PREPARED BY: MGS PASCO, INC. 809 S AUBURN ST, KENNEWICK, WA 99336, 509-491-1071 MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

LOT	COLLADE EEET
LOT	SQUARE FEET
84	3866
83	3500
82	3000
81	3000
80	3500
79	3500
78	3000
77	3000
76	3500
75	3500
74	3000
73	3000
72	3500
71	3500
70	3000
69	3000
68	3500
67	3500
66	3000
65	3000
64	3588
63	3817
62	108050
61	2852
60	2480
59	4570
58	4189
57	4481
56	5795
55	2701
54	2694
53	7061
52	7225
51	9747
50	8040
49	3964
48	3157
47	3150
46	3675
45	3675
44	4402
43	3754
42	3150
41	3150
40	3150
39	3150
38	3150
37	3150
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33	3150
32	3150
31	3150
30	3150
29	3150
28	

SURVEY REFERENCE

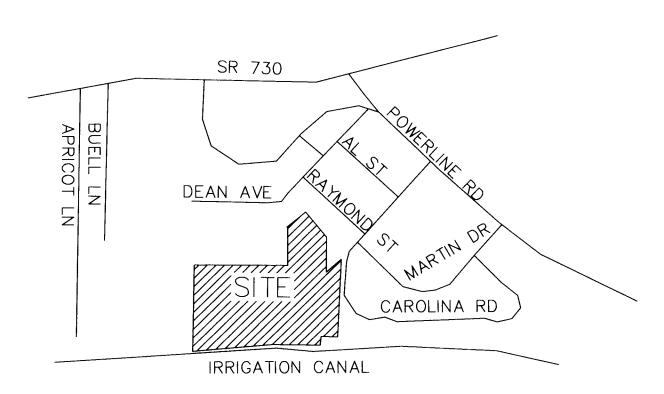
- 2) "PETERSON ADDITION" BOOK 9, PAGE 14
- 5) WAGNER SURVEY, 10-110-B
- 8) PARTITION PLAT NO. 2017-18
- 9) PARTITION PLAT NO. 2019-09
- 11) "SUNRISE ESTATES PHASE 1" BOOK 17, PAGE 32A

SUNRISE ESTATES PHASE 2

OF TRACT A OF "SUNRISE ESTATES PHASE 1" (17-32A) LOCATED IN A PORTION OF LOT 12 OF "UMATILLA TERRACE" (13-145) AND LOCATED IN A PORTION OF THE THE SE 1/4 OF SECTION 18, T 5 N , R 28 E, W.M.

CITY OF UMATILLA UMATILLA COUNTY, OREGON

JANUARY 6, 2022



VICINITY MAP NOT TO SCALE

SHEET INDEX:

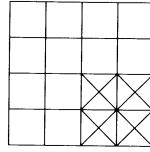
- 1) SECTION INDEX, SHEET INDEX, VICINITY MAP, LOT SQUARE FOOTAGE
- 2) SECTION BREAKDOWN, APPROVALS, NOTES, DECLARATION, LEGAL DESCRIPTION AND **ACKNOWLEDGEMENT**
- 3) DIMENSIONING OF LOTS, EASEMENTS, ROADS, LINE, CURVE TABLE, LEGEND

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

4) DIMENSIONING OF SITE BOUNDARY

SECTION INDEX



SECTION 18 T 5 N, R 28 E

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

KEVIN L. BETHJE DATE

STATE OF OREGON, \rightarrow\rightarrows ss COUNTY OF UMATILLA \$ I certify that this instrument was received

and recorded on 02-04-2022

at 9:22 o'clock a. m., in the record of PLATS of said County.

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer No. 2022-7360077

Fee \$ 135.00

RECEIVED BY Umatilla County Surveyor Date: 2/10/22 Rec'd By: CT No.: 22-017-B

1.19-2000 REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 9, 2001 KEVIN L. BETHJE 55437

Expires 12-31-2023

SHEET 1 OF 4

1) "UMATILLA TERRACE" BOOK 13, PAGE 145

3) EDWARDS SURVEY, 95-176-A 4) EDWARDS SURVEY, 96-47-A

6) EDWARDS SURVEY, 11-71-A 7) PARTITION PLAT NO. 1998-43

10) "RIVER VIEW TERRACE SUBDIVISION" BOOK 12, PAGE 30

DATED 1.19-2022

K D D-

SURVEYOR'S CERTIFICATE

RECEIVED BY

Umatilla County Surveyor

PREPARED BY: MGS PASCO, INC. 809 S AUBURN ST, KENNEWICK, WA 99336, 509-491-1071 MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

