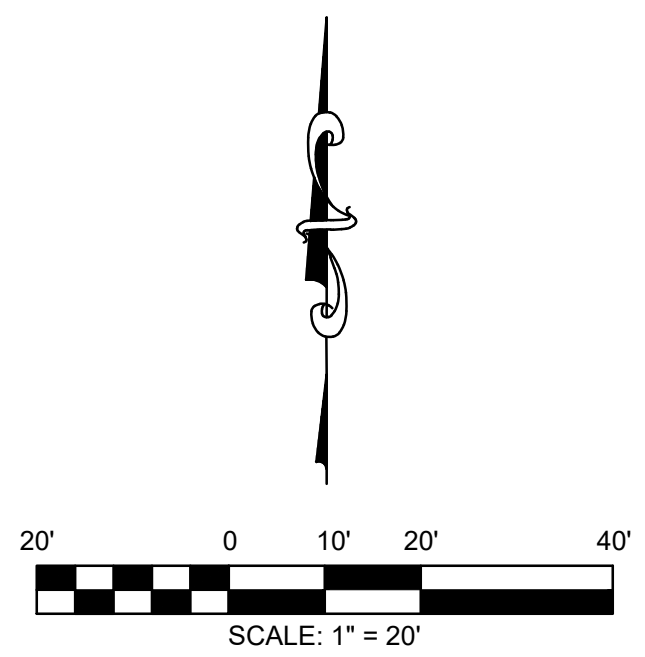
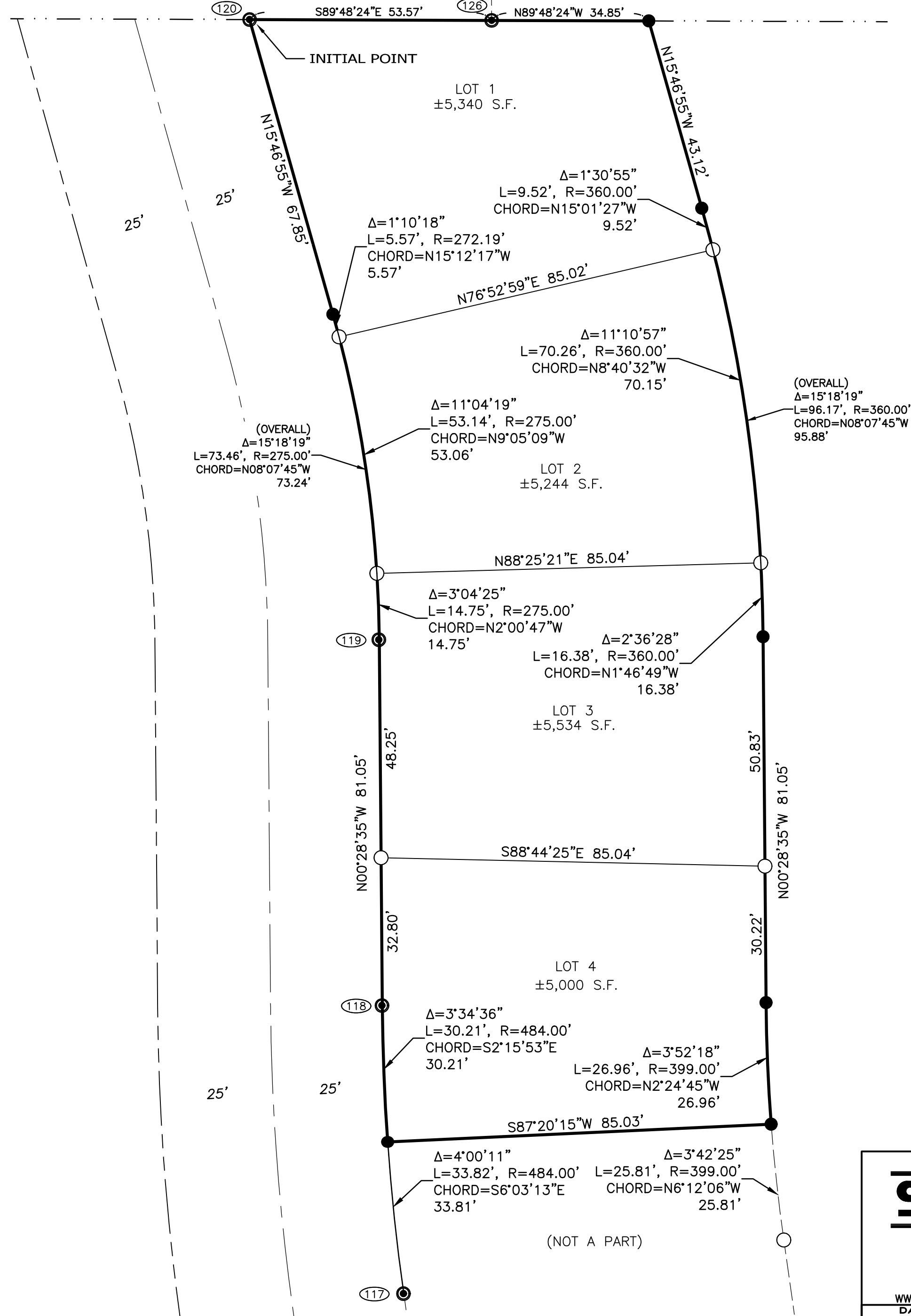


