

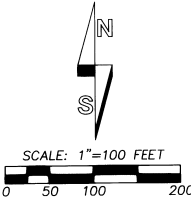
SUNRIDGE ESTATES, PHASE II

AN ADDITION TO THE CITY OF PENDLETON, OREGON. A SUBDIVISION OF LOT 27 OF SUNRIDGE 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.

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 'SUNRIDGE ESTATES, PHASE II'.

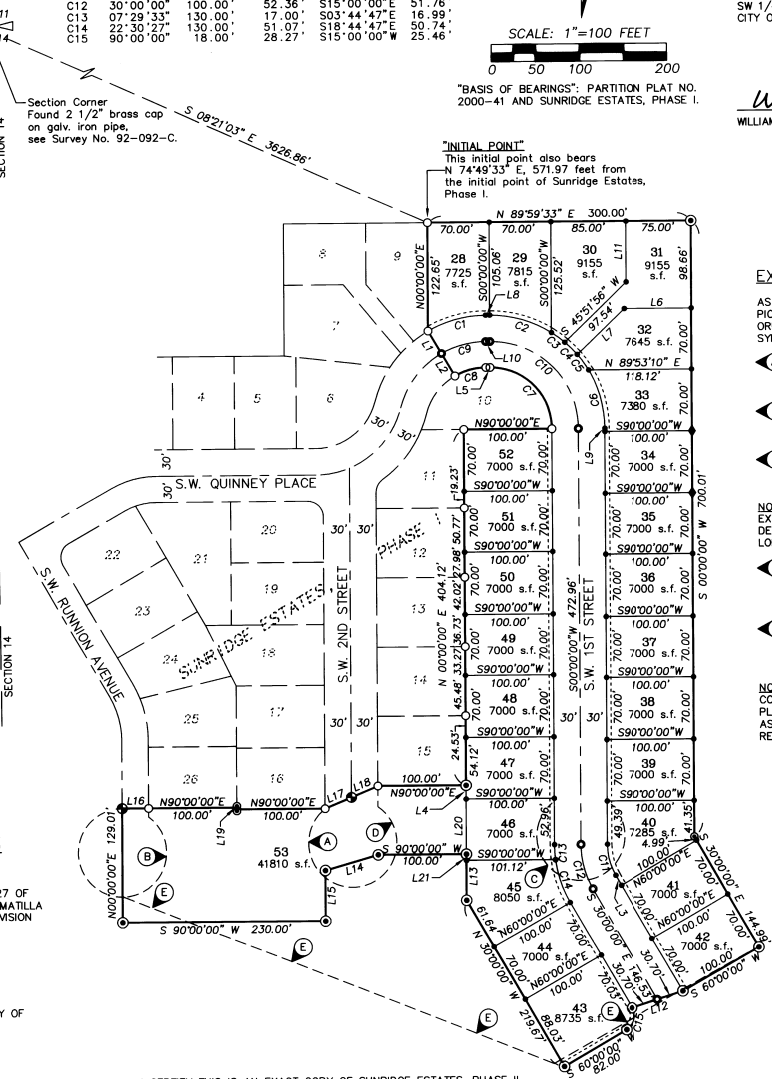
REAL PROPERTY DESCRIPTION: LOT 27 OF SUNRIDGE ESTATES PHASE I, RECORDED AT BOOK 14, PAGE 25, RECORD OF TOWN PLATS AND PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2003-20, OFFICE OF COUNTY RECORDS, LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.



LINE TABLE with columns: NO., BEARING, DISTANCE. Lists 21 line segments with bearings and distances.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, LONG CHORD. Lists 15 curve segments with their respective parameters.

- LEGEND: - SET 5/8" BY 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372". - SET 1" ALUMINUM CAP ON 5/8" BY 30" IRON REBAR FOR STREET SURFACE MONUMENT. - SET RAILROAD SPIKE STAMPED "PLS 1106" IN ROCK OUTCROP. - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372, SUNRIDGE ESTATES PHASE I. - FOUND 2 1/2" BRASS CAP STREET SURFACE MONUMENT SUNRIDGE ESTATES, PHASE I. - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM PARTITION PLAT NO. 2000-41 OR PARTITION PLAT NO. 2003-20. s.f. - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET. - - - - - 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 ALLOWED IN PUBLIC UTILITY EASEMENTS. - - - - - EASEMENT LINE OF EXISTING EASEMENT. SEE "EXISTING EASEMENT NOTES", THIS SHEET AND DETAILS ON SHEET 2 OF 2.



