

PARTITION PLAT

A PARTITION OF THAT PROPERTY DESCRIBED IN INSTRUMENT # 201905150, CLATSOP COUNTY DEED RECORDS THE SAME BEING LOT 19 AND A PORTION OF LOT 18 BLOCK 25, NEW ASTORIA TOGETHER WITH A PORTION OF VACATED GRAY STREET SITUATED IN THE SE 1/4, SECTION 5, AND NE 1/4 SECTION 8, T8N, R10W, W.M., CITY OF WARRENTON, CLATSOP COUNTY, OREGON

FEBRUARY 3, 2024

SHEET 3 OF 3

APPROVALS

APPROVED THIS ___ DAY OF _____, 2024

CITY OF WARRENTON

APPROVED THIS ___ DAY OF _____, 2024

CLATSOP COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF _____, 2024

CLATSOP COUNTY TAX COLLECTOR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RAINWATER PROPERTIES L.L.C. 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 TWO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

AUTHORIZED REPRESENTATIVE

NARRATIVE:

I SEARCHED FOR AND FOUND SEVERAL MONUMENTS SET OR TIED ON KARL FOESTE'S CCSR MAP B-7169. THIS SURVEY WAS A SURVEY COVERING MUCH OF THE DEVELOPED PORTION OF HAMMOND INCLUDING BLOCK 24, NEW ASTORIA 1892 AND OTHER PROPERTIES SOUTH AND WEST OF THE SUBJECT PROPERTY. I HELD THE ABSOLUTE POSITION OF MONUMENT # 421 ON THIS SURVEY AND UTILIZED MONUMENT # 427 & MON # 421 IN MY BASIS OF BEARINGS. I HELD FOESTES COORDINATES FOR THE NW AND SW CORNERS OF BLOCK 24 AFTER VERIFYING THAT SEVERAL MONUMENTS HE SET AND TIED ON THAT SURVEY WERE IN CLOSE PROXIMITY TO THE PREDICTED POSITIONS. I HELD THE BLOCK 9 AND 16 ORIENTATION AND LOT WIDTHS PER CCSR MAPS A-7042, B-11686, AND B-12146 BY KARL FOESTE. I ALSO HELD THE 275' X 600' DIMENSIONS FOR BLOCK 16 INDICATED ON CCSR MAP B-7169 BY FOESTE.

I CHECKED THE MONUMENT LOCATIONS OF SEVERAL FOESTE SURVEYS IN THE VICINITY OF BLOCK 16 & 25 AND FOUND THE CONTROL I CHOSE TO UTILIZE TO BE IN HARMONY WITH THOSE SURVEYS. MONUMENT # 671 SET BY FOESTE ON CCSR MAP A-7042 WAS IN POSITION AS THE SW CORNER OF BLOCK 16. IN HOLDING THE COORDINATES OF MONUMENT # 421, I AM LAYING OUT THE LOT LOCATIONS IN BLOCKS 16, 24, AND 25 FROM THAT POINT.

ACKNOWLEDGEMENT

STATE OF OREGON >
CLATSOP COUNTY >S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____, 2024

BY: AUTHORIZED REPRESENTATIVE

NOTARY PUBLIC

(SIGNATURE)

(PRINT NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES ___ DAY OF _____, 2024

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
CLATSOP COUNTY >S.S.

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT _____ WAS RECEIVED FOR RECORD THIS ___ DAY OF _____, 2024

AT ___ O'CLOCK __, M., AND RECORDED AS INSTRUMENT NUMBER _____, CLATSOP COUNTY RECORDS

BY: CLATSOP COUNTY CLERK

SURVEYOR'S CERTIFICATE

I NEIL A. MENDENHALL JR., LS 2001 CERTIFY THAT I HAVE 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:

