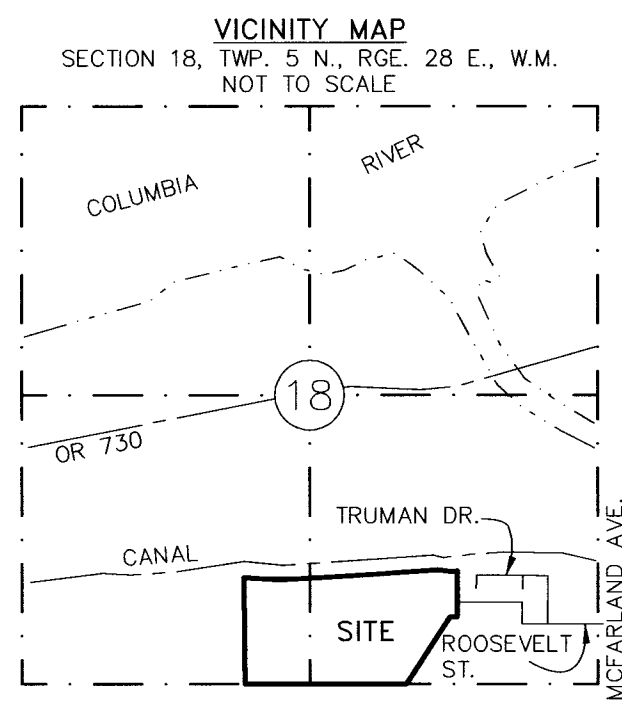


MCCLANNAHAN SUMMIT: PHASES 1 & 2
FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
BEING PARCELS 1 AND 2 OF PARTITION PLAT 2022-06, COUNTY SURVEY 22-023-B, RECORDS OF UMATILLA COUNTY, OREGON.



LEGEND & ABBREVIATIONS

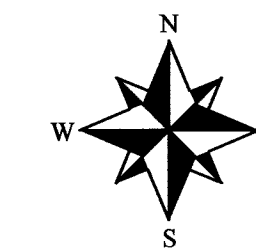
- SECTION LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- CANAL CENTERLINE
- PROPERTY LINE
- EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R1
- FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R2
- COMPUTED POSITION ONLY
- FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R5
- SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820"
- SET 3" BRASS CAP WITH PUNCH IN CONCRETE STAMPED "WA19619 OR02820" IN A MONUMENT BOX
- ▲ FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R6
- (S00'00'00"E 123.45') R1 RECORD DIMENSION PER SURVEY AS NOTED IN "REFERENCE DOCUMENTS"
- P.U.E. PUBLIC UTILITY EASEMENT
- Ⓢ LOT NO. PER (R2)

BASIS OF BEARINGS

OREGON STATE PLANE, NORTH ZONE, NAD83 BEARING OF S89°15'39"W BETWEEN THE MONUMENTS MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 18. GROUND DISTANCES SHOWN; TO ACHIEVE GRID DISTANCE MULTIPLY BY 0.99996015517.

EQUIPMENT USED

THIS SURVEY WAS CONDUCTED WITH RTK GPS METHODS USING TRIMBLE R6 RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1 PPM. THE MONUMENTS SHOWN WERE VISITED IN MARCH, 2021.

