

PARTITION PLAT FOR SUNRIDGE ESTATES LLC.

PARTITION PLAT 2007-33

A PARTITION OF A PART OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT 2005-29
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
 RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
 JULY, 2007

SURVEYORS CERTIFICATE AND NARRATIVE

THIS PARTITION WAS MADE AT THE REQUEST OF SUNRIDGE ESTATES, LLC., TO PARTITION PARCEL 1 OF PARTITION PLAT 2005-29. I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN.

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

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE.

REAL PROPERTY DESCRIPTION

THAT PORTION OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, RECORDED AS INSTRUMENT NO. 2005-4900522, IN THE RECORD OF PLATS OF UMATILLA COUNTY AND DESCRIBED AS FOLLOWS:

PARCEL 1 OF SAID UMATILLA COUNTY PARTITION PLAT 2005-29, EXCEPTING THEREFROM, THAT PORTION OF SAID PARCEL DEDICATED AS STREET RIGHT-OF-WAY TO THE CITY OF PENDELTON BY DEDICATION DEED RECORDED AS INSTRUMENT NO. 2005-4910386, OFFICE OF COUNTY RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

William R. Wells
 WILLIAM R. WELLS, PLS

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/08

TRUST DEED BENEFICIARY'S CONSENT TO PARTITION

STERLING SAVINGS BANK AS SUCCESSOR IN INTEREST TO FIRSTBANK NORTHWEST, TRUST DEED BENEFICIARY ON PARTITIONED LANDS THROUGH DEED OF TRUST RECORDED AS INSTRUMENT NO. 2007-5140711, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THIS PARTITION PLAT AND EASEMENT DEDICATION.

STERLING SAVINGS BANK AS SUCCESSOR IN INTEREST TO FIRSTBANK NORTHWEST, BY:

M.B. Short VP & Com'l Banking
 M B SHORT, VICE PRESIDENT, COMMERCIAL BANKING

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON:

THIS 16 DAY OF August, 2007.

BY M B SHORT, VICE PRESIDENT, COMMERCIAL BANKING

Dawn M. Jubbs
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

OWNERS

DECLARATION & DEDICATION

SUNRIDGE ESTATES, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER, DOES HEREBY ACKNOWLEDGE THAT IT CONSENTS TO THIS PARTITION PLAT, PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE CITY OF PENDELTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

THE NEW 60 FOOT EASEMENT SHOWN AS A PUBLIC EASEMENT FOR INGRESS-EGRESS AND UTILITIES, IS HEREBY DEDICATED. NO TREES OR STRUCTURES ARE ALLOWED IN SAID EASEMENT.

SUNRIDGE ESTATES LLC, BY:

Aaron C. Hoelt
 AARON C. HOELT, MEMBER

STATE OF OREGON
 COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON:

THIS 16 DAY OF August, 2007.

BY AARON C. HOELT, MEMBER OF SUNRIDGE ESTATES, LLC.

Dawn M. Jubbs
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

Jack R. Zeckman
 JACK R. ZECKMAN, MEMBER

STATE OF OREGON
 COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON:

THIS 20 DAY OF August, 2007.

BY JACK R. ZECKMAN, MEMBER OF SUNRIDGE ESTATES, LLC.

Quita Nalzewicz
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 410652

MY COMMISSION EXPIRES: 11-4-2010

APPROVALS

EXAMINED AND APPROVED THIS:

20 DAY OF August, 2007.

LAND DIVISION NO. MP07-03

Michael H. Mullin
 CITY OF PENDELTON PLANNER

EXAMINED AND APPROVED THIS

20 DAY OF August, 2007.

John A. Tolbert
 CITY OF PENDELTON SURVEYOR

EXAMINED AND APPROVED THIS

16th DAY OF August, 2007.

Wayne K. Tolbert, Deputy
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS

21 DAY OF August, 2007.

Bethie Sprague-Newkirk
 UMATILLA COUNTY COLLECTOR

RECORDING INFORMATION

UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON August 21, 2007

at 12:30 o'clock Pm., in the record of

PLATS of said County.

