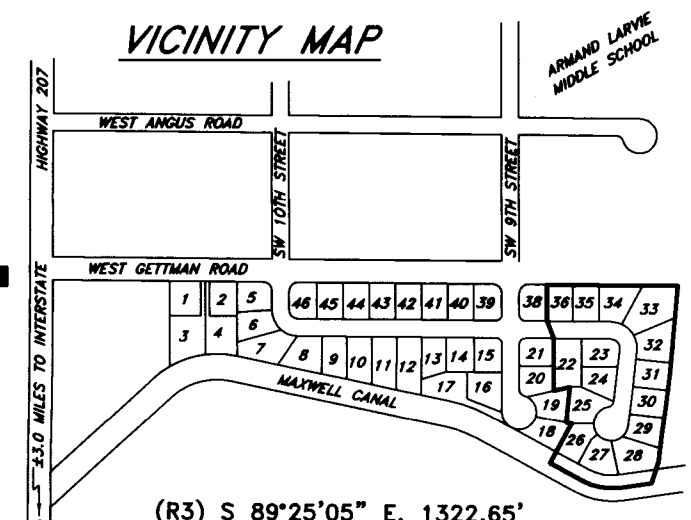


# "WOLF RUN SUBDIVISION PHASE 2"

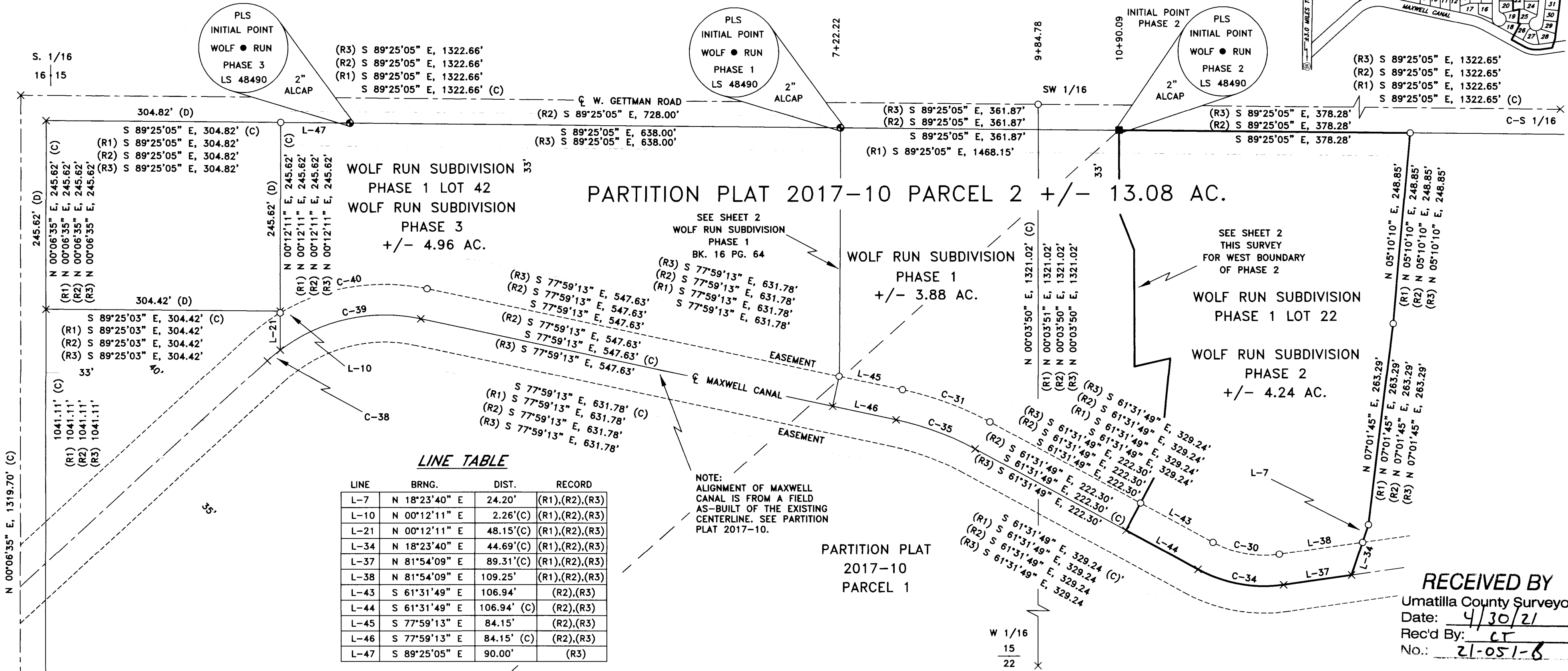
A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 22 FRANK W. GEHRING CONSTRUCTION, INC.  
 LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28 79344 PRINDLE LOOP RD.  
 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON. HERMISTON, OR 97838

