

NOTE:  
SEE SHEET 3 FOR SURVEYOR'S  
CERTIFICATE, RECORD DOCUMENTS,  
VICINITY MAP, AND SIGNATURES

FOUND 2.5" BRASS CAP AT THE INTERSECTION  
OF 7TH STREET AND PUNKIN CENTER ROAD,  
MARKING THE NORTH 1/4 CORNER OF SECTION  
2, STAMPED "T5N R28E 1/4 S2 PLS 1980"  
PER COUNTY SURVEY NO. S-156-C

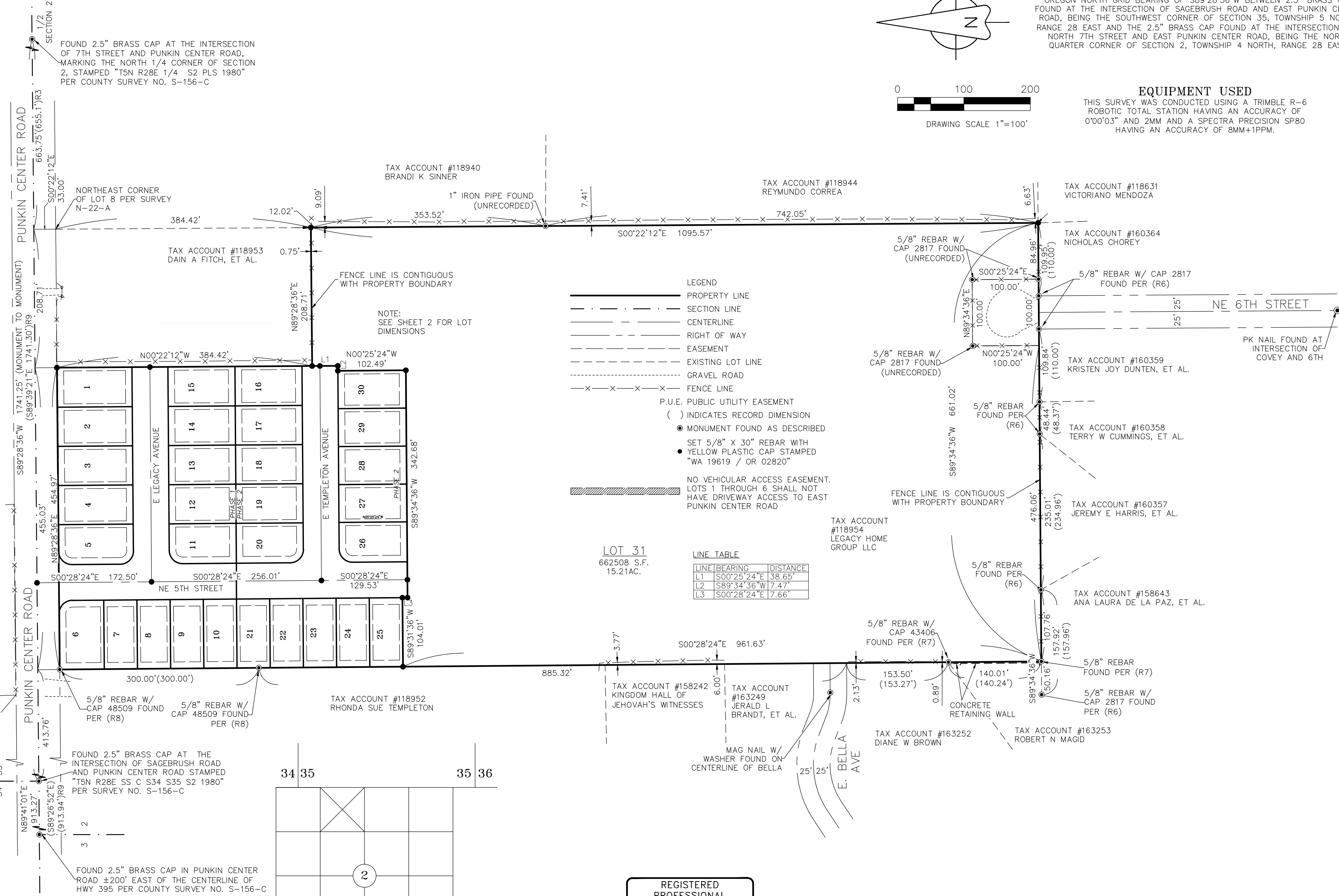
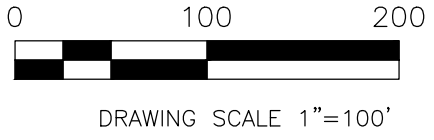
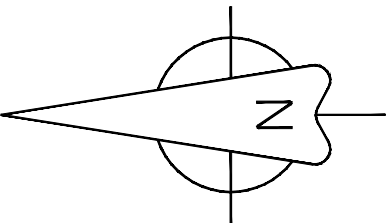
LEGACY SUBDIVISION PHASE 1 AND 2  
OF PROPERTY LOCATED NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,  
STATE OF OREGON

