

TENTATIVE PLAT  
KALMIA SOUTHEAST  
SUBDIVISION

MONUMENT TABLE:

- 109 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 110 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 111 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 112 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 113 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 114 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.
- 115 FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP, DOWN 0.1' STAMPED "CKI OR LS 2829 WA LS 40519" PER REPLAT OF TRACT "A" GIL GRAMSON PARK.

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

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 SOUTHEAST  
SUBDIVISION

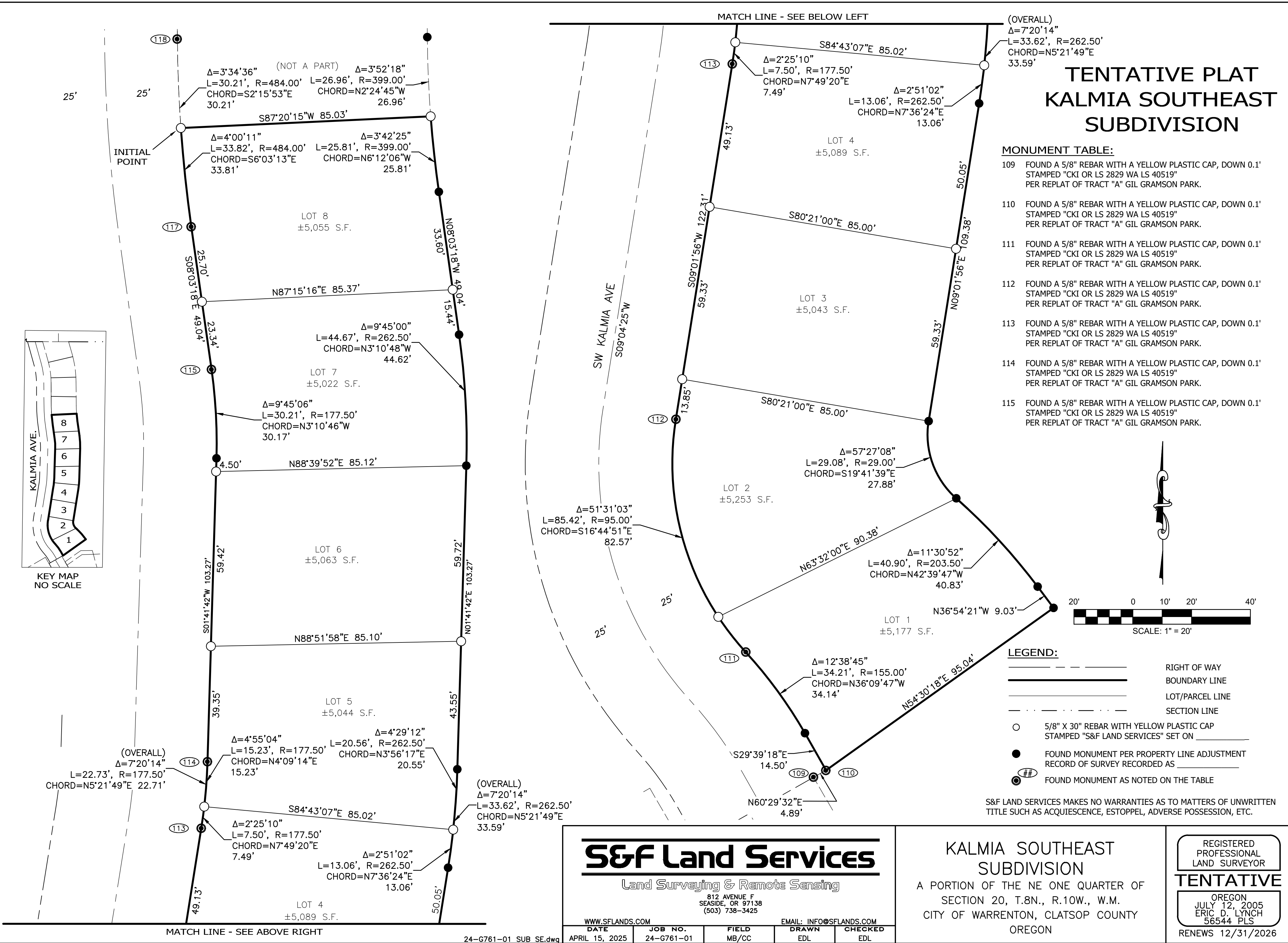
A PORTION OF THE NE ONE QUARTER OF  
SECTION 20, T.8N., R.10W., W.M.  
CITY OF WARRENTON, CLATSOP COUNTY  
OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

