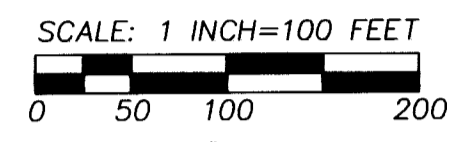
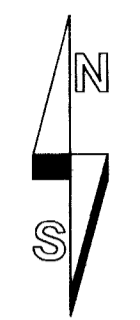


**SUNRIDGE ESTATES, PHASE V**  
 AN ADDITION TO THE CITY OF PENDLETON, OREGON.  
 A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 2009-14,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



"BASIS OF BEARINGS": PARTITION PLAT NO. 2000-41 AND SUNRIDGE ESTATES, PHASE I.

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 1/06/16  
 Rec'd By: Gilensley  
 No.: 116-003-B

**LEGEND**

- - SET 5/8" BY 30" OR 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372". SOLID ROCK LIMITED LENGTH OF SOME MONUMENTS.
- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372". UNLESS OTHERWISE NOTED, FROM UMATILLA COUNTY PARTITION PLATS NO. 2000-41 AND 2005-29, SUNRIDGE ESTATES, PHASES I, II, III, OR IV AND SURVEY NO. 08-001-B.
- ⊙ - FOUND 2" ALUMINUM CAP ON 5/8" REBAR STREET SURFACE MONUMENT FROM SUNRIDGE ESTATES PHASE IV.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - - - - INDICATES NEW PUBLIC UTILITY EASEMENT NOTED OR SHOWN. THERE IS A NEW 5 FOOT PUBLIC PEDESTRIAN EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 117 AND 121. THE TOTAL WIDTH OF THE EASEMENT IS 5 FEET, 2.50 FEET ON EACH SIDE OF COMMON LOT LINE. NO TREES, SHRUBS OR STRUCTURES ARE ALLOWED IN PUBLIC UTILITY OR PEDESTRIAN EASEMENTS. THE TEMPORARY CUL-DE-SAC TURNAROUND EASEMENTS AT EACH END OF S.W. 2ND STREET WILL TERMINATE UPON EXTENSION OF SW 2ND STREET.
- - - - - EASEMENT LINE OF EXISTING EASEMENT. SEE "EASEMENT NOTES" ON THIS PLAT SHEET.
- S.F. - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.

NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, III, AND IV, PARTITION PLATS NO. 2005-29 AND 2007-33, AND SURVEY NO. 08-001-B, ARE IDENTICAL.

**OTHER EASEMENT NOTES:**

- (A) - EXISTING EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170 & 2001-3850490, OFFICE OF COUNTY RECORDS.
- (B) - EXISTING 20' PUBLIC SANITARY SEWER & UTILITY EASEMENT. RECORDED AS INSTRUMENT NO. 2015-6340809, OFFICE OF COUNTY RECORDS.
- (C) - NEW 5' PEDESTRIAN WALKWAY EASEMENT CREATED BY THIS PLAT. 2.50' ON EACH SIDE OF LOT LINES.
- (D) - NEW 20' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT.
- (E) - NEW EASEMENT FOR TEMPORARY CUL-DE-SAC, CREATED BY THIS PLAT.
- (F) - LOCATION OF NEW PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT ACROSS THE SOUTHWEST CORNER OF LOT 120. --- SEE DETAIL.

**NOTES:**

1. EASEMENT NOTED "A" AND "E" ARE TO EXTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND TEMPORARY CUL-DE-SAC EASEMENT IS NO LONGER NECESSARY.
2. SEE REAL PROPERTY DESCRIPTION ON SHEET 2 OF 2 OF THIS PLAT FOR IDENTIFICATION OF RECORD "BLANKET TYPE" EASEMENTS WHICH ARE NOT SHOWN.

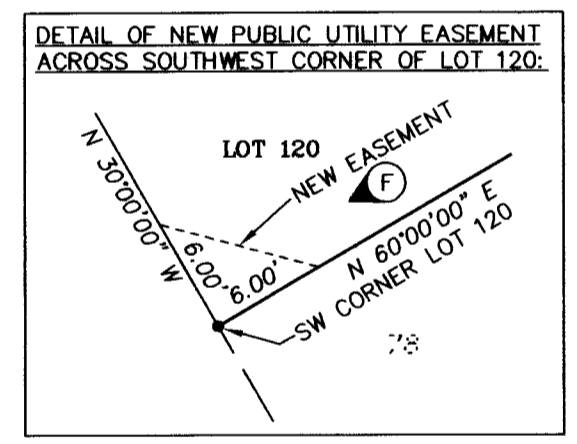
**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 74°07'34" E	62.38'
L2	S 57°36'51" W	30.03'
L3	S 57°36'51" W	30.03'
L4	S 60°00'00" W	68.26'
L5	N 30°00'00" W	2.50'
L6	S 60°00'00" W	31.74'
L7	N 00°00'00" E	12.99'
L8	N 00°00'00" E	57.01'

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	286°15'37"	50.00'	249.81'	60.00'	S 60°00'00" W

**SET MONUMENT NOTES:**  
 THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 116 ARE SET N 60°00'00" E, 1.00 FOOT FROM TRUE CORNER POINT TO AVOID EXISTING FENCE LINE.



