

CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 090617

1. APPLICANT: CKI LAND SURVEYING PHONE: 503 738 4320
MAILING ADDRESS: PO BOX 2699 GEARHART, OR 97138
EMAIL ADDRESS: DEAN@CKIINC.NET CELL PHONE: _____
2. PROPERTY OWNER: BEN JOHNSON SUNRISE HOMES PHONE: _____
MAILING ADDRESS: 89125 STELLAR LANE WARRENTON, OR 97146
EMAIL ADDRESS: FISHERBFS@GMAIL.COM CELL PHONE: 503 741-0011
3. SURVEYOR/ ENGINEER: SAME AS APPLICANT PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: END OF GRONMARK LANE
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: 710.34CA TAX LOTS 1801 + 1900
(B) ADDITION, BLOCK, AND LOT: _____

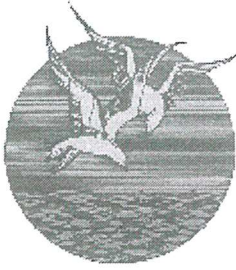
PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) [Signature] DATE: 9/6/17
PRINT DEAN KERANEN, CKI
8. SIGNATURE (OWNER) SEE PARTITION APPLICATION DATE: 9/6/17
PRINT BEN JOHNSON, SUNRISE HOMES

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF

DOES APPLICANT OWN ANY MONEY TO THE CITY? _____ IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)



CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

- APPLICATION FOR:
- 1. SUBDIVISION
 - 2. LAND PARTITION
 - 3. EXPEDITED REVIEW - PER ORS 197.360

APPLICANT BEN JOHNSON
89125 STELLAR LANE
WARRENTON, OR 97146
 CURRENT ZONE R1

APPLICATION FEE PD \$520 - 02
 \$500.00 plus \$10.00 per lot
090617

DETAILS AND REASONS FOR REQUEST:

PROPOSED 2 LOT PARTITION ON 7.10.34 CA
TAX LOTS 1801 + 1900
PROPOSED LOT SIZE ARE 11,888 SF + 11,906 SF
ACCESS AND UTILITIES WILL BE PROVIDED THROUGH
2 EXISTING EASEMENTS AND 1 PROPOSED EASEMENT

SUBMIT ALL DOCUMENTS AS REQUIRED BY THE SUBMISSION CHECK OFF SHEET.

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING

AUGUST 2015

LAND PARTITION



Recording Instrument # 201510101
 Recorded By: Clatsop County Clerk
 # of Pages: 2 Fee: 52.00
 Transaction date: 12/17/2015 15:49:36
 Deputy: sholcom

GRANTOR:
Trudy Gronmark

GRANTEE After recording return to and tax statements to:
James Gronmark
1377 SE 11th Place
Warrenton, OR 97146

Account No. Portion of
 1005-71034CA-02102
Tax ID No. Pnt #18332
Situs Address: V/L Gronmark Lane
 Gearhart, Oregon 97138

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

Trudy A. Gronmark

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto:

James H. Gronmark

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that that certain real property which the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

See Exhibit "A" Attached

To Have and Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

To true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-, *Lot line Adjustment.* ~~However, if the actual consideration consists of or includes other property or value given or promised which-~~

In construing this deed and where the context so requires, the singular included plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument on December 9, 2015 if a corporate grantor, it has caused its name signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

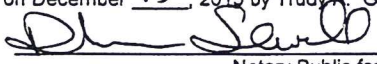
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR (S):

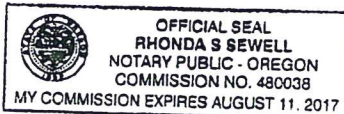
_____ 
 Trudy A. Gronmark

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on December 15, 2015 by Trudy A. Gronmark


 Notary Public for Oregon

My Commission Expires: 8-11-2017



Attention: Clatsop County Assessor
 AcCo (20841) 14800

June 10, 2014

EXHIBIT "A"

**DESCRIPTION OF A TRACT OF LAND TO BE CONVEYED
FROM TRUDY GRONMARK TO JAMES GRONMARK**

A tract of land in the County of Clatsop, State of Oregon,
described as follows:

