

REGISTERED
PROFESSIONAL
LAND SURVEYOR

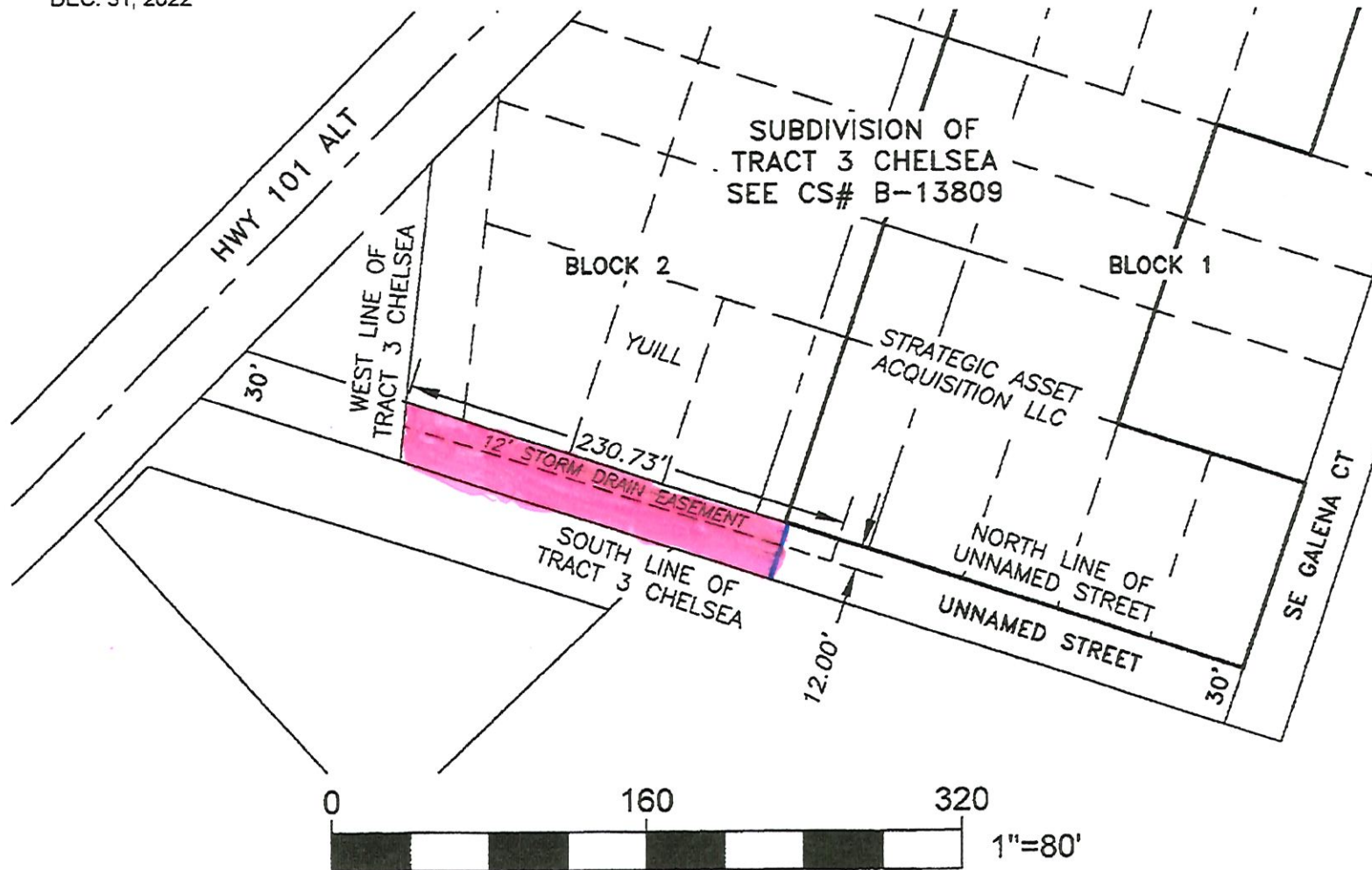
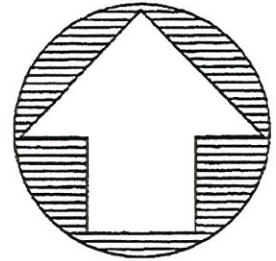
Michael Magyar

OREGON
JULY 12, 2016
MICHAEL G. MAGYAR
PLS 90788

EXPIRES: DEC. 31, 2022

EXHIBIT MAP FOR A 12-FOOT-WIDE STORM DRAIN EASEMENT

SHOWING PLANNING LEVEL PARCEL OWNERSHIP &
A PROPOSED STORM DRAIN EASEMENT CROSSING CITY RIGHT OF WAY
SERVING THE FUTURE TRILLIUM HOUSE
SUBDIVISION OF TRACT 3 CHELSEA, WARRENTON, OREGON
DECEMBER 21, 2021



Property Line Adjustment Survey

NW 1/4 SEC. 27, T8N, R10W, W.M.
CITY OF WARRENTON, COUNTY OF CLATSOP, STATE OF OREGON
MAY 3, 2023

CLATSOP COUNTY SURVEYOR
RECVD: 5/04/23
FILED: 8/21/23 SSC
ASTORIA, OREGON

CLIENT:
KENNETH YUILL
WARRENTON, ORE. 97146-9522
SURVEYOR:
MAGYAR
POB 1309
ASTORIA, ORE. 97103

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael Magyar
OREGON
JULY 12, 2018
MICHAEL G. MAGYAR
PLS 90788
EXPIRES: DEC. 31, 2024

MONUMENT NOTES

FOUND AND HELD 5/8 IN. RB W/YPC "WRG DESIGN"
AT THE SE CORNER OF SUBD. OF TR. 3 CHELSEA; SEE
I-12154; TOP FLUSH W/GROUND.

