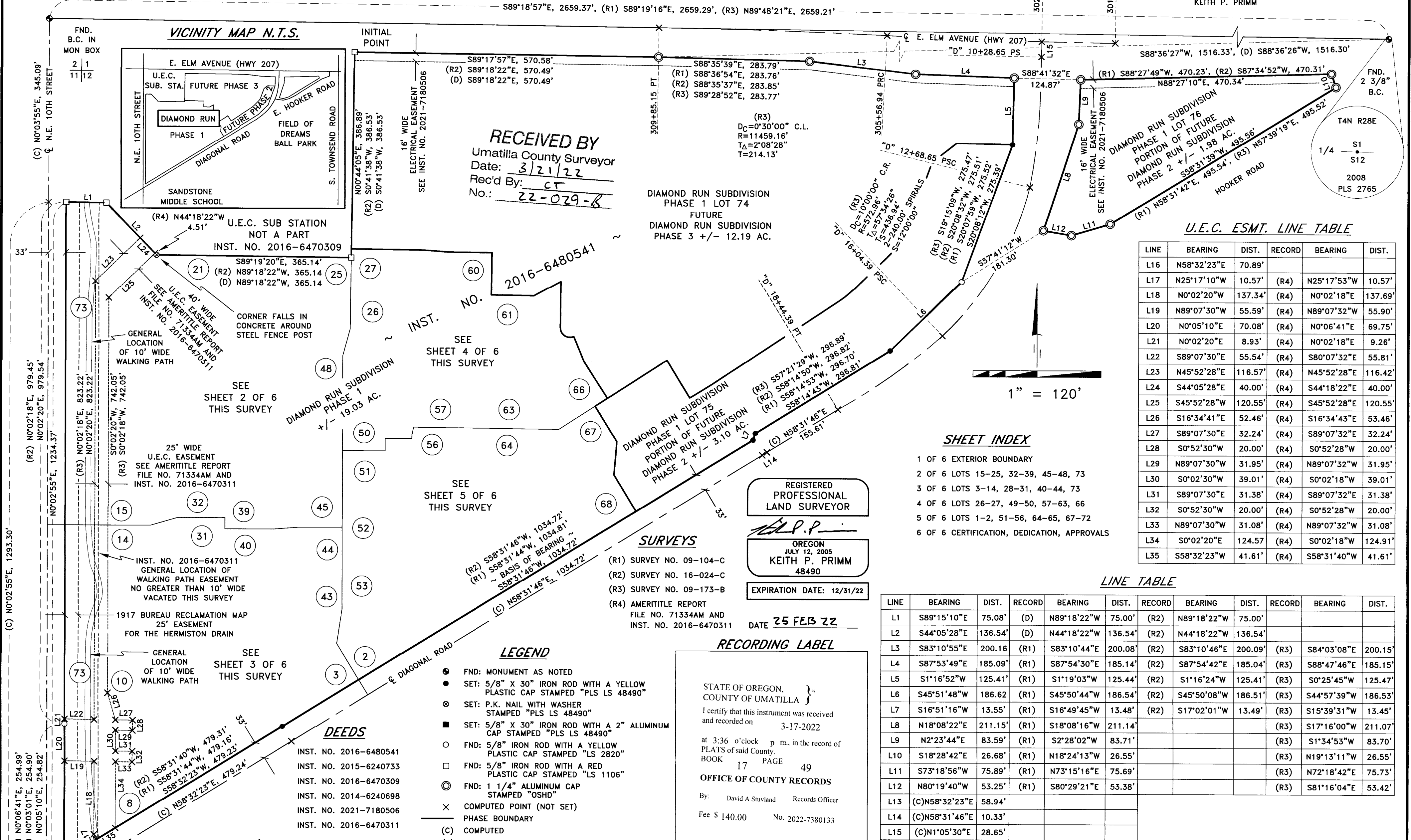


"DIAMOND RUN SUBDIVISION PHASE 1"

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR LLOYD P. PIERCY AND LOIS J. PIERCY IN UMATILLA COUNTY, OREGON.
 Keith P. Primm
 KEITH P. PRIMM



U.E.C. ESMT. LINE TABLE

LINE	BEARING	DIST.	RECORD	BEARING	DIST.
L16	N58°32'23"E	70.89'			
L17	N25°17'10"W	10.57'	(R4)	N25°17'53"W	10.57'
L18	N0°02'20"W	137.34'	(R4)	N0°02'18"E	137.69'
L19	N89°07'30"W	55.59'	(R4)	N89°07'32"W	55.90'
L20	N0°05'10"E	70.08'	(R4)	N0°06'41"E	69.75'
L21	N0°02'20"E	8.93'	(R4)	N0°02'18"E	9.26'
L22	S89°07'30"E	55.54'	(R4)	S80°07'32"E	55.81'
L23	N45°52'28"E	116.57'	(R4)	N45°52'28"E	116.42'
L24	S44°05'28"E	40.00'	(R4)	S44°18'22"E	40.00'
L25	S45°52'28"E	120.55'	(R4)	S45°52'28"E	120.55'
L26	S16°34'41"E	52.46'	(R4)	S16°34'43"E	53.46'
L27	S89°07'30"E	32.24'	(R4)	S89°07'32"E	32.24'
L28	S0°52'30"W	20.00'	(R4)	S0°52'28"W	20.00'
L29	N89°07'30"W	31.95'	(R4)	N89°07'32"W	31.95'
L30	S0°02'30"W	39.01'	(R4)	S0°02'18"W	39.01'
L31	S89°07'30"E	31.38'	(R4)	S89°07'32"E	31.38'
L32	S0°52'30"W	20.00'	(R4)	S0°52'28"W	20.00'
L33	N89°07'30"W	31.08'	(R4)	N89°07'32"W	31.08'
L34	S0°02'20"E	124.57'	(R4)	S0°02'18"W	124.91'
L35	S58°32'23"W	41.61'	(R4)	S58°31'40"W	41.61'

