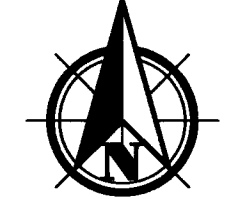
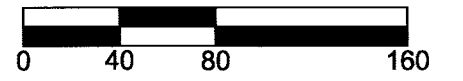


# MCCLANNAHAN SUMMIT PHASES 3 & 4

A REPLAT OF LOT 59 MCCLANNAHAN SUMMIT PHASES 1 & 2, BOOK 18 PAGE 9  
 LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



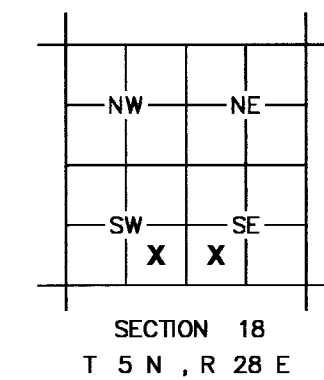
Scale 1" = 80'



**BASIS OF BEARINGS**

NAD 83, OREGON STATE PLANE NORTH ZONE, TO REPRODUCE HOLD A GRID BEARING OF N89°15'39"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T5N, R28E, W.M., BETWEEN FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00003984641495

**SECTION DIAGRAM**



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N82°02'05"E | 57.46'   |
| L2   | N83°01'18"E | 61.87'   |
| L3   | N84°03'45"E | 57.24'   |
| L4   | N85°13'08"E | 61.66'   |
| L5   | N86°16'34"E | 56.08'   |
| L6   | N87°25'55"E | 61.53'   |
| L7   | N88°31'15"E | 61.51'   |
| L8   | N89°15'30"E | 17.00'   |
| L9   | S89°15'30"W | 18.03'   |
| L10  | N89°15'30"E | 44.56'   |

**SHEET INDEX**

- SITE BOUNDARY, LINE TABLE, ADJOINERS, SURVEY REFERENCES, SECTION DIAGRAM, TRACT NOTE, DIMENSIONING OF LOTS 110 AND 111
- EASEMENT REFERENCE NOTES, LOT AND TEMPORARY EASEMENT DIMENSIONS - NORTH HALF
- CURVE TABLE, EASEMENT NOTE, AGREEMENT NOTE, LOT AND TEMPORARY EASEMENT DIMENSIONS - SOUTH HALF
- NARRATIVE, TITLE REPORT REFERENCE, PUBLIC UTILITY EASEMENT NOTE, OWNER'S DECLARATION AND DEDICATION, SURVEYOR'S CERTIFICATE, LEGEND, VICINITY MAP, ACKNOWLEDGEMENT & APPROVALS

**ADJOINERS**

REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2 (R2)

| LOT     | OWNER                |
|---------|----------------------|
| 7       | CLOUDCREST HOMES LLC |
| 27      | ORTIZ                |
| 28      | VERBOUT              |
| 40      | MCSUM LLC            |
| 41      | CLOUDCREST HOMES LLC |
| 42      | CLOUDCREST HOMES LLC |
| 43      | CLOUDCREST HOMES LLC |
| 44      | CLOUDCREST HOMES LLC |
| 45      | CLOUDCREST HOMES LLC |
| 58      | MCSUM LLC            |
| TRACT A | MCSUM LLC            |

State of Oregon **2024-0006612**  
 County of Umatilla  
 REC-DE-TP 09/23/2024 01:52:36 PM  
 Pgs=0 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00  
 \$60.00

