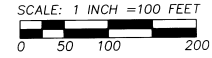


PARTITION PLAT NO. 2009-14

A PARTITION OF A PORTION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

SHEET 1 OF 2



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

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊙ - 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, OR III AND SURVEY NO. 08-001-B.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - - - - EASEMENT LINE OF EXISTING EASEMENT.
- (XOX)C - INDICATES CALCULATED DIMENSION.

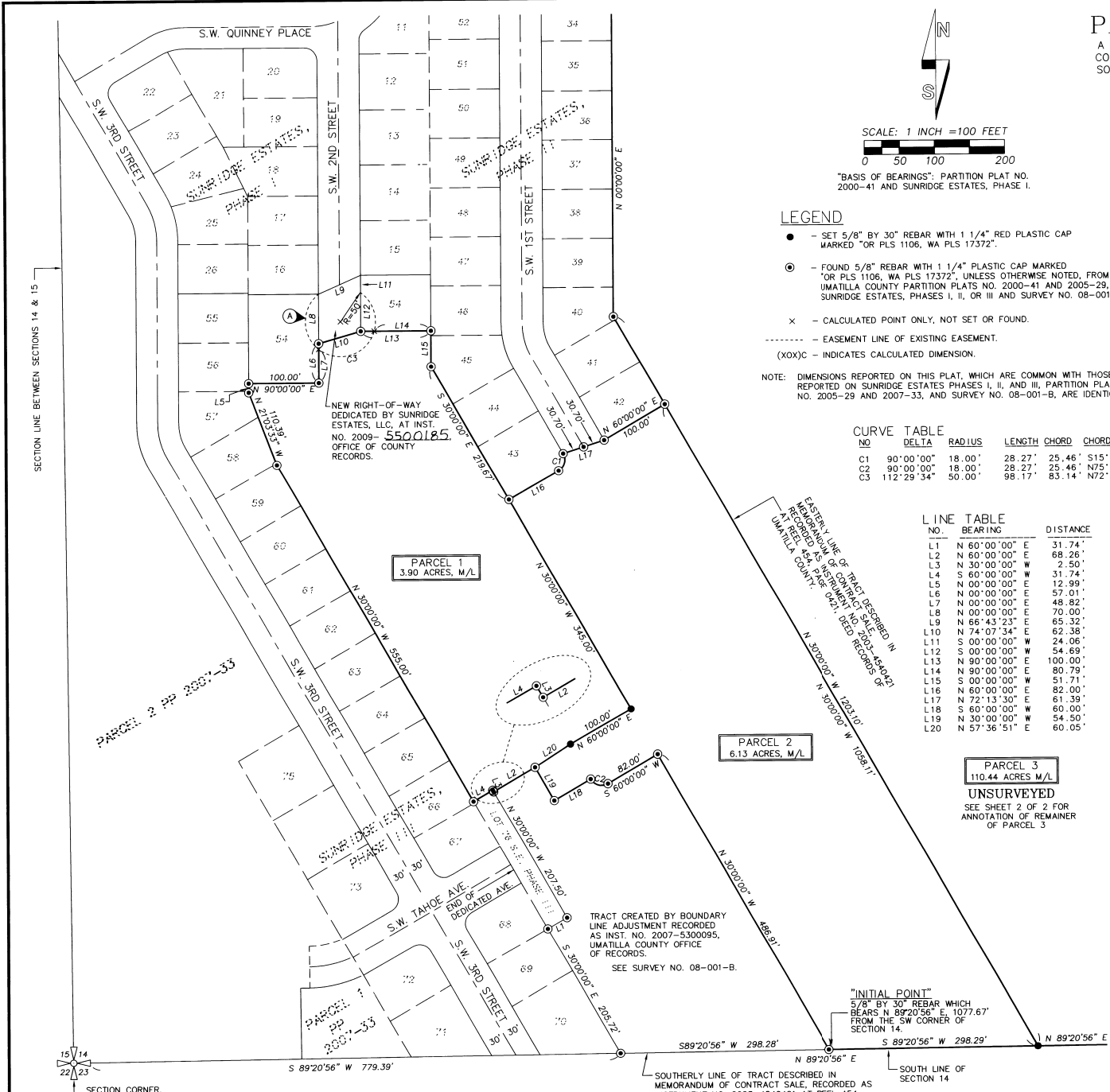
NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE REPORTED ON SUNRIDGE ESTATES PHASES I, II, AND III, PARTITION PLATS NO. 2005-29 AND 2007-33, AND SURVEY NO. 08-001-B, ARE IDENTICAL.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	90°00'00"	18.00'	28.27'	25.46'	S15°00'00"W
C2	90°00'00"	18.00'	28.27'	25.46'	N75°00'00"W
C3	112°29'34"	50.00'	98.17'	83.14'	N72°19'03"E

