

VIEW WOOD ESTATES PHASE I

A SUBDIVISION OF PARCEL 3, PARTITION PLAT 2021-02
 LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 14
 TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
 CITY OF HERMISTON, UMATILLA COUNTY, OR

SURVEY NARRATIVE

THIS SUBDIVISION HAS BEEN PREPARED AT THE REQUEST OF RICHARD WOOD OF SUBDIVISIONS NORTHWEST, LLC. THE PURPOSE IS TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT 2021-02 INTO LOTS AS SHOWN FOR NEW HOME CONSTRUCTION.

MONUMENTATION PER PARTITION PLAT 2021-02 WAS FOUND AND HELD AS SHOWN. THE POINT OF CURVATURE (PC) ALONG THE A-LINE CANAL (DENOTED HEREON AS MONUMENT #3) WAS FOUND BADLY DISTURBED AND SUBSEQUENTLY REMOVED BY CONSTRUCTION ACTIVITY. THIS POSITION WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION USING HELD PLAT MONUMENTS EAST AND WEST, AND RESET AS SHOWN.

A PK NAIL WAS FOUND AT THE INTERSECTION OF EAST VIEW DRIVE AND SOUTHEAST 9TH STREET. I HOLD THIS NAIL TO BE THE PERPETUATION OF THE 5/8" REBAR THAT PREVIOUSLY EXISTED AS SET IN SURVEY L-019-B. SURVEY 98-092-B AND 11-034-B PROVIDE HISTORY AND RECORD DATA THAT INDICATES THE NAIL OCCUPIES THE SAME POSITION OF THE FORMER 5/8" REBAR. THE NAIL HAS BEEN REPLACED IN THIS PLAT BY A BRASS CAP IN MONUMENT BOX PER CITY STANDARD.

THE MONUMENT AT THE INTERSECTION OF EAST EVELYN AVENUE, SOUTHEAST 9TH STREET, AND KIMBER DRIVE WAS ESTABLISHED 30.00 FEET WESTERLY, AND AT RIGHT ANGLES TO THE WEST LINE OF PARCEL 3 OF PARTITION PLAT 2021-02, AND AT RECORD DISTANCE FROM THE FROM THE AFOREMENTIONED PK NAIL USING DISTANCES REPORTED ON THE PLATS OF SUNNYVALE HEIGHTS AND STARRETT ADDITION, AND FROM RECORD OF SURVEY M-014-B.

THE LOTS, EASEMENTS, AND RIGHTS-OF-WAY BEING PLATTED HEREON HAVE BEEN CREATED AT THE DIRECTION OF MY CLIENT.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 TOTAL STATION. THE BASIS OF BEARING IS THE WEST LINE OF PARCEL 3 OF PARTITION PLAT 2021-02 AS ESTABLISHED BY MEASURE BETWEEN FOUND MONUMENTS AS SHOWN.

RECORDS OF REFERENCE

- R1: PARTITION PLAT 2021-02.
- R2: SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.
- R3: STARRETT ADDITION, BOOK 10, PAGE 33.
- R4: RECORD OF SURVEY M-014-B.
- R5: RECORD OF SURVEY 00-055-A.

RECORDING INFORMATION

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

FOR REVIEW

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS

RENEWS: 6-30-25



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

SUBDIVISION OF PARCEL 3, PARTITION PLAT 2021-02
 CITY OF HERMISTON, UMATILLA COUNTY, OR

CLIENT:

SUBDIVISIONS NORTHWEST LLC

PROJECT: 21-28

DR: MPK

CH: MPK

DATE: JUNE 5, 2023

SHEET 1 OF 2

NOTES

- 1) LOT 11 SHALL NOT ESTABLISH DRIVEWAY ONTO E VIEW DRIVE.
- 2) LOT 3 SHALL NOT ESTABLISH DRIVEWAY ONTO SE KIMBER DRIVE WITHIN 50 FEET OF THE STOP SIGN AT THE INTERSECTION OF SE KIMBER DRIVE AND SE 9TH STREET.