## 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"
- (C) CALCULATED
- 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
- (R3) WOLF RUN SUBDIVISION PHASE 3 BK. 16 PG. 86



1" = 100'



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

WOLF RUN SUBDIVISION PHASE 1 +/- 3.88 AC.

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

**LINE TABLE**

LINE	BRNG.	DIST.	RECORD
L-7	N 18°23'40" E	24.20'	(R1),(R2),(R3)
L-10	N 00°12'11" E	2.26'(C)	(R1),(R2),(R3)
L-21	N 00°12'11" E	48.15'(C)	(R1),(R2),(R3)
L-34	N 18°23'40" E	44.69'(C)	(R1),(R2),(R3)
L-37	N 81°54'09" E	89.31'(C)	(R1),(R2),(R3)
L-38	N 81°54'09" E	109.25'	(R1),(R2),(R3)
L-43	S 61°31'49" E	106.94'	(R2),(R3)
L-44	S 61°31'49" E	106.94' (C)	(R2),(R3)
L-45	S 77°59'13" E	84.15'	(R2),(R3)
L-46	S 77°59'13" E	84.15' (C)	(R2),(R3)
L-47	S 89°25'05" E	90.00'	(R3)

**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),(R3)
C-31	16°27'24"	423.11'	121.53'	121.11'	S 69°45'31" E	(R1),(R2),(R3)
C-34	36°34'02"	179.78'	114.74'	112.80'	S 79°48'50" E	(R1),(R2),(R3)
C-35	16°27'24"	383.11'	110.04'	109.66'	S 69°45'31" E	(R1),(R2),(R3)
C-38	05°31'37"	226.49'	21.85'	21.84'	N 50°22'05" E	(R1),(R2),(R3)
C-39	48°53'02"	226.49'	193.24'	187.43'	N 77°34'20" E	(R1),(R2),(R3)
C-40	42°37'52"	266.49'	198.28'	193.74'	N 80°41'55" E	(R1),(R2),(R3)

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK GEHRING, TO SUBDIVIDE WOLF RUN SUBDIVISION PHASE 1 LOT 22 INTO LOTS AS DEPICTED ON THIS PLAT.

THE 4 ONE-QUARTER CORNERS AND THE SOUTHWEST 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 OF SECTION 15 WAS THEN SUBDIVIDED. SEE PARTITION PLAT 2017-10.

ALL OF THE CORNERS OF WOLF RUN SUBDIVISION PHASE 1 LOT 22 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 2 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 NORTHWEST CORNER OF LOT 36 OF WOLF RUN SUBDIVISION PHASE 2 FROM WHICH A 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 15 IN THE CENTERLINE OF HIGHWAY 207 BEARS S 48°20'38" W, 1914.06 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.

