

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-PARTITION PARCEL 2 OF PARTITION PLAT# 2015-006, SURVEY COMPLETED BY CKI INC IN 2015 FOR BRUCE RITCHIE, INTO 3 PARCELS SHOWN HEREON. AND TO DEDICATE A NON-EXCLUSIVE UTILITY & ACCESS EASEMENT TO BENEFIT THE SUBJECT THREE PARCELS. HOLDING MONUMENTS 271, 273, 274, 275 & 276 TO RETRACE THE EASTERNMOST SOUTHERN LINE OF PARCEL 2, PP#2015-006, AND THE NORTHERN LINE OF PARCEL 1, PP#2016-006. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARTITION PLAT NO.

DRAFT

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NYGAARD LAND LLC 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.

OWNERS:

RYAN OSBURN
OSBURN HOLDINGS LLC
33485 SW OLD PINE DR
WARRENTON OR, 97146

SURVEYOR:

JOHN P. WICKMAN
S & F LAND SERVICES
1725 N ROOSEVELT DR. SUITE B
SEASIDE, OR 97138
(503) 738-3425

MONUMENT NOTES

- 271 FOUND BERNSTEN ASPHALT NAIL WITH 1 1/2" WASHER MARKED "CKI INC PLS 2829" SET ON PARTITION PLAT# 2015-006
- 273 FOUND BERNSTEN ASPHALT NAIL WITH 1 1/2" WASHER MARKED "CKI INC PLS 2829" SET ON PARTITION PLAT# 2015-006
- 274 FOUND BERNSTEN ASPHALT NAIL WITH 1 1/2" WASHER MARKED "CKI INC PLS 2829" SET ON PARTITION PLAT# 2015-006
- 275 FOUND BERNSTEN ASPHALT NAIL WITH 1 1/2" WASHER MARKED "CKI INC PLS 2829" SET ON PARTITION PLAT# 2015-006
- 276 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI INC PLS 2829" ±FLUSH WITH GROUND SET ON PARTITION PLAT# 2015-006
- 277 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES" ±FLUSH WITH GROUND SET ON CS# 14152
- 278 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC" ±0.3 BELOW GROUND SET ON CS# 12259
- 279 FOUND 5/8" IRON ROD RIGHT-OF-WAY MONUMENT
- 280 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI INC PLS 2829" ±FLUSH WITH GROUND SET ON PARTITION PLAT# 2015-006
- 281 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI INC PLS 2829" ±FLUSH WITH GROUND SET ON PARTITION PLAT# 2015-006
- 282 FOUND 5/8" IRON ROD RIGHT-OF-WAY MONUMENT
- 283 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 2690" ±0.1' BELOW STANDING WATER SET ON CS# 10588
- 284 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES" ±0.1' BELOW STANDING WATER, SET ON CS# 10588
- 285 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB INC" ±0.3' ABOVE GROUND, SET ON CS# 12259
- 286 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI INC PLS 2829" ±0.1' ABOVE GROUND, SET ON PARTITION PLAT# 2015-006

RYAN OSBURN, OWNER OF OSBURN HOLDINGS LLC.

ACKNOWLEDGEMENT

STATE OF OREGON >
 COUNTY OF CLATSOP > S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,
 BY _____

NOTARY'S SIGNATURE _____ DATE _____

PRINTED NAME OF NOTARY PUBLIC _____

NOTARY PUBLIC - OREGON COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____, 20____
 (FULL MONTH) (TWO DIGIT DAY) (YEAR)

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR, CITY OF WARRENTON

APPROVED THIS _____ DAY OF _____, 20____.

CLATSOP COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO _____, 20____.

CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR _____ DATE _____

PLAT NOTES

THE PROPERTY WITHIN THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING:

- 1. 10' PUBLIC SANITARY SEWER & NONEXCLUSIVE UTILITIES EASEMENT PER INST. #201504274.
- 2. 27' WIDE PRIVATE ACCESS & UTILITIES EASEMENT PER INST. #201504274.
- 3. PUBLIC SANITARY SEWER EASEMENT PER INST. #201504274.
- 4. PRIVATE SANITARY SEWER, WATER & NONEXCLUSIVE UTILITIES EASEMENT PER INST. #201504274.
- 5. PRIVATE STORM-WATER EASEMENT PER INST. #201504274.
- 6. PRIVATE NON-EXCLUSIVE ACCESS & UTILITIES EASEMENT TO BE DEDICATED HEREON.

