

PACE ACRES REPLAT

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS. LOCATED IN THE SW1/4 OF SECTION 14, AND THE SE1/4 OF SECTION 15, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

PLAT SHEET INDEX

- SHEET 1 OF 4 - PLAT SHEET INDEX.
- SHEET 2 OF 4 - ANNOTATION OF REPLAT LOTS AND EASEMENT LOCATIONS.
- SHEET 3 OF 4 - ANNOTATION OF NEW EASEMENT DETAILS.
- SHEET 4 OF 4 - APPROVALS, SURVEYORS CERTIFICATE & NARRATIVE, OWNERS DECLARATION.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 11-27-2017

at 7:45 o'clock a. m., in the record of
PLATS of said County.
BOOK 16 PAGE 55

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 90.00 No. 2017-6650500

RECEIVED BY
Umatilla County Surveyor
Date: 11/30/17
Rec'd By: CT
No.: 17-129-6

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 4
OF PACE ACRES REPLAT.

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Wells

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

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

DATE: 08/17	DR. BY: JMW
CK BY: WRW	NO: 17-1763

PROJECT: \sunacresreplat2017

PACE ACRES REPLAT

A REPLAT OF CERTAIN LOTS OF THE PLAT
OF SUNRIDGE ACRES, RECORDED IN BOOK
15, PAGE 43, UMATILLA COUNTY, PLAT
RECORDS. LOCATED IN THE SW1/4 OF
SEC. 14, AND THE SE1/4 SEC. 15, T2N,
R32E, W.M., CITY OF PENDLETON, OREGON.

PACE ACRES REPLAT

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS. LOCATED IN THE SW1/4 OF SECTION 14, AND THE SE1/4 OF SECTION 15, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

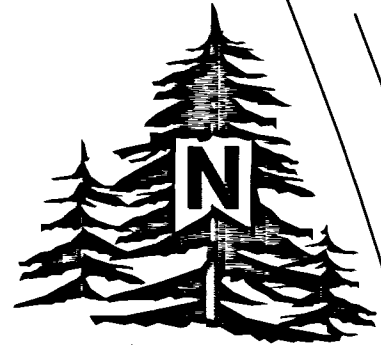
ACCESS EASEMENT APPURTENANT TO LOTS 1, 2, & 3, ACROSS PARCEL 2 OF P.P. 2007-01, BY DEDICATION DEED AT A FUTURE DATE TO BE RECORDED SEPARATELY.

CURVE TABLE

Table with columns: NO, DELTA, RADIUS, LENGTH, CHORD, CHORD BRG. Lists curve data for lots 1 through 53.

LEGEND

- SET 5/8"x12" REBAR WITH A 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEY 54657PLS."
SET 5/8"x24" REBAR WITH A 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEY 54657PLS."
FOUND 5/8" REBAR WITH 1 1/4" YELLOW OR RED PLASTIC CAP, MARKED "OR PLS 1106, WA PLS 17372", FROM PARTITION PLAT 2005-29, 2007-01, OR 2007-33.
FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP PER PLAT OF SUNRIDGE ACRES.
FOUND 5/8" REBAR WITH 2" ALUM. CAP FOR STREET C/L MONUMENT PER PLAT OF SUNRIDGE ACRES.
FOUND 2" ALUM. CAP OR 2" BRASS CAP FOR STREET C/L MONUMENT PER PLAT OF SUNRIDGE ESTATES PHASE I OR III.
FOUND 5/8" REBAR PER PLAT OF HOFFMAN FIRST ADDITION.
CALCULATED POINT ONLY. NOTHING FOUND OR SET.
INDICATED EXISTING PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES. NEW EASEMENTS CREATED ON THIS PLAT ARE DETAILED ON SHEET 3.
SF - INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET.
INDICATES NEW EASEMENT CREATED ON THIS PLAT. SEE THIS SHEET OR SHEET 3 FOR DETAILS.
DIMENSIONS REPORTED ON THIS PLAT WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, III, AND PARTITION PLATS 2000-41, 2005-29, 2007-01, OR 2007-33, & THE PLAT OF SUNRIDGE ACRES ARE IDENTICAL.