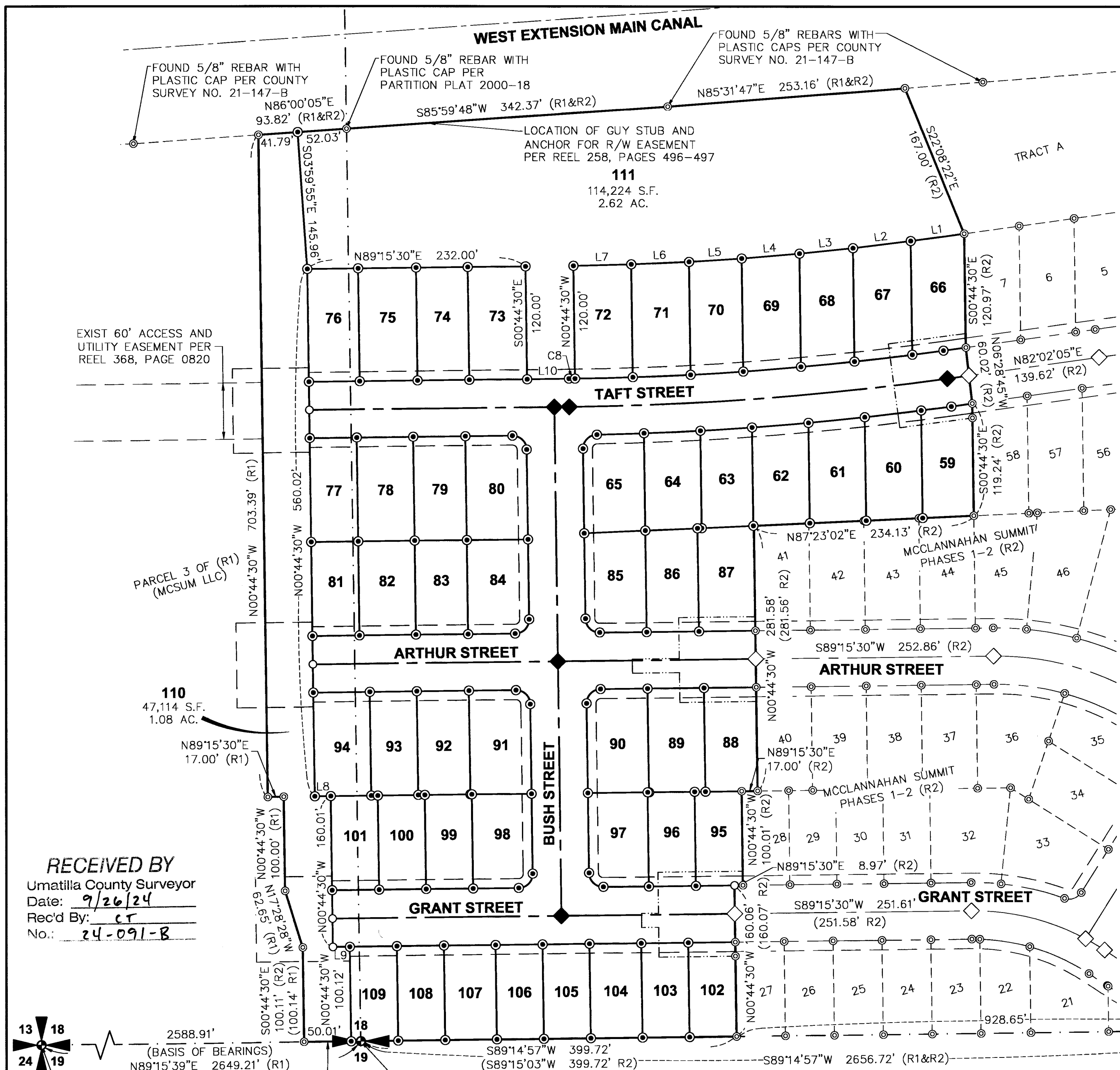


Office of County Records  
*Steve Churchill*  
 UMATILLA COUNTY

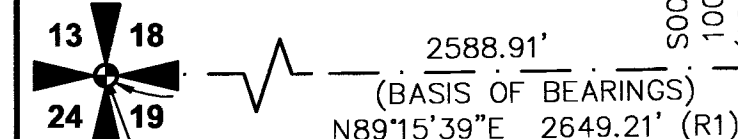
REGISTERED PROFESSIONAL LAND SURVEYOR

*Alexander D. Matarazzo*  
 OREGON  
 JULY 11, 2023  
 ALEXANDER D. MATARAZZO  
 102312PLS

RENEWS 12/31/2024



**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 9/26/24  
 Rec'd By: CT  
 No.: 24-091-B



3" BRASS CAP MONUMENT SET BY STAEBLER PER COUNTY SURVEY NO. H-106-B  
 S89°15'39"W 60.30'  
 S89°14'19"W 60.30' (R1&R2)

INITIAL POINT: 3" B.L.M. BRASS CAP MONUMENT AT QUARTER CORNER COMMON TO SECTION 18/19 SET BY FRANK A. TUERS AS SHOWN ON SURVEY 98-101-C  
 TAX LOT #2200 (ONYX LAND COMPANY LLC)

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Alexander D. Matarazzo*  
 ALEXANDER D. MATARAZZO, 102312PLS