SHEET INDEX

- OF 6 EXTERIOR BOUNDARY
- OF 6 LOTS 15-25, 32-39, 45-48, 73
- OF 6 LOTS 3-14, 28-31, 40-44, 73
- OF 6 LOTS 26-27, 49-50, 57-63, 66
- OF 6 LOTS 1-2, 51-56, 64-65, 67-72
- OF 6 CERTIFICATION, DEDICATION, APPROVALS

LINE TABLE

LINE	BEARING	DIST.	RECORD	BEARING	DIST.	RECORD	BEARING	DIST.	RECORD	BEARING	DIST.
L1	S89°15'10"E	75.08'	(D)	N89°18'22"W	75.00'	(R2)	N89°18'22"W	75.00'			
L2	S44°05'28"E	136.54'	(D)	N44°18'22"W	136.54'	(R2)	N44°18'22"W	136.54'			
L3	S83°10'55"E	200.16	(R1)	S83°10'44"E	200.08'	(R2)	S83°10'46"E	200.09'	(R3)	S84°03'08"E	200.15'
L4	S87°53'49"E	185.09'	(R1)	S87°54'30"E	185.14'	(R2)	S87°54'42"E	185.04'	(R3)	S88°47'46"E	185.15'
L5	S1°16'52"W	125.41'	(R1)	S1°19'03"W	125.44'	(R2)	S1°16'24"W	125.41'	(R3)	S0°25'45"W	125.47'
L6	S45°51'48"W	186.62	(R1)	S45°50'44"W	186.54'	(R2)	S45°50'08"W	186.51'	(R3)	S44°57'39"W	186.53'
L7	S16°51'16"W	13.55'	(R1)	S16°49'45"W	13.48'	(R2)	S17°02'01"W	13.49'	(R3)	S15°39'31"W	13.45'
L8	N18°08'22"E	211.15'	(R1)	S18°08'16"W	211.14'				(R3)	S17°16'00"W	211.07'
L9	N2°23'44"E	83.59'	(R1)	S2°28'02"W	83.71'				(R3)	S1°34'53"W	83.70'
L10	S18°28'42"E	26.68'	(R1)	N18°24'13"W	26.55'				(R3)	N19°13'11"W	26.55'
L11	S73°18'56"W	75.89'	(R1)	N73°15'16"E	75.69'				(R3)	N72°18'42"E	75.73'
L12	N80°19'40"W	53.25'	(R1)	S80°29'21"E	53.38'				(R3)	S81°16'04"E	53.42'
L13	(C)N58°32'23"E	58.94'									
L14	(C)N58°31'46"E	10.33'									
L15	(C)N1°05'30"E	28.65'									

PRIMM LAND SURVEYING, INC.

CLIENT: LLOYD & LOIS PIERCY
 NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.
 PROJECT: DIAMOND RUN SUBDIVISION PHASE 1
 JOB #: 1910010
 DATE: 25 OCT 21
 FB/PG: 41/58
 SHEET: 1 OF 6
 DRAWN: KPP
 APPROVED: KPP

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

"DIAMOND RUN SUBDIVISION PHASE 1"

A SUBDIVISION OF A TRACT OF LAND
 LOCATED IN THE N.W. 1/4 OF SECTION
 12, TOWNSHIP 4 NORTH, RANGE 28 EAST
 OF THE WILLAMETTE MERIDIAN, CITY OF
 HERMISTON, UMATILLA COUNTY, OREGON.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C6	90°38'20"	50.00'	79.10'	71.10'	N45°21'30"E
C32	10°56'48"	75.00'	14.33'	14.31'	N5°30'44"E
C33	58°20'00"	75.00'	76.36'	73.10'	N40°09'08"E
C34	19°23'22"	75.00'	25.38'	25.26'	N79°00'49"E
C36	1°58'10"	75.00'	2.58'	2.58'	N89°41'35"E
C56	90°38'20"	25.00'	39.55'	35.55'	N45°21'30"E
C57	89°21'40"	18.00'	28.07'	25.31'	S44°38'30"E
C63	90°38'20"	18.00'	28.48'	25.60'	N45°21'30"E

LINE TABLE

LINE	BEARING	DIST.
L63	N0°44'05"E	16.27'
L65	S89°19'20"E	19.17'
L66	S67°20'28"E	13.76'
L76	N0°02'20"E	21.00'
L77	N0°02'20"E	17.00'
L78	N0°02'20"E	13.00'
L79	N0°02'20"E	9.00'
L81	N0°02'20"E	26.39'
L82	N0°02'20"E	16.39'
L83	N0°02'20"E	6.39'

1917 BUREAU RECLAMATION MAP
 25' EASEMENT
 FOR THE HERMISTON DRAIN

25' WIDE
 U.E.C. EASEMENT
 SEE AMERITITLE REPORT
 FILE NO. 71334AM,
 INST. NO. 2016-6470311
 AND SHEET 1 OF 6
 THIS SURVEY