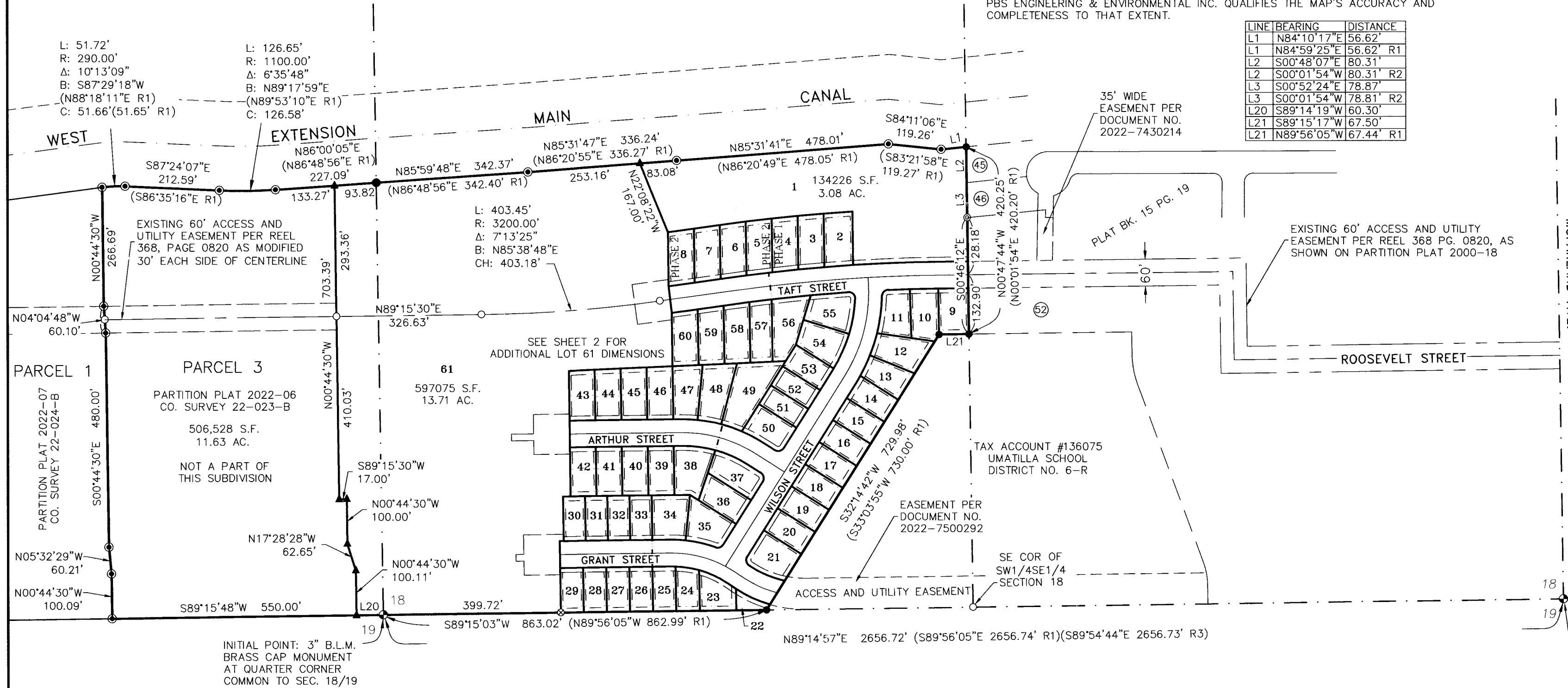


TITLE REPORT REFERENCE (SUPERSEDES AND REPLACES

THE INCOMPLETE REFERENCE TO TITLE REPORT ON SHEET 3 OF 3) ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION TITLE REPORT, FILE NUMBER 574487AM, DATED DECEMBER 29, 2022, PREPARED BY AMERITITLE LOCATED IN PENDELTON, OREGON. IN PREPARING THIS FINAL PLAT, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS FINAL PLAT AND DISCLOSED BY THE REFERENCED TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LINE	BEARING	DISTANCE
L1	N84°10'17"E	56.62'
L1	N84°59'25"E	56.62' R1
L2	S00°48'07"E	80.31'
L2	S00°01'54"W	80.31' R2
L3	S00°52'24"E	78.87'
L3	S00°01'54"W	78.81' R2
L20	S89°14'19"W	60.30'
L21	S89°15'17"W	67.50'
L21	N89°56'05"W	67.44' R1

SECTION 18
T5N, R28E, W.M.



SEE SHEET 2 OF 3 FOR:
1. LOT DIMENSIONS
2. ZONING & DIMENSIONAL STANDARDS

SEE SHEET 3 OF 3 FOR:
1. NARRATIVE
2. TITLE REFERENCE
3. OWNER/DEVELOPER
4. PUBLIC UTILITY EASEMENT NOTE
5. OWNERS DECLARATION & DEDICATION
6. ACKNOWLEDGEMENT
7. PROPERTY AND ROAD MONUMENT NOTE
8. APPROVALS
9. SURVEYOR'S CERTIFICATE

State of Oregon 2023-0000245
County of Umatilla 01/13/2023 11:22:21 AM
REG-DE TP
Pgs=1 \$5.00 \$35.00 \$11.00 \$10.00 \$10.00 \$135.00
\$90.00