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 60°00'00" E	31.74'
L2	N 60°00'00" E	68.26'
L3	S 30°00'00" W	2.50'
L4	S 60°00'00" W	31.74'
L5	N 00°00'00" E	12.99'
L6	N 00°00'00" E	57.01'
L7	N 00°00'00" E	48.82'
L8	N 00°00'00" E	70.00'
L9	N 66°43'23" E	65.32'
L10	N 74°07'34" E	62.38'
L11	S 00°00'00" W	24.06'
L12	S 00°00'00" W	54.69'
L13	N 90°00'00" E	100.00'
L14	N 90°00'00" E	80.79'
L15	S 00°00'00" W	51.71'
L16	N 60°00'00" E	82.00'
L17	N 72°13'30" E	61.39'
L18	S 60°00'00" W	60.00'
L19	N 30°00'00" W	54.50'
L20	N 57°36'51" E	60.05'



EXISTING EASEMENT NOTES:

AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDELTON, OREGON, REPORT NO. 77302, DATED JUNE 17, 2003. SEE NOTE SYMBOL FOR LOCATION.

ⓐ - EASEMENT FOR TEMPORARY CUL-DE-SAC RECORDED AS INSTRUMENT NO. 2000-3800170, REEL 380, PAGE 0170, DEED RECORDS OF UMATILLA COUNTY. THIS EASEMENT IS LOCATED NEAR THE SOUTH END OF S.W. 2ND STREET. SEE MAP.

NOTE: EASEMENT NOTED "A" ABOVE IS TO DISTINGUISH WHEN RESIDENTIAL THROUGH STREETS ARE DEVELOPED AND THE CUL-DE-SAC EASEMENT IS NO LONGER NECESSARY.

NOTE: EASEMENT NOTED "A" ABOVE IS CORRECTED FOR PROPER REFERENCE OF PARCEL 1 OF PARTITION PLAT NO. 2000-41 BY MEMORANDUM OF CORRECTION RECORDED AS INSTRUMENT NO. 2000-3850490, REEL 385, PAGE 0490, DEED RECORDS.

"BLANKET" TYPE EASEMENTS WHICH AFFECT PARCELS ARE NOT SHOWN. THE "BLANKET" TYPE EASEMENTS DISCLOSED BY THE PRELIMINARY TITLE REPORT ARE:

- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NO. 1960-230839, AT BOOK 260, PAGE 519, DEED RECORDS OF UMATILLA COUNTY. AFFECTS SW 1/4 OF SECTION 14.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED AS INSTRUMENT NO. 1960-230840, AT BOOK 260, PAGE 520, DEED RECORDS OF UMATILLA COUNTY. AFFECTS SECTIONS 14 AND 15.

