

Ownership information:
 Phase 1: Nila D. Cook, Trustee, site 1465 SW Cypress Lane, 97128. Mail address 1525 SW Cypress Ln, 97128, TL R4430 AD 00100
 Phase 2: S Bruce and Nila D. Cook Rev Trust, site 1525 SW Cypress Ln, 97128. TL 4430 AD 00201
 Subdivider: S Bruce and Nila Cook, 1525 SW Cypress Ln, 97128, bncocook@yahoo.com
 Engineer: Tom Sisul, PE Sisul Engineering, 375 Portland Ave., Gladstone, OR 97027
 tomsisul@sisulengineering.com

SHEET INDEX
 PG 1 BOUNDARY & GENERAL INFORMATION OF EXISTING CONDITIONS
 PG 2 PHASE 1
 PG 3 PHASE 2
 PG 4 TOPO & LOT AREAS
 PG 5 UTILITIES
 PG 6 EASEMENTS
 PG 7 TREE LOCATION

Legend
 ● = MONUMENT FOUND, FLUSH TO 0.2' DOWN, IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
 ○ = 5/8" X 30" IRON ROD WITH YPC MARKED
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 [#2] = DATA OF RECORD PER PLAT OF CYPRESS MEADOWS FIRST ADDITION
 X X X = PHASE 1
 X X X = PHASE 2
 X X X = Existing Sidewalk

McMinnville Fire Marshall notes from Ty Darby 12/6/2024:
 Existing fire hydrant at corner of Emily Court and Drive, which is about 190' to north side of Phase 1. Fire code allows up to 600'. Distance from existing fire hydrant to south side of Phase 1 Emily Drive extension is 265'. Distance from existing fire hydrant to center of new turnaround for Phase 2 is 390'.
 Phase 1 driveways to the proposed lots are all under the 150' limit, so no fire truck turn around needs to be added for Phase 1.
 Private drive will be jointly owned by the adjoining Lots 1, 2, 5 & 6. Maintenance of private drive and pedestrian walk & bike easement will be the responsibility of the adjoining lots 1, 2, 5, & 6. Both North and South margins of the 20' wide private drive will have mountable curbs providing access to future homes and separation to 5' walkway / bike path.
 Existing and proposed access to lots are shown on either pages 2 or 3.
 Easements for existing water and power to Parcels created in Partition 2017-10 were created at that time unless otherwise recording documentation as shown.
 PUE = Public Utility Easement which may include water, power, storm, communication, sewer.
 #1985

PHASE	TOTAL (before culdesac vacation)	SQ.FT. TOTAL (after culdesac vacation)	DEDICATED AREA SQ.FT.	NET AREA SQ.FT. (after culdesac vacation)
PHASE 1	38071.5 Sq.ft.	38071.5 Sq.ft.	3749.6 Sq.ft.	34321.9 Sq.ft.
PHASE 2	78803.9 Sq.ft.	81966.4 Sq.ft.	10864.8 Sq.ft.	71101.6 Sq.ft.

Note: Above areas are based on current survey.

NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
L16	N0°14'41"E	75.00'
L17	N89°50'55"W	80.59'
L18	N89°50'55"W	100.00'
L19	N89°50'53"W	87.35'
L20	N89°50'53"W	68.61'
L21	N89°50'53"W	105.74'
L22	S0°00'08"W	84.05'
L23	N0°08'58"E	83.91'
L24	N89°44'04"W	87.39'
L25	N89°44'04"W	68.83'
L26	N89°44'04"W	70.91'
L27	S54°28'20"E	46.34'
L28	S0°00'00"E	81.01'
L29	S0°00'00"E	85.34'

NUM	BEARING	DISTANCE
L1	S0°09'57"E	74.99'
L2	S0°10'30"E	24.71'
L3	S0°09'41"E	75.00'
L4	N0°09'39"W	125.39'
L5	N89°50'55"W	105.49'
L6	N89°50'55"W	90.16'
L7	S0°02'24"E	75.01'
L8	S89°51'02"E	90.32'
L9	N0°09'41"W	75.00'
L10	S89°51'02"E	105.49'
L11	N89°55'53"W	80.91'
L12	N89°45'54"W	80.91'
L13	N89°50'53"W	100.00'
L14	N0°00'00"E	74.99'

5/8" IR with ypc marked "TACCHINI PLS 2267" found down 0.1' per the plat of Cypress Meadows, held in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 (the exception per Inst. #202001621)

McKee Properties, LLC
 Instrument #201318857
 Tax Lot: 4430-300
 (EXCEPTION PER VOL 11 PG 943)

LOT #	TOTAL SQ. FT.	EASEMENT SQ. FT.	NET SQ. FT.
1	7499.0		7499.0
2	12142.5		12142.5
3	7911.6	2659.9	5251.7
4	6768.6	1804.4	4964.2
5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2		31094.2
8	6682.8		6682.8
9	6863.4	590.1	6093.3

