

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, VIGINTY 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) STOCKHOFF ODOT SURVEY 09-173-B

SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHUE, 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 LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

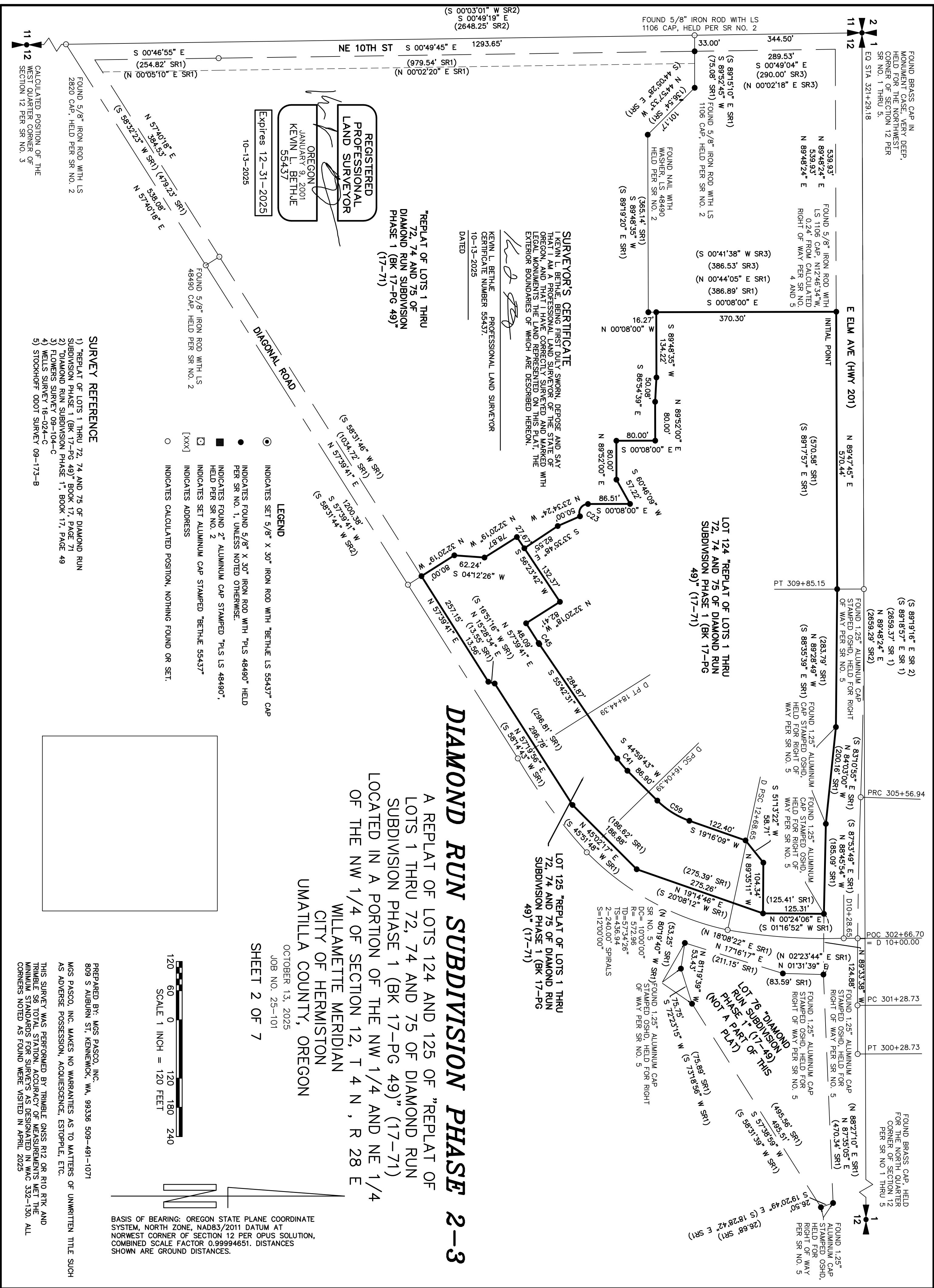
KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
10-13-2025 DATED



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, ACQUIESCE, ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GSS 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.