TENTATIVE PLAT
KALMIA NORTHEAST SUBDIVISION



LEGEND:

- RIGHT OF WAY
- BOUNDARY LINE
- LOT/PARCEL LINE
- SECTION LINE
- 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES" SET ON _____
- FOUND MONUMENT PER PROPERTY LINE ADJUSTMENT RECORD OF SURVEY RECORDED AS _____
- ⊙ FOUND MONUMENT AS NOTED ON THE TABLE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS DERIVED FROM GPS OBSERVATIONS ON ESTABLISHED CONTROL POINTS AND FOUND MONUMENTS USING THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH 3601(NAD83)(2011), WITH A RESULTANT BEARING OF SOUTH 00°03'57" EAST BETWEEN FOUND MONUMENTS #125 AND #126, AS SHOWN HEREON.

REFERENCES:

- PLAT OF "GIL GRAMSON PARK" - INSTRUMENT NO. 201405453
- PLAT OF "KALMIA NORTH" - INSTRUMENT NO. 201805343
- COUNTY SURVEY - B 12555

NARRATIVE

HE PURPOSE OF THIS SURVEY, PERFORMED AT THE REQUEST OF THE OWNER IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 202501307, CLATSOP COUNTY DEED RECORDS AND MONUMENT THE NEW LOT CORNERS AS SHOWN HEREON.

THE BOUNDARY IS PER S&F LAND SERVICES PREVIOUS PROPERTY LINE ADJUSTMENT SURVEY, RECORDED AS COUNTY SURVEY NO. _____.

PURPOSE:

THE PURPOSE OF THIS SURVEY, PERFORMED AT THE REQUEST OF THE DOWNER, IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. _____, CLATSOP COUNTY DEED RECORDS AND MONUMENT THE NEW LOT CORNERS IN ACCORDANCE WITH O.R.S 92.

MONUMENT TABLE:

- 117 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, 0.1' BELOW SURFACE STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 118 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, 0.1' BELOW SURFACE STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 119 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, 0.1' BELOW SURFACE STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 120 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, 0.1' BELOW SURFACE STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 126 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, AT SURFACE STAMPED "K FOESTE LS 849" AT SURFACE PER COUNTY SURVEY B-12555.

