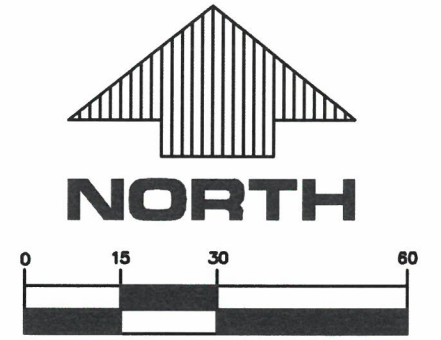


PARK LANE

TENTATIVE PARTITION

TL 904, MAP 6 10 03CD (22,640 SF)
PARCEL 1, PARTITION PLAT NO. 2005-21
SW 1/4 OF SEC. 3, T6N, R10W, W.M.
CITY OF GEARHART, CLATSOP COUNTY, OREGON
DATE: MAY 2, 2022 SCALE 1" = 30'



GRAPHIC SCALE
1 inch = 30 ft.

PARTITIONER:
HERITAGE HOME BUILDING
PO BOX 727
WARRENTON, OR 97146

SURVEYOR:
CKI LAND SURVEYING
P.O. BOX 2699
GEARHART, OR 97138
503 738 4320 PHONE
503 738 7854 FAX

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 30, 1997
SCOTT S. COOTER
2829
RENEWS 12/31/23



DRAWING NAME: 21-064 DATE OF PLOT: 5/03/22

OPTION 1
WATERLINE
FROM
PARK LANE
THROUGH NEW
EASEMENT

OPTION 2
WATERLINE
FROM
HIGHWAY 101
THROUGH
EXISTING
EASEMENT

ALISHA SMITH
1321 PARK LANE
TAX LOT 905
MAP 61003CD

NEW
FIRE TRUCK
TURNAROUND
EASEMENT &
ACCESS & UTILITIES
EASEMENT

**ROAD EASEMENT
AREA 5,044 S.F.**

IRON ROD WITH
YELLOW CAP
ELEV = 42.27'

TOP OF OLD RAIL
ROAD GRADE
ELEVATION = 40'

ALISHA SMITH
1321 PARK LANE
TAX LOT 3705
MAP 61003CD

PARCEL 3
7,500 S.F.