NOTE: BUILDING IS RESTRICTED ON LOT 54 OF SUNRIDGE ESTATES PHASE III. SEE PLAT OF SUNRIDGE ESTATES, PHASE III.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT 2009-14
Will R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/10

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON May 1, 2009
 at 1:00 o'clock Pm., in the record of PLATS of said County.
 YEAR NUMBER Slide
 2009 14

OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL...Records Officer
 Fees \$ 50.00 No. 2009-5500608

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

DATE: 02/09 DR. BY: DMT
 CK. BY: WRW NO: 09-1215

PROJECT: \SUN2009PP
 PARTITION PLAT FOR:
 CIRCLE DOT RANCHES, LLC.
 AND
 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 5-07
 Rec'd by [Signature]
 09-70-B

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

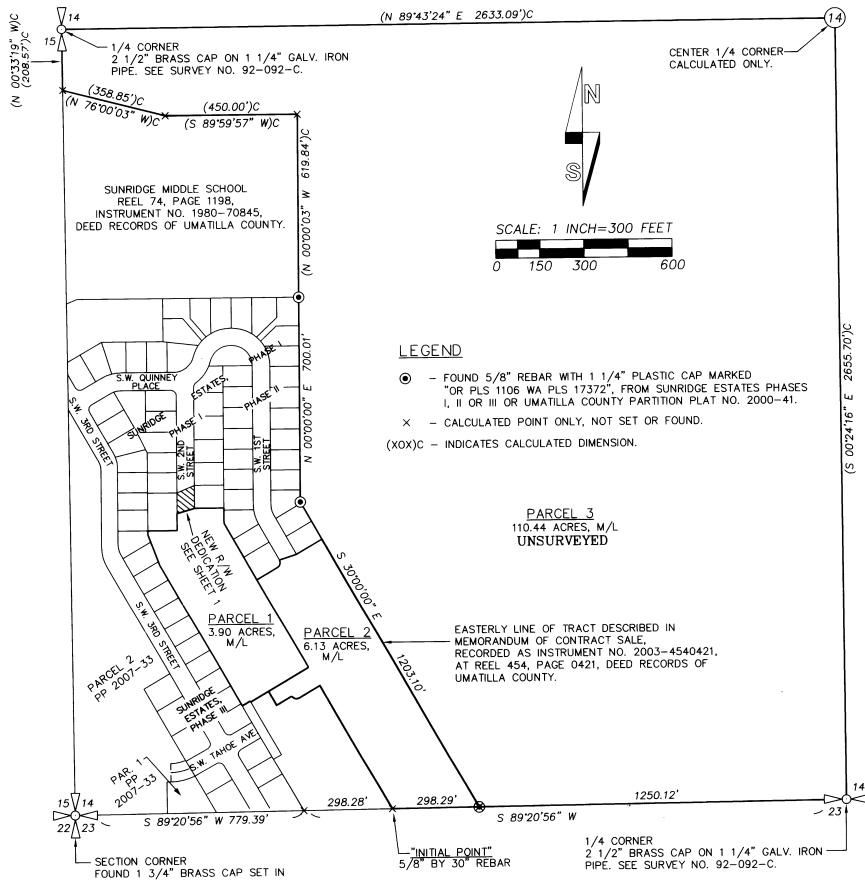
TRACT CREATED BY BOUNDARY LINE ADJUSTMENT RECORDED AS INST. NO. 2007-5300095, UMATILLA COUNTY OFFICE OF RECORDS.
 SEE SURVEY NO. 08-001-B.

"INITIAL POINT" 5/8" BY 30" REBAR WHICH BEARS N 89°20'56" E, 1077.67' FROM THE SW CORNER OF SECTION 14.

SOUTHERLY LINE OF TRACT DESCRIBED IN MEMORANDUM OF CONTRACT SALE, RECORDED AS INSTRUMENT NO. 2003-4540421 AT REEL 454, PAGE 0421, DEED RECORDS OF UMATILLA COUNTY, (ON SECTION LINE BETWEEN SECTIONS 14 AND 23).

EASTERLY LINE OF TRACT DESCRIBED IN MEMORANDUM OF CONTRACT SALE, RECORDED AS INSTRUMENT NO. 2003-4540421 AT REEL 454, PAGE 0421, DEED RECORDS OF UMATILLA COUNTY.

PARTITION PLAT NO 2009-14
 A PARTITION OF A PORTION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T2N., R32E., W.M., UMATILLA COUNTY, OREGON. SHEET 2 OF 2



LEGEND

- - FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"; FROM SUNRIDGE ESTATES PHASES I, II OR III OR UMATILLA COUNTY PARTITION PLAT NO. 2000-41.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX)C - INDICATES CALCULATED DIMENSION.

