

SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace City of Hermiston, Umatilla County, Oregon Township 4 North, Range 28 East, W.M. Northwest 1/4 of Northeast 1/4 of Section 2 for: North 44 Homes 4618 South Reed Street Kennewick, Washington, 99337

LEGAL DESCRIPTION:

Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates and Lots 1-7 of Terra Nova Terrace all located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996  
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007  
R3 - Edwards for Holmes, C.S. #S-037-  
R4 - McKinnis for City of Hermiston, Terra Nova Terrace, Book 18, Page 046, 2025

SURVEYORS CERTIFICATE & NARRATIVE:

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 more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 951 set at the Northeast corner of newly created Lot 12 being the Northeast corner of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition, and my survey for the City of Hermiston, Terra Nova Terrace. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2006, only the Exterior monuments were set for these Lots of this Subdivision. The purpose of the survey was to Replat All of Phase 2 of Sunset Estates by dividing all remaining lots of Phase 2 in half to allow construction of Zero Lot Line Duplexes on each property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION / DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby Recognize previous dedications to the Public of Hill View Drive, Sunny View Lane, and NE Holt Avenue. We also Dedicate or Recognize the previous Utility easements as portrayed upon this Plat. We acknowledge that they have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognizes this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith A. Holt, Trustee, Holt Revocable Living Trust  
Owner

Larry D. Ables Diana L. Ables  
Ables & Ables, LLC, Purchasing Agent

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: \_\_\_\_\_  
Notary Public for Oregon

My Printed Name is \_\_\_\_\_

My Commission No. is \_\_\_\_\_

My Commission Expires \_\_\_\_\_

CURVE TABLE:

| No.   | Length | Radius | Delta     | Chord Bearing | Chord Lgth. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 -  | 23.49' | 15.00' | 89°44'26" | N 44°34'20" E | 21.17'      |
| C2 -  | 23.63' | 15.00' | 90°15'34" | S 45°20'32" E | 21.23'      |
| C3 -  | 25.66' | 33.71' | 43°35'20" | N 69°07'34" E | 25.03'      |
| C4 -  | 25.66' | 33.71' | 43°41'31" | S 67°16'29" E | 25.04'      |
| C5 -  | 25.67' | 33.71' | 43°38'27" | S 23°40'51" E | 25.05'      |
| C6 -  | 25.67' | 33.71' | 43°38'27" | S 19°57'35" W | 25.05'      |
| C7 -  | 23.49' | 15.00' | 89°44'26" | N 45°08'19" E | 21.16'      |
| C8 -  | 23.62' | 15.00' | 90°13'44" | S 45°26'35" E | 21.26'      |
| C9 -  | 23.38' | 15.00' | 89°18'46" | N 44°19'41" E | 21.26'      |
| C10 - | 23.56' | 15.00' | 90°00'24" | S 45°26'34" E | 21.26'      |



I certify that this is a true and exact copy of the Original Replat as filed for Edith A. Holt & Ables & Ables, LLC in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**PRELIMINARY**  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-26

LEGEND

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- ◆ SET MONUMENTS - Brass Cap in Monument Box Stamped - L.S. #2431
- Found Monuments - From R1 or as Noted
- ⊗ Calculated Point - Not Set
- SUBDIVISION BOUNDARY
- - - Section / Street Center Line
- (000)R0 Record - Per Reference Noted