BASIS OF BEARINGS

OREGON NORTH GRID BEARING OF S89°28'36"W BETWEEN 2.5" BRASS CAP  
FOUND AT THE INTERSECTION OF SAGEBRUSH ROAD AND EAST PUNKIN CENTER  
ROAD, BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 NORTH,  
RANGE 28 EAST AND THE 2.5" BRASS CAP FOUND AT THE INTERSECTION OF  
NORTH 7TH STREET AND EAST PUNKIN CENTER ROAD, BEING THE NORTH  
QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST.

EQUIPMENT USED

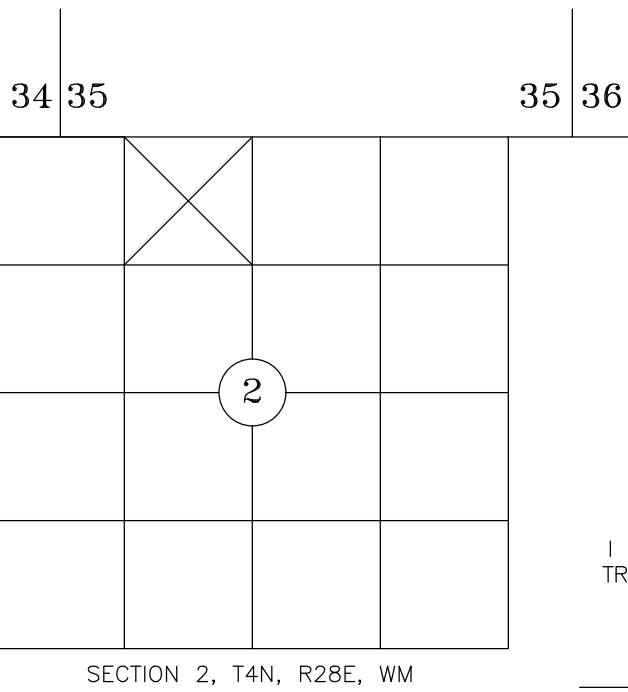
THIS SURVEY WAS CONDUCTED USING A TRIMBLE R-6  
ROBOTIC TOTAL STATION HAVING AN ACCURACY OF  
0"00'03" AND 2MM AND A SPECTRA PRECISION SP80  
HAVING AN ACCURACY OF 8MM+1PPM.



- LEGEND
- PROPERTY LINE
  - SECTION LINE
  - CENTERLINE
  - RIGHT OF WAY
  - EASEMENT
  - EXISTING LOT LINE
  - GRAVEL ROAD
  - FENCE LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ( ) INDICATES RECORD DIMENSION
  - MONUMENT FOUND AS DESCRIBED
  - SET 5/8" X 30" REBAR WITH
  - YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
  - NO VEHICULAR ACCESS EASEMENT. LOTS 1 THROUGH 6 SHALL NOT HAVE DRIVEWAY ACCESS TO EAST PUNKIN CENTER ROAD

LOT 31  
662508 S.F.  
15.21AC.