COMMENCING AT A 2" IRON PIPE MONUMENTING THE SW CORNER OF BLOCK 21, NEW ASTORIA 1892 SITUATED IN THE SE 1/4 SECTION 5, T8N, R10W, W.M., CITY OF WARRENTON, CLATSOP COUNTY, OREGON; THENCE SOUTH 77 DEGREES 29 MINUTES 30 SECONDS EAST TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 25, NEW ASTORIA 1892 (5/8" REBAR WITH PLASTIC YELLOW CAP STAMPED "K. FOESTE LS 849" N 46°53'21"E 0.05'); SAID POINT BEING THE "INITIAL POINT" OF THE SUBJECT PARTITION; THENCE NORTH 55 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 83.33 FEET, TO A POINT ON THE CENTERLINE OF VACATED GRAY STREET; THENCE N34°13'00"E 100.00 FEET; THENCE N65°47'00"W, A DISTANCE OF 18.00 FEET, TO A 5/8" REBAR WITH A PLASTIC ORANGE CAP STAMPED "MENDENHALL LS 2001"; THENCE N71°42'41"E, A DISTANCE OF 94.16 FEET TO A 5/8" REBAR WITH A PLASTIC YELLOW CAP STAMPED "CKT OR LS2829 WA LS40519"; THENCE S31°26'26"E, A DISTANCE OF 49.02 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 18 BLOCK 25, "NEW ASTORIA 1892"; THENCE, S34°13'00"W, A DISTANCE OF 165.00 FEET, ALONG THE SOUTHEASTERLY BOUNDARY OF LOT 18 AND LOT 19 BLOCK 25, "NEW ASTORIA 1892", A DISTANCE OF 165.00 FEET TO THE INITIAL POINT. THE SUBJECT PROPERTY IS 13,372 SQUARE FEET IN SIZE.

REGISTERED PROFESSIONAL LAND SURVEYOR

Neil A. Mendenhall Jr.

OREGON JULY 16, 1992 NEIL A. MENDENHALL JR. 2001

RENEWAL DATE: 12/31/24

I NEIL A. MENDENHALL JR., DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT REFERENCED ABOVE.

NEIL A. MENDENHALL JR., LS 2001

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BY: CLATSOP COUNTY CLERK

SURVEY BY: NEIL A. MENDENHALL JR., LS 2001 dba MENDENHALL & ASSOC PO BOX 2025 GEARHART, OR 97138 (503)-738-6363 mendenhall2025@gmail.com file: ftstevensgray.pro