LEGEND

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

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 SECTION 12, T 4 N, R 28 E

UMATILLA COUNTY, OREGON
OCTOBER 13, 2025
JOB NO. 25-101

SHEET 3 OF 7

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

Kevin L. Bethue PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437
DATED 10-13-2025
[Signature]

OREGON JANUARY 9, 2001 KEVIN L. BETHUE 55437	Expires 12-31-2025
REGISTERED PROFESSIONAL LAND SURVEYOR	



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 ODOT SURVEY 09-173-B

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

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LEGEND

- 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 "PLS LS 48490", HELD PER SR NO. 2
- [xxx] INDICATES SET ALUMINUM CAP STAMPED "BETHIE 55437"
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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 49) BOOK 17, PAGE 71, 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 4 OF 7

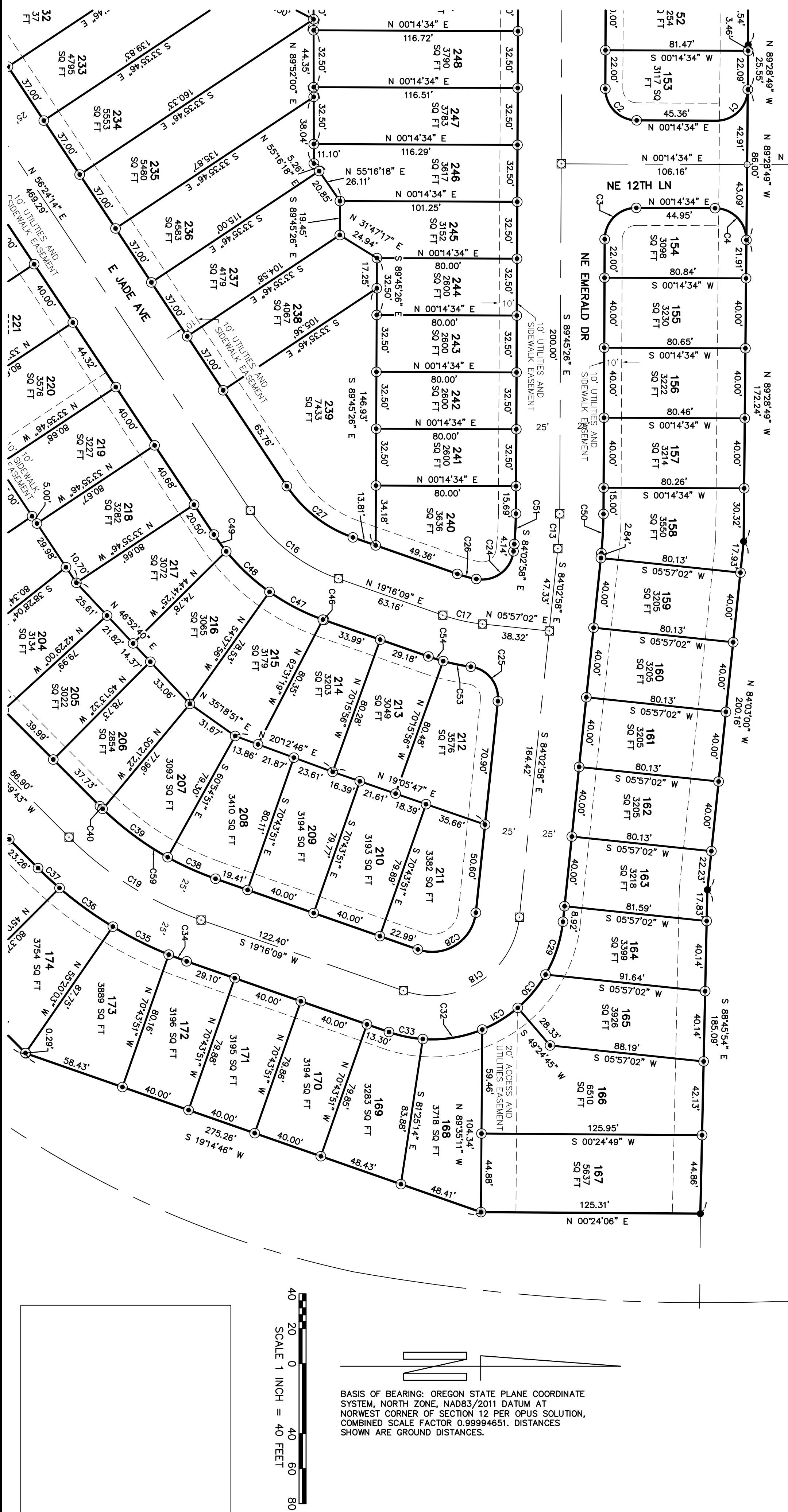
SURVEYOR'S CERTIFICATE
I, KEVIN L. BETHIE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND MARKS AND EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHIE
55437