LINE	BEARING	DISTANCE
L1	S00°25'24"E	38.65'
L2	S89°34'36"W	7.47'
L3	S00°28'24"E	7.66'



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

GREG E. FLOWERS PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**DRAFT**

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021

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

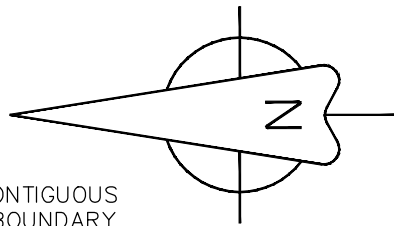
CLIENT: MONTE VISTA HOMES		PROJECT NO.: 67573
SURVEYOR: GREG E. FLOWERS		DATE: 4/30/2021
CALC BY: GEF	DRAWN BY: JLM	SCALE: 1" = 100'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>3</u>

NOTE:  
SEE SHEET 3 FOR SURVEYOR'S  
CERTIFICATE, RECORD DOCUMENTS,  
VICINITY MAP, AND SIGNATURES

TAX ACCOUNT #118953  
DAIN A FITCH, ET AL.

CURVE TABLE

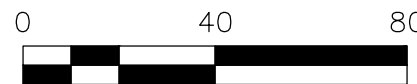
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.44'	28.30'	N45°29'54"W	90°03'00.59"
C2	20.00'	31.40'	28.27'	S44°30'06"W	89°56'59.41"
C3	20.00'	31.40'	28.27'	N45°26'54"W	89°56'59.96"
C4	20.00'	31.44'	28.30'	S44°33'06"W	90°03'00.04"
C5	20.00'	31.40'	28.27'	S45°26'54"E	89°56'59.96"
C6	20.00'	31.44'	28.30'	N44°33'06"E	90°03'00.04"



LEGACY SUBDIVISION PHASE 1 AND 2  
OF PROPERTY LOCATED NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,  
STATE OF OREGON

BASIS OF BEARINGS

OREGON NORTH GRID BEARING OF S89°28'36"W BETWEEN 2.5" BRASS CAP  
FOUND AT THE INTERSECTION OF SAGEBRUSH ROAD AND EAST PUNKIN CENTER  
ROAD, BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 NORTH,  
RANGE 28 EAST AND THE 2.5" BRASS CAP FOUND AT THE INTERSECTION OF  
NORTH 7TH STREET AND EAST PUNKIN CENTER ROAD, BEING THE NORTH  
QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST.



EQUIPMENT USED

THIS SURVEY WAS CONDUCTED USING A TRIMBLE R-6  
ROBOTIC TOTAL STATION HAVING AN ACCURACY OF  
0"00'03" AND 2MM AND A SPECTRA PRECISION SP80  
HAVING AN ACCURACY OF 8MM+1PPM.

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT
- EXISTING LOT LINE
- GRAVEL ROAD
- FENCE LINE

P.U.E. PUBLIC UTILITY EASEMENT

( ) INDICATES RECORD DIMENSION

● MONUMENT FOUND AS DESCRIBED

● SET 5/8" X 30" REBAR WITH

● YELLOW PLASTIC CAP STAMPED

"WA 19619 / OR 02820"

NO VEHICULAR ACCESS EASEMENT.  
LOTS 1 THROUGH 6 SHALL NOT  
HAVE DRIVEWAY ACCESS TO EAST  
PUNKIN CENTER ROAD

LOT 31

662508 S.F.  
15.21AC.

NOTE:  
SEE SHEET 1 FOR  
LOT 31 DIMENSIONS

TAX ACCOUNT #118954  
LEGACY HOME GROUP LLC

S89°28'36"W 1741.25' (MONUMENT TO MONUMENT)  
(S89°39'21"E 1741.30')R9

1.00' NO  
VEHICULAR  
ACCESS  
EASEMENT

455.03'

PUNKIN CENTER ROAD

1.00' NO  
VEHICULAR  
ACCESS  
EASEMENT

5/8" REBAR W/ CAP  
48509 FOUND PER (R8)

S00°28'24"E  
300.00'  
(300.00')

5/8" REBAR W/ CAP  
48509 FOUND PER (R8)

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

GREG E. FLOWERS PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**DRAFT**

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021

TAX ACCOUNT #118952  
RHONDA SUE TEMPLETON



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

pbsusa.com

CLIENT: MONTE VISTA HOMES		PROJECT NO.: 67573	
SURVEYOR: GREG E. FLOWERS		DATE: 4/30/2021	
CALC BY: GEF	DRAWN BY: JLM	SCALE: 1" = 40'	
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>3</u>	

