

LEGAL DESCRIPTIONS:

The legal description of the lands of Parcel 1, Sunset Estates is as follows:

As Recorded in Reel 201, Page 1521 of the Microfilm Deed Records of the County of Umatilla, State of Oregon, The West Half of the Northwest Quarter of the Northeast Quarter, of Section 2, Township 4 North, Range 28 East, of the Willamette Meridian, County of Umatilla, State of Oregon.

EXCEPTING any and all rights of ways, easements and roads.

The legal description of the lands of Parcel 2, Sunset Estates is as follows:

As Recorded in Reel 238, Page 1168 of the Microfilm Deed Records of the County of Umatilla, State of Oregon, The West 230.00 feet of the South Half of the Northeast Quarter of Section 2, Township 4 North, Range 28 East, of the Willamette Meridian, County of Umatilla, State of Oregon.

SUBJECT to any and all water rights of ways and roads.

DEDICATIONS:

I, the undersigned owner of the lands shown on this Plat, do hereby acknowledge that I have caused this Plat to be created according to the standards set forth in Chapter 92 of the Oregon Revised Statutes and the Ordinances established by the City of Hermiston, Oregon. I also dedicate to the Public forever the Streets and Easements as indicated on this Plat and I recognize this Plat as the official Plat of "SUNSET ESTATES" as recorded in the "Record of Town Plats" Umatilla County, Oregon.

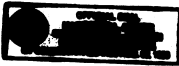
OWNER:

Carl D. Holt
Carl D. Holt

State of Oregon }
County of Umatilla } SS

On this 18 day of March, 1996 the above individual appeared personally before me and is known to me to be the identical individual who executed this Plat dedication and acknowledged that he did so freely and voluntarily of his own will.

Before me: Margaret L. Henpe Seal
Notary Public of Oregon



Surveyors Certificate & Narrative:

This Survey is based on a 1981 survey by Edwards for Ben Holmes. Edwards survey revised the boundaries of the North 20 acre "Parcel 1" which was earlier surveyed for Paulson. I established the lines of the Quarter Section and then used the existing found monuments to re-establish the corners of the Holt property. The Basis of Bearing was the center of Punkin Center Road as witnessed by the Found Section Monuments and as found by Edwards in Holmes' survey. The found monuments along the West line of this property corresponded to the East line of ALOHA HEIGHTS and I used those found Monuments to establish the parcel deeded to Holt by the Hermiston Irrigation District.

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands within the following description according to this Subdivision Plat of "SUNSET ESTATES":

Commencing at the North Quarter Corner of Section 2 of Township 4 North, Range 28 East, of the Willamette Meridian; Thence South 0° 17' 53" East a distance of 33.00 feet to the South right of way line of West Punkin Center Road and the Initial point of this description and Legal Plat; Thence North 89° 26' 33" East along said South right of way line of West Punkin Center Road a distance of 663.58 feet; Thence South 0° 21' 31" East a distance of 1481.83 feet; Thence South 89° 35' 09" West a distance of 435.14 feet; Thence South 0° 11' 21" East a distance of 1307.08' to the North right of way line of West Theater Lane; Thence South 89° 34' 44" West along the North right of way line of West Theater Lane a distance of 230.00 feet to a point 10 feet South of the Initial Point for the Alora Heights Subdivision; Thence North 0° 11' 21" West along the East boundary of said Alora Heights Subdivision a distance of 1307.11 feet; Thence North 0° 17' 53" West a distance of 1480.17 feet to the Initial Point and Point of Beginning of this description. I monumented the Initial Point of this Plat with a 5/8" x 30" Iron Rod with a 1 1/2" Aluminum Cap Stamped "INITIAL POINT SUNSET ESTATES, P.L.S. #2431".