REGISTERED PROFESSIONAL LAND SURVEYOR

*Will R. Wells*

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106

RENEWS 6/30/16  
 I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF SUNRIDGE ESTATES, PHASE V.

*Will R. Wells*  
 WILLIAM R. WELLS, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON January 4, 2016  
 at 2:03 o'clock Pm., in the record of PLATS of said County.  
 BOOK 16 PAGE 22 Slide

OFFICE OF COUNTY RECORDS

By: ...David Stuvland...Records Officer  
 Fees \$ 78.00 No. 2016-6380309

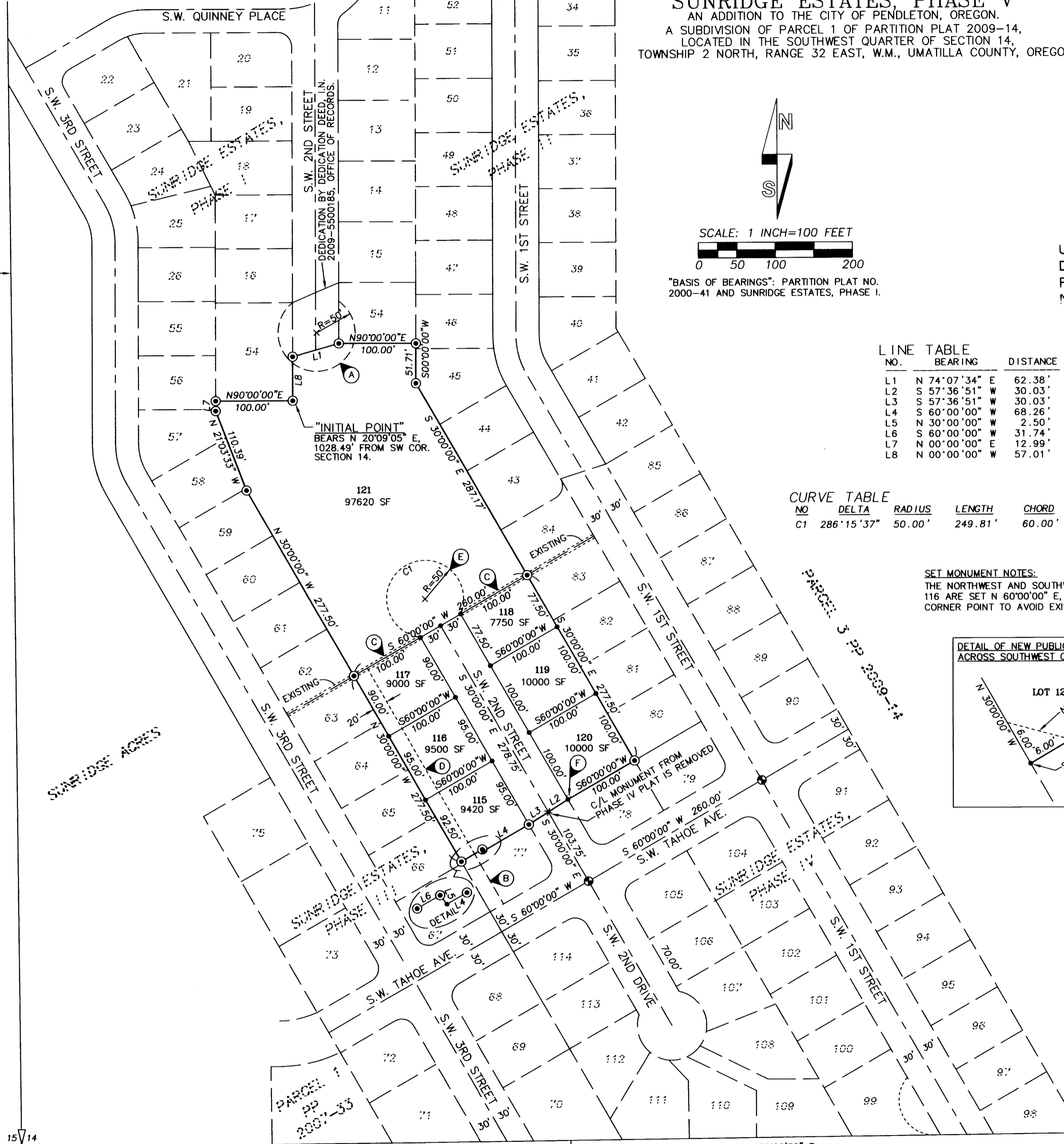
WELLS SURVEYING  
 200 SE HAILEY SUITE 108  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 8/15 DR. BY: DMT  
 CK. BY: WRW NO: 15-1559

PROJECT: \SUNRIDGEESTATES-1

SUNRIDGE ESTATES PHASE V

SECTION LINE BETWEEN SECTIONS 14 & 15



SECTION CORNER.  
 FOUND 1 3/4" BRASS CAP SET IN CONCRETE BY CITY OF PENDLETON. SEE SURVEY NO. 92-092-C.