SCALE: 1 INCH=100 FEET
BASIS OF BEARINGS: PLAT OF SUNRIDGE ACRES, BOOK 15, PAGE 43, PLAT RECORDS. ALL COMMON DIMENSIONS SHOWN ARE IDENTICAL.

LINE TABLE

Table with columns: NO., BEARING, DISTANCE. Lists line data for lots 1 through 50.

LINE TABLE CONT.

Table with columns: NO., BEARING, DISTANCE. Continuation of line data for lots 51 through 81.

LINE TABLE CONT.

Table with columns: NO., BEARING, DISTANCE. Continuation of line data for lots 82 through 146.

1/4 SECTION CORNER. 2 1/2" BRASS CAP ON G.I.P. MONUMENT. SEE SURVEY NO. 92-092-C.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA. I certify that this instrument was received and recorded on 11-27-2017

at 7:45 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 55

OFFICE OF COUNTY RECORDS. By: STEVE CHURCHILL, Records Officer. Fee \$ 90.00 No. 2017-6650500

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Jason M. Wells, Oregon November 29, 2010, Jason M. Wells 54657PLS, RENEWS 6/30/18

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 4 OF PACE ACRES REPLAT. Signature of Jason M. Wells, PLS

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

DATE: 08/17 DR. BY: JMW CK. BY: WRW NO: 17-1763

RECEIVED BY Umatilla County Surveyor Date: 11/30/17 Rec'd By: CT No.: 17-129-R

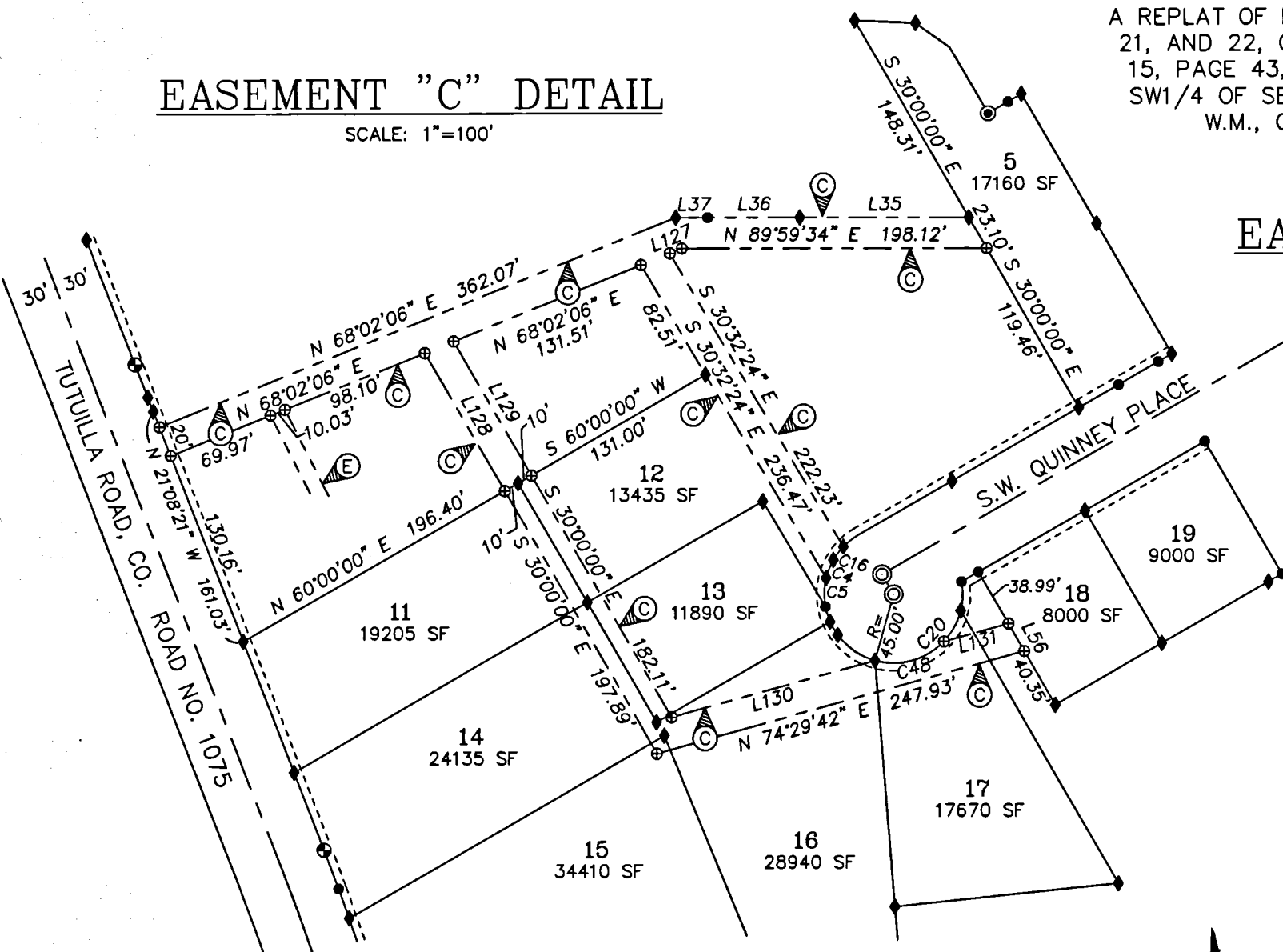
PROJECT: PACE ACRES REPLAT A REPLAT OF CERTAIN LOTS OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY, PLAT RECORDS. LOCATED IN THE SW1/4 OF SEC. 14, AND THE SE1/4 SEC. 15, T2N, R32E, W.M., CITY OF PENDLETON, OREGON.