McKee Properties, LLC
 Instrument #201318857
 Tax Lot: 4430-300
 Newberg



Surveying
 SCALE: 1" = 40'

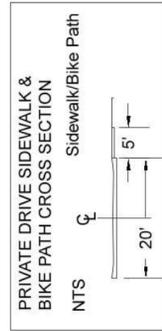
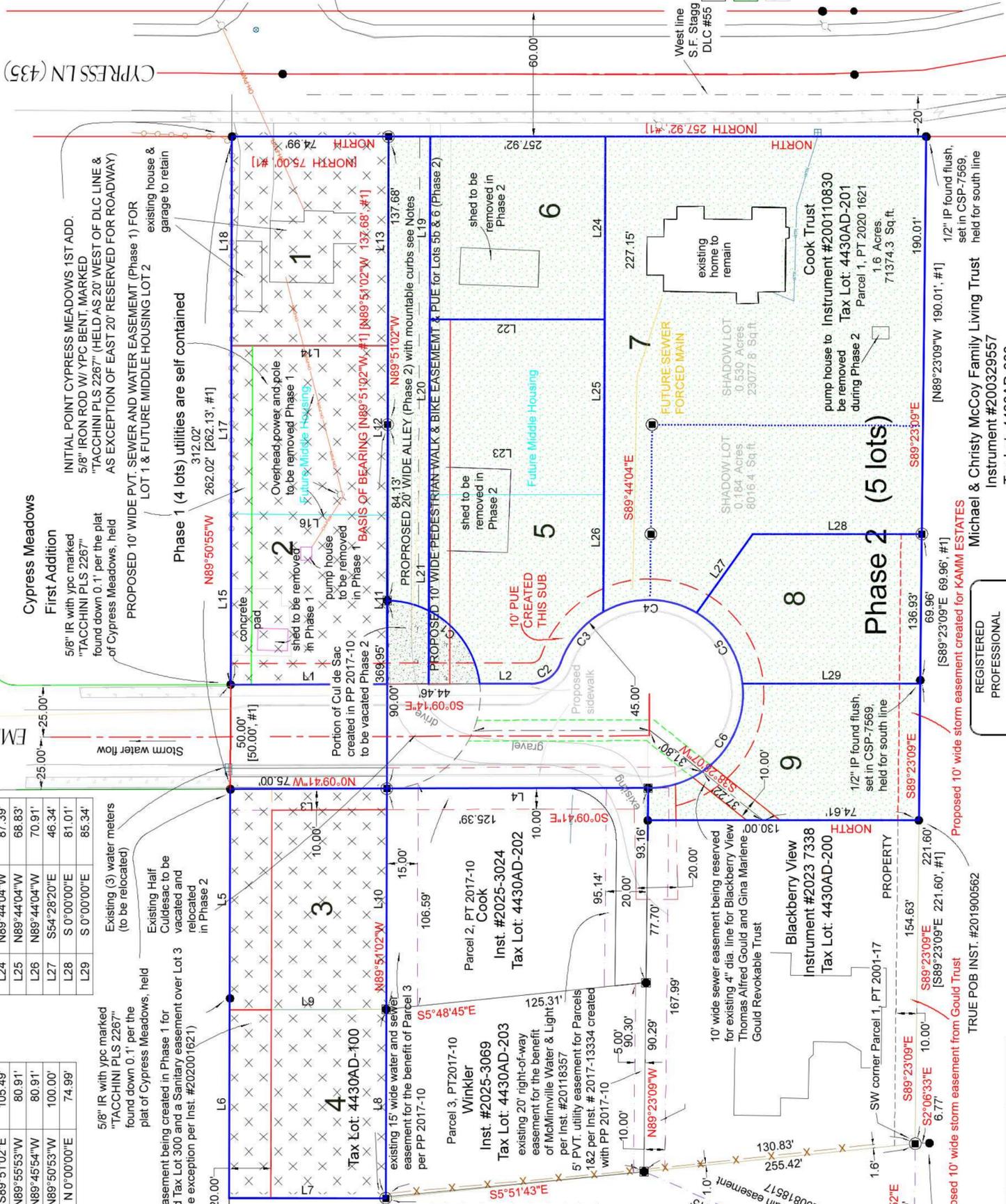
5/8" IR with ypc marked "DUNCHEL PLS 1942" found flush, set in CSP-9387, bears S2°06'33"E 6.77' from the SW corner of Parcel 1

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	83°00'23"	65.19'	45.00'	N41°57'48"E	59.64'
C2	70°31'28"	18.46'	15.00'	S35°25'25"E	17.32'
C3	41°34'27"	32.65'	45.00'	N49°53'56"W	31.94'
C4	59°40'59"	46.88'	45.00'	N0°43'47"E	44.78'
C5	53°04'02"	41.68'	45.00'	N57°06'18"E	40.21'
C6	96°58'32"	76.16'	45.00'	S47°52'25"E	67.39'

