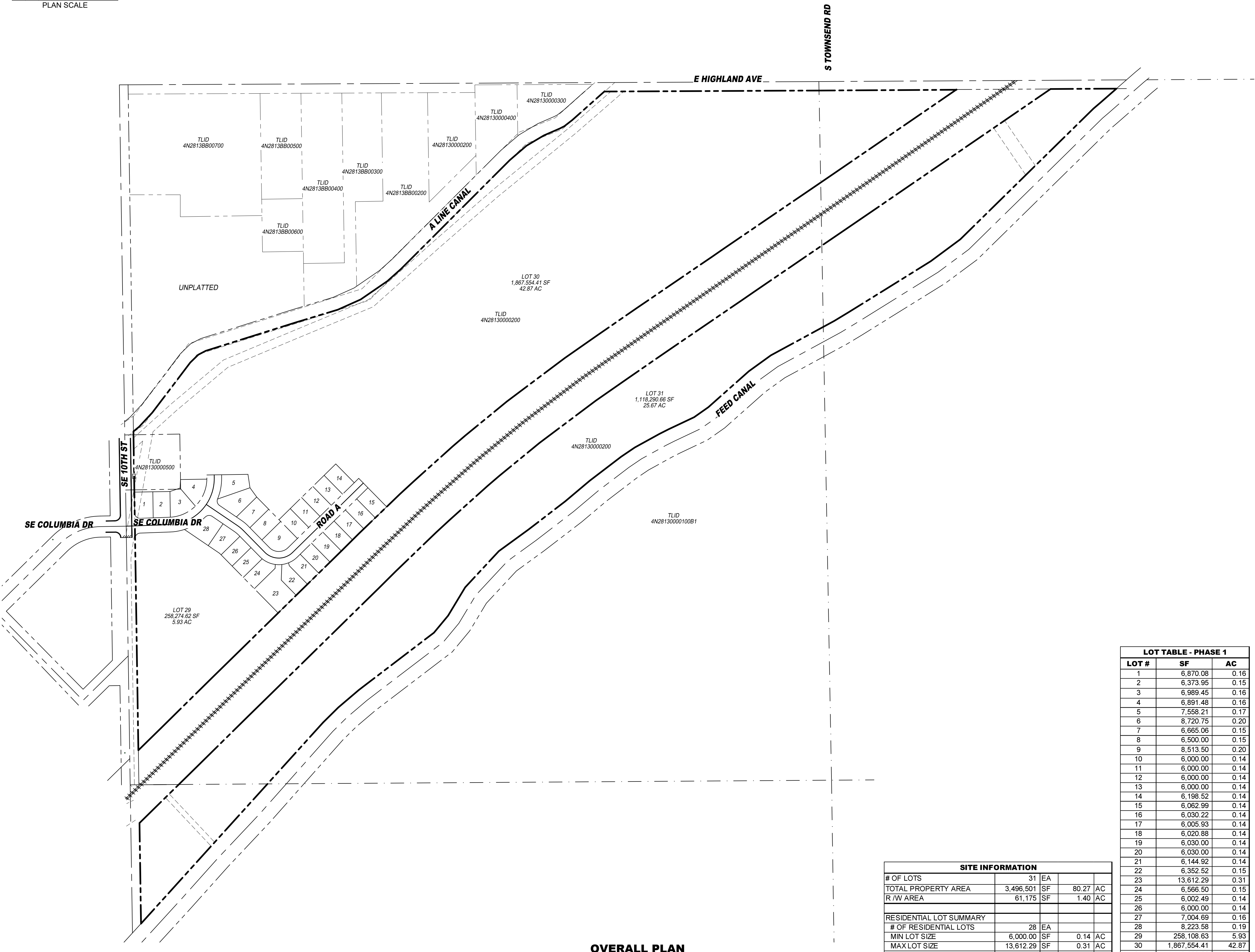
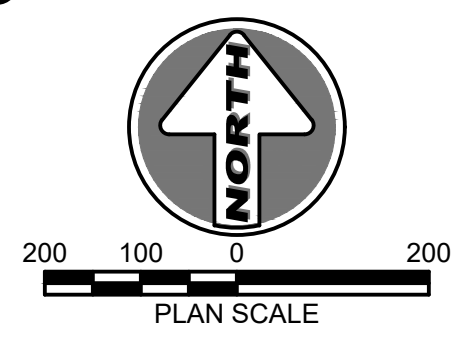


