

"WOLF RUN SUBDIVISION PHASE 3"

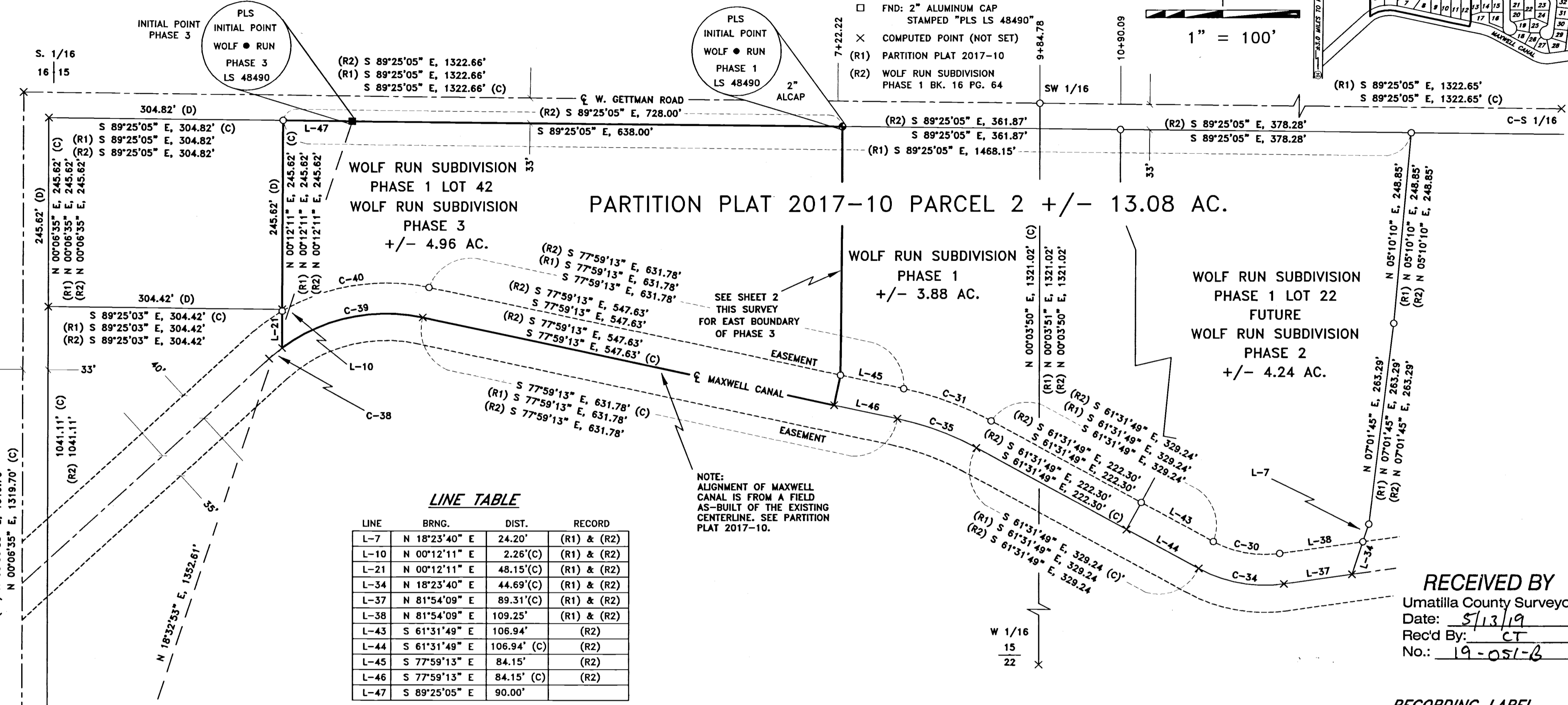
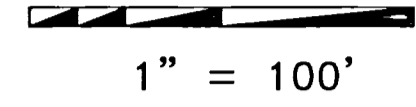
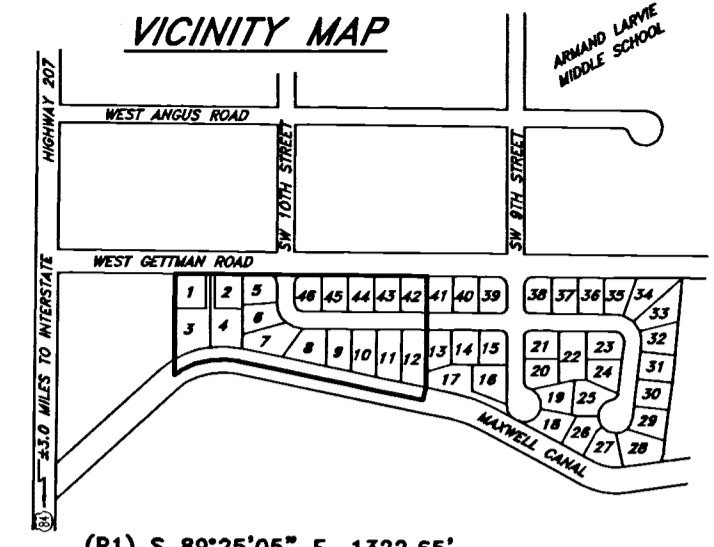
A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 42 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: FRANK W. GEHRING CONSTRUCTION, INC.
79344 PRINDLE LOOP RD.
HERMISTON, OR 97838

