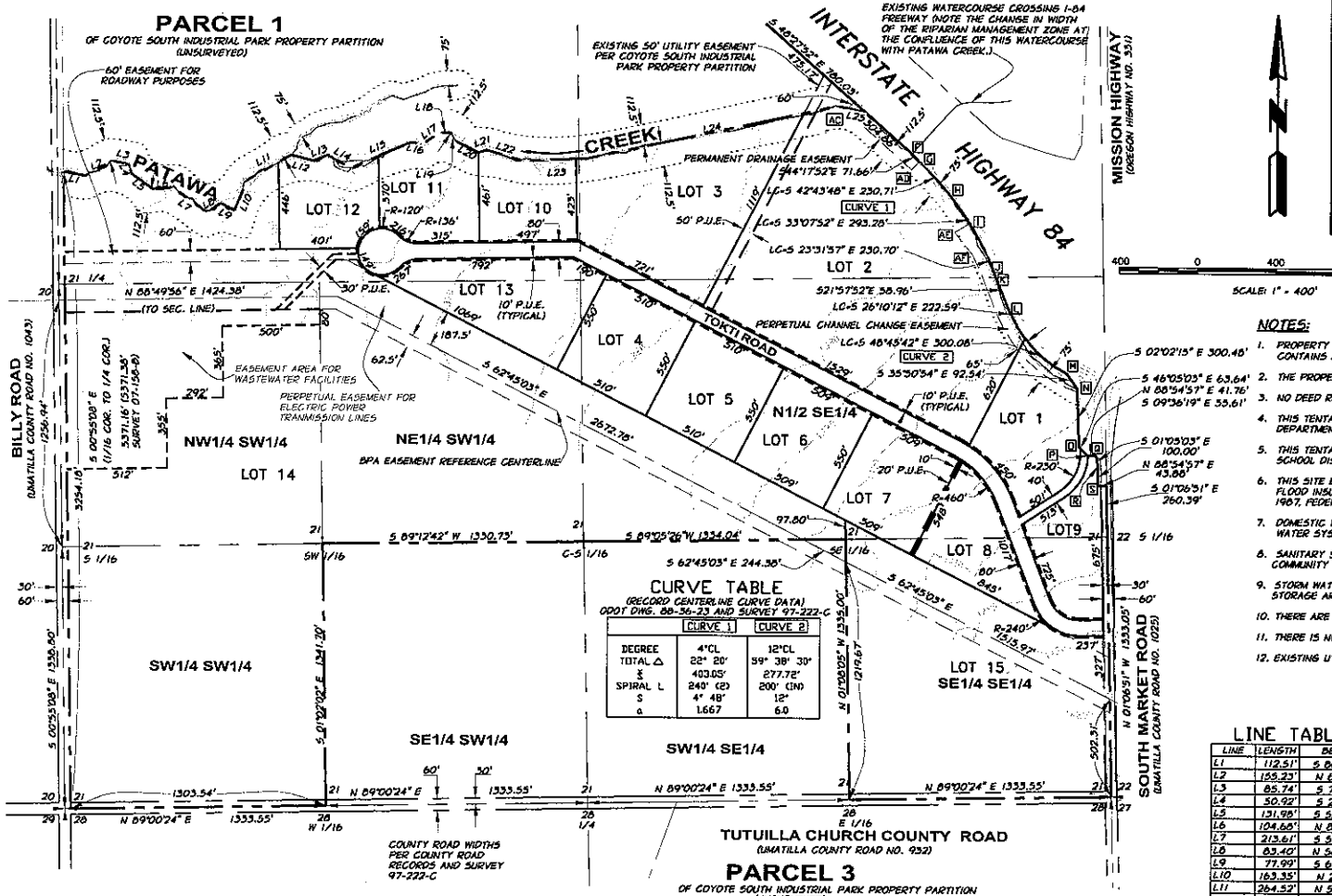
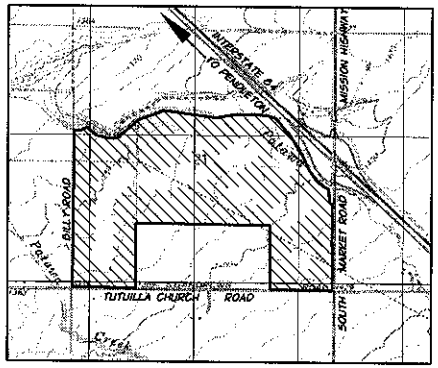
TENTATIVE PLAN - COYOTE SOUTH BUSINESS PARK SUBDIVISION

A SUBDIVISION OF PARCEL 2 OF COYOTE SOUTH INDUSTRIAL PARK PROPERTY PARTITION

LOCATED IN SECTION 21,
TOWNSHIP 2 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON
TAX LOT 02N 33E 4500
DECEMBER, 2007

anderson perry & associates, inc.
ENGINEERING · SURVEYING · NATURAL RESOURCES
LA GRANDE, OR. WALLA WALLA, WA.