### 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 22 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 JANUARY 2020, 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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 2005 KEITH P. PRIMM 48490

EXPIRATION DATE: 12/31/22

DATE 05 FEB 21

### RECORDING LABEL

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 4-27-2021  
 at 12:14 o'clock p.m., in the record of PLATS of said County.  
 BOOK 17 PAGE 23  
**OFFICE OF COUNTY RECORDS**  
 By: David A Stuvland Records Officer  
 Fee \$ 120.00 No. 2021-7200300

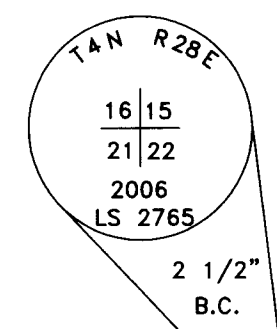
### PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH HERMISTON, OR 97838  
 BU1 (541) 564-7887  
 FAX (541) 567-8020  
 keith@primmlandsurveying.com  
 brit@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 22 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: 20 JAN 20  
 FB/PG: 036/73  
 SHEET: 1 OF 3  
 DRAWN: KPP  
 APPROVED: KPP



RECEIVED BY Umatilla County Surveyor  
 Date: 4/30/21  
 Rec'd By: CT  
 No.: 21-051-6

# "WOLF RUN SUBDIVISION PHASE 2"

A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 22  
 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

## 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 22 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 JANUARY 2020, 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: 12/31/22

DATE 05 FEB 21

LOT TOTAL SURVEYED AREA

LOT USABLE AREA  
 (NOT IN CANAL EASEMENT)

LOT NOT USABLE AREA  
 (IN CANAL EASEMENT)

## AREAS

PHASE 2 TOTAL AREA-----+/- 4.24 AC.  
 PHASE 2 LOT TOTAL AREA-----+/- 3.55 AC.  
 PHASE 2 LOT USABLE AREA-----+/- 3.27 AC.  
 PHASE 2 LOT NOT USABLE AREA---+/- 0.28 AC.  
 (IN CANAL EASEMENT)  
 PHASE 2 TOTAL ROAD AREA-----+/- 0.69 AC.

## NOTES

LOTS 33, 34, 35, AND 36 SHALL NOT ACCESS W. GETTMAN ROAD.

LOTS 26, 27, 28, AND 33 FRONT BUILDING LINE SHALL BE ESTABLISHED WHERE THE LOT WIDTH IS AT LEAST 60 FEET OR 20 FEET IN DEPTH, WHICHEVER IS GREATER.

## RECORDING LABEL

STATE OF OREGON,  
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 4-27-2021

