

PREPARED BY: MGS PASCO, INC.  
 809 S AUBURN ST, KENNEWICK, WA 99336, 509-491-1071  
 MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE  
 SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

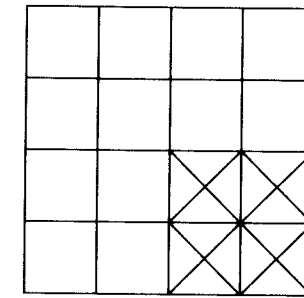
# SUNRISE ESTATES PHASE 2

OF TRACT A OF "SUNRISE ESTATES PHASE 1" (17-32A) LOCATED IN A PORTION OF LOT 12 OF "UMATILLA TERRACE" (13-145) AND LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, T 5 N, R 28 E, W.M.

CITY OF UMATILLA  
 UMATILLA COUNTY, OREGON

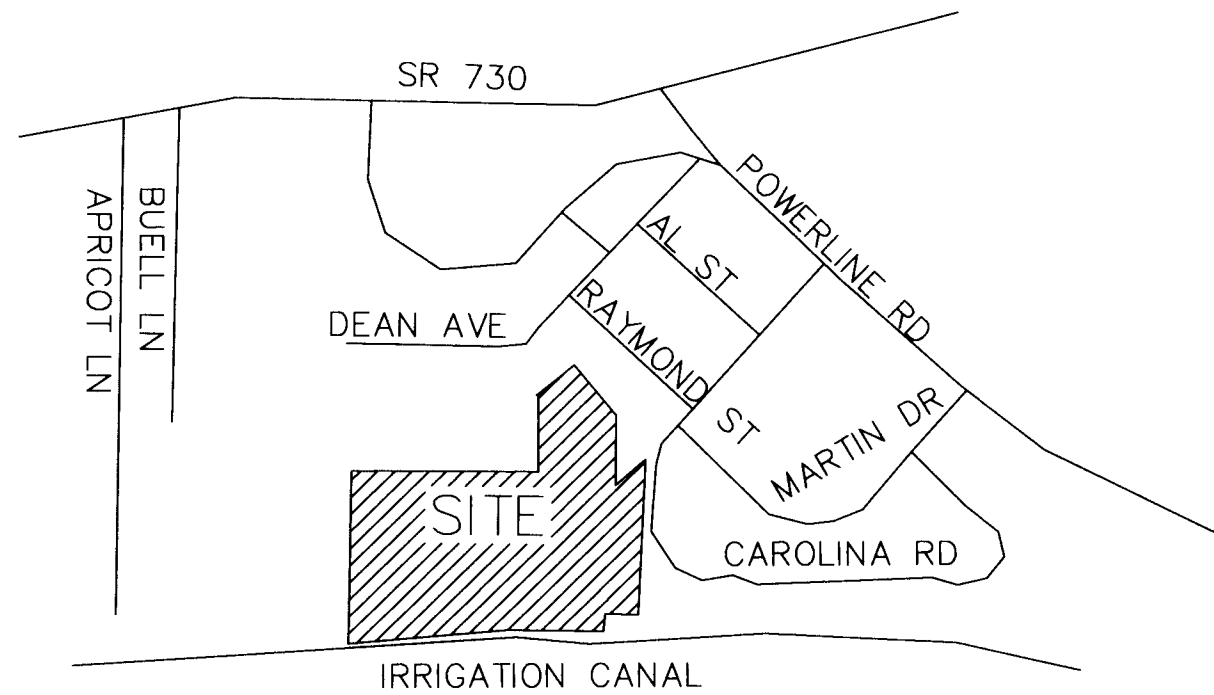
JANUARY 6, 2022

SECTION INDEX



SECTION 18  
 T 5 N, R 28 E

LOT	SQUARE FEET
84	3866
83	3500
82	3000
81	3000
80	3500
79	3500
78	3000
77	3000
76	3500
75	3500
74	3000
73	3000
72	3500
71	3500
70	3000
69	3000
68	3500
67	3500
66	3000
65	3000
64	3588
63	3817
62	108050
61	2852
60	2480
59	4570
58	4189
57	4481
56	5795
55	2701
54	2694
53	7061
52	7225
51	9747
50	8040
49	3964
48	3157
47	3150
46	3675
45	3675
44	4402
43	3754
42	3150
41	3150
40	3150
39	3150
38	3150
37	3150
36	3150
35	3150
34	3150
33	3150
32	3150
31	3150
30	3150
29	3150
28	3466