Newberg Surveying, Inc.
 1205 NE Evans
 McMinnville, OR 97128
 (503)-474-4742 (971)-237-1956 Cell
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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JUNE 30, 1997
 JOHN G. NEWBERG
 2838
 RENEWS 12-31-2026

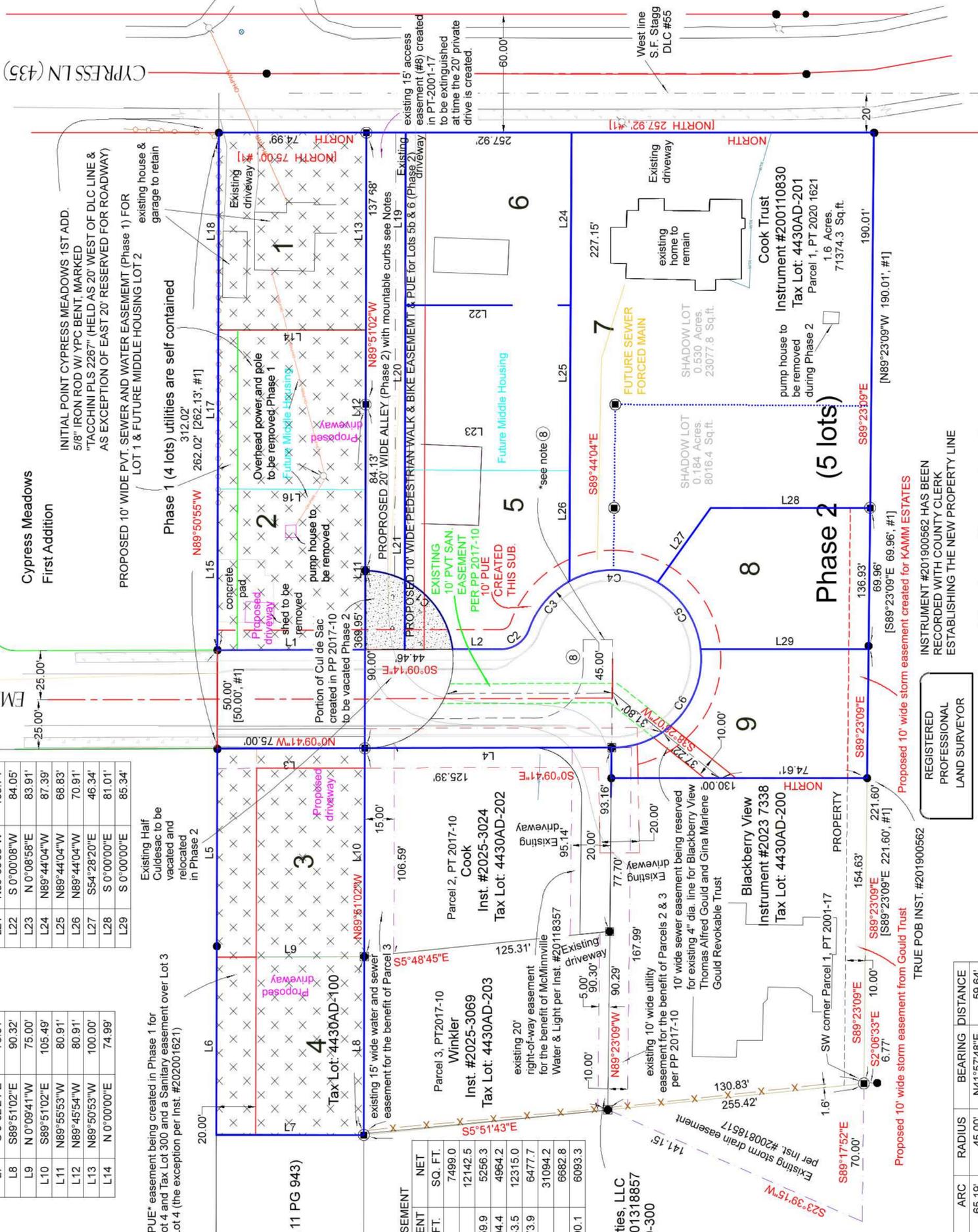


TENTATIVE SUBDIVISION PLAN:
KAMM ESTATES PHASE 1

LOCATION: NE 1/4 OF SECTION 30, T. 4 S., R. 4 W., WM.
CITY OF MCMINNVILLE, YAMHILL COUNTY, OR
DATE: SEPTEMBER 22, 2025
CITY OF MCMINNVILLE DOCKET _____

NOTE:
The extension of Emily Drive will be extended to the south boundary of Phase 1 during Phase 1.