N 89°20'56" E

SOUTH LINE OF SECTION 14

N 89°20'56" E

SOUTH LINE OF SECTION 14

SUNRIDGE ESTATES, PHASE V  
AN ADDITION TO THE CITY OF PENDLETON, OREGON.  
A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 2009-14,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE AND NARRATIVE

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, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCE, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "SUNRIDGE ESTATES, PHASE V".

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON UMATILLA COUNTY PARTITION PLAT 2000-41, PARTITION PLAT 2005-25, PARTITION PLAT 2009-14, THE PLATS OF SUNRIDGES ESTATE, PHASES I, II, III, AND IV AND SURVEY NO. 08-001-B.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE.

REAL PROPERTY DESCRIPTION:

PARCEL 1 OF PARTITION PLAT NO. 2009-14 (INSTRUMENT NO. 2009-5500608, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SUBJECT TO:

- "BLANKET" EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF. AFFECTS SW 1/4 OF SECTION 14.  
GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION.  
RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGE 519, AS INSTRUMENT NO. 1960-230839, DEED RECORDS OF UMATILLA COUNTY.
- "BLANKET" EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF. AFFECTS SECTIONS 14 AND 15.  
GRANTEE: EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION.  
RECORDED: OCTOBER 19, 1960 IN BOOK 260, PAGE 520, INSTRUMENT NO. 1960-230840, DEED RECORDS OF UMATILLA COUNTY.
- EASEMENT FOR CUL-DE-SAC, ROAD AND UTILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF.  
RECORDED: DECEMBER 18, 2000 IN INSTRUMENT NO. 2000-3800170, OFFICE OF COUNTY RECORDS.
- EASEMENTS SHOWN ON PARTITION PLAT NO. 2009-14.  
RECORDED: MAY 1, 2009 IN INSTRUMENT NO. 2009-5500608, OFFICE OF COUNTY RECORDS.

NOTE: EASEMENTS 1 AND 2 NOTED ABOVE WERE ASSIGNED TO PACIFIC POWER & LIGHT COMPANY, BY ASSIGNMENT RECORDED AUGUST 26, 1963 IN BOOK 273, PAGE 15, DEED RECORDS OF UMATILLA COUNTY.

SURVEYORS NOTE: EASEMENTS 1 AND 2 NOTED ABOVE ARE "BLANKET" TYPE EASEMENTS AND ARE NOT SHOWN ON THE PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/16

OWNERS DECLARATION

DUSTY R. PACE AND TAMI V. PACE, HUSBAND AND WIFE, OWNERS, DO ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "SUNRIDGE ESTATES, PHASE V", AN ADDITION TO THE CITY OF PENDLETON, OREGON.

DUSTY R. PACE AND TAMI V. PACE, HUSBAND AND WIFE, DO HEREBY DEDICATE THE STREET, NEW PUBLIC UTILITY EASEMENTS, PEDESTRIAN WALKWAY EASEMENT AND TEMPORARY CUL-DE-SAC EASEMENT, SHOWN OR NOTED WITHIN THE PLAT BOUNDARY FOR PUBLIC USE.

*Dusty R. Pace* *Tami V. Pace*  
DUSTY R. PACE TAMI V. PACE

ACKNOWLEDGMENT

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14  
DAY OF December, 2015.

BY DUSTY R. PACE

*Dawn M. Judd*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

COMMISSION NUMBER: 471536

ACKNOWLEDGMENT

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14  
DAY OF December, 2015.

BY TAMI V. PACE

*Dawn M. Judd*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

COMMISSION NUMBER: 471536

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED

THIS 17 DAY OF December, 2015.  
*[Signature]*  
CHAIRPERSON *[Signature]* CITY PLANNER

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18 DAY OF December, 2015.

*[Signature]*  
PENDLETON CITY SURVEYOR

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 21 DAY OF December, 2015.

*[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 AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 30th DAY OF December, 2015.

*[Signature]*  
UMATILLA COUNTY ASSESSOR

*Bethia Enright by Kristin Stranand, deputy*  
UMATILLA COUNTY TAX COLLECTOR

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 IT'S ORDER.

DATED THIS 30 DAY OF December, 2015.

*[Signature]*  
CHAIRMAN

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF SUNRIDGE ESTATES, PHASE V.  
*William R. Wells*  
WILLIAM R. WELLS, PLS

RECEIVED BY  
Umatilla County Surveyor  
Date: 01/06/16  
Rec'd By: G. Gensley  
No.: 16-003-B

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON January 4, 2016  
at 2:03 o'clock Pm., in the record of  
PLATS of said County.  
BOOK PAGE Slide  
16 22

OFFICE OF COUNTY RECORDS

By: ...David Stuvland...Records Officer

Fees \$ 78.00 No. 2016-6380309

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 8/15 DR. BY: DMT  
CK. BY: WRW NO: 15-1559

PROJECT: \SUNRIDGEESTATES-2

SUNRIDGE ESTATES  
PHASE V