

DUDEK REPLAT

A REPLAT OF LOT 23 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

RECEIVED BY Umatilla County Surveyor Date: 2/1/24 Rec'd By: CT No.: 24-006-B

CITY OF PENDLETON PLANNING COMMISSION THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED THIS 14 DAY OF December 2023. Chairperson: Julie Chase

CITY OF PENDLETON SURVEYOR THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 21st DAY OF December 2023. 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 12 DAY OF January 2024. 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 23 DAY OF January 2024. Umatilla County Assessor and 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 29th DAY OF January 2024. Umatilla County Commissioners

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon County of Umatilla 2024-000589 REC-DE-TP 01/29/2024 09:09:52 AM Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00

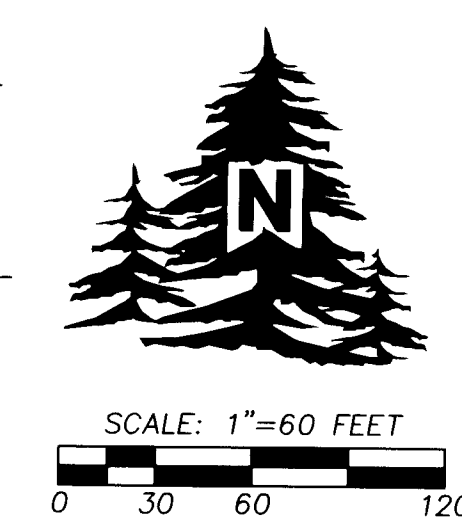


Office of County Records Umatilla County

I CERTIFY THIS IS A TRUE AND EXACT COPY. Jason M. Wells

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

PROJECT: \DAVEDUDEKREPLAT2023 DUDEK REPLAT A REPLAT OF LOT 23 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.



ALL DIMENSIONS REPORTED ON THIS PLAT ARE IDENTICAL WITH THOSE REPORTED ON PACE ACRES REPLAT, RECORDED IN BOOK 15, PAGE 55, UNLESS INDICATED WITH A DIMENSION REPORTED AS {XOX}, WHICH ARE NEW MEASUREMENTS PER THIS PLAT.

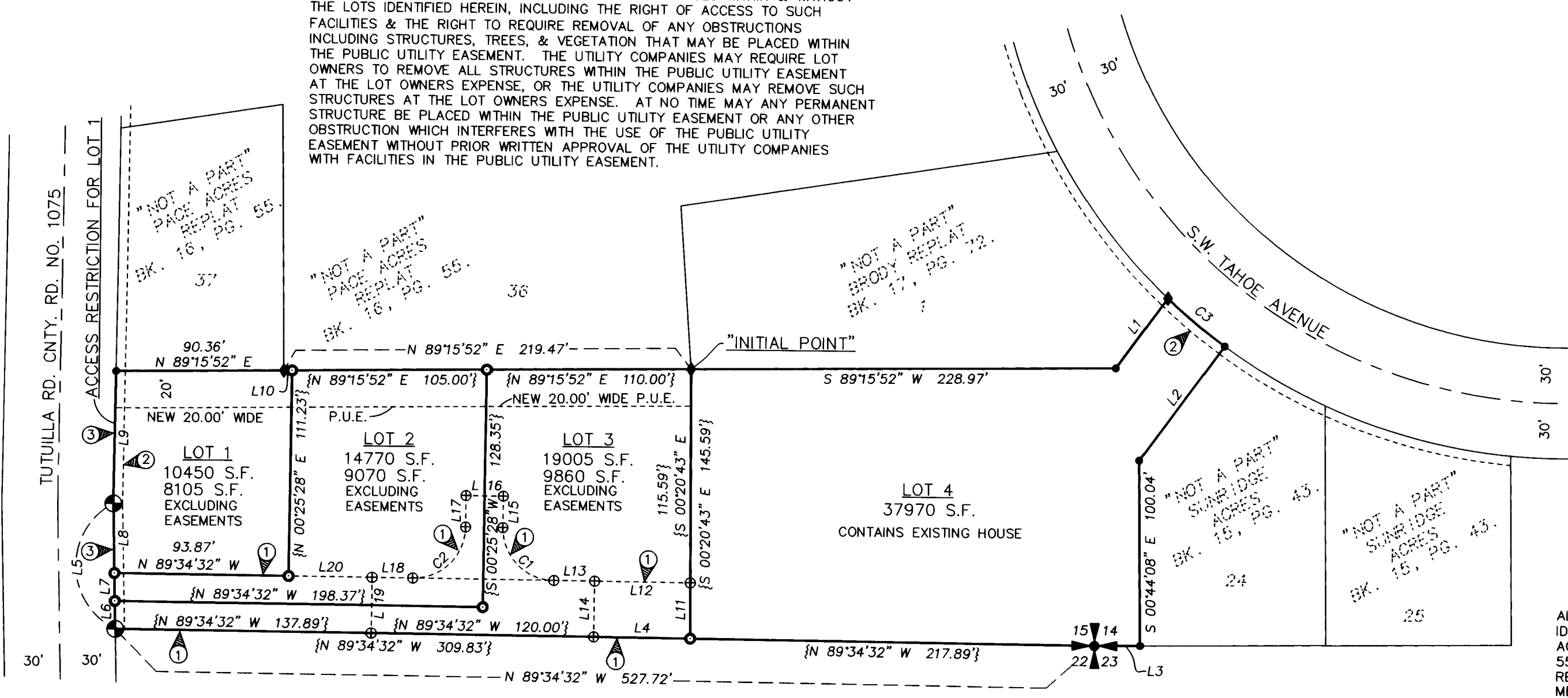
CURVE TABLE with columns: NO, DELTA, RADIUS, LENGTH, CHORD, CHORD BRG

