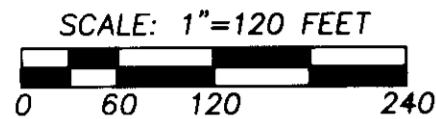


2003-20 192

**PARTITION PLAT FOR CIRCLE DOT RANCHES**  
 LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.  
 UMATILLA COUNTY, OREGON.  
 AUGUST, 2003

**PARTITION PLAT NO. 2003-20**  
 SHEET 1 OF 2



"BASIS OF BEARINGS": UMATILLA COUNTY PARTITION PLAT NO. 2000-41. THIS IS THE SAME BEARING BASE AS SUNRIDGE ESTATES, PHASE I.

**LEGEND**

- - SET 5/8" BY 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED, FROM UMATILLA COUNTY PARTITION PLAT NO. 2000-41 OR SUNRIDGE ESTATES, PHASE I PLAT.
- ⊙ - FOUND 2" DIAMETER BRASS STREET SURFACE MONUMENT FROM SUNRIDGE ESTATES, PHASE I.

COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF UMATILLA COUNTY PARTITION PLAT NO. 2000-41 AND SUNRIDGE ESTATES, PHASE I.

**LINE TABLE**

| NO. | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 59°59'33" W | 30.00'   |
| L2  | N 90°00'00" E | 30.00'   |
| L3  | S 00°00'00" W | 2.00'    |
| L4  | N 66°43'23" E | 65.32'   |
| L5  | S 00°00'00" W | 15.79'   |
| L6  | S 86°35'44" E | 60.11'   |
| L7  | S 00°00'00" W | 41.44'   |
| L8  | S 72°13'30" W | 61.39'   |
| L9  | S 60°00'00" W | 82.00'   |
| L10 | N 00°00'00" E | 51.71'   |
| L11 | S 74°07'34" W | 62.38'   |
| L12 | S 00°00'00" W | 57.01'   |
| L13 | S 00°00'00" W | 76.69'   |
| L14 | N 00°00'00" E | 10.00'   |
| L15 | S 00°00'00" W | 24.06'   |
| L16 | N 00°00'22" W | 3.42'    |

**CURVE TABLE**

| NO. | DELTA      | RADIUS  | LENGTH  | LONG CHORD         |
|-----|------------|---------|---------|--------------------|
| C1  | 30°00'27"  | 100.00' | 52.37'  | S15°00'14"E 51.78' |
| C2  | 90°00'00"  | 18.00'  | 28.27'  | S15°00'00"W 25.46' |
| C3  | 323°07'48" | 50.00'  | 281.98' | S71°33'54"E 31.62' |
| C4  | 286°13'08" | 50.00'  | 249.77' | S88°19'36"W 60.03' |
| C5  | 286°15'37" | 50.00'  | 249.81' | N89°51'24"W 60.00' |

**EXISTING EASEMENT NOTES:**

AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 72919, DATED JULY 17, 2003. SEE MAP AND NOTE SYMBOL FOR LOCATION:

- (A) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170, REEL 380, PAGE 0170, DEED RECORDS OF UMATILLA COUNTY.
  - (B) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000171, REEL 380, PAGE 0171, DEED RECORDS OF UMATILLA COUNTY.
  - (C) - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000172, REEL 380, PAGE 0172, DEED RECORDS OF UMATILLA COUNTY.
- NOTE: EASEMENTS NOTED A, B AND C ABOVE ARE TO EXTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND THE CUL-DE-SAC EASEMENTS ARE NO LONGER NECESSARY.
- (D) - EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000-38000174, REEL 380, PAGE 0174, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS PERPETUAL.
  - (E) - EASEMENT FOR EXCAVATION, REMOVAL AND FILL OF DIRT, ROCK AND OTHER MATERIALS. RECORDED AS INSTRUMENT NO. 2000-38000173, REEL 380, PAGE 0173, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS PERPETUAL.

NOTE: EASEMENTS NOTED A, B, C, D AND E ABOVE ARE CORRECTED FOR PROPER REFERENCE OF PARCEL 1 OF PARTITION PLAT NO. 2000-41 BY MEMORANDUM OF CORRECTION RECORDED AS INSTRUMENT NO. 2001-3850490, REEL 385, PAGE 0490, DEED RECORDS.