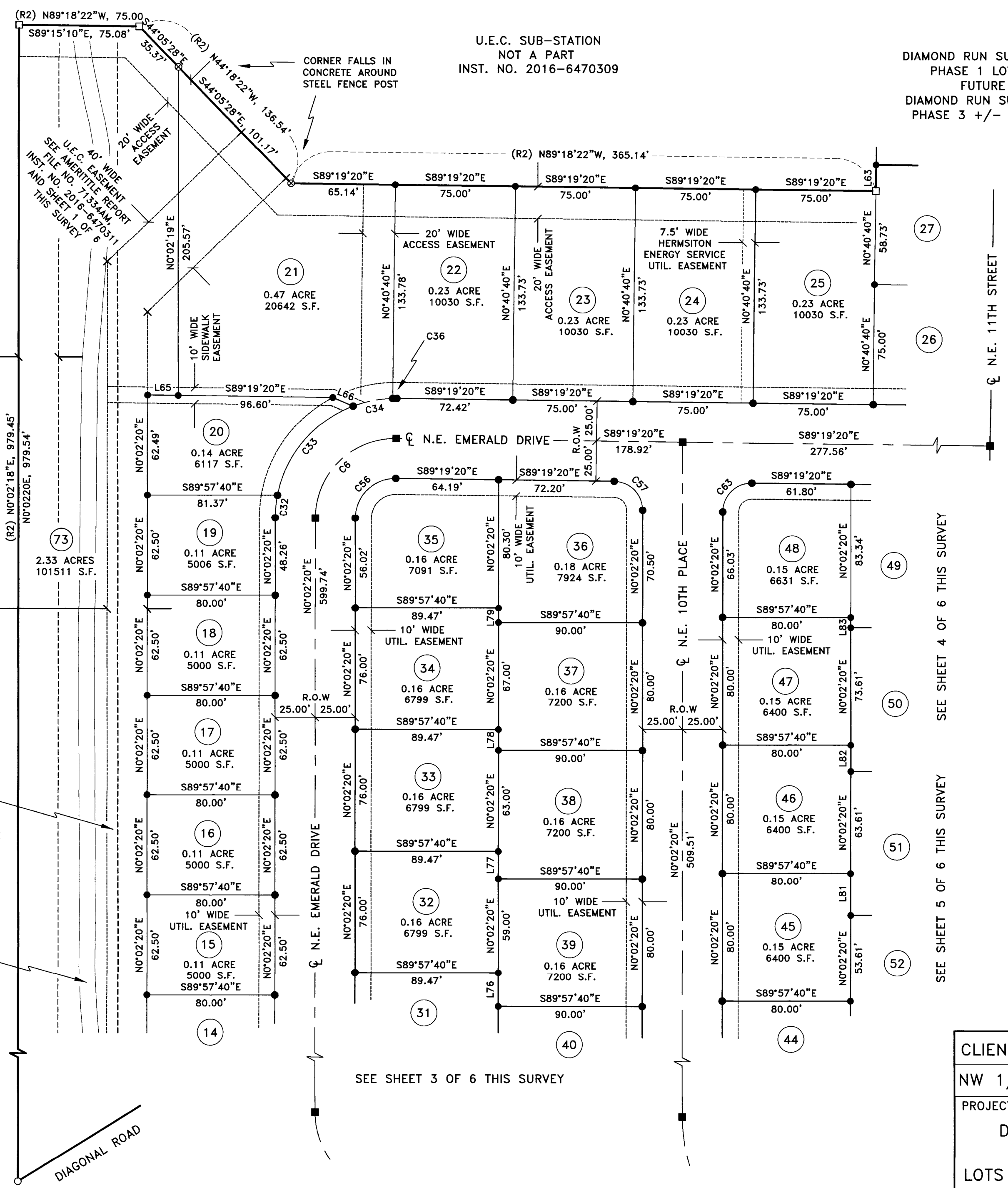
RECEIVED BY
 Umatilla County Surveyor
 Date: 3/21/22
 Rec'd By: CT
 No.: 22-029-β

RECORDING LABEL

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 3-17-2022
 at 3:36 o'clock p m., in the record of
 PLATS of said County.
 BOOK 17 PAGE 49
OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 140.00 No. 2022-7380133

INST. NO. 2016-6470311
 GENERAL LOCATION OF
 WALKING PATH EASEMENT
 NO GREATER THAN 10' WIDE
 VACATED THIS SURVEY

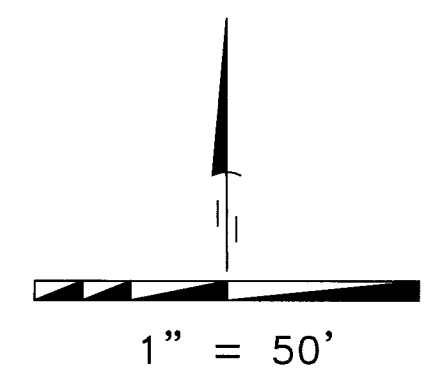
GENERAL
 LOCATION
 OF 10' WIDE
 WALKING PATH



SEE SHEET 3 OF 6 THIS SURVEY

SEE SHEET 4 OF 6 THIS SURVEY

SEE SHEET 5 OF 6 THIS SURVEY



DIAMOND RUN SUBDIVISION
 PHASE 1 LOT 74
 FUTURE
 DIAMOND RUN SUBDIVISION
 PHASE 3 +/- 12.19 AC.

SURVEYS

- (R1) SURVEY NO. 09-104-C
- (R2) SURVEY NO. 16-024-C
- (R3) SURVEY NO. 09-173-B
- (R4) AMERITITLE REPORT
 FILE NO. 71334AM AND
 INST. NO. 2016-6470311

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- ⊗ SET: P.K. NAIL WITH WASHER 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 "LS 2820"
- FND: 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"
- ⊙ FND: 1 1/4" ALUMINUM CAP STAMPED "OSHD"
- × COMPUTED POINT (NOT SET)
- PHASE BOUNDARY
- (C) COMPUTED
- (D) DEED

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

EXPIRATION DATE: 12/31/22

DATE 25 FEB 22

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF
 THE ORIGINAL PLAT AS FILED FOR LLOYD P. PIERCY
 AND LOIS J. PIERCY IN UMATILLA COUNTY, OREGON.

