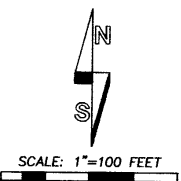
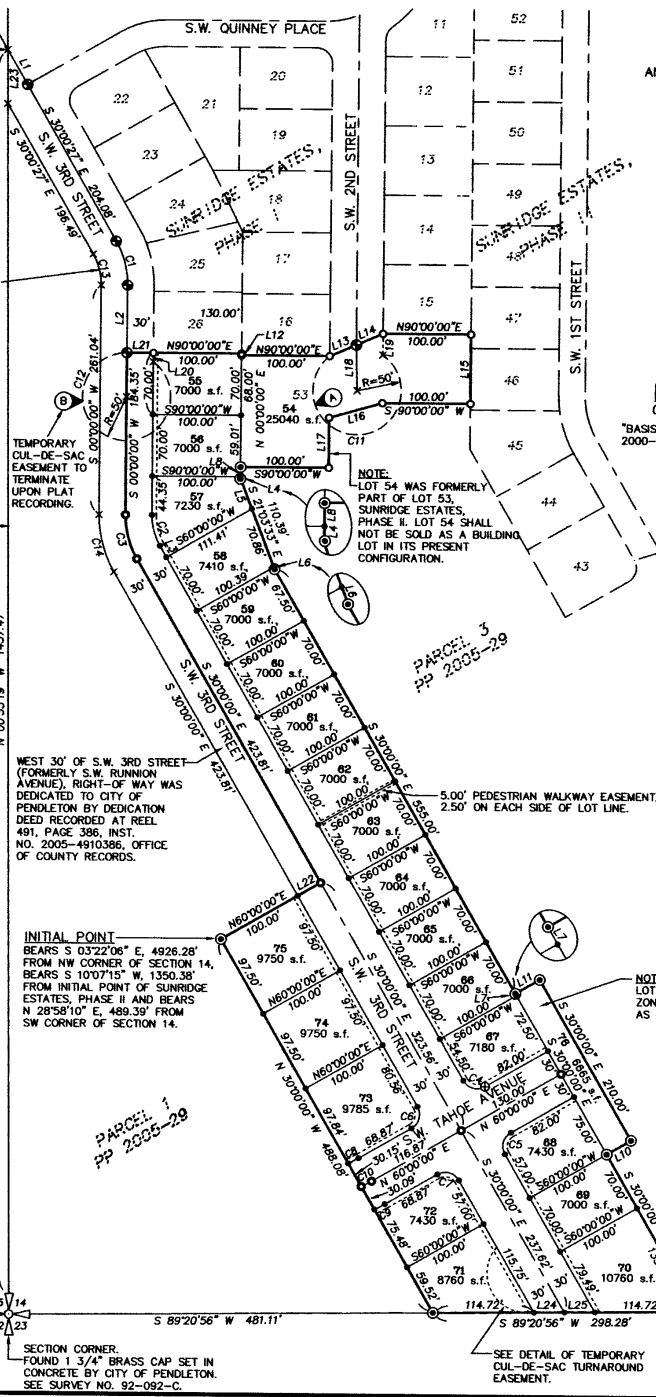


SUNRIDGE ESTATES, PHASE III
 AN ADDITION TO THE CITY OF PENDLETON, OREGON.
 A SUBDIVISION OF LOT 53, SUNRIDGE ESTATES PHASE II,
 AND PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29.
 LOCATED IN SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH,
 RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

POINT BEARS S 0°33'19" E,
 1235.42' FROM W 1/4 CORNER
 OF SECTION 14 AND
 S 0°33'51" E, 3908.72' FROM
 NW CORNER SECTION 14.

WEST 30' OF S.W. 3RD STREET
 (FORMERLY S.W. RUNNION
 AVENUE), RIGHT-OF WAY WAS
 DEDICATED TO CITY OF
 PENDLETON BY DEDICATION
 DEED RECORDED AT REEL
 491, PAGE 386, INST.
 NO. 2005-4910386, OFFICE
 OF COUNTY RECORDS.