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

S&F Land Services
Land Surveying & Remote Sensing

812 AVENUE F
SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	DRAWN	CHECKED
	APRIL 15, 2025	24-G761-01	MB/CC	EDL	EDL

KALMIA NORTHEAST
SUBDIVISION
A PORTION OF THE NE ONE QUARTER OF
SECTION 20, T.8N., R.10W., W.M.
CITY OF WARRENTON, CLATSOP COUNTY
OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
TENTATIVE
OREGON
JULY 12, 2005
ERIC D. LYNCH
56544 PLS
RENEWES 12/31/2026

TENTATIVE PLAT
KALMIA NORTHEAST SUBDIVISION

SURVEYOR'S CERTIFICATE

I, ERIC D. LYNCH CERTIFY THAT IN ACCORDANCE WITH O.R.S. 92.060, I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "KALMIA NORTHEAST", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, CITY OF WARRENTON, CLATSOP COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHWEST CORNER OF TRACT "B" OF THE PLAT OF "KALMIA NORTH", RECORDED AS INSTRUMENT NO, 201805343, CLATSOP COUNTY PLAT RECORDS; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SW KALMIA AVENUE THE FOLLOWING FOUR COURSES: SOUTH 15°46'55" EAST, 67.85 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°18'19" (THE CHORD BEARS SOUTH 08°07'45" EAST, 73.24 FEET) AN ARC DISTANCE OF 73.46 FEET; THENCE SOUTH 00°28'35" EAST, 81.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 484.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 03°34'36" (THE CHORD BEARS SOUTH 02°15'53" EAST, 30.21 FEET) AN ARC DISTANCE OF 30.21 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 87°20'15" EAST, 85.03 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE PARALLEL WITH AND 85.00 FEET EASTERLY OF SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: THENCE ALONG THE ARC OF A 399.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 03°52'18" (THE CHORD BEARS NORTH 02°24'45" WEST, 26.96 FEET) AN ARC DISTANCE OF 26.96 FEET; THENCE NORTH 00°28'35" WEST, 81.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°18'19" (THE CHORD BEARS NORTH 08°07'45" WEST, 95.88 FEET) AN ARC DISTANCE OF 96.17 FEET; THENCE NORTH 15°46'55" WEST, 43.12 FEET TO A POINT ON THE NORTH LINE OF SECTION 20; THENCE ALONG SAID SECTION LINE, NORTH 89°48'24" WEST, 88.42 FEET TO THE **POINT OF BEGINNING**.
CONTAINS 21,228 SQUARE FEET OR 0.487 ACRES, MORE OR LESS.

ERIC D. LYNCH, RPLS 56544

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT _____, 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 SUBDIVIDED AND SURVEYED INTO 4 LOTS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

LLC?
NAME
TITLE

ACKNOWLEDGMENT

STATE OF OREGON >
> S.S.
COUNTY OF _____ >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__.

BY: _____

NOTARY PUBLIC - SIGNATURE NOTARY PUBLIC - PRINTED NAME

MY COMMISSION NO. _____

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20__.

PLAT NOTES:

THE ANNEXED KALMIA NORTHEAST SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS:

1. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR KALMIA NORTHEAST PER

INSTRUMENT NUMBER _____, CLATSOP COUNTY RECORDS.

2. CONDITIONS IMPOSED BY THE CITY OF WARRENTON IN NOTICE ORDER KALMIA NORTHEAST SUB-25-____.

APPROVALS

CITY OF WARRENTON FILE NO. SUB-25-__

APPROVED THIS ____ DAY OF _____, 2025

CITY OF WARRENTON PLANNING DIRECTOR

APPROVED THIS ____ DAY OF _____, 2025

CLATSOP COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF:

_____, 2025.

CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR

APPROVED THIS ____ DAY OF _____, 2025

CHAIR, CLATSOP COUNTY BOARD OF COMMISSIONERS

I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE SUBDIVISION PLAT AS REFERENCED HEREON.

BY: _____
CLATSOP COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE, AND TRUE COPY OF THE SUBDIVISION PLAT AS REFERENCED HEREON.

ERIC D. LYNCH, RPLS 56544

CERTIFICATE OF COUNTY CLERK

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

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED

FOR RECORD ON _____, 2025, AT _____ O'CLOCK __.M.

AND RECORDED AS INSTRUMENT NO. 2025 _____, CLATSOP COUNTY RECORDS.

BY: _____
CLATSOP COUNTY CLERK

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

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