TENTATIVE

OREGON  
JULY 12, 2005  
ERIC D. LYNCH  
56544 PLS

RENEWES 12/31/2026



TENTATIVE PLAT  
KALMIA SOUTHEAST 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 SOUTHEAST", 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:

COMMENCING AT 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" WEST, 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 TO A POINT OF CURVATURE TO THE INITIAL POINT AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES" BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SW KALMIA AVENUE THE FOLLOWING NINE COURSES: ALONG THE ARC OF A 484.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 04°00'11" (THE CHORD BEARS SOUTH 06°03'13" EAST, 33.81 FEET) AN ARC DISTANCE OF 33.82 FEET; THENCE SOUTH 08°03'18" EAST, 49.04 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 09°45'06" (THE CHORD BEARS SOUTH 03°10'46" EAST, 30.17 FEET) AN ARC DISTANCE OF 30.21 FEET; THENCE SOUTH 01°41'42" WEST, 103.27 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 07°20'14" (THE CHORD BEARS SOUTH 05°21'49" WEST, 22.71 FEET) AN ARC DISTANCE OF 22.73 FEET; THENCE SOUTH 09°01'56" WEST, 122.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 51°31'03" (THE CHORD BEARS SOUTH 16°44'51" EAST, 82.57 FEET) AN ARC DISTANCE OF 85.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 12°38'45" (THE CHORD BEARS SOUTH 36°09'47" EAST, 34.14 FEET) AN ARC DISTANCE OF 34.21 FEET; THENCE SOUTH 29°39'18" EAST, 14.50 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 54°30'18" EAST, 95.04 FEET; THENCE NORTH 36°54'21" WEST, 9.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 203.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 11°30'52" (THE CHORD BEARS NORTH 42°39'47" WEST, 40.83 FEET) AN ARC DISTANCE OF 40.90 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 57°27'08" (THE CHORD BEARS NORTH 19°41'39" WEST, 27.88 FEET) AN ARC DISTANCE OF 29.08 FEET; THENCE PARALLEL WITH AND 85.00 FEET EASTERLY OF SAID RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: THENCE NORTH 09°01'56" EAST, 109.38 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 262.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 07°20'14" (THE CHORD BEARS NORTH 05°21'49" EAST, 33.59 FEET) AN ARC DISTANCE OF 33.62 FEET; THENCE NORTH 01°41'42" EAST, 103.27 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 262.50 FOOT RADIUS CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 09°45'00" (THE CHORD BEARS NORTH 03°10'48" WEST, 44.62 FEET) AN ARC DISTANCE OF 44.67 FEET; THENCE NORTH 08°03'18" WEST, 49.04 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 399.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 03°42'25" (THE CHORD BEARS NORTH 06°12'06" WEST, 25.81 FEET) AN ARC DISTANCE OF 25.81 FEET; THENCE SOUTH 87°20'15" WEST, 85.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 40,443 SQUARE FEET OR 0.928 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 \_\_\_\_\_ 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\_\_\_\_.

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 OWNER, 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.

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

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

PLAT NOTES:

THE ANNEXED KALMIA SOUTHEAST 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-\_\_\_\_.

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.

S&F Land Services

Land Surveying & Remote Sensing

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

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

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

KALMIA SOUTHEAST  
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

RENEWS 12/31/2026