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- SET: 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48490"
- FND: 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FND: 2" ALUMINUM CAP STAMPED "PLS LS 48490"
- × COMPUTED POINT (NOT SET)
- (R1) PARTITION PLAT 2017-10
- (R2) WOLF RUN SUBDIVISION PHASE 1 BK. 16 PG. 64

VICINITY MAP



PARTITION PLAT 2017-10 PARCEL 2 +/- 13.08 AC.

WOLF RUN SUBDIVISION PHASE 1 LOT 42
WOLF RUN SUBDIVISION PHASE 3
+/- 4.96 AC.

WOLF RUN SUBDIVISION PHASE 1
+/- 3.88 AC.

WOLF RUN SUBDIVISION PHASE 1 LOT 22
FUTURE
WOLF RUN SUBDIVISION PHASE 2
+/- 4.24 AC.

LINE TABLE

LINE	BRNG.	DIST.	RECORD
L-7	N 18°23'40" E	24.20'	(R1) & (R2)
L-10	N 00°12'11" E	2.26'(C)	(R1) & (R2)
L-21	N 00°12'11" E	48.15'(C)	(R1) & (R2)
L-34	N 18°23'40" E	44.69'(C)	(R1) & (R2)
L-37	N 81°54'09" E	89.31'(C)	(R1) & (R2)
L-38	N 81°54'09" E	109.25'	(R1) & (R2)
L-43	S 61°31'49" E	106.94'	(R2)
L-44	S 61°31'49" E	106.94' (C)	(R2)
L-45	S 77°59'13" E	84.15'	(R2)
L-46	S 77°59'13" E	84.15' (C)	(R2)
L-47	S 89°25'05" E	90.00'	

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LONG CHORD BRNG.	RECORD
C-30	36°33'56"	139.78'	89.21'	87.70'	S 79°48'50" E	(R1) & (R2)
C-31	16°27'24"	423.11'	121.53'	121.11'	S 69°45'31" E	(R1) & (R2)
C-34	36°34'02"	179.78'	114.74'	112.80'	S 79°48'50" E	(R1) & (R2)
C-35	16°27'24"	383.11'	110.04'	109.66'	S 69°45'31" E	(R1) & (R2)
C-38	05°31'37"	226.49'	21.85'	21.84'	N 50°22'05" E	(R1) & (R2)
C-39	48°53'02"	226.49'	193.24'	187.43'	N 77°34'20" E	(R1) & (R2)
C-40	42°37'52"	266.49'	198.28'	193.74'	N 80°41'55" E	(R1) & (R2)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK GEHRING, TO SUBDIVIDE WOLF RUN SUBDIVISION PHASE 1 LOT 42 INTO LOTS AS DEPICTED ON THIS PLAT.

THE 4 ONE-QUARTER CORNERS AND THE SOUTHEAST SECTION CORNER ALL OF SECTION 15 WHERE RECOVERED DURING THIS SURVEY. THE CENTER 1/4 CORNER WAS CALCULATED BASED ON THE 4 RECOVERED ONE-QUARTER CORNERS, AND THE SOUTHWEST ONE-QUARTER CORNER OF SECTION 15 WAS THEN SUBDIVIDED.

ALL OF THE CORNERS OF WOLF RUN SUBDIVISION PHASE 1 LOT 42 AS WELL AS THE CORNERS OF PARCEL 2 OF PARTITION PLAT 2017-10 WERE FOUND AND RECOVERED.