Keith P. Primm
 KEITH P. PRIMM

PRIMM LAND SURVEYING, INC.

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 HERMISTON, OR 97838
 BUI (541) 564-7887
 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

CLIENT: LLOYD & LOIS PIERCY	
NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.	
PROJECT:	JOB #: 1910010
DIAMOND RUN SUBDIVISION	DATE: 25 OCT 21
PHASE 1	FB/PG: 41/58
LOTS 15-25, 32-39, 45-48, 73	SHEET: 2 OF 6
	DRAWN: KPP
	APPROVED: KPP

"DIAMOND RUN SUBDIVISION PHASE 1"

A SUBDIVISION OF A TRACT OF LAND
 LOCATED IN THE N.W. 1/4 OF SECTION
 12, TOWNSHIP 4 NORTH, RANGE 28 EAST
 OF THE WILLAMETTE MERIDIAN, CITY OF
 HERMISTON, UMATILLA COUNTY, OREGON.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	121°30'34"	50.00'	106.04'	87.25'	N60°42'57"W
C13	31°30'34"	100.00'	54.99'	54.30'	N15°42'57"W
C27	12°28'16"	75.00'	16.32'	16.29'	S64°45'54"W
C28	47°19'10"	75.00'	61.94'	60.20'	N85°20'23"W
C29	25°32'08"	75.00'	33.43'	33.15'	N48°54'44"W
C30	27°44'00"	75.00'	36.30'	35.95'	N22°16'40"W
C31	8°27'00"	75.00'	11.06'	11.05'	N4°11'10"W
C55	121°30'34"	25.00'	53.02'	43.63'	N60°42'57"W
C58	1°36'36"	125.00'	3.51'	3.51'	S0°45'57"E
C59	21°11'50"	125.00'	46.25'	45.98'	S12°10'10"E
C60	81°17'51"	18.50'	26.25'	24.10'	S17°53'10"W
C61	112°35'57"	18.50'	36.36'	30.78'	N65°10'15"W
C62	8°54'37"	75.00'	11.66'	11.65'	N4°24'58"W

LINE TABLE

LINE	BEARING	DIST.
L13	(C)N58°32'23"E	58.94'
L40	N31°28'14"W	21.79'
L73	N0°02'20"E	29.24'
L74	N0°02'20"E	29.00'
L75	N0°02'20"E	25.00'
L76	N0°02'20"E	21.00'
L112	N58°31'46"E	12.01'

NOTES

LOTS 3, 4, 5, 6, 7 AND 8 SHALL
 NOT HAVE DRIVEWAYS ACCESSING E.
 DIAGONAL BOULEVARD.

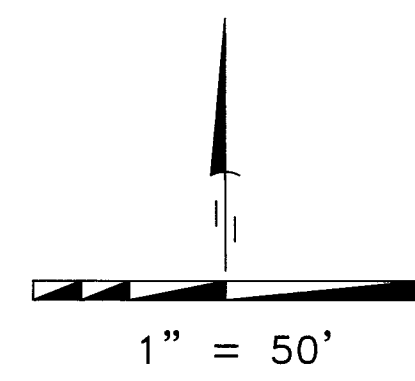
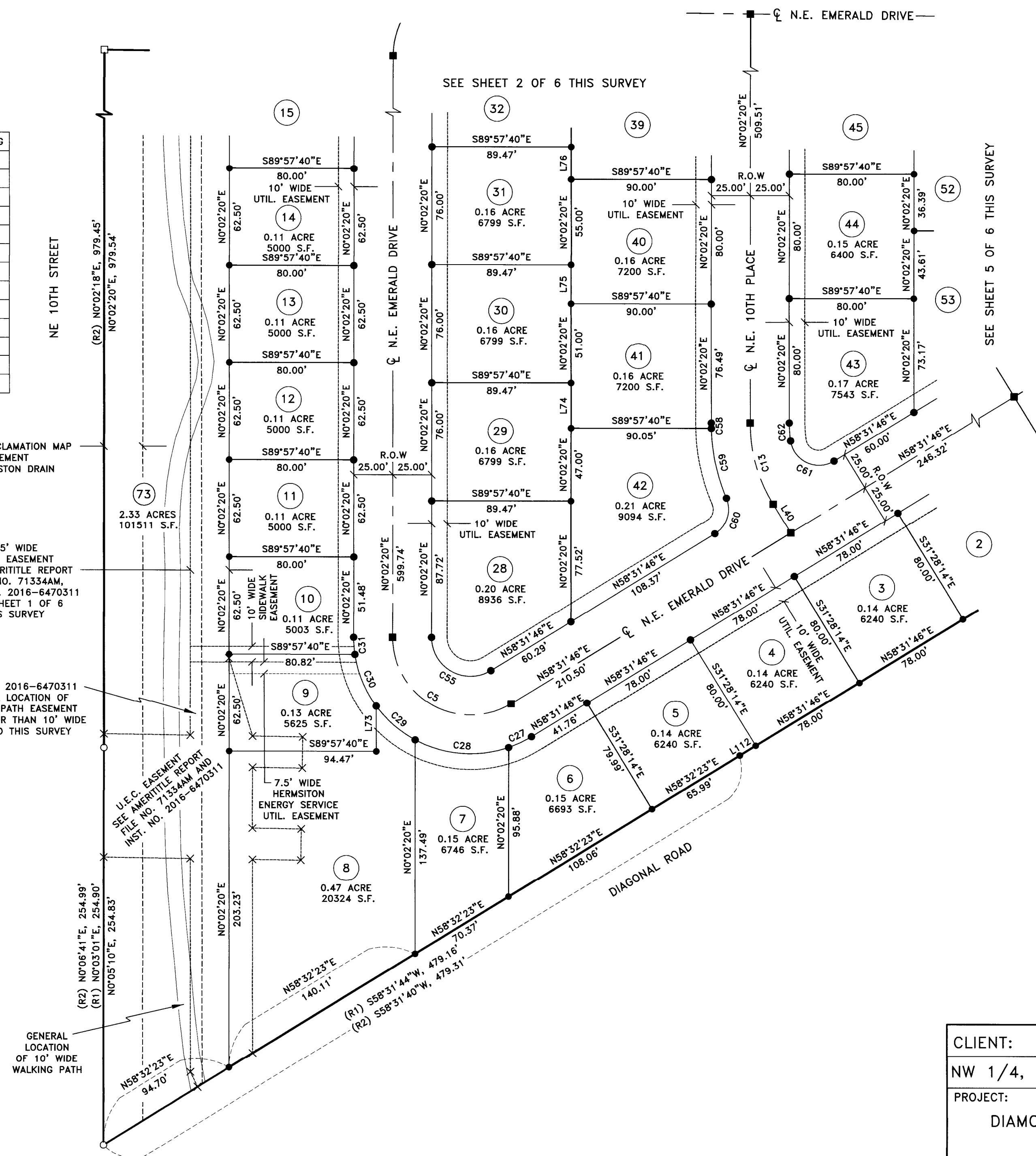
INST. NO. 2016-6470311
 GENERAL LOCATION OF
 WALKING PATH EASEMENT
 NO GREATER THAN 10' WIDE
 VACATED THIS SURVEY

