

**LEGACY SUBDIVISION PHASE 3 AND 4**  
 OF PROPERTY LOCATED IN THE 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

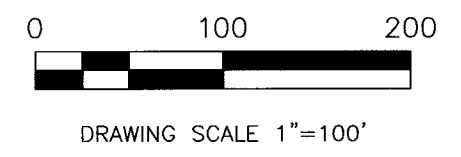
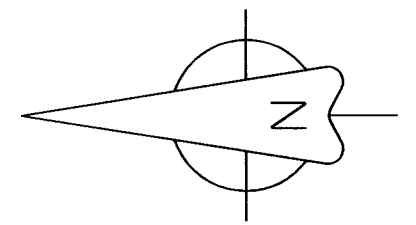
**BASIS OF BEARINGS**  
 OREGON NORTH GRID BEARING OF S89°28'36"W BETWEEN 2.5" BRASS CAP  
 FOUND AT THE INTERSECTION OF SAGEBRUSH ROAD AND EAST PUNKIN CENTER  
 ROAD, BEING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 5 NORTH,  
 RANGE 28 EAST AND THE 2.5" BRASS CAP FOUND AT THE INTERSECTION OF  
 NORTH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

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

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

- P.U.E. PUBLIC UTILITY EASEMENT  
 ( ) INDICATES RECORD DIMENSION
- MONUMENT FOUND AS DESCRIBED
  - FOUND 5/8" IRON REBAR WITH CAP PER PLAT BK. 17 PG. 28
  - ⊗ SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA19619 OR02820"
  - ◆ SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "OR02820"

