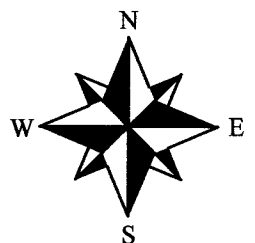


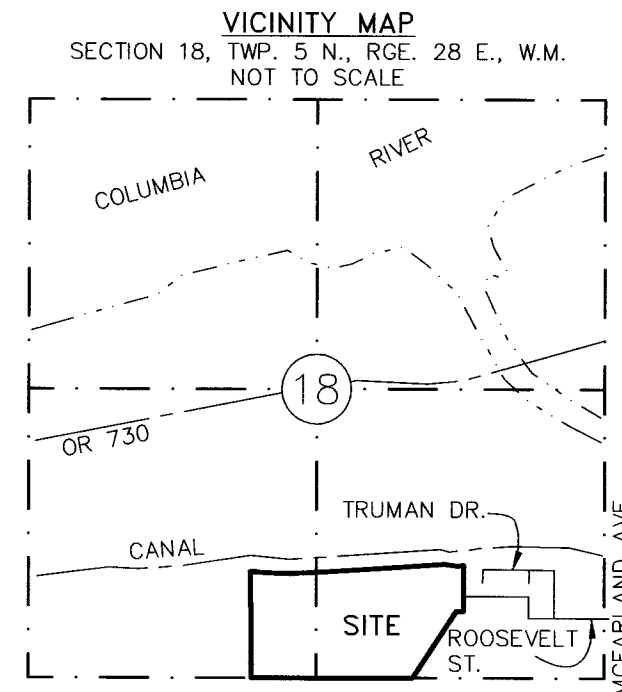
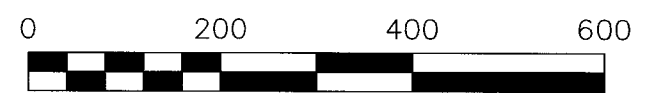
REPLAT OF MCCLANAHAN SUMMIT: PHASES 1 & 2

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. THIS REPLAT OF MCCLANAHAN SUMMIT PHASE 1 & 2 ACCORDING TO THE PLAT RECORDED IN BOOK 18 OF TOWN PLATS AT PAGE 1 DOES NOT ALTER THE SIZE SHAPE OR NUMBER OF LOTS OR TRACTS. THE PURPOSE IS TO RENAME LOTS 1 AND 22 TO TRACT A AND TRACT B AND RENUMBER THE RESIDENTIAL LOTS 2 THROUGH 61 TO LOTS 1 THROUGH 59



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.



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
RECORD DIMENSION PER SURVEY AS NOTED IN "REFERENCE DOCUMENTS"
P.U.E. PUBLIC UTILITY EASEMENT
LOT NO. PER (R2)

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 PENDLETON, 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.

SECTION 18 T5N, R28E, W.M.