FOUND AND HELD 5/8 IN. RB W/YPC "HLB INC."
AT THE SOUTH LINE OF SUBD. TRACT 3 CHELSEA; SEE
I-9762; TOP 1 IN. BELOW GROUND.

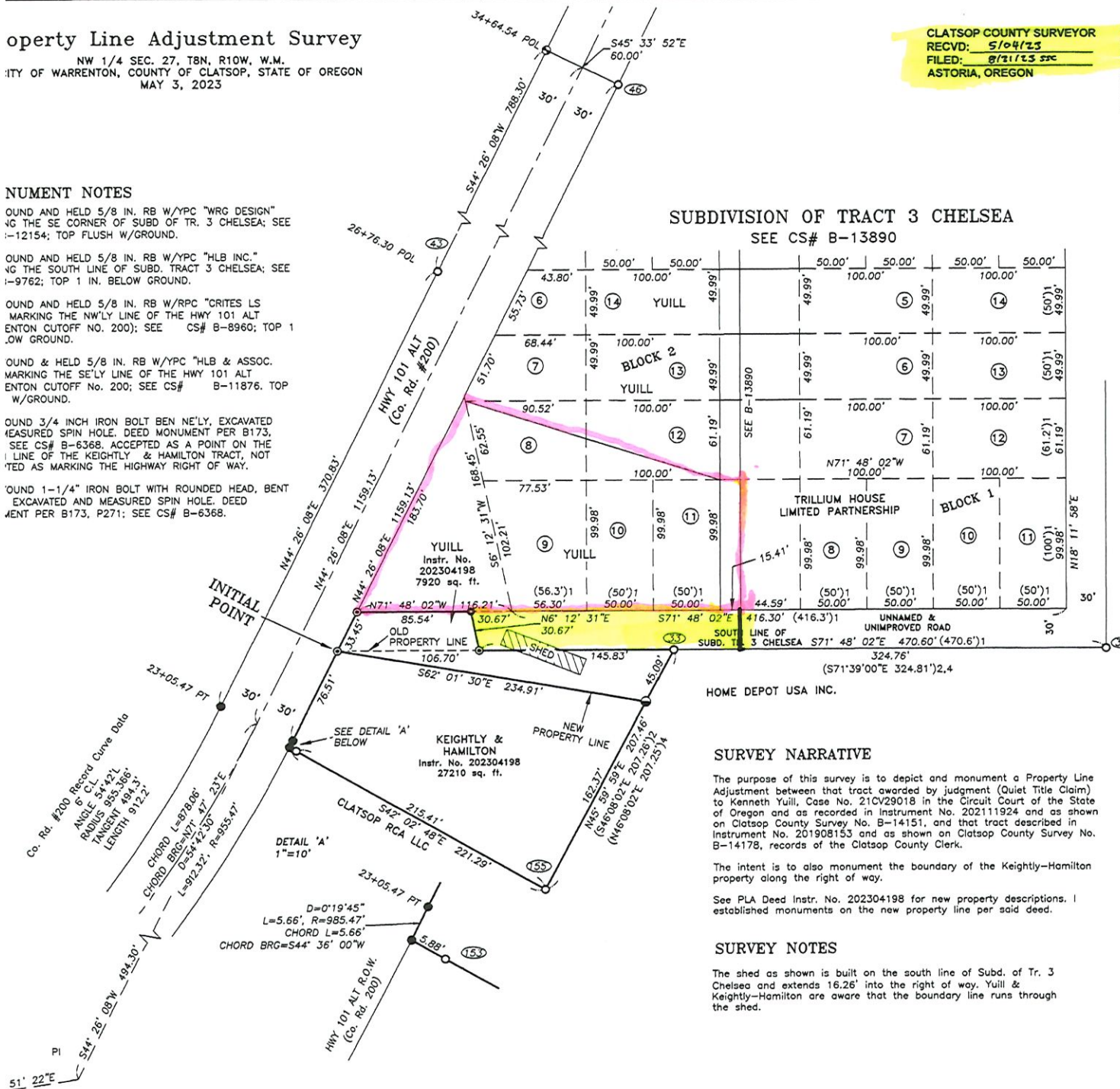
FOUND AND HELD 5/8 IN. RB W/RPC "CRITES LS"
MARKING THE NW'LY LINE OF THE HWY 101 ALT
ENTON CUTOFF NO. 200; SEE CS# B-8960; TOP 1
INCH BELOW GROUND.

FOUND AND HELD 5/8 IN. RB W/YPC "HLB & ASSOC."
MARKING THE SE'LY LINE OF THE HWY 101 ALT
ENTON CUTOFF NO. 200; SEE CS# B-11876. TOP
1 INCH W/GROUND.

FOUND 3/4 INCH IRON BOLT BEN NE'LY, EXCAVATED
MEASURED SPIN HOLE, DEED MONUMENT PER B173.
SEE CS# B-6368, ACCEPTED AS A POINT ON THE
LINE OF THE KEIGHTLY & HAMILTON TRACT, NOT
SET AS MARKING THE HIGHWAY RIGHT OF WAY.

