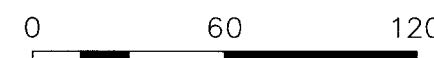
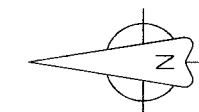


LEGACY SUBDIVISION PHASE 5 AND 6
OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28
EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, COUNTY OF UMATILLA,
STATE OF OREGON

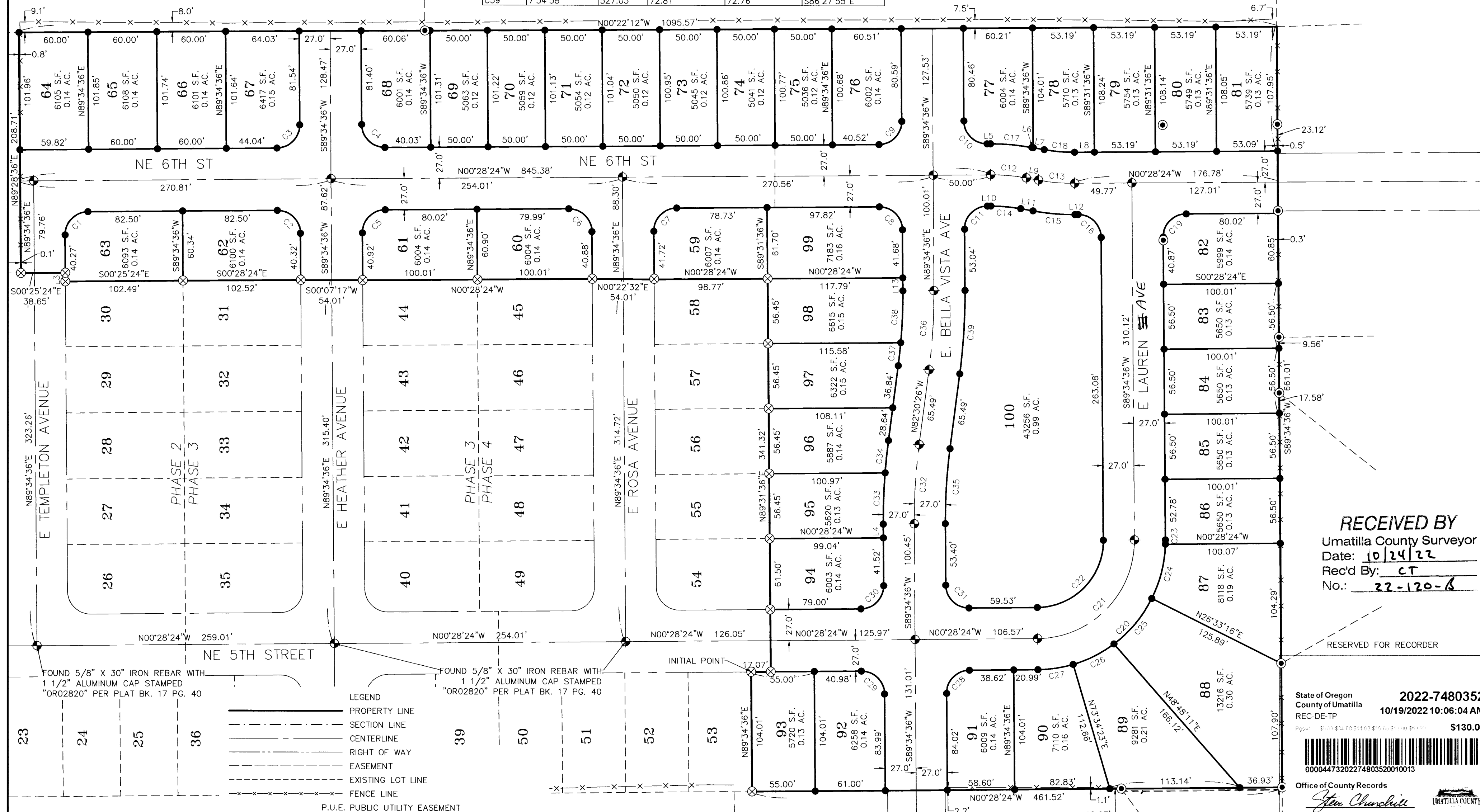


BASIS OF BEARINGS

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. DISTANCES SHOWN ARE GROUND DISTANCES DERIVED FROM GRID DISTANCES USING A COMBINED SCALE FACTOR OF 1.0000532262.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C2	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C3	89°57'00"	20.00'	31.40'	28.27'	N45°26'54"W
C4	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C5	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C6	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C7	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C8	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C9	89°57'00"	20.00'	31.40'	28.27'	N45°26'54"W
C10	90°03'00"	20.00'	31.44'	28.30'	S44°33'06"W
C11	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C12	10°49'47"	165.01'	31.19'	31.14'	N04°56'30"E
C13	10°49'47"	167.46'	31.65'	31.61'	S04°56'30"W
C14	10°49'47"	138.01'	26.09'	26.05'	S04°56'30"W
C15	10°49'47"	194.46'	36.76'	36.70'	N04°56'30"E
C16	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C17	10°49'47"	192.01'	36.29'	36.24'	S04°56'30"W
C18	10°49'47"	140.46'	26.55'	26.51'	N04°56'30"E
C19	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C20	89°57'00"	112.01'	175.84'	158.33'	S45°26'54"E
C21	89°57'00"	85.00'	133.45'	120.16'	S45°26'54"E
C22	89°57'00"	58.00'	91.06'	81.99'	S45°26'54"E
C23	1°54'15"	112.01'	3.72'	3.72'	N89°28'17"W
C24	25°04'26"	112.01'	49.02'	48.63'	N75°58'56"W
C25	26°32'28"	112.01'	51.88'	51.42'	N50°10'36"W
C26	20°28'39"	112.01'	40.03'	39.82'	N26°39'57"W
C27	15°57'13"	112.01'	31.19'	31.09'	N08°27'01"W
C28	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C29	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C30	89°57'00"	20.00'	31.40'	28.27'	S45°26'54"E
C31	90°03'00"	20.00'	31.44'	28.30'	N44°33'06"E