CERTIFICATE OF COUNTY CLERK

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECIEVED FOR RECORD ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B _____ CLATSOP COUNTY RECORDS, AS INSTRUMENT NO. _____ CLATSOP COUNTY RECORDS

BY: _____
 CLATSOP COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JOHN P. WICKMAN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2 & 3, IN ACCORDANCE WITH ORS 92.060. I FURTHER CERTIFY THAT THE LANDS EMBRACED IN THE ANNEXED PARTITION PLAT ARE DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT#2015-006 COMPLETED BY CKI INC.

SHEET INDEX

- SHEET 1 NARRATIVE, SURVEYOR'S CERTIFICATE, DECLARTATION, APPROVALS, MONUMENT NOTES, AND PLAT NOTES.
- SHEET 2 OVERALL SHEET 1"=50', BASIS OF BEARINGS, SURVEY REFERENCES, AND LEGEND



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

DATE	JOB NO.	FIELD	DRAWN	CHECKED
OCT. 3, 2023	21G42801	JPW	JET	JPW

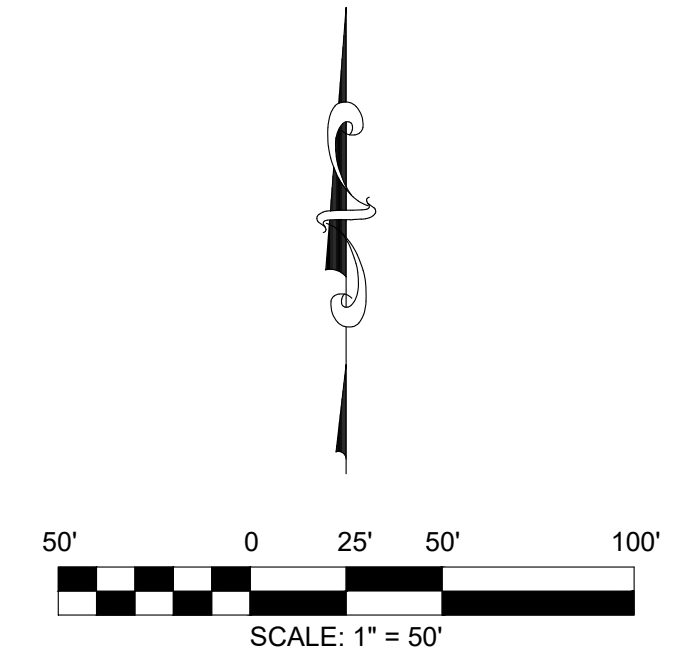
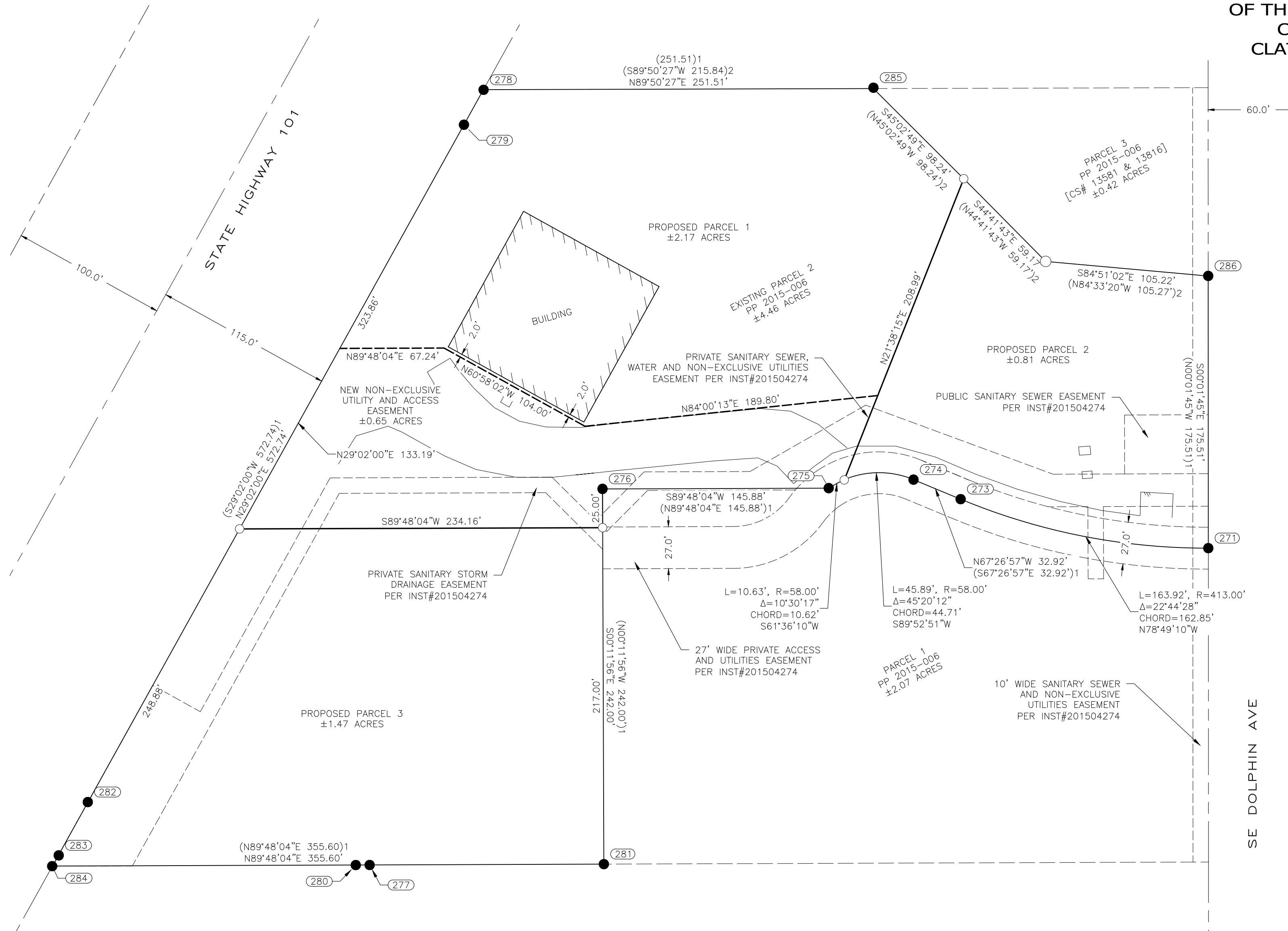
SURVEY FOR:
 RYAN OSBURN
 OSBURN HOLDINGS LLC
 RE-PLAT OF PARCEL 2, PP 2015-006
 NE 1/4, SEC 33
 T8N, R10W, W.M.
 CITY OF WARRENTON
 CLATSOP COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
 JOHN P. WICKMAN
 73558LS
 RENEWS: 6/30/2024

