NO: WRW

00-705

SUNRIDGE ESTATES, PHASE II LINE TABLE APPROVALS DISTANCE AN ADDITION TO THE CITY OF PENDLETON, OREGON. A SUBDIVISON OF LOT 27 OF SUNDRIDGE ESTATES, PHASE I L1 N 30'09'31" L2 N 30'09'31" L3 N 30'00'00" L4 N 00'00'00" 30.00 30.00 13.03 15.88 A SUBJUNISUM OF LOT 27 OF SUMURIOUS ESTATES, PHASE I, AND PARCEL 10 F UMATILLA COUNTY PARTITION PLAT NO. 2003—20. LOCATED IN SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON CITY OF PENDLETON PLANNING COMMISSION CURVE TABLE UMATILLA COUNTY, OREGON L5 S 90'00'00" L6 N 89'53'07" L7 N 45'51'56" L8 N 90'00'00" L9 S 00'00'00" 4.68 77.20 74.85 LONG CHORD DELTA RADIUS LENGTH THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED NO. THIS 10th DAY OF September 30' 09' 31"
30' 34' 51"
8' 15' 05"
8' 49' 27"
9' 43' 59"
30' 36' 38"
90' 00' 00"
30' 09' 31"
30' 00' 00"
30' 00' 00"
20' 29' 33"
90' 00' 00" SURVEYOR'S CERTIFICATE N74'55'14"E 67.64' S73'42'34"E 72.93' S53'17'37"E 18.71' C1 C2 C3 C4 C5 68.43 73.92 18.72 20.02 22.08 69.45 109.96 36.85 52.64 157.08 36.65 52.36 51.07 28.27 I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HERBEY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGA. MOUNLENTS, IN ACCORDANCE WITH ORS. CHAPTER 92, AS REMSED, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "SURVIDED ESTATES, PHASE II". 4.68 Jufu Bujnar Dlallin 130.00 L9 S 00'00 00 L10 N 90'00'00" L11 N 00'00'00" L12 S 72'13'30" L13 N 00'00'00" L14 S 74'07'34" L15 S 00'00'00" 4 68 130.00 S44'45'20"E S44.45.20 E S35.28.37 E S15.18.19 E N45.00.00 W S74.55.14 W N74.55.14 E 68.80, 61.39, 44.67, 62.38, 57.01, 130.00 130.00 130.00 70.00 22.06 CHAIRPERSON CITY OF PENDLETON SURVEYOR 98.99 36.42 52.03 THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 10+4 REAL PROPERTY DESCRIPTION: C8 C9 C10 C11 C12 C13 C14 C15 KEAL PROPERTY DESCRIPTION:
LOT 27 OF SUNROGE ESTATES PHASE, RECORDED AT BOOK 14, PAGE 25,
RECORD OF TOWN PLATS AND PARCEL 1 OF JUMAILLA COUNTY PARTITION
PLAT NO. 2003–20, OFFICE OF COUNTY RECORDS, LOCATED IN THE
SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PRODIECTON, LUMAILLA COUNTY, OREGON. 100.00 100.00 70.00 100.00 130.00 130.00 18.00 N74 55 14 E S45 00 '00"E S15 00 '00"E S15 00 '00"E S03 44 47"E S18 44 47"E S15 00 '00" W DAY OF \_ September L15 S 00'00 00 W L16 N 90'00'00" E L17 N 66'43'23" E L18 N 66'43'23" E 141.42, 36.23, 51.76, 16.99, 50.74, 25.46 30.00 32.66 32.66 127/m L19 S 00'00'00" W L20 N 00'00'00" E L21 N 00'00'00" E 2 00 PENDLETON CITY SURVEYOR SCALE: 1"=100 FEET REGISTERED UMATILLA COUNTY LEGEND PROFESSIONAL LAND SURVEYOR -Section Corner
Found 2 1/2" bross cap
on galv. iron pipe.
on galv. iron pipe.
Sology Of the Sology - SET 5/8" BY 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372". UMATILLA COUNTY SURVEYOR "BASIS OF BEARINGS": PARTITION PLAT NO. Well Ruells I CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPUES 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 COMMISSIONERS OF UMATILLA COUNTY, OREGON. 2000-41 AND SUNRIDGE ESTATES, PHASE I Will-R. Well WILLIAM R. WELLS, PLS 1106 **∞**| 4 SET 2" ALUMINUM CAP ON 5/8" BY 30" IRON REBAR FOR STREET SURFACE MONUMENT. OREGON
JULY 22, 1977
WILLIAM R. WELLS "INITIAL POINT" This initial point also bears