Expires 12-31-2025
10-13-2025



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

40
20
0
40
60
80
SCALE 1 INCH = 40 FEET

LEGEND

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DIAMOND RUN SUBDIVISION PHASE 2-3

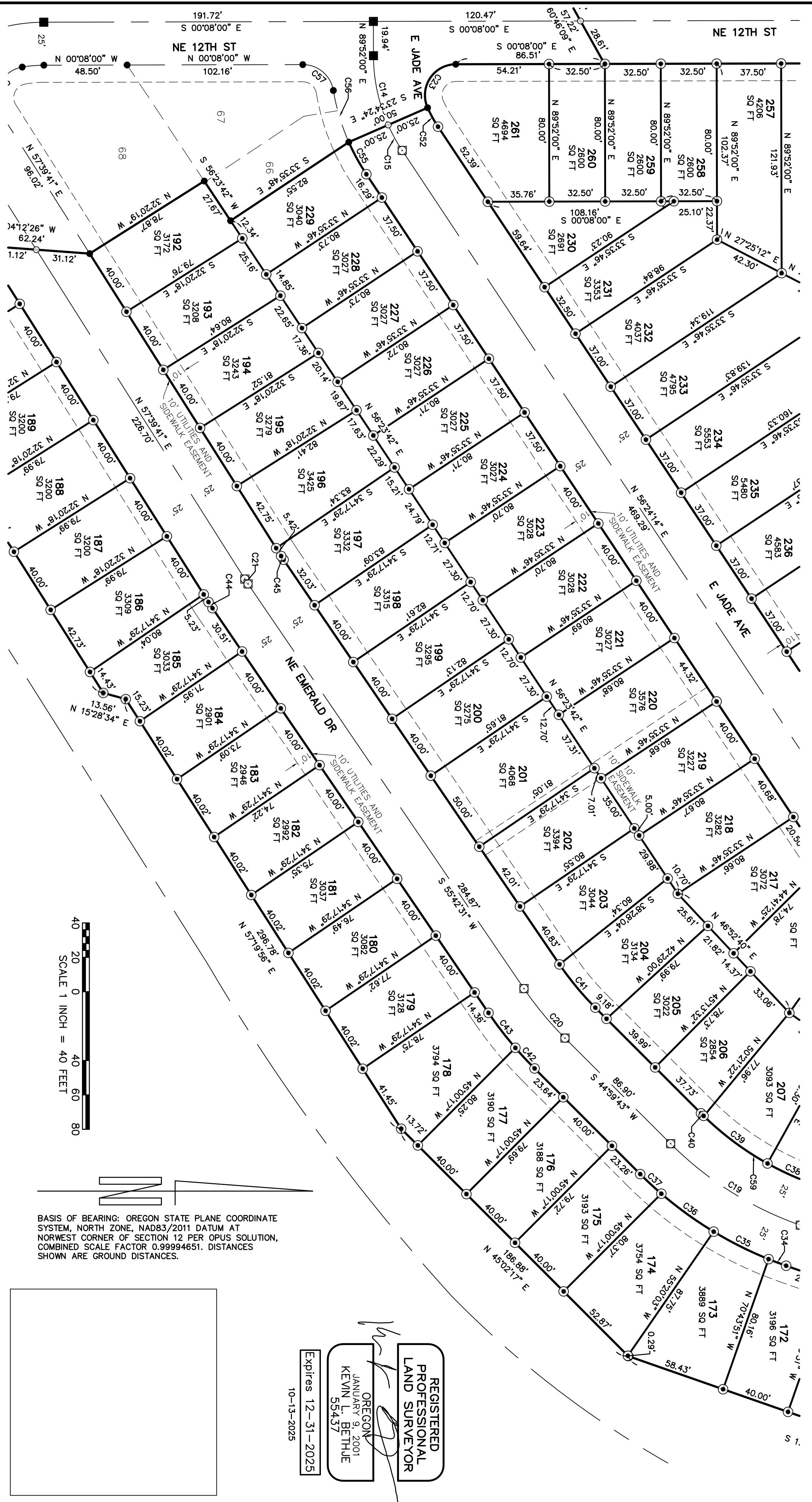
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WILLAMETTE MERIDIAN
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UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
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SHEET 5 OF 7