HENRY K'S - PHASE 1

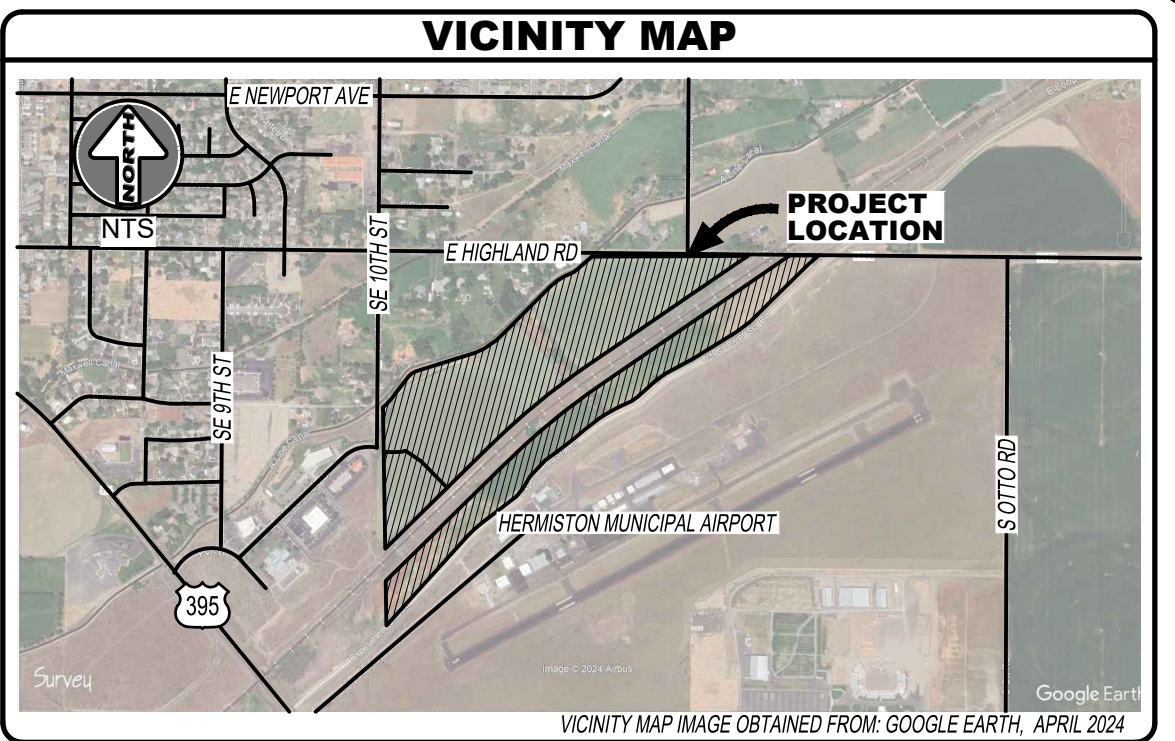
SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



OVERALL PLAN
SCALE: 1"=200'

SITE INFORMATION				
# OF LOTS	31	EA		
TOTAL PROPERTY AREA	3,496.501	SF	80.27	AC
R /W AREA	61,175	SF	1.40	AC
RESIDENTIAL LOT SUMMARY				
# OF RESIDENTIAL LOTS	28	EA		
MIN LOT SIZE	6,000.00	SF	0.14	AC
MAX LOT SIZE	13,612.29	SF	0.31	AC
AVERAGE LOT SIZE	6,828.58	SF	0.16	AC

LOT TABLE - PHASE 1		
LOT #	SF	AC
1	6,870.08	0.16
2	6,373.95	0.15
3	6,989.45	0.16
4	6,891.48	0.16
5	7,558.21	0.17
6	8,720.75	0.20
7	6,665.06	0.15
8	6,500.00	0.15
9	8,513.50	0.20
10	6,000.00	0.14
11	6,000.00	0.14
12	6,000.00	0.14
13	6,000.00	0.14
14	6,198.52	0.14
15	6,062.99	0.14
16	6,030.22	0.14
17	6,005.93	0.14
18	6,020.88	0.14
19	6,030.00	0.14
20	6,030.00	0.14
21	6,144.92	0.14
22	6,352.52	0.15
23	13,612.29	0.31
24	6,566.50	0.15
25	6,002.49	0.14
26	6,000.00	0.14
27	7,004.69	0.16
28	8,223.58	0.19
29	258,108.63	5.93
30	1,867,554.41	42.87
31	1,118,290.66	25.67



DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 ORNSPC
VERTICAL DATUM: RECORD ELEVATIONS BASED ON BENCH MARK RB0592 (N520), AT THE HERMISTON AIRPORT WITH A RECORD ELEVATION OF 642.86.