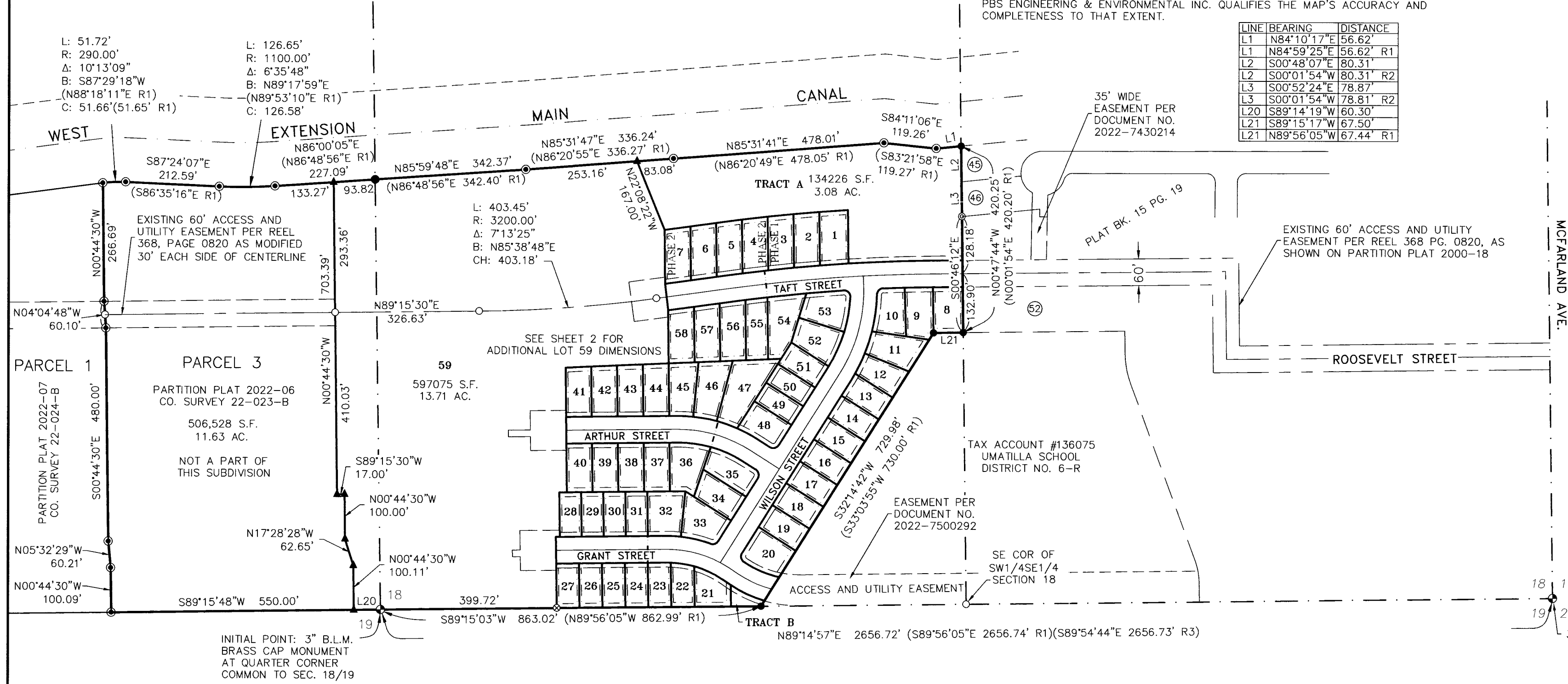


Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L21 with their respective bearings and distances.

- 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

RECEIVED BY Umatilla County Surveyor Date: 4/5/23 Rec'd By: CT No.: 23-030-B

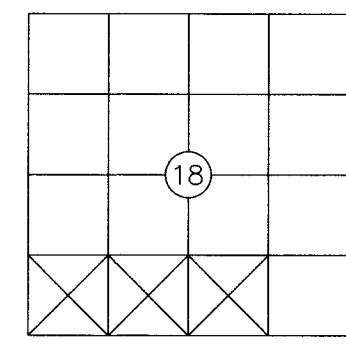
State of Oregon County of Umatilla 2023-0002104 REC-DE-TP 04/04/2023 09:22:03 AM Pgs=1 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00 \$60.00 Office of County Records Greg E. Flowers UMATILLA COUNTY

ADJOINERS table with columns: LOT# PER (R2), OWNER. Lists adjacent lots and owners like RITTENBACH, CAMPOS, SILVER RIDGE HOMES INC.

- REFERENCE DOCUMENTS R1: PARTITION PLAT 2000-18 (BY WELLS FOR MCCLANAHAN, 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 MCCLANAHAN & 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) R8: MCCLANAHAN SUMMIT PHASE 1 & 2 FINAL PLAT, BOOK 18 OF TOWN PLATS, PAGE 1. D1: WARRANTY DEED FROM MITCHELL L. MCCLANAHAN 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, PLS NO. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR Greg E. Flowers OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS RENEWS 12/31/2023 3/2/2023



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

Table with client and project information: CLIENT: MCSUM LLC PROJECT NO.: 67804.001 SURVEYOR: GREG E. FLOWERS DATE: 03/02/2023 CALC BY: GEF DRAWN BY: KTL SCALE: 1" = 200' SECTION: 18 TOWNSHIP: 5 NORTH RANGE: 28 EAST CITY: UMATILLA COUNTY: UMATILLA SHEET 1 OF 3