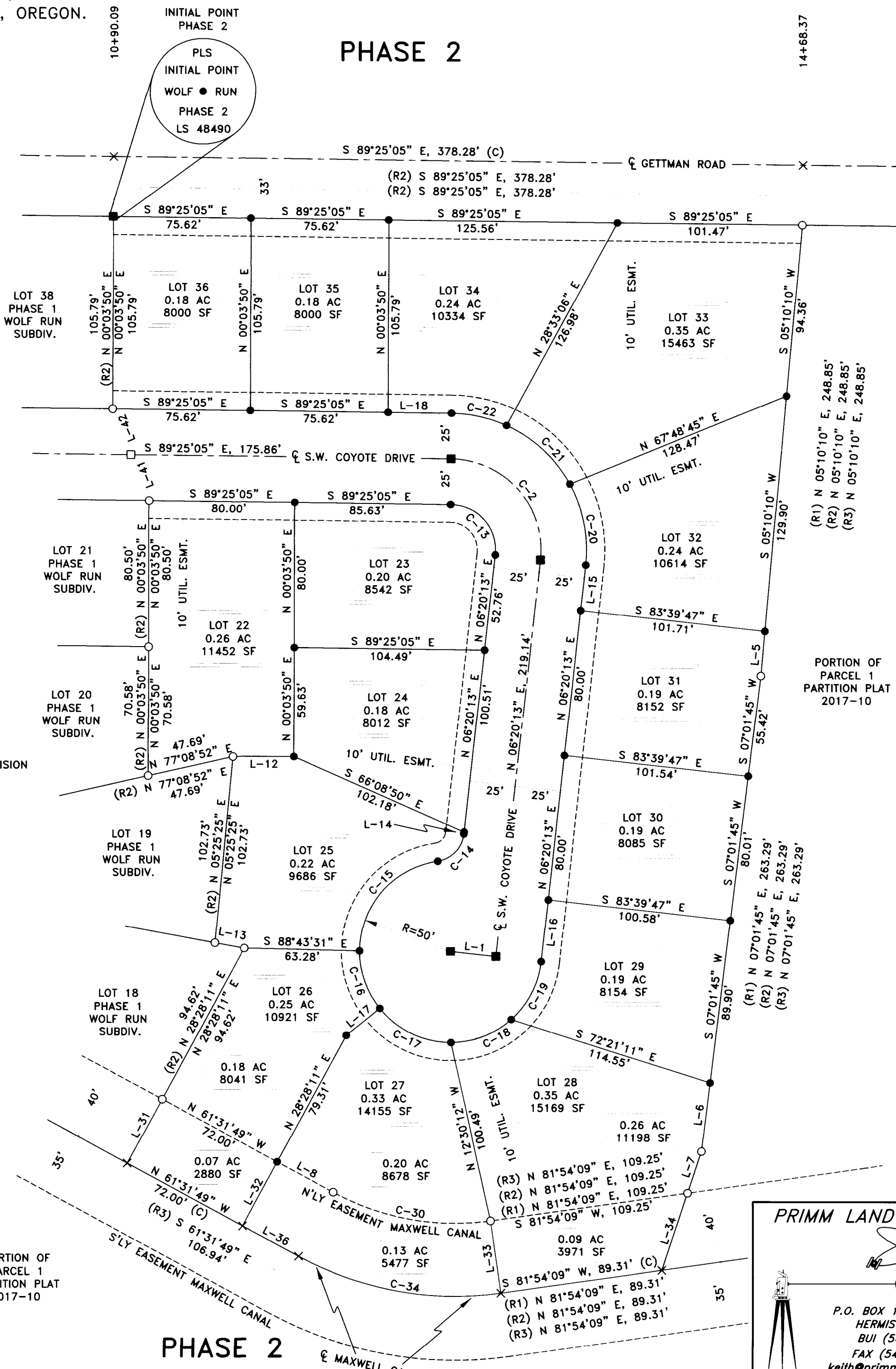
at 12:14 o'clock p.m., in the record of PLATS of said County.  
 BOOK 17 PAGE 23

OFFICE OF COUNTY RECORDS

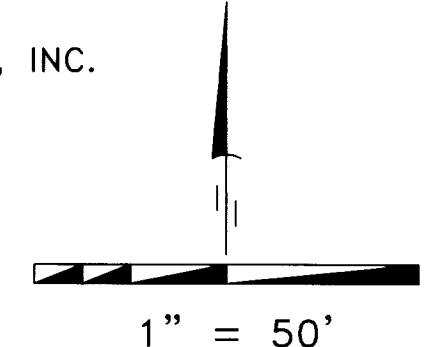
By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2021-7200300

PORTION OF  
 PARCEL 1  
 PARTITION PLAT  
 2017-10



RECEIVED BY  
 Umatilla County Surveyor  
 Date: 4/30/21  
 Rec'd By: CT  
 No.: 21-051-6



## 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"
- (C) CALCULATED
- 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
- (R3) WOLF RUN SUBDIVISION PHASE 3 BK. 16 PG. 86

## LINE TABLE

LINE	BRNG.	DIST.	RECORD
L-1	S 83°39'47" E	25.00'	
L-5	S 05°10'10" W	24.59'	
L-6	S 07°01'45" W	37.96'	
L-7	S 18°23'40" W	24.20'	(R1),(R2),(R3)
L-8	N 61°31'49" W	34.94'	
L-12	N 89°56'55" E	33.52'	
L-13	S 79°42'19" E	16.41'	(R2)
L-14	N 06°20'13" E	1.07'	
L-15	N 06°20'13" E	25.16'	
L-16	N 06°20'13" E	33.98'	
L-17	N 51°05'17" E	23.59'	
L-18	S 89°25'05" E	34.84'	
L-31	N 28°28'11" E	40.00'(C)	(R2)
L-32	N 28°28'11" E	40.00'(C)	
L-33	N 08°05'51" E	40.00'(C)	
L-34	N 18°23'40" E	44.69'(C)	(R1),(R2),(R3)
L-36	N 61°31'49" W	34.94'(C)	
L-41	N 21°39'54" W	27.01'	(R2)
L-42	N 21°39'54" W	27.01'	(R2)