PACE ACRES REPLAT

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS. LOCATED IN THE SW1/4 OF SECTION 14, AND THE SE1/4 OF SECTION 15, T2N, R32E, W.M., CITY OF PENDELTON, UMATILLA COUNTY, OREGON.

EASEMENT "C" DETAIL

SCALE: 1"=100'

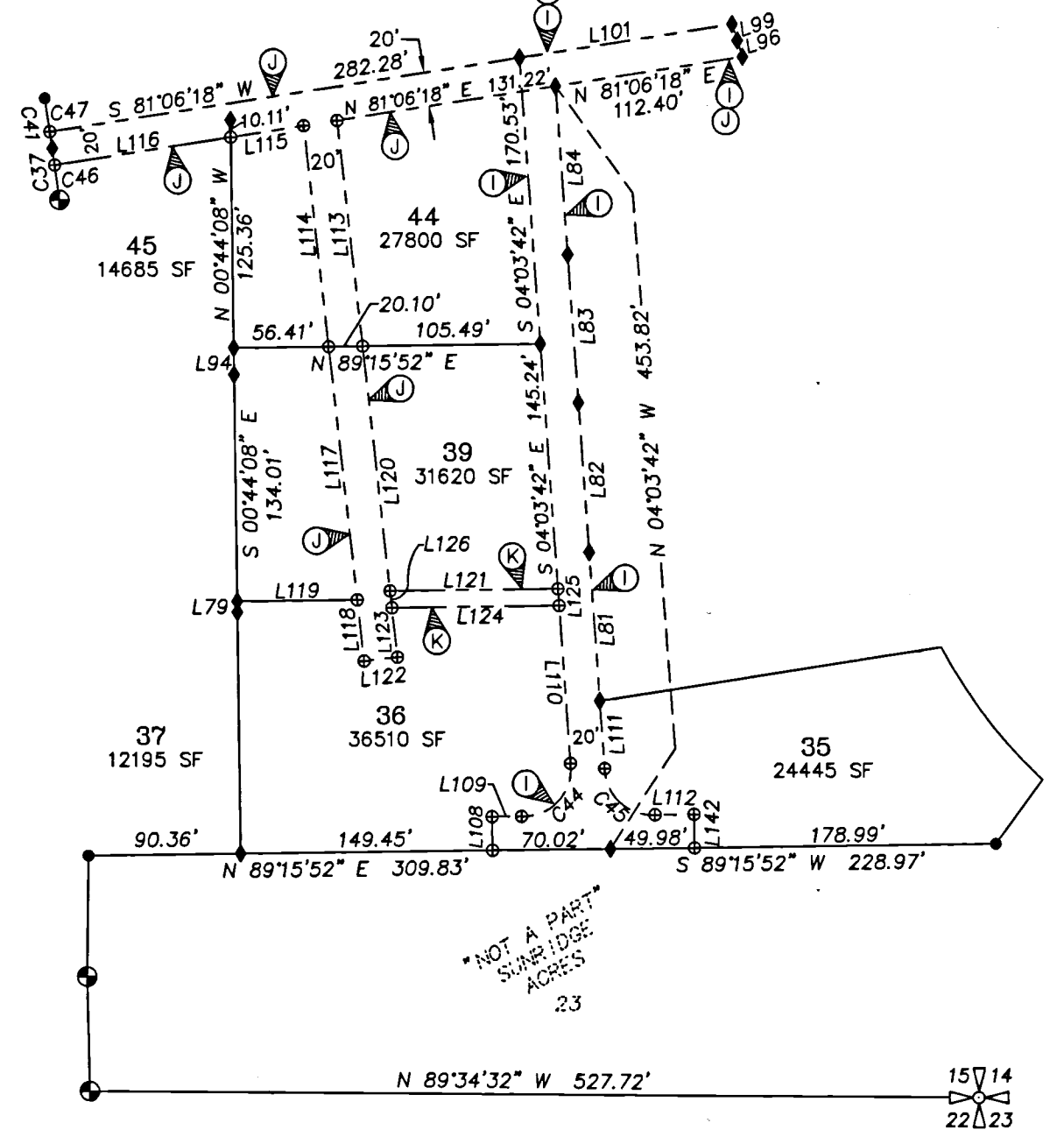


NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C4	16°09'32"	45.00'	12.69'	12.65'	N 21°41'56" E
C5	24°08'54"	45.00'	18.97'	18.83'	N 01°32'43" E
C16	13°50'29"	45.00'	10.87'	10.84'	N 36°41'56" E
C20	91°45'17"	45.00'	72.06'	64.61'	S 59°46'28" W
C48	62°18'49"	45.00'	48.94'	46.56'	S 74°29'42" W

NO.	BEARING	DISTANCE
L35	S 89°59'34" W	109.89'
L36	S 89°59'34" W	59.80'
L37	S 89°59'34" W	20.76'
L56	N 30°00'00" W	100.00'
L127	N 68°02'06" E	8.44'
L128	S 30°00'00" E	103.71'
L129	S 30°00'00" E	100.89'
L130	N 74°29'42" E	137.22'
L131	N 74°29'42" E	43.49'

EASEMENT "I, J, & K" DETAIL

SCALE: 1"=100'