Ronald V. McKinnis
Ronald V. McKinnis P.L.S.#2431

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
RONALD V. MCKINNIS
JAN 23, 1980
2431
Renews 12-31-96

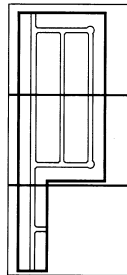
SUNSET ESTATES

City of Hermiston, Oregon
Umatilla County
Township 4 N, Range 28 E., W.M.
Section 2, NW 1/4 & SW 1/4 of NE 1/4
for
Carl D. Holt
820 S.W. 4th Street
Hermiston, Oregon 97838

LEGEND

- ⊕ Found Section Monument as Noted
- ⊙ Found Other Monument as Noted
- ◆ Set 5/8" Iron Rod W/ 1 1/2" Aluminum Cap Stamped P.L.S. # 2431, Initial Point Sunset Estates
- Set 5/8" x 30" Iron Rod with Plastic Cap Stamped P.L.S. # 2431
- Subdivision Boundary
- - - - Section Line and / or Center of Road
- - - - Utility Easements 6.00' All Lot Lines

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- PLAT PAGE 2 of 4
- LOTS 1 - 9 & 32 - 74
- PLAT PAGE 3 of 4
- LOTS 10 - 31 & 75 - 98
- PLAT PAGE 4 of 4
- LOTS 99 - 126

Reference Surveys:

- Edwards for Ben Holmes C.S. # S-37-A, 1981
- Edwards for John Paulson C.S. # R-183-A, 1980
- Cramer for Baggett C.S. # N-17-AX, 1977
- Krumbein for Umatilla County C.S. # S-166-C, 1980
- Lagier for Hal Brant Tracts C.S. # L-18-B, 1978

Page 1 of 4
March, 1996

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
Rt 1 Box 1122 Hermiston, Oregon 97838
503-567-2017

APPROVALS:

City of Hermiston Planning Commission & City Council

This is to certify that this Plat has been approved by this Planning Commission and this City Council who have reviewed it thoroughly and acknowledge that it meets all requirements of the Subdivision Ordinance as established by the City of Hermiston, Oregon and is now ready for filing in the "Record of Town Plats" of the County of Umatilla, State of Oregon.

This 16 day of May, 1996 Ronald G. Cooper
Chairman of the City of Hermiston Planning Commission

This 15 day of May, 1996 John J. Hankinson
Mayor of the City of Hermiston - City Council

Hermiston Irrigation District

This is to certify that this Plat has been approved by the Board of Directors of the Hermiston Irrigation District.

Dated this 18th day of March, 1996 by

Joseph M. Patten Chairman of Board of Directors
Michael White District Manager

Umatilla County Surveyor

This is to certify that I have reviewed this Plat of "SUNSET ESTATES", of Hermiston Oregon and I hereby acknowledge that it complies with the standards set forth in ORS Chapter 92 and I therefore approve this Plat to be acceptable for filing in the "Record of Town Plats" of the County of Umatilla, State of Oregon.

This 10 day of July, 1996 David H. Klein
Umatilla County Surveyor

Umatilla County Commissioners

This is to certify that this Plat of "SUNSET ESTATES" is approved for filing and recording in the "Record of Town Plats" of the County of Umatilla, State of Oregon by our authority.

Dated this 31 day of July, 1996 by

Emile M. Holman Chairman
William S. Hunsell Commissioner
Glen Johnson Commissioner

Umatilla County Tax Assessor & Tax Collector

This is to certify that we have reviewed this Plat of "SUNSET ESTATES" and have found that all taxes and liens have been paid on lands portrayed in this Plat and we hereby approve this Plat to be filed in the Office of County Records.

Dated this 30th day of July, 1996 by

Paul Chalmers Umatilla County Tax Assessor
Shirley Johnson Umatilla County Tax Collector

Umatilla County Office of Public Records
Recording Information Seal

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON July 31, 1996
at 11:30 o'clock Am. in the record of
PLATS of said County.
BOOK PAGE Side
13 86