Office of County Records
John Churchill UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 1/19/23
Rec'd By: CT
No.: 23-008-B

ADJOINERS

LOT# PER (R2)	OWNER
45	RITTENBACH
46	CAMPOS
52	SILVER RIDGE HOMES INC

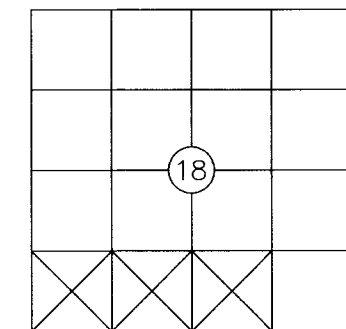
REFERENCE DOCUMENTS

- R1: PARTITION PLAT 2000-18 (BY WELLS FOR MCCLANNAHAN, 2000)
- R2: COLUMBIA VIEW ESTATES PH. 3, PLAT BK. 15 PG. 19 (BY TOMKINS FOR COX, 2006)
- R3: COUNTY SURVEY 98-101-C (BY WELLS FOR UMATILLA COUNTY, 1998)
- R4: COUNTY SURVEY 00-81-C (BY WELLS FOR MCCLANNAHAN & MJB DEVELOPMENT, 2000)
- R5: COUNTY SURVEY 21-147-B (BY FLOWERS FOR MCSUM LLC, 2021)
- R6: PARTITION PLAT 2022-06, COUNTY SURVEY 22-023-B (BY FLOWERS FOR MCSUM LLC, 2022)
- R7: PARTITION PLAT 2022-07, COUNTY SURVEY 22-024-B (BY FLOWERS FOR MCSUM LLC, 2022)
- D1: WARRANTY DEED FROM MITCHELL L. MCCLANNAHAN TO MCSUM, LLC PER INSTRUMENT NO. 2022-7380084, DEED RECORDS, UMATILLA COUNTY

EXISTING EASEMENTS

- 1. VARIABLE WIDTH EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER BOOK 145, PAGE 555 DATED AUGUST 16, 1951
- 2. VARIABLE WIDTH EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER BOOK 185, PAGE 229 DATED MARCH 4, 1947
- 3. AN EASEMENT TO UMATILLA SCHOOL DISTRICT NO. 6R PER REEL 10, PAGE 352 DATED SEPTEMBER 27, 1976.
- 4. AN EASEMENT TO UMATILLA SCHOOL DISTRICT NO. 6R PER REEL 11, PAGE 1136 DATED NOVEMBER 4, 1976.
- 5. AN EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER REEL 258, PAGE 496 DATED AUGUST 15, 1994.

SECTION DIAGRAM
T7N, R36E, W.M.



I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
GREG E. FLOWERS, PLS NO. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023
1/4/2023



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: MCSUM LLC	PROJECT NO.: 67804.001
SURVEYOR: GREG E. FLOWERS	DATE: 01/03/2023
CALC BY: GEF	DRAWN BY: KTL
SECTION: 18	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
SCALE: 1" = 200'	SHEET 1 OF 3

MCCLANNAHAN SUMMIT: PHASES 1 & 2
FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
BEING PARCELS 1 AND 2 OF PARTITION PLAT 2022-06, COUNTY SURVEY 22-023-B, RECORDS OF UMATILLA COUNTY, OREGON.

LINE	BEARING	DISTANCE
L1	S 56°26'45" E	2.68'
L4	N 03°10'58" W	13.69'
L5	N 32°14'42" E	14.42'
L6	S 56°26'45" E	23.17'
L7	S 56°26'45" E	23.17'
L9	N 89°15'30" E	17.00'
L10	N 89°15'30" E	16.00'
L11	N 89°15'30" E	7.50'
L12	S 57°45'18" E	22.72'
L13	N 87°23'02" E	9.11'
L14	N 00°44'30" W	31.50'
L15	N 89°15'30" E	18.00'
L16	S 00°44'30" E	15.00'
L17	S 89°15'30" W	18.00'
L18	N 00°44'30" W	15.00'
L19	S 00°44'30" E	31.50'
L20	S 32°14'42" W	14.02'

