

DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
JOB NO. 25-101

SHEET 1 OF 7

SHEET INDEX

- 1) COVER SHEET, SHEET INDEX
- 2) EXTERIOR BOUNDARY, SECTION TIES
- 3) LOTS AND DIMENSIONS
- 4) LOTS AND DIMENSIONS
- 5) LOTS AND DIMENSIONS
- 6) LOTS AND DIMENSIONS
- 7) LEGAL DESCRIPTION, CERTIFICATION, DEDICATION, APPROVAL SIGNATURES, VICINITY MAP, SURVEYOR'S NARRATIVE, CURVE TABLE

SURVEY REFERENCE

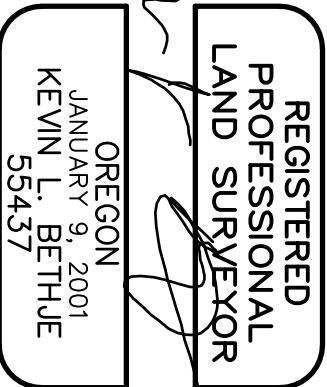
- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOF ODOT SURVEY 09-173-B

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHUE, BEING FIRST DUTY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.



KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
DATED 10-13-2025

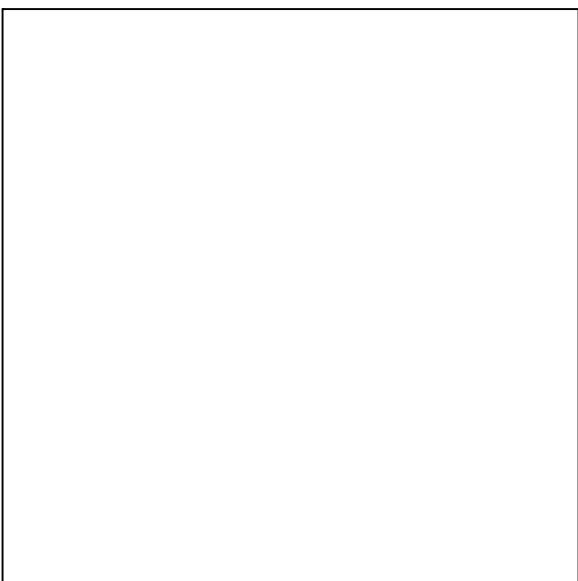


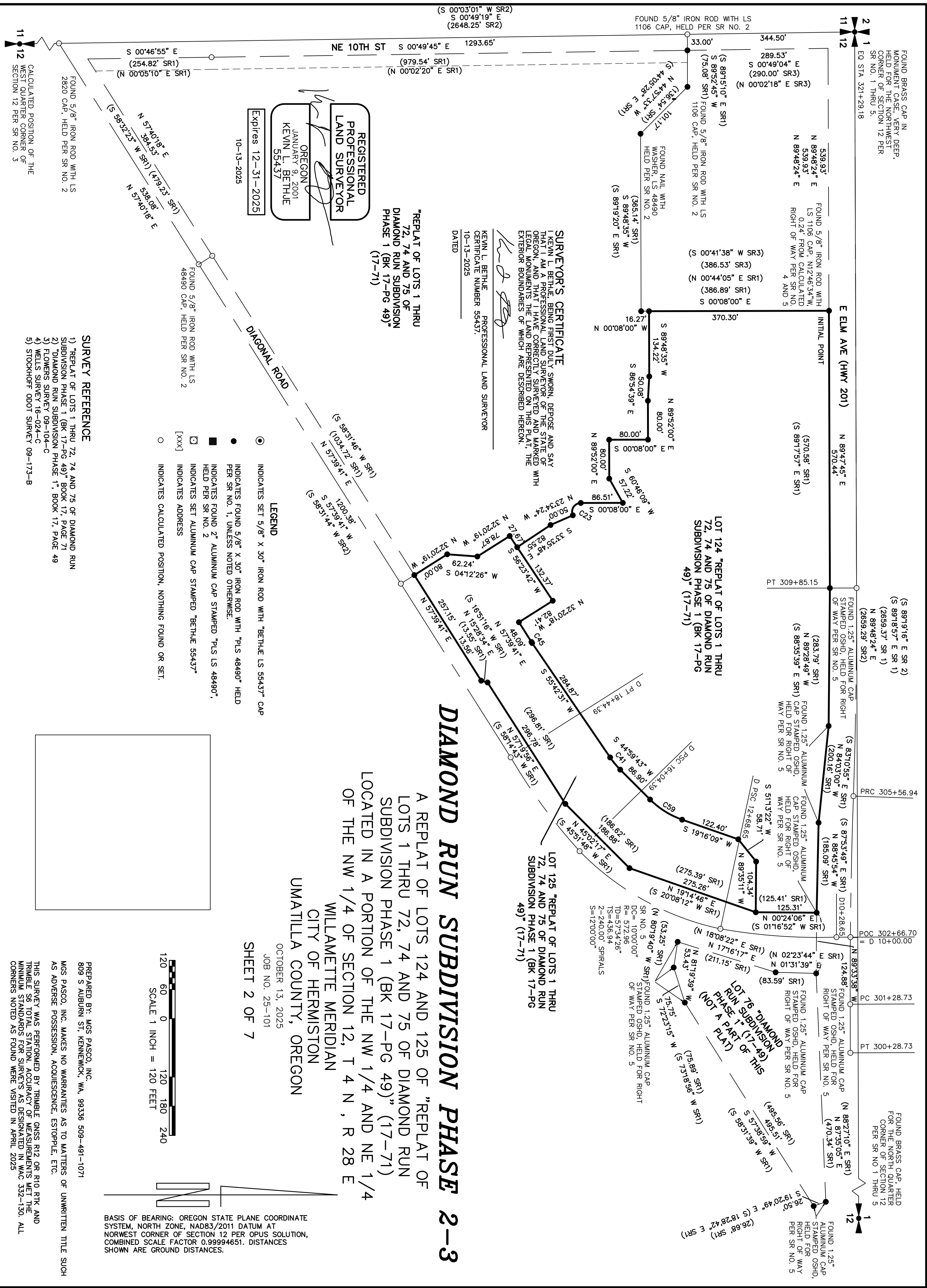
Expires 12-31-2025
10-13-2025

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN APRIL 2025





BASIS OF BEARING: OREGON STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD83/2011 DATUM AT
NORTHWEST CORNER OF SECTION 12 PER OPUS SOLUTION,
COMBINED SCALE FACTOR 0.99994651. DISTANCES
SHOWN ARE GROUND DISTANCES.

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WILLAMETTE MERIDIAN

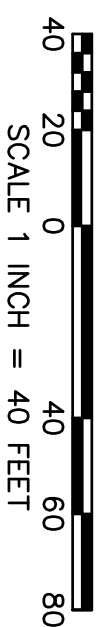
CITY OF HERMISTON

UMATILLA COUNTY, OREGON