SURVEY FOR: RICK VAN SANT RAINWATER PROPERTIES L.L.C. 1290 SW JAY COURT BEAVERTON, OR 97003 (503) 314-4203

EQUIPMENT: SOKKIA SET530R TOTAL STATION CREW: NAM, DNM BC

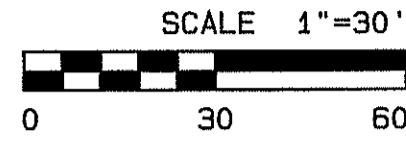
PARTITION PLAT TENTATIVE PLAN

FEBRUARY 3, 2024

SHEET 2 OF 3

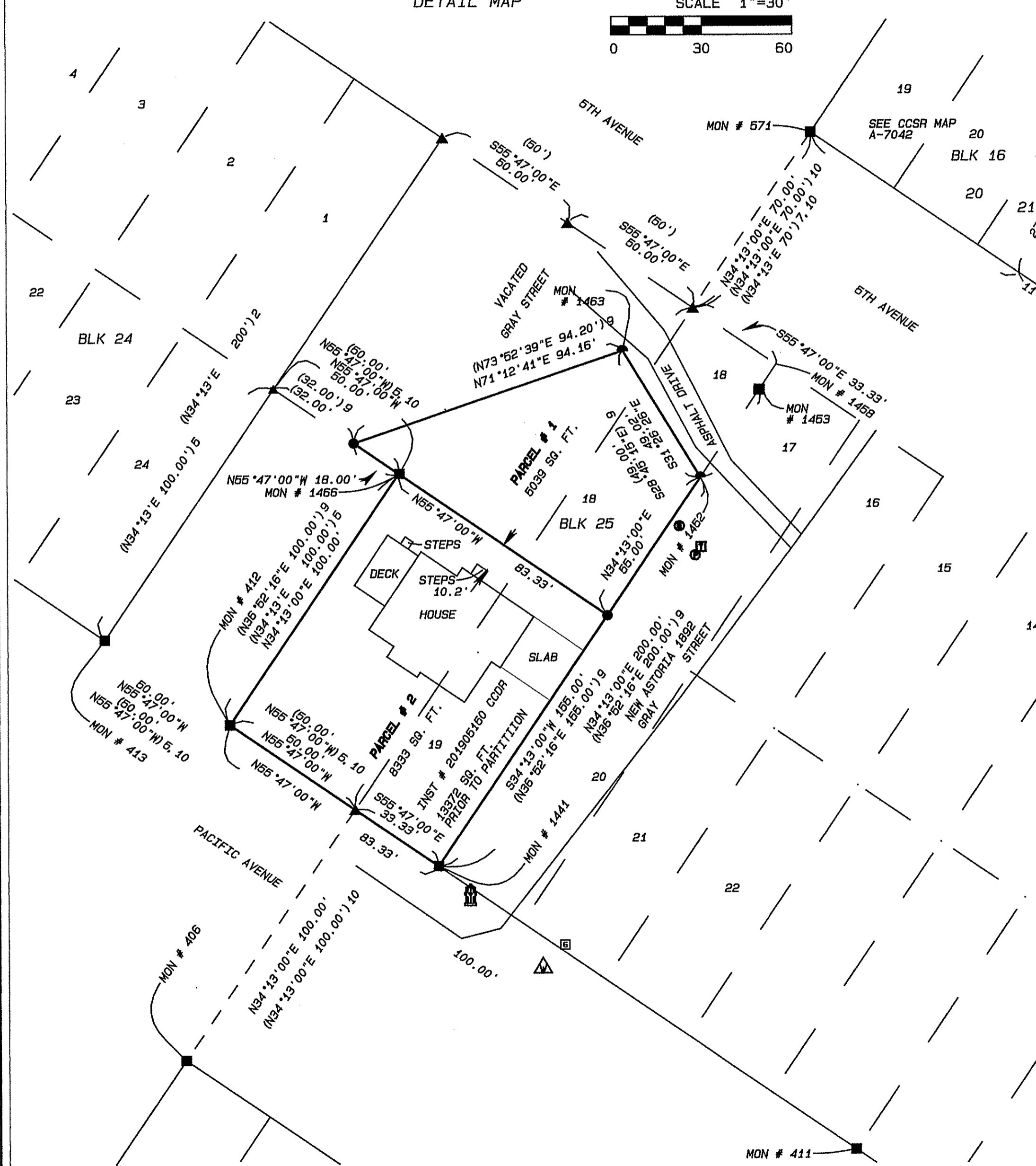
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 THE SAME BEING LOT 19 AND A PORTION OF LOT 18 BLOCK 25, NEW ASTORIA TOGETHER WITH A PORTION OF VACATED GRAY STREET
 SITUATED IN THE SE 1/4, SECTION 5, AND NE 1/4 SECTION 8, T8N, R10W, W.M., CITY OF WARRENTON, CLATSOP COUNTY, OREGON

DETAIL MAP



LOT COVERAGE

PARCEL 2	
HOUSE	1462 SQ FT
DECK	243 SQ FT
NW STEPS	8 SQ FT
N STEPS	16 SQ FT
TOTAL	1729 SQ FT
<hr/>	
1729 SQ FT	= 20.7 %
8333 SQ FT	



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Neil A. Mendenhall Jr.

OREGON
 JULY 16, 1982
 NEIL A. MENDENHALL JR.
 2001

RENEWAL DATE 12/31/24

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BY: CLATSOP COUNTY CLERK

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 dba MENDENHALL & ASSOC
 PO BOX 2025
 GEARHART, OR 97138
 (503)-738-6363
 mendenhall2025@gmail.com
 file: ftstevensgray.pro