RECEIVED BY

Umatilla County Surveyor
 Date: 3/21/22
 Rec'd By: [Signature]
 No.: 22-029-B

RECORDING LABEL

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 3-17-2022
 at 3:36 o'clock p.m., in the record of
 PLATS of said County.
 BOOK 17 PAGE 49
OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 140.00 No. 2022-7380133



SURVEYS

- (R1) SURVEY NO. 09-104-C
- (R2) SURVEY NO. 16-024-C
- (R3) SURVEY NO. 09-173-B
- (R4) AMERITITLE REPORT
 FILE NO. 71334AM AND
 INST. NO. 2016-6470311

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- ⊗ SET: P.K. NAIL WITH WASHER 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 "LS 2820"
- FND: 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"
- ⊙ FND: 1 1/4" ALUMINUM CAP STAMPED "OSHD"
- × COMPUTED POINT (NOT SET)
- () PHASE BOUNDARY
- (C) COMPUTED
- (D) DEED

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 12, 2005
 KEITH P. PRIMM
 48490

EXPIRATION DATE: 12/31/22

DATE 25 FEB 22

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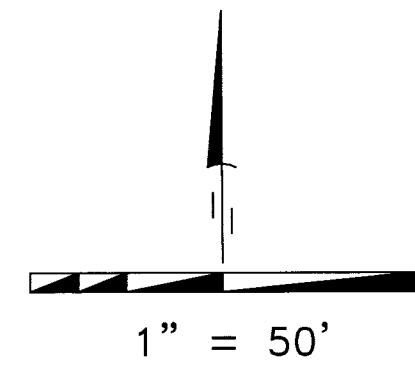
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CLIENT: LLOYD & LOIS PIERCY
 NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.
 PROJECT: DIAMOND RUN SUBDIVISION
 PHASE 1
 LOTS 3-14, 28-31, 40-44, 73
 JOB #: 1910010
 DATE: 25 OCT 21
 FB/PG: 41/58
 SHEET: 3 OF 6
 DRAWN: KPP
 APPROVED: KPP

"DIAMOND RUN SUBDIVISION PHASE 1"

