

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Magyar

OREGON
JULY 12, 2016
MICHAEL G. MAGYAR
PLS 90788

EXPIRES: DEC. 31, 2022

SURVEY FOR: JIM GRONMARK
4915 GRONMARK LN
GEARHART ORE.

SURVEY BY: MAGYAR LAND SURVEYING LLC
POB 1309
ASTORIA, ORE.
(503) 338-9958

SURVEY NARRATIVE

THIS TENTATIVE PARTITION PLAN IS TO ACCOMPANY JIM GRONMARK'S APPLICATION TO PARTITION A TRACT ON GRONMARK LN, IN GEARHART, ORE.

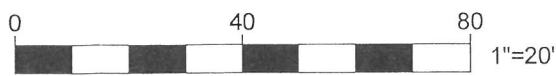
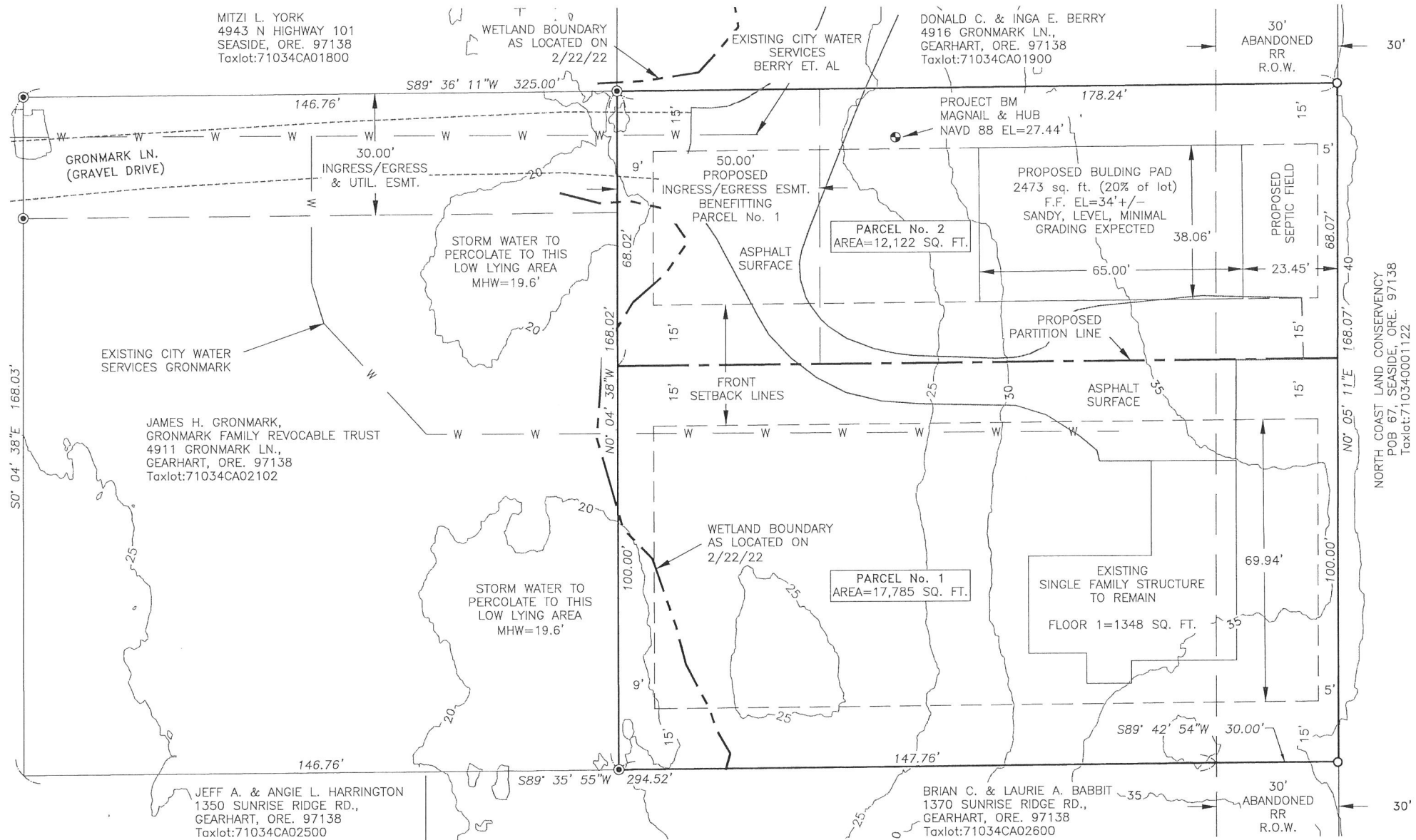
THIS MAP SHOWS EXISTING TRACT LINES; THE PROPOSED PARTITION LINE; A PROPOSED INGRESS/EGRESS EASEMENT; PROPOSED BUILDING SETBACK LINES & PROPOSED BUILDING FOOTPRINT; EXISTING BUILDING FOOTPRINT; EXISTING UTILITY INFRASTRUCTURE; EXISTING WETLANDS; AND ADJOINING OWNERSHIP.