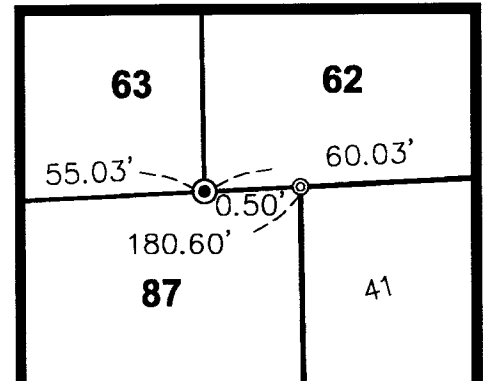
**SURVEY REFERENCES**  
 (R1) PARTITION PLAT FOR MCSUM LLC IN YEAR 2022 OF REPLATS AT NUMBER 06 BY FLOWERS  
 (R2) REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2 IN BOOK 18 OF SUBDIVISIONS AT PAGE 9 BY FLOWERS

**PBS Engineering and Environmental Inc.**  
 400 Bradley Blvd, Ste 106  
 Richland, WA 99352  
 509.942.1600  
 pbsusa.com

|                             |                        |                 |
|-----------------------------|------------------------|-----------------|
| CLIENT: MCSUM LLC           | PROJECT NO.: 66350.001 |                 |
| SURVEYOR: ALEX D. MATARAZZO | DATE: 08/21/2024       |                 |
| CALC BY: GEF                | DRAWN BY: BCH          | SCALE: 1" = 80' |
| SECTION: 18                 | TOWNSHIP: 5 NORTH      | RANGE: 28 EAST  |
| CITY: UMATILLA              | COUNTY: UMATILLA       | SHEET 1 OF 4    |