FOUND 1-1/4" IRON BOLT WITH ROUNDED HEAD, BENT
EXCAVATED AND MEASURED SPIN HOLE, DEED
MONUMENT PER B173, P271; SEE CS# B-6368.

SUBDIVISION OF TRACT 3 CHELSEA
SEE CS# B-13890



LEGEND

- FOUND 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR"; SEE CS# B-14151
 - FOUND 5/8 IN. REBAR W/BLUE PLASTIC CAP STAMPED "MAGYAR PLS90788"; SEE CS# B-13890
 - FOUND MONUMENT AS NOTED
 - SET 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR";
 - FOUND RUSTY AND BENT TIE ROD SET ON CLATSOP COUNTY SURVEY No. 6368 AND REFURBISHED WITH A ONE INCH IRON PIPE W/PINK PLASTIC CAP STAMPED "MAGYAR"; OLD IRON TIE ROD BURIED ALONGSIDE PIPE.
- BOUNDARY LINE
- - - OLD PROPERTY LINE
- - - PLATTED LOT LINE
N18° 11' 58"E OBLIQUE TEXT INDICATES DETERMINED LINE VALUES
() 1 SUBDIVISION TRACT 3 OF CHELSEA BOOK 1 PAGE 13
() 2 CS# B-9762
() 3 CS# B-6368
() 4 WARRENTON DEPOT SUBDIVISION

METADATA

Units: International Foot
Horizontal Datum: NAD83 (2011) Epoch 2010.0 (ORGN)
Height Datum: NAVD88 (GRS80/GEOD18)
Coordinate System: OCRS, Oregon Coast Zone

Basis of Bearing: Grid North, Oregon Coast Zone
Convergence Angle: Monument 155, +0°05'34"

On this survey, grid distances = ground distances

SURVEY NARRATIVE

The purpose of this survey is to depict and monument a Property Line Adjustment between that tract awarded by judgment (Quiet Title Claim) to Kenneth Yuill, Case No. 21CV29018 in the Circuit Court of the State of Oregon and as recorded in Instrument No. 202111924 and as shown on Clatsop County Survey No. B-14151, and that tract described in Instrument No. 201908153 and as shown on Clatsop County Survey No. B-14178, records of the Clatsop County Clerk.

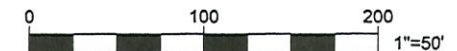
The intent is to also monument the boundary of the Keightly-Hamilton property along the right of way.

See PLA Deed Instr. No. 202304198 for new property descriptions. I established monuments on the new property line per said deed.

SURVEY NOTES

The shed as shown is built on the south line of Subd. of Tr. 3 Chelsea and extends 16.26' into the right of way. Yuill & Keightly-Hamilton are aware that the boundary line runs through the shed.

MAP DISPLAY ROTATION



RE: Combining Tax Lots and Street Vacation

Adam Niles <aniles@clatsopcounty.gov>

Mon 8/28/2023 12:30 PM

To: Scott Cooter <scooter@clatsopcounty.gov>; Vance Swenson <VSWENSON@clatsopcounty.gov>

Cc: 'kjuuill@msn.com' <kjuuill@msn.com>

Hi Scott,

Ken did stop by A&T this morning. He is going to hold off submitting the consolidation form, it doesn't really matter if it's submitted now or when the vacation is recorded. We are locked out from making changes while we are preparing the new tax roll, so early October will be the soonest we can make changes. (Ken, if you change your mind you can submit the form anytime.)

The vacated right-of-way will inure to tax lot 2200 (the tax lot to the north), you are exactly right. No new tax lot would be created, the area will be added to 2200.

Thanks,

Adam Niles – Cartographer

Clatsop County Assessment & Taxation

820 Exchange St., Suite 210

Astoria, OR 97103

(503) 338-3673

From: Scott Cooter <scooter@clatsopcounty.gov>

Sent: Monday, August 28, 2023 10:25 AM

To: Adam Niles <aniles@clatsopcounty.gov>; Vance Swenson <VSWENSON@clatsopcounty.gov>

Cc: 'kjuuill@msn.com' <kjuuill@msn.com>

Subject: Combining Tax Lots and Street Vacation

Hi Vance and Adam,

Ken Yuill stopped by a while ago. We are getting ready to file the Property Line Adjustment Survey that is associated with Instrument No. 202304198.

Mr. Yuill wanted to ask a couple questions:

1. Should he do the request for combining tax lots on 4600 & 2200 map 81021BC (I asked if there was a mortgage on either lot and Ken said no)
 - I suggested that he go ahead and do the combining now
2. Ken also will be in the process of vacating a portion of the unnamed street shown on the attachment. He was under the impression from Mike Magyar that the street if vacated would all inure to his property (tax lots 2200 & 4600) as the original plat did not include the home depot property. He was also wanting the newly vacated portion of the street to combine with the other tax lots.
 - I agreed that if the plat of Chelsea did not have lots to the south of the vacated street that all of the vacated street would be in the ownership of the abutting portion that is within Chelsea per ORS chapter 271 (I believe, check me if I'm wrong see ORS snip below). Or would a small portion of the vacation on the SE side go to the Home Depot property (TL 200) ?I'm assuming that after the vacation, Adam you will create a new tax lot for the vacated portion. Is that correct? And then Ken would do another combining of Tax Lots at that point or something else?