- SEE SHEET 1 OF 3 FOR:
1. OVERALL SUBDIVISION DIMENSIONS
2. VICINITY MAP & LEGEND
3. REFERENCE DOCUMENTS & EASEMENTS
- SEE SHEET 3 OF 3 FOR:
1. NARRATIVE
2. TITLE REFERENCE
3. OWNER/DEVELOPER
4. PUBLIC UTILITY EASEMENT NOTE
5. OWNERS DECLARATION & DEDICATION
6. ACKNOWLEDGEMENT
7. PROPERTY AND ROAD MONUMENT NOTE
8. APPROVALS
9. SURVEYOR'S CERTIFICATE



BASIS OF BEARINGS
OREGON STATE PLANE, NORTH ZONE, NAD83
BEARING OF S89°15'39"W BETWEEN THE MONUMENTS MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 18. GROUND DISTANCES SHOWN; TO ACHIEVE GRID DISTANCE MULTIPLY BY 0.99996015517

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	3700.00'	161.27'	2°29'50"	161.26'	N88°03'57"E
C2	3700.00'	308.84'	4°46'57"	308.75'	N84°25'34"E
C3	350.00'	216.42'	35°25'40"	212.98'	N14°31'52"E
C4	250.00'	84.65'	19°24'05"	84.25'	S66°08'47"E
C5	250.00'	23.50'	5°23'12"	23.49'	S59°08'21"E
C6	250.00'	126.14'	28°54'33"	124.81'	S76°17'13"E
C7	300.00'	172.72'	32°59'12"	170.34'	S74°14'54"E
C8	15.00'	22.54'	86°06'04"	20.48'	N44°27'08"E
C9	380.00'	83.53'	12°35'42"	83.37'	N07°41'57"E
C10	380.00'	52.09'	7°51'12"	52.05'	S17°55'25"W
C11	380.00'	50.51'	7°36'55"	50.47'	S25°39'28"W
C12	380.00'	18.43'	2°46'46"	18.43'	S30°51'19"W
C13	15.00'	23.22'	88°41'27"	20.97'	S12°06'02"E
C14	220.00'	84.37'	21°58'25"	83.86'	S67°25'58"E
C15	280.00'	85.07'	17°24'24"	84.74'	S65°08'57"E
C16	220.00'	69.46'	18°05'25"	69.17'	S65°29'28"E
C17	220.00'	53.83'	14°01'06"	53.69'	S81°32'43"E
C18	220.00'	8.40'	2°11'14"	8.40'	S89°38'53"E
C19	280.00'	31.82'	6°30'43"	31.81'	S87°29'08"E
C20	280.00'	69.48'	14°13'05"	69.30'	S77°07'14"E
C21	15.00'	20.20'	7°09'28"	18.71'	N70°49'15"E
C22	15.00'	23.56'	90°00'00"	21.21'	S12°45'18"E
C23	270.00'	79.39'	16°50'48"	79.10'	S66°10'42"E
C24	270.00'	76.06'	16°08'24"	75.81'	S82°40'18"E
C25	330.00'	35.47'	6°09'32"	35.45'	S87°39'44"E
C26	330.00'	54.24'	9°25'04"	54.18'	S79°52'26"E
C27	330.00'	49.22'	8°32'42"	49.17'	S70°53'34"E
C28	330.00'	51.06'	8°51'55"	51.01'	S62°11'15"E
C29	15.00'	23.56'	90°00'00"	21.21'	N77°14'42"E
C30	320.00'	85.35'	15°16'56"	85.10'	S24°36'14"W
C31	320.00'	79.29'	14°11'50"	79.09'	S09°51'51"W
C32	15.00'	25.31'	96°40'46"	22.41'	S45°34'27"E
C33	3670.00'	84.00'	1°18'41"	84.00'	N85°25'49"E
C34	3670.00'	88.71'	1°23'06"	88.71'	N84°04'56"E
C35	3670.00'	50.30'	0°47'07"	50.30'	N82°59'49"E
C36	3670.00'	36.49'	0°34'11"	36.49'	S82°19'11"W
C37	3730.00'	38.04'	0°35'04"	38.04'	N82°19'37"E
C38	3730.00'	58.85'	0°54'14"	58.85'	N83°04'16"E
C39	3730.00'	58.75'	0°54'09"	58.75'	S83°58'27"W
C40	3730.00'	58.67'	0°54'05"	58.67'	S84°52'34"W
C41	3730.00'	65.12'	1°00'01"	65.12'	N85°49'37"E
C42	3730.00'	194.48'	2°59'15"	194.46'	S87°49'15"W
C43	3670.00'	3.61'	0°03'23"	3.61'	S89°17'11"W
C44	3670.00'	63.96'	0°59'55"	63.96'	N88°45'32"E
C45	3670.00'	48.47'	0°45'24"	48.47'	N87°52'53"E
C46	280.00'	1.03'	0°12'40"	1.03'	N56°33'05"W