VICINITY MAP  
 NOT TO SCALE

**SHEET INDEX:**

- 1) SECTION INDEX, SHEET INDEX, VICINITY MAP, LOT SQUARE FOOTAGE
- 2) SECTION BREAKDOWN, APPROVALS, NOTES, DECLARATION, LEGAL DESCRIPTION AND ACKNOWLEDGEMENT
- 3) DIMENSIONING OF LOTS, EASEMENTS, ROADS, LINE, CURVE TABLE, LEGEND
- 4) DIMENSIONING OF SITE BOUNDARY

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
*KLB* 1-19-2022  
 KEVIN L. BETHJE DATE

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 02-04-2022 at 9:22 o'clock a. m., in the record of PLATS of said County.  
 BOOK 17 PAGE 44  
**OFFICE OF COUNTY RECORDS**  
 By: STEVE CHURCHILL Records Officer  
 Fee \$ 135.00 No. 2022-7360077

**SURVEY REFERENCE**

- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145
- 2) "PETERSON ADDITION" BOOK 9, PAGE 14
- 3) EDWARDS SURVEY, 95-176-A
- 4) EDWARDS SURVEY, 96-47-A
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- 9) PARTITION PLAT NO. 2019-09
- 10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30
- 11) "SUNRISE ESTATES PHASE 1" BOOK 17, PAGE 32A

**SURVEYOR'S CERTIFICATE**

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

*KLB*  
 KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 1-19-2022

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 2/10/22  
 Rec'd By: CT  
 No.: 22-017-8