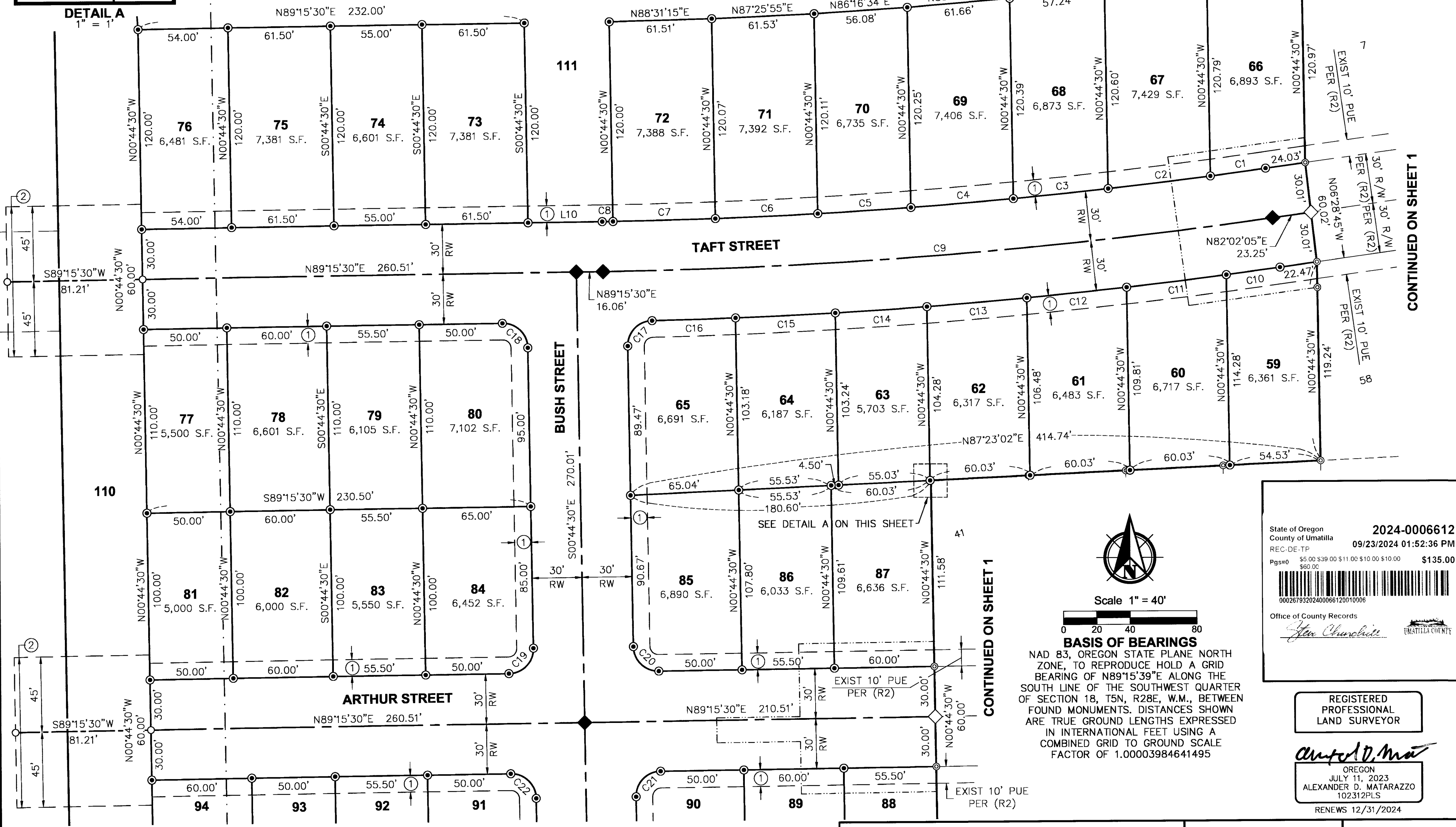
# MCCLANNAHAN SUMMIT PHASES 3 & 4

A REPLAT OF LOT 59 MCCLANNAHAN SUMMIT  
PHASES 1 & 2, BOOK 18 PAGE 9  
LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4  
OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE  
WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



CONTINUED ON SHEET 1

CONTINUED ON SHEET 1



State of Oregon  
County of Umatilla  
REC-DE-TP  
Pg#s=0 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$60.00

**2024-0006612**  
09/23/2024 01:52:36 PM  
\$135.00

Office of County Records  
*Heather Churchill*



Scale 1" = 40'

**BASIS OF BEARINGS**  
NAD 83, OREGON STATE PLANE NORTH ZONE, TO REPRODUCE HOLD A GRID BEARING OF N89°15'39"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T5N, R28E, W.M., BETWEEN FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00003984641495

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Alexander D. Matarazzo*  
OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

- EASEMENT REFERENCE NOTES**
- ① 10' PUBLIC UTILITY EASEMENT HEREBY GRANTED
  - ② 90' TEMPORARY TURNAROUND AND UTILITY EASEMENT HEREBY GRANTED, EASEMENT TO AUTOMATICALLY TERMINATE UPON FUTURE RIGHT-OF-WAY DEDICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL  
*Alexander D. Matarazzo*  
ALEXANDER D. MATARAZZO, 102312PLS

CONTINUED ON SHEET 3

RECEIVED BY  
Umatilla County Surveyor  
Date: 9/26/24  
Rec'd By: CT  
No. 24-091-8



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509.942.1600  
pbsusa.com

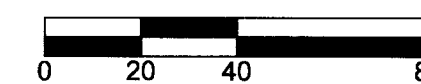
|                             |                   |                        |
|-----------------------------|-------------------|------------------------|
| CLIENT: MCSUM LLC           |                   | PROJECT NO.: 66350.001 |
| SURVEYOR: ALEX D. MATARAZZO |                   | DATE: 08/21/2024       |
| CALC BY: GEF                | DRAWN BY: BCH     | SCALE: 1" = 40'        |
| SECTION: 18                 | TOWNSHIP: 5 NORTH | RANGE: 28 EAST         |
| CITY: UMATILLA              | COUNTY: UMATILLA  | SHEET 2 OF 4           |

# MCCLANNAHAN SUMMIT PHASES 3 & 4

A REPLAT OF LOT 59 MCCLANNAHAN SUMMIT PHASES 1 & 2, BOOK 18 PAGE 9  
 LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



Scale 1" = 40'



### BASIS OF BEARINGS

NAD 83, OREGON STATE PLANE NORTH ZONE, TO REPRODUCE HOLD A GRID BEARING OF N89°15'39"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T5N, R28E, W.M., BETWEEN FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00003984641495

### EASEMENT NOTE

1.) A RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY ENCUMBERS ALL OF SECTION 18 LOCATED SOUTH OF THE WEST EXTENSION MAIN CANAL PER BOOK 185, PAGE 229

### AGREEMENT NOTE

1.) LOTS 110 AND 111 ARE SUBJECT TO THE WEST EXTENSION IRRIGATION DISTRICT FENCE AGREEMENT UNDER AFN 2022-7370216

### RECEIVED BY

Umatilla County Surveyor  
 Date: 9/26/24  
 Rec'd By: CT  
 No.: 24-091-B

State of Oregon 2024-0006612  
 County of Umatilla  
 REC-DE-TP 09/23/2024 01:52:36 PM

Pgs=0 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00  
 \$60.00



Office of County Records  
*Steve Churchill*  
 UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

*Alexander D. Matarazzo*  
 OREGON  
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 ALEXANDER D. MATARAZZO  
 102312PLS

