

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, ESTOPPEL, ETC.

# LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 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 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E  
WILLAMETTE MERIDIAN  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

JULY 25, 2024  
JOB NO. 24-301

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
*Kevin L. Bethje* 10.1.24  
KEVIN L. BETHJE DATE

- LEGEND**
- ⊙ INDICATES FOUND 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" HELD PER SR NO. 1
  - 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
  - [xxx] INDICATES ADDRESS
  - INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	25.00'	90°38'20"	39.55'	S 44°29'25" W	35.55'
C2	50.00'	90°38'20"	79.10'	S 44°29'25" W	71.10'
C3	18.00'	89°21'40"	28.07'	N 45°30'35" W	25.31'

**SHEET INDEX**

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

**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

**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*  
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.  
DATED 10.1.24

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Kevin L. Bethje*  
OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2025  
10.1.24

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

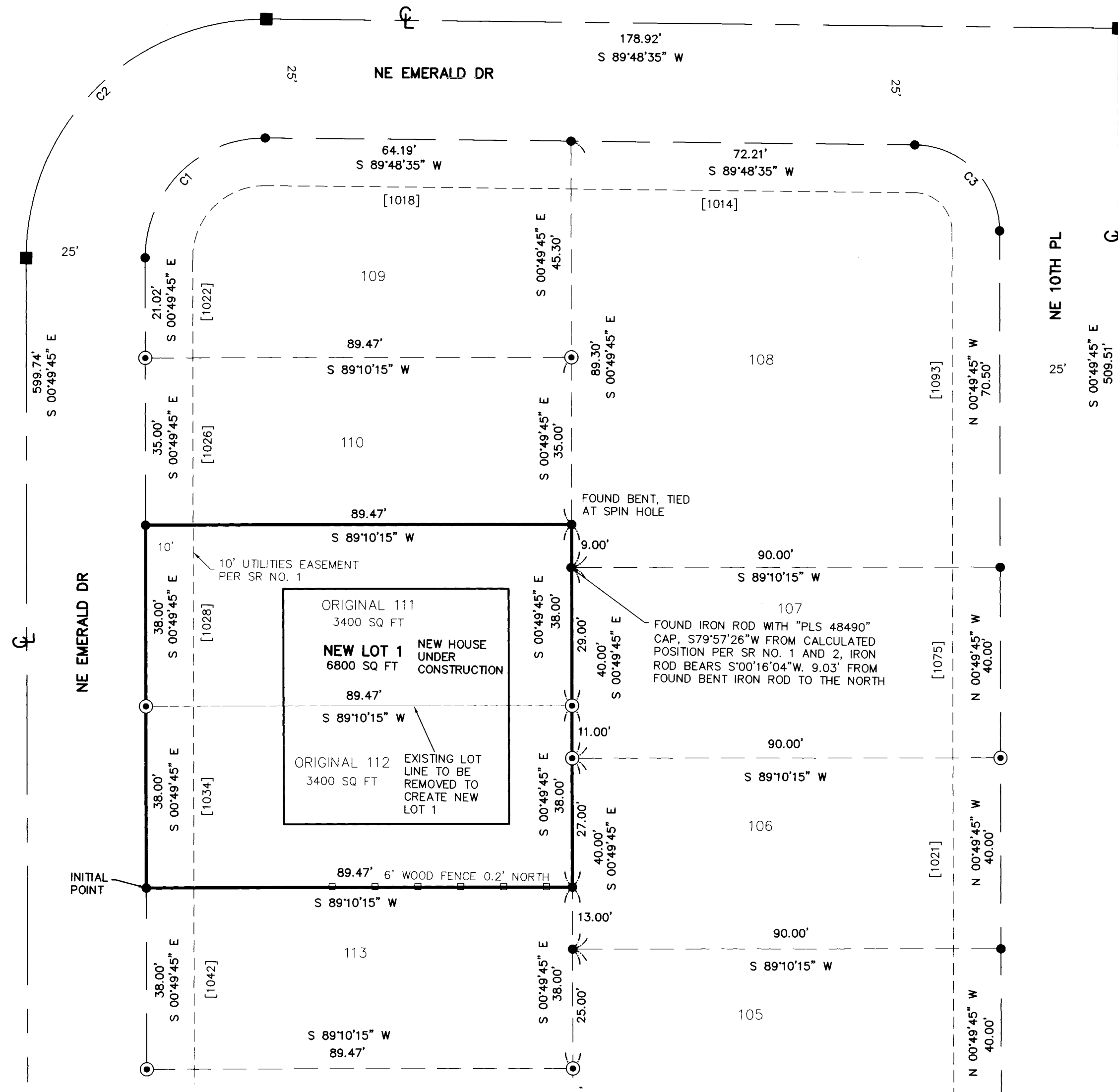
State of Oregon      **2024-0007343**  
County of Umatilla      10/22/2024 12:44:08 PM  
REC-DE-TP

Pgs=0    \$5.00 \$24.00 \$11.00 \$10.00 \$10.00    **\$120.00**  
\$60.00



Office of County Records  
*John Churchill*      UMATILLA COUNTY

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 10/24/24  
Rec'd By: CT  
No.: 24-098-B



# LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 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 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E

WILLAMETTE MERIDIAN  
CITY OF HERMISTON  
UMATILLA COUNTY, OREGON

JULY 25, 2024  
JOB NO. 24-301

CERTIFICATE OF OWNERSHIP AND DEDICATION:  
WE, DIAMOND HOUSING LLC, OWNER OF THE TRACT 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 AND REPLAT OF OF LOTS 111 AND 112 REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 71).