SCALE 1" = 50 Ft.  
April, 2025

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

# SUNNY VIEW TERRACE

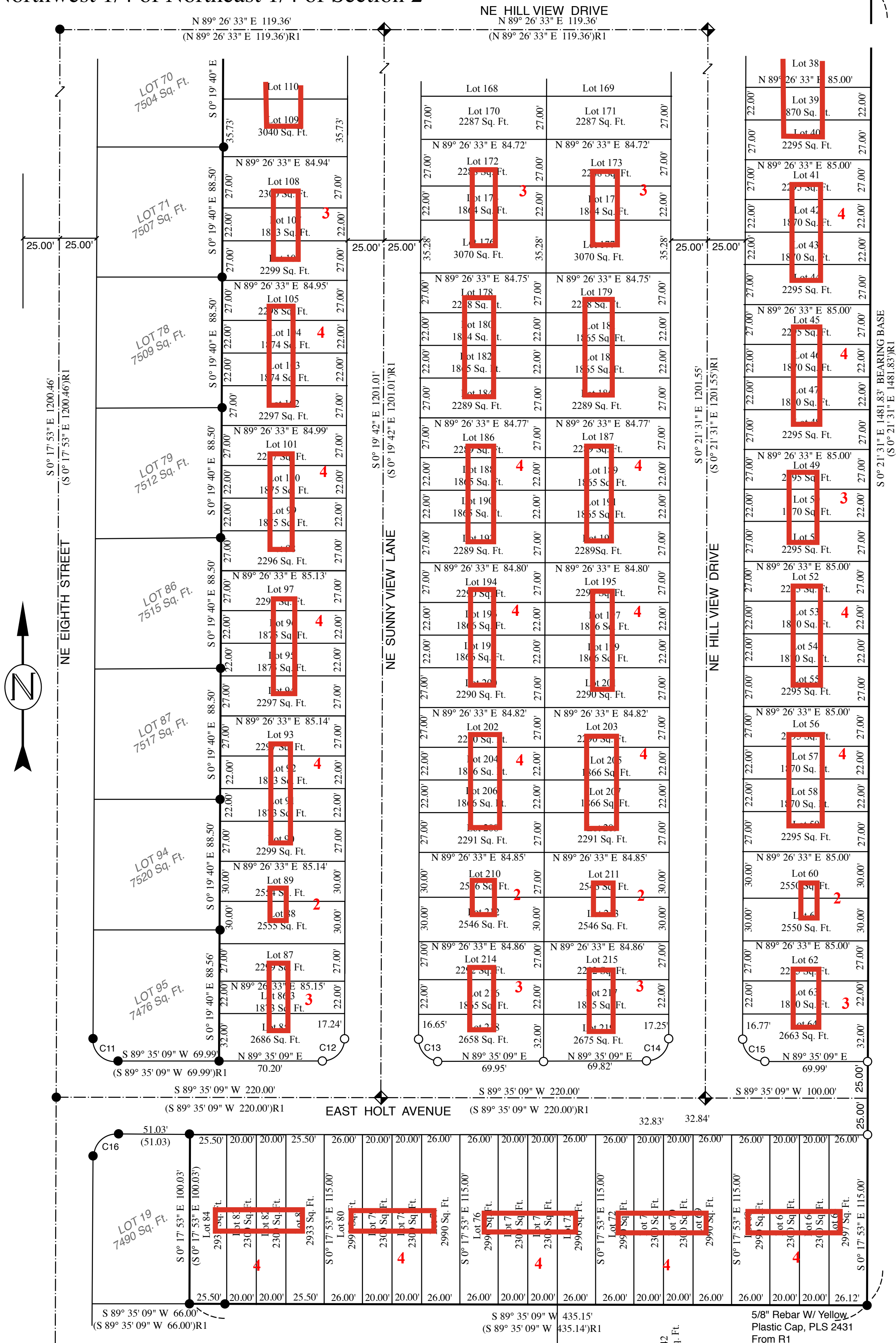
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And Lots 1-7 of Terra Nova Terrace  
City of Hermiston, Umatilla County, Oregon  
Township 4 North, Range 28 East, W.M.  
Northwest 1/4 of Northeast 1/4 of Section 2

## CURVE TABLE:

| No.   | Length | Radius | Delta     | Chord Bearing | Chord Lgth. |
|-------|--------|--------|-----------|---------------|-------------|
| C11 - | 23.59' | 15.00' | 89°53'02" | S 45°21'22" E | 21.24'      |
| C12 - | 23.46' | 15.00' | 89°36'14" | N 44°47'07" E | 21.26'      |
| C13 - | 23.38' | 15.00' | 89°18'46" | S 44°59'06" E | 21.26'      |
| C14 - | 23.58' | 15.00' | 90°13'44" | N 44°52'51" E | 21.22'      |
| C15 - | 23.58' | 15.00' | 90°02'39" | N 45°23'11" W | 21.22'      |
| C16 - | 23.53' | 15.00' | 90°06'58" | S 44°38'35" W | 21.19'      |

Fnd 5/8" Rebar & Cap  
LS 951, from S-037-A

INITIAL POINT



I certify that this is a true and exact copy  
of the Original Replat as filed for  
Edith A. Holt & Ables & Ables, LLC  
in Umatilla County, Oregon

Ronald V. McKinnis, PLS #2431

SCALE 1" = 50 Ft.



## APPROVALS:

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Surveyor

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

City of Hermiston  
Planning Commission Chair

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

City of Hermiston  
City Council, Mayor

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

Hermiston Irrigation District

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Tax Assessor

I certify that I have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Tax Collector

We certify that We have examined and  
approved this Subdivision Plat on this

\_\_\_\_ day of \_\_\_\_\_, 2025

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

**Umatilla Office of County Records**  
Recording Information  
SEAL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
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