REPLAT OF MCCLANAHAN SUMMIT:  
PHASES 1 & 2

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.  
THIS REPLAT OF MCCLANAHAN SUMMIT PHASE 1 & 2 ACCORDING TO THE PLAT RECORDED IN BOOK 18 OF TOWN PLATS AT PAGE 1 DOES NOT ALTER THE SIZE SHAPE OR NUMBER OF LOTS OR TRACTS. THE PURPOSE IS TO RENAME LOTS 1 AND 22 TO TRACT A AND TRACT B AND RENUMBER THE RESIDENTIAL LOTS 2 THROUGH 61 TO LOTS 1 THROUGH 59



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'

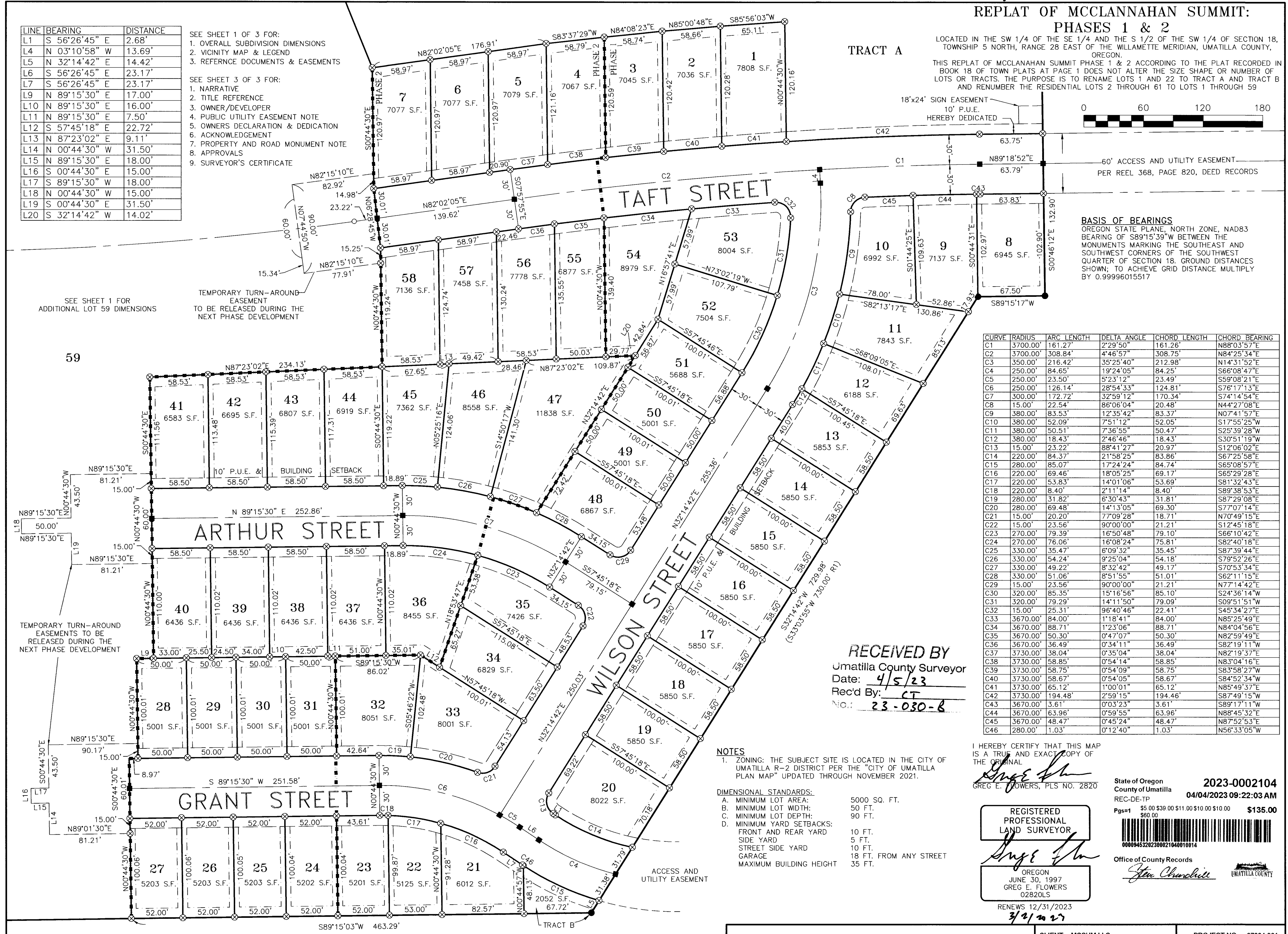
SEE SHEET 1 OF 3 FOR:  
1. OVERALL SUBDIVISION DIMENSIONS  
2. VICINITY MAP & LEGEND  
3. REFERENCE DOCUMENTS & EASEMENTS