271.140 Title to vacated areas. The title to the street or other public area vacated shall attach to the lands bordering on such area in equal portions; except that where the area has been originally dedicated by different persons and the fee title to such area has not been otherwise disposed of, original boundary lines shall be adhered to and the street area which lies on each side of such boundary line shall attach to the abutting property on such side. If a public square is vacated the title thereto shall vest in the city.
[Amended by 1981 c.153 §58]

Does that all sound correct. Let me and Ken know what your thoughts are on these two items. I have copied him on this email.

Thank you,

Scott Cooter
Deputy County Surveyor
1100 Olney Avenue
Astoria, OR 97103
(503)325-8631
scooter@clatsopcounty.gov

This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

Property Line Adjustment Survey

NW 1/4 SEC. 27, T8N, R10W, W.M.
OF WARRENTON, COUNTY OF CLATSOP, STATE OF OREGON
MAY 3, 2023

CLATSOP COUNTY SURVEYOR
RECVD: 5/04/23
FILED: 8/21/23
ASTORIA, OREGON

CLIENT:
KENNETH YUILL
WARRENTON, ORE. 97146-9522

SURVEYOR:
MAGYAR
POB 1309
ASTORIA, ORE. 97103

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Magyar

OREGON
JULY 12, 2010
MICHAEL G. MAGYAR
PLS 90788

EXPIRES: DEC. 31, 2024

COMMENT NOTES

D AND HELD 5/8 IN. RB W/YPC "WRG DESIGN"
THE SE CORNER OF SUBD. OF TR. 3 CHELSEA; SEE
154; TOP FLUSH W/GROUND.

D AND HELD 5/8 IN. RB W/YPC "HLB INC."
THE SOUTH LINE OF SUBD. TRACT 3 CHELSEA; SEE
62; TOP 1 IN. BELOW GROUND.

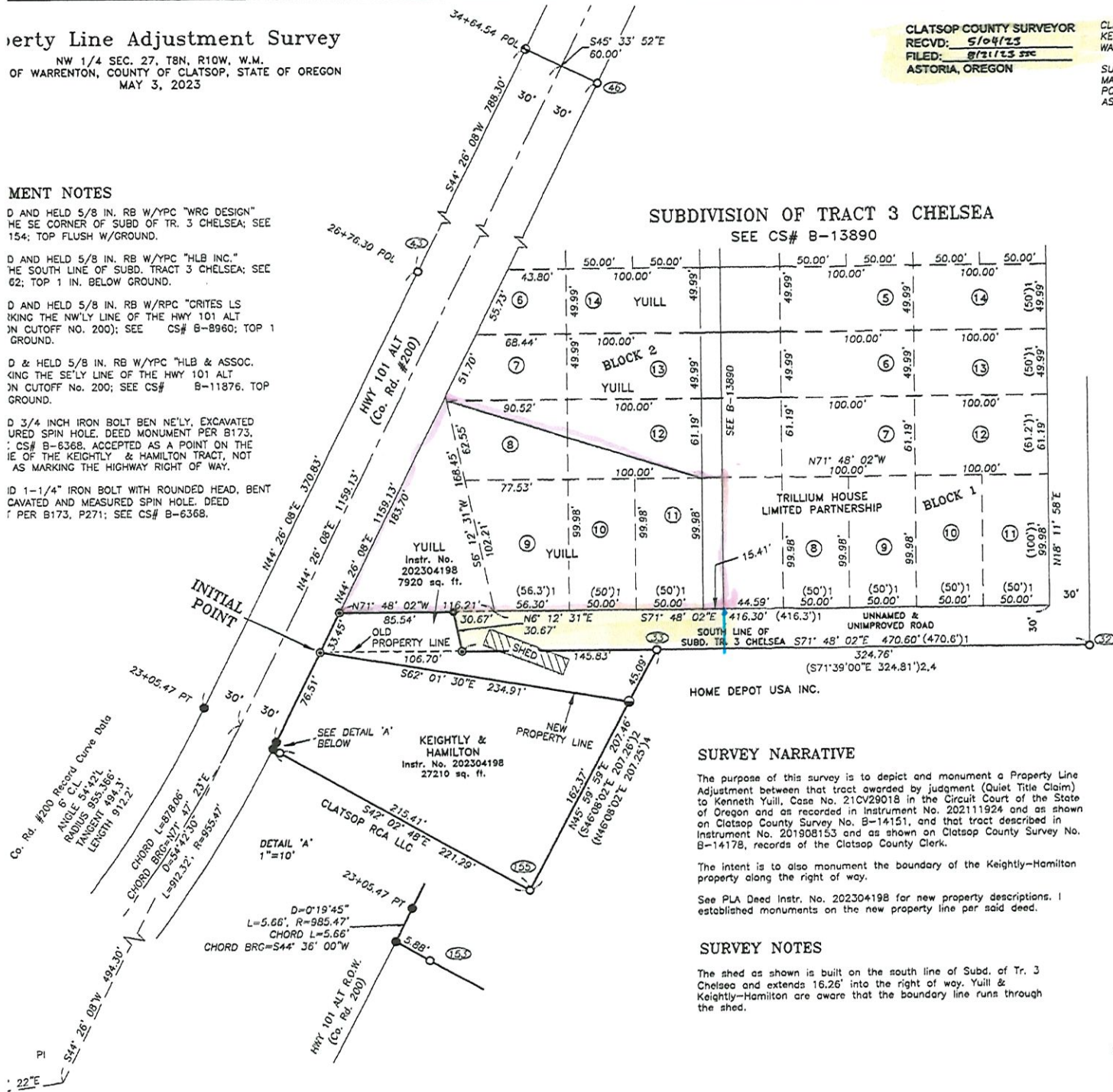
D AND HELD 5/8 IN. RB W/RPC "CRITES LS"
MARKING THE NW'LY LINE OF THE HWY 101 ALT
(CUTOFF NO. 200); SEE CS# B-8960; TOP 1
IN. BELOW GROUND.

