

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THOSE TRACTS OF LAND DESCRIBED IN BOOK 292, PAGE 31, DEED RECORDS OF CLATSOP COUNTY, OREGON, AND CLATSOP COUNTY CIRCUIT COURT CASE NO. 04-2085 INTO THREE PARCELS.

HELD FOUND MONUMENTS (204) AND (51) FOR THE SOUTH LINE OF THE SUBJECT PROPERTY. HELD THE BEARING OF THE RAILROAD RIGHT OF WAY AT RECORD ANGULAR RELATIONSHIP TO THE SOUTH LINE, AS PER PARTITION PLAT 1998-033. HELD THE NORTH LINE OF PARCEL 2 PARALLEL WITH THE SOUTH LINE OF THE SUBJECT PROPERTY, PER DEED. HELD THE NORTH LINE OF PARCEL 1 AS A LINE FROM THE NORTHEAST CORNER OF PARCEL 2 TO A POINT AT THE WEST END OF A FENCE THAT DEFINES THE SOUTH LINE OF THE NORTHERN ADJOINERS PER C.S.# AA-4078, C.S.# AA-7464 AND DEED PER BOOK 721, PAGE 718 AND BOOK 967, PAGE 728; THENCE ALONG SAID FENCE TO A FOUND 1/2" IRON PIPE SET ON C.S.# AA-7464; THENCE ALONG A SECTION OF BARBED WIRE FENCE AND A ROW OF FENCE POSTS TO A FOUND 5/8" REBAR SET ON C.S.# 4078; THENCE PROJECTING THE LAST COURSE 0.24 FEET TO THE WEST LINE OF McCORMICK GARDENS ROAD. HELD THE WEST LINE OF McCORMICK GARDENS ROAD (EAST LINE OF GEARHART D.L.C.) AS THE NORTHERLY EXTENSION OF THE LINE BETWEEN FOUND MONUMENT (206) AND (204). A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE CITY OF GEARHART. HELD FOUND MONUMENTS (210) AND (203) FOR THE LINE DEFINING THE NORTHERN CITY LIMIT OF GEARHART AND THE NORTH LINE OF PARCEL 3.

SURVEYOR'S CERTIFICATE

I, JACK L. WHITE II, PLS 91987, CERTIFY THAT: IN ACCORDANCE WITH O.R.S. 92.050, I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2, AND 3 OF THE ATTACHED PARTITION MAP. I FURTHER CERTIFY THAT THE DESCRIPTION OF THE PROPERTY BEING PARTITIONED IS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARTITION PLAT NO. 1998-033;

THENCE SOUTH 89°07'51" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PARTITION PLAT, A DISTANCE OF 1111.99 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SPOKANE, PORTLAND, AND SEATTLE RAILWAY COMPANY;

THENCE NORTH 00°01'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 392.15 FEET;

THENCE NORTH 89°07'51" EAST, PARALLEL WITH THE NORTH LINE OF SAID PARTITION PLAT, A DISTANCE OF 519.55 FEET;

THENCE SOUTH 89°44'30" EAST 227.15 FEET;

THENCE NORTH 88°18'30" EAST 104.00 FEET TO A 1/2" IRON PIPE;

THENCE NORTH 87°53'38" EAST 258.75 FEET TO AN IRON PIPE;

THENCE CONTINUING NORTH 87°53'38" EAST 0.24 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF THE PHILLIP & MARGARET GEARHART DONATION LAND CLAIM;

THENCE SOUTH 00°19'34" EAST, ALONG SAID DONATION LAND CLAIM LINE, A DISTANCE OF 394.73 FEET TO THE PLACE OF BEGINNING;

ALL BEING SITUATE IN THE SOUTHEAST ONE QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF CLATSOP & STATE OF OREGON.