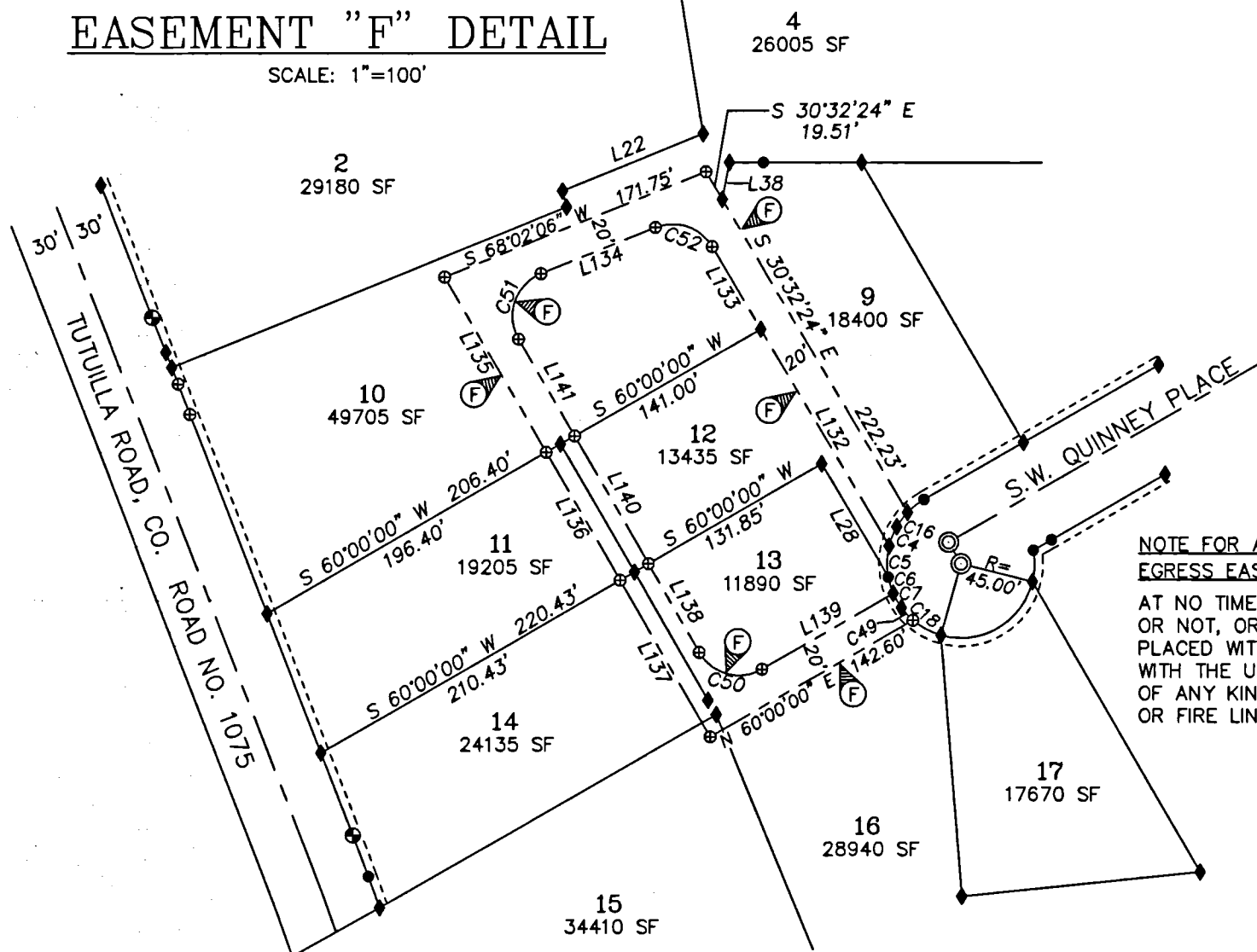


NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C37	0°28'03"	3779.55'	30.84'	30.84'	S 07°54'03" E
C41	0°27'17"	3779.55'	30.00'	30.00'	S 08°21'43" E
C44	99°58'41"	28.00'	48.86'	42.89'	S 42°36'05" W
C45	93°19'34"	28.00'	45.61'	40.73'	N 47°23'55" W
C46	0°18'57"	3779.55'	20.84'	20.84'	S 07°49'30" E
C47	0°18'11"	3779.55'	20.00'	20.00'	S 08°26'16" E