SURVEY FOR:
 RICK VAN SANT
 RAINWATER PROPERTIES L.L.C.
 1290 SW JAY COURT
 BEAVERTON, OR 97003
 (503) 314-4203

EQUIPMENT:
 SOKKIA SET530R
 TOTAL STATION
 CREW: NAM, DNM BC

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FEBRUARY 3, 2024

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SHEET 1 OF 3

BASIS OF BEARINGS

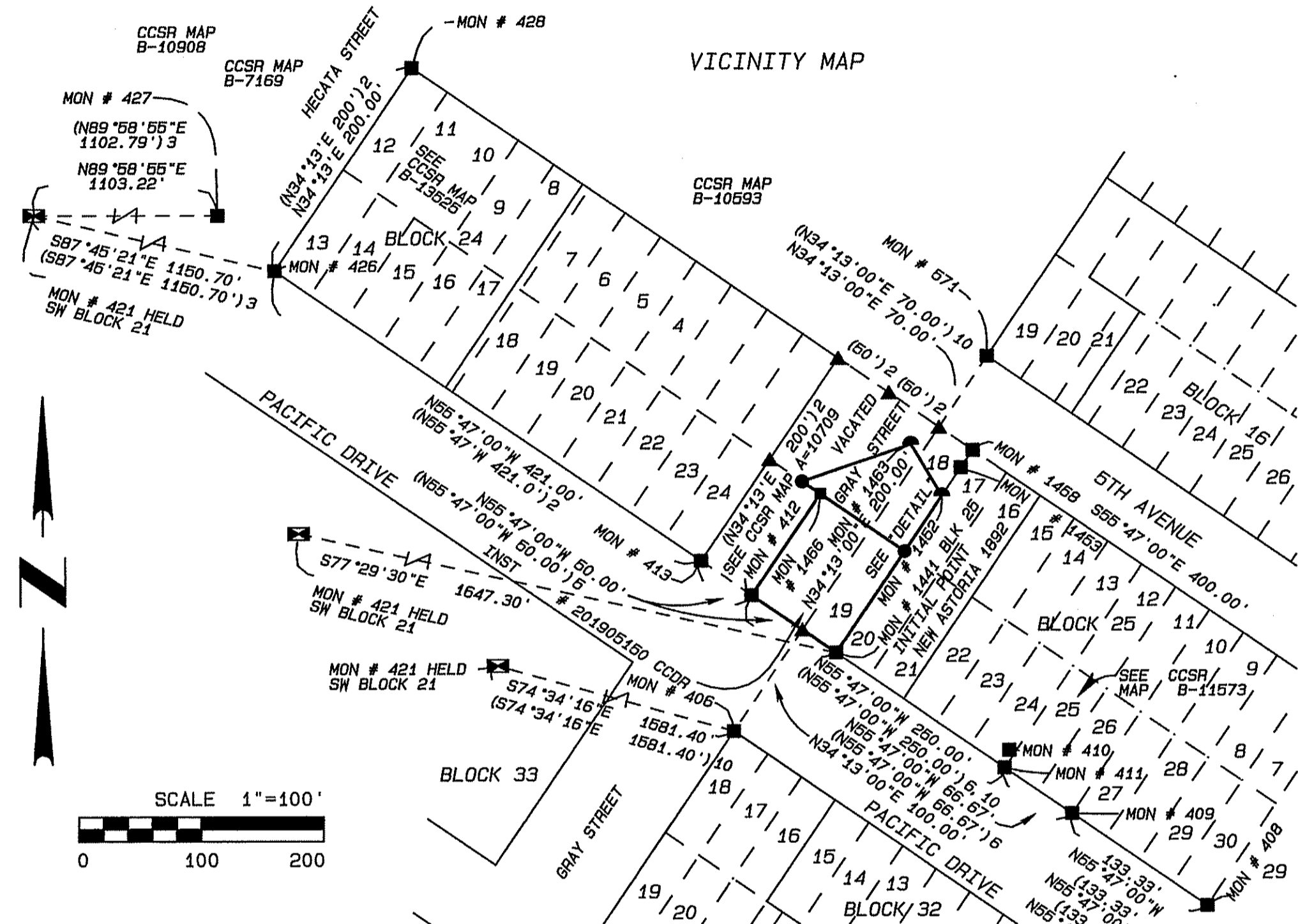
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED BEARING (COORDINATES) FROM MONUMENT # 421 TO MONUMENT # 427 PER CCSR MAP B-7169. THIS SAME BEARING BEING N89°58'55"E.