RENEWS 12/31/2024

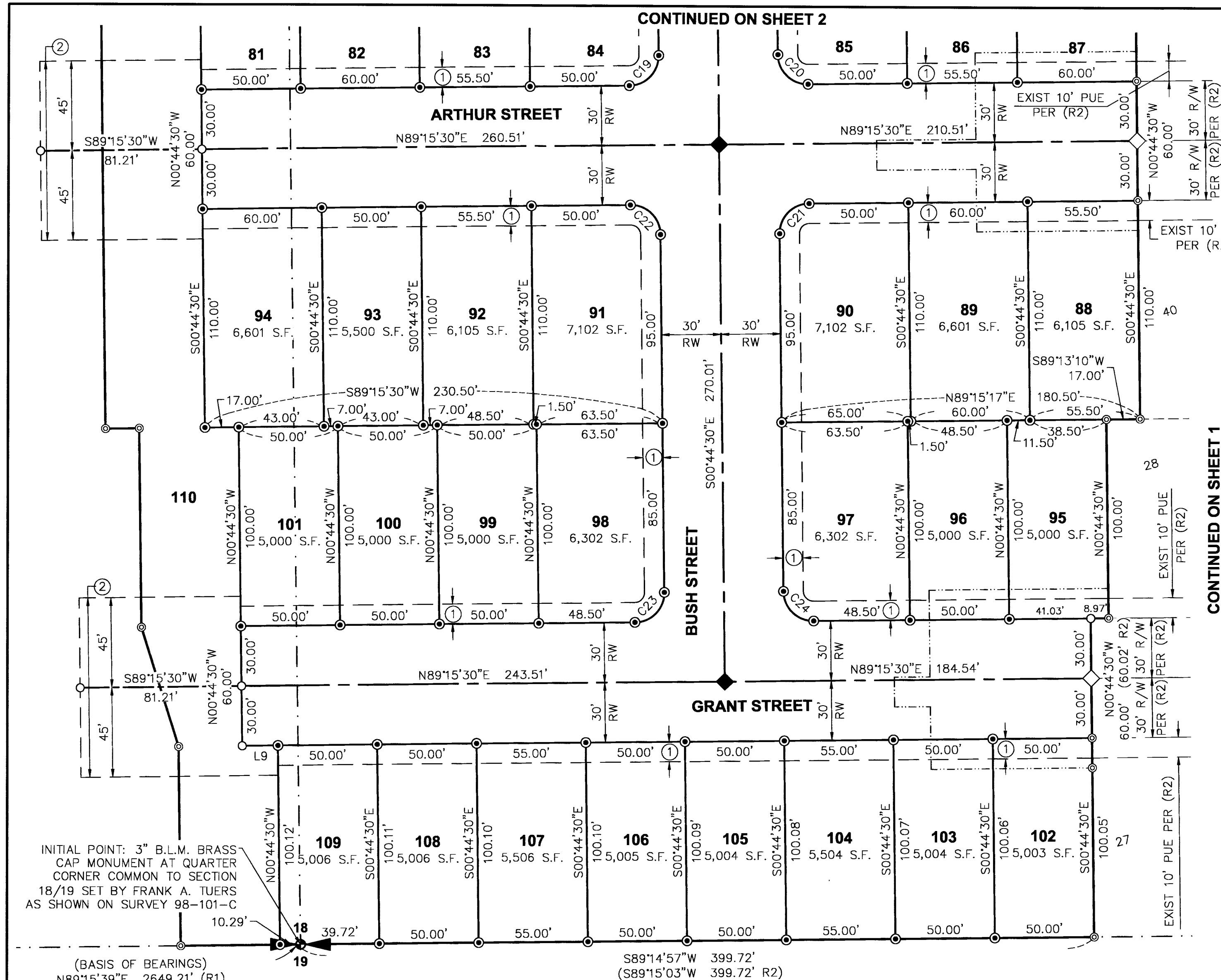
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

*Alexander D. Matarazzo*  
 ALEXANDER D. MATARAZZO, 102312PLS



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 400 Bradley Blvd, Ste 106  
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 509.942.1600  
 pbsusa.com

|                             |                   |                        |
|-----------------------------|-------------------|------------------------|
| CLIENT: MCSUM LLC           |                   | PROJECT NO.: 66350.001 |
| SURVEYOR: ALEX D. MATARAZZO |                   | DATE: 08/21/2024       |
| CALC BY: GEF                | DRAWN BY: BCH     | SCALE: 1" = 40'        |
| SECTION: 18                 | TOWNSHIP: 5 NORTH | RANGE: 28 EAST         |
| CITY: UMATILLA              | COUNTY: UMATILLA  | SHEET 3 OF 4           |