NOTES
1. ZONING: THE SUBJECT SITE IS LOCATED IN THE CITY OF UMATILLA R-2 DISTRICT PER THE "CITY OF UMATILLA PLAN MAP" UPDATED THROUGH NOVEMBER 2021.

DIMENSIONAL STANDARDS:
A. MINIMUM LOT AREA: 5000 SQ. FT.
B. MINIMUM LOT WIDTH: 50 FT.
C. MINIMUM LOT DEPTH: 90 FT.
D. MINIMUM YARD SETBACKS:
FRONT AND REAR YARD: 10 FT.
SIDE YARD: 5 FT.
STREET SIDE YARD: 10 FT.
GARAGE: 18 FT. FROM ANY STREET
MAXIMUM BUILDING HEIGHT: 35 FT.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
GREG E. FLOWERS, PLS NO. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2023
10/21/2022

State of Oregon
County of Umatilla
REC-DE-TP
Pg#1 \$5.00 \$35.00 \$11.00 \$10.00 \$10.00 \$10.00 \$135.00
00007000202300002450010019
Office of County Records
John Churchill UMATILLA COUNTY

SEE SHEET 1 FOR ADDITIONAL LOT 59 DIMENSIONS

TEMPORARY TURN-AROUND EASEMENT TO BE RELEASED DURING THE NEXT PHASE DEVELOPMENT

TEMPORARY TURN-AROUND EASEMENTS TO BE RELEASED DURING THE NEXT PHASE DEVELOPMENT

ACCESS AND UTILITY EASEMENT

RECEIVED BY
Umatilla County Surveyor
Date: 1/19/23
Rec'd By: CT
No.: 23-008-8



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: MCSUM LLC	PROJECT NO.: 67804.001
SURVEYOR: GREG E. FLOWERS	DATE: 10/21/2022
CALC BY: GEF	DRAWN BY: KTL
SECTION: 18	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 2 OF 3

MCCLANNAHAN SUMMIT: PHASES 1 & 2
FINAL PLAT

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MCSUM LLC TO DEVELOP PARCELS 1 AND 2 OF PARTITION PLAT 2022-06, WHICH WAS CONVEYED TO MCSUM LLC VIA WARRANTY DEED, UMATILLA COUNTY INSTRUMENT NO. 2022-7380084. ALL THE PERIMETER PARCEL CORNERS WERE RECOVERED, AND CONTROLLING SECTION CORNERS ALONG THE SOUTH SIDE OF SECTION 18 OF TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., AS SHOWN ON SAID PARTITION PLAT AND SURVEY. MEASUREMENTS WERE MADE WITH RTK GPS METHODS USING TRIMBLE R6, R10, AND R12 RECEIVERS, HAVING STANDARD ERRORS OF 8MM +1PPM HORIZONTAL. THE MONUMENTS SHOWN WERE VISITED IN MARCH, 2021, AUGUST 2021 AND DECEMBER 2021.

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
BEING PARCELS 1 AND 2 OF PARTITION PLAT 2022-06, COUNTY SURVEY 22-023-B, RECORDS OF UMATILLA COUNTY, OREGON.

OWNER/DEVELOPER

MCSUM, LLC
62958 NE LAYTON AVENUE SUITE 5
BEND, OREGON 97701

PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

PROPERTY & ROAD MONUMENT NOTE

ROAD CONSTRUCTION FOR TAFT STREET, ARTHUR STREET, GRANT STREET, AND WILSON STREET WILL OCCUR AT THE TIME OF FILING THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 27 THROUGH 57 WILL BE COMPLETED AT THIS TIME.