N 74'49'33" E, 571.97 feet from SET RAILROAD SPIKE STAMPED "PLS 1106" IN ROCK OUTCROP. DATED THIS 10 DAY OF September the initial point of Sunridge Estates, Phase I. RENEWS 6/30/04 - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, United HIV Das N 89'59'33" E 300.00 WA PLS 17372, SUNRIDGE ESTATES PHASE I. 70.00 - FOUND 2 1/2" BRASS CAP STREET SURFACE MONUMENT SUNRIDGE ESTATES, UMATILLA COUNTY ASSESSOR AND TAX 31 PHASE 1. EXISTING EASEMENT NOTES: - FOUND 5/8" REBAR WITH 1 1/4" YELLOW COLLECTOR WELLEY LYST.

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 ACCOMPANINING PLAT AND THAT ALL MONETARY SUMS 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. PLASTIC CAP MARKED "OR PLS 1106 WA
WA PLS 17372", FROM PARTITION PLAT NO.
2000-41 OR PARTITION PLAT NO. 2003-20. AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY L6 AS DISCLUSED BY PRELIMINARY THE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 72919, DATED JULY 17, 2003. SEE NOTE SYMBOL FOR LOCATION AND DETAILS ON SHEET 2 OF 2: 32 CL10 CON s.f. — INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET. C9 P EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED
AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0170,
DEED RECORDS OF UMATILLA COUNTY. N 89'53'10" E INDICATES NEW PUBLIC UTILITY EASEMENT NOTED OR SHOWN. ALL LOTS HAVE A 5 FOOT PUBLIC UTILITY EASEMENT ALONG PUBLIC STREET, PLACE OR AVENUE FRONTAGE. NO TREES, SHRUBS OR STRUCTURES ARE 1:8.12 DATED THIS \_\_\_\_\_\_\_ DAY OF Sept 2003 33 8 7380 s.f. 2 5 10 B) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000171, REEL 380, PAGE 0171, DEED RECORDS OF UMATILLA COUNTY. POAL CHAINTY ASSESSOR UNATILLA COUNTY PAR COLLECTOR N90'00'00"E 590'00'00"W ALLOWED IN PUBLIC UTILITY EASEMENTS. 100.00 EASEMENT LINE OF EXISTING EASEMENT. SEE "EXISTING EASEMENT NOTES", THIS SHEET AND DETAILS ON SHEET 2 OF 2. 52 34 8 7000 s.f. o - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED 30, UMATILLA COUNTY COMMISSIONERS 7000 s.f. 2 AS INSTRUMENT NO. 2000–38000172, REEL 380, PAGE 0172, DEED RECORDS OF UMATILLA COUNTY. S.W. QUINNEY PLACE S90'00'00"W 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 S90'00'00"W NOTE:
DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE
COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES,
PHASE I, PARTITION PLAT NO. 2000–41 AND PARTITION