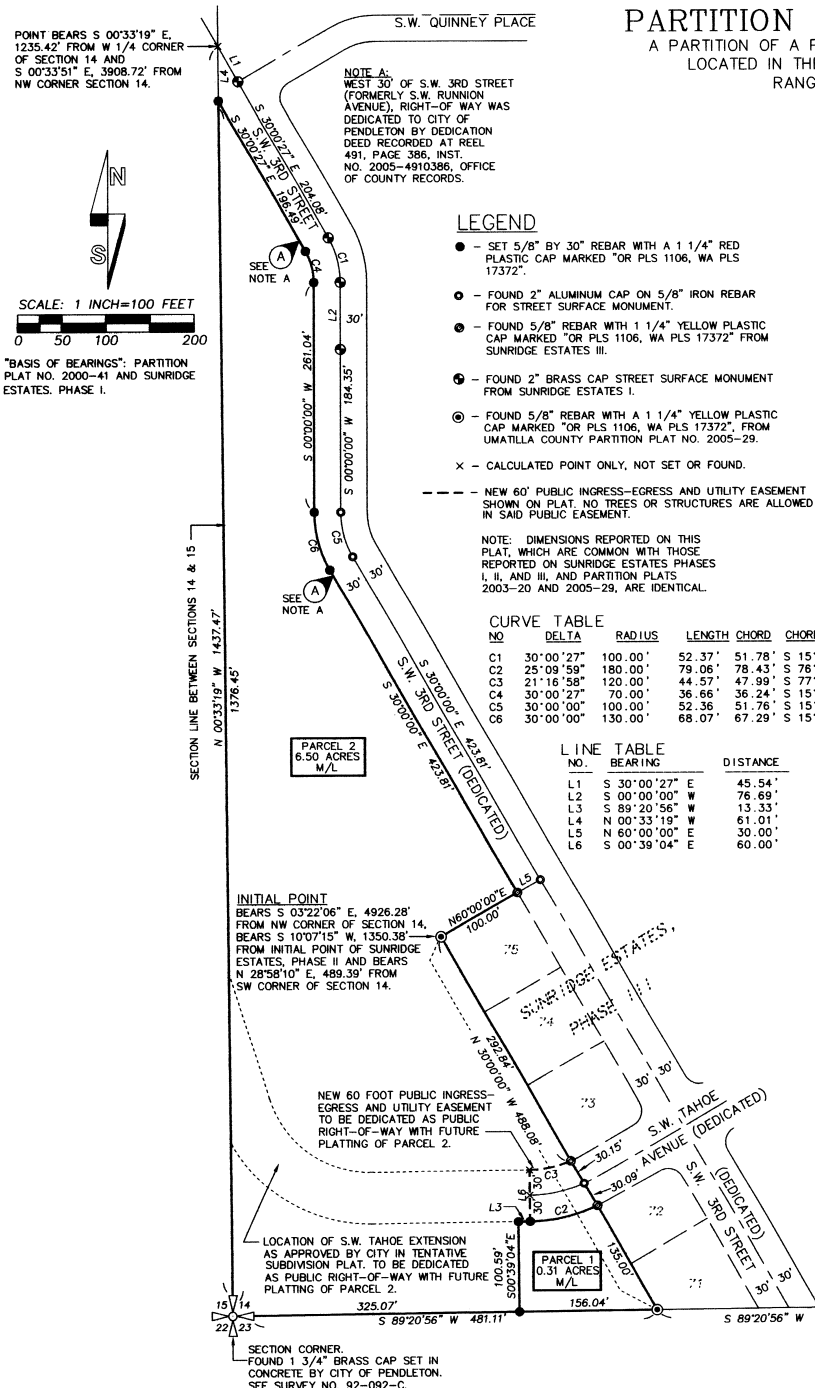
YEAR NUMBER Slide

2007 33

OFFICE OF COUNTY RECORDS

By: *Jean Hemphill*, Records Officer

Fees \$ 50.00 No. 2007-5240347



LEGEND

- SET 5/8" BY 30" REBAR WITH A 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- FOUND 2" ALUMINUM CAP ON 5/8" IRON REBAR FOR STREET SURFACE MONUMENT.
- FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM SUNRIDGE ESTATES III.
- FOUND 2" BRASS CAP STREET SURFACE MONUMENT FROM SUNRIDGE ESTATES 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.
- NEW 60' PUBLIC INGRESS-EGRESS AND UTILITY EASEMENT SHOWN ON PLAT. NO TREES OR STRUCTURES ARE ALLOWED IN SAID PUBLIC EASEMENT.

NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, AND III, AND PARTITION PLATS 2003-20 AND 2005-29, ARE IDENTICAL.

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	30'00"27"	100.00'	52.37'	51.78'	S 15'00"14" E
C2	25'09"59"	180.00'	79.06'	78.43'	S 78'45"57" W
C3	21'16"58"	120.00'	44.57'	47.99'	S 77'48"53" W
C4	30'00"27"	70.00'	36.66'	36.24'	S 15'00"14" E
C5	30'00"00"	100.00'	52.36'	51.76'	S 15'00"00" E
C6	30'00"00"	130.00'	68.07'	67.29'	S 15'00"00" E

L. LINE NO.	BEARING	DISTANCE
L1	S 30'00"27" E	45.54'
L2	S 00'00"00" W	76.69'
L3	S 89'20"56" W	13.33'
L4	N 00'33"19" E	61.01'
L5	N 60'00"00" E	30.00'
L6	S 00'39"04" E	60.00'

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

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-33
William R. Wells
 WILLIAM R. WELLS, PLS

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

PROJECT:
 PARTITION PLAT FOR:
 SUNRIDGE ESTATES
 LLC.
 LOCATED IN THE SW 1/4 OF SECTION 14,
 TOWNSHIP 2 NORTH, RANGE 32 EAST,
 W.M., UMATILLA COUNTY, OREGON.

RECEIVED BY
 Umatilla County Surveyor
 Date: 9-07
 By: *KE*