

VIEW WOOD ESTATES PHASE II

A SUBDIVISION OF LOT 12, VIEW WOOD ESTATES PHASE I  
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 LOT 12 OF VIEW WOOD ESTATES PHASE I INTO LOTS AS SHOWN.

MONUMENTATION PER THE PLAT OF VIEW WOOD ESTATES PHASE I AND PARTITION PLAT 2021-02 WAS FOUND AND HELD AS SHOWN TO CONTROL THE BOUNDARY OF LOT 12 OF VIEW WOOD ESTATES PHASE I. 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 HR GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 TOTAL STATION. THE BASIS OF BEARING IS THE CENTERLINE OF SE 9TH STREET AS ESTABLISHED BY MEASURE BETWEEN FOUND MONUMENTS AS SHOWN.

LEGEND

- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP MARKED "KENNY LS 89374" IN MONUMENT BOX.
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- HELD 5/8" REBAR WITH 1-1/2" ALUMINUM CAP IN MONUMENT BOX PER VIEW WOOD ESTATES PHASE I.
- HELD 5/8" REBAR WITH PINK PLASTIC CAP PER VIEW WOOD ESTATES PHASE I.
- HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT NO. 2021-02.
- COMPUTED POSITION. NOTHING FOUND OR SET.
- ( )1 RECORD DATA PER THE PLAT OF VIEW WOOD ESTATES PHASE I.
- \* INDICATES REPORTED DIMENSION IS IDENTICAL TO THAT REPORTED ON VIEW WOOD ESTATES PHASE I.
- 10-FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON.
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- AC. ACRES

RECORDS OF REFERENCE

R1: VIEW WOOD ESTATES PHASE I, BOOK 18, PAGE 21 OF PLATS.

NOTES

1) LOTS 12, 30, & 31 SHALL NOT ESTABLISH A DRIVEWAY ONTO E VIEW DRIVE.

| 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°58'52" W | 26.30'   |
| L7   | S 89°55'00" W | 81.16'   |
| L8   | N 89°58'52" E | 5.00'    |
| L9   | N 89°58'52" E | 10.00'   |
| L10  | S 89°13'22" E | 49.66'   |
| L11  | N 89°13'22" W | 50.35'   |
| L12  | S 89°13'22" E | 49.65'   |
| L13  | N 89°13'22" W | 25.00'   |
| L14  | S 44°58'13" W | 35.55'   |
| L15  | N 00°01'47" W | 19.14'   |
| L16  | S 00°01'47" E | 4.25'    |

| 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"   |
| C2    | 644.36' | 42.52'     | 42.51'       | S 36°02'26" W | 3°46'49"    |
| C3    | 644.36' | 99.29'     | 99.19'       | N 42°20'43" E | 8°49'44"    |
| *C4   | 644.36' | 141.81'    | 141.52'      | S 40°27'18" W | 12°36'33"   |
| *C5   | 50.00'  | 26.29'     | 25.99'       | S 49°16'31" W | 30°07'23"   |
| C6    | 50.00'  | 21.43'     | 21.26'       | S 21°56'11" W | 24°33'16"   |
| C7    | 50.00'  | 8.45'      | 8.44'        | N 04°49'13" E | 9°40'41"    |
| C8    | 25.00'  | 38.92'     | 35.11'       | S 44°37'16" E | 89°12'12"   |
| C9    | 25.00'  | 39.62'     | 35.60'       | S 45°22'45" W | 90°47'46"   |
| C10   | 25.00'  | 38.92'     | 35.11'       | S 44°37'36" E | 89°11'29"   |
| C11   | 14.00'  | 12.82'     | 12.38'       | N 26°12'12" E | 52°27'59"   |
| C12   | 50.00'  | 55.84'     | 52.98'       | N 20°26'37" E | 63°59'09"   |
| C13   | 50.00'  | 64.63'     | 60.22'       | N 48°34'45" W | 74°03'35"   |
| C14   | 50.00'  | 30.05'     | 29.60'       | S 77°10'28" W | 34°26'00"   |
| C15   | 100.00' | 4.71'      | 4.71'        | N 01°19'48" E | 2°41'53"    |
| C16   | 100.00' | 39.22'     | 38.96'       | N 13°54'49" E | 22°28'08"   |
| C17   | 100.00' | 15.82'     | 15.81'       | N 29°40'51" E | 9°03'57"    |
| C18   | 99.98'  | 13.88'     | 13.87'       | S 38°11'25" W | 7°57'11"    |
| C19   | 99.99'  | 38.51'     | 38.27'       | N 53°11'54" E | 22°03'56"   |
| C20   | 75.00'  | 33.58'     | 33.30'       | N 77°05'28" E | 25°39'04"   |
| C21   | 75.00'  | 39.34'     | 38.89'       | S 49°14'23" W | 30°03'06"   |
| C22   | 75.00'  | 44.81'     | 44.15'       | S 17°05'51" W | 34°13'58"   |

