

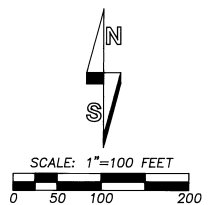
I CERTIFY THIS IS AN EXACT COPY OF SUNRIDGE ESTATES, PHASE 1

Will R. Wells  
WILLIAM R. WELLS, PLS

**SUNRIDGE ESTATES, PHASE 1**  
AN ADDITION TO THE CITY OF PENDLETON, OREGON.  
A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 2000-41,  
LOCATED IN SW 1/4 OF SECTION 14 AND SE 1/4 OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,  
UMATILLA COUNTY, OREGON.

LINE NO.	BEARING	DISTANCE
L1	N 59°59'33" E	30.00'
L2	N 59°59'33" E	30.00'
L3	N 86°35'13" E	60.11'
L4	N 00°00'00" E	15.79'
L5	N 00°00'00" E	2.00'
L6	S 88°43'23" W	15.32'
L7	S 30°00'27" E	90.00'
L9	N 00°00'00" E	76.89'
L10	S 83°19'46" E	13.43'
L11	N 90°00'00" E	4.69'
L14	N 60°00'00" E	22.20'
L15	N 89°53'13" E	67.44'
L16	S 39°36'24" E	83.93'
L17	S 30°09'31" E	30.00'
L18	S 30°09'31" E	30.00'
L19	N 90°00'00" E	19.68'
L21	N 90°00'00" E	21.84'
L22	S 00°00'00" W	19.00'
L24	S 00°00'00" W	30.00'
L25	S 00°00'00" W	6.69'
L27	N 00°00'00" E	2.00'
L28	N 28°12'36" W	12.76'
L29	N 28°12'36" W	65.16'
L30	EAST	29.42'

CURVE NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C4	30°00'27"	100.00'	52.37'	S 15°00'13" E 51.78'
C5	89°59'33"	18.00'	28.27'	S 75°00'13" E 25.45'
C6	18°54'11"	130.00'	38.35'	N 68°27'08" E 38.21'
C7	13°05'49"	130.00'	29.72'	N 83°27'06" E 29.65'
C8	75°31'46"	70.00'	72.73'	N 82°14'07" E 85.74'
C9	18°38'37"	130.00'	42.30'	N 23°47'32" E 42.11'
C10	09°02'50"	130.00'	20.53'	N 37°38'16" E 20.51'
C11	08°50'35"	130.00'	20.06'	N 46°34'58" E 20.04'
C12	8°50'14"	130.00'	20.05'	N 55°25'22" E 20.03'
C13	46°11'35"	100.00'	80.62'	S 37°34'01" W 78.46'
C14	45°22'15"	70.00'	55.43'	S 37°09'21" W 53.99'
C15	8°08'17"	130.00'	18.46'	S 18°32'22" W 18.45'
C16	52°58'58"	100.00'	92.47'	S 40°57'43" W 89.21'
C17	22°32'49"	100.00'	39.35'	S 78°43'36" W 39.10'
C18	31°42'16"	130.00'	71.84'	S 38°27'39" W 71.02'
C19	54°18'47"	18.00'	17.06'	S 27°09'24" W 16.43'
C20	90°00'27"	18.00'	28.28'	N 45°00'00" W 25.46'
C21	90°00'27"	18.00'	28.28'	S 14°59'46" W 25.46'
C22	8°22'36"	130.00'	19.01'	S 25°49'09" E 18.99'
C23	21°37'51"	130.00'	49.08'	S 10°48'58" E 48.79'
C24	19°25'26"	70.00'	23.73'	N 80°11'17" E 23.62'
C25	30°00'00"	100.00'	52.36'	S 75°00'00" W 51.76'
C26	10°34'34"	70.00'	12.92'	S 65°17'17" W 12.90'
C28	30°09'31"	70.00'	36.85'	N 74°55'14" E 36.42'
C29	90°00'08"	70.00'	109.96'	S 45°00'04" W 99.00'



- LEGEND**
- - SET 2 1/2" BRASS CAP STREET SURFACE MONUMENT.
  - - SET 5/8" BY 30" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
  - - FOUND 5/8" IRON REBAR PER PLAT OF HOFFMAN FIRST ADDITION.
  - - FOUND 5/8" BY 30" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", FROM PARTITION PLAT NO. 2000-41. NOTE: MONUMENTS ON STREET CENTERLINE RECOVERED FROM PARTITION PLAT NO. 2000-41 WERE REPLACED WITH BRASS CAP STREET SURFACE MONUMENTS.
  - s.f. - INDICATES SQUARE FEET.
  - - INDICATES NEW PUBLIC UTILITY EASEMENT NOTED OR SHOWN. ALL LOTS HAVE A 5 FOOT PUBLIC UTILITY EASEMENT ALONG PUBLIC STREET OR AVENUE FRONTAGE.

"BLANKET" TYPE EASEMENTS WHICH MAY AFFECT PARCEL 1, 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:

- EASEMENT FOR POLE LINES AND APPURTENANCES THERETO, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED AT BOOK 160, PAGE 473, DEED RECORDS. AFFECTS SE 1/4 OF SECTION 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AT BOOK 185, PAGE 259, DEED RECORDS. AFFECTS E1/2 SECTION 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 260, PAGE 519, DEED RECORDS. AFFECTS SW 1/4 SECTION 14.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 260, PAGE 520, DEED RECORDS. AFFECTS SECTIONS 14 AND 15.