OFFICE OF COUNTY RECORDS

By: Georgia McNaught Records Officer

Fees \$ 58.00 No. 1996-221416

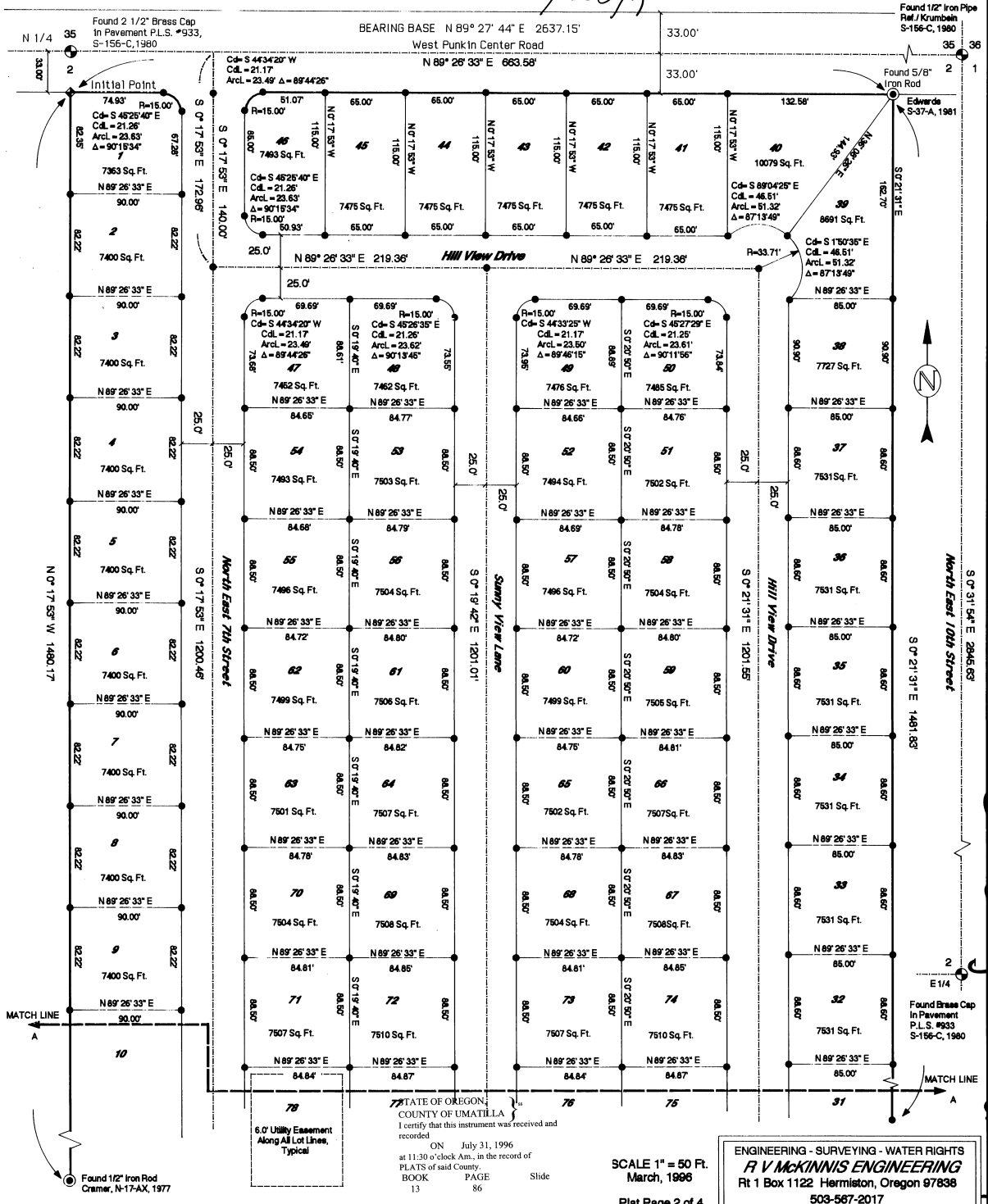
I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat of "SUNSET ESTATES"

Ronald V. McKinnis

Sunset Estates
 City of Hermiston
 Umatilla County
 Township 4 North Range 28 East, W.M.
 Section 2 NW 1/4 & SW 1/4 of NE 1/4

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat of "SUNSET ESTATES"

[Signature]



