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

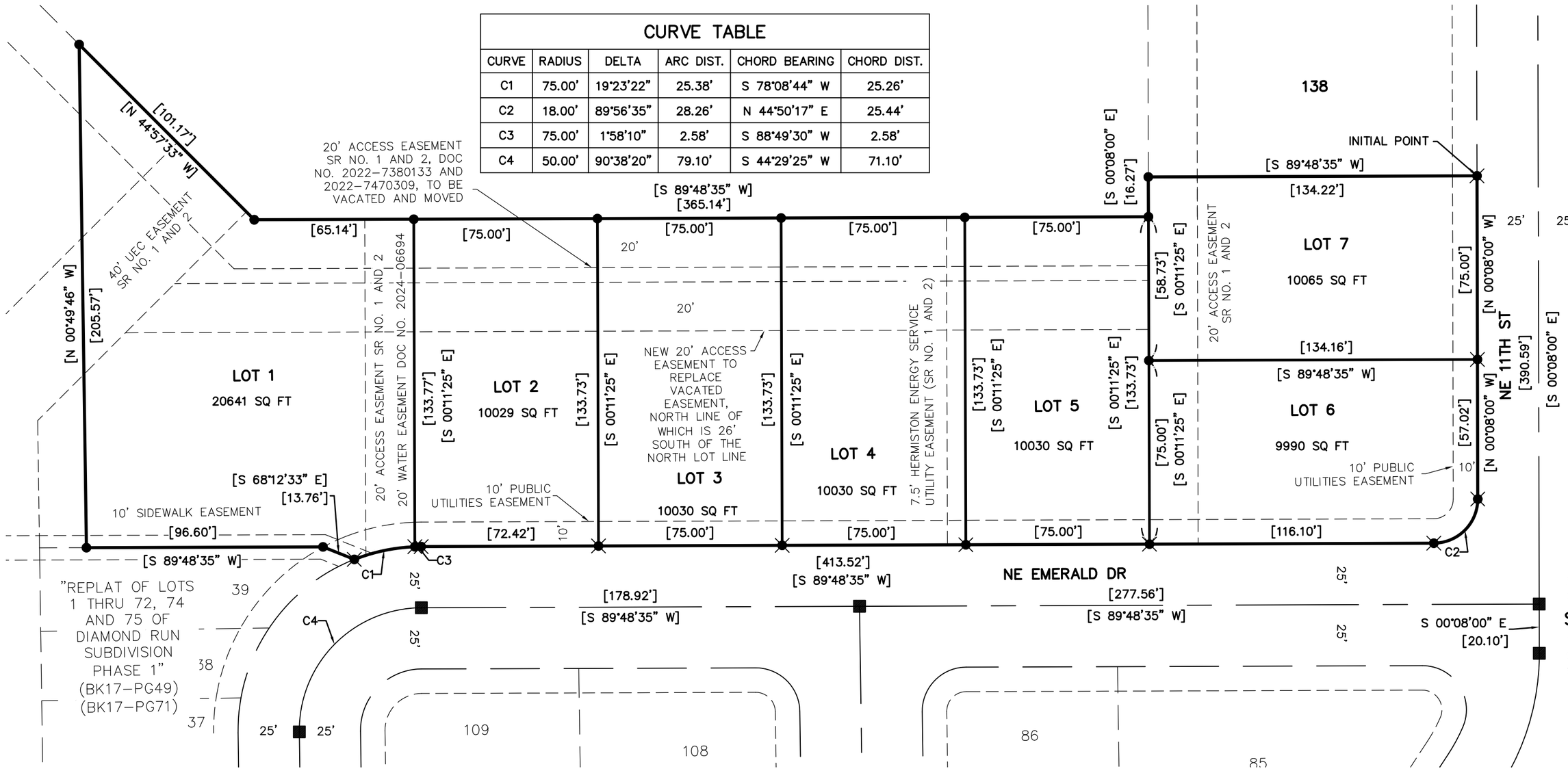
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LOT 40 THRU 46 REPLAT

OF LOTS 40 THRU 46 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" LOCATED IN A PORTION OF THE NW AND SW 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 12, 2026
JOB NO. 26-262

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	75.00'	19°23'22"	25.38'	S 78°08'44" W	25.26'
C2	18.00'	89°56'35"	28.26'	N 44°50'17" E	25.44'
C3	75.00'	1°58'10"	2.58'	S 88°49'30" W	2.58'
C4	50.00'	90°38'20"	79.10'	S 44°29'25" W	71.10'