NARRATIVE

THIS SURVEY WAS PERFORMED AS A RADIAL SURVEY USING A TRIMBLE R-6 ROBOTIC TOTAL STATION HAVING AN ACCURACY OF 0'00'03" AND 2MM AND SPECTRA PRECISION SP80 RTK GNSS RECEIVERS HAVING AN ACCURACY OF 8MM+1PPM AT THE REQUEST OF MONTE VISTA HOMES TO SURVEY THE PROPERTY DESCRIBED IN AMERITILE TITLE COMMITMENT FILE NO. 322873AM DATED SEPTEMBER 17, 2019 AS A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING DESCRIBED AS FARM UNIT "B", ACCORDING TO THE FARM UNIT PLAT BEING OTHERWISE DESCRIBED AS LOT 8 OF SAID SECTION 2; EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 417.42 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 208.71 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT 8 A DISTANCE OF 417.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY. THREE MONUMENTS OF RECORD WERE FOUND ALONG THE CENTERLINE OF EAST PUNKIN CENTER ROAD. THESE MONUMENTS CORRESPOND TO THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, OREGON, THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, OREGON, AND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. THE THIRD SUPPLEMENTAL PLAT OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, OREGON, DATED JULY 10, 1922 AND RECORDED IN UMATILLA COUNTY AS SECTION 2 LETTER E 1922-2, WAS USED AS A REFERENCE TO CALCULATE THE PROPORTIONED POSITION OF LOT 8 AS SHOWN ON SAID THIRD SUPPLEMENTAL PLAT. THE CALCULATED BOUNDARY LOCATION AGREES WITH 4 MONUMENTS OF RECORD FOUND ON THE SUBJECT WEST PROPERTY BOUNDARY AS SHOWN ON (R7) AND 7 MONUMENTS OF RECORD ON THE SUBJECT SOUTH PROPERTY BOUNDARY AS SHOWN ON (R6). ONCE LOT 8 WAS PLACED THE SUBJECT PROPERTY BOUNDARY WAS PLACED ACCORDING TO THE LEGAL DESCRIPTION AS STATED PREVIOUSLY.

REFERENCE DOCUMENTS

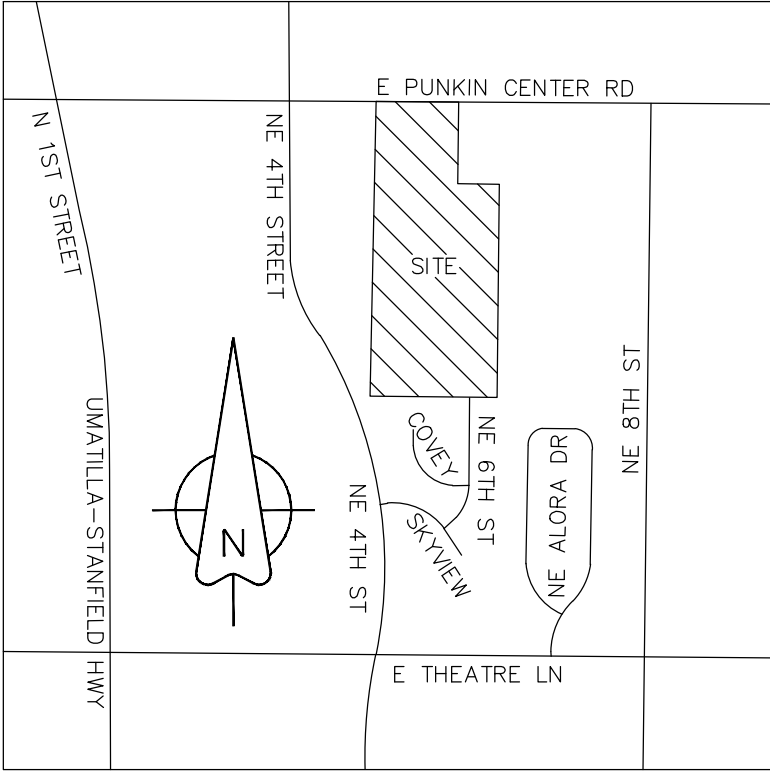
- (R1) AMERITILE TITLE COMMITMENT FILE NO. 322873AM DATED SEPTEMBER 17, 2019
- (R2) PLAT TITLED "THIRD SUPPLEMENTAL PLAT OF SECTION 2, TOWNSHIP NO.4 NORTH, RANGE NO.28 EAST OF THE WILLAMETTE MERIDIAN, OREGON" DATED JULY 10, 1922 AND RECORDED IN UMATILLA COUNTY AS SECTION 2 LETTER E 1922-2.
- (R3) SURVEY TITLED "SURVEY OF LOT 7 IN SECT.2 (E 1/2 OF NE 1/4 OF N/E 1/4 OF 4N, R28E FOR LEE BAGGET" DATED SEPTEMBER 15, 1977 AND RECORDED IN UMATILLA COUNTY AS SURVEY N-22-A
- (R4) PARTITION PLAT TITLED "PARTITION PLAT NO. 2002-28" DATED MAY 7, 2002 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2002-4150555
- (R5) PLAT TITLED "A REPLAT OF PARCEL 2, 2002-28" (PARTITION PLAT NO. 2005-16) DATED NOVEMBER 11, 2004 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2005-4840048
- (R6) PLAT TITLED "FINAL PLAT QUAIL RIDGE-PHASE III" DATED AUGUST 10, 2005 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2006-4970441 IN PLAT BOOK 15 AT PAGE 5
- (R7) PLAT TITLED "BELLA VISTA ADDITION" DATED FEBRUARY 24, 2010 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2010-5620700 IN BOOK 15 AT PAGE 48
- (R8) PARTITION PLAT TITLED "PARTITION PLAT 2019-04" DATED OCTOBER 24, 2018 WITH A REVISION DATE OF FEBRUARY 10, 2019 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2019-6820284
- (R9) HERMISTON REMONUMENTATION SURVEY BY KRUMBEIN DATED JULY 18, 1980 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. S-156-C

