



LEGEND

- SECTION OR 1/16 SECTION CORNER CORNER.
- FOUND MONUMENT AS NOTED.
- SET 5/8"x30" STEEL REBAR WITH PINK PLASTIC CAP MARKED "KENNY LS 89374".
- ⊗ CALCULATED POSITION.
- Ⓐ MONUMENT IDENTIFIER, SEE MONUMENT TABLE.
- ()# RECORD DATA REFERENCE. SEE TABLE FOR CORRESPONDING RECORD.
- SURVEY BOUNDARY.
- - - HIGHWAY CENTERLINE.
- - - REFERENCE OR TIE LINE ONLY.
- AC. ACRES
- M/L MORE OR LESS

RECORDS OF REFERENCE

- S1: SURVEY NO. Q-650-C, DATED 10-15-1954.
- S2: SURVEY NO. 03-171-A, DATED 7-23-1965.
- S3: SURVEY NO. C-9-C, DATED 9-3-1965.
- S4: SURVEY NO. H-99-A, DATED 6-28-1972.
- S5: SURVEY NO. 03-214-A, DATED 7-3-1972.
- S6: SURVEY NO. M-59-B, DATED 1-15-1977.
- S7: SURVEY NO. Q-2003-B, DATED 2-28-1977.
- S8: SURVEY NO. P-50-B, DATED 5-17-1978.
- S9: SURVEY NO. R-8-B, DATED 1-22-1980.
- S10: SURVEY NO. 86-124-A, DATED 8-19-1986.
- S11: PARTITION PLAT 1994-22, RECORDED 6-30-1994.
- S12: SURVEY NO. 95-137-A, DATED 4-24-1995.
- S13: SURVEY NO. 97-125-B, DATED 6-16-1997.
- S14: PAGE ADDITION, BK.14, PG.03, RECORDED 5-3-2000.
- S15: SURVEY NO. 04-61-B, DATED 3-11-2004.
- S16: SURVEY NO. 04-151-A, DATED 5-28-2004.
- S17: SURVEY NO. 17-12-B, FILED 2-1-2017.
- S18: SURVEY NO. 18-15-B, FILED 3-8-2018.
- S19: PARTITION PLAT 2025-05, FILED 9-16-2025.
- D1: BOOK 160, PAGE 330, RECORDED 11-1-1941.
- D2: BOOK 204, PAGE 555, RECORDED 6-3-1952.
- D3: DOCUMENT #1994-2560233, RECORDED 6-30-1994.
- D4: INSTRUMENT #2018-6740631, RECORDED 7-27-2018.
- D5: INSTRUMENT #2024-04793, RECORDED 7-12-2024.

SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF OJ FIANDER REPRESENTING FIANDER PROPERTIES, LLC. THE PURPOSE IS TO RESOLVE THE BOUNDARY OF THAT TRACT DESCRIBED UNDER INSTRUMENT NO. 2024-04793.

THE WEST BOUNDARY IS CONTROLLED BY THE EAST R/W OF HIGHWAY 395 PER BOOK 160, PAGE 330. I HELD FOUND MONUMENTS 'G' AND 'F' WHICH FIT WELL WHEN CHECKED AGAINST THE RECORD HIGHWAY CENTERLINE PER ODOT SURVEY 17-12-B. THE THE EAST BOUNDARY IS CONTROLLED BY THE THE WEST R/W OF S.E. THIRD STREET PER BOOK 204, PAGE 555. I HELD MONUMENTS FOUND AT THE CENTERLINE OF S.E. THIRD STREET ('D' AND 'E') AND OFFSET THE RECORD DISTANCE OF 30 FEET WEST TO ESTABLISH THE EAST BOUNDARY OF THE FIANDER TRACT. THE RESULTING LOCATION OF S.E. THIRD STREET FIT WELL WITH MONUMENTS FOUND ALONG ITS EAST R/W LINE AS MAPPED HEREON. I HELD SURVEY C-9-C TO ESTABLISH THE SOUTH BOUNDARY OF THE FIANDER TRACT, ALSO BEING THE NORTH BOUNDARY OF THE AM HOSPITALITY TRACT. THIS BOUNDARY WAS PREVIOUSLY ESTABLISHED IN SURVEY C-9-C AND MONUMENT 'F' FROM SAID SURVEY WAS FOUND IN GOOD CONDITION AND HELD. THE SOUTHEAST CORNER OF THE FIANDER TRACT IS REPORTED AS BEING A 1/2" REBAR AND WAS NOT FOUND. ITS POSITION WAS COMPUTED HOLDING THE DISTANCE REPORTED IN SURVEY C-9-C ALONG THE WEST R/W OF S.E. THIRD STREET. I ACCEPTED MONUMENTS 'G' AND 'H' IN DETERMINING THE NORTH BOUNDARY. I THEN EXTENDED THE RESULTING LINE EASTERLY TO INTERSECT THE WESTERLY R/W OF S.E. THIRD STREET PER BOUNDING CALL IN THE RECORD DEED DESCRIPTION.