PLAT NO. 2003–20, ARE IDENTICAL. 100.00 NOTE: EASEMENTS NOTED A, B AND C ABOVE ARE TO EXTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED NOT THE CUL-DE-SAC EASEMENTS ARE NO LOWER NECESSARY. 35 8 0 7000 s.f. 0 51 S DHASE. 20 30', 30' DATED THIS 15 DAY OF SOUTEN LE S90'00'00"W 2003. S90'00'00"W 22 12 ■D - EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000-38000174, REEL 380, PAGE 0174, DEED RECORDS OF UMATILLA COUNTY. <u>THIS EASEMENT IS PERPETUAL</u> 100.00 100.00 50 50 2 7000 s.f. 2 0 36 8 0 7000 s.f. o "BLANKET" TYPE EASEMENTS WHICH MAY AFFECT SUBDINSION LOTS, AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 68350, DATED APRIL 17, 2001: £<u>57</u>87£9 RUMMION wile M. Holeman s90'00'00"W 2.3 S90'00'00"W ■ E - EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000–38000173, REEL 380, PAGE 0173, DEED RECORDS OF UMATILLA COUNTY. <u>THIS EASEMENT IS PERPETUAL</u> 100.00 24 SUNTA OFF SND 49 8 7000 s.f. 2 RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS: 9 7000 s.f. S I. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURITENANCES THERETO, GRANTED TO EASTERN ORGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NUMBER USED—250, ATBOOL SCORES OF THE STRUMENT N 18 S90'00'00"W S90'00'00"W 14 z 20 100.00 NOTE: EASEMENTS NOTED A, B, C, D AND E ABOVE ARE CORRECTED FOR PROPER REFERENCE OF PARCEL 10 F PARTITION PLAT NO. 2000-41 BY MEMORANDUM OF CORRECTION RECORDED AS INSTRUMENT NO. 2001-3850490, REEL 385, PAGE 0490, DEED 100.00 0 48 0 7000 s.f.o. 38 STATE OF OREGON. AFFECTS SW 1/4 SECTION 14. 0 7000 s.f. COUNTY OF UMATILLA 25 30' 30' 2. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE 590000'00"W S90'00'00"W I certify that this instrument was received and 100.00 100.00 15 recorded ASSOCIATION, RECORDED AS INSTRUMENT NUMBER 1960-230840, AT BOOK 260, PAGE 520, DEED RECORDS. AFFECTS SECTIONS 14 AND 15. 47 39 8 ON September 15, 2003 7000 s.f. 9 26 16 100.00 at 10:15 o'clock Am., in the record of 590'00'00"W S90'00'00"W PLATS of said County NOTE: EASEMENTS NO. 1 AND 2 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY. N90'00'00"E N90'00'00"E 100.00 BOOK PAGE NOTE: EASEMENT DESIGNATED **C** WILL TERMINATE UPON PLAT RECORDING. 7285 s.f 4.99 B121 0 \$ \$9000'00" W 5 8050 s.f. E TRUST DEED BENEFICIARY'S **B** OFFICE OF COUNTY RECORDS CONSENT TO SUBDIVISION 7 7000 s. 60" U.S. BANK, N.A., TRUST DEED BENEFICIARY ON LOT 27 OF SUNRIDGE ESTATES, PHASE I, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATION. By: ...Jean Hemphill...Records Officer No. 2003-4470458 Fees \$ 55.00 S 90'00'00" W 230.00 MB. SHORT, AUTHORIZED AGENT \SUN4 WILLIAM R. WELLS, PLS PROJECT: SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 SINTEM DEN 2003 PENDLETON, OR 97801 SUNRIDGE ESTATES NOTARY PUBLIC FOR THE STATE OF OREGON PHONE: (541) 276-6362 PHASE II I CERTIFY THIS IS AN EXACT COPY OF SUNRIDGE ESTATES, PHASE II DR. BY: DMT/WRY MY COMMISSION EXPIRES: U-U-U-()4DATE: 06/03 Will R. Wells

