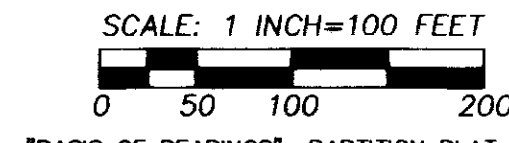


SUNRIDGE ESTATES, PHASE VI
 AN ADDITION TO THE CITY OF PENDLETON, OREGON.
 A SUBDIVISION OF LOT 121, SUNRIDGE ESTATES PHASE V,
 RECORDED AT BOOK 16, PAGE 22, UMATILLA COUNTY RECORDS.
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

LEGEND

SHEET 1 OF 2

- - 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.
 - ◇ - SET 3/4" BRASS WASHER WITH SCREW IN LEAD PLUG IN CONCRETE GUTTER, 12.75' ON LOT LINE PROJECTION FROM CORNER POINT TO AVOID SETTING PROPERTY CORNER MONUMENT IN UNSTABLE ROCK FILL.
 - ⊙ - 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, IV OR V 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 OR PRIVATE UTILITY EASEMENT LINE NOTED OR SHOWN.
 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 "OTHER EASEMENT NOTES" ON THIS PLAT SHEET.
 THERE IS AN EXISTING 5 FOOT PUBLIC PEDESTRIAN EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 117 (SUNRIDGE PHASE V) AND LOT 122, AND LOTS 118 (SUNRIDGE PHASE V) AND LOT 125. THE TOTAL WIDTH OF THE EASEMENT IS 5 FEET, 2.50 FEET ON EACH SIDE OF COMMON LOT LINE.
 - 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, IV AND V, PARTITION PLATS NO. 2005-29 AND 2007-33, AND SURVEY NO. 08-001-B, ARE IDENTICAL.



SCALE: 1 INCH=100 FEET
 "BASIS OF BEARINGS": PARTITION PLAT NO. 2000-41 AND SUNRIDGE ESTATES, PHASE I.

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 INSTRUMENTS NO. 2015-6340809 AND 2016-6380309, OFFICE OF COUNTY RECORDS.
- (C) - EXISTING 5' PEDESTRIAN WALKWAY EASEMENT CREATED ON SUNRIDGE ESTATES PHASE V, IN 2016-6380309, 2.50' ON EACH SIDE OF LOT LINE.
- (D) - NEW 20' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT.
- (E) - NEW EASEMENT FOR TEMPORARY CUL-DE-SAC, CREATED BY THIS PLAT.
- (F) - NEW PRIVATE 10' SEWER EASEMENT CREATED BY THIS PLAT.