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) STOCKHUFF ODOT SURVEY 09-173-B



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KEVIN L. BETHIE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.

DATED
10-13-2025

DIAMOND RUN SUBDIVISION

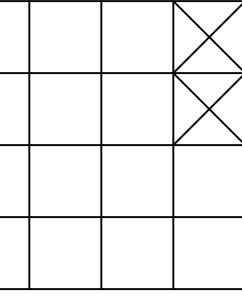
PHASE 2-3

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WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025

JOB NO. 25-101

SHEET 7 OF 7



SECTION 12
T 4 N, R 28 E

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. 3. THOSE MONUMENTS WERE USED TO CALCULATE THE CENTERLINE ALIGNMENT OF DIAGONAL ROAD AND E. ELM AVE (HWY 207). MOST OF THE BOUNDARY RESOLUTION MONUMENTS ARE SHOWN ON SHEET 2 OF 7 HERON.

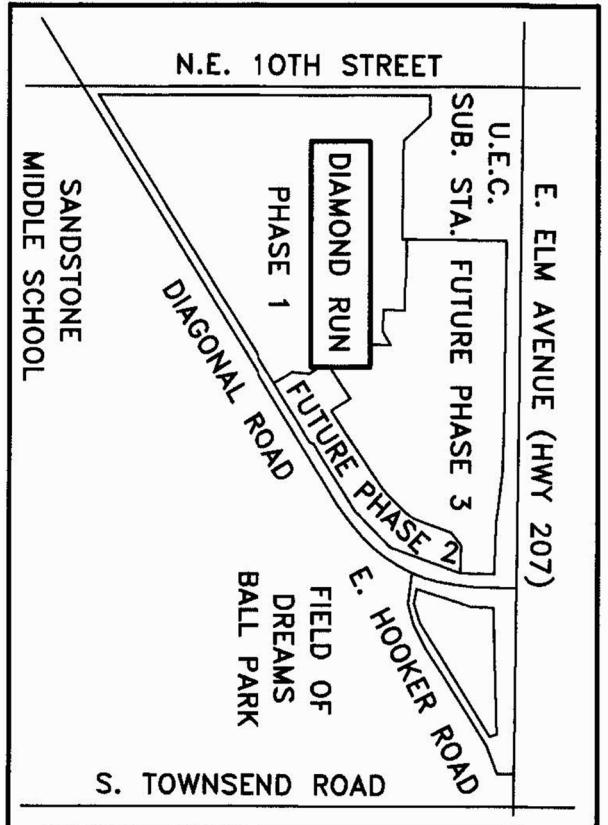
LEGAL DESCRIPTION:

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 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.

SURVEYOR'S NARRATIVE:

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 ODOT SURVEY 09-173-B

VICINITY MAP N.T.S.



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 LOTS 25 AND 125, REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49).

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF _____ DATE _____

COUNTY OF _____

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

SIGNATURE NOTARY PUBLIC DATE _____

PRINTED NAME _____

MY APPOINTMENT EXPIRES: _____

MANAGER DATE _____

COMMISSIONER DATE _____

ASSESSOR AND TAX COLLECTOR: DATE _____

COMMISSIONER DATE _____