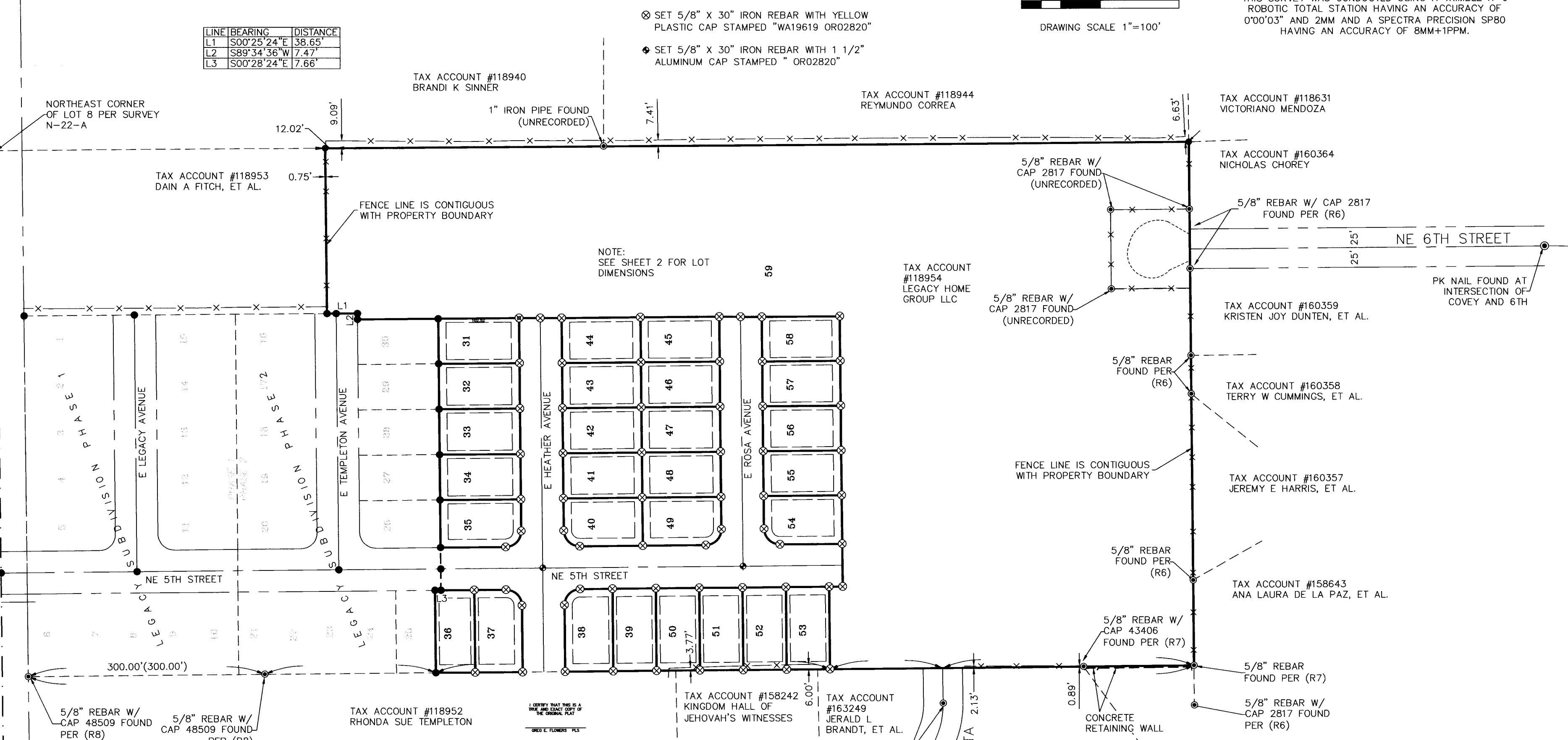


LINE	BEARING	DISTANCE
L1	S00°25'24"E	38.65'
L2	S89°34'36"W	7.47'
L3	S00°28'24"E	7.66'

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

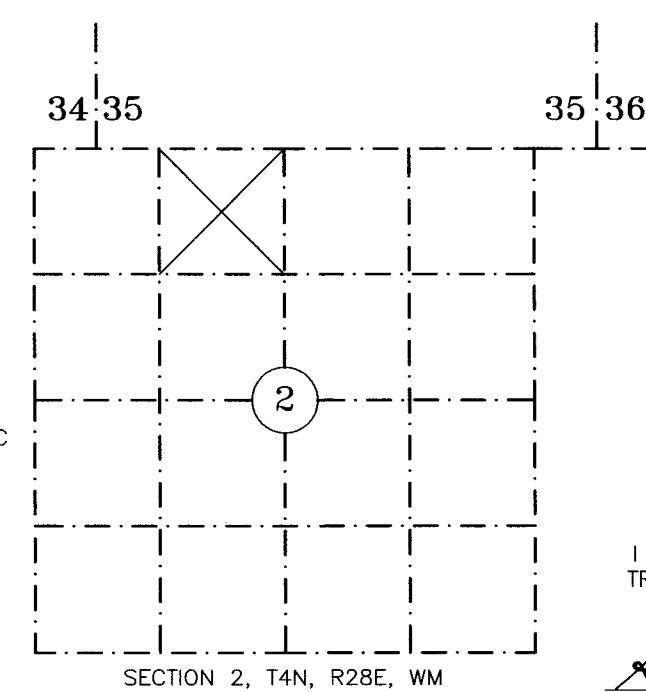
NORTHEAST CORNER OF LOT 8 PER SURVEY N-22-A

PUNKIN CENTER ROAD



FOUND 2.5" BRASS CAP AT THE INTERSECTION OF SAGEBRUSH ROAD AND PUNKIN CENTER ROAD STAMPED "T5N R28E SS C S34 S35 S2 1980" PER SURVEY NO. S-156-C

FOUND 2.5" BRASS CAP IN PUNKIN CENTER ROAD ±200' EAST OF THE CENTERLINE OF HWY 395 PER COUNTY SURVEY NO. S-156-C



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

*Greg E. Flowers*  
 GREG E. FLOWERS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*

OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/2021  
 12/9/2021



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

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 2/1/22  
 Rec'd By: CT  
 No.: 22-008-B

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 01-28-2022 at 9:13 o'clock a. m., in the record of PLATS of said County. BOOK 17 PAGE 40  
**OFFICE OF COUNTY RECORDS**  
 By: STEVE CHURCHILL Records Officer  
 Fee \$ 130.00 No. 2022-7350503

CLIENT: MONTE VISTA HOMES		PROJECT NO.: 67573.001
SURVEYOR: GREG E. FLOWERS		DATE: 12/09/2021
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1"=100'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 3