PARCEL 3
110.44 ACRES, M/L
UNSURVEYED

PARCEL 1
3.50 ACRES, M/L

PARCEL 2
6.13 ACRES, M/L

EASTERLY LINE OF TRACT DESCRIBED IN MEMORANDUM OF CONTRACT SALE, RECORDED AS INSTRUMENT NO. 2003-4540421, AT REEL 454, PAGE 0421, DEED RECORDS OF UMATILLA COUNTY.

SURVEYORS CERTIFICATE AND NARRATIVE

THIS PARTITION WAS MADE AT THE REQUEST OF CIRCLE DOT RANCHES LLC, AND SUNRIDGE ESTATES, LLC, TO PARTITION A PORTION OF PARCEL 3 OF PARTITION PLAT 2005-29 INTO THREE PARCELS. PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN, PER ORS CHAPTER 92, AS REVISED, PARCEL 3 IS LARGER THAN 10 ACRES AND IS UNSURVEYED, AS NOTED.

THE SURVEY WAS MADE WITH REFERENCE TO CONTROLLING MONUMENTS ESTABLISHED ON PARTITION PLAT NO. 2000-41, 2003-20, 2005-29, THE PLATS OF SUNRIDGE ESTATES, PHASES I, II AND III, AND UMATILLA COUNTY SURVEY NO. 08-001-B. THE SOUTH AND WEST 1/4 CORNERS OF SECTION 14 AND THE SOUTHWEST CORNER OF SECTION 14 WERE RECOVERED AND TIED ON PREVIOUS SURVEYS.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL CORNER TIES AND NEW MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT GPS OBSERVATIONS.

I, WILLIAM R. WELLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LANDS WITHIN THIS PARTITION PLAT, PER ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN, PARCEL 3 IS PARTIALLY MONUMENTED AS SHOWN, BUT WAS NOT SURVEYED AS PART OF THIS PARTITION PLAT.

REAL PROPERTY DESCRIPTION:

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

PARCEL 3 OF UMATILLA COUNTY PARTITION NO. 2005-29, RECORDED AS INSTRUMENT NO. 2005-4900522, IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM, THAT PORTION OF SAID PARCEL 3 CONVEYED TO SUNRIDGE ESTATES, LLC, BY SPECIAL STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2007-5300095, UMATILLA COUNTY OFFICE OF RECORDS, SAID EXCEPTED PORTION OF SAID PARCEL 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED AT RIGHT.....

CONTINUED FROM LEFT.....

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, BEING A PORTION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2005-29, RECORDED AS INSTRUMENT NO. 2005-4900522, IN THE RECORD OF PLATS, UMATILLA COUNTY, OREGON AND DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE NORTH 89°20'56" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 14 A DISTANCE 779.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, THE "TRUE POINT OF BEGINNING" FOR THIS DESCRIPTION, SAID TRUE POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 70 OF SUNRIDGE ESTATES, PHASE III, RECORDED AS INSTRUMENT NO. 2006-5010315 AT BOOK 15, PAGE 9, RECORD OF PLATS, UMATILLA COUNTY, OREGON; THENCE NORTH 89°20'56" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 3 AND ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 298.28 FEET; THENCE NORTH 30°00'00" WEST A DISTANCE OF 486.91 FEET; THENCE SOUTH 60°00'00" WEST A DISTANCE OF 82.00 FEET; THENCE ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.27 FEET, (LONG CHORD BEARS NORTH 75°00'00" WEST A DISTANCE OF 25.46 FEET); THENCE SOUTH 60°00'00" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 30°00'00" WEST A DISTANCE OF 54.50 FEET; THENCE SOUTH 60°00'00" WEST A DISTANCE OF 68.26 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 3; THENCE SOUTH 30°00'00" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 207.50 FEET TO AN ANGLE POINT IN SAID WEST LINE OF PARCEL 3; THENCE SOUTH 60°00'00" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 31.74 FEET TO AN ANGLE POINT IN SAID WEST LINE OF PARCEL 3; THENCE SOUTH 30°00'00" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 205.72 FEET TO THE "TRUE POINT OF BEGINNING."