| CURVE | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1    | 33.41'     | 3170.13' | 0°36'14"    | N82°20'12"E   | 33.41'       |
| C2    | 61.85'     | 3170.13' | 1°07'04"    | N83°11'51"E   | 61.85'       |
| C3    | 57.22'     | 3170.13' | 1°02'03"    | N84°16'24"E   | 57.22'       |
| C4    | 61.65'     | 3170.13' | 1°06'51"    | N85°20'52"E   | 61.65'       |
| C5    | 56.07'     | 3170.13' | 1°00'48"    | N86°24'41"E   | 56.07'       |
| C6    | 61.53'     | 3170.13' | 1°06'44"    | N87°28'27"E   | 61.53'       |
| C7    | 61.51'     | 3170.13' | 1°06'42"    | N88°35'10"E   | 61.51'       |
| C8    | 6.44'      | 3170.13' | 0°06'59"    | S89°12'01"W   | 6.44'        |
| C9    | 403.46'    | 3200.13' | 7°13'25"    | S85°38'48"W   | 403.19'      |
| C10   | 32.44'     | 3230.13' | 0°34'32"    | N82°19'21"E   | 32.44'       |
| C11   | 60.35'     | 3230.13' | 1°04'14"    | N83°08'44"E   | 60.35'       |
| C12   | 60.24'     | 3230.13' | 1°04'06"    | N84°12'54"E   | 60.24'       |
| C13   | 60.15'     | 3230.13' | 1°04'01"    | N85°16'57"E   | 60.15'       |
| C14   | 55.08'     | 3230.13' | 0°58'37"    | N86°18'16"E   | 55.08'       |
| C15   | 60.04'     | 3230.13' | 1°03'54"    | S87°19'32"W   | 60.04'       |
| C16   | 50.14'     | 3230.13' | 0°53'22"    | N88°18'10"E   | 50.14'       |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C17   | 23.43'     | 15.00' | 89°29'20"   | N44°00'10"E   | 21.12'       |
| C18   | 23.56'     | 15.00' | 90°00'00"   | S45°44'30"E   | 21.21'       |
| C19   | 23.56'     | 15.00' | 90°00'00"   | S44°15'30"W   | 21.21'       |
| C20   | 23.56'     | 15.00' | 90°00'00"   | N45°44'30"W   | 21.21'       |
| C21   | 23.56'     | 15.00' | 90°00'00"   | N44°15'30"E   | 21.21'       |
| C22   | 23.56'     | 15.00' | 90°00'00"   | N45°44'30"W   | 21.21'       |
| C23   | 23.56'     | 15.00' | 90°00'00"   | N44°15'30"E   | 21.21'       |
| C24   | 23.56'     | 15.00' | 90°00'00"   | N45°44'30"W   | 21.21'       |

INITIAL POINT: 3" B.L.M. BRASS CAP MONUMENT AT QUARTER CORNER COMMON TO SECTION 18/19 SET BY FRANK A. TUERS AS SHOWN ON SURVEY 98-101-C

CONTINUED ON SHEET 1

CONTINUED ON SHEET 2



**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MCSUM LLC. TO SUBDIVIDE THOSE LANDS KNOWN AS LOT 59 OF THE REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2 RECORDED IN BOOK 18 OF SUBDIVISIONS AT PAGE 9, RECORDS OF UMATILLA COUNTY, OREGON.

ALL OF THE PERIMETER PARCEL CORNERS, LOT CORNERS AND CENTER LINE MONUMENTS WERE SET OR RECOVERED WITH MCCLANNAHAN SUMMIT PHASES 3 & 4, AND CONTROLLING SECTION CORNERS ALONG THE SOUTH SIDE OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., AS SHOWN ON SAID REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2.

UPON PREPARATION OF THIS REPLAT, MINOR DISCREPANCIES WERE FOUND BETWEEN SECTIONAL LINE WORK AND RECORD DATA FROM PARTITION PLAT 2022-06 (R1) AND THE REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2 (R2). THESE DISCREPANCIES SHOWED THE EXISTING SOUTH BOUNDARY LINES OF THIS REPLAT AND THE SAID REPLAT OF MCCLANNAHAN SUMMIT PHASES 1 & 2 AS BEING UP TO 0.02' SOUTH OF THE SOUTH LINE OF SECTION 18 AND HAVING DIFFERENT BEARINGS. UPON DISCUSSION WITH THE SURVEYOR WHO ESTABLISHED THESE BOUNDARIES, THE INTENT WAS TO HOLD THE SOUTH LINE OF SECTION 18. THEREFORE WE HELD THE SOUTH LINE OF SECTION 18 FOR THE SOUTH BOUNDARY OF THIS REPLAT AND THE DIMENSIONING DIFFERENCES ARE SHOWN PER RECORD.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8S AND R12 GPS RECEIVERS HAVING AN ACCURACY OF EIGHT MILLIMETERS +/- 0.5 PPM PER MEASURED LENGTH. THE MONUMENTS & PINS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS BETWEEN MARCH 2021 AND FEBRUARY 2024.

