

CONTACT INFO

OWNER/DEVELOPER:
PHOENIX BUILDERS INVESTMENT
GROUP LLC
ATTN: ANIDES GUERENA
1500 W COURT ST
PASCO, WA 99301
PHONE:(509)792-1369

SURVEYOR:
...
ATTN: ...
PHONE:(###)###-####
...

ENGINEER:
KNUTZEN ENGINEERING
ATTN: PAUL KNUTZEN
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA 99338
PHONE:(509)222-0959

BASIS OF BEARINGS

NAD83 OREGON STATE PLANES (POLYCONIC), NORTH ZONE, US FOOT, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2021A, UNITS OF MEASUREMENT ARE US SURVEY FEET

BASIS OF ELEVATION

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS
OBSERVATIONS USING WSRN AND GEOID 2012A

LEGAL DESCRIPTION

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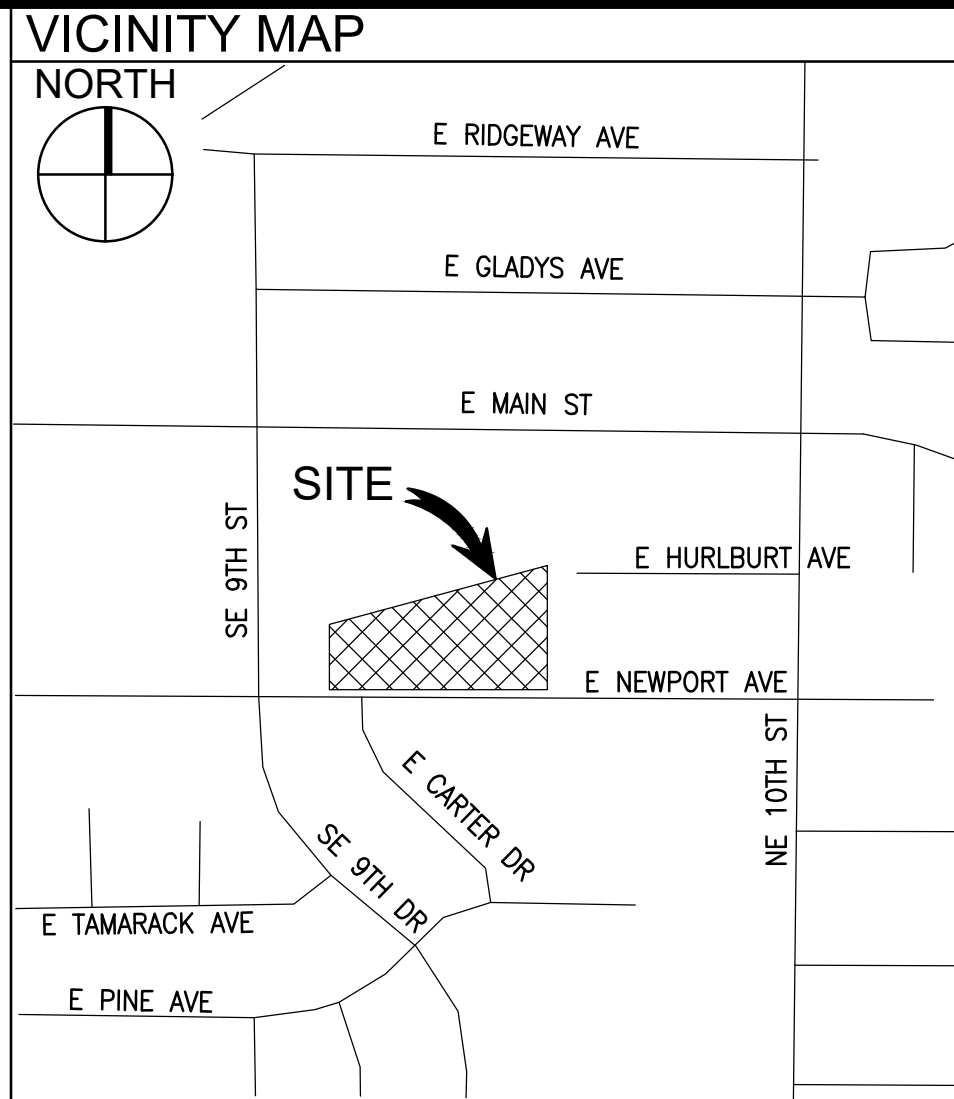
LAND USE SUMMARY	
GROSS ACREAGE:	2.70 AC
NET LOT ACREAGE:	2.58 AC
AREA OF PUBLIC ROW:	0.12 AC
TOTAL NUMBER OF LOTS:	12 LOTS
AVERAGE LOT SIZE:	9,361 SF
LARGEST LOT AREA:	14,070 SF
SMALLEST LOT AREA:	8,000 SF
DENSITY:	4.44 DU/AC
PRESENT ZONING:	R-1
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY



ANIDES & SOLER SUBDIVISION

PRELIMINARY PLAT

... 1/4 OF THE ... 1/4 OF SEC. ##, T.##., R.##, W.M., CITY OF HERMISTON,
UMATILLA COUNTY, OR



**KNUTZEN
ENGINEERING**

5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

DESIGN	CHKD	APPD
DATE		
REVISIONS		
No.		