"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. 72919, DATED JULY 17, 2003:

1. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NUMBER 1960-230839 AT BOOK 260, PAGE 519, DEED RECORDS. AFFECTS SW 1/4 SECTION 14.
2. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NUMBER 1960-230840 AT BOOK 260, PAGE 520, DEED RECORDS. AFFECTS SECTIONS 14 AND 15.

NOTE: EASEMENTS NO. 1 AND 2 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON August 29, 2003  
 at 10:50 o'clock Am., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2003 20

OFFICE OF COUNTY RECORDS

By: Jean Hemphill...Records Officer

Fees \$ 50.00 No. 2003-4460199

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/04

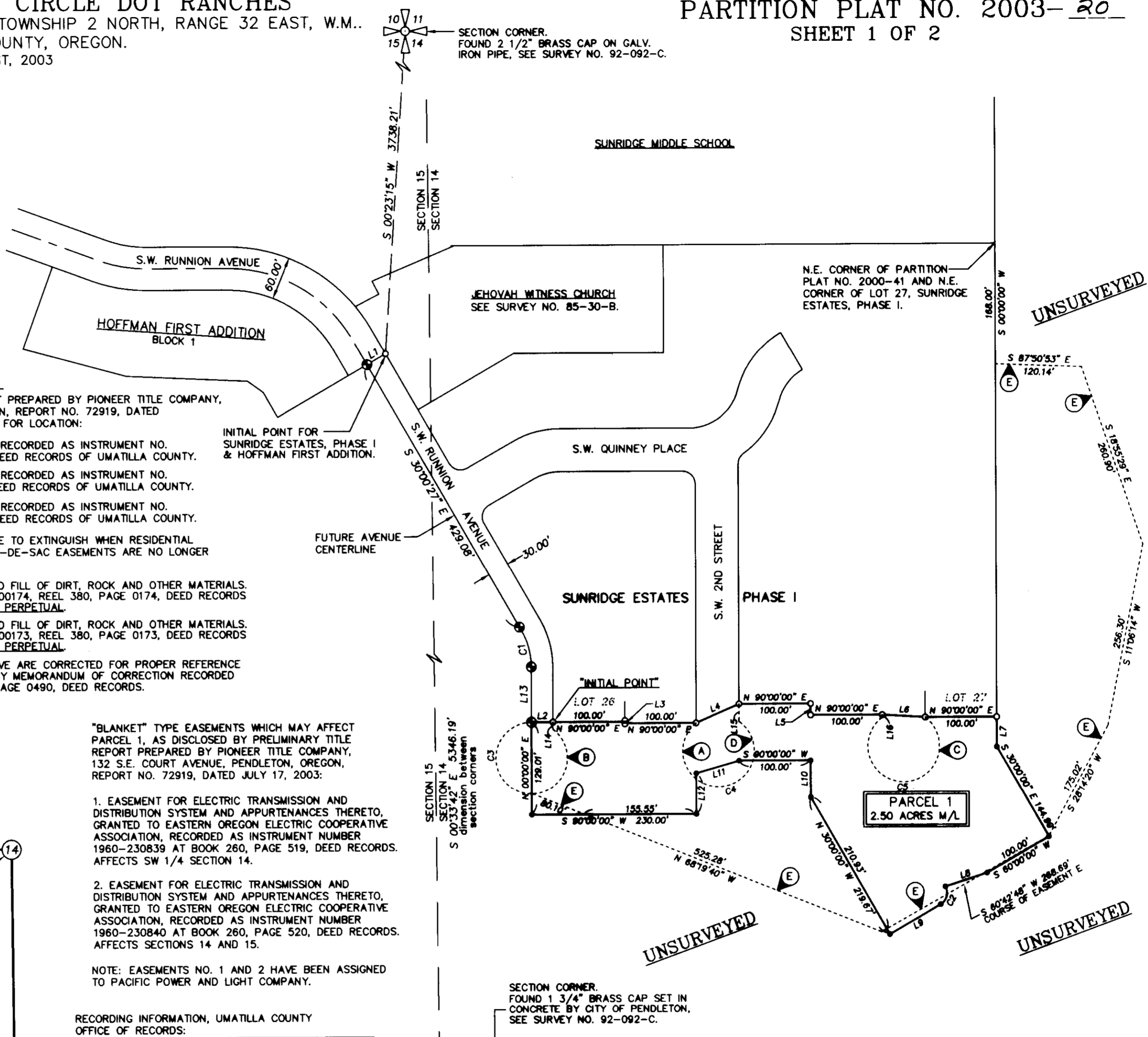
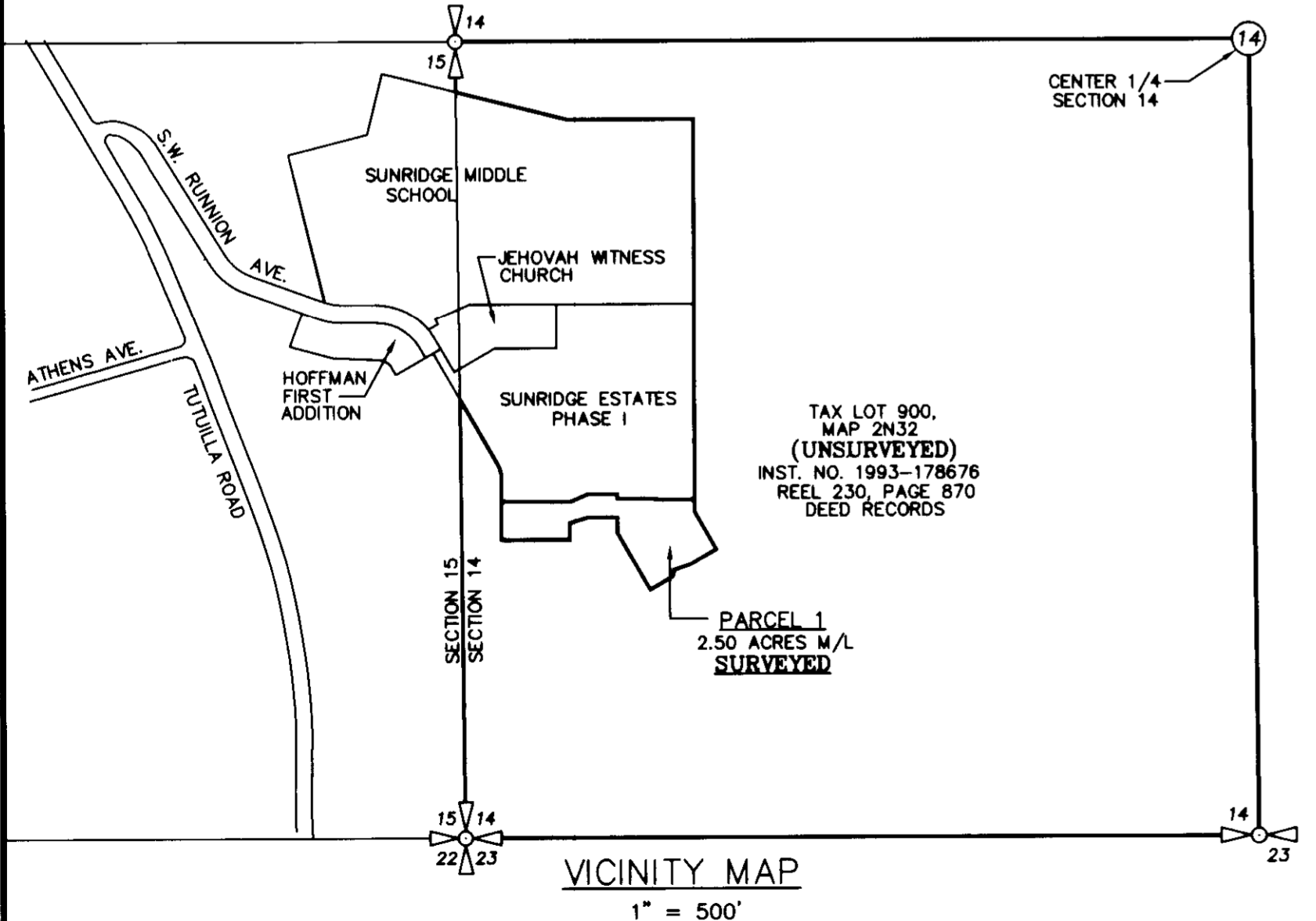
WILLIAM R. WELLS, PLS  
 357 N.E. HWY. 11  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 05/03 DR. BY: DMT  
 CK. BY: WRW NO: 00-705

PROJECT:  
 PARTITION PLAT FOR:  
**CIRCLE DOT RANCHES**

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.