Beginning at the northwest corner of Parcel 3, Partition Plat No. 1998-047, County of Clatsop, State of Oregon; thence N89°40'49"E along the north boundary of said Parcel 3 a distance of 146.76 feet to the southwest corner of that tract of land conveyed to Jim Gronmark by deed recorded as Instrument #200604096, Records of Clatsop County, Oregon; thence south 168.02 feet to a 5/8" rebar on the south boundary of said Parcel 3; thence S89°40'33"W 146.76 feet to the southwest corner of said Parcel 3; thence north 168.03 feet to the point of beginning. **RESERVING UNTO GRANTOR** and her heirs and assigns a 30 foot wide non-exclusive easement for the purposes of ingress, egress, and construction and maintenance of utilities over across and through the north 30 feet of the west 146.76 feet of Parcel 3, Partition Plat No. 1998-047, Clatsop County, Oregon.



Renews 1/1/2016

After recording return to
and tax statements to:
Sunrise Homes, Inc.
89125 Stellar Lane
Warrenton, OR 97146



Recording Instrument #: 201705928
Recorded By: Clatsop County Clerk
of Pages: 2 Fee: 52.00
Transaction date: 7/21/2017 16:22:13
Deputy: nstethem

Situs: Vacant Land On Gronmark Lane, Gearhart, OR 97146
Tax Account: 1005 71034CA 01801 #55483, 1005 71034CA 01900 #18328

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, **Trudy A. Gronmark**, Grantor(s) in consideration of **\$90,000.00** to be paid by the Grantee(s) herein, do(es) hereby grant, sell, convey and warrant unto **Sunrise Homes, Inc., an Oregon corporation**, Grantee(s), the following described real property, situated in the County of Clatsop and State of Oregon, to wit:

That tract of land conveyed to Jim Gronmark by Deed recorded as Instrument No. 200604096, Records of Clatsop County, Oregon, **described as follows:**

Beginning at the Northeast corner of Parcel 3, Partition Plat No. 1998-047, said point of beginning being at the intersection of the centerline of the now abandoned Spokane, Portland and Seattle Railway right of way with the Easterly projection of the North boundary of that tract of land conveyed to Albert J. Meisner et ux by Deed recorded in Book 254 page 588, Deed Records of Clatsop County, Oregon; thence

North 00° 10' 04" East along said center line, 133.18 feet to the Southeast corner of Parcel 3, Partition Plat 1995-006, said Southeast corner being at the intersection of said center line with the Easterly projection of the South boundary of that tract of land conveyed to W.D. Miller et ux by Deed recorded in Book 261 page 251, Deed Records; thence

South 89° 47' 30" West along the South boundary of said Parcel 3 and the South boundary of said Miller tract 178.62 feet; thence

South 133.57 feet to the North boundary of said Meisner tract and the North boundary of Parcel 3, Partition Plat 1998-047; thence

North 89° 40' 49" East 178.24 feet to the point of beginning.

TOGETHER WITH A 30.00 foot wide private easement for ingress, egress and construction and maintenance of non-exclusive utilities over, across and through, on the surface, and within the subsurface of that property described as Parcel 1, Instrument No. 201510100, Deed Records, Clatsop County, Oregon, situated in the Southwest 1/4 of Section 34, Township 7 North, Range 10 West, Willamette Meridian, City of Gearhart, Clatsop County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap stamped "K Foeste LS 849" marking the Northeast corner of that tract of land described in Instrument No. 201510101; thence South 00°00'00" West, along the east line of said tract a distance of 30.00 feet; thence North 89°40'49" East, parallel to and 30 feet distant from the North line of Parcel 1 of Instrument No. 201510100 a distance of 75.00 feet; thence North 00°00'00" East 30.00 feet to a point on the North line of said Parcel 1; thence South 89°40'49" West along said North line a distance of 75.00 feet to the **Point of Beginning**.

Pacific Title Company 22013

ALSO TOGETHER WITH AND SUBJECT TO a Non-Exclusive Easement for ingress, egress and utilities as set out in document recorded in Book 931 page 185, and recorded March 23, 2016 as Instrument No. 201602169, and as shown on Partition Plat 1998-047, records of Clatsop County, Oregon.