THE INITIAL POINT FOR WOLF RUN SUBDIVISION PHASE 3 IS A 5/8" X 30" IRON ROD WITH A 2 INCH ALUMINUM CAP STAMPED "PLS LS 48490" SET ON THE SOUTHERLY RIGHT OF WAY OF GETTMAN ROAD MARKING THE NORTHEAST CORNER OF LOT 1 OF WOLF RUN SUBDIVISION PHASE 3 FROM WHICH A 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 15 IN THE CENTERLINE OF HIGHWAY 207 BEARS S 18°32'53" W, 1352.61 FEET.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE SOUTH AND NORTH ONE-QUARTER CORNERS OF SECTION 15 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON PARTITION PLAT 2000-25.

NOTE: ALIGNMENT OF MAXWELL CANAL IS FROM A FIELD AS-BUILT OF THE EXISTING CENTERLINE. SEE PARTITION PLAT 2017-10.

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED IN LEGAL OF RECORD RECORDED AS WOLF RUN SUBDIVISION PHASE 1 LOT 42 AND RECORDED AS BOOK 16 PAGE 64 UMATILLA COUNTY SUBDIVISION PLATS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2019, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR FRANK W. GEHRING CONSTRUCTION, INC. IN UMATILLA COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/20

DATE 10 APR 19

RECEIVED BY
Umatilla County Surveyor
Date: 5/13/19
Rec'd By: CT
No.: 19-051-6

RECORDING LABEL

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 05-08-2019
at 2:17 o'clock p. m., in the record of PLATS of said County.
BOOK 16 PAGE 86
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6850434

PRIMM LAND SURVEYING, INC.

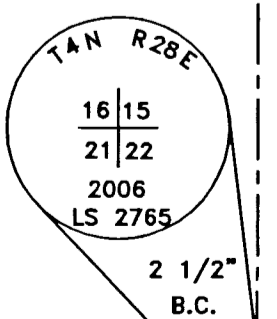
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
brl@primmlandsurveying.com

CLIENT: FRANK W. GEHRING CONST., INC.

SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 E.W.M.

PROJECT: A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 42 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

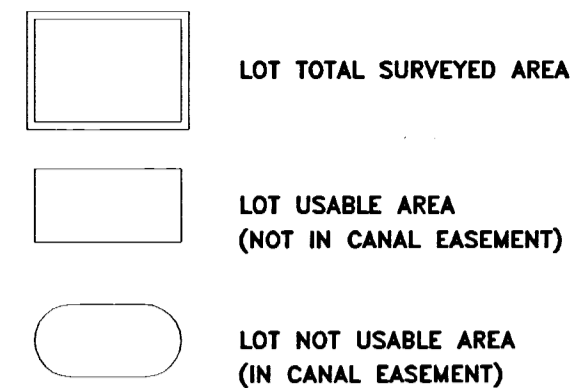
JOB #: 1708002
DATE: 04 FEB 19
FB/PG: 036/73
SHEET: 1 OF 3
DRAWN: KPP
APPROVED: KPP



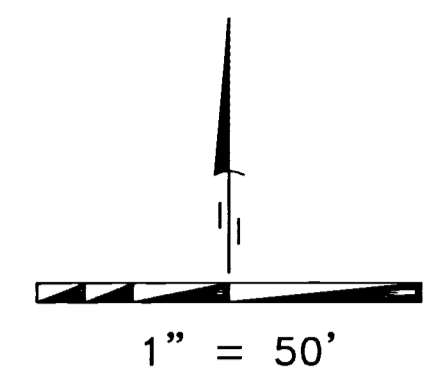
"WOLF RUN SUBDIVISION PHASE 3"

A SUBDIVISION WOLF RUN SUBDIVISION PHASE 1 LOT 42
 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28
 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: FRANK W. GEHRING CONSTRUCTION, INC.
 79344 PRINDLE LOOP RD.
 HERMISTON, OR 97838



- LEGEND**
- FND: MONUMENT AS NOTED
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 - × COMPUTED POINT (NOT SET)
 - (R1) PARTITION PLAT 2017-10
 - (R2) WOLF RUN SUBDIVISION PHASE 1 BK. 16 PG. 64