PROPOSED
AREA FOR
GRADING 2:1
SLOPE

MARJORIE DEVAULT
TAX LOT 3712
MAP 61003CD

CRONIN INVESTMENTS LLC
TAX LOT 3710
MAP 61003CD

CRONIN INVESTMENTS LLC
TAX LOT 901
MAP 61003CD

EPI PROPERTIES LLC
3765 N HWY 101
TAX LOT 900
MAP 61003CD

PARCEL 1,
PARTITION PLAT NO.
2005-21

WANNER
3785 N HWY 101
TAX LOT 902
MAP 61003CD

CUTLER LANE
GRAVEL

ROAD AND UTILITY
EASEMENT FOR PARCEL 1
PER PARTITION PLAT
2005-21

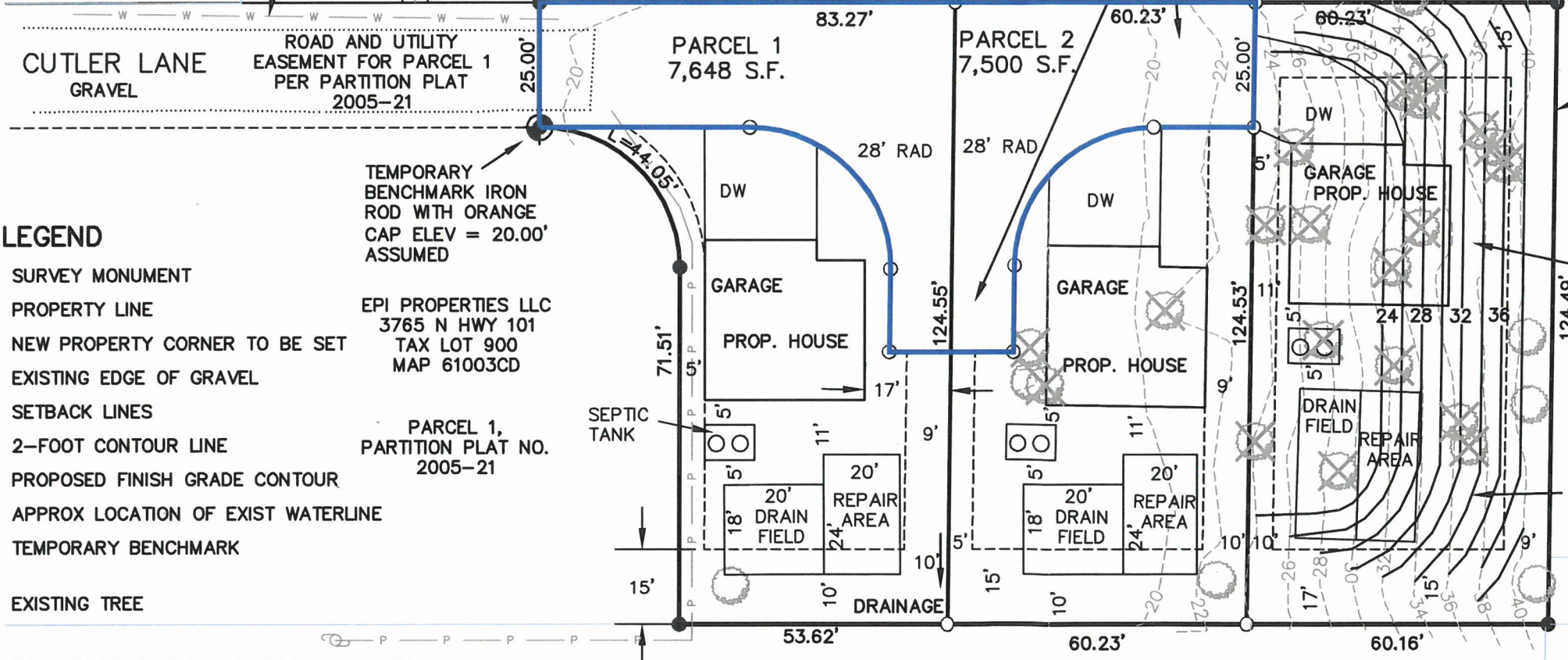
TEMPORARY
BENCHMARK IRON
ROD WITH ORANGE
CAP ELEV = 20.00'
ASSUMED

LEGEND

- SURVEY MONUMENT
- PROPERTY LINE
- NEW PROPERTY CORNER TO BE SET
- EXISTING EDGE OF GRAVEL
- - - SETBACK LINES
- - - 24 - - 2-FOOT CONTOUR LINE
- - - 24 - - PROPOSED FINISH GRADE CONTOUR
- w - APPROX LOCATION OF EXIST WATERLINE
- ⊕ TEMPORARY BENCHMARK
- EXISTING TREE
- ⊗ EXISTING TREE PROPOSED TO BE REMOVED
- P - PROPOSED ELECTRICAL SERVICE FROM EXISTING POLE/EASEMENT

NOTES:

1. PROPOSE TO EITHER PROVIDE WATER SERVICE THROUGH NEW EASEMENT TO PARK LANE OR THROUGH UPGRADING EXISTING WATERLINE IN CUTLER LANE OUT TO HIGHWAY 101.
2. THE NEW PARCELS WILL BE SERVED BY A NEW SEPTIC SYSTEMS FOR WASTE DISPOSAL.
3. STORM RUNOFF TO BE DIRECTED SOUTHERLY AS IT CURRENTLY FLOWS.
4. ZONE: R2 MEDIUM DENSITY. MINIMUM LOT SIZE 7,500 SQUARE FEET (SINGLE FAMILY RESIDENTIAL)



ACKNOWLEDGEMENT

STATE OF OREGON > S.S.
COUNTY OF CLATSOP > S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON JULY 12, 2005 BY
IKE CUTLER AND DEBORAH CUTLER

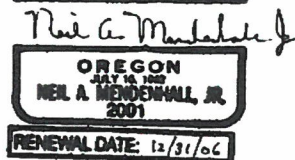
NOTARY PUBLIC
SIGNATURE: [Signature]
(Print Name): DENNIS J. McVALLY
COMMISSION NO. 366678
MY COMMISSION EXPIRES: March 16, 2007

PARTITION PLAT NO. 2005-21
BEING A REPLAT OF PORTIONS OF TRACTS 15 AND THE SOUTH 25' OF TRACT 16 GEARHART HIGHWAY TRACTS ADDITION SW 1/4 SECTION 3, T.6 N, R.10W., W.M. CITY OF GEARHART, CLATSOP COUNTY, OREGON

DATE: JUNE 2, 2005

NO () = MEASURED OR CALCULATED THIS SURVEY
() = CLATSOP COUNTY TOWN PLAT BOOK 9, PAGE 23
() 1 = HOVDEN CCSR MAP B-8331
() 2 = FOESTE CCSR MAP B-10722
CCSR = CLATSOP COUNTY SURVEYOR'S RECORDS
CCDR = CLATSOP COUNTY DEED RECORDS
PYC = PLASTIC YELLOW CAP

DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT IKE CUTLER AND DEBORAH CUTLER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. SAID DECLARANTS FURTHER STATE THAT ARE ALSO OWNERS OF THAT PARCEL LABELED AS TRACT A HEREON, AND DO HEREBY DEDICATE THAT 25 FOOT EASEMENT THROUGH BOTH PARCEL 2 AND SAID TRACT A FOR INGRESS, EGRESS, AND UTILITIES AS SHOWN HEREON. PARCEL 1 IS SUBJECT TO AN EASEMENT TO THE CITY OF GEARHART FOR A FIRE EQUIPMENT TURNAROUND. A POWER EASEMENT IS LOCATED WITHIN PARCEL 2 AS SHOWN HEREON.