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L79	N 00°44'08" W	6.30'	L113	S 06°22'05" E	135.09'
L80	N 04°03'42" W	88.38'	L114	S 06°22'05" E	132.23'
L81	N 04°03'42" W	88.36'	L115	S 81°06'18" W	43.88'
L82	N 04°03'42" W	88.36'	L116	S 81°06'18" W	105.81'
L83	N 04°03'42" W	88.36'	L117	S 06°22'05" E	150.73'
L84	N 04°03'42" W	100.36'	L118	S 06°22'05" E	36.59'
L94	N 00°44'08" W	15.99'	L119	N 89°15'52" E	71.21'
L96	N 17°45'07" W	10.12'	L120	S 06°22'05" E	145.70'
L99	N 17°45'07" W	10.12'	L121	N 89°15'52" E	99.62'
L101	S 81°06'18" W	127.67'	L122	N 83°37'55" E	20.00'
L108	N 00°44'08" W	20.00'	L123	N 06°22'05" W	29.60'
L109	N 89°15'52" E	17.57'	L124	N 89°15'52" E	99.21'
L110	N 04°03'32" W	93.96'	L125	N 04°03'42" W	10.02'
L111	S 04°03'32" E	40.35'	L126	S 06°22'05" E	10.05'
L112	N 89°15'52" E	23.15'	L142	S 00°44'08" E	20.00'

EASEMENT "F" DETAIL

SCALE: 1"=100'



NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C4	16°09'32"	45.00'	12.69'	12.65'	N 21°41'56" E
C5	24°08'54"	45.00'	18.97'	18.83'	N 01°32'43" E
C6	13°05'31"	45.00'	10.28'	10.26'	N 17°04'29" W
C7	12°45'31"	45.00'	10.02'	10.00'	N 30°00'00" W
C16	13°50'29"	45.00'	10.87'	10.84'	N 36°41'56" E
C18	37°58'08"	45.00'	29.82'	29.28'	N 55°21'50" W
C49	13°05'31"	45.00'	10.28'	10.26'	N 42°55'31" W
C50	90°00'00"	28.00'	43.98'	39.60'	N 75°00'00" W
C51	98°02'06"	28.00'	47.91'	42.27'	N 19°01'03" E
C52	81°25'30"	28.00'	39.79'	36.53'	S 71°15'09" E

NO.	BEARING	DISTANCE
L22	S 67°49'16" W	92.54'
L26	S 14°21'32" W	28.86'
L28	N 30°32'24" W	80.00'
L38	S 10°49'29" W	22.95'
L132	N 30°32'24" W	153.96'
L133	N 30°32'24" W	58.42'
L134	S 68°02'06" W	75.19'
L135	S 30°00'00" E	123.91'
L136	S 30°00'00" E	90.00'
L137	S 30°00'00" E	110.00'
L138	S 30°00'00" E	62.00'
L139	N 60°00'00" E	92.31'
L140	N 30°00'00" W	90.00'
L141	N 30°00'00" W	68.66'

NOTE FOR ALL PRIVATE EASEMENTS, INGRESS-EGRESS EASEMENTS, & FIRE LANES:
 AT NO TIME MAY ANY STRUCTURE, PERMANENT OR NOT, OR ANY OTHER OBSTRUCTION BE PLACED WITHIN THE EASEMENT WHICH INTERFERES WITH THE USE OF THE EASEMENT. NO PARKING OF ANY KIND WITHIN INGRESS-EGRESS EASEMENTS OR FIRE LANES.

NOTE FOR ALL PUBLIC UTILITY EASEMENTS:
 UTILITIES COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN & OPERATE THEIR EQUIPMENT ABOVE & BELOW GROUND & ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN & WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES & THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, & VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. THE UTILITY COMPANIES MAY REQUIRE LOT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT AT THE LOT OWNERS EXPENSE, OR THE UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY COMPANIES WITH FACILITIES IN THE PUBLIC UTILITY EASEMENT.