LEGAL DESCRIPTION

TLID 4N2813000200:
 ALL THAT PART OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. LYING BETWEEN THE U.S.R.S. FEED CANAL AND THE CANAL OF THE HERMISTON IRRIGATION DISTRICT, TOGETHER WITH HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WAY APPERTAINING, EXCEPTING AND RESERVING TO THE STANFIELD IRRIGATION DISTRICT, ITS SUCCESSORS AND ASSIGNS THE RIGHT OF WAY FOR ANY MAIN CANAL OR LATERALS WHICH ARE OR HEREAFTER MAY BE SURVEYED, LOCATED OR ESTABLISHED OVER SAID LAND, AND RESERVING THE PERPETUAL RIGHT OF EASEMENT OVER SAID LAND, OR ANY PART THEREOF FOR ALL CANALS, LATERALS, DITCHES AND DRAINS WHICH THE STANFIELD IRRIGATION DISTRICT MAY DEEM NECESSARY FOR THE PROPER MANAGEMENT AND DISTRIBUTION OF THE WATERS OF ITS SYSTEM, ALSO RESERVING THE FOR PUBLIC ROAD 20 FEET ALONG THE SECTION LINE BETWEEN SECTION 12 AND 13 AND 20 FEET ALONG THE SECTION LINE ON THE WEST SIDE OF SAID TRACT BETWEEN SECTION 13 & 14, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

FURTHERMORE, EXCEPTING A STRIP OF LAND 200 FEET WIDE BEING 100 FEET ON EACH SIDE OF THE CENTER LINE OF THE PROPOSED RAILROAD AS STAKED OVER AND ACROSS SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN IRREGULAR PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN BEING TWO HUNDRED (200) FEET WIDE AND PARALLEL TO THE CENTER LINE OF THE PROPOSED MAIN TRACK AS STAKED AND AS TO BE CONSTRUCTED, MEASURED ONE HUNDRED (100) FEET ON EITHER SIDE OF AND AT RIGHT ANGLES FROM THE CENTER LINE; SAID CENTER LINE BEING DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 13 WHICH POINT IS TWO THOUSAND SEVEN HUNDRED AND THREE AND ONE TENTH (2,703.1) FEET MORE OR LESS SOUTH OF THE NW CORNER OF SECTION 13; THENCE ALONG A STRAIGHT LINE NORTH EASTERLY ACROSS SECTION 13 A DISTANCE OF ONE THOUSAND FOUR HUNDRED FORTY AND TWO TENTHS (1,440.2) FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF FIVE THOUSAND SEVEN HUNDRED TWENTY-NINE AND SIXTY-FIVE HUNDREDTHS (5,729.68) FEET, A DISTANCE OF ONE THOUSAND AND FIFTEEN (1,015) FEET; THENCE ALONG A STRAIGHT LINE A DISTANCE OF ONE THOUSAND EIGHT HUNDRED EIGHTY-EIGHT AND THREE TENTHS (1,888.3) FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SECTION 13 WHICH POINT IS THREE THOUSAND FOUR HUNDRED ONE AND SIX TENTHS (3,401.6) FEET MORE OR LESS EAST OF THE NW CORNER OF SECTION 13; CONTAINING AN AREA OF 19.94 ACRES MORE OR LESS.

TLID 4N28130000500:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.; THENCE EAST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE NORTH 208.71 FEET TO THE POINT OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA, STATE OF OREGON.