SURVEYOR'S CERTIFICATE

I, NEIL A. MENDENHALL JR., PLS 2001, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP IN ACCORDANCE WITH O.R.S. 92.060. THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, A 1 1/2" IRON ROD WITH A DOMED TOP LOCATED AT THE SE CORNER OF TRACT 15 "GEARHART HIGHWAY TRACTS ADDITION" CLATSOP COUNTY TOWN PLAT RECORDS, BOOK 9, PAGE 23, THENCE N00°45'09"E, ALONG THE EASTERLY BOUNDARY OF "GEARHART HIGHWAY TRACTS ADDITION" A DISTANCE OF 124.52 FEET; THENCE S89°59'09" W, A DISTANCE OF 383.51 FEET; THENCE S00°02'39"E, A DISTANCE OF 124.56 FEET, TO THE NORTH BOUNDARY OF THAT PROPERTY DESCRIBED IN CCOR BOOK 767, PAGE 726; THENCE N89°58'40"E, A DISTANCE OF 381.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.09 ACRES MORE OR LESS.

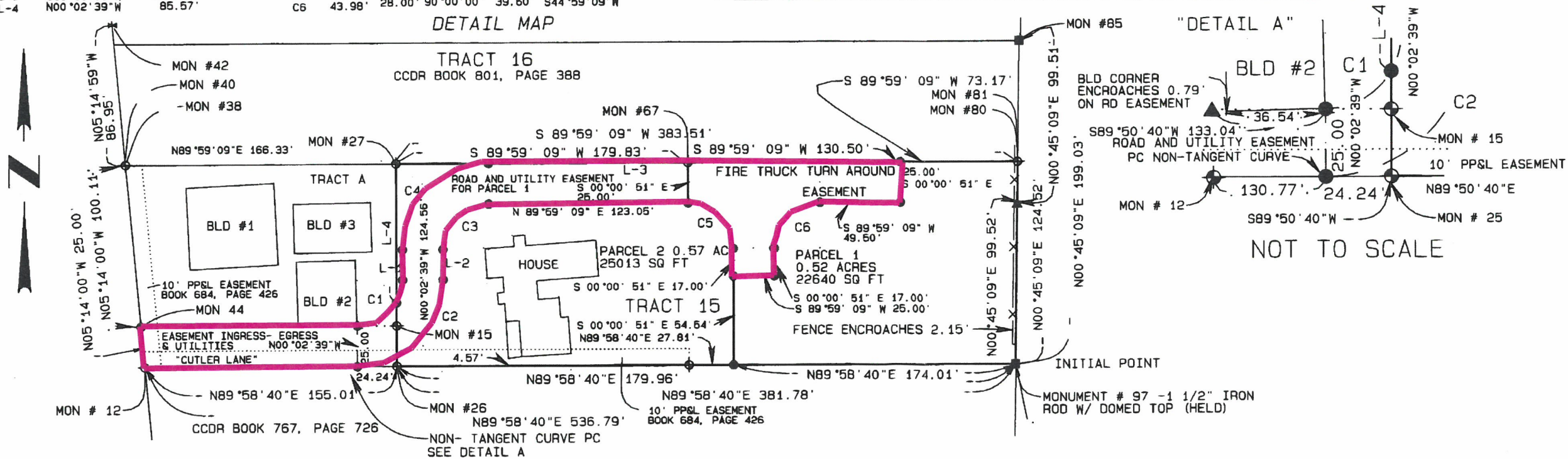
CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
COUNTY OF CLATSOP > S.S.
I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON July 20, 2005, AT 10:09 O'CLOCK A.M., AND RECORDED AS INSTRUMENT NUMBER 200508133 CLATSOP COUNTY RECORDS
BY: [Signature] CLATSOP COUNTY CLERK

Table with 2 columns: Symbol and Description. Includes entries for FOUND ORIGINAL MONUMENT, FOUND 5/8" REBAR, FOUND 1/2" ALUMINUM PIPE, RECONSTRUCTED LOCATION ORIGINAL MONUMENT, SET 5/8" X 30" REBAR, WIRE FENCE, POWER EASEMENTS, FIRE TRUCK TURNAROUND & INGRESS-EGRESS EASEMENT, and 25' EASEMENT FOR INGRESS-EGRESS AND UTILITIES.

Table with 2 columns: LINE TABLE and CURVE DATA. LINE TABLE includes columns for LINE, DIRECTION, and DISTANCE. CURVE DATA includes columns for CURVE, LENGTH, RADIUS, DELTA, CHORD, and BEARING.

DETAIL MAP



PLAN BY: NEIL A. MENDENHALL LS 2001 dba MENDENHALL & ASSOC 89778 HWY 101 WARRENTON, OR 97138 (603)-738-6363

PARTITION SURVEY FOR: IKE & DEBBI CUTLER 3765 HWY 101 N GEARHART, OR 97138