LEGEND

- INDICATES NAIL WITH "BETHJE LS 55437" WASHER SET
- INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLS 48490" HELD PER SR NO. 2, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLS LS 48490", HELD PER SR NO. 2
- INDICATES PERIMETER BOUNDARY LINE
- INDICATES LOT LINE
- INDICATES EASEMENT AS SHOWN
- INDICATES EXISTING ROAD RIGHT-OF-WAY
- INDICATES RIGHT-OF-WAY CENTERLINE
- [XXXX.XX] INDICATES ORIGINAL PLAT BEARING AND DISTANCES

NOTE: ALL EXISTING DIMENSIONS SHOWN ARE RECORD DIMENSIONS PER SR NO. 1

SHEET INDEX

1) EXTERIOR BOUNDARY, LOTS, DIMENSIONS, SQUARE FOOTAGE
2) LEGAL DESCRIPTION, CERTIFICATION, DEDICATION, APPROVAL SIGNATURES, VICINITY MAP

SURVEY REFERENCE

1) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
2) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, 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. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10-12-2026
DATED

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437
Expires 12-31-2027
10-12-2026

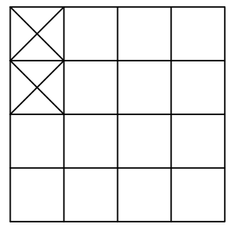
20 10 0 20 30 40
SCALE 1 INCH = 20 FEET

LOT 40 THRU 46 REPLAT

OF LOTS 40 THRU 46 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17–PG 49)" LOCATED IN A PORTION OF THE NW AND SW 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 12, 2026
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SECTION INDEX



SECTION 12
T 4 N, R 28 E

ACKNOWLEDGEMENT:

STATE OF_____

COUNTY OF_____

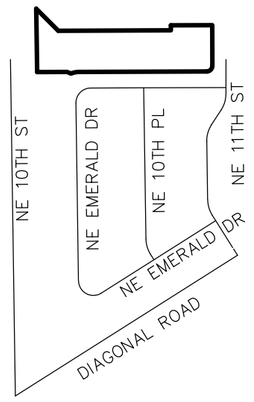
THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____ 202 , LOIS PIERCY PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____ _____
SIGNATURE NOTARY PUBLIC–OREGON DATE

_____
PRINTED NAME

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EASEMENTS IN LOTS 40–46 AS SHOWN HEREON. TO CONDUCT THIS REPLAT, WE LOCATED AND HELD THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCES NO. 1 AND 2 AS SHOWN HEREON. WE ALSO LOCATED AND HELD THE ALUMINUM CAP MONUMENT AT POINT OF CURVATURE ON NE EMERALD DR AND THE INTERSECTION WITH WE 10TH PL AS SHOWN HEREON PER SURVEY REFERENCES NO. 1 AND 2. INTIAL POINT BEING THE MOST NORTHEASTERLY CORNER OF NEW LOT 7. THIS REPLAT IS BEING PREPARED FOR HOME RUN LAND LLC.

LEGAL DESCRIPTION:

LOTS 40, 41, 42, 43, 44, 45 AND 46 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437
Expires 12–31–2027

10–12–2026

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

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SURVEY REFERENCE

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2) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17–PG 49)" BOOK 17, PAGE 71

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, 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. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

10–12–2026
DATED

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, HOME RUN LAND, LLC, OWNER OF THE LOTS 40 THRU 46 OF LAND DESCRIBED ON THE ACCOMPANYING REPLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT 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 OF "LOTS 40 THRU 46 REPLAT".

_____ _____
LLOYD PIERCY DATE

_____ _____
LOIS PIERCY DATE

ACKNOWLEDGEMENT:

STATE OF_____

COUNTY OF_____

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____ 202 , LLOYD PIERCY PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE 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–OREGON DATE

_____
PRINTED NAME

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS____DAY OF_____202 .

_____
UMATILLA COUNTY SURVEYOR

CITY OF HERMISTON PLANNING COMMISSION

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

_____
CHAIRMAN DATE

HERMISTON CITY COUNCIL

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

_____
MANAGER DATE

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING REPLAT 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_____202 .

_____ _____
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 _____ 202

_____ _____
COUNTY ASSESSOR COUNTY TAX COLLECTOR