NOTE: This legal description was created prior to January 2008

To Have and to Hold the granted premises unto the said Grantee(s), his/her Heirs and Assigns forever. And the Grantor(s) do(es) covenant that he/she lawfully seized in fee simple of the above granted premises free from all encumbrances, Subject to:

2017-18 taxes, a lien not yet payable;

Water rights, claims to water or title to water, whether or not such rights are a matter of public record;

The rights of the public in roads and highways;

Right of Way for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Pacific Power and Light Company, recorded May 29, 1931 in Book 130 page 180, Clatsop County Deed Records;

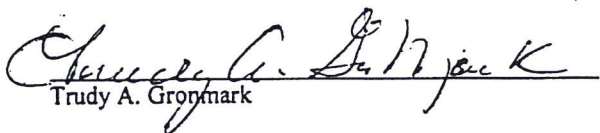
Utility easements, if any, lying within the abandoned right of way of Spokane, Portland and Seattle Railway;

Appurtenant Non-Exclusive Easement for utilities and egress and ingress, including the terms and provisions thereof, as set out in document, recorded April 11, 1997 in Book 931 page 185, and as shown on the 1998-047 Partition Plat, and also as reserved in document recorded March 24, 2016 as Instrument No. 201602169. For ingress-egress, construction and maintenance of utilities, Clatsop County Deed Records;

and that he/she will and his/her heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

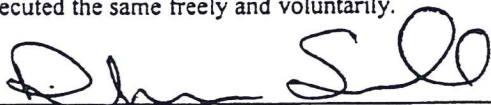
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO BAND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

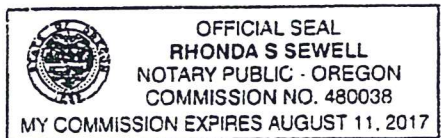
Witness his/her hand(s) and seal(s) this 7-20-17 day of July, 2017.


Trudy A. Gronmark

STATE OF OREGON }
COUNTY OF Clatsop } SS:

BE IT REMEMBERED, That on this 20 day of July, 2017 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Trudy A. Gronmark known to me to be the identical individual(s) described in and who executed acknowledged to me that he/she executed the same freely and voluntarily.


Notary Public for Oregon
My commission expires 8-11-2017



GRANTORS:
Trudy Gronmark and James Gronmark
1266 G St
Gearhart, Oregon 97138

GRANTEE:
James Gronmark
4911 Gronmark Ln.
Gearhart, Oregon 97138

FUTURE TAX STATEMENTS, MAIL TO:
James Gronmark
1377 S.E. 11th Place
Warrenton, Oregon 97146

AFTER RECORDING RETURN TO:
Ashley Flukinger
Moberg & Rust, Attorneys at Law, P.C.
842 Broadway
Seaside, Oregon 97138



Recording Instrument #: 201602169
Recorded By: Clatsop County Clerk
of Pages: 2 Fee: 52.00
Transaction date: 3/24/2016 14:04:23
Deputy: drush

BARGAIN AND SALE DEED

TRUDY GRONMARK and JAMES GRONMARK, hereinafter called Grantors, convey to JAMES GRONMARK, hereinafter called Grantee, the following real property situated in Clatsop County, State of Oregon, described as:

A tract of land in Clatsop County, State of Oregon, described as follows:

Beginning at the northwest corner of Parcel 3, Partition Plat No. 1998-047, County of Clatsop, State of Oregon; thence N89°40' 49" E along the north boundary of said Parcel 3 a distance of 146.76 feet to the southwest corner of that tract of land conveyed to James Gronmark by deed recorded as Instrument #200604096, Records of Clatsop County, Oregon; thence south 168.02 feet to a 5/8" rebar on the south boundary of said Parcel 3; thence S89°40' 33" W 146.76 feet to the southwest corner of said Parcel 3; thence north 168.03 feet to the point of beginning. RESERVING UNTO GRANTOR and her heirs and assigns a 30 foot wide non-exclusive easement for the purposes of ingress, egress, and construction and maintenance of utilities over across and through the north 30 feet of the west 146.76 feet of Parcel 3, Partition Plat No. 1998-047, Clatsop County, Oregon.