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
MATTHEW PATRICK KENNY  
89374PLS

RECEIVED BY  
Umatilla County Surveyor

Date: 10/16/25  
Rec'd By: CT  
No.: 25-095-6

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEW: 6-30-27

RECORDING INFORMATION

State of Oregon  
County of Umatilla  
REC-DE-TP  
2025-0008028  
10/15/2025 08:27:26 AM

Pgs=1 \$5.00 \$29.00 \$11.00 \$10.00 \$10.00 \$125.00  
\$60.00



Office of County Records  
Jen Churchill  
UMATILLA COUNTY

KENNY LAND SURVEYING

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

SUBDIVISION OF LOT 12, VIEW WOOD ESTATES PHASE I  
CITY OF HERMISTON, UMATILLA COUNTY, OR

CLIENT: SUBDIVISIONS NORTHWEST LLC

VIEW WOOD ESTATES PHASE II

A SUBDIVISION OF LOT 12, VIEW WOOD ESTATES PHASE I  
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 FOUND 5/8" REBAR MARKING THE NORTHEAST CORNER OF THIS PLAT. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew Patrick Kenny  
MATTHEW PATRICK KENNY, PLS  
CERTIFICATE NO. 89374  
8-22-25  
DATE

LEGAL DESCRIPTION

LOT 12, VIEW WOOD ESTATES PHASE I, RECORDED OCTOBER 24, 2023 UNDER BOOK 18, PAGE 21 OF PLATS, INSTRUMENT NUMBER 2023-0007397, OFFICE OF UMATILLA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SUBJECT TO EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2021-02 AND VIEW WOOD ESTATES PHASE I.

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, A 50-FOOT WIDE RIGHT OF WAY FOR SE KIMBER DRIVE AS MAPPED HEREON. WE FURTHER DEDICATE TO THE PUBLIC, THE VARYING WIDTH RIGHT OF WAY FOR SE 9TH PL AS MAPPED HEREON. WE FURTHER DEDICATE THE PUBLIC THE 10-FOOT WIDE PUBLIC UTILITY EASEMENTS AS MAPPED HEREON.

Richard Wood  
RICHARD WOOD, MANAGER  
9-12-2025  
DATE

APPROVALS

UMATILLA COUNTY SURVEYOR

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

10 DAY OF October, 2025.  
Daniel H. K. L.  
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION

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

16th DAY OF September, 2025.  
[Signature]  
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

13 DAY OF October, 2025.  
Richard Reynolds  
UMATILLA COUNTY ASSESSOR  
Richard Reynolds  
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

18th DAY OF Sept, 2025.  
[Signature]  
MAYOR, CITY OF HERMISTON

UMATILLA COUNTY COMMISSIONERS

APPROVED ON THIS

14th DAY OF October, 2025.  
Celinda A. Simmons  
CHAIR  
[Signature]  
COMMISSIONER  
[Signature]  
COMMISSIONER

HERMISTON IRRIGATION DISTRICT

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

12 DAY OF September, 2025.  
Annette Kirkpatrick  
MANAGER-HERMISTON IRRIGATION DISTRICT

STATE OF Oregon

COUNTY OF Umatilla

ON THE 12th DAY OF September, 2025, 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.

Heather KP LaBeau  
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: Heather KP LaBeau

COMMISSION NUMBER: 1028674

MY COMMISSION EXPIRES: September 14, 2026

RECORDING INFORMATION

State of Oregon 2025-0008028  
County of Umatilla 10/15/2025 08:27:26 AM  
REC-DE-TP  
Pgs=1 \$5.00 \$29.00 \$11.00 \$10.00 \$10.00 \$125.00  
\$60.00



Office of County Records  
[Signature]  
UMATILLA COUNTY

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MATTHEW PATRICK KENNY  
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PROFESSIONAL  
LAND SURVEYOR

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OREGON  
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RENEWS: 6-30-27

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Kenny Land Surveying  
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SUBDIVISION OF LOT 12, VIEW WOOD ESTATES PHASE I  
CITY OF HERMISTON, UMATILLA COUNTY, OR

CLIENT: SUBDIVISIONS NORTHWEST LLC

PROJECT: 21-28

DATE: AUGUST 22, 2025

SHEET 2 OF 2