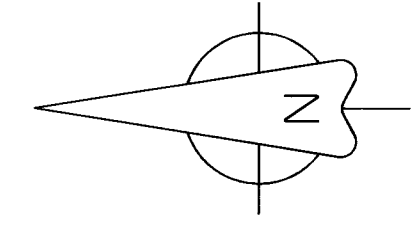
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OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE  
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EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,  
STATE OF OREGON

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.43'	20.00'	90°03'00"	N44°33'06"E	28.30'
C2	31.40'	20.00'	89°57'00"	N45°26'54"W	28.27'
C3	31.44'	20.00'	90°03'46"	S44°32'51"W	28.30'
C4	31.40'	20.00'	89°57'00"	S45°26'54"E	28.27'
C5	31.43'	20.00'	90°03'00"	N44°33'06"E	28.30'
C6	31.40'	20.00'	89°57'00"	N45°26'54"W	28.27'

59

436,225 S.F.  
10.01 AC.

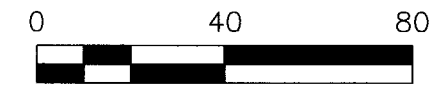
NOTE:  
SEE SHEET 3 FOR  
LOT 59 DIMENSIONS



- LEGEND**
- PROPERTY LINE
  - - - SECTION LINE
  - CENTERLINE
  - - - RIGHT OF WAY
  - - - EASEMENT
  - - - EXISTING LOT LINE
  - - - GRAVEL ROAD
  - x - x - FENCE LINE
  - x - x - P.U.E. PUBLIC UTILITY EASEMENT
  - ( ) INDICATES RECORD DIMENSION
  - MONUMENT FOUND AS DESCRIBED
  - FOUND 5/8" IRON REBAR WITH CAP PER PLAT BK. 18 PG. 28
  - ⊗ SET 5/8" X 30" IRON REBAR WITH ALUMINUM CAP STAMPED "WA19619 OR02820"
  - ⊕ SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "OR02820"

**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.

**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.



STATE OF OREGON, }  
COUNTY OF UMATILLA }  
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PLATS of said County.  
BOOK 17 PAGE 40  
**OFFICE OF COUNTY RECORDS**  
By: STEVE CHURCHILL Records Officer  
Fee \$ 130.00 No. 2022-7350503



TAX ACCOUNT #118952  
RHONDA SUE TEMPLETON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

TAX ACCOUNT #158242  
KINGDOM HALL OF JEHOVAH'S WITNESSES

TAX ACCOUNT #163249  
JERALD L BRANDT, ET AL.

RECEIVED BY  
Umatilla County Surveyor  
Date: 2/1/22  
Rec'd By: CT  
No.: 22-008-B

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

GREG E. FLOWERS  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2021  
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.: 67573.001	
SURVEYOR: GREG E. FLOWERS	DATE: 12/09/2021	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 40'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 2 OF 3

LEGACY SUBDIVISION PHASE <sup>3</sup> AND <sup>4</sup>  
 OF PROPERTY LOCATED IN THE 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

**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 AND SUBDIVIDE LOT 31 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 1 AND 2," DATED JULY 26, 2021 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2021-7250642 IN PLAT BOOK 17 AT PAGE 28, WHICH WAS ITSELF SURVEYED AND SUBDIVIDED BY THIS FIRM IN 2020 AND 2021. REFER TO THAT PLAT FOR FURTHER DESCRIPTION OF THE METHODS USED TO DETERMINE THE BOUNDARY OF THE PARENT PARCEL.

**REFERENCE DOCUMENTS**

- (R1) AMERITITLE 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
- (R10) PLAT TITLED "LEGACY SUBDIVISION PHASE 1 AND 2" DATED JULY 26, 2021 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2021-7250642 IN PLAT BOOK 17 AT PAGE 28

**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 PHASE 3 & 4," THE INITIAL POINT OF WHICH IS A 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "WA 19619 / OR 02820", MARKING THE SOUTHWEST CORNER OF LOT 25 OF THE PLAT OF LEGACY SUBDIVISION PHASE 1 AND 2

*Greg E. Flowers*  
 GREG E. FLOWERS, P.L.S. 02820 OR.