FOUND 2.5" UMATILLA COUNTY BRASS CAP, HELD

FOR WITNESS CORNER PER

FOUND 3.5" BRASS CAP

19

SECTION 18 PER SR NO. 1

664.18

LEGAL DESCRIPTION PER TITLE REPORT BY AMERITITLE, FILE NO. 294653AM, DATED APRIL 30, 2019

TRACT I:

LOT 12. PLAT OF UMATILLA TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGE 145, UMATILLA COUNTY RECORDS; EXCEPT THAT PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 41'30'41" WEST, 15.00 FEET; THENCE SOUTH 48°27'41" EAST, 178.36 FEET TO THE EAST LINE OF SAID LOT 12; THENCE NORTH 00°43'34" WEST, 20.27 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 11; NORTH 28'27'41" WEST, 164.73 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO
RAFAEL E. MUNOZ, ET UX, BY DEED RECORDED IN
MICROFILM REEL 318, PAGE 504, UMATILLA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 00'53'03" EAST ALONG THE SOUTHERLY EXTENDED WEST LINE OF SAID MUNOZ TRACT TO THE NORTHWEST CORNER OF LOT 19, BLOCK 2, RIVER VIEW TERRACE SUBDIVISION, AS PLATTED IN BOOK 12, PAGE 30, PLAT RECORDS FOR UMATILLA COUNTY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 15 TO THE WESTERLY LINE OF CAROLINA ROAD; THENCE NORTHERLY AND EASTERLY ALONG SAID WESTERLY LINE OF CAROLINA ROAD TO THE SOUTHEASTERLY LINE OF SAID MUNOZ TRACT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID MUNOZ TRACT TO THE POINT OF BEGINNING; SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY.

UTILITIES 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.

STATE OF OREGON, COUNTY OF UMATILLA \$\int \]

I certify that this instrument was received and recorded on 02-04-2022

at 9:22 o'clock a. m., in the record of PLATS of said County.

BOOK 17 PAGE OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

No. 2022-7360077 Fee \$ 135.00

SURVEY REFERENCE

- 1) "UMATILLA TERRACE" BOOK 13, PAGE 145 2) "PETERSON ADDITION" BOOK 9, PAGE 14
- 3) EDWARDS SURVEY, 95-176-A
- 4) EDWARDS SURVEY, 96-47-A
- 5) WAGNER SURVEY, 10-110-B
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OF TRACT A OF "SUNRISE ESTATES PHASE 1" (17-32A) LOCATED IN A PORTION OF LOT 12 OF "UMATILLA TERRACE" (13-145) AND LOCATED IN A PORTION OF THE THE SE 1/4 OF SECTION 18, T 5 N , R 28 E, W.M. CITY OF UMATILLA UMATILLA COUNTY, OREGON

JANUARY 6, 2022

FOUND 2.5" BRASS CAP STAMPED LS 951 1990, HELD FOR EAST QUARTER CORNER OF SECTION 18 PER SR NO. 1

FOUND 3.5" BRASS CAP

STAMPED BLM 1975,

PER SR NO.

19 4 20

HELD FOR SOUTHEAST

CORNER OF SECTION 18

CERTIFICATE NUMBER 55437.

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

KEVIN L. BETHJE DATE

DOCUMENT

Date: 2/10/22 Rec'd By: <u>CT</u>
No.: 22-017-8

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, AAA RENOVATIONS & CONSTRUCTION LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF SUNRISE ESTATES PHASE 2.

ACKNOWLEDGEMENT: STATE OF Washington

THIS IS TO CERTIFY THAT ON THIS DAY OF JUNEAR 2022, AND POHS
PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME
THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I
HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE

SIGNATURE NOTARY PUBLIC DATE

Chery A Hightowar

Chery A Hightowar

MY APPOINTMENT EXPIRES: 8-19-2025

UMATILLA COUNTY SURVEYOR: I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT 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 I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 2 DAY OF 100 May 2000 2000

CITY OF UMATILLA APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PLAT OF SUNRISE ESTATES PHASE 1.