Situs Address: Vacant lot, Gearhart, Oregon
Account ID: 9681 and 9656
Map: 61010CA00901 and 61010BD02500

The true consideration for this conveyance is -0-. This transfer is made for the purposes of Dissolution of Marriage.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

DATED this 21 day of January, 2016.

Trudy Gronmark
Trudy Gronmark
James Gronmark
James Gronmark

STATE OF OREGON)
) ss.
County of Clatsop)



Personally appeared the above-named TRUDY GRONMARK AND JAMES GRONMARK and acknowledged the foregoing instrument to be their voluntary act. Before me:

Christina Marie Walsborn
Notary Public for Oregon

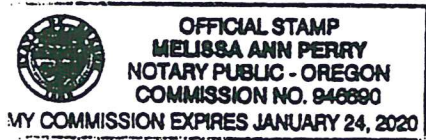
STATE OF OREGON)
) ss.
County of Clatsop)

On this 24 day of March, 2016 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TRUDY GRONMARK and acknowledged to me that she executed the foregoing document freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Melissa Perry
Notary Public

My commission expires: 1/24/2020



B0931P191

EXHIBIT "A"

A tract of land in the County of Clatsop, State of Oregon, described as follows:

Beginning at a point on the North boundary of that tract of land conveyed to A.J. Meisner by deed recorded in Book 254, Page 588, Deed Records, Clatsop County, Oregon; said point of beginning being located North 89° 40' 49" East 285.00 feet from the Northwest corner of said tract of land; thence continuing North 89° 40' 49" East along said North boundary 200.00 feet; thence South 168.03 feet to the South boundary of said tract of land; thence South 89° 40' 33" West along said South boundary 200.00 feet; thence North 168.05 feet to the point of beginning.

SUBJECT TO a non-exclusive 40 foot wide easement for the purposes of ingress, egress, and construction and maintenance of utilities over, across, and through the North Forty feet, of even width, of the above described 0.77 acre tract of land.

TOGETHER WITH a non-exclusive Forty foot wide easement for the purposes of ingress, egress, and construction and maintenance of utilities over, across, and through the following described tract of land: Beginning at the Northwest corner of that tract of land conveyed to A.J. Meisner by deed recorded in Book 254, Page 588, Deed Records, Clatsop County, Oregon; thence North 89° 40' 49" East along the North boundary of said tract of land 285.00 feet; thence South 40.00 feet; thence South 89° 40' 49" West 282.26 feet to the East boundary of Highway 101; thence North 03° 55' 26" West along said East boundary 40.08 feet to the point of beginning.

J/S *Clatsop*

NARRATIVE:

PURPOSE OF SURVEY IS TO PARTITION THAT TRACT OF LAND CONVEYED TO ALBERT J. MEISNER AND WIFE BY DEED RECORDED IN BOOK 254, PAGE 588, DEED RECORDS, CLATSOP COUNTY, OREGON.

HELD THE SOUTH BOUNDARY OF THE SUBJECT MEISNER TRACT AS ADJOINING THE MONUMENTED POSITION OF THE NORTH BOUNDARY OF PARTITION PLAT 1996-044. HELD THE NORTH BOUNDARY OF SAID TRACT AS A LINE LOCATED PARALLEL WITH AND THE RECORD DEED DISTANCE OF 168.4 FEET NORTH OF 1 AS MEASURED ALONG THE EAST BOUNDARY OF HIGHWAY 101 A STRAIGHT LINE BETWEEN FOUND MONUMENTS 3 AND 4. THE DEED MONUMENTS CALLED FOR AT THE N.E. AND N.W. CORNERS OF THE MEISNER TRACT WERE SEARCHED FOR, BUT NOT FOUND. HELD THE CENTER LINE OF THE ABANDONED S.P.&S. RAILROAD RIGHT OF WAY AS A STRAIGHT LINE BETWEEN FOUND MONUMENTS 5 AND 2. HELD THE EAST BOUNDARY OF HIGHWAY 101 AS A STRAIGHT LINE BETWEEN FOUND MONUMENTS 3 AND 1. PARTITIONED THE SUBJECT TRACT AS SHOWN ON THE ANNEXED PLAT.