PROCEDURE/EQUIPMENT

FIELDWORK PERFORMED NOVEMBER 2019 THROUGH SEPTEMBER 2020. REAL-TIME KINEMATIC (RTK) OBSERVATIONS (COLLECTED USING TRIMBLE EQUIPMENT) AND TRAVERSE DATA (COLLECTED USING TRIMBLE EQUIPMENT) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC); THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPALS STATED IN O.R.S. 92.050. SEE "BASIS OF BEARINGS/HORIZONTAL DATUM" FOR SCALE FACTOR AND COORDINATE SYSTEM DETAILS.

I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE PARTITION PLAT AS REFERENCED HEREON.

BY: _____
CLATSOP COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE PARTITION PLAT AS REFERENCED HEREON.

JACK L. WHITE II, 91987PLS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE ESTATE OF JOHN A. BANTA, DECEASED, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO THREE PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A 10.00 FOOT WIDE STRIP OF LAND AS RIGHT OF WAY FOR McCORMICK GARDENS ROAD, AS SHOWN HEREON. THE OWNER DOES ALSO HEREBY DEDICATE FOR THE USE OF THE OWNERS OF PARCELS 1, 2 AND 3, AND THEIR HEIRS AND ASSIGNS, THAT VARIABLE WIDTH NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

THE ESTATE OF JOHN A. BANTA, DECEASED

JOHN S. BANTA, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOHN A. BANTA, DECEASED

ACKNOWLEDGMENT

STATE OF OREGON >
> S.S.
COUNTY OF CLATSOP >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020,
BY JOHN S. BANTA, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOHN A. BANTA, DECEASED.

NOTARY PUBLIC - SIGNATURE _____ NOTARY PUBLIC - PRINTED NAME _____

MY COMMISSION NO. _____

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____

PLAT NOTE

THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING:

THAT ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. _____ IN THE RECORDS OF CLATSOP COUNTY, OREGON.

SHEET INDEX

SHEET 1 - NARRATIVE, SURVEYOR'S CERTIFICATE, PROCEDURE & EQUIPMENT, DECLARATION, PLAT NOTE, APPROVALS, ACCEPTANCE OF ROAD DEDICATION, CERTIFICATE OF COUNTY CLERK.

SHEET 2 - HORIZONTAL DATUM/BASIS OF BEARINGS, PARCELS 1, 2, & 3, MONUMENT NOTES.

SHEET 3 - EASEMENT DETAIL

APPROVALS

APPROVED THIS _____ DAY OF _____, 2020.

CLATSOP COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 2020.

PRESIDENT, CITY OF GEARHART PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2020.

CLATSOP COUNTY COMMUNITY DEVELOPMENT DIRECTOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF _____, 2020.

CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR

ACCEPTANCE OF ROAD DEDICATION

THE CITY OF GEARHART HEREBY ACCEPTS THE DEDICATION OF THE 10.00 FOOT WIDE STRIP OF LAND ADJOINING McCORMICK GARDENS ROAD, AS SHOWN HEREON, FOR PUBLIC STREET PURPOSES.

ACCEPTED THIS _____ DAY OF _____, 2020.

CITY OF GEARHART

CLATSOP COUNTY HEREBY ACCEPTS THE DEDICATION OF THE 10.00 FOOT WIDE STRIP OF LAND ADJOINING McCORMICK GARDENS ROAD, AS SHOWN HEREON, FOR PUBLIC STREET PURPOSES.

ACCEPTED THIS _____ DAY OF _____, 2020.

CLATSOP COUNTY

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
> S.S.
COUNTY OF CLATSOP >

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED

FOR RECORD ON _____, 2020, AT _____ O'CLOCK ____M.

AND RECORDED AS INSTRUMENT NO. _____, CLATSOP COUNTY

RECORDS.

BY: _____
CLATSOP COUNTY CLERK

PARTITION PLAT NO. _____

SHEET 1 OF 3

I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE PARTITION PLAT AS REFERENCED HEREON.

