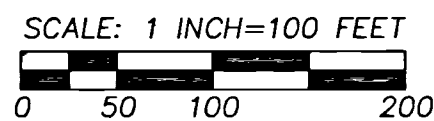
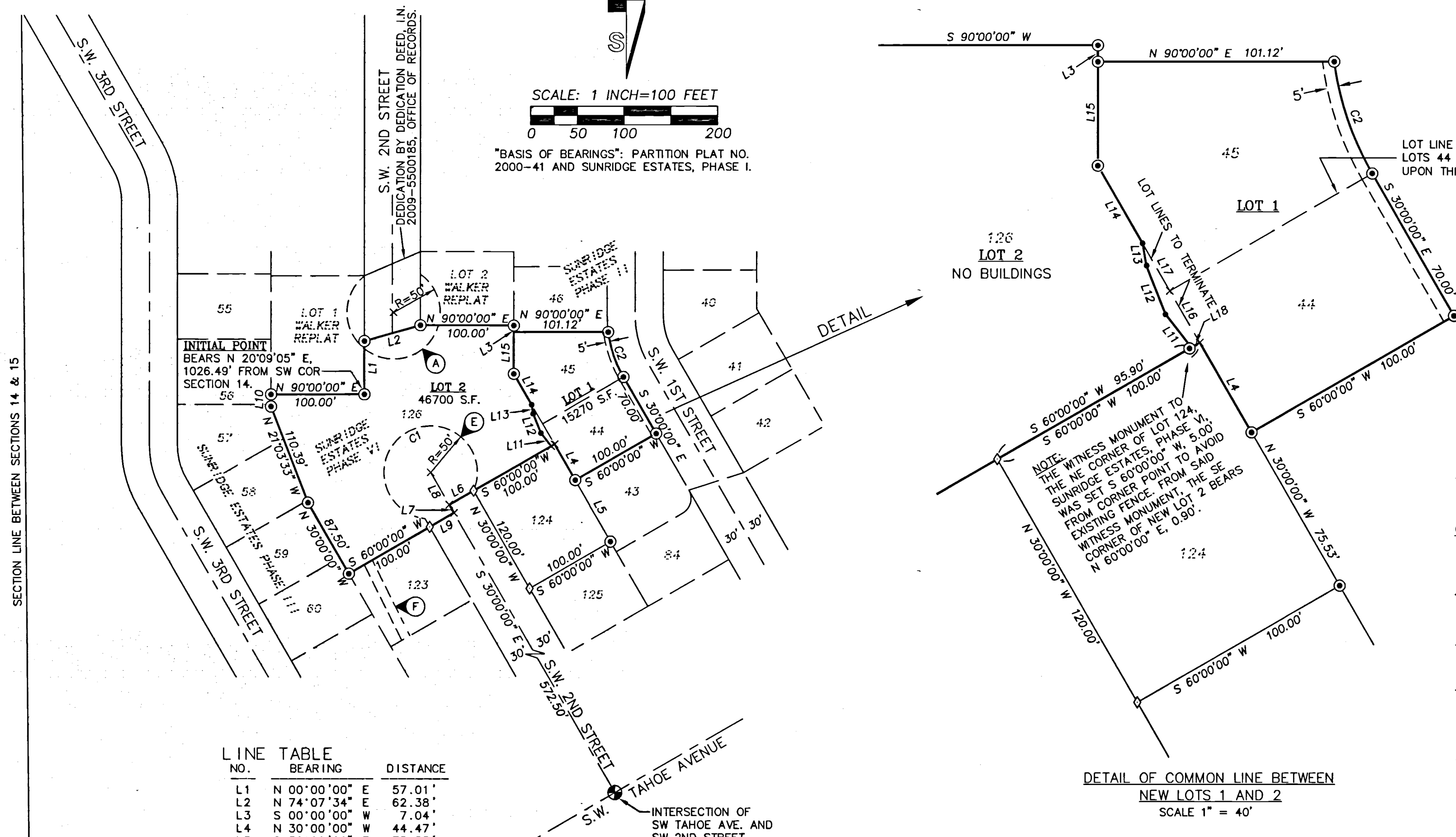


