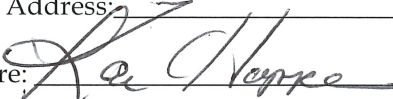


CITY OF WARRENTON
Land Partition Application
Warrenton Development Code - Chapter 16.216


File # LR-24-2
Date Received _____
Receipt # _____
Fee \$600

Note: The applicant must complete all sections and submit the required application fee before staff can accept the application.

I. APPLICANT INFORMATION:

Name: Karin and Michael Hopper Contact Phone: 206.427.6830
Mailing Address: 540 Russell Place, Hammond, OR 97121
Signature: 

II. PROPERTY OWNER INFORMATION:

Name: Karin and Mike Hopper Contact Phone: 206.427.6830
Mailing Address: 540 Russell Place, Hammond, OR 97121
Signature: 

III. PROPERTY INFORMATION:

Site Address (if any): 655 Quinntat, Hammond, OR 97121
Property Location: Township 8, Range 10, Section 06, Tax Lot 81006DD01100
Current Use of Tax Lot : Vacant Lot

IV. PARTITION INFORMATION:

Current Tax Lot Size: .4
Number and square footage of parcels (lots) to be created: parcel #1 8,074.54

parcel #2 9,349.46, and parcel #3 _____

V. CRITERIA

Proposed Use for each parcel (lot): _____

~~Single family home with garage and ADU~~

~~Wish to change the addresses to reflect front being Russell Place, for front door, consistency or historical properties in the area, and postal ease.~~

Describe Access for each proposed parcel (lot) _____

~~Access to each property will be front Russell Place, and rear garage Quinnat.~~

Show Access for each proposed parcel (lot) on the preliminary plat.

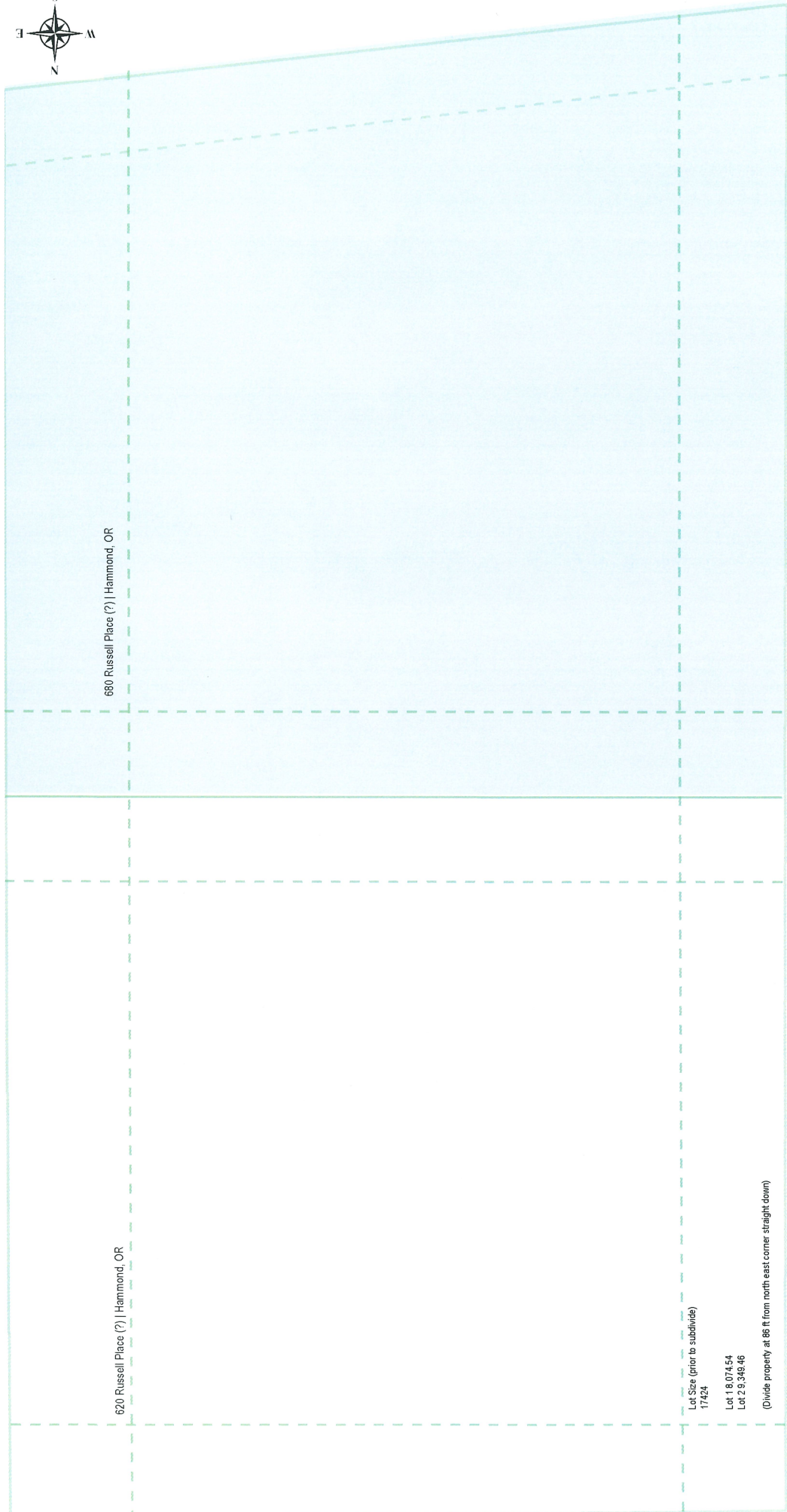
Is city water proposed for each parcel (lot)? Yes _____ No