BK 13 Pg 86 20FY4

STATE OF OREGON,
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 BOOK PAGE Slide
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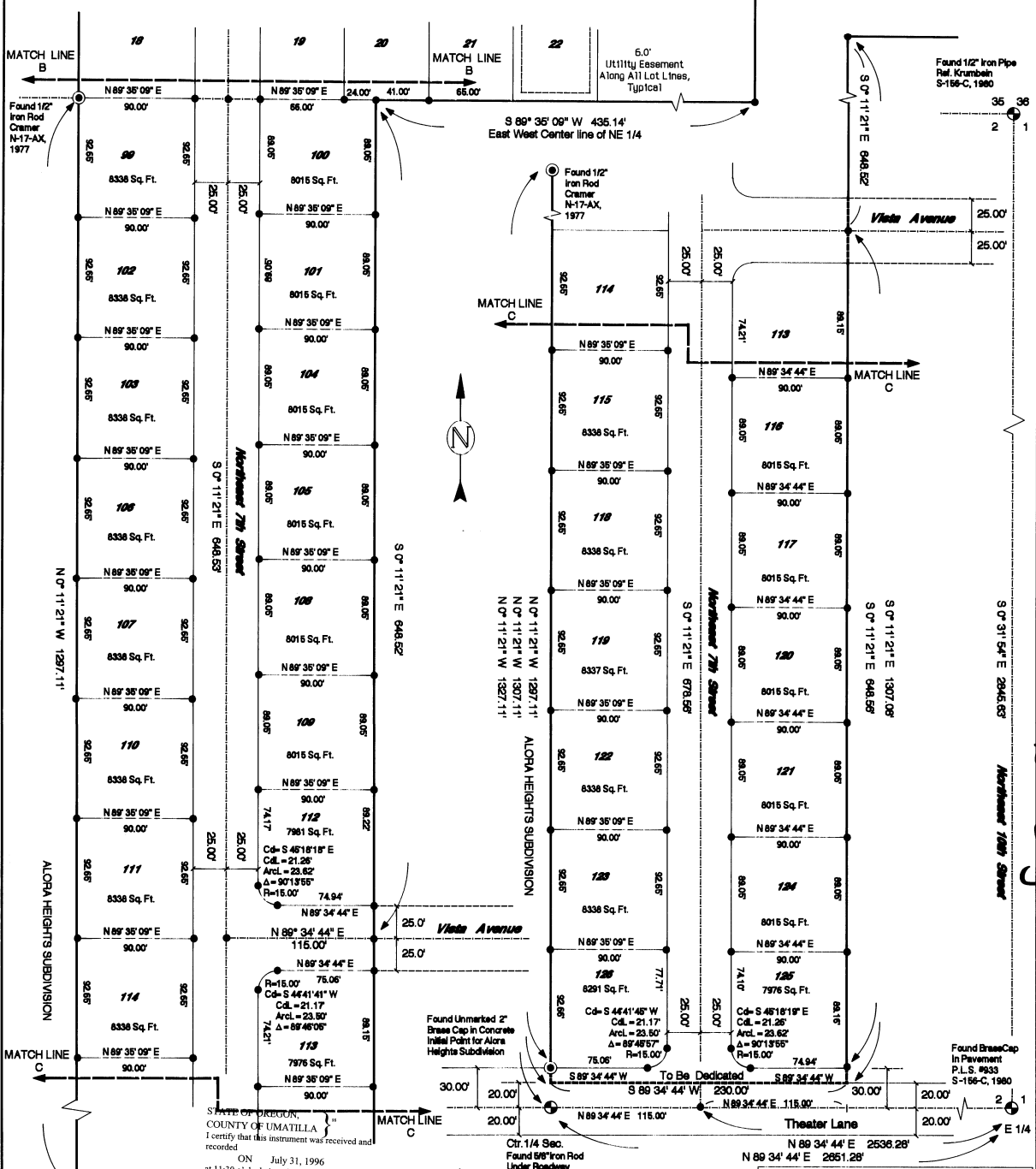
SCALE 1" = 50 Ft.
 March, 1996
 Plat Page 2 of 4

ENGINEERING - SURVEYING - WATER RIGHTS
R V MCKINNIS ENGINEERING
 Rt 1 Box 1122 Hermiston, Oregon 97838
 503-567-2017

Sunset Estates
 City of Hermiston
 Umatilla County
 Township 4 North Range 28 East, W.M.
 Section 2 NW 1/4 & SW 1/4 of NE 1/4

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BK 13 p 86

4 of 4

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OFFICE OF COUNTY RECORDS
 By: GEORGE MCGUIRE, Jr. Records Officer

Chr. 1/4 Sec. Found 5/8\"/>

SCALE 1" = 50 Ft.
 March, 1988

Plat Page 4 of 4

ENGINEERING - SURVEYING - WATER RIGHTS
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