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/10

CONTRACT PURCHASERS DECLARATION:

SUNRIDGE ESTATES, LLC, A OREGON LIMITED LIABILITY COMPANY, CONTRACT PURCHASER OF LANDS WITHIN PARCELS 1 AND 2 OF THIS PARTITION PLAT, UNDER MEMORANDUM OF CONTRACT SALE, RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 2003-4470340 AND RE-RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-4540421, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY OREGON, DOES HEREBY CONSENT TO THE PARTITION OF SAID PARCELS 1 AND 2 OF THIS PARTITION PLAT

Aaron C. Hoeft
AARON C. HOEFT, MEMBER OF SUNRIDGE ESTATES, LLC.

ACKNOWLEDGMENT STATE OF OREGON) SS
COUNTY OF UMATILLA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF April 2009.

BY AARON C. HOEFT, MEMBER OF SUNRIDGE ESTATES, LLC.
Dawn M. Tubbs
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12
COMMISSION NUMBER: 432519

Jack R. Zeckman
JACK R. ZECKMAN, MEMBER OF SUNRIDGE ESTATES, LLC.

ACKNOWLEDGMENT STATE OF OREGON) SS
COUNTY OF UMATILLA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF April 2009.

BY JACK R. ZECKMAN, MEMBER OF SUNRIDGE ESTATES, LLC.
Dawn M. Tubbs
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12
COMMISSION NUMBER: 432519

OWNERS DECLARATION:

CIRCLE DOT RANCHES, LLC, A OREGON LIMITED LIABILITY COMPANY, FEE SIMPLE OWNERS, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

Robbie D. Waller
ROBBIE D. WALLER, TRUSTEE U/A/D
DECEMBER 21, 1992, MEMBER/MANAGER

ACKNOWLEDGMENT STATE OF OREGON) SS
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st DAY OF April 2009.

BY ROBBIE D. WALLER, TRUSTEE U/A/D
DECEMBER 21, 1992, MEMBER/MANAGER

Carolyn R. Hillecke
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 9/27/2010
COMMISSION NUMBER: 410406

C.W. Hoffman, Jr.
C.W. HOFFMAN, JR., CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER

ACKNOWLEDGMENT STATE OF OREGON) SS
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF April 2009.

BY C.W. HOFFMAN, JR., CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER

Carolyn R. Hillecke
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 9/27/2010
COMMISSION NUMBER: 410406

Dorothy M. Hoffman
DOROTHY M. HOFFMAN, CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER

ACKNOWLEDGMENT STATE OF OREGON) SS
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF April 2009.

BY DOROTHY M. HOFFMAN, CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER

Carolyn R. Hillecke
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 9/27/2010
COMMISSION NUMBER: 410406

APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF April 2009.

LAND PARTITION APPROVAL NO. MP-03-02

Robbie D. Waller
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF April 2009.

Carolyn R. Hillecke
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 1 DAY OF May 2009.

David H. Cl...
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS 1st DAY OF May 2009.

Beth Ann...
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } SS

I certify that this instrument was received and recorded

ON May 1, 2009 at 1:00 o'clock Pm., in the record of PLATS of said County.

YEAR 2009 NUMBER 14 Slide

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2009-5500608

I CERTIFY THIS IS AN EXACT COPY OF OF PARTITION PLAT 2009-14

William R. Wells
WILLIAM R. WELLS, PLS

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

DATE: 02/09 DR. BY: DMT
CK. BY: WRW NO: 09-1215

PROJECT: \SUN2009PP2

PARTITION PLAT FOR:
CIRCLE DOT RANCHES, LLC.
AND
SUNRIDGE ESTATES, LLC.

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

Date 5-09
Filed by
No. 09-70-B