SURVEYOR'S CERTIFICATE:

I, KARL F. FOESTE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED PARTITION PLAT AND THAT I HAVE FOUND A PROPER MONUMENT AS PROVIDED IN ORS 92.060 INDICATING THE INITIAL POINT OF SAID PLAT. SAID MONUMENT BEING LOCATED AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 1996-044, CLATSOP COUNTY, OREGON. I FURTHER CERTIFY THAT THE FOLLOWING DESCRIPTION IS AN ACCURATE DESCRIPTION OF THE LANDS COMPRISING SAID ANNEXED PARTITION PLAT: THAT TRACT OF LAND CONVEYED TO ALBERT J. MEISNER BY DEED RECORDED IN BOOK 254, PAGE 588, DEED RECORDS, CLATSOP COUNTY, OREGON. TOGETHER WITH THAT PORTION OF THE WEST-HALF OF THE NOW ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY ADJOINING THE EAST BOUNDARY OF SAID MEISNER TRACT AND LOCATED BETWEEN THE EASTERLY EXTENSION OF THE NORTH AND SOUTH BOUNDARIES OF SAID MEISNER TRACT.



RENEWS: 1/1/2000

PARTITION PLAT NO. 1998-047

S.W. 1/4 AND S.E. 1/4 OF SECTION 34, T7N, R10W, W.M.
COUNTY OF CLATSOP, STATE OF OREGON.

SURVEY FOR: JAMES AND TRUDY GRONMARK

SURVEY BY: KARL F. FOESTE, 361 S.W. MAIN CT.,
WARRENTON, OR. 97146

DATE: 3/24/97 SCALE: 1"=100'

LEGEND:

- ① FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC." SET ON PLAT OF SUNRISE RIDGE.
- SET FLUSH WITH GROUND A 5/8" X 42" REBAR WITH YELLOW PLASTIC CAP STAMPED "K. FOESTE LS 849".
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC." SET ON P.P. 1996-044.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "K. FOESTE LS 849" SET ON C.S. 9985.
- FOUND MONUMENT AS DESCRIBED.
- ③ ○ FOUND 1" IRON PIPE DEED MONUMENT, BK. 254, PG. 588; ORIGIN UNKNOWN. TOP FLUSH AND BENT, BUT UPRIGHT POSITION BEARS 1.30 FT. WEST OF FOUND H.L.B. MON.
- ④ ○ FOUND 3/4" IRON PIPE, TOP FLUSH, ORIGIN UNKNOWN. HELD AS DEED MONUMENT IN BOOK 254, PAGE 588.

APPROVALS:

APPROVED THIS 11TH DAY OF NOVEMBER, 1998.

[Signature]
CITY OF GEARHART PLANNING COMMISSION CHAIRMAN

APPROVED THIS 11TH DAY OF DECEMBER, 1998.

[Signature]
CLATSOP COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF DECEMBER 1, 1998.

[Signature]
CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, JAMES H. GRONMARK AND TRUDY A. GRONMARK ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ANNEXED, AND THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE ANNEXED PLAT AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, O.R.S., AND THAT WE DO HEREBY DEDICATE A THIRTYFOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH PARCELS 1 AND 2 AS SHOWN HEREON.

[Signatures]
JAMES H. GRONMARK TRUDY A. GRONMARK

ACKNOWLEDGEMENT:

STATE OF OREGON 1
COUNTY OF CLATSOP 1

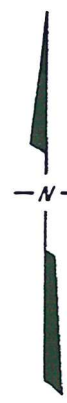
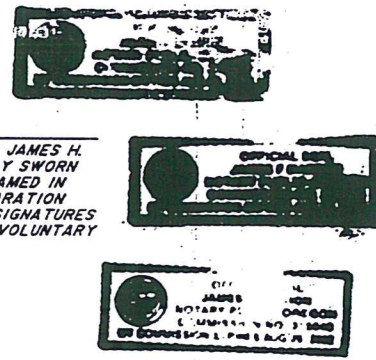
KNOW ALL MEN BY THESE PRESENTS, ON THIS 30TH DAY OF DECEMBER, 1998, PERSONALLY APPEARED JAMES H. GRONMARK AND TRUDY A. GRONMARK, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING DECLARATION AND THAT SAID DECLARATION WAS EXECUTED ON THEIR BEHALF AND THAT THEIR SIGNATURES AFFIXED TO SAID DECLARATION IS THEIR FREE AND VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: Aug 29 2007