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

SEE SHEET 1 FOR ADDITIONAL LOT 59 DIMENSIONS

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

**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'	77°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

RECEIVED BY  
Umatilla County Surveyor  
Date: 4/5/23  
Rec'd By: CT  
No.: 23-030-B

**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, PLS NO. 2820

REGISTERED PROFESSIONAL LAND SURVEYOR  
GREG E. FLOWERS  
02820LS  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2023  
3/2/23

State of Oregon  
County of Umatilla  
REC-DE-TP  
Pg#1 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$60.00  
**\$135.00**  
2023-0002104  
04/04/2023 09:22:03 AM  
Office of County Records  
J. Howard  
UMATILLA COUNTY



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: 3/2/2023
CALC BY: GEF	DRAWN BY: KTL
SECTION: 18	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
SCALE: 1" = 60'	SHEET 2 OF 3

REPLAT OF MCCLANNAHAN SUMMIT: PHASES 1 & 2

NARRATIVE

THIS REPLAT WAS PERFORMED AT THE REQUEST OF MCSUM LLC TO RENUMBERS LOTS 1 AND 22 TO TRACTS A AND B AND LOTS 2 THROUGH 21 AND 23 THROUGH 61 TO LOTS 1 THROUGH 59 OF THE FINAL PLAT OF "MCCLANNAHAN SUMMIT PHASES 1 & 2" AS SHOWN ON THE OFFICIAL PLAT THERE OF RECORDED IN BOOK 18 OF TOWN PLATS AT PAGE 1 WHICH SUBDIVIDED 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, LOT CORNERS AND CENTER LINE MONUMENTS WERE SET OR 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 SUBDIVISION PLAT. 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 2022.

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. THIS REPLAT OF MCCLANNAHAN SUMMIT PHASE 1 & 2 ACCORDING TO THE PLAT RECORDED IN BOOK 18 OF TOWN PLATS AT PAGE 1 DOES NOT ALTER THE SIZE SHAPE OR NUMBER OF LOTS OR TRACTS. THE PURPOSE IS TO RENAME LOTS 1 AND 22 TO TRACT A AND TRACT B AND RENUMBER THE RESIDENTIAL LOTS 2 THROUGH 61 TO LOTS 1 THROUGH 59

OWNER/DEVELOPER
MCSUM, LLC
389 SW SCALEHOUSE CT, SUITE 110
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.

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 TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF UMATILLA, BY ACTION OF THIS SUBDIVISION PLAT. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

MCCLANNAHAN SUMMIT PHASE 1 & 2 ACCORDING TO THE OFFICIAL PLAT THERE OF RECORDED IN BOOK 18 OF TOWN PLAT AT PAGE 1, RECORDS OF UMATILLA COUNTY, OREGON.

Signature of Luke Pickerill, Representative for MCSUM, LLC. Date: 3/6/2023

APPROVALS:

CITY OF UMATILLA

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

Signature of Mayor of the City of Umatilla. Date: 3-15-2023

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.

Signature of David H. Krumbain, P.E., P.L.S., Umatilla County Surveyor. Date: 3/24/2023

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF "REPLAT 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.

Signatures of Umatilla County Commissioners: Chairman, Commissioner Celinda A. Simmons, and another Commissioner. Dates: 03.29.2023, 3-29-23, 4.2.2023

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.

Signatures of County Assessor and County Tax Collector. Dates: March 29, 2023

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.

Signature of Notary Public. Date: 3/6/2023

MY APPOINTMENT EXPIRES November 21, 2026 #1030722
RESIDING Bend Oregon

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 "REPLAT OF 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.

Signature of Greg E. Flowers, P.L.S. 02820 OR.

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

RECEIVED BY
Umatilla County Surveyor
Date: 4/5/23
Rec'd By: CT
No.: 23-030-6

State of Oregon 2023-0002104
County of Umatilla 04/04/2023 09:22:03 AM
REC-DE-TP
Pgs=1 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00
\$60.00



Office of County Records
Signature of Steve Churchill, UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Signature of Greg E. Flowers
GREG E. FLOWERS, PLS NO. 2820
RENEWS 12/31/2023
3/2/2023

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: 3/2/2023
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