Umatilla County Surveyor  
 Date 9-03  
 Rec'd By KK  
 No. 03-245-B



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT 2003-20  
 William R. Wells  
 WILLIAM R. WELLS, PLS

\HOE03PP

2003-20 212

PARTITION PLAT FOR CIRCLE DOT RANCHES  
LOCATED IN THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M..  
UMATILLA COUNTY, OREGON.  
AUGUST, 2003

PARTITION PLAT NO. 2003-20  
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE AND NARRATIVE

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF SUNRIDGE ESTATES, LLC, TO PARTITION A PARCEL OF LAND CONTAINING 2.50 ACRES, MORE OR LESS, FROM TAX LOT 900, TAX MAP 2N32. THE REMAINDER OF TAX LOT 900 IS IN EXCESS OF 80 ACRES, IT IS NOT INCLUDED IN THE PARTITION PLAT. THE GENERAL LOCATION OF THE TAX LOT IS SHOWN IN THE VICINITY MAP ON SHEET 1 OF 2. TAX LOT 900 IS PART OF LANDS CONVEYED BY WARRANTY DEED RECORDED AT REEL 230, PAGE 870, INSTRUMENT NUMBER 1993-178676, DEED RECORDS OF UMATILLA COUNTY.

THIS SURVEY WAS MADE FROM CONTROLLING MONUMENTS ESTABLISHED ON UMATILLA COUNTY PARTITION PLAT 2000-41 AND THE PLAT OF SUNRIDGE ESTATES, PHASE 1.

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

I CERTIFY THAT PARCEL 1 IS MARKED WITH PROPER MONUMENTS PER ORS CHAPTER 92, AS REVISED. THE REMAINDER PARCEL IS UNSURVEYED.

REAL PROPERTY DESCRIPTION OF PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 00°23'15" WEST A DISTANCE OF 3738.21 FEET TO THE INITIAL POINT FOR HOFFMAN FIRST ADDITION, SAID POINT ALSO BEING THE INITIAL POINT OF SUNRIDGE ESTATES, PHASE I, AN ADDITION TO THE CITY OF PENDLETON, OREGON; THENCE SOUTH 59°59'33" WEST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THAT PORTION OF S.W. RUNNION AVENUE DEDICATED ON THE PLAT OF SUNRIDGE ESTATES, PHASE I; THENCE SOUTH 30°00'27" EAST ALONG THE WEST LINE OF SAID DEDICATED PORTION OF S.W. RUNNION AVENUE A DISTANCE OF 429.08 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID DEDICATED PORTION OF S.W. RUNNION AVENUE, ON THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 52.37 FEET, (LONG CHORD BEARS S 15°00'14" EAST A DISTANCE OF 51.78 FEET); THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID DEDICATED PORTION OF S.W. RUNNION AVENUE A DISTANCE OF 76.69 FEET TO THE SOUTHWEST CORNER SAID DEDICATED PORTION OF S.W. RUNNION AVENUE; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID DEDICATED PORTION OF S.W. RUNNION AVENUE A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SUNRIDGE ESTATES, PHASE I, THE "INITIAL POINT" FOR THIS DESCRIPTION;

THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID SUNRIDGE ESTATES, PHASE I A DISTANCE OF 100.00 FEET; THENCE SOUTH 90°00'00" WEST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 2.00 FEET; THENCE NORTH 90°00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 66°43'23" EAST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 65.32 FEET; THENCE NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°00'00" WEST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 15.79 FEET; THENCE NORTH 90°00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 100.00 FEET; THENCE SOUTH 86°35'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 60.11 FEET; THENCE NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 27 OF SAID SUNRIDGE ESTATES, PHASE I; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 41.44 FEET; THENCE SOUTH 30°00'00" EAST A DISTANCE OF 144.99 FEET; THENCE SOUTH 60°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 72°13'30" WEST A DISTANCE OF 61.39 FEET; THENCE ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.27 FEET (LONG CHORD BEARS SOUTH 15°00'00" WEST A DISTANCE OF 25.46 FEET); THENCE SOUTH 60°00'00" WEST A DISTANCE OF 82.00 FEET; THENCE NORTH 30°00'00" WEST A DISTANCE OF 219.67 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 51.71 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 74°07'34" WEST A DISTANCE OF 62.38 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 57.01 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 230.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 129.01 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 30.00 FEET TO THE "INITIAL POINT".

OWNER'S DECLARATION

CIRCLE DOT RANCHES, A PARTNERSHIP CONSISTING OF ROBBIE D. WALLER, TRUSTEE UNDER AGREEMENT DATED DECEMBER 21, 1992, AND C.W. HOFFMAN, JR., AND DOROTHY M. HOFFMAN, CO-TRUSTEES UNDER AGREEMENT DATED OCTOBER 8, 1975, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCE.