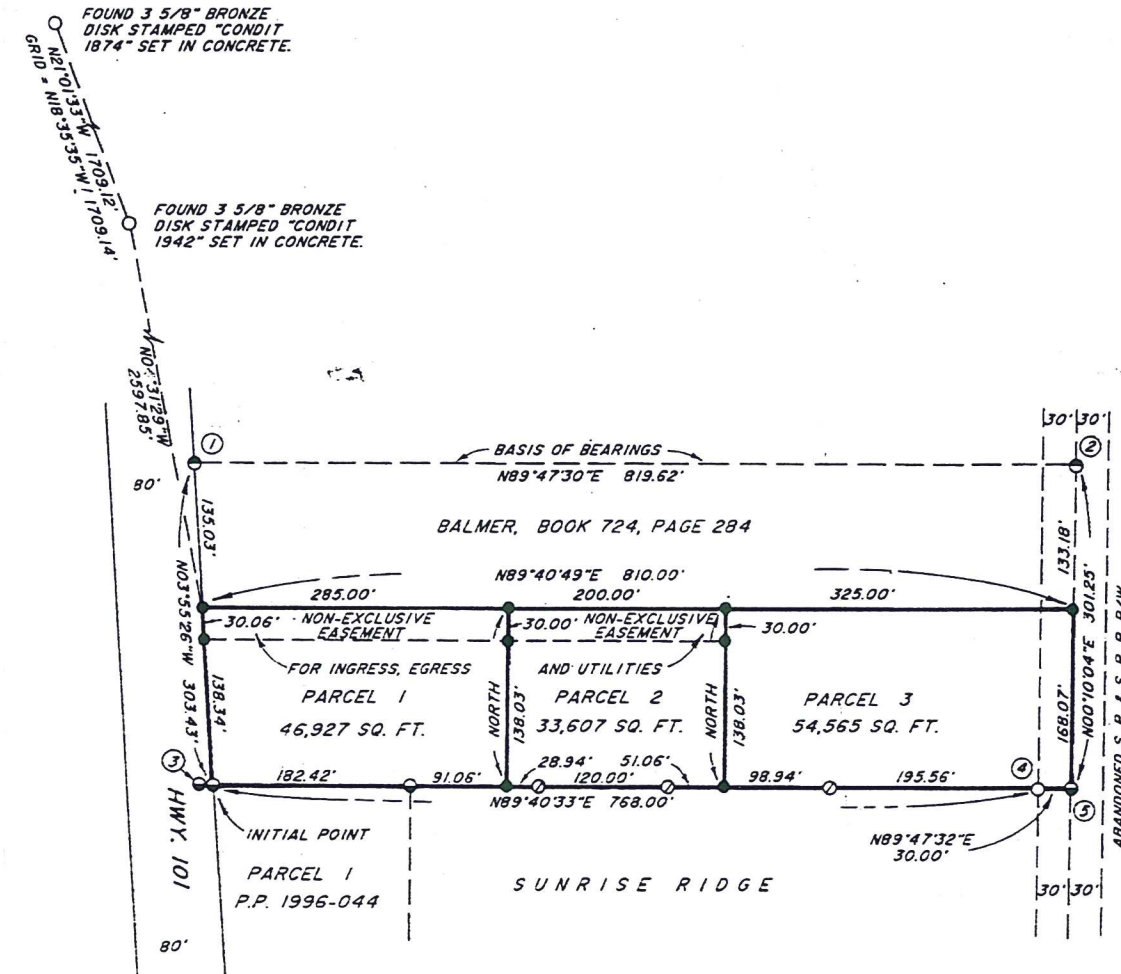
CERTIFICATE OF COUNTY CLERK
STATE OF OREGON 1
COUNTY OF CLATSOP 1

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON DECEMBER 18, 1998, AT 2:38 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. 1998-047, RECORD OF PARTITION PLATS, COUNTY OF CLATSOP, STATE OF OREGON