LINE TABLE

LINE	BRNG.	DIST.	BRNG.	DIST.
L-3	S 89°25'05" E	12.50'		
L-4	S 89°25'05" E	12.50'		
L-9	N 77°59'13" W	4.01'		
L-10	N 00°12'11" E	2.26'(C)	(R1),(R2) N 01°12'11" E	2.26'
L-19	N 00°12'11" E	40.42'		
L-20	N 00°12'11" E	11.28'		
L-21	N 00°12'11" E	48.15'(C)	(R1),(R2) N 01°12'11" E	48.15'
L-22	N 07°08'02" W	40.00'(C)		
L-23	N 12°00'47" E	40.00'(C)		
L-24	N 12°00'47" E	40.00'(C)		
L-25	N 12°00'47" E	40.00'(C)		
L-26	N 12°00'47" E	40.00'(C)		
L-27	N 12°00'47" E	40.00'(C)		
L-28	N 12°00'47" E	40.00'(C)		
L-29	N 12°00'47" E	40.00'(C)	(R2) N 12°00'47" E	40.00'
L-35	N 77°59'13" W	4.01'(C)		
L-39	N 00°13'29" E	25.00'	(R2) N 00°13'29" E	25.00'
L-40	N 00°13'29" E	25.00'	(R2) N 00°13'29" E	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LONG CHORD BRNG.	RECORD
C-1	89°37'17"	50.00'	78.21'	70.48'	S 44°36'27" E	
C-3	89°37'16"	26.00'	40.67'	36.65'	S 44°36'27" E	
C-4	50°06'30"	75.00'	65.59'	63.52'	S 24°51'04" E	
C-5	39°30'47"	75.00'	51.72'	50.70'	S 69°39'42" E	
C-28	89°37'17"	25.00'	39.10'	35.24'	N 44°36'27" W	
C-29	90°22'44"	26.00'	41.01'	36.89'	N 45°23'33" E	
C-32	19°08'51"	266.49'	89.06'	88.64'	N 87°33'37" W	
C-33	23°28'57"	266.49'	109.22'	108.46'	S 71°07'29" W	
C-36	19°08'51"	226.49'	75.69'	75.34'	N 87°33'37" W	
C-37	29°44'06"	226.49'	117.54'	116.23'	S 67°59'55" W	
C-38	05°31'37"	226.49'	21.84'	21.84'	S 50°22'05" W	(R1),(R2)

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED IN LEGAL OF RECORD RECORDED AS WOLF RUN SUBDIVISION PHASE 1 LOT 42 AND RECORDED AS BOOK 16 PAGE 64 UMATILLA COUNTY SUBDIVISION PLATS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2019, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

