

"WOLF RUN SUBDIVISION PHASE 2"

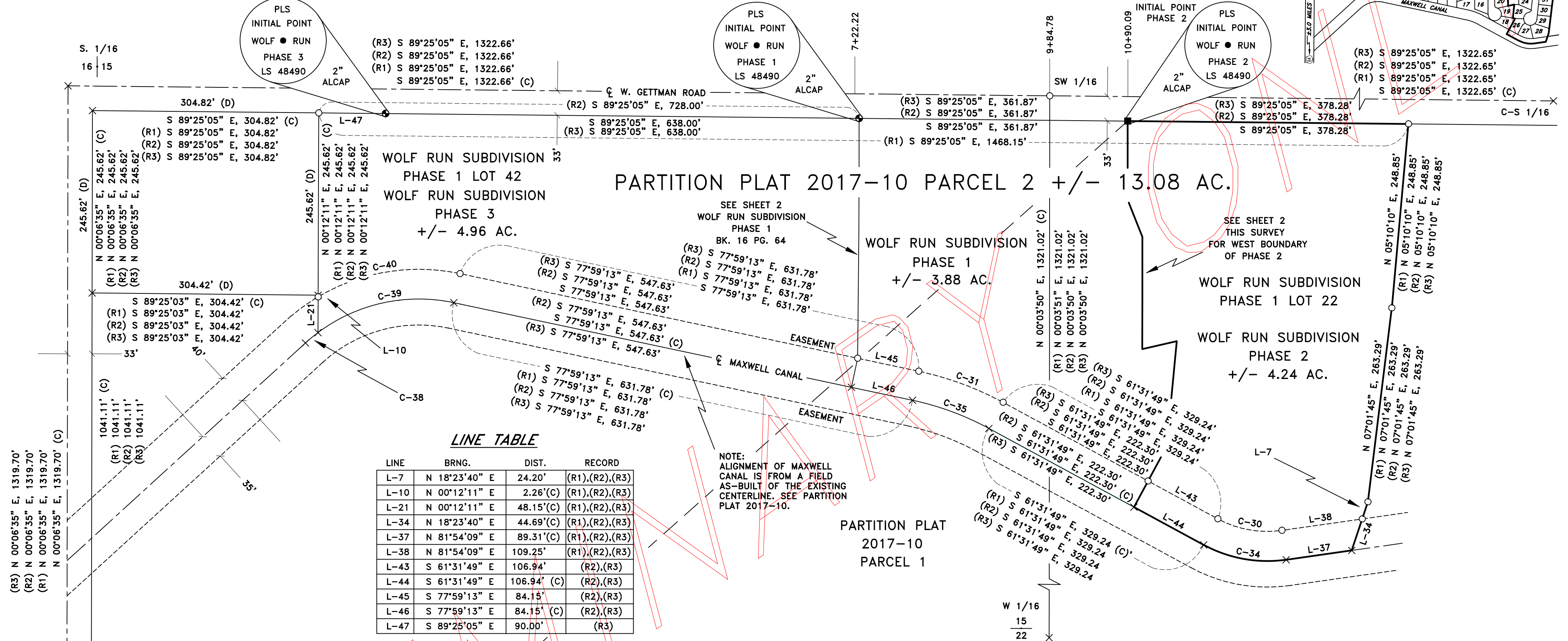
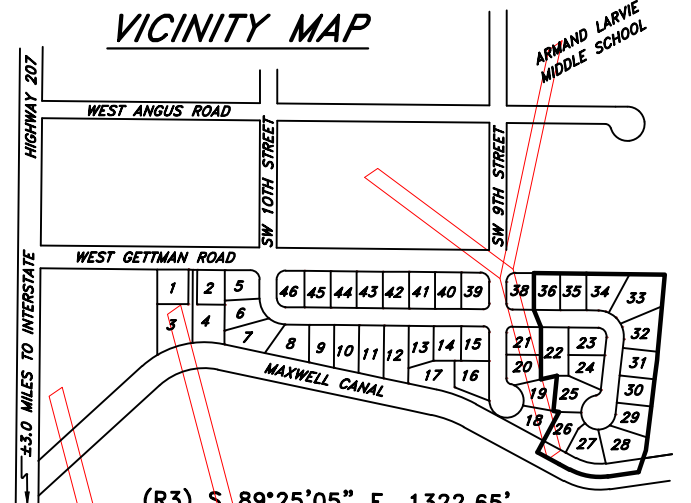
A SUBDIVISION OF WOLF RUN SUBDIVISION PHASE 1 LOT 22
LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28
E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

FRANK W. GEHRING CONSTRUCTION, INC.
79344 PRINDLE LOOP RD.
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

VICINITY MAP



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: 12/31/20

DATE _____

RECORDING LABEL

RECORDING LABEL

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: 1 OF 3
DRAWN: KPP
APPROVED: KPP

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LOCATED IN THE SW 1/4, SEC. 15, TWP. 4 N., RNG. 28
E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

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I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR
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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
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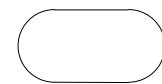
DATE



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.

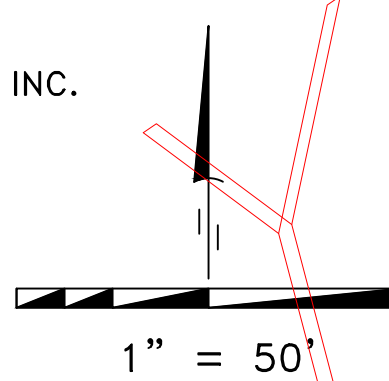
NOTES

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

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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)

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OF HERMISTON, UMATILLA COUNTY, OREGON.

JOB #: 1708002

DATE: 20 JAN 20

FB/PG: 036/73

SHEET: 2 OF 3

DRAWN: KPP

APPROVED: KPP

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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.

UMATILLA COUNTY SURVEYOR

DATED THIS DAY OF ,

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

COMMISSIONER

COMMISSIONER

DATED THIS DAY OF ,

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.

TAX COLLECTOR

DATED THIS DAY OF ,

ASSESSOR

DATED THIS DAY OF ,

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 DAY OF ,

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 DAY OF ,

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 DAY OF ,

RECORDING LABEL

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, PRESIDENT FRANK W. GEHRING CONSTRUCTION, INC.

NOTARY PUBLIC FOR OREGON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY OF ,

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

NOTARY PUBLIC FOR OREGON

PRINTED NAME

COMMISSION NO.

MY COMMISSION EXPIRES

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
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PHASE 1 LOT 22 AND RECORDED AS BOOK 16 PAGE
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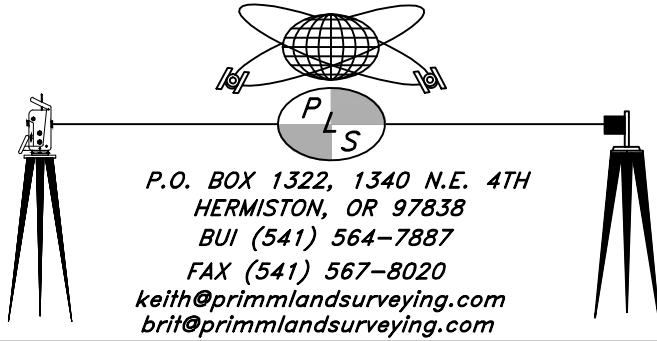
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