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND MONUMENT THE EXTERIOR BOUNDARIES OF THE PARCELS.

MONUMENT NOTES

- MON # 406 FOUND 5/8" REBAR WITH PYC STAMPED "LS 849", TOP 0.1' BELOW THE SURFACE, ORIGIN UNCLEAR, SEE B-13115, S74°56'11"E 0.06' FROM PREDICTED POSITION PER THIS SURVEY; N 8298.62, E 7905.70 (CALC)
- MON # 408 FOUND 5/8" REBAR WITH PYC STAMPED "LS 849", TOP 0.5' BELOW THE SURFACE, ORIGIN CCSR MAP B-7043, S67°30'32"E 0.36' FROM PREDICTED POSITION PER THIS SURVEY; N 8166.40, E 8292.68 (CALC)
- MON # 409 FOUND 5/8" REBAR WITH PYC STAMPED "LS 849", TOP 0.6' BELOW THE SURFACE, ORIGIN CCSR MAP B-7043, S54°31'06"E 0.05' FROM PREDICTED POSITION PER THIS SURVEY; N 8231.37, E 8182.42 (CALC)
- MON # 410 FOUND 1/2" REBAR WITH NO CAP, TOP 0.5' BELOW THE SURFACE, ORIGIN CCSR MAP B-8788, N67°08'05"E 0.53' FROM PREDICTED POSITION PER THIS SURVEY; N 8268.86, E 8127.30 (CALC)
- MON # 411 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", TOP 0.5' BELOW THE SURFACE, ORIGIN CCSR MAP B-11573, S46°07'06"E 0.12' FROM PREDICTED POSITION PER THIS SURVEY; N 8268.86, E 8127.30 (CALC)
- MON # 412 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", TOP 0.3' ABOVE THE SURFACE, ORIGIN CCSR MAP B-10258, N60°02'42"W 0.01' FROM PREDICTED POSITION PER THIS SURVEY; N 8409.43, E 7920.69 (CALC)
- MON # 413 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", TOP FLUSH WITH THE SURFACE, ORIGIN CCSR MAP A-10709, N43°29'39"E 0.04' FROM PREDICTED POSITION PER THIS SURVEY; N 8437.54, E 7879.24 (CALC)
- MON # 421 FOUND 2" IRON PIPE, TOP 0.9' BELOW THE SURFACE, ORIGIN UNKNOWN, HELD AS SW CORNER BLOCK 21, HELD ABSOLUTE POSITION; N 8719.34, E 6381.29 (MON) HELD COORD PER CCSR MAP B-7169
- MON # 426 FOUND 1" IRON PIPE, TOP 0.2' BELOW THE SURFACE, ORIGIN CCSR MAP B-7169, S72°13'59"E 0.06' FROM HELD COORDINATES PER CCSR MAP B-7169; N 8674.28, E 7531.11 (HELD) I PREVIOUSLY DROVE A 5/8" X 30" REBAR WITH POC STAMPED "MENDENHALL LS 2001" THROUGH THE PIPE TO PERPETUATE THE POSITION
- MON # 427 FOUND 3/4" IRON PIPE, TOP 0.1' BELOW THE SURFACE, ORIGIN UNKNOWN, TIED CCSR MAP B-7169, USED FOR BASIS OF BEARINGS S89°26'04"E 0.43' FROM EXPECTED POSITION MON # 19 PER CCSR MAP B-7169; N 8719.69, E 7484.51 (MON)
- MON # 428 FOUND 1" IRON PIPE, TOP 0.1' BELOW THE SURFACE, ORIGIN CCSR MAP B-7169, N88°56'41"E 0.11' FROM HELD COORDINATES PER CCSR MAP B-7169; N 8839.66, E 7643.57 (CALC) I PREVIOUSLY DROVE A 5/8" X 30" REBAR WITH POC STAMPED "MENDENHALL LS 2001" THROUGH THE PIPE TO PERPETUATE THE POSITION
- MON # 571 FOUND 5/8" REBAR WITH NO CAP, 0.2' BELOW THE SURFACE, ORIGIN CCSR MAP B-7042, N26°24'28"E 0.02' FROM PREDICTED POSITION SW, BLK 16, PER THIS SURVEY; N 8604.58, E 8113.76 (CALC)



REGISTERED PROFESSIONAL LAND SURVEYOR
 NEIL A. MENDENHALL JR.
 JULY 16, 1982
 2001

COORDINATES ARE LOCAL - ASSUMED AND ORIGIN PER CCSR MAP B-7169.