OCTOBER 13, 2025

JOB NO. 25-101

SHEET 3 OF 7



SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHLE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

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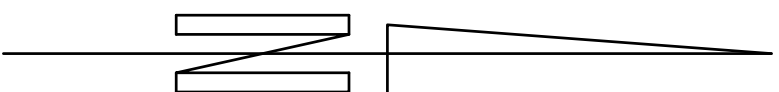
10-13-2025

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 9, 2001
KEVIN L. BETHUE
55437

Expires 12-31-2025

10-13-2025



BASIS OF BEARING: OREGON STATE PLANE COORDINATE
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NORWEST CORNER OF SECTION 12 PER OPUS SOLUTION,
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SURVEY REFERENCE

- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1" (BK 17-PG 49) BOOK 17, PAGE 71
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOFF DOOT SURVEY 09-173-B



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WILLAMETTE MERIDIAN

CITY OF HERMISTON

UMATILLA COUNTY, OREGON

OCTOBER 13, 2025

JOB NO. 25-101

SHEET 4 OF 7

- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHUE LS 55437" CAP
- INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLS 48490" HELD PER SR NO. 1, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLUS LS 48490", HELD PER SR NO. 2
- INDICATES SET ALUMINUM CAP STAMPED "BETHUE 55437"
- INDICATES ADDRESS
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

