

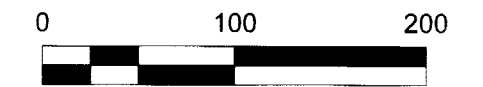
PB-17-PG 76

UNDERGROUND PIPELINE NOTE

LOCATION OF PRIVATE 10 INCH UNDERGROUND IRRIGATION PIPELINE TO REMAIN. A PRIVATE UTILITY LOCATE USING GROUND PENETRATING RADAR WAS ORDERED TO LOCATE THIS LINE. LOCATION SHOWN IS A RESULT OF MEASUREMENT MADE TO LOCATE FLAGS PLACED BY THE UTILITY LOCATE COMPANY, IDENTIFYING THE CENTER OF PIPE.

ROYER RANCHETTES

LOCATED IN THE SW1/4 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OR



SURVEY NARRATIVE

THIS SUBDIVISION PLAT HAS BEEN PREPARED AT THE REQUEST OF CHUCK ROYER, CONTRACT PURCHASER, FOR OWNER, HSG-D, LLC. THE PURPOSE IS TO DIVIDE THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2021-7240141; A PROPERTY LINE ADJUSTMENT DEED MEMORIALIZED BY SURVEY RECORD 21-070-B (R1). BOTH TRACTS ADJUSTED BY THE AFOREMENTIONED DEED HAVE AN AREA OF 12.03 ACRES. AT THE REQUEST OF THE OWNER AND PURCHASER, THESE TRACTS ARE BEING DIVIDED EQUALLY BY AREA INTO SIX, 4.01 ACRE LOTS AS SHOWN HEREON. THE LOT CONFIGURATIONS WERE COMPUTED AT THE DIRECTION OF MY CLIENT.

ALL SURVEY MONUMENTATION REPORTED IN SURVEY RECORD 21-070-B WAS FOUND AND HELD IN THIS SURVEY. THE 2" DIAMETER FENCE POST LOCATIONS AS CALLED OUT IN SAID SURVEY WERE TIED IN THE FIELD AND ALSO COMPUTED BY DISTANCE-DISTANCE INTERSECTION FROM MONUMENTATION SET IN SAID SURVEY. I FOUND THE COMPUTED LOCATION FIT WELL WITH THE MEASURED LOCATION IN ALL INSTANCES. RECORD CORNERS FOUND AT THE SOUTHEAST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2 OF THIS PLAT WERE DESTROYED BY CONSTRUCTION ACTIVITIES. THEIR LOCATIONS HAVE BEEN PERPETUATED HEREON AS NOTED.

THE NORTHEAST CORNER OF LOT 6 OF THIS PLAT (ALSO KNOWN AS THE C-W 1/16TH CORNER OF SECTION 17) IS MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP (951) AS SET IN SURVEY NO. 11-137-B. A SECOND (ERRONEOUS) 5/8" REBAR WITH YELLOW PLASTIC CAP (951) SET IN SURVEY NO. 01-125-B BEARS N 02°32'19" W, 2.03 FEET FROM THE ACCEPTED CORNER LOCATION. SEE SURVEY NO. 11-137-B FOR FURTHER EXPLANATION OF THIS 1/16TH CORNER LOCATION.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS NAD 83/11 OREGON NORTH STATE PLANE AS DETERMINED BY GNSS MEASUREMENT. DISTANCES ARE GROUND, INTERNATIONAL FEET.

LEGEND

- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP AS REPORTED IN R1, UNLESS NOTED OTHERWISE.
- △ FOUND 5/8" REBAR WITH RED PLASTIC CAP AS REPORTED IN R2, UNLESS NOTED OTHERWISE.
- FOUND 1" IRON BAR PER R3.
- ⊗ COMPUTED LOCATION PER R1. 2" DIA. IRON FENCE POST OCCUPIES CORNER POSITION. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- - - EASEMENT AS NOTED
- LOT BOUNDARY LINES
- EXISTING FENCE LINE
- () RECORD DATA REFERENCE FROM SURVEY RECORD R1
- []# RECORD DATA REFERENCE - SEE RECORDS OF REFERENCE

RECORDS OF REFERENCE

- R1: SURVEY NO. 21-070-B BY KEITH PRIMM, RECORDED 06-16-2021.
- R2: PARTITION PLAT NO. 2018-24 BY LANCE KING, RECORDED 12-31-2018.
- R3: WESTLAND ESTATES, BOOK 10, PAGE 5, TOWN PLATS, RECORDED 9-19-1972.
- R4: SURVEY NO. 14-126-B BY DENNIS EDWARDS, RECORDED 9-16-2014.