- LEGEND: SET 5/8"x30" REBAR WITH A 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEY 54657PLS." FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP PER PLAT OF SUNRIDGE ACRES, BOOK 15, PAGE 43. FOUND 5/8" REBAR WITH A 1 1/4" BLUE PLASTIC CAP PER PACE ACRES REPLAT, BOOK 16, PAGE 55. 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. CALCULATED POINT ONLY. NOTHING FOUND OR SET.

- INDICATES NEW 30.00' WIDE INGRESS-EGRESS, PUBLIC UTILITY, AND FIRE TRUCK TURN AROUND APPURTENANT TO NEW LOTS 1, 2, 3, AND 4. INDICATED EXISTING 5.00' WIDE PUBLIC UTILITY EASEMENT PER THE PLAT OF SUNRIDGE ACRES. ACCESS RESTRICTION FOR LOT 1. LOT 1 SHALL NOT HAVE DIRECT INGRESS-EGRESS ACCESS TO TUTUILLA ROAD FROM ITS WEST BOUNDARY, AND MUST USE THE 30.00' WIDE EASEMENT LABELED. INDICATES SQUARE FEET, ROUNDED TO NEAREST 5 SQUARE FEET. NEW MEASUREMENT PER THIS PLAT.

LINE TABLE with columns: NO., BEARING, DISTANCE

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.



REAL PROPERTY DESCRIPTION CONTINUED: 5. PARTITION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. FIRST PARTY: CITY OF PENDLETON. SECOND PARTY: SUNRIDGE ESTATES, LLC. RECORDED: AUGUST 23, 2007, INSTRUMENT NO. 2007-5240511, UMATILLA COUNTY DEED RECORDS. 6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTEE: PACIFIC CORP. RECORDED: NOVEMBER 21, 2007, INSTRUMENT NO. 2007-5280777, UMATILLA COUNTY DEED RECORDS.

ALSO SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, & RESTRICTIONS CREATED AND/OR DEPICTED ON THE PLATS OF SUNRIDGE ACRES, PARTITION PLAT NO. 2005-29, & PARTITION PLAT NO. 2007-33.

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 "DUDEK REPLAT", A REPLAT OF LOT 23 OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS.

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS DEPICTED ON THE PLATS OF SUNRIDGE ACRES, AND PACE ACRES REPLAT. COMMON DIMENSIONS SHOWN ON THIS PLAT ARE IDENTICAL WITH SAID PLATS. CONTROLLING MONUMENT AND NEW SET MONUMENT TIES WERE MADE WITH A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK.

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:

LOT 23 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.

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, AND BECAUSE THEY ARE "BLANKET" TYPE THEY ARE NOT SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR JASON M. WELLS, PLS. OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/24

OWNERS DECLARATION

I, DAVID F. DUDEK, OWNER OF LOT 23 OF THE PLAT OF SUNRIDGE ACRES, RECORDED IN BOOK 15, PAGE 43, UMATILLA COUNTY PLAT RECORDS, DO HEREBY ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF "DUDEK REPLAT", A REPLAT OF LOT 23 OF THE PLAT OF SUNRIDGE ACRES. FURTHERMORE, I DEDICATE THE NEW 20.00' WIDE PUBLIC UTILITY EASEMENT, THE NEW 30.00' WIDE INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT, AND THE NEW FIRE TRUCK TURN AROUND EASEMENT AS SHOWN ON THIS PLAT. I ALSO ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THE REPLAT WHETHER SHOWN ON THE FACE OF THIS PLAT OR CONTAINED IN LEGAL RECORDED DOCUMENTS.

DAVID F. DUDEK, OWNER ACKNOWLEDGMENT STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December 2023

BY DAVID F. DUDEK, OWNER. Notary Public for the State of Oregon: Jutta Haliewicz

MY COMMISSION EXPIRES: 10/16/26 COMMISSION NUMBER: 1029782