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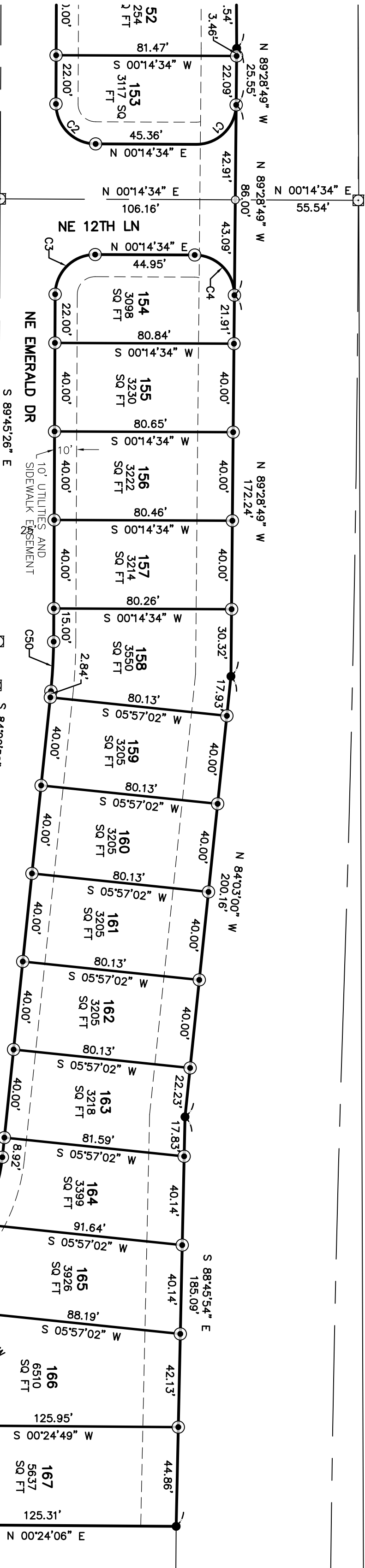
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10-13-2025
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40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

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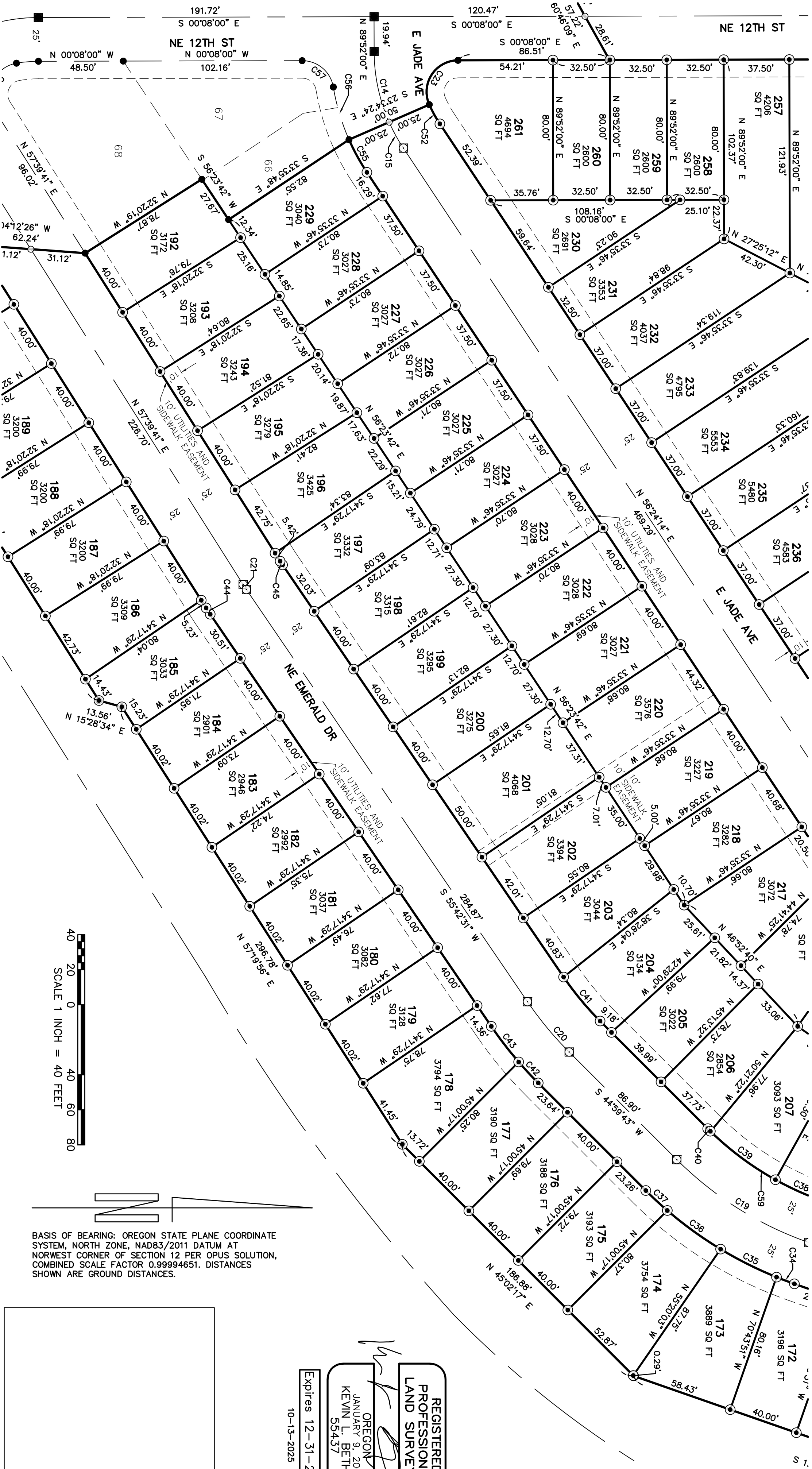
WILLAMETTE MERIDIAN

CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
JOB NO. 25-101
SHEET 5 OF 7

- LEGEND**
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CERTIFICATE NUMBER 55437.
10-13-2025
DATED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
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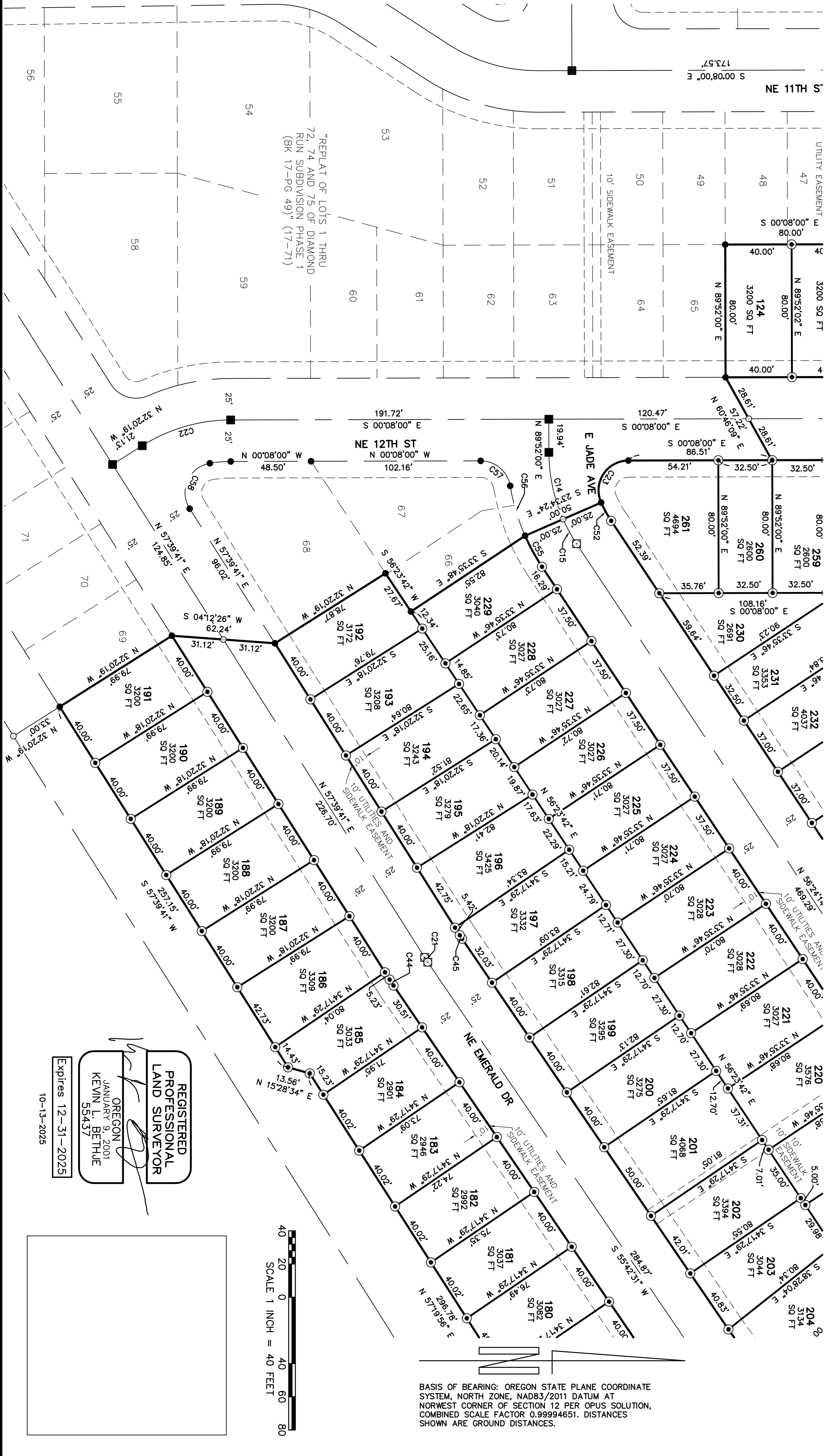
WILLAMETTE MERIDIAN
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SHEET 6 OF 7