**TITLE REPORT REFERENCE**

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN PIONEER TITLE COMPANY'S TITLE REPORT, ORDER NO. 857464, DATED: JULY 15, 2024 AT 7:00AM. IN PREPARING THIS PLAT, PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING AND ENVIRONMENTAL, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED PIONEER TITLE COMPANY'S TITLE REPORT. PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON PIONEER TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING AND ENVIRONMENTAL, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

**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**

WE, MCSUM LLC., A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET RIGHT-OF-WAY AND THE EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 59, MCCLANNAHAN SUMMIT PHASES 1 & 2, RECORDED IN BOOK 18 OF SUBDIVISIONS AT PAGE 9, RECORDS OF UMATILLA COUNTY, OREGON.

*L. Pickerill* 09/03/2024  
LUKE PICKERILL, REPRESENTATIVE FOR MCSUM, LLC. DATE

**ACKNOWLEDGEMENT**

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 FASTRACK MCSUM, LLC. INC., 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.

*Christie Lynn Hoerbeck* 09/03/2024  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES November 21, 2026

RESIDING BEND OREGON # 1030722

**SURVEYOR'S CERTIFICATE**

I, ALEXANDER D. MATARAZZO, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "MCCLANNAHAN SUMMIT PHASES 3 & 4", SAID SUBDIVISION BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 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 SUBDIVISION BEING A FOUND 3 INCH B.L.M. BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 18.

*Alexander D. Matarazzo* 8/23/2024  
ALEXANDER D. MATARAZZO, 102312PLS

**CITY OF UMATILLA**

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA PLANNING COMMISSION DECISION \_\_\_\_\_

*[Signature]* 9-10-24  
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* 9-18-2024  
DAVID H. KRUMBEIN, P.E., P.L.S., DATE

**UMATILLA COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF MCCLANNAHAN SUMMIT PHASES 3 & 4 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

*[Signature]* 9-23-24  
CHAIRMAN DATE

*Claida A. Simmons* 9.19.2024  
COMMISSIONER DATE

*[Signature]* 09.19.2024  
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.

*Rachael Reynolds* 9-19-24  
COUNTY ASSESSOR DATE

*Rachael Reynolds* 9-19-24  
COUNTY TAX COLLECTOR DATE

**LEGEND & ABBREVIATIONS**

|            |   |       |  |
|------------|---|-------|--|
| ◆          | FOUND SURVEY MONUMENT AS NOTED  | ----- | SECTION OR SECTION-SUBDIVISION LINE  |
| ◇          | FOUND 3" BRASS CAP WITH PUNCH IN CASE STAMPED: "WA19619 OR02820" PER (R2)   | ===== | REPLAT BOUNDARY  |
| ◎          | FOUND 5/8" IRON REBAR WITH PLASTIC CAP MARKED: "WA19619 OR02820" PER (R1) OR (R2) UNLESS OTHERWISE NOTED                          | ===== | NEW LOT LINE   |
| ◎          | SET 5/8" X 30" IRON REBAR WITH BLUE PLASTIC CAP MARKED: "MATARAZZO 102312PLS" WITH THIS REPLAT                                    | ----- | NEW RIGHT-OF-WAY BOUNDARY HEREBY DEDICATED                                 |
| ◆          | SET 3" BRASS CAP WITH PUNCH IN CASE STAMPED: "PBS 102312PLS 2024" WITH THIS REPLAT  | ----- | NEW RIGHT-OF-WAY CENTERLINE HEREBY DEDICATED                               |
| ◇          | SET 3" BRASS CAP WITH PUNCH IN CASE STAMPED: "PBS 102312PLS 2024" WITH THIS REPLAT  | ----- | NEW EASEMENT HEREBY GRANTED  |
| ○          | CALCULATED POSITION ONLY, NOT SET OR FOUND  | ----- | NEW EASEMENT CENTERLINE  |
| ⊙          | DENOTES EASEMENT REFERENCE NOTE, SEE LIST ON SHEET 2  | ----- | EXISTING LOT LINE  |
| ⊙          | DENOTES SURVEY REFERENCE, SEE LIST ON THIS SHEET, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS OTHERWISE NOTED | ----- | EXISTING RIGHT-OF-WAY BOUNDARY   |
| (R#)       | DENOTES SURVEY REFERENCE, SEE LIST ON THIS SHEET, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS OTHERWISE NOTED | ----- | EXISTING RIGHT-OF-WAY CENTERLINE   |
| L# / C#    | DENOTES LINE / CURVE DATA, SEE LINE TABLE ON SHEET 1 AND CURVE TABLE ON SHEET 3   | ----- | EXISTING EASEMENT  |
| B.L.M.     | BUREAU OF LAND MANAGEMENT   | ----- | EXISTING TEMPORARY TURN-AROUND EASEMENTS TO BE TERMINATED WITH THIS REPLAT |
| EXIST      | EXISTING  | ----- |  |
| PLS        | PROFESSIONAL LAND SURVEYOR  | ----- |  |
| PUE        | PUBLIC UTILITY EASEMENT   | ----- |  |
| RW         | RIGHT-OF-WAY HEREBY DEDICATED   | ----- |  |
| R/W        | EXISTING RIGHT-OF-WAY   | ----- |  |
| S.F. / AC. | SQUARE FEET / ACRES   | ----- |  |