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

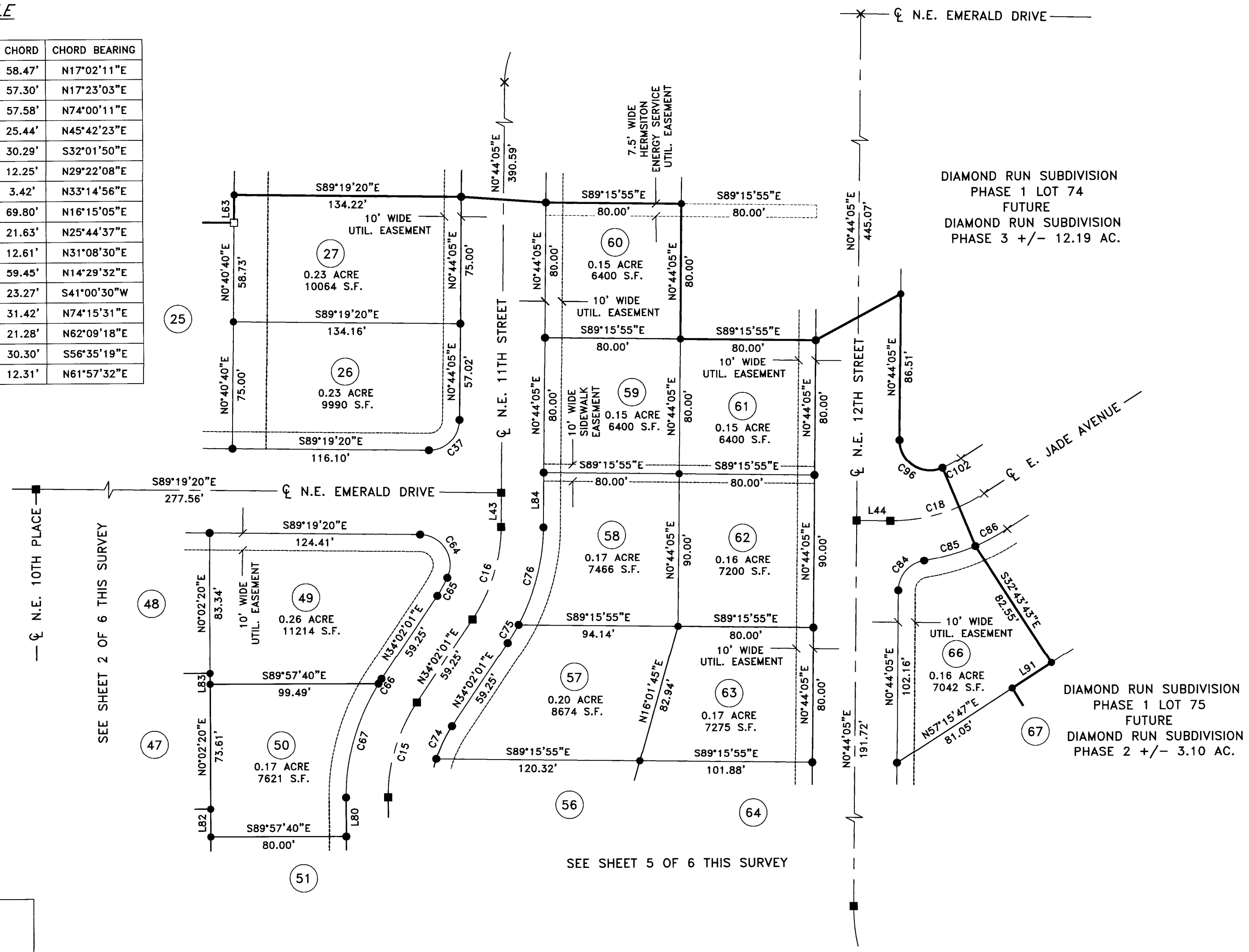


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C15	33°59'41"	100.00'	59.33'	58.47'	N17°02'11"E
C16	33°17'56"	100.00'	58.12'	57.30'	N17°23'03"E
C18	33°27'48"	100.00'	58.40'	57.58'	N74°00'11"E
C37	89°56'35"	18.00'	28.26'	25.44'	N45°42'23"E
C64	114°34'59"	18.00'	36.00'	30.29'	S32°01'50"E
C65	9°22'04"	75.00'	12.26'	12.25'	N29°22'08"E
C66	1°34'11"	125.00'	3.42'	3.42'	N33°14'56"E
C67	32°25'29"	125.00'	70.74'	69.80'	N16°15'05"E
C74	16°34'49"	75.00'	21.70'	21.63'	N25°44'37"E
C75	5°47'03"	125.00'	12.62'	12.61'	N31°08'30"E
C76	27°30'53"	125.00'	60.03'	59.45'	N14°29'32"E
C84	80°32'58"	18.00'	25.31'	23.27'	S41°00'30"W
C85	14°26'24"	125.00'	31.50'	31.42'	N74°15'31"E
C86	9°46'02"	125.00'	21.31'	21.28'	N62°09'18"E
C96	114°38'48"	18.00'	36.02'	30.30'	S56°35'19"E
C102	9°24'45"	75.00'	12.32'	12.31'	N61°57'32"E

LINE TABLE

LINE	BEARING	DIST.
L43	N0°44'05"E	20.09'
L44	S89°15'55"E	19.94'
L63	N0°44'05"E	16.27'
L80	N0°02'20"E	22.98'
L82	N0°02'20"E	16.39'
L83	N0°02'20"E	6.39'
L84	N0°44'05"E	32.25'
L91	N57°15'47"E	27.67'



- SURVEYS**
- (R1) SURVEY NO. 09-104-C
 - (R2) SURVEY NO. 16-024-C
 - (R3) SURVEY NO. 09-173-B
 - (R4) AMERITITLE REPORT FILE NO. 71334AM AND INST. NO. 2016-6470311

- LEGEND**
- FND: MONUMENT AS NOTED
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 - FND: 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2820"
 - FND: 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"
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 - × COMPUTED POINT (NOT SET)
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REGISTERED PROFESSIONAL LAND SURVEYOR

Keith P. Primm

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/22

DATE 25 FEB 22

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NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.	
PROJECT:	JOB #: 1910010
DIAMOND RUN SUBDIVISION	DATE: 25 OCT 21
PHASE 1	FB/PAGE: 41/58
LOTS 26-27, 49-50, 57-63, 66	SHEET: 4 OF 6
	DRAWN: KPP
	APPROVED: KPP

RECORDING LABEL

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 3-17-2022

at 3:36 o'clock p.m., in the record of PLATS of said County.
BOOK 17 PAGE 49

OFFICE OF COUNTY RECORDS

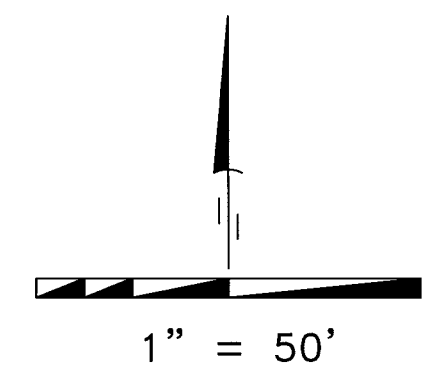
By: David A Stuvland Records Officer

Fee \$ 140.00 No. 2022-7380133

RECEIVED BY
Umatilla County Surveyor
Date: 3/21/22
Rec'd By: CT
No.: 22-029-6

"DIAMOND RUN SUBDIVISION PHASE 1"