D AND HELD 5/8 IN. RB W/YPC "HLB & ASSOC."
MARKING THE SE'LY LINE OF THE HWY 101 ALT
(CUTOFF NO. 200); SEE CS# B-11876. TOP
GROUND.

D 3/4 INCH IRON BOLT BEN NE'LY. EXCAVATED
UNCOVERED SPIN HOLE. DEED MONUMENT PER B173.
SEE CS# B-6368. ACCEPTED AS A POINT ON THE
EIE OF THE KEIGHTLY & HAMILTON TRACT, NOT
AS MARKING THE HIGHWAY RIGHT OF WAY.

ID 1-1/4" IRON BOLT WITH ROUNDED HEAD. BENT
UNCOVERED AND MEASURED SPIN HOLE. DEED
MONUMENT PER B173, P271; SEE CS# B-6368.

SUBDIVISION OF TRACT 3 CHELSEA
SEE CS# B-13890



LEGEND

- ⊙ FOUND 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR"; SEE CS# B-14151
 - FOUND 5/8 IN. REBAR W/BLUE PLASTIC CAP STAMPED "MAGYAR PLS90788"; SEE CS# B-13890
 - FOUND MONUMENT AS NOTED
 - SET 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR";
 - FOUND RUSTY AND BENT TIE ROD SET ON CLATSOP COUNTY SURVEY No. 6368 AND REFURBISHED WITH A ONE INCH IRON PIPE W/PINK PLASTIC CAP STAMPED "MAGYAR"; OLD IRON TIE ROD BURIED ALONGSIDE PIPE.
- BOUNDARY LINE
 - - - OLD PROPERTY LINE
 - · - PLATTED LOT LINE
 - N18° 11' 58"E OBLIQUE TEXT INDICATES DETERMINED LINE VALUES
 - (1) SUBDIVISION TRACT 3 OF CHELSEA BOOK 1 PAGE 13
 - (2) CS# B-9762
 - (3) CS# B-6368
 - (4) WARRENTON DEPOT SUBDIVISION

METADATA

Units: International Foot
Horizontal Datum: NAD83 (2011) Epoch 2010.0 (ORGN)
Height Datum: NAVD88 (GRS80/GEOID18)
Coordinate System: OCRS, Oregon Coast Zone
Basis of Bearing: Grid North, Oregon Coast Zone
Convergence Angle: Monument 155, +0°05'34"
On this survey, grid distances = ground distances

SURVEY NARRATIVE

The purpose of this survey is to depict and monument a Property Line Adjustment between that tract awarded by judgment (Quiet Title Claim) to Kenneth Yuill, Case No. 21CV29018 in the Circuit Court of the State of Oregon and as recorded in Instrument No. 202111924 and as shown on Clatsop County Survey No. B-14151, and that tract described in Instrument No. 201908153 and as shown on Clatsop County Survey No. B-14178, records of the Clatsop County Clerk.

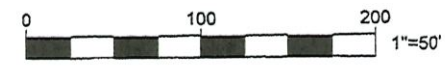
The intent is to also monument the boundary of the Keightly-Hamilton property along the right of way.