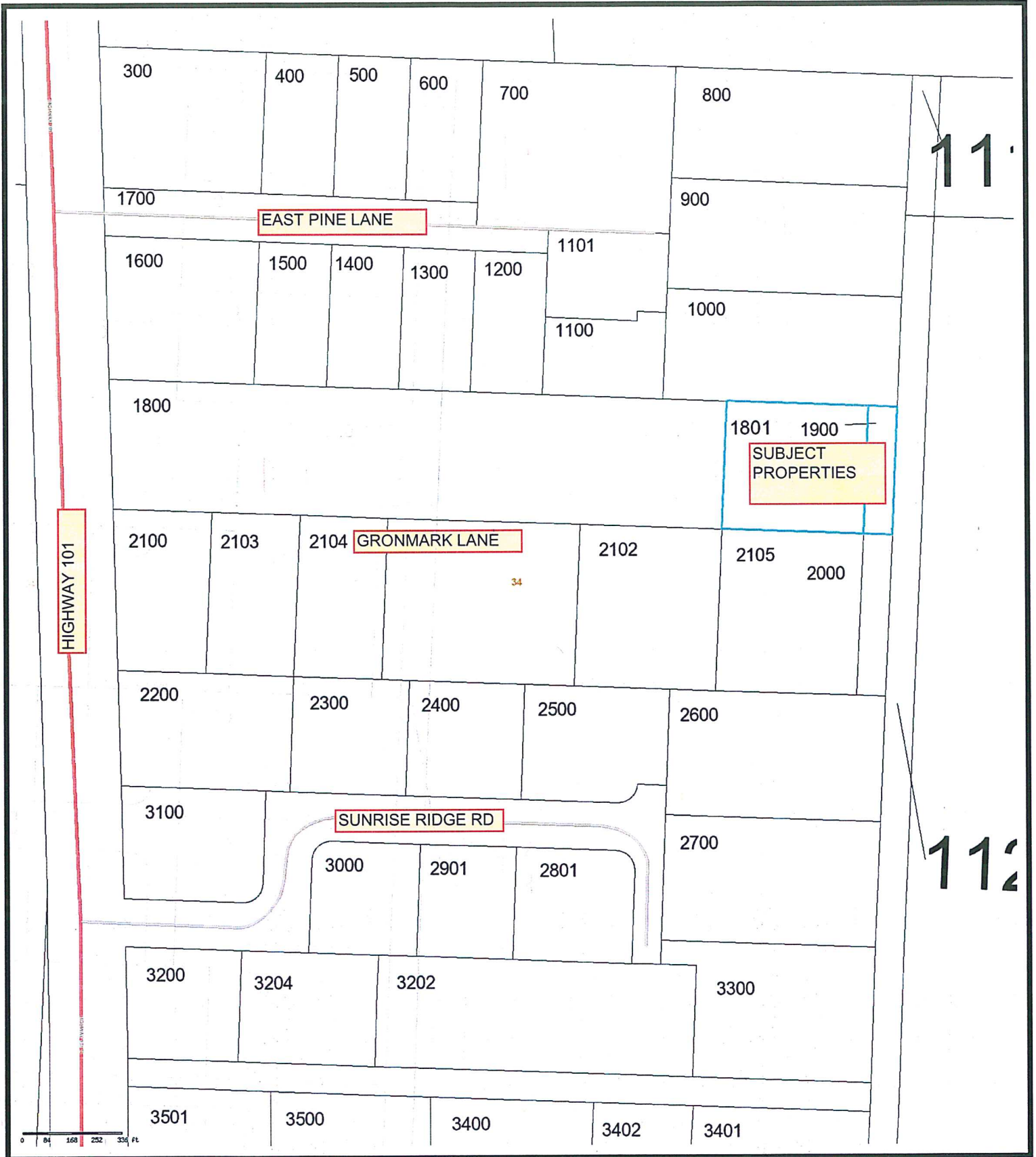
BY: *[Signature]*
CLATSOP COUNTY CLERK



SCALE: 1"=100'



VICINITY MAP



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots