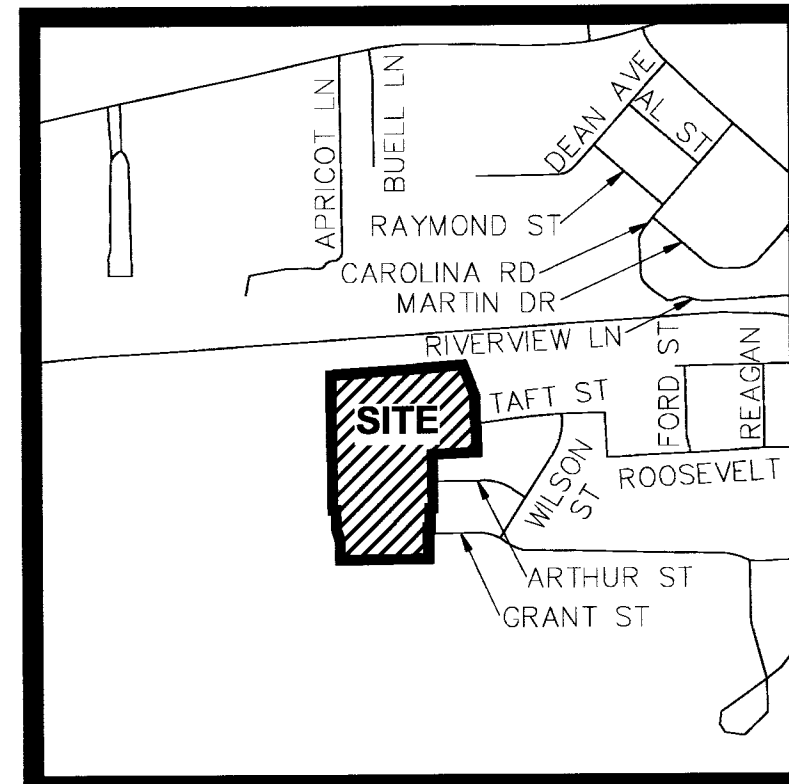
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

*Alexander D. Matarazzo*  
ALEXANDER D. MATARAZZO, 102312PLS

**MCCLANNAHAN SUMMIT PHASES 3 & 4**

**A REPLAT OF LOT 59 MCCLANNAHAN SUMMIT PHASES 1 & 2, BOOK 18 PAGE 9**

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



**VICINITY MAP**  
NOT TO SCALE

RECEIVED BY  
Umatilla County Surveyor  
Date: 9/26/24  
Rec'd By: CT  
No.: 24-091-8

State of Oregon 2024-0006612  
County of Umatilla REC-DE-TP 09/23/2024 01:52:36 PM  
Pg#=0 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00 \$60.00  
00026793202400066120010008

Office of County Records  
*[Signature]* UMATILLA COUNTY

**OWNER/DEVELOPER**  
MCSUM, LLC  
389 SW SCALEHOUSE CT, SUITE 110  
BEND, OREGON 97701

REGISTERED PROFESSIONAL LAND SURVEYOR

*Alexander D. Matarazzo*  
OREGON JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

|                |                             |                   |                        |
|----------------|-----------------------------|-------------------|------------------------|
|                | CLIENT: MCSUM LLC           |                   | PROJECT NO.: 66350.001 |
|                | SURVEYOR: ALEX D. MATARAZZO |                   | DATE: 08/21/2024       |
|                | CALC BY: GEF                | DRAWN BY: BCH     | SCALE: N/A             |
|                | SECTION: 18                 | TOWNSHIP: 5 NORTH | RANGE: 28 EAST         |
| CITY: UMATILLA |                             | COUNTY: UMATILLA  | SHEET 4 OF 4           |

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