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/30/17
 Rec'd By: CT
 No.: 17-179-B

EASEMENT LEGEND

- (A) NEW 10' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO LOT 2. PARALLEL WITH THE EAST LINE OF LOT 1.
- (B) NEW 10' WIDE PRIVATE SEWER LINE EASEMENT.
- (C) NEW 20' WIDE PUBLIC UTILITY EASEMENT. SEE SHEET 2 FOR DIMENSIONS.
- (D) NEW 12.58' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO LOT 22.
- (E) NEW 10' WIDE PRIVATE SEWER LINE EASEMENT APPURTENANT TO LOTS 10, 11, AND 14.
- (F) NEW 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE, AND INGRESS-EGRESS EASEMENT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 4, 10, 11, 12, 13, 14, & 15.
- (G) NEW 10' WIDE PRIVATE SEWER LINE EASEMENT, 5' EACH SIDE OF AND PARALLEL TO LOT LINE AS SHOWN. THE EASEMENT TERMINATES ON THE NORTHERLY LOT LINES OF LOTS 26 AND 27, AND THE SOUTHERLY LOT LINES OF LOTS 28 AND 29.
- (H) NEW 20' WIDE PUBLIC SEWER LINE EASEMENT, 10' EACH SIDE OF AND PARALLEL TO THE LOT LINE AS SHOWN. THE EASEMENT TERMINATES ON THE EASTERLY AND WESTERLY LOT LINES OF LOTS 27 AND 28.
- (I) NEW 20' WIDE PUBLIC UTILITY EASEMENT, FIRE TRUCK LANE AND TURN AROUND, AND INGRESS-EGRESS EASEMENT. SAID INGRESS-EGRESS EASEMENT IS APPURTENANT TO LOTS 36, 39, AND 44.
- (J) NEW 20' WIDE PUBLIC UTILITY EASEMENT. SEE DETAIL FOR DIMENSIONS.
- (K) NEW 10' WIDE PRIVATE SEWER LINE EASEMENT, 5' EACH SIDE OF AND PARALLEL TO THE LOT LINE AS SHOWN ON SHEET 2. SEE DETAIL FOR DIMENSIONS.
- (L) NEW 10' WIDE PRIVATE SEWER LINE EASEMENT, 5' EACH SIDE OF AND PARALLEL TO LOT LINE AS SHOWN. THE EASEMENT TERMINATES ON THE EASTERLY LOT LINE OF LOT 34, AND THE EXTENSION OF THE EASTERLY LOT LINE OF LOT 34 IF EXTENDED NORTHERLY.
- (M) NEW 10' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO LOTS 1 AND 3.
- (N) NEW 10' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO LOT 20. SAID EASEMENT IS THROUGH THE 10' WIDE FLAG PORTION OF LOT 22.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 11-27-2017

at 7:45 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 55

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 90.00 No. 2017-6650500

I CERTIFY THIS IS AN EXACT COPY OF SHEET 3 OF 4 OF PACE ACRES REPLAT.

JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/18

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

DATE: 08/17 DR. BY: JMW
 CK. BY: WRW NO: 17-1763

PROJECT:

PACE ACRES REPLAT

A REPLAT OF CERTAIN LOTS OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY, PLAT RECORDS. LOCATED IN THE SW1/4 OF SEC. 14, AND THE SE1/4 SEC. 15, T2N, R32E, W.M., CITY OF PENDELTON, OREGON.

sunacresreplat2017

PACE ACRES REPLAT

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS. LOCATED IN THE SW1/4 OF SECTION 14, AND THE SE1/4 OF SECTION 15, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

APPROVALS

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

THIS 16th DAY OF November 2017. Mr. M. S. [Signature] CHAIRPERSON [Signature] PLANNING DIRECTOR

CITY OF PENDLETON SURVEYOR THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS

DAY OF November 15, 2017. [Signature] PENDLETON CITY SURVEYOR

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 20th DAY OF November 2017. [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 20th DAY OF November 2017. [Signature] 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 22nd DAY OF November 2017. [Signature] CHAIRMAN [Signature] COMMISSIONER

[Signature] COMMISSIONER

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 11-27-2017 at 7:45 o'clock a. m., in the record of PLATS of said County. BOOK 16 PAGE 55 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 90.00 No. 2017-6650500

SURVEYORS CERTIFICATE AND NARRATIVE

I, JASON M. 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 "PACE ACRES REPLAT", A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22 OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS.