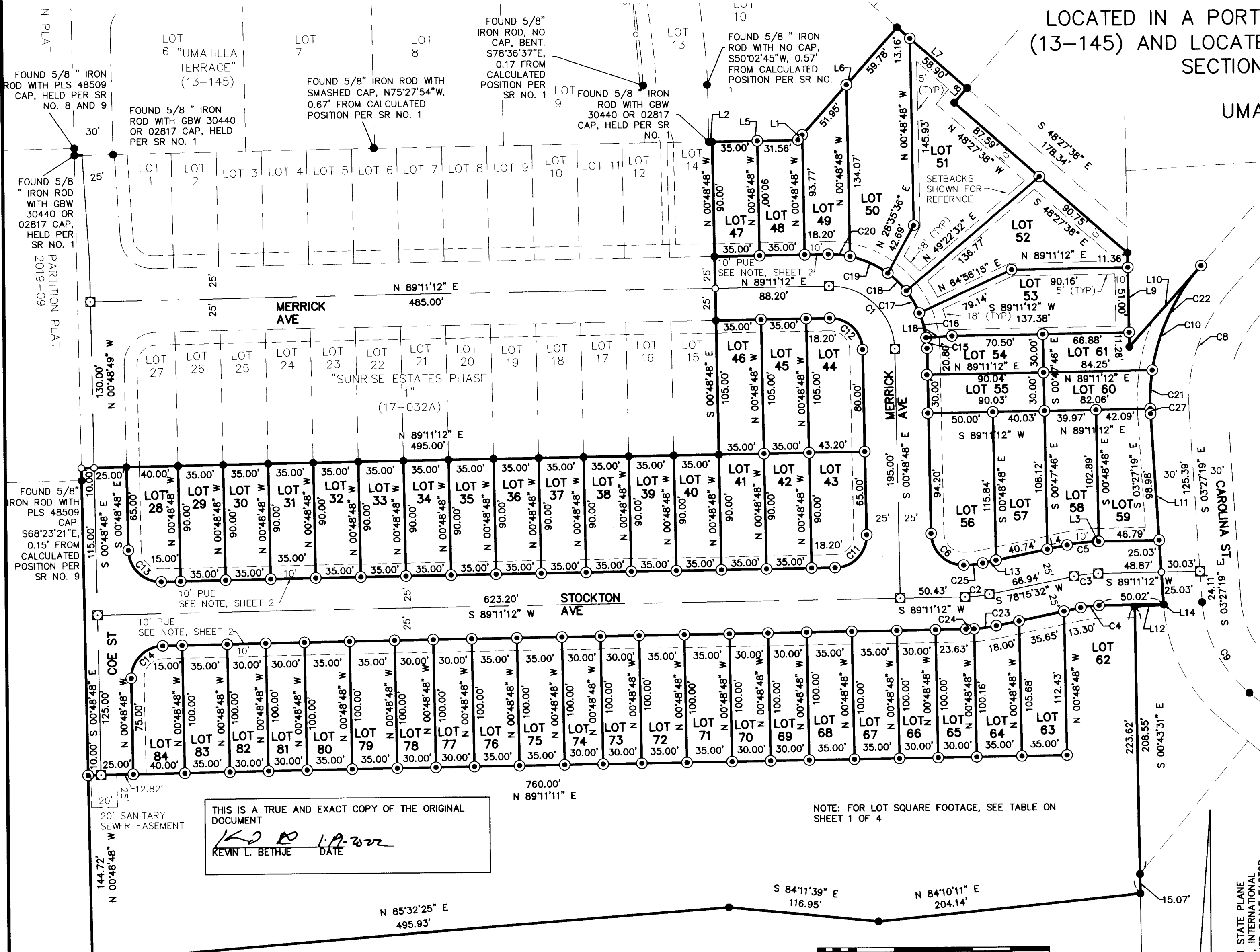
1-19-2022  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JANUARY 9, 2001  
 KEVIN L. BETHJE  
 55437  
 Expires 12-31-2023



PREPARED BY: MGS PASCO, INC.  
809 S AUBURN ST, KENNEWICK, WA 99336, 509-491-1071

**SUNRISE ESTATES PHASE 2**  
OF TRACT A OF "SUNRISE ESTATES PHASE 1" (17-32A)  
LOCATED IN A PORTION OF LOT 12 OF "UMATILLA TERRACE"  
(13-145) AND LOCATED IN A PORTION OF THE SE 1/4 OF  
SECTION 18, T 5 N, R 28 E, W.M.  
CITY OF UMATILLA  
UMATILLA COUNTY, OREGON

JANUARY 6, 2022



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 41°32'22" E	5.11'
L2	N 89°11'11" E	2.59'
L3	N 89°11'12" E	0.92'
L4	N 78°15'32" E	15.66'
L5	N 89°11'11" E	66.56'
L6	N 41°32'22" E	116.84'
L7	S 48°27'38" E	72.06'
L8	N 41°30'44" E	15.00'
L9	S 00°43'31" E	73.62'