BY: _____
CLATSOP COUNTY CLERK

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JACK L. WHITE II, 91987PLS



PORTLAND. VANCOUVER. BEND. SEASIDE

1725 N ROOSEVELT DR,
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
SEPT. 30, 2020	2019-G198-01	SP	CC	JLW

SURVEY FOR:

THE ESTATE OF
JOHN A. BANTA, DECEASED

THOSE TRACTS OF LAND DESCRIBED IN
BOOK 292, PAGE 31
DEED RECORDS OF CLATSOP COUNTY
AND IN CIRCUIT COURT CASE NO. 04-2085

SE1/4 OF SECTION 3, T6N, R10W, W.M.
CITY OF GEARHART, CLATSOP COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 10, 2019
JACK L. WHITE II
91987PLS

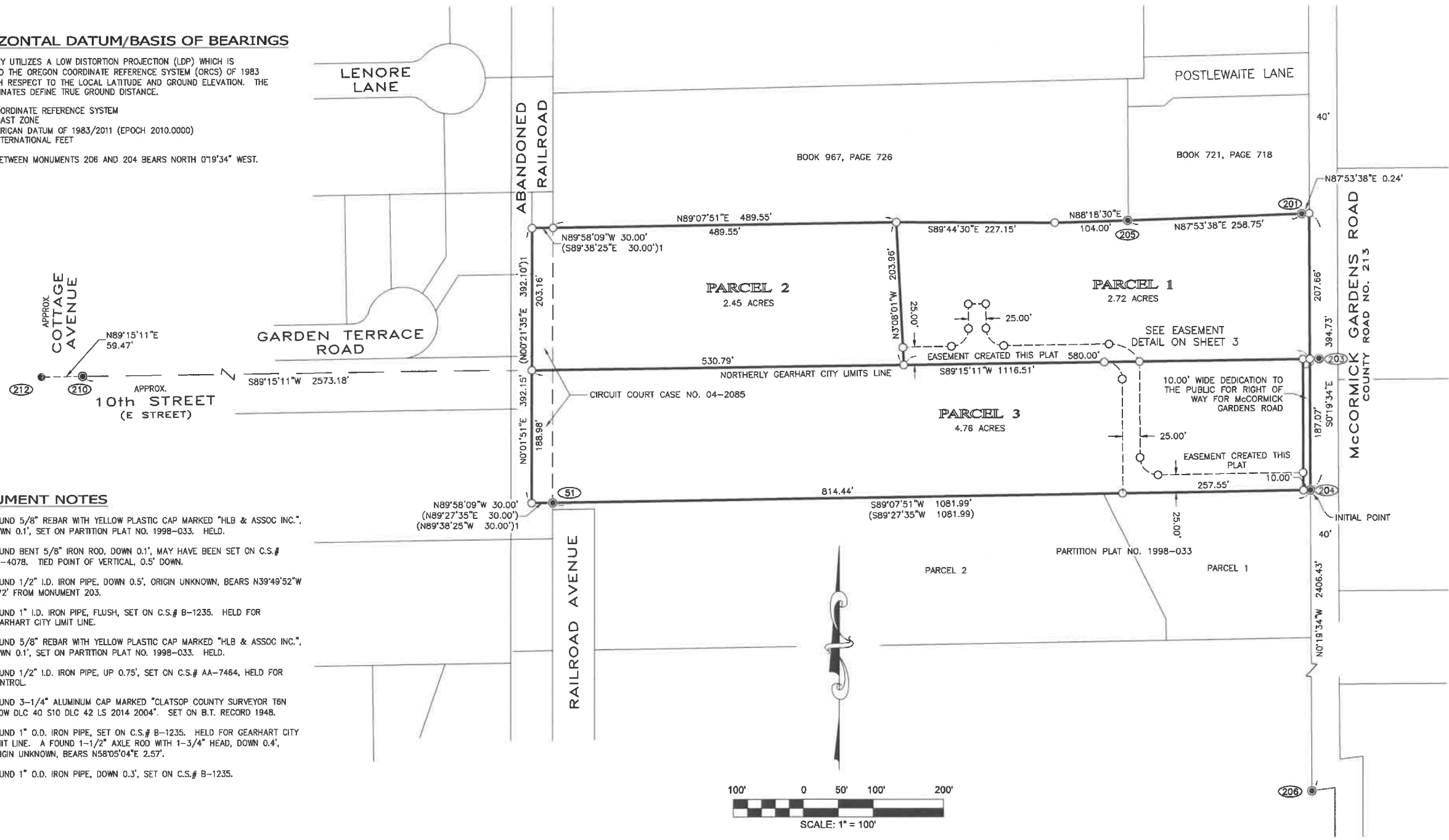
RENEWS 6/30/22

HORIZONTAL DATUM/BASIS OF BEARINGS

THIS SURVEY UTILIZES A LOW DISTORTION PROJECTION (LDP) WHICH IS RELATIVE TO THE OREGON COORDINATE REFERENCE SYSTEM (ORCS) OF 1983 (2011), WITH RESPECT TO THE LOCAL LATITUDE AND GROUND ELEVATION. THE LDP COORDINATES DEFINE TRUE GROUND DISTANCE.

OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE
NORTH AMERICAN DATUM OF 1983/2011 (EPOCH 2010.0000)
UNITS IN INTERNATIONAL FEET

THE LINE BETWEEN MONUMENTS 206 AND 204 BEARS NORTH 0°19'34" WEST.



MONUMENT NOTES

- (51) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC INC.", DOWN 0.1', SET ON PARTITION PLAT NO. 1998-033. HELD.