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KEVIN L. BETHUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
10-13-2025
DATED



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	18.00'	89°43'23"	28.19'	N 44°37'08" W
C2	18.00'	90°00'00"	28.27'	N 45°14'34" E
C3	18.00'	90°00'00"	28.27'	S 44°45'26" E
C4	18.00'	90°16'37"	28.36'	S 45°22'52" W
C5	75.00'	27°42'34"	36.27'	S 75°58'43" W
C6	75.00'	23°14'46"	30.43'	S 50°30'03" W
C7	75.00'	31°49'16"	41.65'	S 22°58'02" W
C8	75.00'	7°11'25"	9.41'	S 03°27'42" W
C9	25.00'	89°58'00"	39.26'	S 44°51'00" W
C10	18.00'	90°02'00"	28.28'	N 45°09'00" W
C11	18.00'	90°22'34"	28.39'	S 45°03'17" W
C12	50.00'	89°58'00"	78.51'	S 44°51'00" W
C13	200.00'	5°42'28"	19.92'	N 86°54'12" W
C14	100.00'	23°45'38"	41.47'	N 77°59'13" E
C15	100.00'	9°42'10"	16.93'	N 61°15'19" E
C16	100.00'	37°08'05"	64.81'	N 37°50'11" E
C17	100.00'	1°31'07"	23.25'	N 12°36'35" E
C18	50.00'	103°19'07"	90.16'	N 32°23'25" W
C19	200.00'	25°43'35"	89.80'	N 32°07'56" E
C20	200.00'	10°42'48"	37.40'	N 50°21'07" E
C21	100.00'	1°57'09"	3.41'	N 56°41'06" E
C22	100.00'	32°12'19"	56.21'	S 16°14'10" E
C23	18.00'	11°35'21"	35.77'	S 57°04'01" E
C24	18.00'	94°42'18"	29.75'	N 36°41'50" W
C25	18.00'	88°07'35"	27.69'	S 51°53'14" W
C26	75.00'	8°36'50"	11.28'	N 14°57'44" E
C27	75.00'	37°08'05"	48.61'	N 37°50'11" E
C28	25.00'	103°19'07"	45.08'	N 32°23'25" W
C29	75.00'	24°28'48"	32.04'	N 71°48'34" W
C30	75.00'	18°58'55"	24.85'	N 50°04'42" W
C31	75.00'	18°14'21"	23.87'	N 31°28'04" W
C32	75.00'	26°29'39"	34.68'	N 09°06'05" W
C33	75.00'	15°07'24"	19.80'	N 11°42'27" E
C34	225.00'	2°46'37"	10.90'	N 20°39'27" E
C35	225.00'	9°05'45"	35.72'	N 26°35'38" E
C36	225.00'	9°35'12"	37.65'	N 35°56'07" E
C37	225.00'	4°16'01"	16.76'	N 42°51'43" E
C38	175.00'	9°49'01"	29.98'	N 24°10'39" E
C39	175.00'	15°09'37"	46.30'	N 36°39'58" E
C40	175.00'	0°44'57"	2.29'	N 44°37'15" E
C41	175.00'	10°42'48"	32.72'	N 50°21'07" E
C42	225.00'	4°10'12"	16.38'	N 47°04'49" E
C43	225.00'	6°32'36"	25.70'	N 52°26'13" E
C44	125.00'	1°57'09"	4.26'	N 56°41'06" E
C45	75.00'	1°57'09"	2.56'	N 56°41'06" E
C46	125.00'	0°18'29"	0.67'	N 19°25'23" E
C47	125.00'	15°47'26"	34.45'	N 27°28'21" E
C48	125.00'	15°34'39"	33.98'	N 43°09'23" E
C49	125.00'	5°27'31"	11.91'	N 53°40'28" E
C50	225.00'	5°42'28"	22.41'	N 86°54'12" W
C51	175.00'	5°42'28"	17.43'	N 86°54'12" W
C52	75.00'	9°35'44"	12.56'	N 61°12'06" E
C53	125.00'	7°23'47"	16.14'	N 11°31'20" E
C54	125.00'	4°02'55"	8.83'	N 17°14'41" E
C55	125.00'	9°45'59"	21.31'	N 61°17'13" E
C56	125.00'	14°24'54"	31.45'	N 73°22'40" E
C57	18.00'	80°43'08"	25.36'	S 40°13'33" W
C58	18.00'	112°33'43"	35.36'	S 66°03'28" E
C59	175.00'	25°43'35"	78.58'	N 32°07'56" E