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

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 30°00'27" E	45.54'
L2	S 00°00'00" W	76.69'
L3	S 30°00'00" E	14.87'
L4	S 00°00'00" W	2.00'
L5	S 21°03'33" E	37.00'
L6	S 21°03'33" E	2.53'
L7	S 30°00'00" E	2.50'
L8	S 00°00'00" W	10.99'
L10	S 60°00'00" W	31.74'
L11	N 60°00'00" E	31.74'
L12	S 00°00'00" W	76.69'
L13	N 68°43'23" E	32.86'
L14	N 68°43'23" E	32.86'
L15	S 00°00'00" W	76.75'
L16	S 74°07'34" E	62.38'
L17	S 00°00'00" W	57.01'
L18	S 01°17'04" E	52.02'
L19	S 00°00'00" W	76.69'
L20	S 00°00'00" E	10.00'
L21	N 90°00'00" E	30.00'
L22	N 60°00'00" E	30.00'
L23	N 00°33'19" W	61.01'
L24	N 89°20'56" E	34.42'
L25	N 89°20'56" E	34.42'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	30°00'27"	100.00'	52.37'	S 15°00'13" E 51.78'
C2	30°00'00"	70.00'	36.65'	S 15°00'00" E 36.23'
C3	30°00'00"	100.00'	52.36'	S 15°00'00" E 51.76'
C4	90°00'00"	18.00'	28.27'	S 75°00'00" E 25.46'
C5	90°00'00"	18.00'	28.27'	S 15°00'00" E 25.46'
C6	90°00'00"	18.00'	28.27'	N 15°00'00" E 25.46'
C7	90°00'00"	18.00'	28.27'	S 75°00'00" E 25.46'
C8	6°16'51"	120.00'	13.15'	N 63°08'26" E 13.15'
C9	4°10'57"	180.00'	13.14'	N 62°05'29" E 13.14'
C10	5°01'16"	150.00'	13.15'	N 62°30'38" E 13.14'
C11	286°13'08"	50.00'	249.77'	S 88°19'36" W 60.03'
C12	323°07'48"	50.00'	281.98'	S 71°33'54" E 31.62'
C13	30°00'27"	70.00'	36.66'	S 15°00'13" E 36.24'
C14	30°00'00"	130.00'	68.07'	S 15°00'00" E 67.29'
C15	131°10'48"	45.00'	103.03'	S 25°03'40" E 81.96'

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
 - - SET 2" ALUMINUM CAP ON 5/8" BY 30" IRON REBAR FOR STREET SURFACE MONUMENT.
 - ⊕ - CORNER FALLS ON CONCRETE BASE FOR ELECTRIC PANEL SET 3/4" BRASS WASHER STAMPED "PLS 1106" IN LEAD PLUGGED DRILL HOLE IN CONCRETE, ATTACHED BRASS WASHER WITH SCREW.
 - - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY PARTITION PLAT NO. 2000-41 OR SUNRIDGE ESTATES, PHASES I OR II PLATS.
 - ⊕ - FOUND 2" BRASS CAP STREET SURFACE MONUMENT FROM SUNRIDGE ESTATES PHASE I.
 - ⊕ - FOUND 5/8" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY PARTITION PLAT NO. 2005-29.
 - X - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - - INDICATES NEW PUBLIC UTILITY EASEMENT NOTED OR SHOWN. ALL LOTS HAVE A 5 FOOT PUBLIC UTILITY EASEMENT ALONG PUBLIC STREET FRONTAGE. THERE IS A 5 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 62 AND 63. 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 EASEMENTS.
 - THE TEMPORARY CUL-DE-SAC TURNAROUND EASEMENT AT THE SOUTH END OF S.W. 3RD STREET IS SHOWN ON SEPARATE DETAIL ON THIS PLAT SHEET. THE TEMPORARY CUL-DE-SAC TURNAROUND EASEMENT WILL TERMINATE UPON EXTENSION OF SW 3RD STREET TO THE SOUTH.
 - - - - - 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 AND II, AND PARTITION PLAT NO. 2003-20 AND 2005-29, ARE IDENTICAL.

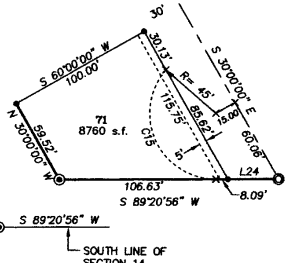
EASEMENT NOTES:

- (A) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0170, OFFICE OF COUNTY RECORDS.
 - (B) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0171, OFFICE OF COUNTY RECORDS.
- EASEMENT (B) FOR TEMPORARY CUL-DE-SAC WILL TERMINATE UPON RECORDING OF THIS PLAT, (SUNRIDGE ESTATES, PHASE III).

NOTES: 1. EASEMENTS NOTED A AND B ABOVE ARE TO BE EXTINGUISHED WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND THE CUL-DE-SAC EASEMENTS ARE 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 PLOTTED.

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON May 25, 2006
 at 9:05 o'clock Am., in the record of
 PLATS of said County,
 BOOK PAGE Slide
 15 9
OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL, Records Officer
 Fees \$55.00 No. 2006-5010315

DETAIL OF TEMPORARY CUL-DE-SAC TURNAROUND EASEMENT.



REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS, PLS
 2602 N.E. RIVERSIDE PLACE
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/06

DATE: 01/06 DR BY: DMT
 CK. BY: WRW NO: 00-705
 RECEIVED BY: Umatilla County Surveyor

PROJECT: SUNPHASE III
SUNRIDGE ESTATES PHASE III

Date 6-06
 Rec'd By RK
 No. 06-412-B

SUNRIDGE ESTATES, PHASE III
AN ADDITION TO THE CITY OF PENDLETON, OREGON.
A SUBDIVISION OF LOT 53, SUNRIDGE ESTATES PHASE II,
AND PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29.
LOCATED IN SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SURVEYOR'S 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 III".

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON UMATILLA COUNTY PARTITION PLAT 2000-41, PARTITION PLAT 2005-29, AND THE PLATS OF SUNRIDGE ESTATES, PHASE I AND II.

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

REAL PROPERTY DESCRIPTION

TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT 2005-29, RECORDED AS INSTRUMENT NO. 2005-4900522, OFFICE OF COUNTY RECORDS, AND LOT 53 OF SUNRIDGE ESTATES, PHASE II, RECORDED AT BOOK 14, PAGE 65, UMATILLA COUNTY PLAT RECORDS, AS INSTRUMENT NO. 2003-4470458, OFFICE OF COUNTY RECORDS.

SUBJECT TO:

1. "BLANKET" EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, INCLUDING THE TERMS AND PROVISIONS THEREOF.
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.
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 28, 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. EASEMENTS, AS SHOWN ON PLAT FOR SUNRIDGE ESTATES, PHASE II.
RECORDED: SEPTEMBER 15, 2003, BOOK 14, PAGE 65, INSTRUMENT NO. 2003-4470458, OFFICE OF COUNTY RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells
WILLIAM R. WELLS, PLS

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/06

OWNER'S DEDICATION

SUNRIDGE ESTATES LLC, OWNERS OF LOT 53, SUNRIDGE ESTATES, PHASE II AND PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "SUNRIDGE ESTATES, PHASE III", AN ADDITION TO THE CITY OF PENDLETON, OREGON.

WE HEREBY DEDICATE THE STREETS, PUBLIC UTILITY EASEMENTS, PEDESTRIAN WALKWAY EASEMENTS AND TEMPORARY CUL-DE-SAC EASEMENTS, SHOWN OR NOTED WITHIN THE PLAT BOUNDARY FOR PUBLIC USE.

WE HEREBY ACKNOWLEDGE THE BUILDING AND SALE RESTRICTIONS ON LOTS 54 AND 76, NOTED ON SHEET 1 OF 2.

SUNRIDGE ESTATES LLC:

Aaron C. Hoeft MEMBER
AARON C. HOEFT, MEMBER

ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April 2006.

Dawn M. Jullis
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2008

COMMISSION NUMBER: 385199

Jack R. Zeckman MEMBER
JACK R. ZECKMAN, MEMBER

ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April 2006.

Dawn M. Jullis
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2008

COMMISSION NUMBER: 385199

TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION

FIRSTBANK NORTHWEST, TRUST DEED BENEFICIARY ON PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, UNDER LINE OF CREDIT INSTRUMENT RECORDED AS INSTRUMENT NO. 2005-4930190, HEREBY CONSENTS TO THIS SUBDIVISION AND RIGHT-OF-WAY AND EASEMENT DEDICATION.

FIRSTBANK NORTHWEST, BY
N.B. Short
VICE-PRESIDENT

ACKNOWLEDGED BEFORE ME THIS 19 DAY OF April 2006.

Dawn M. Jullis
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-2008

COMMISSION NUMBER: 385199

APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED

THIS 22 DAY OF May 2006.

Vicki R. Cuff CHAIRPERSON
Rebecca PLANNING DIRECTOR

CITY OF PENDLETON SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 22

DAY OF May 2006.

[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 23 DAY OF May 2006.

David H. [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 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 23 DAY OF May 2006.

Paul Chalmer ASSESSOR
Shirley Wainman TAX COLLECTOR
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 24 DAY OF May 2006.

Dennis J. [Signature] CHAIRMAN
Emile M. [Signature] COMMISSIONER

William S. [Signature]
COMMISSIONER

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

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 May 25, 2006
at 9:05 o'clock Am., in the record of
PLATS of said County
BOOK 15 PAGE 9 Slide

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 55.00 No. 2006-5010315

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: SUNPHASEIII2
SUNRIDGE ESTATES
PHASE III

DATE: 01/06 DR. BY: DMT
CK. BY: WRW NO. 00-205
RECEIVED BY

Umatilla County Surveyor
Date 6-06
Rec'd By KK
No. 06-422-B