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 "LEGACY SUBDIVISION" BEING A SET 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "WA 19619 / OR 02820", MARKING THE NORTHEAST CORNER OF SAID LEGACY SUBDIVISION AS SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, ACCORDING TO THE PLAT TITLED "THIRD SUPPLEMENTAL PLAT OF SECTION 2, TOWNSHIP NO. 4 NORTH, RANGE NO. 28 EAST OF THE WILLAMETTE MERIDIAN, OREGON", BEING OTHERWISE DESCRIBED AS LOT 8 OF SECTION 2; THENCE S89°28'36"W ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S00°22'12"E PARALLEL WITH THE EAST LINE OF SAID LOT A DISTANCE OF 384.42 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT N89°28'36"E A DISTANCE OF 208.71 FEET; THENCE S00°22'12"E ALONG SAID EAST LINE A DISTANCE OF 1095.57 FEET; THENCE S89°34'36"W ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 661.01 FEET; THENCE N00°28'24"W A DISTANCE OF 1478.83 FEET; THENCE N89°28'36"E ALONG SAID NORTH LINE A DISTANCE OF 454.97 FEET TO THE TRUE POINT OF BEGINNING.

GREG E. FLOWERS, P.L.S. 02820 OR.



VICINITY MAP - NOT TO SCALE

LEGACY SUBDIVISION PHASE 1 AND 2  
OF PROPERTY LOCATED NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,  
STATE OF OREGON

CITY OF HERMISTON PLANNING COMMISSION AND 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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISON" 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

COMMISSIONER

COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

UMATILLA COUNTY ASSESSOR

UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HERMISTON IRRIGATION DISTRICT

OWNER/DEVELOPER

LEGACY HOME GROUP LLC  
62958 NE LAYTON AVENUE SUITE 5  
BEND, OREGON 97701

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, \_\_\_\_\_, AUTHORIZED REPRESENTATIVE FOR LEGACY HOME GROUP LLC, OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E) SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "LEGACY SUBDIVISION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING DESCRIBED AS FARM UNIT "B", ACCORDING TO THE FARM UNIT PLAT BEING OTHERWISE DESCRIBED AS LOT 8 OF SECTION 2;

EXCEPTING THEREFROM THAT TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 417.42 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 208.71 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT 8 A DISTANCE OF 417.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

REPRESENTATIVE FOR LEGACY HOME GROUP LLC DATE

PRINT NAME

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ HAS SIGNED THIS PLAT ON BEHALF OF LEGACY HOMES LLC, ON OATH STATED THAT THEY ARE 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.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES \_\_\_\_\_


RESIDING IN \_\_\_\_\_

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DRAFT

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021



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CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>3</u> OF <u>3</u>