Diamond Run Subdivision Phase 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

SECTION INDEX

SECTION 12
T 4 N, R 28 E

OCTOBER 13, 2025
JOB NO. 25-101
SHEET 7 OF 7

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SUBDIVISION WAS TO PLAT LOTS 124 AND 125 AS SHOWN HEREON. TO CONDUCT THIS SURVEY, WE LOCATED THE NORTHWEST SECTION CORNER AND NORTH QUARTER CORNER OF SECTION 12 AND HELD BOTH MONUMENTS PER SURVEY REFERENCES NO. 1-5. WE LOCATED AND HELD THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCES NO. 1 AND 2 AROUND THE PERIMETER OF OUR PROJECT. WE CALCULATED THE WEST QUARTER CORNER OF SECTION 12 PER SR NO. 3. WE ALSO LOCATED ALUMINUM CAP MONUMENTS AND HELD THOSE PER ODOT SR NO. 5. THOSE MONUMENTS WERE USED TO CALCULATE THE CENTERLINE ALIGNMENT OF DIAGONAL ROAD AND E ELM AVE (HWY 201). MOST OF THE BOUNDARY RESOLUTION MONUMENTS ARE SHOWN ON SHEET 2 OF 7 HEREOF.

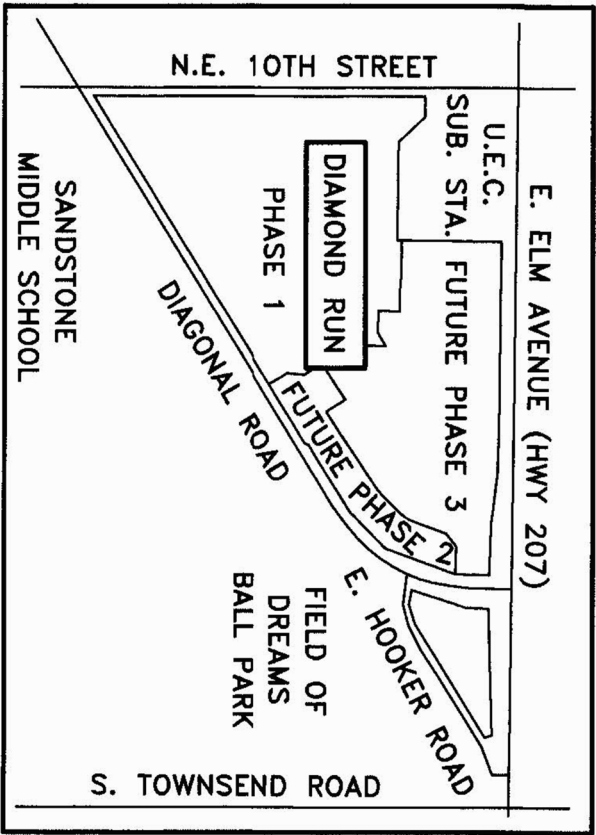
LEGAL DESCRIPTION:

LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" ACCORDING TO THE PLAT THEREOF RECORDED UNDER BOOK 17 OF PLATS AT PAGE 71, RECORDS OF UMATILLA COUNTY, OREGON, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEY REFERENCE

- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71
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vicinity Map N.T.S.



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CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, HOME RUN LAND LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND SUBDIVISION OF OF LOTS 125 AND 125 REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 71).

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, AND BEING DUTY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC _____ DATE _____

PRINTED NAME _____

MY APPOINTMENT EXPIRES: _____

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS _____ DAY OF _____, 2025 .

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION.

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY

MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER _____ DATE _____

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS _____ DAY OF _____, 2025 .

CHAIRMAN _____ COMMISSIONER _____

COMMISSIONER _____

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID AND WE HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____, 2025

COUNTY ASSESSOR _____ COUNTY TAX COLLECTOR _____

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHUE, BEING FIRST DUTY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHUE _____ PROFESSIONAL LAND SURVEYOR _____ CERTIFICATE NUMBER 55437,
10-13-2025
DATED _____