VICINITY MAP
NOT TO SCALE

400 0 400 800 1200
SCALE: 1" = 400'

CURVE TABLE

(RECORD CENTERLINE CURVE DATA)
ODOT DWG. 88-36-23 AND SURVEY 97-222-C

	CURVE 1	CURVE 2
DEGREE	4°CL	12°CL
TOTAL Δ	22° 20'	59° 38' 30"
∑	403.05'	277.72'
SPIRAL L	240' (2)	200' (IN)
S	4° 48'	12°
a	1.667	6.0

NOTES:

1. PROPERTY TO BE DIVIDED IS LOCATED IN UMATILLA COUNTY AND ZONED ID. IT CONTAINS APPROXIMATELY 302.92 AC., (NOT INC. COUNTY ROADS).
2. THE PROPERTY SHOWN IS CURRENTLY UTILIZED FOR AGRICULTURAL PURPOSES.
3. NO DEED RESTRICTIONS ARE PROPOSED.
4. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRIBAL FIRE DEPARTMENT.
5. THIS TENTATIVE SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE PENDLETON SCHOOL DISTRICT #16.
6. THIS SITE EXISTS IN FLOOD HAZARD ZONE D - UNDETERMINED FLOOD HAZARDS. REFER TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 410204 00258, REVISED MARCH 4, 1987, FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. DOMESTIC WATER SUPPLY IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY WATER SYSTEM.
8. SANITARY SEWAGE DISPOSAL IS PROVIDED BY CONNECTION TO THE EXISTING CTUIR COMMUNITY SEWER SYSTEM.
9. STORM WATER DISPOSAL IS PROVIDED BY COLLECTION IN ROADSIDE DITCHES AND IN ON-SITE STORAGE AREAS.
10. THERE ARE NO APPURTENANT WATER RIGHTS OF RECORD.
11. THERE IS NO IRRIGATION DISTRICT.
12. EXISTING UTILITIES ARE LOCATED ALONG THE COUNTY ROADS BORDERING THIS PROPERTY.

LINE TABLE

LINE	LENGTH	BEARING
L1	112.51'	S 80°46'40" E
L2	159.23'	N 60°27'19" E
L3	85.74'	S 79°14'29" E
L4	50.92'	S 20°12'42" E
L5	131.98'	S 53°30'56" E
L6	104.66'	N 85°20'01" E
L7	213.61'	S 54°24'54" E
L8	83.40'	N 58°48'43" E
L9	77.99'	S 64°59'29" E
L10	163.35'	N 21°43'51" E
L11	264.52'	N 59°44'15" E
L12	113.90'	S 75°24'07" E
L13	70.89'	N 69°29'30" E
L14	142.14'	S 65°01'15" E
L15	331.03'	N 66°26'39" E
L16	58.43'	S 70°28'00" E
L17	105.93'	N 54°57'52" E
L18	59.37'	S 89°30'31" E
L19	48.33'	S 30°43'43" E
L20	131.17'	S 63°23'39" E
L21	42.86'	N 70°17'57" E
L22	193.89'	S 73°56'49" E
L23	330.06'	N 67°27'55" E
L24	300.94'	N 77°44'54" E
L25	141.61'	S 76°53'20" E

LOT AREAS

LOT #	SQUARE FEET	ACRES
1	306050 SF	7.02 AC.
2	1606580 SF	36.88 AC.
3	644200 SF	14.79 AC.
4	280500 SF	6.44 AC.
5	280225 SF	6.43 AC.
6	280225 SF	6.43 AC.
7	280225 SF	6.43 AC.
8	239350 SF	5.49 AC.
9	213570 SF	4.91 AC.
10	215410 SF	4.94 AC.
11	252050 SF	5.79 AC.
12	223550 SF	5.13 AC.
13	368670 SF	8.46 AC.
14	6209710 SF	142.56 AC.
15	1380550 SF	31.69 AC.

NOTE: AREAS OF LOTS 8, 9, 14, AND 15 DO NOT INCLUDE COUNTY ROAD R/W

OWNER:

THE UNITED STATES OF AMERICA, IN TRUST FOR THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION

SUBDIVIDER:

THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
P.O. BOX 638
PENDLETON, OR 97801

SURVEYOR:

ANDERSON-PERRY & ASSOCIATES, INC.
1901 N. FIR STREET
P.O. BOX 1107
LAGRANDE OR, 97850

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF COYOTE SOUTH INDUSTRIAL PARK PROPERTY PARTITION AS RECORDED IN_____ RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS

RENEWS 12/31/08

R/W STATION-OFFSET LISTING

(REFER TO SURVEY 97-222-C AND ODOT DWG 88-36-23)

F	WB 419+30-260'RT	D	N 23+00-135'RT
G	C 420+10.09 PS-110'RT	P	N 23+45-90'RT
H	C 422+50.09 PSC-110'RT	Q	N 23+45-48.25'RT
I	C 425+68.42 PCS-110'RT	R	N 24+00-40'RT
J	C 428+08.42 PT-110'RT	S	N 25+00-40'RT
K	C 428+67.38 PS-110'RT	AC	WB 415+50-320'RT
L	C 430+67.38 PSC-110'RT	AD	WB 420+00-320'RT
M	C 433+14 PCC-110'RT	AE	C 424+50-200'RT
N	M 20+00-140'RT	AF	C 426+00-175'RT

LEGEND

- SECTION, 1/4 SECTION, OR SECTION SUBDIVISION CORNER
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- EXISTING EASEMENT LINE
- RIPARIAN MANAGEMENT ZONE BOUNDARY
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SF - SQUARE FEET
- AC. - ACRE