THE 5' CONTOURS ARE FROM THE 2009 DOGAMI LIDAR DATA SET AND SHOW THE GENERAL TOPOGRAPHY OF THE LANDSCAPE FROM THAT ERA. THE CURRENT TOPOGRAPHY VARIES SLIGHTLY ACROSS THE SITE:

1. GRADING HAS ALREADY OCCURRED WHERE THE PROPOSED BUILDING PAD ON PARCEL 2 IS LOCATED. THE 35' CONTOUR NOW RUNS ALONG EAST PROPERTY LINE; THE PAD IS RELATIVELY LEVEL BETWEEN THE EAST PROPERTY LINE AND THE 30' CONTOUR.
2. THE SLOPE WEST OF THE 30' CONTOUR, AS SHOWN HEREON, IS RELATIVELY UNCHANGED WITH ONLY A SMALL AMOUNT OF FILL ADDED TO SUPPORT THE PAVED ROAD BED.
3. DRAINAGE REMAINS UNCHANGED. THE SANDY SOILS WILL PERCOLATE PRECIP AND ANY STORM RUNOFF WILL FLOW WEST, DOWN TOWARD THE EXISTING DRAINAGE FEATURES OUTLINED BY THE CURRENT WETLANDS BOUNDARY.
4. CONSERVATIVELY, MEAN HIGH WATER IS AS SHOWN, 19.6'.

LEGEND

- FOUND CONTROLLING MONUMENT
- FOUND MONUMENT
- 350' OBLIQUE TEXT INDICATES MEASURED BEARING AND DISTANCE
- ~35' 5' DOGAMI LIDAR CONTOURS (NAVD88)
- PROPOSED PARTITION LINE
- - - WETLAND LOCATED BY CRITICAL AREAS CONSULTING ON 2/22/22
- - - BUILDING SETBACK LINE
- GRAVEL ROADBED
- W — EXISTING CITY WATER



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MAP 2/2

LOCATED IN THE SW 1/4 OF SECTION 34,
T7N, R10W, W.M., CITY OF GEARHART,
COUNTY OF CLATSOP, STATE OF OREGON
FEBRUARY 14, 2022

SURVEY FOR: JIM GRONMARK, 4915 GRONMARK LN., GEARHART ORE.
SURVEY BY: MAGYAR LAND SURVEYING LLC, POB 1309, ASTORIA, ORE. (503) 338-9958

TENTATIVE PARTITION PLAN
MAP OF NAMES OF RECORD OWNERS OF
CONTIGUOUS LAND WITHIN 250'

NAMES OF RECORD OWNERS OF
CONTIGUOUS LAND WITHIN 250'

- 1 ROBERT P. HAMILTON & NINA MARIE BIASI
1345 SUNRISE RIDGE RD, GEARHART, ORE. 97138
Taxlot:71034CA02801
- 2 DANIEL & LAURIE RISER
1375 SUNRISE RIDGE RD., GEARHART, ORE. 97138
Taxlot:71034CA02700
- 3 BRIAN C. & LAURIE A. BABBIT
1370 SUNRISE RIDGE RD., GEARHART, ORE. 97138
Taxlot:71034CA02600
- 4 NORTH COAST LAND CONSERVENCY
POB 67, SEASIDE, ORE. 97138
Taxlot:710340001122
- 5 NORTH COAST LAND CONSERVENCY
POB 67, SEASIDE, ORE. 97138
Taxlot:710340000813
- 6a JAMES H. GRONMARK
4915 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA02105
- 6b JAMES H. GRONMARK
4915 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA02000
- 7 DONALD C. & INGA E. BERRY
4916 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA01900
- 8 ADRIAN P. MADMAN & JORDAN A. MAIER
4918 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA01801
- 9 JEFFREY C. & ELIZABETH S. ROBERTO
1399 EASTPINE LN., GEARHART, ORE. 97138
Taxlot:71034CA01000
- 10 EVAN J. D. EDWARDS
1363 EAST PINE LN., GEARHART, ORE. 97138
Taxlot:71034CA01100
- 11 MITZI L. YORK
4943 N HIGHWAY 101, SEASIDE, ORE. 97138
Taxlot:71034CA01800
- 12 JAMES H. GRONMARK, GRONMARK FAMILY REVOCABLE TRUST
4911 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA02102
- 13 JAMES H. GRONMARK, GRONMARK FAMILY REVOCABLE TRUST
4911 GRONMARK LN., GEARHART, ORE. 97138
Taxlot:71034CA02101
- 14 JEFF A. & ANGIE L. HARRINGTON
1350 SUNRISE RIDGE RD., GEARHART, ORE. 97138
Taxlot:71034CA02500
- 15 THERESA J CARLSON
1330 SUNRISE RIDGE RD., GEARHART, ORE. 97138
Taxlot:71034CA02400
- 16 RONALD C. & TRACEY C. WRIGHT
1351 EASTPINE LN., GEARHART, ORE. 97138
Taxlot:71034CA01200
- 17 JOANNE D. LIPSIEA & ERKAN KOYUNCU
1361 EASTPINE LN., GEARHART, ORE. 97138
Taxlot:71034CA01101
- 18 ARRA L. SPRATT & MARK A JOVALUSKY
1393 EASTPINE LNE., GEARHART, ORE. 97138
Taxlot:71034CA00900