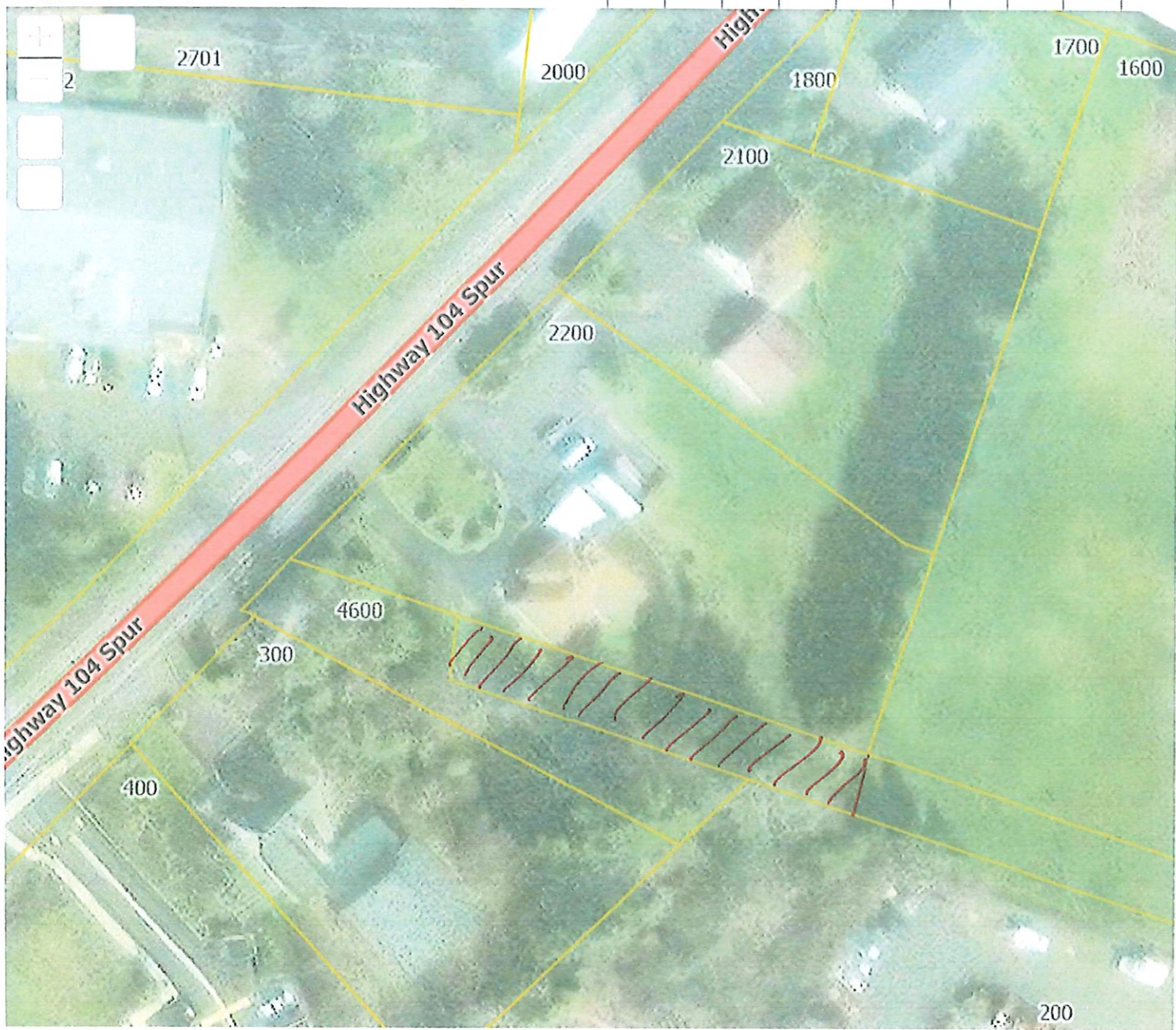
See PLA Deed Instr. No. 202304198 for new property descriptions. I established monuments on the new property line per said deed.

SURVEY NOTES

The shed as shown is built on the south line of Subd. of Tr. 3 Chelsea and extends 16.26' into the right of way. Yuill & Keightly-Hamilton are aware that the boundary line runs through the shed.

MAP DISPLAY ROTATION





MAP 8 10 27 BC
 TL'S 2200 & 4600

60ft

-123.915 46.150 Degrees

ORS 271.080

Vacation in incorporated cities

- petition
- consent of property owners

(1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefor setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation.

(2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2]

Location: https://oregon.public.law/statutes/ors_271.080

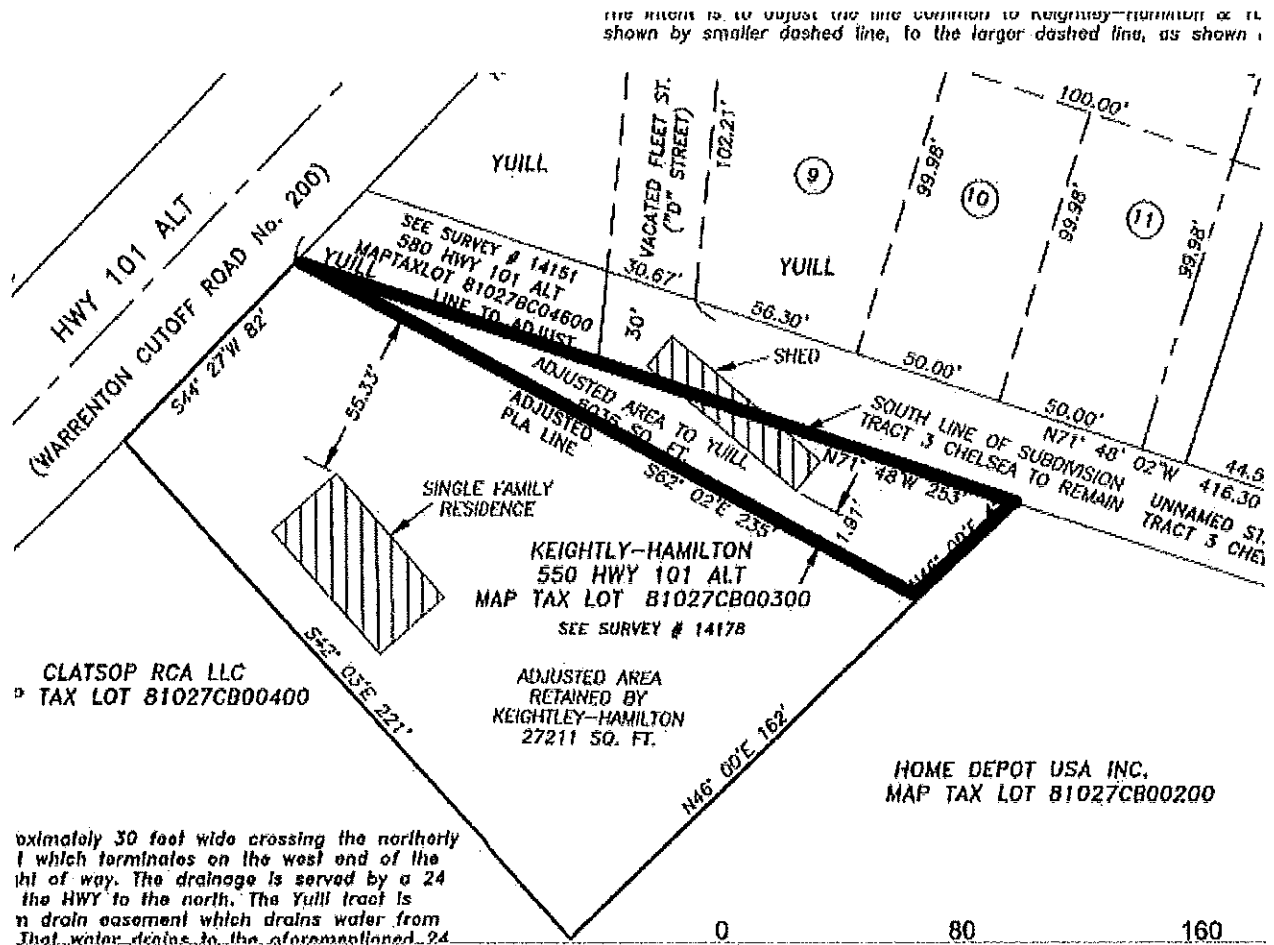
Original Source: Section 271.080 — Vacation in incorporated cities; petition; consent of property owners, https://www.oregonlegislature.gov/bills_laws/ors/ors271.html (last accessed Jun. 16, 2023).