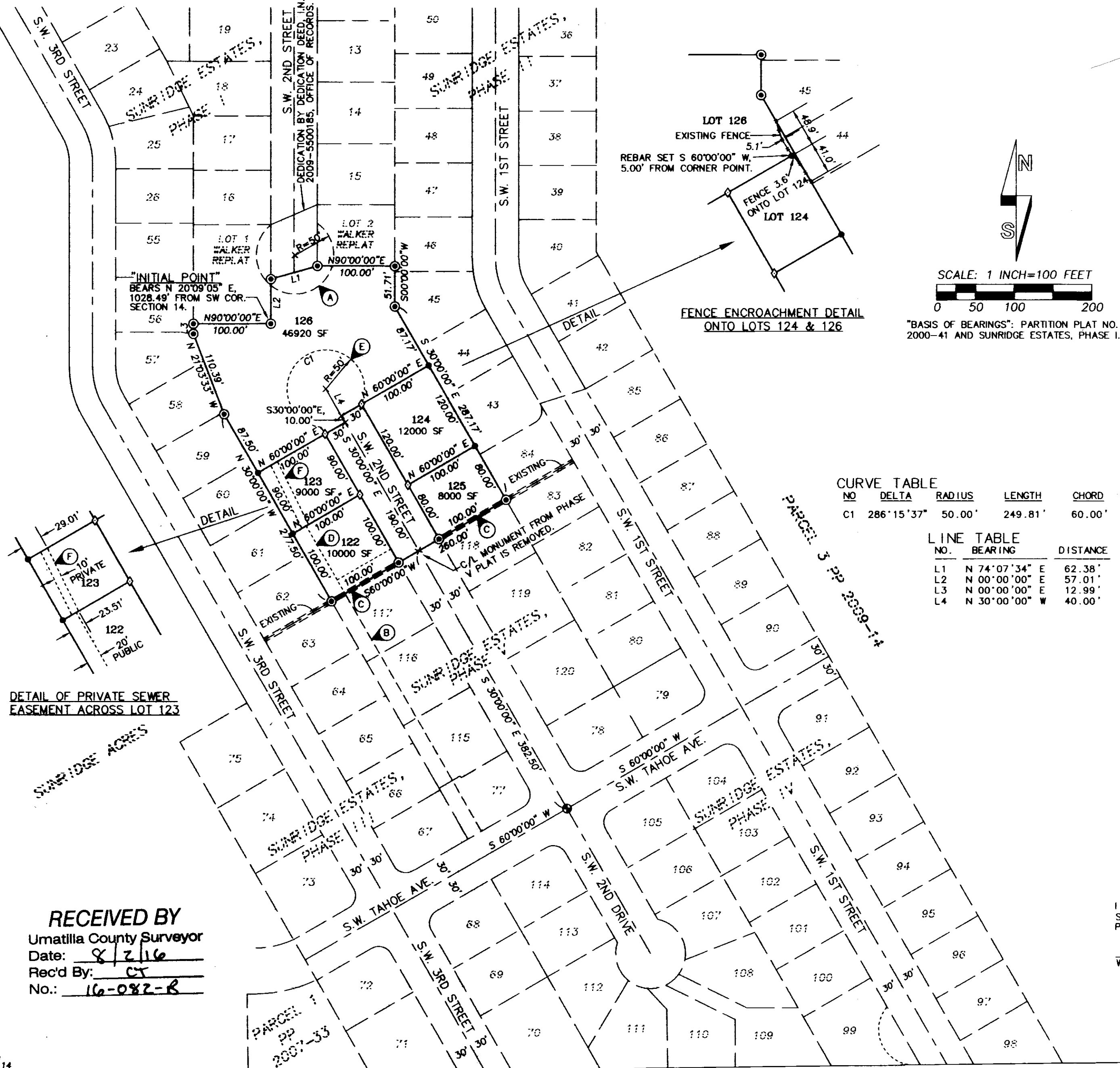
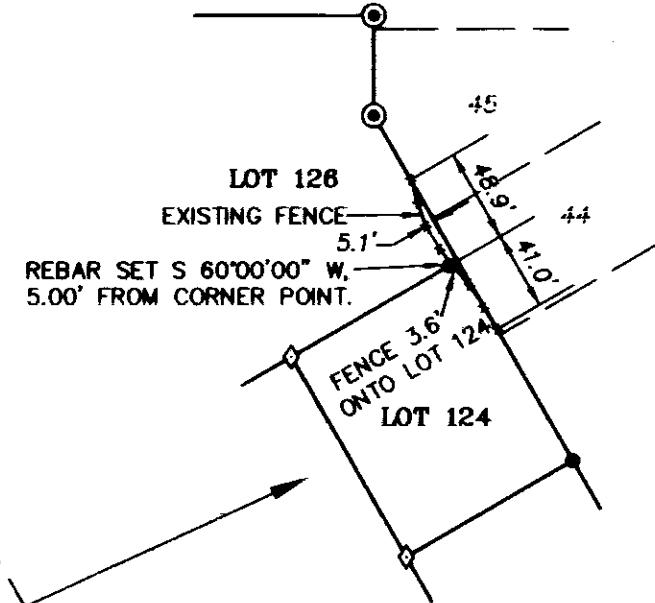
NOTE:

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.