33872A

COMMISSION NUMBER:

WILLIAM R. WELLS, PLS

## SUNRIDGE ESTATES, PHASE II

SHEET 2 OF 2

AN ADDITION TO THE CITY OF PENDLETON, OREGON.
A SUBDIVISON OF LOT 27 OF SUNDRIDGE ESTATES, PHASE I,
AND PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2003–20. LOCATED IN SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

## OWNER'S DEDICATION

SUNRIDGE ESTATES, LLC., OWNER OF LOT 27, SUNRIDGE ESTATES PHASE I, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DO HEREBY ESTABUSH AND AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRIDGE ESTATES, PHASE II, AN ADDITION TO THE CITY OF PENDLETON, OREGON.

WE HEREBY DEDICATE THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC USE.

Varon C Memberses subscribed and sworn before me this  $\underline{\mathcal{S}^{b}}$ 

September . 2003. NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 11-19-04 COMMISSION NUMBER: 339729



JACK R. ZECKMAN, JACK Member Presi. Zeckman Const. Inc. J.R.3. SUBSCRIBED AND SWORN BEFORE ME THIS 55

September , 2003. NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 339729



SUBSCRIBED AND SWORN BEFORE ME THIS 55 September

Freemon ames . MY COMMISSION EXPIRES: 11-19-04

339729



## OWNER'S DEDICATION

CIRCLE DOT RANCHES, A PAGENTHERSHIP CONSISTING OF ROBBIE D. WALLER, TRUSTEE UNDER AGREEMENT DATED DECEMBER 21, 1992, AND C.W. HOFFMAN, JR., AND DOROTHY M. HOFFMAN, CO.-TRUSTEES UNDER AGREEMENT DATED COTOBER 3, 1975, OWNERS DO PARCEL 1 OF UMAINLA. ONLY PARTITION PLAT NO. 2007-20, DO HEREBY ESTABLES HAND ACKNOWLEDE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SURRIDGE ESTATES, PLATS II, AN ADDITION TO

WE HEREBY DEDICATE THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC USE.

ROBBIE D. WALLER, TRUSTEE

SUBSCRIBED AND SWORN BEFORE ME THIS 4/1

DAY OF September 2003. Ann TY Le Cher PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Quely 11,2006 COMMISSION NUMBER: 35897/

C.W. HOFFMAN, JR., CO-TRUSTEE

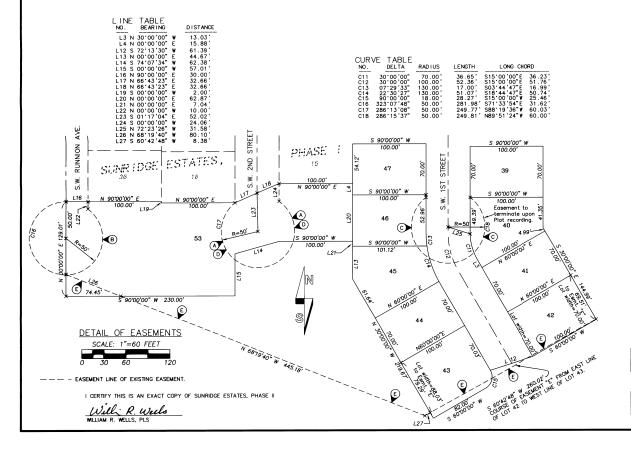
SUBSCRIBED AND SWORN BEFORE ME THIS 44

MY COMMISSION EXPIRES COMMISSION NUMBER: 358 971

SUBSCRIBED AND SWORN BEFORE ME THIS 44

DAY OF September, NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES July 11, 2006 COMMISSION NUMBER: 358 971



## EXISTING EASEMENT NOTES:

AS DISCLOSED BY PRELIMINARY THLE REPORT PREPARED BY PIONEER THLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 72919, DATED JULY 17, 2003. SEE NOTE SYMBOL FOR LOCATION.

- ← ASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED
  AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0170,
  DEED RECORDS OF UMATILLA COUNTY.
- EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000171, REEL 380, PAGE 0171, DEED RECORDS OF UMATILLA COUNTY.
- EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000172, REEL 380, PAGE 0172, DEED RECORDS OF UMATILLA COUNTY.

NOTE: EASEMENTS NOTED A, B AND C ABOVE ARE TO EXTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND THE CUL-DE-SAC EASEMENTS ARE NO LONGER NECESSARY.

- EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000—38000174, REGL 380, PAGE 0174, DEED RECORDS OF UMATILLA COUNTY. <u>THIS EASEMENT IS PERPETUAL</u>
- EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000-38000173, REEL 380, PAGE 0173, DEED RECORDS OF UMATILLA COUNTY. HIS EASEMENT IS PERPETUAL.

NOTE: EASEMENTS NOTED A, B, C, D AND E ABOVE ARE CORRECTED FOR PROPER REFERENCE OF PARCEL 1 OF PARTITION PLAT NO. 2000—41 BY MEMORANDUM OF CORRECTION RECORDED AS INSTRUMENT NO. 2001—3850490, REEL 385, PAGE 0490, DEED

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded September 15, 2003 ON

at 10:15 o'clock Am., in the record of PLATS of said County BOOK

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PAGE B121

OFFICE OF COUNTY RECORDS

By: ...Jean Hemphill...Records Officer

Fees \$ 55.00 No. 2003-4470458

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Will R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/02

WILLIAM R. WELLS, PLS 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE:	06/03	DR. BY:	DMT/WRW	
CK. BY:	WRW	NO:	00-705	

PROJECT:

\SUN4SHT2

SUNRIDGE ESTATES PHASE II