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. "BLANKET" TYPE EASEMENTS WHICH MAY AFFECT SUBDIVISION LOTS, AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 66350, DATED APRIL 17, 2001: 1. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERE TO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NUMBER 1960-230839, AT BOOK 26, PAGE 519, DEED RECORDS, AFFECTS SW 1/4 SECTION 14. 2. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERE TO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NUMBER 1960-230840, AT BOOK 26, PAGE 520, DEED RECORDS, AFFECTS SECTIONS 14 AND 15. NOTE: EASEMENTS NO. 1 AND 2 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY.

TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION 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.

U.S. BANK, N.A., BY: M.B. Short, M.B. SHORT, AUTHORIZED AGENT. SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF September 2003. Notary Public for the State of Oregon. My Commission Expires: 10-19-04. Commission Number: 338724.

I CERTIFY THIS IS AN EXACT COPY OF SUNRIDGE ESTATES, PHASE II. Will R. Wells, WILLIAM R. WELLS, PLS

EXISTING EASEMENT NOTES:

- AS DISCLOSED BY PRELIMINARY TITLE 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. A - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0170, DEED RECORDS OF UMATILLA COUNTY. B - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000171, REEL 380, PAGE 0171, DEED RECORDS OF UMATILLA COUNTY. C - 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. 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. THIS EASEMENT IS PERPETUAL. 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. THIS 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 RECORDS.

NOTE: EASEMENT DESIGNATED C WILL TERMINATE UPON PLAT RECORDING.

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED THIS 10th DAY OF September 2003.

Chairperson: [Signature] Planning Director: [Signature]

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 10th DAY OF September 2003.

Pendleton City Surveyor: [Signature] UMATILLA COUNTY UMATILLA 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 COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 10 DAY OF September 2003.

[Signature] UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

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 ACCOMPANYING 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.

DATED THIS 17 DAY OF Sept 2003.

[Signature] UMATILLA COUNTY ASSESSOR

UMATILLA COUNTY COMMISSIONERS

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 UNDERSIGNED, BY ITS ORDER.

DATED THIS 15th DAY OF September 2003.

[Signature] CHAIRMAN

[Signature] COMMISSIONER

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } ss I certify that this instrument was received and recorded

ON September 15, 2003 at 10:15 o'clock Am., in the record of PLATS of said County. BOOK PAGE Slide 14 65 B121

OFFICE OF COUNTY RECORDS

By: Jean Hemphill...Records Officer Fees \$55.00 No. 2003-4470458

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: SUN4 SUNRIDGE ESTATES PHASE II

SUNRIDGE ESTATES, PHASE II

AN ADDITION TO THE CITY OF PENDELTON, OREGON. A SUBDIVISION OF LOT 27 OF SUNRIDGE 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 PENDELTON, UMATILLA COUNTY, OREGON, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRIDGE ESTATES, PHASE II, AN ADDITION TO THE CITY OF PENDELTON, OREGON.

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

Aaron C. Hoeft, Member

SUBSCRIBED AND SWORN BEFORE ME THIS 5th

DAY OF September 2003.

Amy G. Freeman, Notary Public for the State of Oregon

MY COMMISSION EXPIRES: 11-19-04

COMMISSION NUMBER: 339729

Jack R. Zeckman, Member

SUBSCRIBED AND SWORN BEFORE ME THIS 5th

DAY OF September 2003.

Amy G. Freeman, Notary Public for the State of Oregon

MY COMMISSION EXPIRES: 11-19-04

COMMISSION NUMBER: 339729

Dusty R. Pace, Member

SUBSCRIBED AND SWORN BEFORE ME THIS 5th

DAY OF September 2003.

