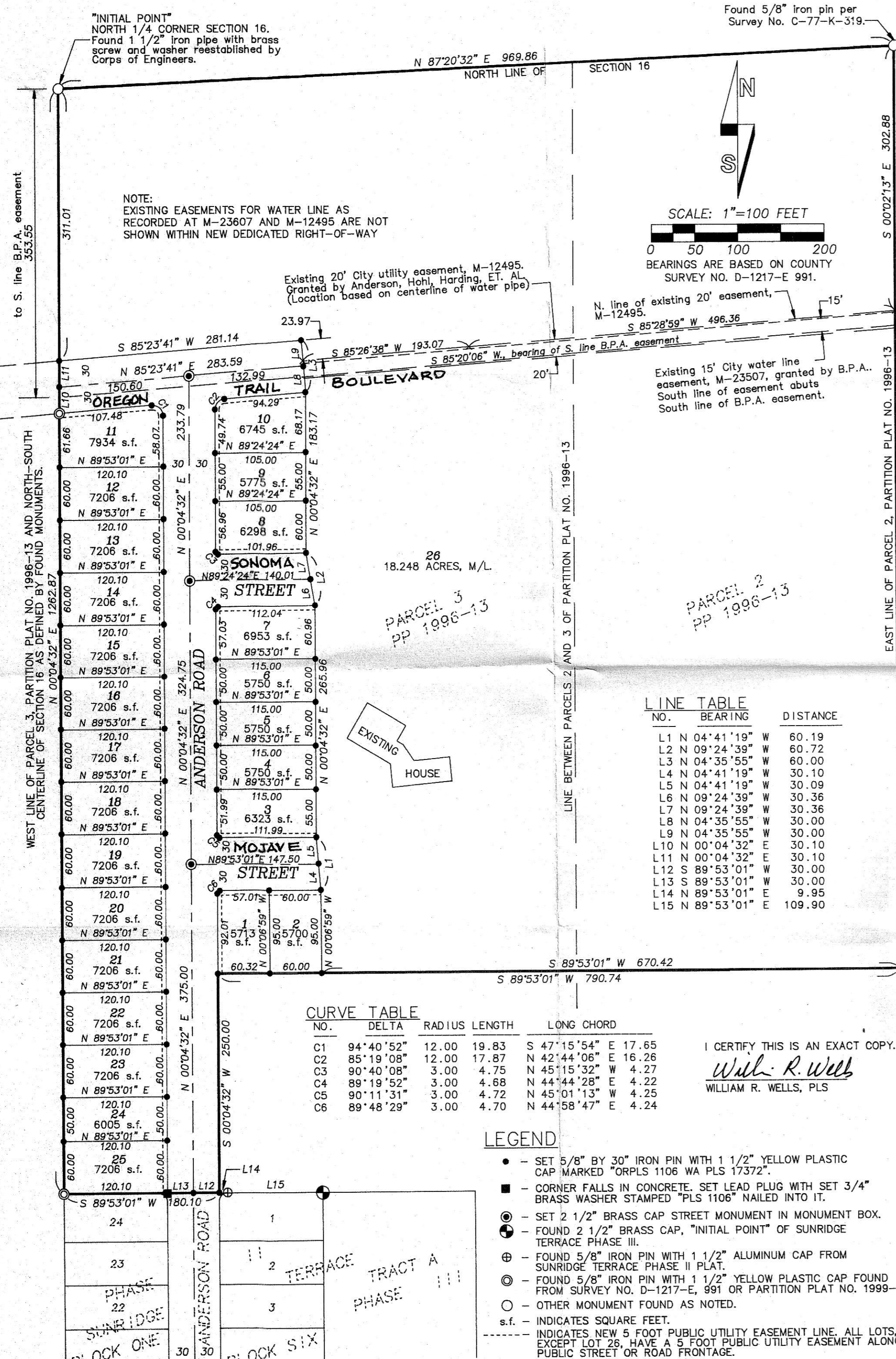
CONSENT AFFIDAVIT RECORDED SEPARATELY ON THE 22<sup>nd</sup> DAY OF

June, 2000, AT 8:30 O'CLOCK, A.M., AND

RECORDED IN MORROW COUNTY RECORDS AS FILE NO. M-2000-1377

**SURVEYOR'S NARRATIVE**

THIS SURVEY FOR SUBDIVISION WAS MADE WITH REFERENCE TO RECORD COUNTY SURVEY NO. D-1217-E-991, WHICH WAS MADE IN APRIL, 1999 TO DETERMINE OVERALL BOUNDARIES. DIMENSIONS SHOWN ON THIS PLAT WHICH ARE IN COMMON WITH THOSE SHOWN ON SURVEY NO. D-1217-E-991, ARE IDENTICAL. SEE SURVEY NO. D-1217-E-991 FOR ADDITIONAL CONTROL SURVEY DATA AND COMPARISON OF RECORD DIMENSIONS OF OTHER SURVEYS. PLAT MONUMENTS WERE ESTABLISHED BY A 2 PERSON CREW USING A LEICA 399 GEODETIC G.P.S. SYSTEM OPERATED IN REAL TIME KINEMATIC MODE.



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 04°41'19" W	60.19
L2	N 09°24'39" W	60.72
L3	N 04°35'55" W	60.00
L4	N 04°41'19" W	30.10
L5	N 04°41'19" W	30.09
L6	N 09°24'39" W	30.36
L7	N 09°24'39" W	30.36
L8	N 04°35'55" W	30.00
L9	N 04°35'55" W	30.00
L10	N 00°04'32" E	30.10
L11	N 00°04'32" E	30.10
L12	S 89°53'01" W	30.00
L13	S 89°53'01" W	30.00
L14	N 89°53'01" E	9.95
L15	N 89°53'01" E	109.90

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	94°40'52"	12.00	19.83	S 47°15'54" E 17.65
C2	85°19'08"	12.00	17.87	N 42°44'06" E 16.28
C3	90°40'08"	3.00	4.75	N 45°15'32" W 4.27
C4	89°19'52"	3.00	4.68	N 44°44'28" E 4.22
C5	90°11'31"	3.00	4.72	N 45°01'13" W 4.25
C6	89°48'29"	3.00	4.70	N 44°58'47" E 4.24

**LEGEND**

- SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- CORNER FALLS IN CONCRETE. SET LEAD PLUG WITH SET 3/4" BRASS WASHER STAMPED "PLS 1106" NAILED INTO IT.
- ⊙ SET 2 1/2" BRASS CAP STREET MONUMENT IN MONUMENT BOX.
- ⊙ FOUND 2 1/2" BRASS CAP, "INITIAL POINT" OF SUNRIDGE TERRACE PHASE III.
- ⊕ FOUND 5/8" IRON PIN WITH 1 1/2" ALUMINUM CAP FROM SUNRIDGE TERRACE PHASE II PLAT.
- ⊙ FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP FOUND FROM SURVEY NO. D-1217-E, 991 OR PARTITION PLAT NO. 1999-19.
- OTHER MONUMENT FOUND AS NOTED.
- s.f. INDICATES SQUARE FEET.
- INDICATES NEW 5 FOOT PUBLIC UTILITY EASEMENT LINE. ALL LOTS, EXCEPT LOT 26, HAVE A 5 FOOT PUBLIC UTILITY EASEMENT ALONG PUBLIC STREET OR ROAD FRONTAGE.

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

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: TRADEWINDS SUBDIVISION PHASE I  CITY OF BOARDMAN, MORROW COUNTY, OREGON
DATE: 04/00 DR. BY: WRW	
CK. BY: WRW NO: 99-608	