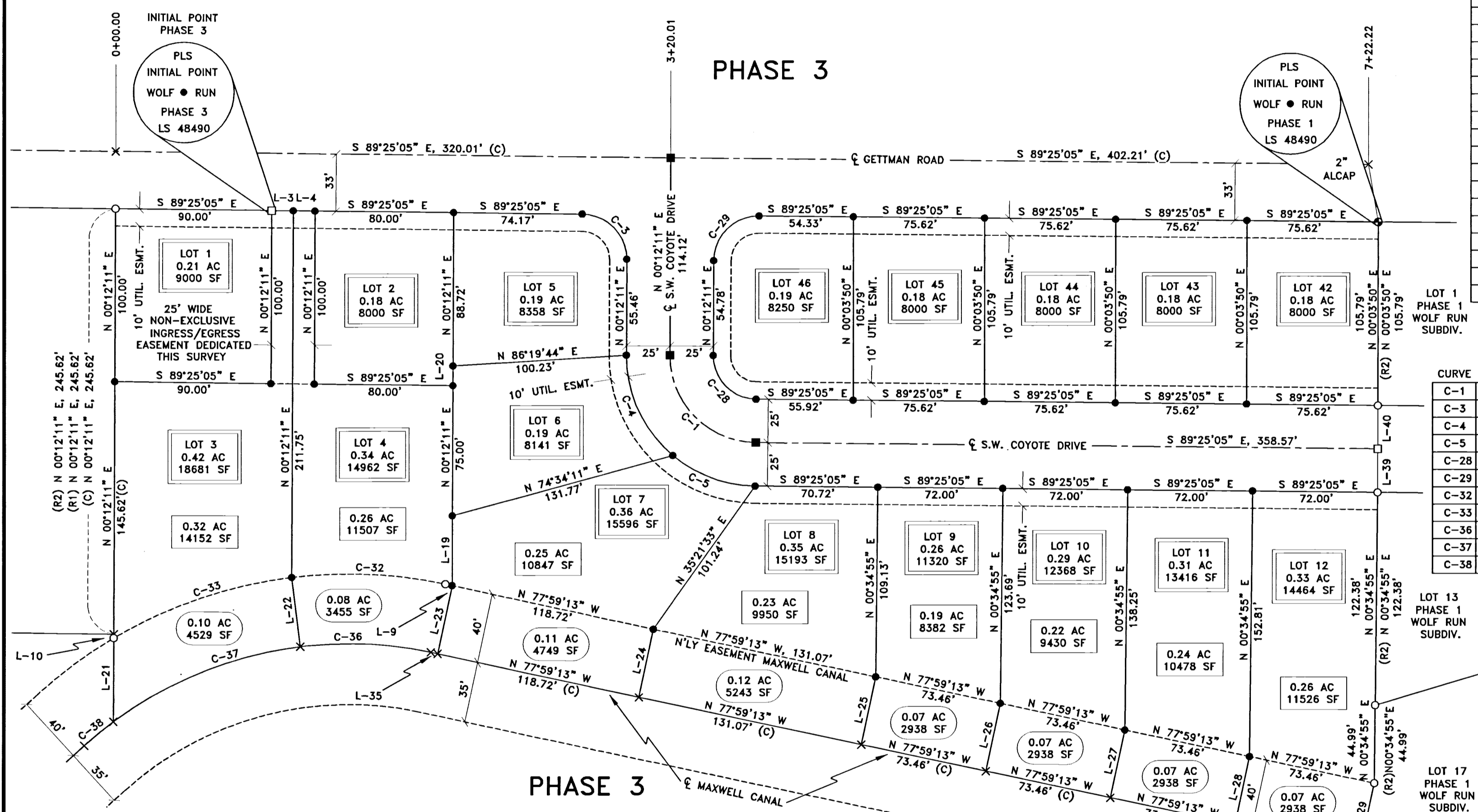
REGISTERED PROFESSIONAL LAND SURVEYOR

Keith P. Primm

OREGON
 JULY 12, 2005
 KEITH P. PRIMM
 48490

EXPIRATION DATE: 12/31/20

DATE 10 APR 19



RECEIVED BY
 Umatilla County Surveyor
 Date: 5/13/19
 Rec'd By: CT
 No.: 19-051-B

RECORDING LABEL

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 05-08-2019 at 2:17 o'clock p. m., in the record of PLATS of said County. BOOK PAGE 16 86 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2019-6850434

AREAS

- PHASE 3 TOTAL AREA-----+/- 4.96 AC.
- PHASE 3 LOT TOTAL AREA-----+/- 4.35 AC.
- PHASE 3 LOT USABLE AREA-----+/- 3.67 AC.
- PHASE 3 LOT NOT USABLE AREA---+/- 0.68 AC. (IN CANAL EASEMENT)
- PHASE 3 TOTAL ROAD AREA-----+/- 0.61 AC.

NOTES

- LOTS 5, 42, 43, 44, 45, AND 46 SHALL NOT ACCESS W. GETTMAN AVE.
- LOT 46 FRONT LOT LINE SHALL BE S. LOT LINE ESTABLISHED ON S.W. COYOTE DRIVE.
- LOTS 5 AND 7 FRONT BUILDING LINE SHALL BE ESTABLISHED WHERE THE LOT WIDTH IS AT LEAST 60 FEET.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR FRANK W. GEHRING CONSTRUCTION, INC. IN UMATILLA COUNTY, OREGON.

Keith P. Primm
 KEITH P. PRIMM

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH HERMISTON, OR 97838 BUI (541) 564-7887 FAX (541) 567-8020 keith@primmlandsurveying.com brian@primmlandsurveying.com

CLIENT: FRANK W. GEHRING CONST., INC.
 SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 E.W.M.

PROJECT: A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 42 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

JOB #: 1708002
 DATE: 04 FEB 19
 FB/PG: 036/73
 SHEET: 2 OF 3
 DRAWN: KPP
 APPROVED: KPP

"WOLF RUN SUBDIVISION PHASE 3"

A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 42
 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28
 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: FRANK W. GEHRING CONSTRUCTION, INC.
 79344 PRINDLE LOOP RD.
 HERMISTON, OR 97838

APPROVALS

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
 ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE
 LAWS OF THE STATE OF OREGON WITH REFERENCE TO
 THE FILING AND RECORDING OF SUCH PLATS AND I
 THEREFORE APPROVE SAID PLAT.