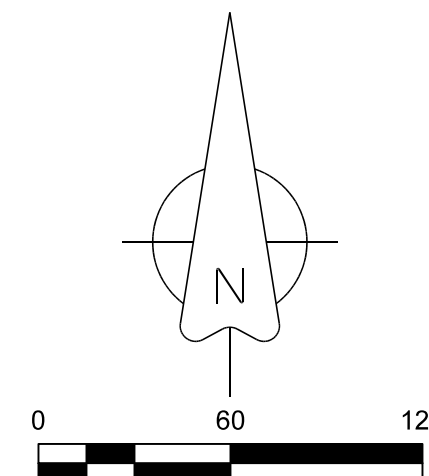
LEGEND

- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊙ SET BRASS CAP IN CONCRETE, IN MONUMENT BOX PER CITY STANDARD ST18
- FOUND MONUMENT. SEE MONUMENT TABLE FOR DESCRIPTION.
- ⊕ MONUMENT IDENTIFIER. SEE TABLE.
- ⊗ COMPUTED POSITION. NOTHING FOUND OR SET, UNLESS NOTED OTHERWISE.
- ()# RECORD DATA IDENTIFIER, SEE RECORDS OF REFERENCE TABLE.
- 10-FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON.
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- AC. ACRES

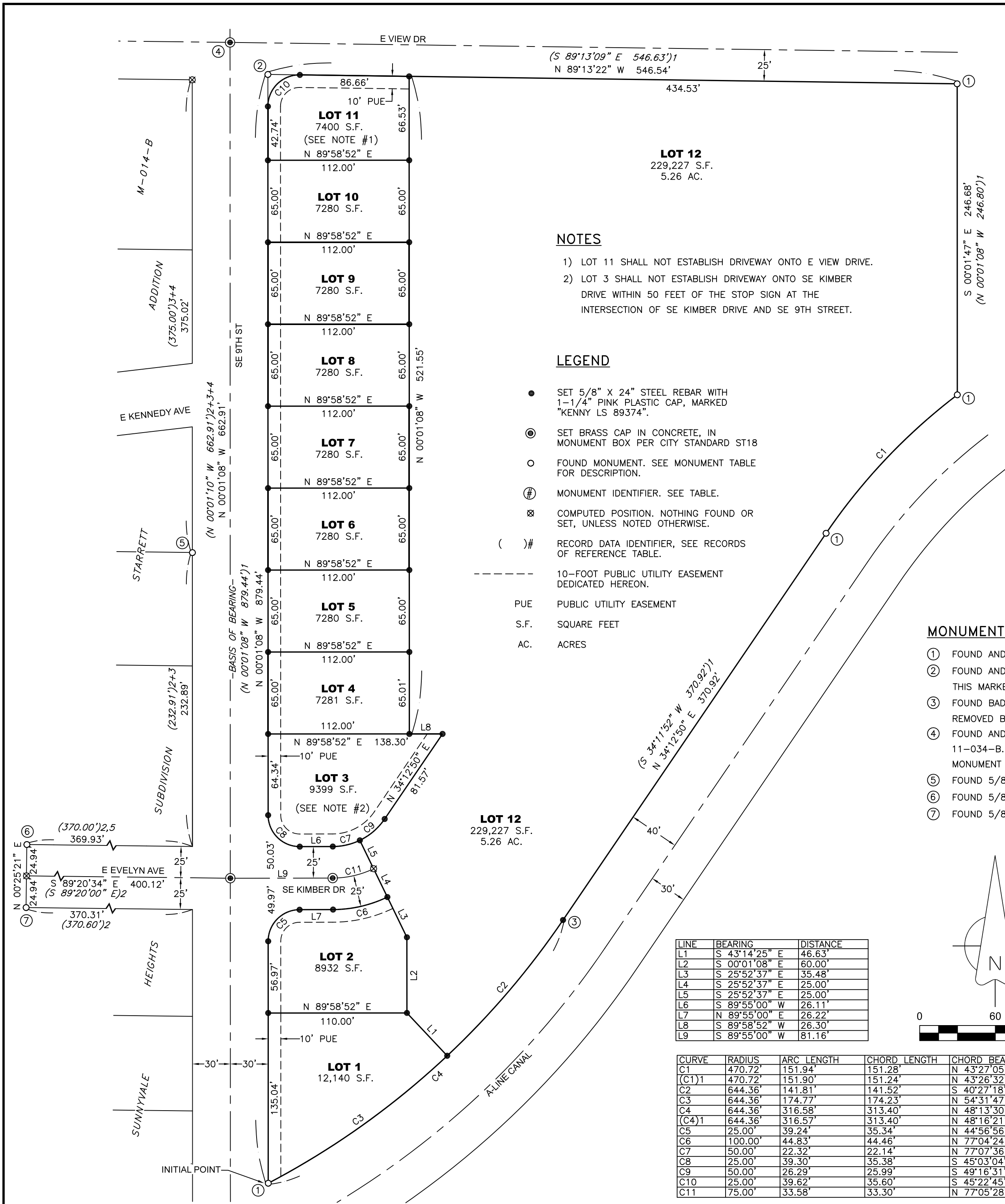
MONUMENT TABLE

- ① FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2021-02.
- ② FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2021-02. THIS MARKER HAS BEEN REMOVED BY CONSTRUCTION.
- ③ FOUND BADLY BENT 5/8" REBAR, NO CAP, PER PARTITION PLAT 2021-02. NOT HELD. REMOVED BY CONSTRUCTION.
- ④ FOUND AND HELD PK NAIL AS REPORTED ON PARTITION PLAT 2021-02 AND SURVEY 11-034-B. DESTROYED BY CONSTRUCTION AND REPLACED WITH BRASS CAP IN MONUMENT BOX PER LEGEND.
- ⑤ FOUND 5/8" REBAR PROTRUDING FROM TREE STUMP/MASS, PER STARRETT ADDITION.
- ⑥ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 00-055-A.
- ⑦ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 19-074-B.

LINE	BEARING	DISTANCE
L1	S 43°14'25" E	46.63'
L2	S 00°01'08" E	60.00'
L3	S 25°52'37" E	35.48'
L4	S 25°52'37" E	25.00'
L5	S 25°52'37" E	25.00'
L6	S 89°55'00" W	26.11'
L7	N 89°55'00" E	26.22'
L8	S 89°58'52" W	26.30'
L9	S 89°55'00" W	81.16'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.72'	151.94'	151.28'	N 43°27'05" E	18°29'39"
(C1)1	470.72'	151.90'	151.24'	N 43°26'32" E	18°29'19"
C2	644.36'	141.81'	141.52'	S 40°27'18" W	12°36'33"
C3	644.36'	174.77'	174.23'	N 54°31'47" E	15°32'25"
C4	644.36'	316.58'	313.40'	N 48°13'30" E	28°08'58"
(C4)1	644.36'	316.57'	313.40'	N 48°16'21" E	28°08'58"
C5	25.00'	39.24'	35.34'	N 44°56'56" E	89°56'08"
C6	100.00'	44.83'	44.46'	N 77°04'24" E	25°41'13"
C7	50.00'	22.32'	22.14'	N 77°07'36" E	25°34'48"
C8	25.00'	39.30'	35.38'	S 45°03'04" E	90°03'52"
C9	50.00'	26.29'	25.99'	S 49°16'31" W	30°07'23"
C10	25.00'	39.62'	35.60'	S 45°22'45" W	90°47'46"
C11	75.00'	33.58'	33.30'	N 77°05'28" E	25°39'04"



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 LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 14
 TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