- (201) FOUND BENT 5/8" IRON ROD, DOWN 0.1', MAY HAVE BEEN SET ON C.S.# AA-4078. TIED POINT OF VERTICAL, 0.5' DOWN.
- (202) FOUND 1/2" I.D. IRON PIPE, DOWN 0.5'. ORIGIN UNKNOWN, BEARS N39°49'52"W 7.72' FROM MONUMENT 203.
- (203) FOUND 1" I.D. IRON PIPE, FLUSH, SET ON C.S.# B-1235. HELD FOR GEARHART CITY LIMIT LINE.
- (204) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC INC.", DOWN 0.1', SET ON PARTITION PLAT NO. 1998-033. HELD.
- (205) FOUND 1/2" I.D. IRON PIPE, UP 0.75', SET ON C.S.# AA-7464, HELD FOR CONTROL.
- (208) FOUND 3-1/4" ALUMINUM CAP MARKED "CLATSOP COUNTY SURVEYOR T6N R10W DLC 40 S10 DLC 42 LS 2014 2004". SET ON B.T. RECORD 1948.
- (210) FOUND 1" O.D. IRON PIPE, SET ON C.S.# B-1235. HELD FOR GEARHART CITY LIMIT LINE. A FOUND 1-1/2" AXLE ROD WITH 1-3/4" HEAD, DOWN 0.4', ORIGIN UNKNOWN, BEARS N58°05'04"E 2.57'.
- (212) FOUND 1" O.D. IRON PIPE, DOWN 0.3', SET ON C.S.# B-1235.

LEGEND

- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES, HELD FOR CONTROL.
- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES.
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES".
- XXX MONUMENT NUMBER.
- () RECORD VALUE PER PARTITION PLAT NO. 1998-033.
- () RECORD VALUE PER CLATSOP COUNTY CIRCUIT COURT CASE NO. 04-2085.