Is city sewer proposed for each parcel (lot)? Yes _____ No

Describe the proposed improvements: _____

~~Improvement would be to create two properties each with individual sewer, water, power, as well as access esthetically from the parade grounds as main entrance and personal entrance through Quinnat.~~

~~Each property will have approximately 1700-2300 sq with separate entrance ADU above the garages. These improvement will help address the housing shortages, but maintain the history.~~



680 Russell Place (?) | Hammond, OR

620 Russell Place (?) | Hammond, OR

Lot Size (prior to subdivide)
17424

Lot 1 18,074.54
Lot 2 9,349.46

(Divide property at 86 ft from north east corner straight down)

N. E. 1/4 OF SEC. 7 & N. W. 1/4 OF SEC. 8

T8N, R10W, W. M.

SURVEY FOR: EARL & KAREN MING
SURVEY BY: KARL F. FOESTER, 361 S. W. MAIN ST.
MARHENTON, OR 97146

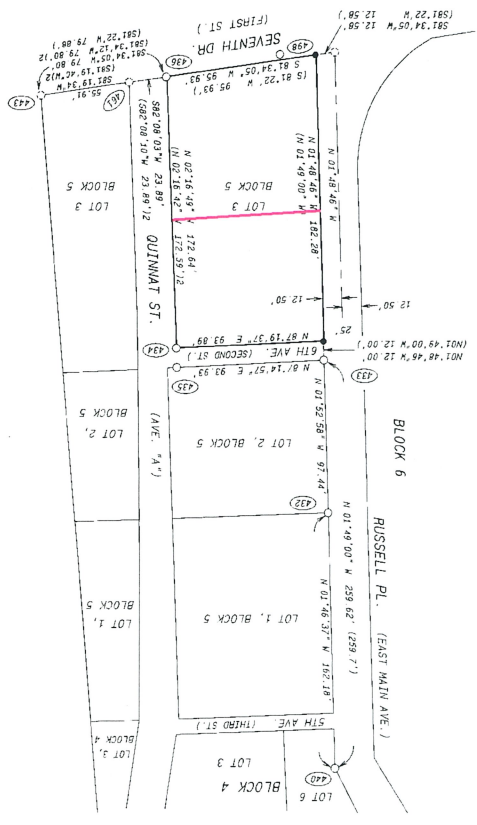
DATE: 2/16/2016
SCALE: 1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
KARL F. FOESTER
OREGON
NO. 12345
RENEWED 11/2018



DESCRIPTION OF FOUND MONUMENTS:

- (432) FOUND 3/4" IRON PIPE, TOP FLUSH WITH GROUND.
- (433) FOUND BENT BRIDGE SPIKE, TOP FLUSH WITH ASPHALT, TIED AT BEND LOCATED 1' BELOW ASPHALT ROAD SURFACE.
- (434) FOUND 1" BOLT WITH SQUARE HEAD, TOP FLUSH WITH GROUND.
- (435) FOUND SHIP BOLT WITH 1-1/8" ROUND HEAD, TOP 1" BELOW GROUND.
- (436) FOUND 1" IRON PIPE, TOP 9" BELOW GROUND.
- (440) FOUND 3/4" IRON PIPE, TOP 2' BELOW GROUND.
- (441) FOUND 1988 A BENT 3/4" IRON PIPE, TOP 14" BELOW GROUND, REPORTED ON COUNTY SURVEYS 10122 AND 10687.
- (442) NOT TIED THIS SURVEY.
- (443) FOUND IN JUNE 1988 A 5/8" REBAR, TOP FLUSH WITH ASPHALT ROAD, REPORTED ON COUNTY SURVEYS 10122 AND 10687. NOT TIED THIS SURVEY.
- (438) FOUND BOLDY BENT AND LEANING 3/4" IRON PIPE, TOP 5" BELOW GROUND. BASE BEARS N81°26'22.46" E 22.46 FEET AND S88°55'55.6" W 49 FEET FROM THE SOUTHWEST CORNER OF LOT 3. MAY BE ORIGINAL PLAT MONUMENT, BUT IT IS 100' BOLDY BENT AND LEANING TO BE OF USE.



LEGEND:

- FOUND MONUMENT AS DESCRIBED, HELD AS ORIGINAL PLAT MONUMENT
- SET FLUSH WITH GROUND A 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP STAMPED "K. FOESTER LS 849"
- CALCULATED POSITION
- () RECORD VALUE DERIVED FROM PLAT OF POINT STEVENS ADDITION TO TOWN OF HAMMOND.
- () RECORD VALUE DERIVED FROM COUNTY SURVEY 10687.

NARRATIVE:
PURPOSE OF SURVEY IS TO MONUMENT THAT PORTION OF LOT 3, BLOCK 5, IN THE STATE OF OREGON, LOCATED WEST OF AVENUE "A", BASIS OF BEARINGS IS ASSUMED RECORD BEARING, AS RECORDED ON SAID PLAT, OF N01°48'W. REBARMENT FOUND ORIGINAL PLAT MONUMENTS 443 AND 440, ESTABLISHED THE SOUTHWEST CORNER OF LOT 3 ON THE WESTERN PROJECTION OF THE LINE BETWEEN SAID ORIGINAL PLAT MONUMENTS 443 AND 448 AND AT THE RECORD DISTANCE, AS DERIVED FROM SAID PLAT, OF 95.93 FEET FROM MONUMENT 446, ESTABLISHED THE NORTHWEST CORNER OF LOT 3 AT THE INTERSECTION OF THE LINE BETWEEN SAID SAID SOUTHWEST CORNER WITH A LINE EXTENDING WESTERLY FROM FOUND MONUMENT 443 THROUGH A 12.00 FOOT TANGENT OFFSET SOUTH OF FOUND MONUMENT 443.

CLATSOP COUNTY
SURVEYOR
RECEIVED
FEB 19, 2016
FILED 02:15:26 PM
ASTORIA, OREGON