- SEE SHEET 1 OF 3 FOR:
- 1. OVERALL SUBDIVISION DIMENSIONS
- 2. VICINITY MAP
- 3. LEGEND
- 4. BASIS OF BEARINGS
- 5. REFERENCE DOCUMENTS & EASEMENTS

- SEE SHEET 2 OF 3 FOR:
- 1. LOT DIMENSIONS
- 2. ZONING & DIMENSIONAL STANDARDS

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, LUKE PICKERILL, AUTHORIZED REPRESENTATIVE FOR MCSUM, LLC., A LIMITED LIABILITY COMPANY OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.D.) AS SHOWN HEREON. THAT TRACT (LOT 1), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF UMATILLA, BY ACTION OF THIS SUBDIVISION PLAT. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "MCCLANNAHAN SUMMIT: PHASES 1 & 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

TRACT 1:
PARCELS 1, 2, AND 3, PARTITION PLAT NO. 2022-06, RECORDS OF UMATILLA COUNTY, OREGON.

Luke Pickerill October 27, 2022
LUKE PICKERILL, REPRESENTATIVE FOR MCSUM, LLC. DATE

APPROVALS:

CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA SUB-1-21.

Mary Dedrick 12-08-2022
MAYOR OF THE CITY OF UMATILLA DATE

UMATILLA COUNTY SURVEYOR

I, DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, AND HAVE FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

David H. Krumbein 4 January 2023
DAVID H. KRUMBEIN, P.E., P.L.S., DATE
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF "MCCLANNAHAN SUMMIT: PHASES 1 & 2" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

[Signature] 01.05.2023
CHAIRMAN DATE

[Signature] 1-5-2023
COMMISSIONER DATE

Celinda A. Simmons 1-5-2023
COMMISSIONER DATE

UMATILLA COUNTY ASSESSORS AND TAX COLLECTOR

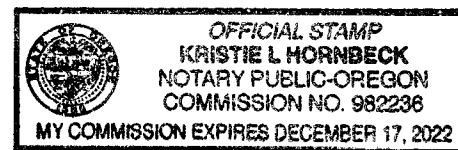
WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING SUBDIVISION, AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID, AND WE THEREFORE APPROVE SAID SUBDIVISION.

[Signature] 1-5-23
COUNTY ASSESSOR DATE

[Signature] 1-5-23
COUNTY TAX COLLECTOR DATE

ACKNOWLEDGMENT

STATE OF Oregon
COUNTY OF Deschutes



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LUKE PICKERILL, HAS SIGNED THIS PLAT ON BEHALF OF MCSUM, LLC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Kristie L. Hornbeck October 27, 2022
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES December 17, 2022
RESIDING Bend Oregon

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN XXXXXXXX, LOCATED IN PENDLETON, OREGON, TITLE REPORT, FILE NUMBER XXXXXXXX, DATED JULY XX, 2022. IN PREPARING THIS FINAL PLAT, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS FINAL PLAT AND DISCLOSED BY THE REFERENCED XXXXXXXXX TITLE REPORT. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON XXXXXXXXX'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "MCCLANNAHAN SUMMIT: PHASES 1 & 2" BEING PARCELS 1 AND 2 OF PARTITION PLAT 2022-06 ACCORDING TO THE OFFICIAL SURVEY THEREOF, RECORDED AS UMATILLA COUNTY SURVEY 22-023-B, RECORDS OF UMATILLA COUNTY SURVEYOR'S OFFICE. SAID SUBDIVISION BEING LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY AND COUNTY OF UMATILLA, OREGON. THE INITIAL POINT OF SAID "MCCLANNAHAN SUMMIT: PHASES 1 & 2" BEING A FOUND 3-INCH B.L.M. BRASS CAP MONUMENT AT THE QUARTER COMMON TO SECTION 18 AND 19, OF TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.

Greg E. Flowers
GREG E. FLOWERS, P.L.S. 02820 OR.

RECEIVED BY
Umatilla County Surveyor
Date: 1/19/23
Rec'd By: CT
No.: 23-008-6

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Greg E. Flowers
GREG E. FLOWERS, PLS NO. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2023
10/21/2022

	CLIENT: MCSUM LLC		PROJECT NO.: 67804.001
	SURVEYOR: GREG E. FLOWERS		DATE: 10/21/2022
	CALC BY: GEF	DRAWN BY: KTL	SCALE: 1" = 60'
	SECTION: 18	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
	CITY: UMATILLA	COUNTY: UMATILLA	SHEET 3 OF 3

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