NOTE: EASEMENTS NO. 3 AND 4 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY.

**SURVEYOR'S NARRATIVE**

THIS SURVEY FOR SUBDIVISION WAS MADE WITH REFERENCE TO RECORD SURVEY COUNTY PARTITION PLAT NO. 2000-41, WHICH WAS RECORDED IN AUGUST, 2000. SEE PARTITION PLAT NO. 2000-41 FOR CONTROL SURVEY DATA AND COMPARISON OF RECORD DIMENSIONS OF OTHER SURVEYS.

PLAT MONUMENTS WERE ESTABLISHED BY A 2 PERSON CREW USING A LEICA 399 GEODETIC G.P.S. SYSTEM OPERATED IN REAL TIME KINEMATIC MODE.

**TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION**

PIONEER BANK, C.S.B. BY:  
Daniel Leighty  
DANIEL LEIGHTY, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF June, 2001.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2004

OFFICIAL SEAL  
DAWN M TUBBS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 338724  
MY COMMISSION EXPIRES OCT. 14, 2004

**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 1".

**PLAT BOUNDARY DESCRIPTION:**  
PARCEL 1 OF PARTITION PLAT NO. 2000-41, LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

PER O.R.S. CHAPTER 92.070, I CERTIFY THAT INTERIOR MONUMENTS IN THIS SUBDIVISION PHASE WILL BE SET WITHIN 60 DAYS OF PAVING OR BY SEPTEMBER 1ST, 2001, WHICHEVER OCCURS, FIRST.

Will R. Wells  
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells  
WILLIAM R. WELLS, PLS 1106

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

**OWNER'S DEDICATION**

AARON C. HOEFT, ZECKMAN CONSTRUCTION, INC., AND DUSTY R. PACE OWNERS OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRIDGE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PENDLETON, OREGON.

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

Aaron C. Hoeft  
AARON C. HOEFT, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF June, 2001.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2004

OFFICIAL SEAL  
DAWN M TUBBS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 338724  
MY COMMISSION EXPIRES OCT. 14, 2004

ZECKMAN CONSTRUCTION, INC., OWNER, BY:  
Jack R. Zee President  
TITLE

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF June, 2001.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2004

OFFICIAL SEAL  
DAWN M TUBBS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 338724  
MY COMMISSION EXPIRES OCT. 14, 2004

Dusty R. Pace  
DUSTY R. PACE, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF June, 2001.

Dawn M. Tubbs  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2004

OFFICIAL SEAL  
DAWN M TUBBS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 338724  
MY COMMISSION EXPIRES OCT. 14, 2004

**APPROVALS**

**CITY OF PENDLETON**

CITY OF PENDLETON PLANNING COMMISSION  
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED  
THIS 19th DAY OF April, 2001.

Christine Reimold  
CHAIRPERSON PLANNING DIRECTOR  
CITY OF PENDLETON SURVEYOR  
THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 12th DAY OF June, 2001.  
David J. Oh  
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 7 DAY OF June, 2001.

David H. Kline  
UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR**

RENEWES 6/30/02  
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 13th DAY OF June, 2001.

Shirley A. Schell  
UMATILLA COUNTY ASSESSOR 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 ITS ORDER.

DATED THIS 13th DAY OF June, 2001.

Christine Schell CHAIRMAN  
Emile M. Holman COMMISSIONER  
William S. Harrell COMMISSIONER

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 13, 2001  
at 3:30 o'clock P.m., in the record of PLATS of said County.  
BOOK PAGE Slide  
14 25

OFFICE OF COUNTY RECORDS  
By: JEAN HEMPHILL Records Officer  
Fees \$ 55.00 No. 2001-3910058

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 05/01 DR. BY: DMT  
CK. BY: WRW NO: 00-705

PROJECT: SUNRIDGE ESTATES PHASE I

398 0367



2001-3980367 1 of 1

RECEIVED

OCT 03 2001

UMATILLA COUNTY RECORDS

AFFIDAVIT OF INTERIOR MONUMENTATION  
SUNRIDGE ESTATES, PHASE I

This is to certify that the Plat of Sunridge Estates, Phase I, a subdivision of Parcel I of Umatilla County Partition Plat Number 2000-41, located in the Southwest Quarter of Section 14 and Southeast Quarter of Section 15, Township 2 North, Range 32 East, W.M., City of Pendleton, Umatilla County, Oregon, recorded at Book 14, Page 25, Record of Town Plats, has been correctly surveyed and monumented with proper monuments at the interior corners of the subdivision as noted on the recorded subdivision Plat.

Street curve and intersection monuments are 2 inch brass cap monuments on copper clad steel rods driven into the street asphalt surface.

Other monuments were established as noted on the record Plat.

Monuments were fully established as of August 4th, 2001.

William R. Wells

William R. Wells, PLS



Sworn before me this 3RD day of October, 2001.

Dawn M Tubbs

Notary Public for Oregon

My commission renews 10-14-2004

Approved by: David H. Krumbein

David H. Krumbein, County Surveyor

State of Oregon )

County of Umatilla )

This instrument was received and recorded on

10-03-01 at 3:58

in the record of document code type DE-AFF

Location R398-0367  
Document number 2001-3980367  
Fee 26.00

Office of County Records

Deann Hemphill  
Records Officer

return to Um Co Surveyor