OTY OF UMATILLA PLANNING COMMISSION 01/21/2022

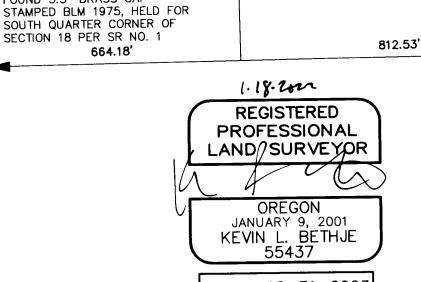
UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND

COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DE HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID ADN WE HEREBY APPROVE SAID PLAT. Jeb. 2021 2012



PHASE 1

PHASE 2

SURVEYOR'S CERTIFICATE I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

1180.00

16 PROFESSIONAL LAND SURVEYOR KEVIN L. BETHJE

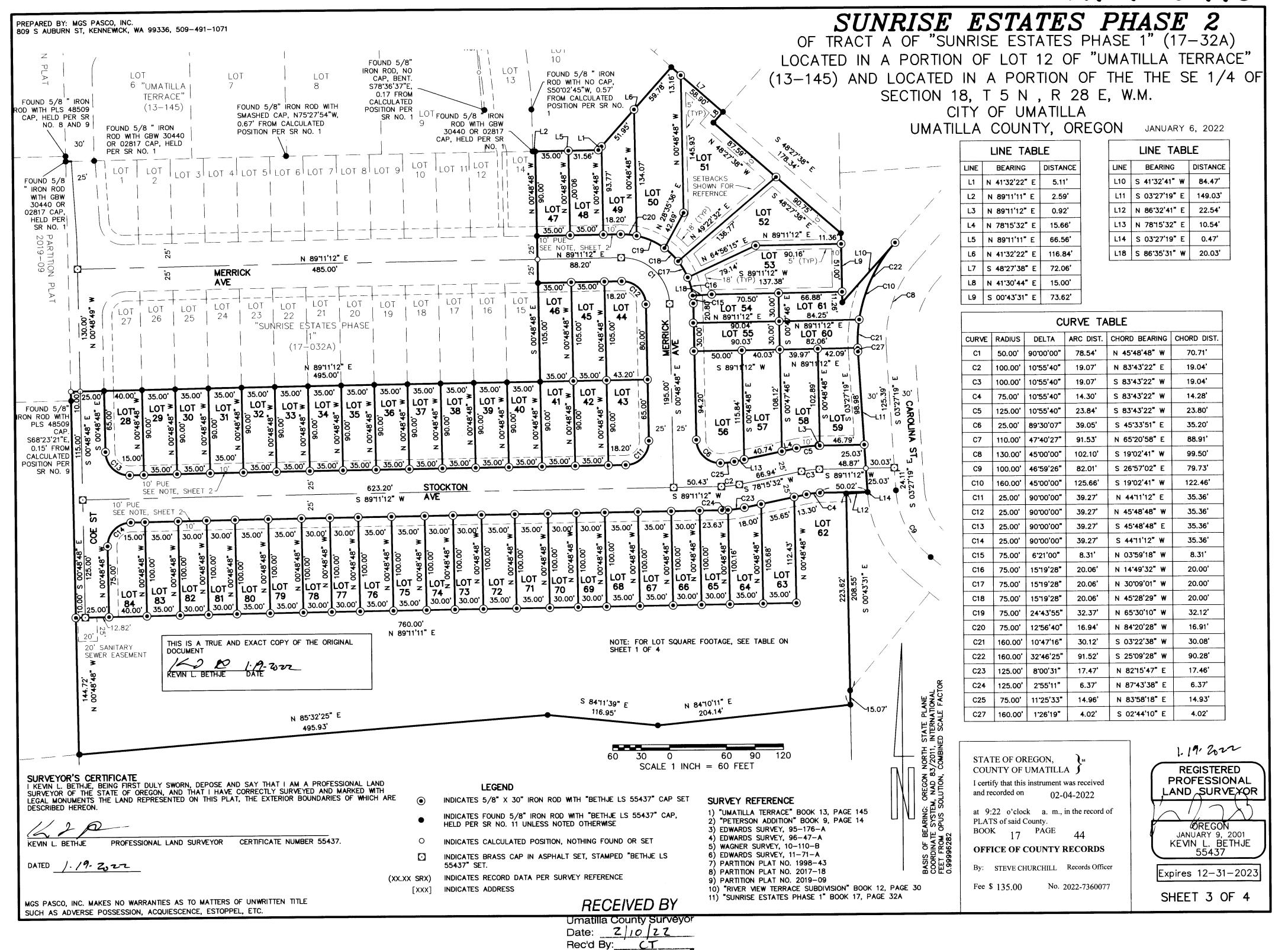
2656.71

N 89"15'01" E

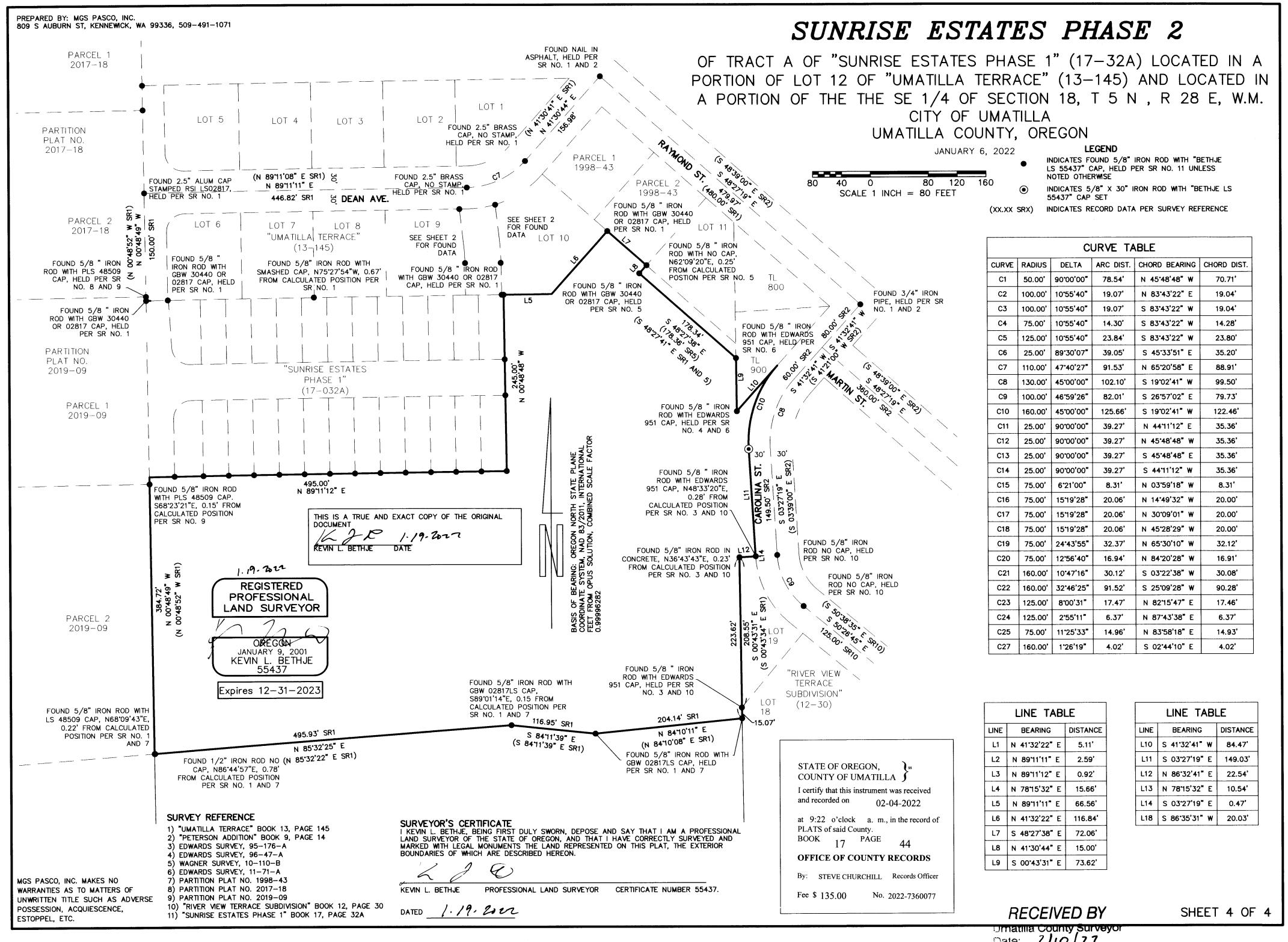
1.18.2022

Expires 12-31-2023

DATED



22-017-6



Date: 2/10/22 Rec'd By: CT No.: 22-017-B