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 LOCATED IN THE N.W. 1/4 OF SECTION
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 OF THE WILLAMETTE MERIDIAN, CITY OF
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	31°30'34"	100.00'	54.99'	54.30'	N15°42'57"W
C15	33°59'41"	100.00'	59.33'	58.47'	N17°02'11"E
C17	32°12'19"	100.00'	56.21'	55.47'	N15°22'04"W
C25	90°00'00"	10.00'	15.71'	14.14'	S13°31'46"W
C26	90°00'00"	18.00'	28.27'	25.46'	S76°28'14"E
C53	90°00'00"	18.00'	28.27'	25.46'	S13°31'46"W
C54	90°00'00"	10.00'	15.71'	14.14'	S76°28'14"E
C68	2°20'54"	125.00'	5.12'	5.12'	S1°08'07"E
C69	20°39'20"	125.00'	45.06'	44.82'	S12°38'10"E
C70	81°17'51"	18.00'	25.54'	23.45'	S17°52'35"W
C71	112°34'54"	18.00'	35.37'	29.95'	S65°10'00"E
C72	9°28'59"	75.00'	12.41'	12.40'	N4°42'09"W
C73	17°24'51"	75.00'	22.80'	22.71'	N8°44'46"E
C79	14°42'31"	125.00'	32.09'	32.00'	S6°37'10"E
C80	8°43'29"	125.00'	19.03'	19.02'	S18°20'10"E
C81	81°02'03"	18.00'	25.46'	23.39'	N18°00'29"E
C82	113°18'15"	18.00'	35.60'	30.07'	S64°48'18"E
C83	9°27'49"	75.00'	12.39'	12.37'	N3°59'49"W

LINE TABLE

LINE	BEARING	DIST.
L41	N31°28'14"W	21.79'
L42	N31°28'14"W	21.13'
L80	S0°02'20"W	22.98'
L81	S0°02'20"W	26.39'

NOTES

LOTS 1, 2, 68, 69, 70, 71 AND 72
 SHALL NOT HAVE DRIVEWAYS
 ACCESSING E. DIAGONAL BOULEVARD.

LOTS 1 AND 72 SHALL NOT HAVE
 DRIVEWAYS ACCESSING N.E. 11TH
 STREET.

RECORDING LABEL

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 3-17-2022
 at 3:36 o'clock p.m., in the record of
 PLATS of said County.
 BOOK 17 PAGE 49
OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 140.00 No. 2022-7380133

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/21/22
 Rec'd By: CT
 No.: 22-029-B

SEE SHEET 4 OF 6 THIS SURVEY

SEE SHEET 2 OF 6 THIS SURVEY

SEE SHEET 3 OF 6 THIS SURVEY



SURVEYS
 (R1) SURVEY NO. 09-104-C
 (R2) SURVEY NO. 16-024-C
 (R3) SURVEY NO. 09-173-B
 (R4) AMERITITLE REPORT
 FILE NO. 71334AM AND
 INST. NO. 2016-6470311

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- ⊗ SET: P.K. NAIL WITH WASHER 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 "LS 2820"
- FND: 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"
- ⊙ FND: 1 1/4" ALUMINUM CAP STAMPED "OSHD"
- × COMPUTED POINT (NOT SET)
- PHASE BOUNDARY
- (C) COMPUTED
- (D) DEED

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

EXPIRATION DATE: 12/31/22

DATE 25 FEB 22

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF
 THE ORIGINAL PLAT AS FILED FOR LLOYD P. PIERCY
 AND LOIS J. PIERCY 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
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

CLIENT: LLOYD & LOIS PIERCY
 NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.

PROJECT: DIAMOND RUN SUBDIVISION
 PHASE 1
 1-2, 51-56, 64-65, 67-72

JOB #: 1910010
 DATE: 25 OCT 21
 FB/PG: 41/58
 SHEET: 5 OF 6
 DRAWN: KPP
 APPROVED: KPP

"DIAMOND RUN SUBDIVISION PHASE 1"

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

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 INSTRUMENT NUMBER 2016-6480541 UMATILLA COUNTY DEED RECORDS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2020, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209. THE INITIAL POINT OF SAID "DIAMOND RUN SUBDIVISION PHASE 1" BEING A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106" MARKING THE NORTHWEST CORNER OF LOT 74 OF DIAMOND RUN SUBDIVISION PHASE 1 AS SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NORTH ONE-QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE S88°36'27"W, 1516.33 FEET TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" MARKING ENGINEER'S STATION 309+85.15, 55.00 FEET LEFT ON THE SOUTHERLY RIGHT-OF-WAY OF E. ELM AVENUE; THENCE N89°17'57"W, 570.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"; THENCE N89°19'20"W, 365.14 FEET TO A P.K. NAIL WITH WASHER STAMPED "PLS LS 48490"; THENCE N44°05'28"W, 136.54 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106"; THENCE N89°15'10"W, 75.08 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "LS 1106" ON THE EASTERLY RIGHT-OF-WAY OF N.E. 10TH STREET; THENCE S0°02'18"W, 979.45 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2820"; THENCE S0°05'10"W, 254.82 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2820" ON THE NORTHWESTERLY RIGHT-OF-WAY OF DIAGONAL ROAD; THENCE N58°32'23"E, 479.23 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"; THENCE N58°31'46"E, 1034.72 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"; THENCE N16°51'16"E, 13.55 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"; THENCE N58°14'43"E, 296.81 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"; THENCE N45°51'48"E, 186.62 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2820"; THENCE N57°41'12"E, 181.30 FEET LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" ON THE SOUTHEASTERLY RIGHT-OF-WAY OF DIAGONAL ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY OF HOOKER ROAD; THENCE S80°19'40"E, 53.25 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD"; THENCE N73°18'56"E, 75.89 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF HOOKER ROAD TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD"; THENCE N58°31'39"E, 495.56 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD"; THENCE N18°28'42"W, 26.68 FEET TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" ON THE SOUTHERLY RIGHT-OF-WAY OF E. ELM AVENUE; THENCE S88°27'10"W, 470.34 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" ON THE EASTERLY RIGHT-OF-WAY OF DIAGONAL ROAD; THENCE N88°41'32"W, 124.87 FEET LEAVING SAID EASTERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" ON THE WESTERLY RIGHT-OF-WAY OF DIAGONAL ROAD AND THE SOUTHERLY RIGHT OF WAY OF E. ELM AVENUE; THENCE N87°53'49"W, 185.09 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD"; THENCE N83°10'55"W, 200.16 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD"; THENCE N88°35'39"W, 283.79 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 1 1/4 INCH ALUMINUM CAP STAMPED "OSHD" MARKING ENGINEER'S STATION 309+85.15, 55.00 FEET LEFT; THENCE N89°17'57"W, 570.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION THAT FALLS WITHIN E. ELM AVENUE, DIAGONAL ROAD, HOOKER ROAD AND N.E. 10TH STREET.