Amy G. Freeman, Notary Public for the State of Oregon

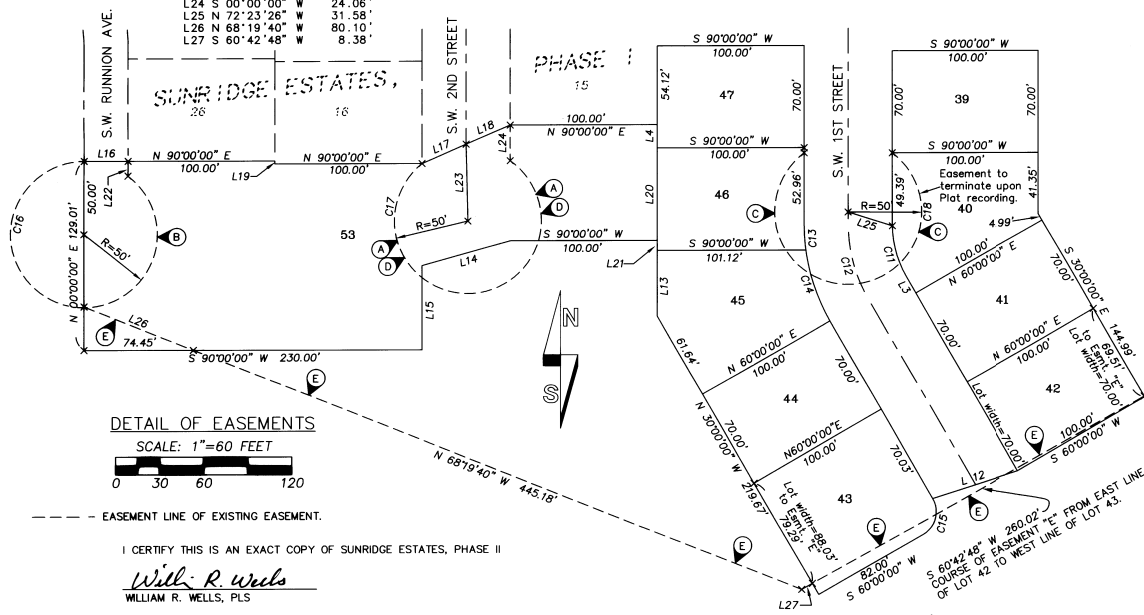
MY COMMISSION EXPIRES: 11-19-04

COMMISSION NUMBER: 339729



Table with 3 columns: LINE NO., BEARING, DISTANCE. Lists boundary measurements for lots 15 through 27.

Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, LONG CHORD. Lists curve data for lots 15 through 27.



DETAIL OF EASEMENTS

SCALE: 1"=60 FEET

--- EASEMENT LINE OF EXISTING EASEMENT.

I CERTIFY THIS IS AN EXACT COPY OF SUNRIDGE ESTATES, PHASE II

Will R. Wells, William R. Wells, PLS

OWNER'S DEDICATION

CIRCLE DOT RANCHES, A PARTNERSHIP 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 OCTOBER 8, 1975, OWNERS OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2003-20, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRIDGE ESTATES, PHASE II, AN ADDITION TO THE CITY OF PENDELTON, OREGON.

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 4th

DAY OF September 2003.

Jason M. Hafner, Notary Public for the State of Oregon

MY COMMISSION EXPIRES: July 11, 2006

COMMISSION NUMBER: 358971

C.W. Hoffman, Jr., Co-Trustee

SUBSCRIBED AND SWORN BEFORE ME THIS 4th

DAY OF September 2003.

Jason M. Hafner, Notary Public for the State of Oregon

MY COMMISSION EXPIRES: July 11, 2006

COMMISSION NUMBER: 358971

Dorothy M. Hoffman, Co-Trustee

SUBSCRIBED AND SWORN BEFORE ME THIS 4th

DAY OF September 2003.

Jason M. Hafner, Notary Public for the State of Oregon

MY COMMISSION EXPIRES: July 11, 2006

COMMISSION NUMBER: 358971

EXISTING EASEMENT NOTES:

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

- Notes A through E describing easements for temporary CUL-DE-SAC, excavation, and removal of dirt/rock.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS.

STATE OF OREGON, COUNTY OF UMATILLA. I certify that this instrument was received and recorded ON September 15, 2003 at 10:15 o'clock Am., in the record of PLATS of said County. BOOK 14 PAGE 65 Slide 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, PENDELTON, OR 97801, PHONE: (541) 276-6362. DATE: 06/03, DR. BY: DMT/WRW, CK. BY: WRW, NO: 00-705

PROJECT: SUNRIDGE ESTATES PHASE II