C32	7°54'58"	499.99'	69.08'	69.02'	N86°27'55"W
C33	4°50'34"	526.99'	44.54'	44.53'	S88°00'07"E
C34	3°04'23"	526.99'	28.27'	28.26'	S84°02'38"E
C35	7°54'58"	472.99'	65.35'	65.30'	S86°27'55"W
C36	7°54'58"	500.03'	69.08'	69.03'	N86°27'55"W
C37	2°26'07"	473.03'	20.11'	20.10'	S83°43'30"E
C38	5°28'50"	473.03'	45.25'	45.23'	S87°40'59"E
C39	7°54'58"	527.03'	72.81'	72.76'	S86°27'55"E



RECEIVED BY
Umatilla County Surveyor
Date: 10/24/22
Rec'd By: CT
No.: 22-120-6

RESERVED FOR RECORDER

State of Oregon
County of Umatilla
REC-DE-TP
2022-7480352
10/19/2022 10:06:04 AM
\$130.00
00004473202274803520010013
Office of County Records
John Churchill

LINE	BEARING	DISTANCE
L1	N89°34'36"E	7.47'
L2	S00°28'24"E	17.07'
L3	N89°34'36"E	7.47'
L4	N89°34'36"E	11.96'
L5	S00°28'24"E	2.96'
L6	S10°21'23"W	1.17'
L7	S10°21'23"W	9.73'
L8	S00°28'24"E	17.33'
L9	S10°21'23"W	10.90'
L10	S00°28'24"E	3.04'
L11	S10°21'23"W	10.90'
L12	N00°28'24"W	2.73'
L13	N89°34'36"E	11.28'

- LEGEND
- PROPERTY LINE
 - SECTION LINE
 - CENTERLINE
 - RIGHT OF WAY
 - EASEMENT
 - EXISTING LOT LINE
 - FENCE LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () INDICATES RECORD DIMENSION
 - MONUMENT FOUND AS DESCRIBED
 - ⊗ FOUND 5/8" X 30" IRON REBAR WITH CAP PER PLAT BK. 17 PG. 40
 - 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"

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023
9/12/2022



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

CLIENT: LEGACY HOME GROUP LLC	PROJECT NO.: 67573-002
SURVEYOR: GREG E. FLOWERS	DATE: 8/11/2022
CALC BY: MFW	DRAWN BY: AA
SECTION: 2	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
SCALE: 1" = 60'	RANGE: 28 EAST
	SHEET 2 OF 3

LEGACY SUBDIVISION PHASE 5 AND 6 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 59 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 3 AND 4," DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40, 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
(R11) PLAT TITLED "LEGACY SUBDIVISION PHASE 3 AND 4" DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40