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LONG CHORD BRNG.	RECORD
C-2	95°45'18"	50.00'	83.56'	74.17'	S 41°32'26" E	
C-13	95°45'18"	25.00'	41.78'	37.09'	S 41°32'26" E	
C-14	75°18'11"	17.00'	22.34'	20.77'	S 43°59'18" W	
C-15	81°27'30"	50.00'	71.09'	65.25'	S 40°54'31" W	
C-16	39°04'45"	50.00'	34.10'	33.45'	S 19°21'37" E	
C-17	51°20'10"	50.00'	44.80'	43.32'	S 64°34'04" E	
C-18	41°26'21"	50.00'	36.16'	35.38'	N 69°02'40" E	
C-19	41°59'17"	50.00'	36.64'	35.83'	N 27°19'51" E	
C-20	35°19'31"	75.00'	46.24'	45.51'	N 11°19'32" W	
C-21	36°40'28"	75.00'	48.01'	47.19'	N 47°19'32" W	
C-22	23°45'18"	75.00'	31.10'	30.87'	N 77°32'26" W	
C-30	36°34'03"	139.78'	89.21'	87.70'	N 79°48'50" W	(R1),(R2),(R3)
C-34	36°34'02"	179.78'	114.74'	112.80'	S 79°48'50" E	(R1),(R2),(R3)

**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  
 brit@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 22 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: 20 JAN 20  
 FB/PG: 036/73  
 SHEET: 2 OF 3  
 DRAWN: KPP  
 APPROVED: KPP

# "WOLF RUN SUBDIVISION PHASE 2"

A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 22  
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. Kalin  
UMATILLA COUNTY SURVEYOR

DATED THIS 23 DAY OF April, 2021

### 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.

Gary M. Sack  
CHAIRMAN

[Signature]  
COMMISSIONER

[Signature]  
COMMISSIONER

DATED THIS 26 DAY OF April, 2021

### 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.

Barbara Reynolds  
TAX COLLECTOR

DATED THIS 22 DAY OF April, 2021

Barbara Reynolds  
ASSESSOR

DATED THIS 22 DAY OF April, 2021

### 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 MARCH, 2021

### 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.

[Signature]  
CHAIRMAN

DATED THIS 17<sup>th</sup> DAY OF March, 2021

### 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.

Annette Kapatuck  
MANAGER

DATED THIS 9 DAY OF March, 2021

### RECORDING LABEL

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 4-27-2021

at 12:14 o'clock p m., in the record of PLATS of said County.  
BOOK 17 PAGE 23

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2021-7200300

### 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 PRES.  
FRANK W. GEHRING, PRESIDENT FRANK W. GEHRING CONSTRUCTION, INC.

### NOTARY PUBLIC FOR OREGON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 9<sup>th</sup> OF March, 2021

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 Sonia Nash  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Sonia Nash

COMMISSION NO. 990518

MY COMMISSION EXPIRES August 19, 2023

### LEGAL DESCRIPTION

WOLF RUN SUBDIVISION PHASE 1 LOT 22

### 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 22 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 JANUARY 2020, 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: 12/31/22

DATE 05 FEB 21

RECEIVED BY  
Umatilla County Surveyor  
Date: 4/30/21  
Rec'd By: CT  
No.: 21-051-B

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  
brit@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 22 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:	20 JAN 20
FB/PG:	036/73
SHEET:	3 OF 3
DRAWN:	KPP
APPROVED:	KPP