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PARTITION PLAT NO. _____

SHEET 2 OF 3

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

1725 N ROOSEVELT DR,
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	DRAWN	CHECKED
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SURVEY FOR:

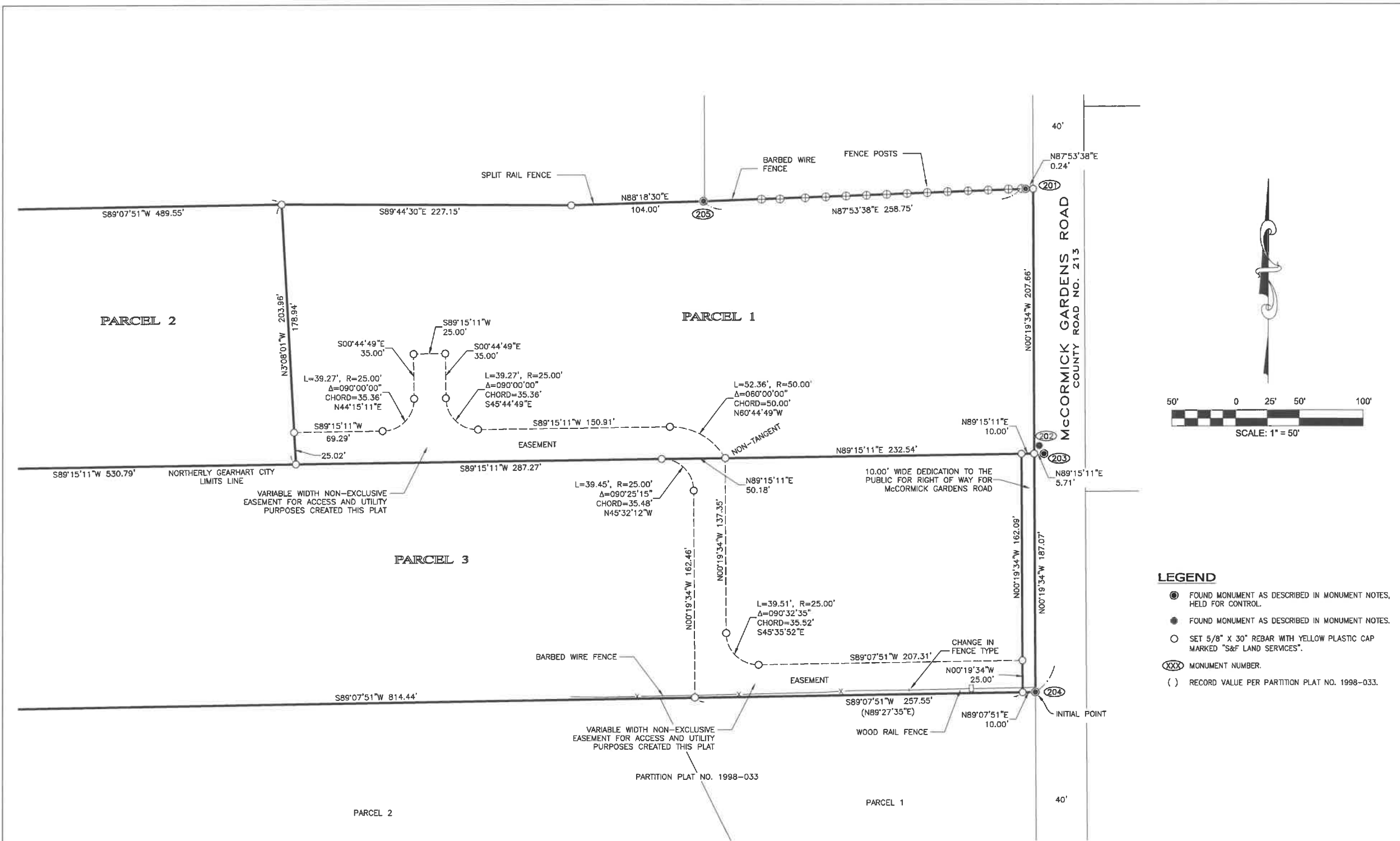
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JACK L. WHITE II
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RENEWS 6/30/22



- LEGEND**
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 - FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES.
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 - ⊗ MONUMENT NUMBER.
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PARTITION PLAT NO. _____

SHEET 3 OF 3

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