*Robbie D. Waller Trustee*  
ROBBIE D. WALLER, TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 15<sup>th</sup> DAY OF August, 2003.

*Jarolyn R. Hillecke*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 361467

*C.W. Hoffman Co-Trustee*  
C.W. HOFFMAN, JR., CO-TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 15<sup>th</sup> DAY OF August, 2003.

*Jarolyn R. Hillecke*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 361467

*Dorothy M. Hoffman Co-Trustee*  
DOROTHY M. HOFFMAN, CO-TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 15<sup>th</sup> DAY OF August, 2003.

*Jarolyn R. Hillecke*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 361467

APPROVALS

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF August, 2003.

LAND PARTITION APPROVAL NO. MP03-01  
*Reimund Allen*  
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, 2003.

*[Signature]*  
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 24 DAY OF August, 2003.

*David H. Kline*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 29<sup>th</sup> DAY OF August, 2003.

*Dana Schultz*  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF COUNTY RECORDS:

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON August 29, 2003  
at 10:50 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2003 20

OFFICE OF COUNTY RECORDS  
By: Jean Hemphill, Records Officer  
Fees \$ 50.00 No. 2003-4460199

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2003-20

*William R. Wells*  
WILLIAM R. WELLS, PLS

*William R. Wells*  
WILLIAM R. WELLS, PLS 1106

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/04

|   |             |   |
|---|-------------|---|
| WILLIAM R. WELLS, PLS<br>357 N.E. HWY. 11<br>P.O. BOX 1696<br>PENDLETON, OR 97801<br>PHONE:(541) 276-6362 |             | PROJECT:<br><br>PARTITION PLAT FOR:<br><br>CIRCLE DOT RANCHES   |
| DATE: 05/03   | DR. BY: DMT | LOCATED IN THE SW1/4 OF SECTION 14,<br>TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M..<br>UMATILLA COUNTY, OREGON. |
| CK. BY: WRW   | NO: 00-705  |   |

Umatilla County Surveyor  
Date 9-03  
Rec'd By KK  
No. 03-245-B

2004 4580320



2004-4580320 1 of 2

STATE OF OREGON)  
UMATILLA COUNTY) ss AFFIDAVIT OF CORRECTION (Partition Plat)

I, William R. Wells, being duly sworn, depose and say that I am the surveyor who recorded Umatilla County Survey Partition Plat 2003-20, Instrument Number 2003-4460199, and

The following correction to said Partition Plat is necessary and is as follows:

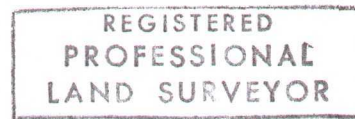
On Sheet 2 of 2, in the "Real Property Description of Parcel 1", the beginning of the third paragraph reads: "Thence North 90°00'00" East along the South line of said Sunridge Estates, Phase I a distance of 100.00 feet; thence South 90°00'00" West, continuing....."

This should read:

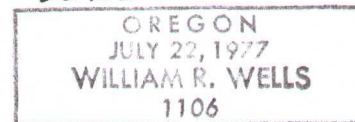
"Thence North 90°00'00" East along the South line of said Sunridge Estate, Phase I a distance of 100.00 feet; thence South 00°00'00" West, continuing....."

William R. Wells

William R. Wells  
Registered Professional Land Surveyor No. 1106



William R. Wells



renews 6-30-04

Subscribed and sworn to before me

this 10 day of march, 2004.

Dawn M. Jubbs

Notary Public for the State of Oregon

My Commission Expires: 10-14-04.

My Commission Number: 338724.

Names of the present fee owners affected by this correction are: Sunridge Estates, LLC and Circle Dot Ranches, LLC.

STATE OF OREGON)  
UMATILLA COUNTY) SS

I, David Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Umatilla County Partition Plat 2003-20, has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein

David H. Krumbein  
Umatilla County Surveyor

RECEIVED

MAR 11 2004

UMATILLA COUNTY RECORDS

RETURN TO:  
David H. Krumbein



2004-4580320 2 of 2

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on

03-11-04 at 10:30

in the record of instrument  
code type DE-AFF

Instrument Number 2004-4580320  
Fee 31.00

Office of County Records

  
Records Officer