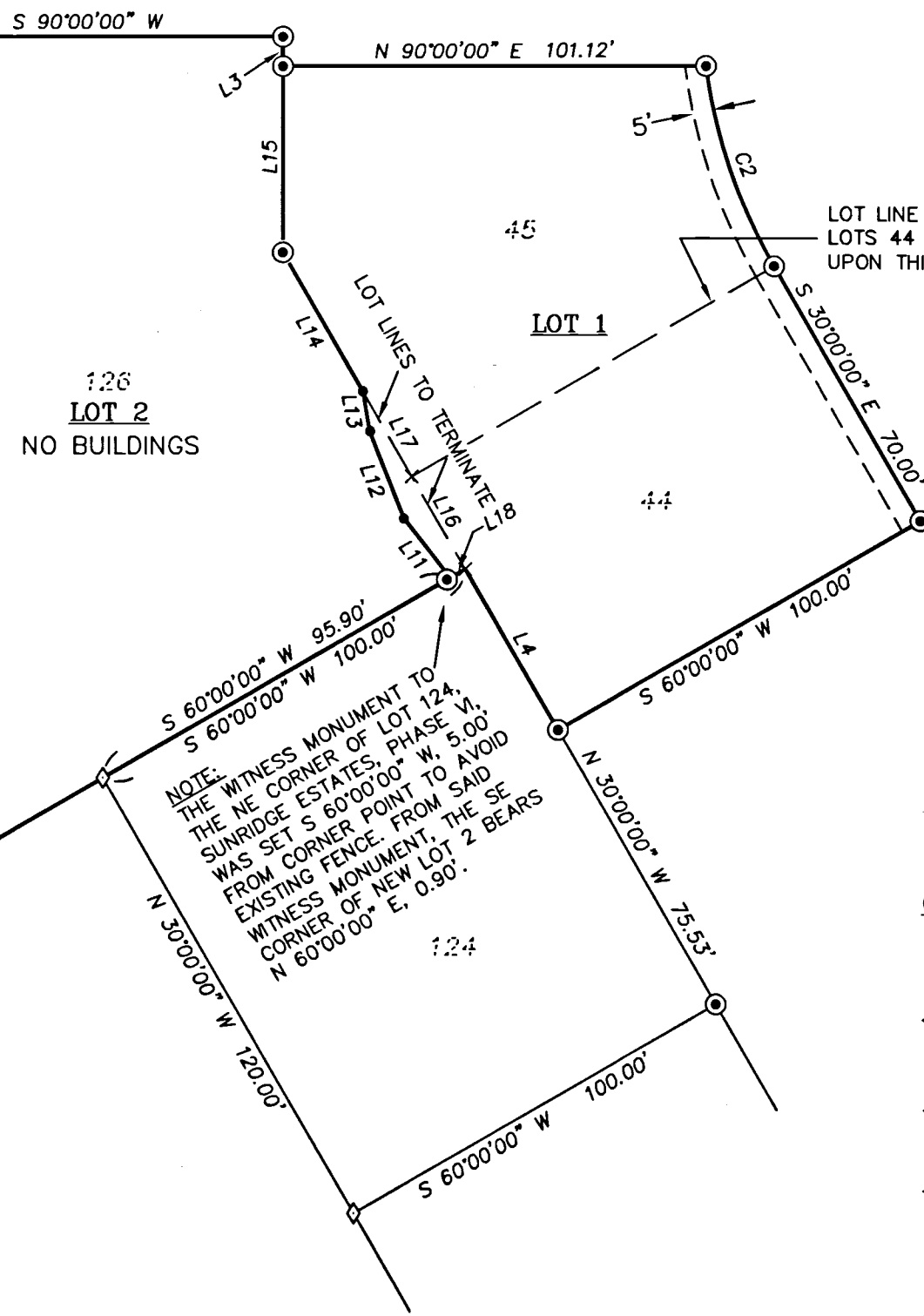
ZECKMAN REPLAT
 A REPLAT OF LOT 126, SUNRIDGE ESTATES PHASE VI,
 AND LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II,
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
 OCTOBER, 2017



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



DETAIL



DETAIL OF COMMON LINE BETWEEN NEW LOTS 1 AND 2
 SCALE 1" = 40'

OTHER EASEMENT NOTES:

- EXISTING LOTS 44 AND 45 OF SUNRIDGE ESTATES, PHASE II HAVE A 5 FOOT UTILITY EASEMENT ON THEIR FRONTAGE WITH S.W. 1ST STREET.
- Ⓐ - EXISTING EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-38000170 & 2001-3850490, OFFICE OF COUNTY RECORDS.
 - Ⓔ - EXISTING EASEMENT FOR TEMPORARY CUL-DE-SAC, CREATED ON SUNRIDGE ESTATES PHASE VI PLAT, RECORDED AT BOOK 16, PAGE 31, UMATILLA COUNTY PLAT RECORDS.
 - Ⓕ - EXISTING 10' PRIVATE SEWER EASEMENT CREATED ON SUNRIDGE ESTATES PHASE VI PLAT, RECORDED AT BOOK 16, PAGE 31, UMATILLA COUNTY PLAT RECORDS.
- NOTE:**
 1. EASEMENT NOTED "A" AND "E" ARE TO EXTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND TEMPORARY CUL-DE-SAC EASEMENT IS NO LONGER NECESSARY.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°00'00" E	57.01'
L2	N 74°07'34" E	62.38'
L3	S 00°00'00" W	7.04'
L4	N 30°00'00" W	44.47'
L5	S 30°00'00" E	75.53'
L6	S 60°00'00" W	30.00'
L7	S 30°00'00" E	10.00'
L8	N 30°00'00" W	40.00'
L9	S 60°00'00" W	30.00'
L10	N 00°00'00" E	12.99'
L11	N 38°02'05" W	17.91'
L12	N 21°32'56" W	22.37'
L13	N 09°49'26" W	9.63'
L14	N 30°00'00" W	38.27'
L15	N 00°00'00" E	44.67'
L16	N 30°00'00" W	25.53'
L17	N 30°00'00" W	23.37'
L18	N 60°00'00" E	4.10'

CURVE TABLE

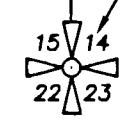
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	286°15'37"	50.00'	249.81'	60.00'	N 60°00'00" E
C2	22°30'27"	130.00'	51.07'	50.74'	S 18°44'47" E

LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
 - ◇ - FOUND 3/4" BRASS WASHER STAMPED "PLS 1106" WITH SCREW IN LEAD PLUG IN CONCRETE GUTTER, 12.75' ON LOT LINE PROJECTION FROM CORNER POINT PER SUNRIDGE ESTATES PHASE VI.
 - ⊙ - FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "OR PLS 1106," WA PLS 17372", UNLESS OTHERWISE NOTED, FROM UMATILLA COUNTY PARTITION PLATS NO. 2000-41 AND 2005-29, SUNRIDGE ESTATES PHASES I, II, III, IV, V OR VI AND SURVEY NO. 08-001-B.
 - ⊕ - FOUND 2" ALUMINUM CAP ON 5/8" REBAR STREET SURFACE MONUMENT FROM SUNRIDGE ESTATES PHASE IV.
 - x - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - - EASEMENT LINE OF EXISTING EASEMENT. SEE "OTHER EASEMENT NOTES" ON THIS PLAT SHEET.
 - THE TEMPORARY CUL-DE-SAC TURNAROUND EASEMENTS AT EACH END OF S.W. 2ND STREET WILL TERMINATE UPON EXTENSION OF SW 2ND STREET.
 - 45
126 - EXISTING LOT NUMBER FOR LOTS IN SUNRIDGE ESTATES PHASES II & VI.
 - LOT 0 - NEW LOT NUMBER.
 - S.F. - INDICATES SQUARE FEET. LOT AREAS ARE ROUNDED TO THE NEAREST 5 SQUARE FEET.
- NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, III, IV, V AND VI, PARTITION PLATS NO. 2005-29 AND 2007-33, AND SURVEY NO. 08-001-B, ARE IDENTICAL.

SECTION LINE BETWEEN SECTIONS 14 & 15

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



RECEIVED BY
 Umatilla County Surveyor
 Date: 12/21/17
 Rec'd By: CT
 No.: 17-137-6

REGISTERED PROFESSIONAL LAND SURVEYOR

Willi R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/18

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF ZECKMAN REPLAT.

Willi R. Wells
 WILLIAM R. WELLS, PLS

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

DATE: 7/16 DR. BY: DMT
 CK. BY: WRW NO: 16-1608

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 12-15-2017

at 2:24 o'clock p. m., in the record of PLATS of said County.
 BOOK 16 PAGE 57

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 80.00 No. 2017-6660418

PROJECT: ZECKMAN REPLAT

ZECKMAN REPLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

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 ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, THE LANDS SHOWN IN THE ACCOMPANYING "ZECKMAN REPLAT".

REAL PROPERTY DESCRIPTION:

LOT 126 OF SUNRIDGE ESTATES PHASE VI, RECORDED AT BOOK 16, PAGE 31, UMATILLA COUNTY PLAT RECORDS AND LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II, RECORDED AT BOOK 14, PAGE 65, UMATILLA COUNTY PLAT RECORDS, ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

SUBJECT TO EASEMENTS AND ENCUMBRANCES OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells WILLIAM R. WELLS, PLS

Will. R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/18

OWNER'S DECLARATION

DUSTY R. PACE AND TAMI V. PACE, HUSBAND AND WIFE, OWNERS OF LOT 126 OF SUNRIDGE ESTATES PHASE VI, RECORDED AT BOOK 16, PAGE 31, UMATILLA COUNTY PLAT RECORDS, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "ZECKMAN REPLAT", PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Dusty R. Pace Tami V. Pace

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF NOVEMBER 2017.