CONTAINING 36.30 ACRES MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRATION DATE: 12/31/22

DATE 25 FEB 22

OWNER'S ACKNOWLEDGEMENT/VACATION/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE LLOYD P. PIERCY AND LOIS J. PIERCY, OWNERS 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 VACATE THE WALKING PATH EASEMENT RECORDED AS INSTRUMENT NUMBER 2016-6470311 AND DO HEREBY DEDICATE LOT 73 TO THE CITY OF HERMISTON AND ALSO DO HEREBY DEDICATE THE 7.5 FEET WIDE UTILITY EASEMENT ON LOTS 60, 74 (FUTURE DIAMOND RUN SUBDIVISION PHASE 3), 24 AND 9 TO HERMISTON ENERGY SERVICES AND ALSO DO HEREBY DEDICATE THE EASEMENTS AND PUBLIC STREETS AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "DIAMOND RUN SUBDIVISION PHASE 1". THE LEGAL DESCRIPTION OF RECORD RECORDED AS INSTRUMENT NUMBERS 2016-6480541 AS FOLLOWS:

INSTRUMENT NUMBER 2016-6480541 DESCRIPTION OF REVISED TAX LOT 300, ASSESSOR MAP NO. 4N2812B, AFTER PROPERTY LINE ADJUSTMENT: TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

SECTION 12: ALL THAT PORTION OF THE NORTHWEST QUARTER LYING NORTHERLY OF THE HERMISTON-COLUMBIA RIVER HIGHWAY (ALSO KNOWN AS DIAGONAL ROAD).

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THOSE TRACTS OF LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS'S DEPARTMENT OF TRANSPORTATION, BY DEED RECORDED IN INSTRUMENT NO. 2006-4940236, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM, A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE SOUTH 88°36'26" WEST A DISTANCE OF 1516.30 FEET TO A 5/8 INCH REBAR MONUMENTING ENGINEER'S STATION 309+85.15, 55.00 FEET LEFT, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 207, (ALSO KNOWN AS EAST ELM AVENUE); THENCE NORTH 89°18'22" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 207 A DISTANCE OF 570.49 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 00°41'38" WEST A DISTANCE OF 386.53 FEET; THENCE NORTH 89°18'22" WEST A DISTANCE OF 386.14 FEET; THENCE NORTH 44°18'22" WEST A DISTANCE OF 136.54 FEET; THENCE NORTH 89°18'22" WEST A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.E. 10TH STREET, (ALSO KNOWN AS COUNTY ROAD NO. 1219); THENCE NORTH 00°02'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 290.00 FEET TO A 5/8 REBAR MONUMENTING ENGINEER'S STATION 320+95.57, 55.00 FEET LEFT, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 207; THENCE SOUTH 89°18'22" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 540.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, ANY PORTION LYING WITHIN COUNTY ROAD AND STREET RIGHTS-OF-WAYS.

LLOYD P. PIERCY

LOIS J. PIERCY

NOTARY PUBLIC FOR OREGON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 28 OF February, 2022

APPEARED LLOYD P. PIERCY AND LOIS J. PIERCY, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Kaylindi Nevil NOTARY PUBLIC FOR OREGON

PRINTED NAME Kaylindi Nevil

COMMISSION NO. 979477

MY COMMISSION EXPIRES 9-24-2022

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. Klein UMATILLA COUNTY SURVEYOR

DATED THIS 15 DAY OF March 2022

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.

CHAIRMAN Greg M. Dock COMMISSIONER

DATED THIS 17 DAY OF March 2022

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.

Richard Reynolds TAX COLLECTOR

DATED THIS 15 DAY OF March 2022

Richard Reynolds ASSESSOR

DATED THIS 15 DAY OF March 2022

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

DATED THIS 2nd DAY OF March 2022

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.

CHAIRMAN

DATED THIS 2nd DAY OF March 2022

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.

MANAGER

DATED THIS 1st DAY OF March 2022

RECORDING LABEL

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded on 3-17-2022 at 3:36 o'clock p.m., in the record of PLATS of said County. BOOK 17 PAGE 49 OFFICE OF COUNTY RECORDS By: David A Stuvland Records Officer Fee \$ 140.00 No. 2022-7380133

PRIMM LAND SURVEYING, INC.

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

CLIENT: LLOYD & LOIS PIERCY

NW 1/4, SEC 12, TWP. 4 N. RNG. 28 E. W.M.

PROJECT: DIAMOND RUN SUBDIVISION PHASE 1 CERTIFICATION, DEDICATION, APPROVALS JOB #: 1910010 DATE: 25 OCT 21 FB/PG: 41/58 SHEET: 6 OF 6 DRAWN: KPP APPROVED: KPP

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR LLOYD P. PIERCY AND LOIS J. PIERCY IN UMATILLA COUNTY, OREGON.

KEITH P. PRIMM

RECEIVED BY Umatilla County Surveyor Date: 3/21/22 Rec'd By: CT No.: 22-029-B