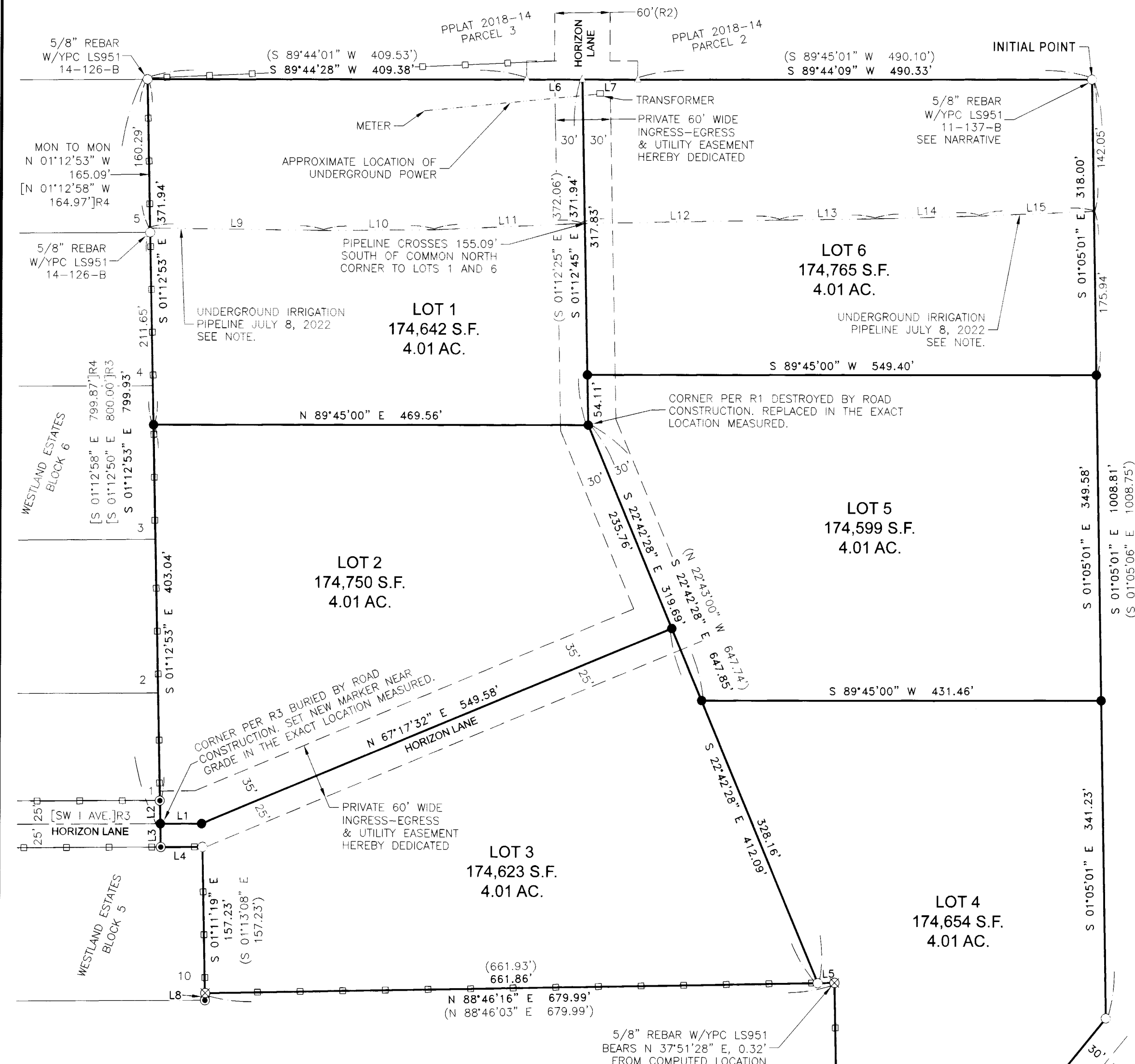
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