**LINE TABLE**

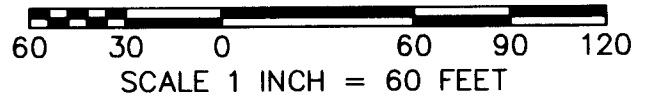
LINE	BEARING	DISTANCE
L10	S 41°32'41" W	84.47'
L11	S 03°27'19" E	149.03'
L12	N 86°32'41" E	22.54'
L13	N 78°15'32" E	10.54'
L14	S 03°27'19" E	0.47'
L18	S 86°35'31" W	20.03'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	50.00'	90°00'00"	78.54'	N 45°48'48" W	70.71'
C2	100.00'	10°55'40"	19.07'	N 83°43'22" E	19.04'
C3	100.00'	10°55'40"	19.07'	S 83°43'22" W	19.04'
C4	75.00'	10°55'40"	14.30'	S 83°43'22" W	14.28'
C5	125.00'	10°55'40"	23.84'	S 83°43'22" W	23.80'
C6	25.00'	89°30'07"	39.05'	S 45°33'51" E	35.20'
C7	110.00'	47°40'27"	91.53'	N 65°20'58" E	88.91'
C8	130.00'	45°00'00"	102.10'	S 19°02'41" W	99.50'
C9	100.00'	46°59'26"	82.01'	S 26°57'02" E	79.73'
C10	160.00'	45°00'00"	125.66'	S 19°02'41" W	122.46'
C11	25.00'	90°00'00"	39.27'	N 44°11'12" E	35.36'
C12	25.00'	90°00'00"	39.27'	N 45°48'48" W	35.36'
C13	25.00'	90°00'00"	39.27'	S 45°48'48" E	35.36'
C14	25.00'	90°00'00"	39.27'	S 44°11'12" W	35.36'
C15	75.00'	6°21'00"	8.31'	N 03°59'18" W	8.31'
C16	75.00'	15°19'28"	20.06'	N 14°49'32" W	20.00'
C17	75.00'	15°19'28"	20.06'	N 30°09'01" W	20.00'
C18	75.00'	15°19'28"	20.06'	N 45°28'29" W	20.00'
C19	75.00'	24°43'55"	32.37'	N 65°30'10" W	32.12'
C20	75.00'	12°56'40"	16.94'	N 84°20'28" W	16.91'
C21	160.00'	10°47'16"	30.12'	S 03°27'38" W	30.08'
C22	160.00'	32°46'25"	91.52'	S 25°09'28" W	90.28'
C23	125.00'	8°00'31"	17.47'	N 82°15'47" E	17.46'
C24	125.00'	2°55'11"	6.37'	N 87°43'38" E	6.37'
C25	75.00'	11°25'33"	14.96'	N 83°58'18" E	14.93'
C27	160.00'	1°26'19"	4.02'	S 02°44'10" E	4.02'

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
KEVIN L. BETHJE DATE 1.19.2022

NOTE: FOR LOT SQUARE FOOTAGE, SEE TABLE ON SHEET 1 OF 4



**SURVEYOR'S CERTIFICATE**  
I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 1.19.2022

- LEGEND**
- INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
  - INDICATES FOUND 5/8" IRON ROD WITH "BETHJE LS 55437" CAP, HELD PER SR NO. 11 UNLESS NOTED OTHERWISE
  - INDICATES CALCULATED POSITION, NOTHING FOUND OR SET
  - INDICATES BRASS CAP IN ASPHALT SET, STAMPED "BETHJE LS 55437" SET.
  - (XX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE
  - [XXX] INDICATES ADDRESS

- SURVEY REFERENCE**
- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145
  - 2) "PETERSON ADDITION" BOOK 9, PAGE 14
  - 3) EDWARDS SURVEY, 95-176-A
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  - 10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30
  - 11) "SUNRISE ESTATES PHASE 1" BOOK 17, PAGE 32A

BASIS OF BEARING: OREGON NORTH STATE PLANE COORDINATE SYSTEM, NAD 83/2011, INTERNATIONAL FEET FROM OPUS SOLUTION, COMBINED SCALE FACTOR 0.99996282

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 02-04-2022  
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BOOK 17 PAGE 44  
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Fee \$ 135.00 No. 2022-7360077

1.19.2022  
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KEVIN L. BETHJE  
JANUARY 9, 2001  
55437  
Expires 12-31-2023

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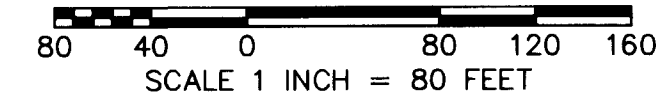
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JANUARY 6, 2022