DEED DESCRIPTIONS ARE DESCRIBED WITH REFERENCE TO THE SW CORNER OF BLOCK 2 OF THE PLAT OF HERMISTON. MONUMENT 'Q' APPEARS TO BE THE SW CORNER OF SAID BLOCK 2 AS IT FITS EXISTING OCCUPATION WELL; HOWEVER, THIS MONUMENT WAS NOT VERIFIED IN THIS SURVEY.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SW1/4 SW1/4 OF SECTION 11 PER PARTITION PLAT 2025-05. DISTANCES ARE GROUND, INTERNATIONAL FEET.

MONUMENT TABLE

- Ⓐ SOUTHWEST CORNER SECTION 11. 2-3/8" BRASS CAP PER SURVEY NO. S-156-C.
- Ⓑ WEST 1/16 CORNER SECTIONS 11 & 14. 5/8" REBAR IN MONUMENT BOX, ORIGIN UNKNOWN.
- Ⓒ SW 1/16 CORNER SECTION 11. NAIL INSIDE IRON PIPE, ORIGIN UNKNOWN.
- Ⓓ HELD 5/8" REBAR, ORIGIN UNKNOWN.
- Ⓔ HELD 5/8" REBAR, ORIGIN UNKNOWN.
- Ⓕ HELD 1/2" REBAR PER SURVEY NO. C-9-C.
- Ⓖ HELD 1" SQUARE BOLT, ORIGIN UNKNOWN.
- Ⓗ HELD 5/8" REBAR FOR LINE ONLY, ORIGIN UNKNOWN. POSSIBLY FROM S1 OR S2. CALCULATED LOCATION ON WESTERLY R/W OF 3RD STREET PER DEED CALLS S 89°28'34" E, 2.62' FROM FOUND REBAR. FALLS IN CONCRETE, NOTHING SET.
- Ⓙ SCREW IN LEAD PLUG IN WEST HIGHWAY CURB AS REPORTED ON SURVEY NO. 17-12-B. HELD TO COMPUTE HIGHWAY P.I. STATION AND CENTERLINE TANGENT.
- Ⓚ PK NAIL PER SURVEY NO. 11-98-B. HELD TOGETHER WITH MONUMENT 'L' TO COMPUTE HIGHWAY CENTERLINE.
- Ⓛ SCREW IN LEAD PLUG IN EAST HIGHWAY CURB AS REPORTED ON SURVEY NO. 17-12-B. HELD TO COMPUTE HIGHWAY CENTERLINE.
- Ⓜ 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 97-125-B.
- Ⓝ 3/4" I.D. IRON PIPE PER SURVEY NO'S H-99-A & 03-214-A.
- Ⓞ BENT 1/2" REBAR MEASURED AT SPIN POINT, PER SURVEY NO. Q-2003-B.
- Ⓟ BENT 1/2" REBAR MEASURED AT SPIN POINT, PER SURVEY NO. M-59-B. A SECOND BENT 1/2" REBAR (NOT HELD) BEARS S 66°31'41" W, 1.52'.
- Ⓠ BRASS SHELL CASING FLUSH WITH SIDEWALK AT APPARENT SW CORNER OF BLOCK 2, PLAT OF HERMISTON. ORIGIN UNKNOWN.
- Ⓡ 5/8" REBAR, ORIGIN UNKNOWN.
- Ⓢ 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 95-137-A.
- Ⓣ COMPUTED POSITION PER C-9-C AND 97-125-B. 1/2" I.D. IRON PIPE BEARS N 79°01'23" W, 0.39' AND 1/2" REBAR BEARS N 00°27'08" E, 4.80'.
- Ⓤ HELD 1/2" I.D. IRON PIPE FOR LINE ONLY, ORIGIN UNKNOWN. CALCULATED LOCATION ON WESTERLY R/W OF 3RD STREET S 89°30'10" E, 1.03'.

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-27

RECEIVED BY
Umatilla County Surveyor

Date: 3/10/26

Rec'd By: LT

No.: 26-015-8

KENNY LAND SURVEYING

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

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OR

CLIENT: OJ FIANDER

PROJECT: 2465 DATE: 10-24-2025 SHEET 1 OF 1

N 89°24'24" W 1325.11'
(S 89°25'59" E 1324.99')S8
(N 88°53'29" W 1325.17')S13
(N 89°22'54" W 1325.13')S16