RECEIVED BY
Umatilla County Surveyor

Date: 11/8/22
Rec'd By: CT
No.: 22-123-B

<p>KENNY LAND SURVEYING</p>	P.O. BOX 447, HEPNER, OR 97836 541-379-0242 www.kennylandsurveying.com			
	SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 17, T4N. R28E, W.M., UMATILLA COUNTY, OREGON.			
CLIENT: CHUCK ROYER / HSG-D, LLC				
PROJECT: 22-03	DR: MPK	CH: MPK	DATE: AUGUST 31, 2022	SHEET 1 OF 2



OFFICE OF COUNTY RECORDS

State of Oregon **2022-7490163**
 County of Umatilla **11/08/2022 10:42:15 AM**
 REC-DE-TP
 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$60.00

Office of County Records
John Churchill

LINE	BEARING	DISTANCE
L1	N 89°36'21" E	44.51'
L2	S 01°12'53" E	24.95'
L2(R3)	S 01°12'50" E	25.00'
L3	S 01°12'53" E	25.00'
L3(R3)	S 01°12'50" E	25.00'
L4	N 89°36'21" E	45.07'
L4(R1)	S 89°35'57" W	45.00'
L5	N 88°46'16" E	18.13'
L5(R1)	N 88°46'03" E	18.06'
L6	S 89°48'35" W	60.19'
L6(R2)	S 89°44'29" W	60.00'
L7	S 89°41'36" W	59.79'
L7(R2)	S 89°44'29" W	60.00'
L8	N 01°11'19" W	7.66'
L9	N 89°27'12" W	187.31'
L10	S 89°19'44" W	119.53'
L11	S 87°16'34" W	158.66'
L12	S 88°42'39" W	214.68'
L13	S 88°59'59" W	103.12'
L14	N 88°14'05" E	112.64'
L15	N 87°24'01" E	123.47'

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-23

ROYER RANCHETTES

LOCATED IN THE SW1/4 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OR

LEGAL DESCRIPTION

INSTRUMENT NUMBER 2021-7240141, UMATILLA COUNTY OFFICE OF RECORDS

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 BLOCK 6 OF WESTLAND ESTATES MONUMENTED WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED LS 951 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION FROM WHICH A 2-1/2 INCH BRASS CAP MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS S 89'34'06" W, 305.20 FEET; THENCE N 89'45'01" E, 469.53 FEET TO THE CENTERLINE OF HORIZON LANE MONUMENTED WITH A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED PLS 61420; THENCE S 01'12'25" E, 372.06 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490; THENCE S 22'43'00" E, 647.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490 ON THE NORTH LINE OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2016-6470500 UMATILLA COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE, S 88'46'03" W, 661.93 FEET TO A 2 INCH IRON FENCE POST ON THE EAST LINE OF LOT 10 BLOCK 5 OF WESTLAND ESTATES; THENCE ALONG THE EAST LINE OF SAID LOT 10, N 01'13'08" W, 157.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 MONUMENTED WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490; THENCE ALONG THE NORTH LINE OF SAID LOT 10, S 89'35'57" W, 45.00 FEET TO A 1 INCH DIAMETER IRON ROD; THENCE ALONG THE EAST LINE OF BLOCK 6 OF WESTLAND ESTATES, N 01'12'25" W, 824.96 FEET TO THE POINT OF BEGINNING. CONTAINING 12.03 ACRES, MORE OR LESS.

TOGETHER WITH A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 BLOCK 6 OF WESTLAND ESTATES MONUMENTED WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED LS 951 FROM WHICH A 2-1/2 INCH BRASS CAP MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS S 89'34'06" W, 305.20 FEET; THENCE N 89'45'01" E, 469.53 FEET TO THE CENTERLINE OF HORIZON LANE MONUMENTED WITH A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED PLS 61420 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 89'45'01" E, 550.10 FEET TO THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 17 MONUMENTED WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED LS 951; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, S 01'05'06" E, 1008.75 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490 ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WESTLAND ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, S 39'08'23" W, 405.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE CONTINUING S 39'08'23" W, 46.05 FEET TO A 2 INCH DIAMETER IRON FENCE POST; THENCE N 01'10'31" W, 35.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE CONTINUING N 01'10'31" W, 352.05 FEET TO A 2 INCH DIAMETER IRON FENCE POST MARKING THE NORTHEAST CORNER OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2016-6470500 UMATILLA COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE, S 88'46'03" W, 18.06 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490; THENCE N 22'43'00" W, 647.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED PLS LS 48490; THENCE N 01'12'25" W, 372.06 FEET TO THE POINT OF BEGINNING. CONTAINING 12.03 ACRES, MORE OR LESS.