**LEGEND**

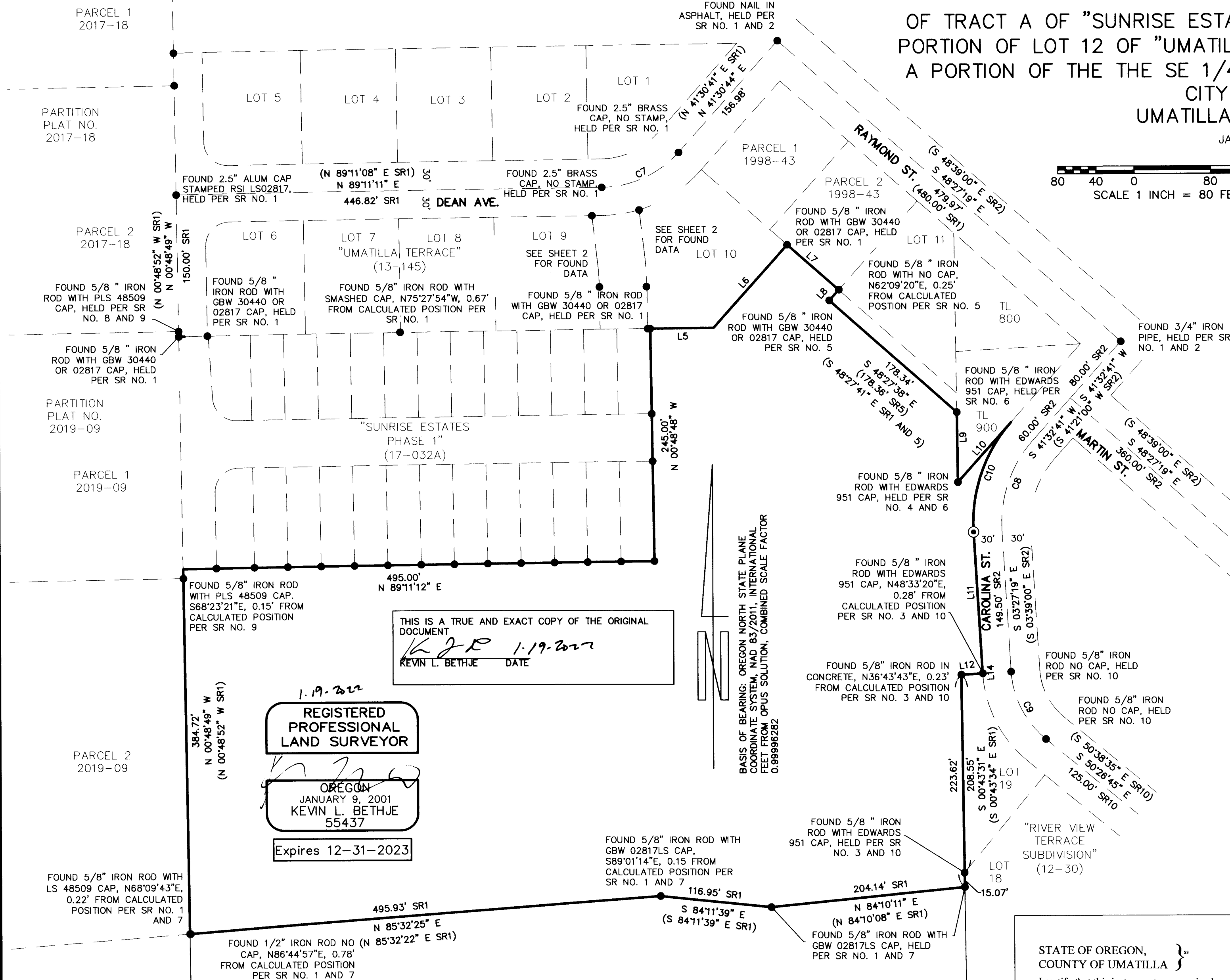
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- (XX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE



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 55437  
 Expires 12-31-2023

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SHEET 4 OF 4