BY DUSTY R. PACE

Notary Public for the State of Oregon

MY COMMISSION EXPIRES: NOV. 30, 2019

COMMISSION NUMBER: 944536

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF NOVEMBER 2017.

BY TAMI V. PACE

Notary Public for the State of Oregon

MY COMMISSION EXPIRES: NOV. 30, 2019

COMMISSION NUMBER: 944536

ZECKMAN REPLAT

A REPLAT OF LOT 126, SUNRIDGE ESTATES PHASE VI, AND LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON. OCTOBER, 2017

APPROVALS

CITY OF PENDLETON PLANNER

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS 30th DAY OF NOVEMBER 2017.

Signature of City Planner

CITY OF PENDLETON SURVEYOR

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS 1st DAY OF December 2017.

Signature of City Surveyor

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 7 DAY OF December 2017

Signature of Umatilla County Surveyor

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 15 DAY OF December 2017

Signatures of Umatilla County Commissioners

UMATILLA COUNTY ASSESSOR & 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 REPLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 14th DAY OF December 2017

Signatures of Umatilla County Assessor & Tax Collector

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 12-15-2017

at 2:24 o'clock p. m., in the record of PLATS of said County. BOOK 16 PAGE 57

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 80.00 No. 2017-6660418

OWNER'S DECLARATION, CONTINUED:

JACK R. ZECKMAN AND SHELLY A. ZECKMAN OWNERS OF LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II, RECORDED AT BOOK 14, PAGE 65, UMATILLA COUNTY PLAT RECORDS, DO HEREBY ESTABLISH AND ACKNOWLEDGE THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "ZECKMAN REPLAT", PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Jack R. Zeckman JACK R. ZECKMAN

Shelly A. Zeckman SHELLY A. ZECKMAN

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF NOVEMBER 2017.

BY JACK R. ZECKMAN

Notary Public for the State of Oregon

MY COMMISSION EXPIRES: NOV. 30, 2019

COMMISSION NUMBER: 944536

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF NOVEMBER 2017.

BY SHELLY A. ZECKMAN

Notary Public for the State of Oregon

MY COMMISSION EXPIRES: NOV. 30, 2019

COMMISSION NUMBER: 944536

TRUST DEED BENEFICIARY'S CONSENT TO REPLAT

U.S. BANK, N.A., TRUST DEED BENEFICIARY ON LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II, RECORDED AT BOOK 14, PAGE 65, UMATILLA COUNTY PLAT RECORDS, UNDER DEED OF TRUST RECORDED AS INST. NO. 2004-4740003, UMATILLA COUNTY OFFICE OF RECORDS, HEREBY CONSENTS TO THIS REPLAT.

U.S. BANK, N.A., BY:

Signature of U.S. Bank Officer

ACKNOWLEDGMENT

STATE OF KENTUCKY) SS COUNTY OF DAVENESS)

THIS INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 27 DAY OF October 2017.

BY April Ferguson PRINTED NAME OF SIGNER

Signature of Notary Public for the State of Kentucky

MY COMMISSION EXPIRES: 11-28-20

COMMISSION NUMBER: 569134

TRUST DEED BENEFICIARY'S CONSENT TO REPLAT

UMPQUA BANK, TRUST DEED BENEFICIARY ON LOTS 44 AND 45 OF SUNRIDGE ESTATES PHASE II, RECORDED AT BOOK 14, PAGE 65, UMATILLA COUNTY PLAT RECORDS, UNDER MODIFICATION OF DEED OF TRUST RECORDED AS INST. NO. 2015-6310694, UMATILLA COUNTY OFFICE OF RECORDS, HEREBY CONSENTS TO THIS REPLAT.

UMPQUA BANK, BY:

Signature of Tom Hill, Lending Support Director

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

THIS INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS 10 DAY OF November 2017.

BY TOM HILL

Signature of Notary Public for the State of Washington

MY COMMISSION EXPIRES: 3/31/2021

COMMISSION NUMBER: 159402

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF ZECKMAN REPLAT.

Signature of William R. Wells

WILLIAM R. WELLS, PLS

RECEIVED BY Umatilla County Surveyor Date: 12/21/17 Rec'd By: CT No.: 17-137-B

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

DATE: 7/16 DR. BY: DMT CK. BY: WRW NO: 16-1608

PROJECT: ZECKMAN REPLAT

ZECKMAN REPLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.