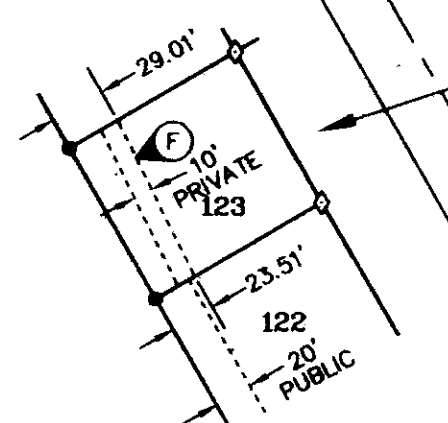
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	286°15'37"	50.00'	249.81'	60.00'	N 60°00'00" E

NO.	BEARING	DISTANCE
L1	N 74°07'34" E	62.38'
L2	N 00°00'00" E	57.01'
L3	N 00°00'00" E	12.99'
L4	N 30°00'00" W	40.00'

FENCE ENCROACHMENT DETAIL ONTO LOTS 124 & 126



DETAIL OF PRIVATE SEWER EASEMENT ACROSS LOT 123



RECEIVED BY
 Umatilla County Surveyor
 Date: 8/2/16
 Rec'd By: CT
 No.: 16-082-B

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/18
 I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF SUNRIDGE ESTATES, PHASE VI.
William 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 July 29, 2016
 at 10:45 o'clock Am., in the record of PLATS of said County.
 BOOK 16 PAGE 31 Slide
OFFICE OF COUNTY RECORDS
 By: ...Steve Churchill...Records Officer
 Fees \$ 78.00 No. 2016-6460449

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 2/16 DR. BY: DMT
 CK. BY: WRW NO: 15-1590

PROJECT: \SUNRIDGEESTATES6-1
SUNRIDGE ESTATES PHASE VI

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

SUNRIDGE ESTATES, PHASE VI
AN ADDITION TO THE CITY OF PENDLETON, OREGON.
A SUBDIVISION OF LOT 121, SUNRIDGE ESTATES PHASE V,
RECORDED AT BOOK 16, PAGE 22, UMATILLA COUNTY RECORDS.
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, THE CITY OF PENDLETON DEVELOPMENT ORDINANCE, OR AS APPROVED BY THE COUNTY SURVEYOR, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF "SUNRIDGE ESTATES, PHASE VI".

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 SUNRIDGE ESTATES, PHASES I, II, III, IV AND V, 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:

LOT 121 OF SUNRIDGE ESTATES, PHASE V, (INSTRUMENT NO. 2016-6380309, 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:

- 1. "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.
2. "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.
3. 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.
NOTE: THIS EASEMENT IS CORRECTED FOR PROPER REFERENCE TO PARCEL 1 OF PARTITION PLAT NO. 2000-41 BY MEMORANDUM OF CORRECTION RECORDED AS INST. NO. 2001-3850490, OFFICE OF RECORDS.
4. 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.

Will. R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

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 VI", 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, AND TEMPORARY CUL-DE-SAC EASEMENT, SHOWN OR NOTED WITHIN THE PLAT BOUNDARY FOR PUBLIC USE. WE ALSO DESIGNATE THE NEW 10 FOOT WIDE PRIVATE SEWER EASEMENT ACROSS LOT 123 AS A NEW EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A PRIVATE SEWER LINE APPURTENANT TO LOT 126 OF THIS PLAT.

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 21st

DAY OF July, 2016.

BY DUSTY R. PACE

Gen M. Chubai
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 07-27-2018

COMMISSION NUMBER: 930500

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st

DAY OF July, 2016.

BY TAMI V. PACE

Gen M. Chubai
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 07-27-2018

COMMISSION NUMBER: 930500

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED

THIS 17th DAY OF July, 2016.

Chairperson, City Planner

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 17th DAY OF July, 2016.

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 21st DAY OF July, 2016.

David H. Clark
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 20th DAY OF July, 2016.

Paul Chalmer, Betty Batten
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 IT'S ORDER.

DATED THIS 29th DAY OF July, 2016.

Gen M. Chubai, Absent
CHAIRMAN, COMMISSIONER

W. Williams
COMMISSIONER

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF SUNRIDGE ESTATES, PHASE VI.

Will. R. Wells
WILLIAM R. WELLS, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

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

ON July 29, 2016
at 10:45 o'clock Am., in the record of PLATS of said County.
BOOK PAGE Slide
16 31

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2016-6460449

RECEIVED BY
Umatilla County Surveyor
Date: 8/2/16
Rec'd By: CT
No.: 16-082-B

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

DATE: 2/16 DR. BY: DMT
CK. BY: WRW NO: 15-1590

PROJECT: \SUNRIDGEESTATES6-2
SUNRIDGE ESTATES
PHASE VI