David H. Kline
 UMATILLA COUNTY SURVEYOR

DATED THIS 8 DAY OF May, 2019

UMATILLA COUNTY COMMISSIONERS

WE DO HEREBY CERTIFY THAT THE ACCOMPANYING
 PLAT IS APPROVED FOR FILING AND RECORDING IN THE
 RECORD OF TOWN PLATS OF UMATILLA COUNTY,
 OREGON, BY THE UNDERSIGNED AND BY ITS ORDER.

Gene M. Dent
 CHAIRMAN
William J. Elving
 COMMISSIONER
Sal All
 COMMISSIONER

DATED THIS 8 DAY OF May, 2019

UMATILLA COUNTY
 TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE
 TAX RECORDS RELATIVE TO THE LAND COVERED BY THE
 ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR
 STATE AND COUNTY TAXES AND ASSESSMENTS THAT
 COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN
 PAID, AND WE HEREBY APPROVE SAID PLAT.

Battina C. Waga
 TAX COLLECTOR

DATED THIS 8 DAY OF May, 2019

Sal All
 ASSESSOR

DATED THIS 8th DAY OF May, 2019

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.

[Signature]
 MAYOR

DATED THIS 22 DAY OF April, 2019

CITY OF HERMISTON
 PLANNING COMMISSION

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

Margaret Sawyer
 CHAIRMAN

DATED THIS 23 DAY OF April, 2019

HERMISTON IRRIGATION DISTRICT

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

Cynthia Spatrick
 MANAGER

DATED THIS 15 DAY OF April, 2019

RECORDING LABEL

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received
 and recorded on 05-08-2019

at 2:17 o'clock p. m., in the record of
 PLATS of said County.

BOOK 16 PAGE 86

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6850434

OWNER'S
 DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I FRANK
 W. GEHRING, PRESIDENT OF FRANK W. GEHRING
 CONSTRUCTION, INC., OWNER OF THE LANDS SHOWN
 ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN
 THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED
 THE SAME TO BE SURVEYED AND SUBDIVIDED INTO
 LOTS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH
 THE PROVISIONS OF OREGON REVISED STATUTES
 CHAPTER 92, AND DO HEREBY DEDICATE THE
 EASEMENTS AND PUBLIC STREETS AS SHOWN HEREON.

Frank W. Gehring
 FRANK W. GEHRING, PRESIDENT FRANK W. GEHRING CONSTRUCTION, INC.

NOTARY PUBLIC FOR OREGON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 12 OF April, 2019

APPEARED FRANK W. GEHRING, PRESIDENT FRANK W.
 GEHRING CONSTRUCTION, INC., TO ME PERSONALLY
 KNOWN, WHO ACKNOWLEDGED THE FOREGOING
 SUBDIVISION AND DEDICATION OF LAND TO BE A FREE
 AND VOLUNTARY ACT.

BEFORE ME Christine Jean Cudde
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Christine Jean Cudde

COMMISSION NO. 961595

MY COMMISSION EXPIRES 4-24-21

LEGAL DESCRIPTION

PARCEL 2 OF PARTITION PLAT 2017-10

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR
 IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I
 HAVE SURVEYED THE LANDS AS DESCRIBED IN LEGAL
 OF RECORD RECORDED AS WOLF RUN SUBDIVISION
 PHASE 1 LOT 42 AND RECORDED AS BOOK 16 PAGE
 64 UMATILLA COUNTY SUBDIVISION PLATS AND THAT
 THIS PLAT CORRECTLY REPRESENTS A SURVEY
 CONDUCTED UNDER MY DIRECT SUPERVISION IN
 FEBRUARY 2019, AND HAVE SET THE PROPER
 MONUMENTS AS ESTABLISHED BY O.R.S. 209.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF
 THE ORIGINAL PLAT AS FILED FOR FRANK W. GEHRING
 CONSTRUCTION, INC. IN UMATILLA COUNTY, OREGON.

Keith P. Primm
 KEITH P. PRIMM

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Keith P. Primm
 OREGON
 JULY 12, 2005
 KEITH P. PRIMM
 48490

EXPIRATION DATE: 12/31/20

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