04/16/25

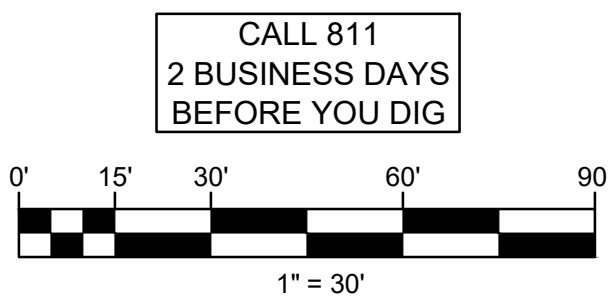
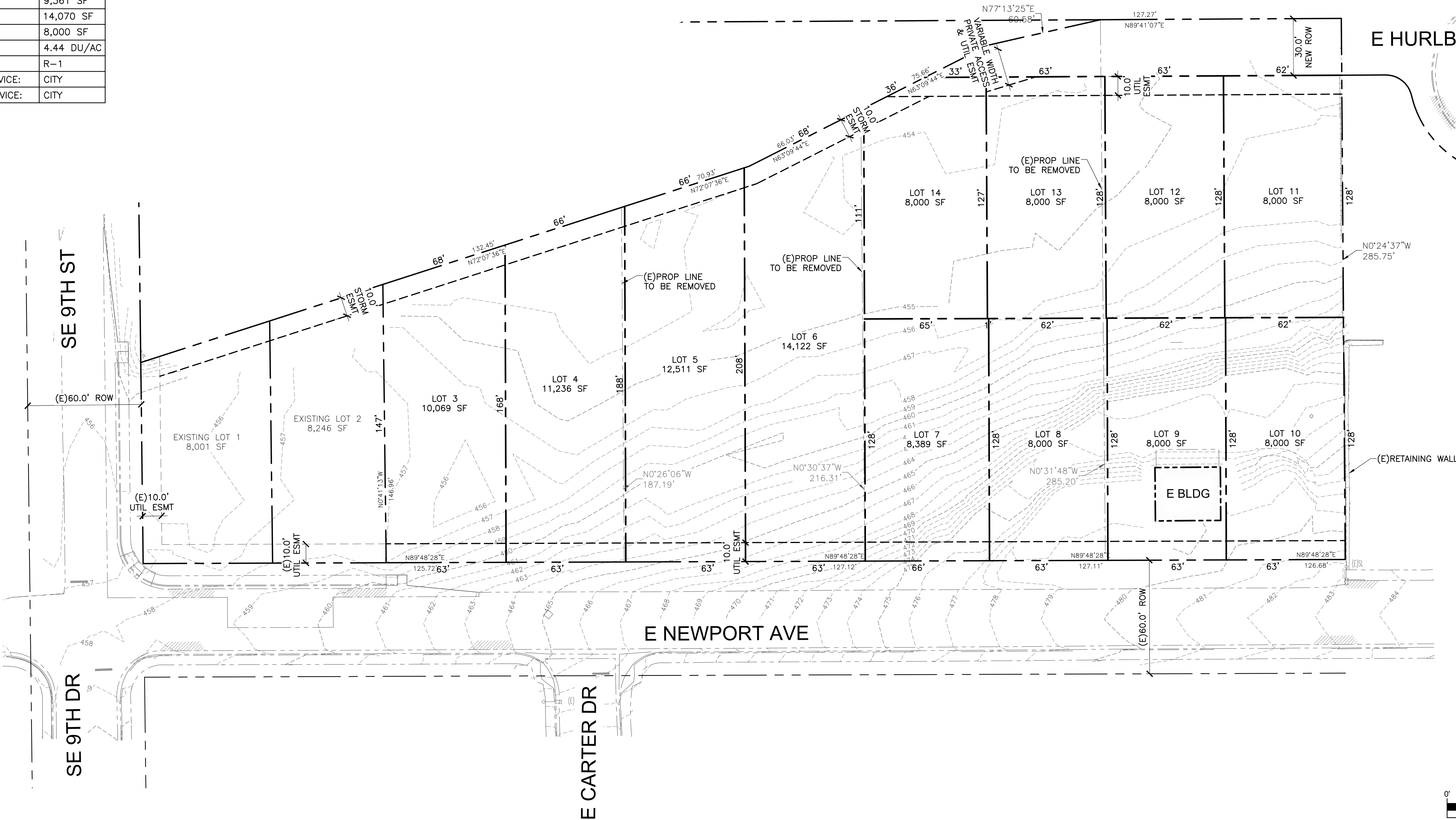
PRELIMINARY PLAT
PHOENIX BUILDERS INVESTMENT GROUP, LLC
ANIDES & SOLER SUBDIVISION
945 E NEWPORT AVE, HERMISTON, OR 97838

APPROVAL		
DESIGN	NJB	07/16/25
CHECKED	RAM	07/16/25
APPROVED	RAM	07/16/25

SCALE: AS NOTED	
CADFILE: 21353PP01	
JOB No. 21353	REV.

DWG. No.

PP01



A1 **PRELIMINARY PLAT**
SCALE: 1" = 30'-0"

\\2021121353-Anides Guerena Subdivision\\DWG\\21353PP01.dwg - Jul 16, 2025 - 04:10pm - rbo