DRAWING INDEX

C1P	COVER SHEET / OVERALL PLAN
C2P	PHASE 1 PLAN

CONTACTS

DEVELOPER:
HERMISTON HOME WORKS
 TYLER BRANDT (541) 720-4533
 PO BOX 833, HERMISTON, OR 97838

SURVEYOR:
SURVEY ONE, LLC
 ROBERT D ENGLISH (541) 276-2055
 PO BOX 382, PENDLETON, OR 97801

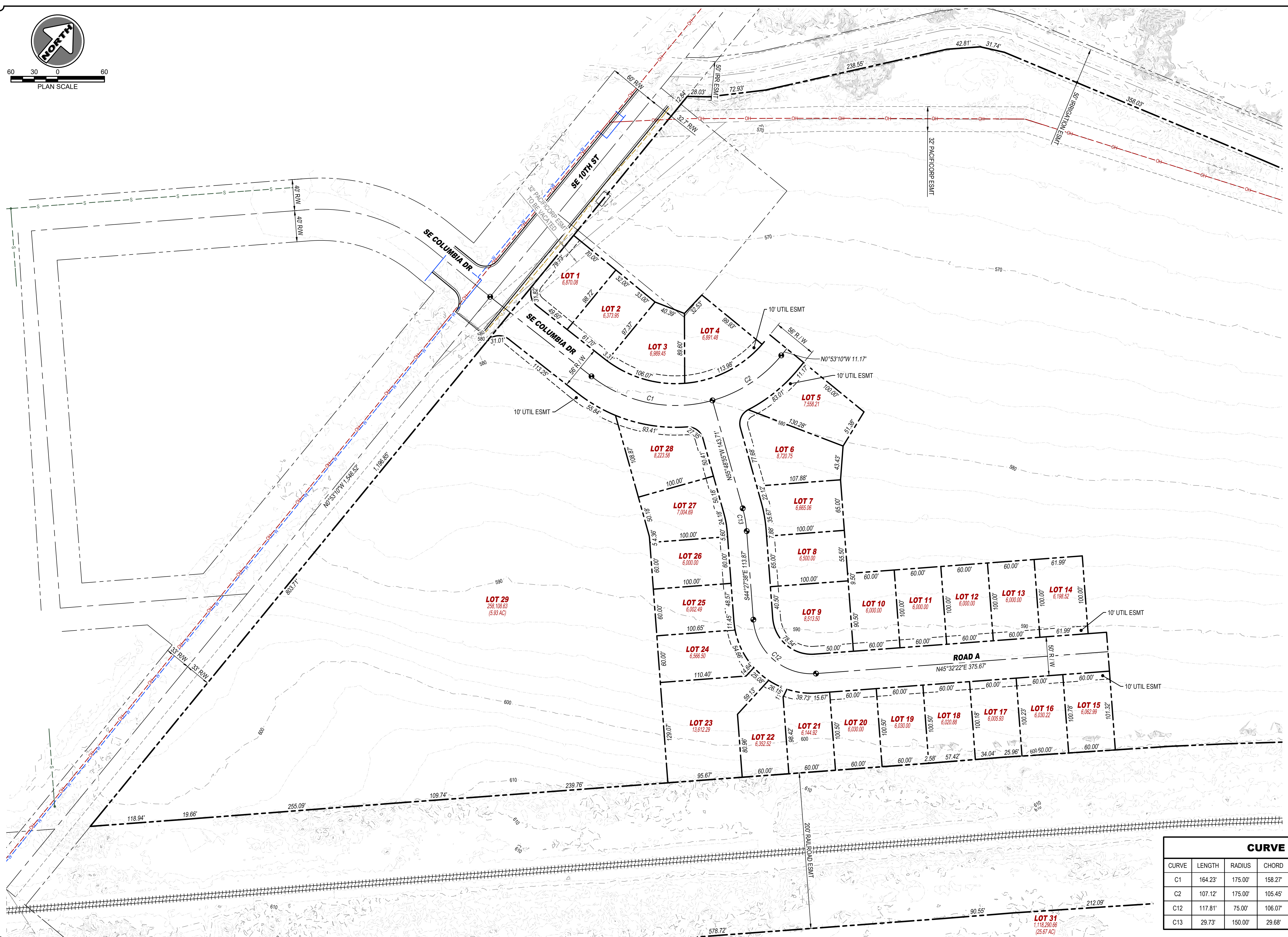
ENGINEER:
HARMS ENGINEERING, INC.
 CHRISTINE BATAYOLA (509) 547-2679
 1832 W SYLVESTER ST, PASCO WA 99301

Drawing Name: **SECTION 13 - PRELIMINARY PLAT COVER SHEET / OVERALL PLAN**
 Client/Project Information: **HERMISTON HOME WORKS, INC TYLER BRANDT 541-720-4533**
 Tax Lot ID: 4N28130000200, HERMISTON, OR
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Date: **04-26-2024**
 Project Number: **23-030.1**
 Sheet Number: **C1P**



60 30 0 60
PLAN SCALE



CURVE DATA						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	164.23'	175.00'	158.27'	N61°04'08"E	53°46'05"	88.72'
C2	107.12'	175.00'	105.45'	N16°38'58"E	35°04'15"	55.30'
C12	117.81'	75.00'	106.07'	S89°27'38"E	90°00'00"	75.00'
C13	29.73'	150.00'	29.68'	N50°08'17"W	11°21'17"	14.91'

1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
 Designed By: C. J. FROST, K. Phelan | Preliminary Plat 02
 File Path: P:\2023\23011_Harrison Home Works Inc\Docs
 Drawn By: M. GARDNER
 Date: Apr 26, 2024, 11:58:30 AM

HENRY K'S PHASE 1 - PRELIMINARY PLAT
PHASE 1 PLAN

TAX LOT ID: AN28130000200, HERMISTON, OR
HERMISTON HOME WORKS, INC
TYLER BRANDT 541-720-4533
 P.O. BOX 833, HERMISTON, OR 97838
CLIENT INFORMATION
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Rev	Description	By	Date

Date: **04-26-2024**
 Project Number: **23-030.1**
 Sheet Number: **C2P**