PARTITION PLAT NO. **DRAFT**

A RE-PLAT OF PARCEL 1, PARTITION PLAT # 2015-006
 WITHIN A PORTION OF TRACT 8, RODNEY ACRES
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 33,
 TOWNSHIP 8 NORTH, RANGE 10 WEST
 OF THE WILLAMETTE MERIDIAN,
 CITY OF WARRENTON,
 CLATSOP COUNTY, OREGON

JUL 24, 2023



LEGEND:

- NEW BOUNDARY LINE
- EXISTING BOUNDARY LINE
- NEW EASEMENT
- EXISTING EASEMENT
- LOT/PARCEL LINE
- CENTERLINE
- RIGHT OF WAY
- EDGE OF CONCRETE
- MONUMENT TO BE SET
- FOUND MONUMENT - SEE MONUMENT NOTES

SURVEY REFERENCES:

- () 1 RECORD VALUE PER PARTITION PLAT 2015-006
- () 2 RECORD VALUE PER CS# 13581 / 13816

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83(2011)

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 WARRENTON OR, 97146

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WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
OCT. 3, 2023	21G42801	JPW	JET	JPW

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 OSBURN HOLDINGS LLC
 RE-PLAT OF PARCEL 2, PP 2015-006
 NE 1/4, SEC 33
 T8N, R10W, W.M.
 CITY OF WARRENTON
 CLATSOP COUNTY, OREGON

SHEET 2 OF 2

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DRAFT

JULY 12, 2005

73558LS

RENEWS: 6/30/2024