SUBJECT TO:

WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.

- 1 THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE WESTLAND IRRIGATION DISTRICT AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, CANALS, DITCHES, LEVIES AND ASSESSMENTS THEREOF.
2 WATER CHARGES OF THE WESTLAND IRRIGATION DISTRICT, IF ANY. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED (NOT PLOTTABLE)
3 GRANTOR: NORTHERN PACIFIC RAILWAY COMPANY
4 RECORDED: JULY 17, 1905, BOOK 48, PAGE 115, DEED RECORDS. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF (NOT PLOTTABLE)
GRANTEE: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION
5 RECORDED: APRIL 15, 1938, BOOK 120, PAGE 532, DEED RECORDS. CONTRACT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM.
VENDOR: HSG-D, LLC
6 VENDEE: CHARLES F. ROYER AND LORI G. ROYER, HUSBAND AND WIFE
DATED: NOVEMBER 10, 2020
RECORDED: DECEMBER 31, 2020, INSTRUMENT NO. 2020-7130372, OFFICE OF UMATILLA COUNTY RECORDS.

OWNER'S DECLARATION

WE, HSG-D, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNERS OF THE LAND BEING SUBDIVIDED BY THIS PLAT DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE PRIVATE 60-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT AS SHOWN ON SHEET 1 OF THIS PLAT. WE ALSO ACKNOWLEDGE THE UNDERGROUND IRRIGATION PIPELINE AS NOTED ON SHEET 1.

Signature of Stephen F. Gass, Member

10/10/22
DATE

STATE OF Oregon
COUNTY OF Washington

ON THE 10 DAY OF October, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Signature of Renee Lee Pendergass, Notary Public for the State of Oregon

PRINTED NAME: Renee Lee Pendergass
COMMISSION NUMBER: 102324
MY COMMISSION EXPIRES: April 7, 2026

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING SUBDIVIDED AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

Signature of Matt Kenny, PLS
MATTHEW P. KENNY, PLS
CERTIFICATE NO. 89374

9-30-2022
DATE

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL
Signature of Matt Kenny
MATTHEW PATRICK KENNY
89374PLS

RECEIVED BY
Umatilla County Surveyor
Date: 11/8/22
Rec'd By: CT
No.: 22-123-B

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Matt Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-23

APPROVALS

I HEREBY CERTIFY THAT I APPROVE THIS SUBDIVISION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE UMATILLA COUNTY SUBDIVISION ORDINANCE ON THIS

31 DAY OF October, 2022.

Signature of David H. Klein, UMATILLA COUNTY SURVEYOR

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

3RD DAY OF NOVEMBER, 2022.

Signature of Robert T. Waldner, UMATILLA COUNTY PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

3 DAY OF November, 2022.

Signature of Rachael Reynolds, UMATILLA COUNTY ASSESSOR
Signature of Rachael Reynolds, UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS
THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON.

THIS 7 DAY OF Nov., 2022.

Signature of George Mardock, CHAIRPERSON

Signature of George Mardock, COMMISSIONER

Signature of Matt Kenny, COMMISSIONER

WESTLAND IRRIGATION DISTRICT
THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

14 DAY OF October, 2022.

Signature of Curtis Engler, MANAGER

OFFICE OF COUNTY RECORDS

State of Oregon 2022-7490163
County of Umatilla
REC-DE-TP 11/08/2022 10:42:15 AM
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00
0005215202274901630010012

Office of County Records
Signature of Steve Churchill, UMATILLA COUNTY

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 17, T4N. R28E, W.M., UMATILLA COUNTY, OREGON.

CLIENT:

CHUCK ROYER / HSG-D, LLC