 CITY OF HERMISTON, UMATILLA COUNTY, OR

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 LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE LAND USE CODE OF HERMISTON, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE SET 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 1 OF THIS REPLAT, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

 MATTHEW PATRICK KENNY, PLS DATE
 CERTIFICATE NO. 89374

LEGAL DESCRIPTION

(INSTRUMENT NO. 2021-7230016)

PARCEL 3, PARTITION PLAT NO. 2021-02 (INSTRUMENT NO. 2021-7130610, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SUBJECT TO EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2021-02.

OWNER'S DECLARATION

WE, SUBDIVISIONS NORTHWEST, LLC, OWNERS OF THE LAND BEING DIVIDED BY THIS SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE LAND USE CODE OF THE CITY OF HERMISTON, OR. WE HEREBY DEDICATE TO THE PUBLIC, RIGHT OF WAY AS SHOWN FOR SOUTHEAST 9TH STREET, KIMBER DRIVE, AND EAST VIEW DRIVE AS MAPPED HEREON. WE FURTHER DEDICATE THE PUBLIC UTILITY EASEMENTS AS MAPPED HEREON.

 RICHARD WOOD, MANAGER DATE

APPROVALS

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

____ DAY OF _____, 2023.

 UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

____ DAY OF _____, 2023.

 CHAIRMAN-HERMISTON PLANNING COMMISSION

UMATILLA COUNTY ASSESSOR/TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT. TAXES ARE PAID IN FULL, ON THIS

____ DAY OF _____, 2023.

 UMATILLA COUNTY ASSESSOR

 UMATILLA COUNTY TAX COLLECTOR

HERMISTON CITY COUNCIL

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, AND ACCEPT THE PUBLIC DEDICATIONS BEING MADE HEREON, ON THIS

____ DAY OF _____, 2023.

 MAYOR, CITY OF HERMISTON

HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, ON THIS

____ DAY OF _____, 2023.

 MANAGER-HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY COMMISSIONERS

APPROVED ON THIS

____ DAY OF _____, 2023.

 CHAIR

 COMMISSIONER

 COMMISSIONER

STATE OF _____

COUNTY OF _____

ON THE _____ DAY OF _____, 2023, THE ABOVE NAMED INDIVIDUAL 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.

 NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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FOR REVIEW

OREGON
 JAN 12, 2016
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