- b. Lot Width: 50 feet
- c. Lot Depth: 70 feet
- d. Setback Front: 15 feet
- e. Setback Side: 8 feet
- f. Setback Rear: 15 feet

Findings Related to Lot line Adjustment:

- 4. The proposal will transfer a triangular shaped parcel to Yuill and then allow Yuill to request vacation of the remaining part of the unnamed and unimproved 30-foot right-of-way.

Graphic 2. Proposed Transfer



- 5. Both residences currently meet these requirements and will meet the requirements after the lot line adjustment.

Property Line Adjustment Survey

NW 1/4 SEC. 27, T8N, R10W, W.M.
CITY OF WARRENTON, COUNTY OF CLATSOP, STATE OF OREGON
MAY 3, 2023

CLATSOP COUNTY SURVEYOR
RECVD: 5/24/23
FILED: 8/31/23
ASTORIA, OREGON

CLIENT:
KENNETH YUILL
WARRENTON, ORE. 97146-9522

SURVEYOR:
MAGYAR
POB 1309
ASTORIA, ORE. 97103

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael G. Magyar

OREGON
JULY 12, 2016
MICHAEL G. MAGYAR
PLS 90788

EXPIRES: DEC. 31, 2024

MONUMENT NOTES

FOUND AND HELD 5/8 IN. RB W/YPC "WRC DESIGN" MARKING THE SE CORNER OF SUBD. OF TR. 3 CHELSEA; SEE CS# B-12154; TOP FLUSH W/GROUND.

FOUND AND HELD 5/8 IN. RB W/YPC "HLB INC." MARKING THE NW'LY LINE OF THE HWY 101 ALT ENTON CUTOFF No. 200; SEE CS# B-9762; TOP 1 IN. BELOW GROUND.

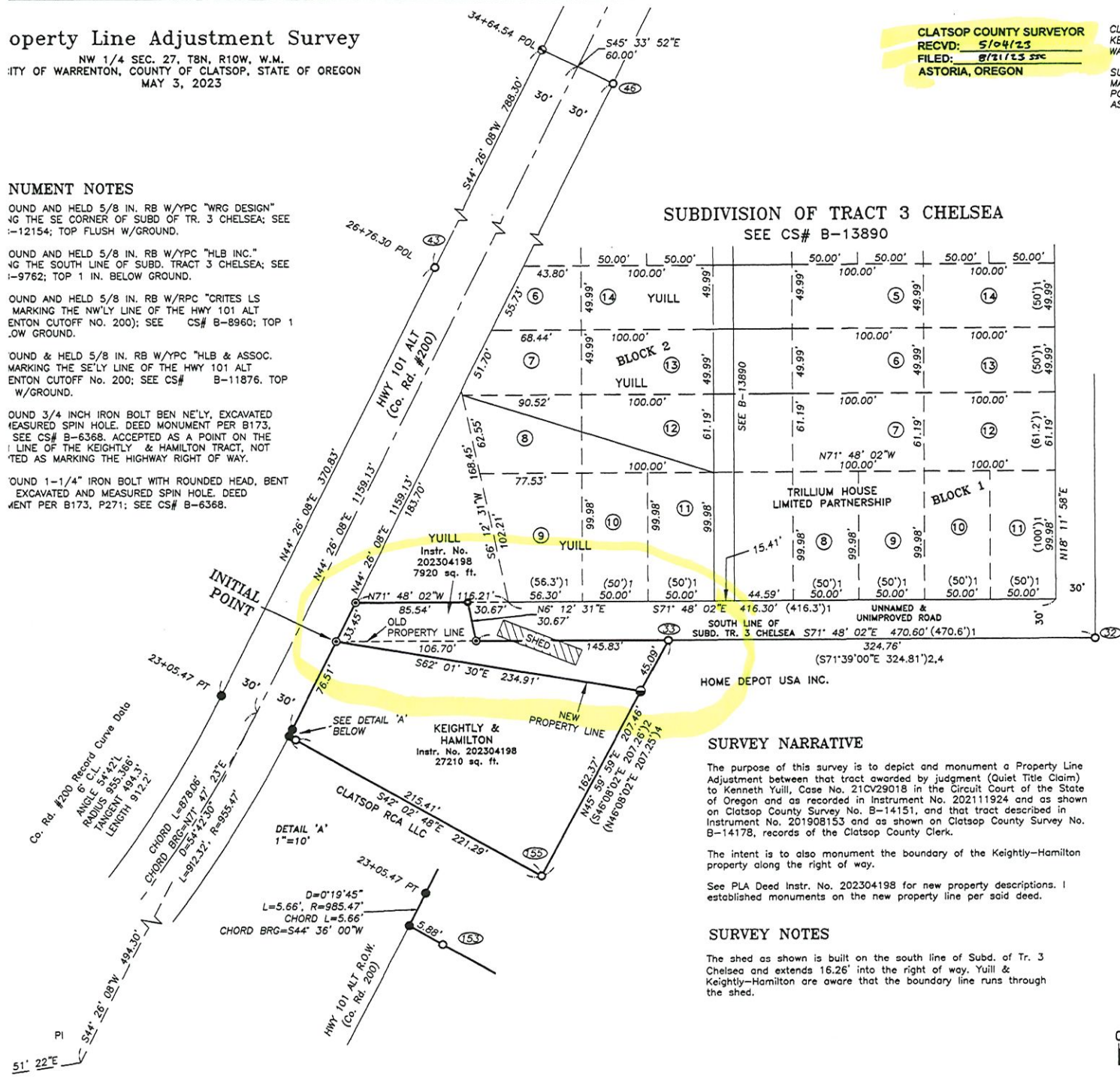
FOUND AND HELD 5/8 IN. RB W/RPC "CRITES LS" MARKING THE NW'LY LINE OF THE HWY 101 ALT ENTON CUTOFF No. 200; SEE CS# B-8960; TOP 1 IN. BELOW GROUND.