STATE OF OREGON }  
 COUNTY OF UMATILLA }

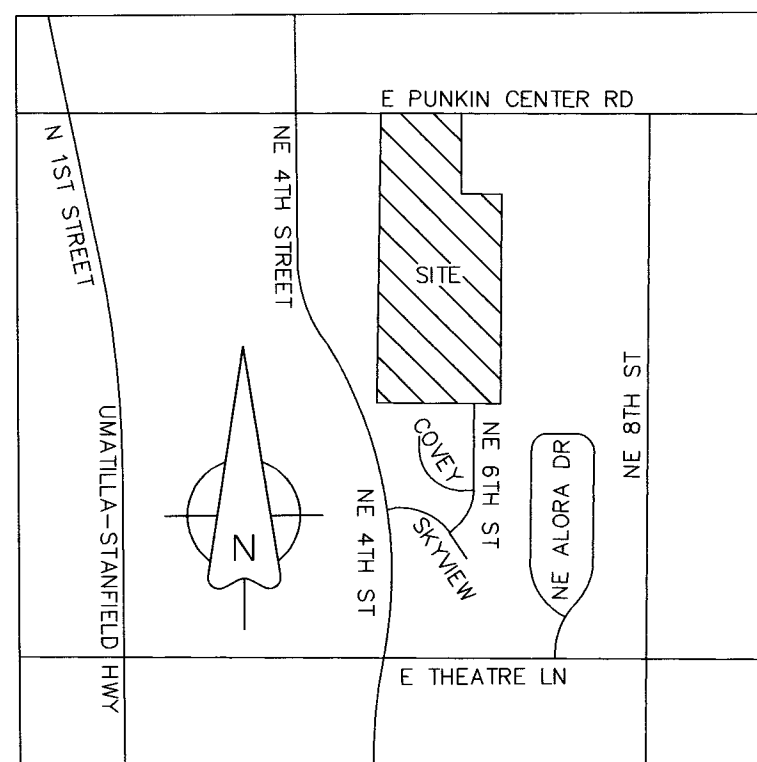
I certify that this instrument was received and recorded on 01-28-2022

at 9:13 o'clock a. m., in the record of PLATS of said County.  
 BOOK 17 PAGE 40

**OFFICE OF COUNTY RECORDS**

By: STEVE CHURCHILL Records Officer

Fee \$ 130.00 No. 2022-7350503



VICINITY MAP - NOT TO SCALE

**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 17 DAY OF Dec 20 21 *[Signature]*  
 CHAIRMAN OF THE HERMISTON PLANNING COMMISSION  
 THIS 21 DAY OF Dec 20 21 *[Signature]*  
 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

**UMATILLA COUNTY SURVEYOR**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 3 & 4" 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 24 DAY OF January 22  
*David H. K. Davis*  
 UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY COMMISSIONERS**

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

THIS 27 DAY OF Jan. 20 22  
*[Signature]*  
 CHAIRMAN  
*[Signature]*  
 COMMISSIONER  
*[Signature]*  
 COMMISSIONER

**UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 3 & 4" 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 26 DAY OF January 20 22  
*Richard Reynolds* UMATILLA COUNTY ASSESSOR  
*Richard Reynolds* UMATILLA COUNTY TAX COLLECTOR

**HERMISTON IRRIGATION DISTRICT**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 3 & 4" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 16 DAY OF December 20 21  
*Cornette Spatrick*  
 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, 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 PHASE 3 & 4". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 31 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 1 AND 2," DATED JULY 26, 2021 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2021-7250642 IN PLAT BOOK 17 AT PAGE 28.

*L Paul* 12/14/2021  
 REPRESENTATIVE FOR LEGACY HOME GROUP LLC DATE

*Luke Pickerill*  
 PRINT NAME

**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 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.

*Justie Ploenbeck* 12/14/2021  
 NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES 12/17/2022  
 RESIDING IN Bend Oregon Commission No. 982236

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT  
*Greg E. Flowers*  
 GREG E. FLOWERS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02B20LS

RENEWS 12/31/2021  
 12/19/2021



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

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