[Signature] 10/01/2024  
SIGNATURE DATE

ACKNOWLEDGEMENT:  
STATE OF WA  
COUNTY OF Benton

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF Oct 2024, Anthony Potts 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] 10-01-2024  
SIGNATURE NOTARY PUBLIC DATE  
Kevin L Bethje  
PRINTED NAME

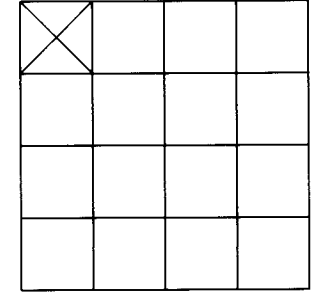
MY APPOINTMENT EXPIRES: 11-15-2024

KEVIN L. BETHJE  
NOTARY PUBLIC  
COMMISSION NO. 123108  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
NOVEMBER 15, 2026

### SURVEYORS NARRATIVE:

THE PURPOSE OF THIS REPLAT WAS TO COMBINE LOTS 111 AND 112 AS SHOWN HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION BELOW. TO CONDUCT THIS REPLAT, WE LOCATED AND HELD THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCES NO. 1 AND 2 AT THE NORTHWEST, SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS OF LOTS 111 AND 112. WE ALSO LOCATED AND HELD THE ALUMINUM CAP MONUMENTS AT THE INTERSECTION OF NE EMERALD DR AND NE 10TH PL, AND AT THE 2 POINT OF CURVE POINTS WEST OF SAID INTERSECTION AS SHOWN HEREON PER SURVEY REFERENCES NO. 1 AND 2. THE COMBINED LOT 1 WILL BE THE SAME EXTERIOR BOUNDARIES AS LOTS 111 AND 112 ON THE WEST, NORTH, EAST AND SOUTH SIDE. THE COMMON LINE BETWEEN LOT 111 AND LOT 112 WILL BE ELIMINATED TO CREATE NEW LOT 1.

### SECTION INDEX



SECTION 12  
T 4 N, R 28 E

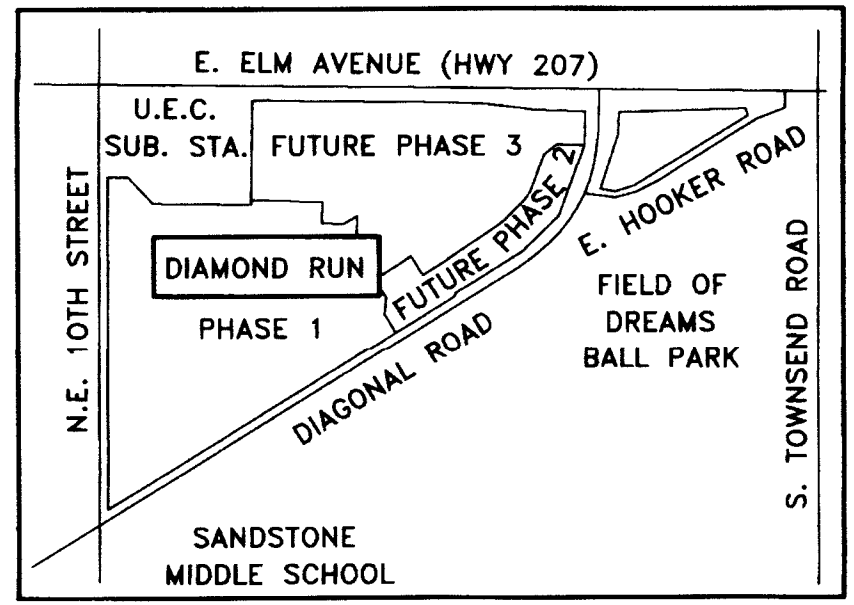
### LEGAL DESCRIPTION:

LOTS 111 AND 112 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 REFERENCES

- 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

### VICINITY MAP N.T.S.



### 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 17 DAY OF Oct 2024.

[Signature]  
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.

[Signature] 9 Oct 2024  
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

[Signature] 10/14/24  
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.

[Signature] 10-7-24  
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 21 DAY OF October 2024.

[Signature] Celinda A. Simmons  
CHAIRMAN COMMISSIONER  
[Signature]  
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 21 DAY OF October 2024.

[Signature] [Signature]  
COUNTY ASSESSOR COUNTY TAX COLLECTOR

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT  
[Signature] 10.1.24  
KEVIN L. BETHJE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2025

10-1-24

### 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.

[Signature]  
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.  
10-1-24  
DATED

State of Oregon 2024-0007343  
County of Umatilla 10/22/2024 12:44:08 PM  
REC-DE-TP  
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00  
\$60.00  
0002722202400073430010019  
Office of County Records  
[Signature] UMATILLA COUNTY

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/24/24  
Rec'd By: [Signature]  
No: 24-098-8