FOUND & HELD 5/8 IN. RB W/YPC "HLB & ASSOC." MARKING THE SE'LY LINE OF THE HWY 101 ALT ENTON CUTOFF No. 200; SEE CS# B-11876. TOP W/GROUND.

FOUND 3/4 INCH IRON BOLT BEN NE'LY, EXCAVATED & MEASURED SPIN HOLE. DEED MONUMENT PER B173, SEE CS# B-6368. ACCEPTED AS A POINT ON THE LINE OF THE KEIGHTLY & HAMILTON TRACT, NOT USED AS MARKING THE HIGHWAY RIGHT OF WAY.

FOUND 1-1/4" IRON BOLT WITH ROUNDED HEAD, BENT EXCAVATED AND MEASURED SPIN HOLE. DEED MONUMENT PER B173, P271; SEE CS# B-6368.

SUBDIVISION OF TRACT 3 CHELSEA SEE CS# B-13890



LEGEND

- ⊙ FOUND 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR"; SEE CS# B-14151
- FOUND 5/8 IN. REBAR W/BLUE PLASTIC CAP STAMPED "MAGYAR PLS90788"; SEE CS# B-13890
- FOUND MONUMENT AS NOTED
- SET 5/8 IN. REBAR W/PINK PLASTIC CAP STAMPED "MAGYAR";
- ⊙ FOUND RUSTY AND BENT TIE ROD SET ON CLATSOP COUNTY SURVEY No. 6368 AND REFURBISHED WITH A ONE INCH IRON PIPE W/PINK PLASTIC CAP STAMPED "MAGYAR"; OLD IRON TIE ROD BURIED ALONGSIDE PIPE.

- BOUNDARY LINE
- - - - OLD PROPERTY LINE
- - - - PLATTED LOT LINE
- N18° 11' 58"E OBLIQUE TEXT INDICATES DETERMINED LINE VALUES
- () 1 SUBDIVISION TRACT 3 OF CHELSEA BOOK 1 PAGE 13
- () 2 CS# B-9762
- () 3 CS# B-6368
- () 4 WARRENTON DEPOT SUBDIVISION

METADATA

Units: International Foot
Horizontal Datum: NAD83 (2011) Epoch 2010.0 (ORGN)
Height Datum: NAVD88 (GRS80/GEOID18)
Coordinate System: OCRS, Oregon Coast Zone

Basis of Bearing: Grid North, Oregon Coast Zone
Convergence Angle: Monument 155, +0°05'34"

On this survey, grid distances = ground distances

SURVEY NARRATIVE

The purpose of this survey is to depict and monument a Property Line Adjustment between that tract awarded by judgment (Quiet Title Claim) to Kenneth Yuill, Case No. 21CV29018 in the Circuit Court of the State of Oregon and as recorded in Instrument No. 202111924 and as shown on Clatsop County Survey No. B-14151, and that tract described in Instrument No. 201908153 and as shown on Clatsop County Survey No. B-14178, records of the Clatsop County Clerk.

The intent is to also monument the boundary of the Keightly-Hamilton property along the right of way.

See PLA Deed Instr. No. 202304198 for new property descriptions. I established monuments on the new property line per said deed.

SURVEY NOTES

The shed as shown is built on the south line of Subd. of Tr. 3 Chelsea and extends 16.26' into the right of way. Yuill & Keightly-Hamilton are aware that the boundary line runs through the shed.

MAP DISPLAY ROTATION