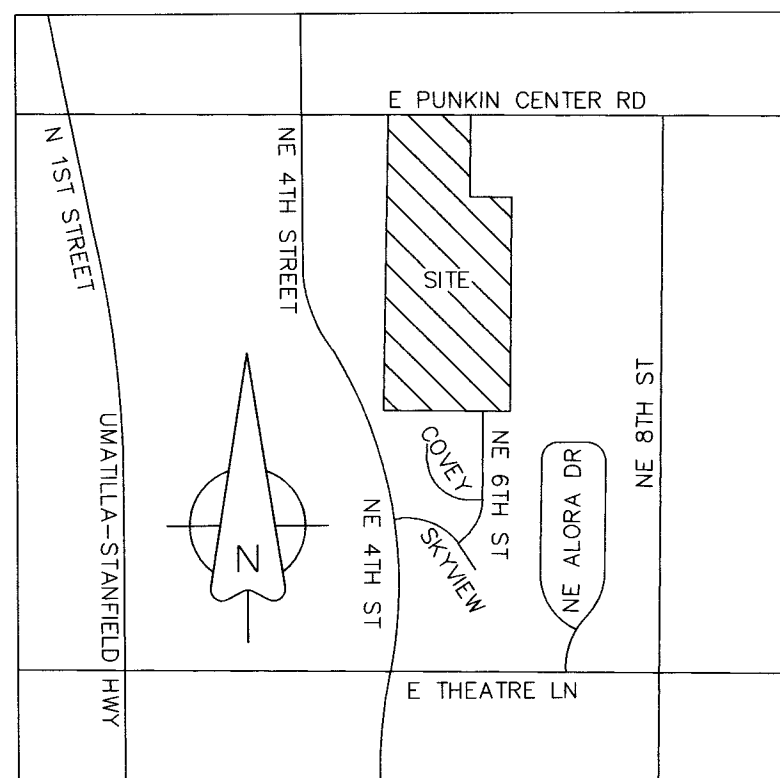
SURVEYOR'S CERTIFICATE

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 5 & 6," THE INITIAL POINT OF WHICH IS A 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "WA 19619 / OR 02820", MARKING THE SOUTHEAST CORNER OF LOT 53 OF THE PLAT OF LEGACY SUBDIVISION PHASE 3 AND 4 RECORDED IN BOOK 17 OF PLATS AT PAGE 40 IN RECORDS OF UMATILLA COUNTY, OREGON, BEING THE SUBDIVISION OF LOT 59 OF "LEGACY PHASE 3 AND 4", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 OF LEGACY SUBDIVISION PHASE 3 AND 4, FILED IN PLAT BOOK 17 AT PAGE 40 IN RECORDS OF UMATILLA COUNTY; THENCE S00°28'24"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF NE 5TH STREET, A DISTANCE OF 17.07 FEET; THENCE N89°31'36"E A DISTANCE OF 341.32 FEET; THENCE N00°28'24"W, PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF NE 6TH STREET, A DISTANCE OF 98.77 FEET; THENCE N00°22'32"E A DISTANCE OF 54.01 FEET; THENCE N00°28'24"W A DISTANCE OF 200.01 FEET; THENCE N00°07'17"E A DISTANCE OF 54.01 FEET; THENCE N00°28'24"W A DISTANCE OF 102.52 FEET; THENCE N00°25'24"W A DISTANCE OF 102.49 FEET; THENCE N89°34'36"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E TEMPLETON AVENUE, A DISTANCE OF 7.47 FEET; THENCE N00°25'24"W A DISTANCE OF 38.65 FEET; THENCE N89°28'36"E, ALONG THE NORTH LINE OF LOT 59 OF PHASE 3 AND 4, A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°22'12"E, ALONG THE EAST LINE OF SAID LOT 59, A DISTANCE OF 1,095.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°34'36"W, ALONG THE SOUTH LINE OF SAID LOT 59, A DISTANCE OF 661.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°28'24"W, ALONG THE WEST LINE OF SAID LOT 59, A DISTANCE OF 461.52 FEET TO THE SOUTHWEST CORNER OF LOT 53 OF PHASE 3 AND 4 AND THE NORTHWEST CORNER OF SAID LOT 59; THENCE N89°34'36"E, ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 104.01 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 437,179 SQUARE FEET, 10.01 ACRES, MORE OR LESS.

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



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 14 DAY OF SEPT 20 22, Maura Smith, CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

THIS 26th DAY OF SEPT 20 22, 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 5 & 6" 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 17 DAY OF October 20 2022

David H. Klu, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS DAY OF OCT 20 22

Chairman, Commissioner

Commissioner

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" 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 18 DAY OF October 20 22

Barbree Reynolds, UMATILLA COUNTY ASSESSOR; Barbree Reynolds, UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "LEGACY SUBDIVISION PHASE 5 & 6" AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 14 DAY OF SEPT 20 22

Cristy Fortick, 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, Luke Pickerill, 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 LOT 100 TO THE CITY OF HERMISTON AND 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 5 & 6". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 59 OF THE PLAT OF "LEGACY SUBDIVISION PHASE 3 AND 4," DATED JANUARY 28, 2022 AND RECORDED IN UMATILLA COUNTY AS INSTRUMENT NO. 2022-7350503 IN PLAT BOOK 17 AT PAGE 40.

8/22/22, Representative for Legacy Home Group LLC

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.

Kristie L Hornbeck, August 22, 2022, NOTARY PUBLIC

MY APPOINTMENT EXPIRES December 17, 2022, RESIDING IN Bend, Oregon



RECEIVED BY Umatilla County Surveyor, Date: 10/24/22, Rec'd By: CT, No.: 22-120-8

RESERVED FOR RECORDER

State of Oregon 2022-7480352, County of Umatilla REC-DE-TP 10/19/2022 10:06:04 AM, \$130.00, Office of County Records, Jim Churchill, UMATILLA COUNTY

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

REGISTERED PROFESSIONAL LAND SURVEYOR, GREG E. FLOWERS, OREGON JUNE 30, 1997, 02820LS, RENEWS 12/31/2023, 8/12/2022



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

Table with client, surveyor, section, township, range, and sheet information.