RENEWAL DATE 12/3/24

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BY: CLATSOP COUNTY CLERK

ADDITIONAL MONUMENT NOTES

- MON # 1441 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", TOP 0.3' BELOW THE SURFACE, ORIGIN CCSR MAP A-10258, N46°53'21"E 0.05' FROM CALC. POSITION PER THIS SURVEY; N 8362.57, E 7989.49 (CALC)
- MON # 1452 FOUND 5/8" REBAR WITH PYC STAMPED "CKI OR LS2829 WA LS40519, TOP FLUSH WITH THE SURFACE, ORIGIN CCSR MAP B-13639, HELD FOR LINE, N30°57'45"W 0.01' FROM CALC POSITION; N 8490.74, E 8076.65 (MON)
- MON # 1453 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", TOP 0.2' BELOW THE SURFACE, ORIGIN CCSR MAP A-10593, N68°19'33"E 0.04' FROM CALC. POSITION PER THIS SURVEY; N 8519.68, E 8096.34 (CALC)
- MON # 1458 FOUND 5/8" REBAR CAP MISSING, TOP 0.2' BELOW THE SURFACE, BENT SOUTHWEST, ORIGIN CCSR MAP A-10258, S43°13'56"W 0.45' FROM CALC. POSITION PER THIS SURVEY; N 8527.95, E 8101.96 (CALC)
- MON # 1463 FOUND 5/8" REBAR WITH PYC STAMPED "CKI OR LS2829 WA LS40519, TOP FLUSH WITH THE SURFACE, ORIGIN CCSR MAP B-13639, HELD FOUND POSITION; N 8532.57, E 8051.08 (MON)
- MON # 1466 FOUND 5/8" REBAR WITH PYC STAMPED "K FOESTE LS 849", INSIDE ANGLE IN BLOCK WALL, ORIGIN CCSR MAP A-10258, N85°14'26"E 0.23' FROM CALC. POSITION PER THIS SURVEY; N 8492.12, E 7976.82 (CALC)

COORDINATES ARE LOCAL - ASSUMED AND ORIGIN PER CCSR MAP B-7169.

- NO () = MEASURED / CALCULATED PER THIS SURVEY
- () = PER "PLAT OF NEW ASTORIA 1892"
- (2) = PER CCSR MAP # B-834
- (3) = PER CCSR MAP # B-7169
- (4) = PER CCSR MAP # A-7043
- (5) = PER CCSR MAP # A-10709
- (6) = PER CCSR MAP # B-11573
- (7) = PER CCSR MAP # B-13022
- (8) = PER CCSR MAP B-10258
- (9) = PER INST # 201905150 CCSR
- (10) = PER CCSR MAP B-13636

CALC = CALCULATED
 CCSR = CLATSOP COUNTY DEED RECORDS
 CCSR = CLATSOP COUNTY SURVEYOR'S RECORDS
 MON = MONUMENT
 P.O.L. = POINT ON LINE
 PYC = PLASTIC YELLOW CAP

OTHER REFERENCE SURVEYS
 CCSR MAP # B-8788

SURVEY BY:
 NEIL A. MENDENHALL JR., LS 2001
 dba MENDENHALL & ASSOC
 PO BOX 2025
 GEARHART, OR 97138
 (503)-738-6363
 mendenhall12025@gmail.com
 file: ftstevensgray.pro

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 RICK VAN SANT
 RAINWATER PROPERTIES L.L.C.
 1290 SW JAY COURT
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 (503) 314-4203

EQUIPMENT:
 SOKKIA SET530R
 TOTAL STATION
 CREW: NAM, DNM BC