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON THE PLAT OF SUNRIDGE ACRES. COMMON DIMENSIONS SHOWN ON THIS PLAT ARE IDENTICAL WITH SAID PLAT.

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

REAL PROPERTY DESCRIPTION

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, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS.

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.
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.
3. "BLANKET" EASEMENT FOR POLE LINES AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF. AFFECTS SE1/4 OF SECTION 15. GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY. RECORDED: BOOK 160, PAGE 473, DEED RECORDS OF UMATILLA COUNTY.
4. "BLANKET" EASEMENT ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF. AFFECTS E1/2 OF SECTION 15. GRANTEE: PACIFIC POWER AND LIGHT COMPANY. RECORDED: BOOK 185, PAGE 259, DEED RECORDS OF UMATILLA COUNTY.
THE "BLANKET" TYPE EASEMENTS LISTED ABOVE ARE DISCLOSED BY PRELIMINARY TITLE REPORT SUPPLEMENTAL, PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 79984, DATED NOVEMBER 09, 2006.

ALSO SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES CREATED AND/OR DEPICTED ON THE PLAT OF SUNRIDGE ACRES.

OWNERS DECLARATION

THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, OWNER OF LOTS 1, 2, 3, 4, 5, 6, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22, OF THE PLAT OF SUNRIDGE ACRES RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGES THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "PACE ACRES REPLAT", A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22 OF THE PLAT OF SUNRIDGE ACRES.

FURTHERMORE, WE DEDICATE THE PUBLIC AND PRIVATE EASEMENTS AS DEPICTED ON THIS PLAT, AND ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES ON THE PROPERTY INVOLVED IN THIS REPLAT.

[Signature] JOHN H. TURNER, MAYOR, CITY OF PENDLETON, OREGON.

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November 2017

BY JOHN H. TURNER, MAYOR, CITY OF PENDLETON, OREGON.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 01/02/21

COMMISSION NUMBER: 957442

OWNERS DECLARATION

JAMES BERNAL COLES, JR. AND NANCY L. COLES, HUSBAND & WIFE, OWNER OF LOT 8 OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS, ACKNOWLEDGES THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "PACE ACRES REPLAT", A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 16, 17, 18, 19, 20, 21, AND 22 OF THE PLAT OF SUNRIDGE ACRES.

FURTHERMORE, WE ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES ON THE PROPERTY INVOLVED IN THIS REPLAT.

[Signature] JAMES BERNAL COLES, JR., OWNER NANCY L. COLES, OWNER

ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November 2017

BY JAMES BERNAL COLES, JR. & NANCY L. COLES, HUSBAND & WIFE.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: February 19/21

COMMISSION NUMBER: 958832



I CERTIFY THIS IS AN EXACT COPY OF SHEET 4 OF 4 OF PACE ACRES REPLAT

[Signature] JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/18

RECEIVED BY Umatilla County Surveyor Date: 11/30/17 Rec'd By: CT No.: 17-129-B

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

DATE: 08/17 DR. BY: JMW CK BY: WRW NO: 17-1763

PROJECT: \sunacresreplat2017

PACE ACRES REPLAT A REPLAT OF CERTAIN LOTS OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY, PLAT RECORDS. LOCATED IN THE SW1/4 OF SEC. 14, AND THE SE1/4 SEC. 15, T2N, R32E, W.M., CITY OF PENDLETON, OREGON.

[Signature] JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/18