EMILY DRIVE



NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
L16	N0°14'41"E	75.00'
L17	N89°50'55"W	80.59'
L18	N89°50'55"W	100.00'
L19	N89°50'53"W	87.35'
L20	N89°50'53"W	68.61'
L21	N89°50'53"W	105.74'
L22	S0°00'08"W	84.05'
L23	N0°08'58"E	83.91'
L24	N89°44'04"W	87.39'
L25	N89°44'04"W	68.83'
L26	N89°44'04"W	70.91'
L27	S54°28'20"E	46.34'
L28	S0°00'00"E	81.01'
L29	S0°00'00"E	85.34'

NUM	BEARING	DISTANCE
L1	S0°09'57"E	74.99'
L2	S0°10'30"E	24.71'
L3	S0°09'41"E	75.00'
L4	N0°09'39"W	125.39'
L5	N89°50'55"W	105.49'
L6	N89°50'55"W	90.16'
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L8	S89°51'02"E	90.32'
L9	N0°09'41"W	75.00'
L10	S89°51'02"E	105.49'
L11	N89°55'53"W	80.91'
L12	N89°45'54"W	80.91'
L13	N89°50'53"W	100.00'
L14	N0°00'00"E	74.99'

20' access PUE* easement being created in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 for benefit Lot 4 (the exception per Inst. #202001621)

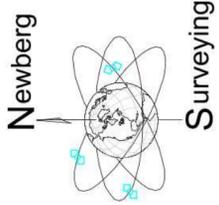
McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300
(EXCEPTION PER VOL 11 PG 943)

LOT AREA TOTAL & EASEMENT

LOT #	TOTAL SQ. FT.	EASEMENT SQ. FT.	NET SQ. FT.
1	7499.0	7499.0	0
2	12142.5	2659.9	9482.6
3	7911.6	1804.4	6107.2
4	6768.6	1743.5	5025.1
5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2	31094.2	0
8	6682.8	6682.8	0
9	6683.4	590.1	6093.3

McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	83°00'23"	65.19'	45.00'	N41°57'48"E	59.64'
C2	70°31'28"	18.46'	15.00'	S35°25'25"E	17.32'
C3	41°34'27"	32.65'	45.00'	N49°53'56"W	31.94'
C4	59°40'59"	46.88'	45.00'	N0°43'47"E	44.78'
C5	53°04'02"	41.68'	45.00'	N57°06'18"E	40.21'
C6	96°58'32"	76.16'	45.00'	S47°52'25"E	67.39'



Legend

- = MONUMENT FOUND. FLUSH TO 0.2' DOWN. IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
- = 5/8" X 30" IRON ROD WITH YPC MARKED
- = 5/8" X 30" IRON ROD SET IN PT 2001-17
- = 5/8" X 30" IRON ROD WITH YPC MARKED
- = 5/8" X 30" IRON ROD SET IN PT 2017-10
- = 5/8" X 30" IRON ROD SET WITH YPC MARKED
- = NEWBERG LS 2838"
- = YELLOW PLASTIC CAP
- = IRON ROD
- = IRON PIPE
- = EXISTING FENCE
- = EXISTING EASEMENT AS NOTED
- = NEW EASEMENT
- = NEW PROPERTY LINE
- [#1] = DATA OF RECORD PER PT 2001-17
- [#2] = DATA OF RECORD PER PLAT OF CYPRESS MEADOWS FIRST ADDITION
- [X] = PHASE 1
- [] = PHASE 2

Proposed driveway widths 18' typical

NOTE: Existing access and utility easement for the benefit of Parcels 2 & 3, and a fire truck turnaround easement created in PT 2017-10 to be extinguished in Phase 2.

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838

RENEWS 12-31-2026

NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
L16	N 0°14'41"E	75.00'
L17	N89°50'55"W	80.59'
L18	N89°50'55"W	100.00'
L19	N89°50'53"W	87.35'
L20	N89°50'53"W	68.61'
L21	N89°50'53"W	105.74'
L22	S 0°00'08"W	84.05'
L23	N 0°08'58"E	83.91'
L24	N89°44'04"W	87.39'
L25	N89°44'04"W	68.83'
L26	N89°44'04"W	70.91'
L27	S64°28'20"E	46.34'
L28	S 0°00'00"E	81.01'
L29	S 0°00'00"E	85.34'

NUM	BEARING	DISTANCE
L1	S 0°09'57"E	74.99'
L2	S 0°10'30"E	24.71'
L3	S 0°09'41"E	75.00'
L4	N 0°09'39"W	125.39'
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L8	S89°51'02"E	90.32'
L9	N 0°09'41"W	75.00'
L10	N89°51'02"E	105.49'
L11	N89°55'53"W	80.91'
L12	N89°45'54"W	80.91'
L13	N89°50'53"W	100.00'
L14	N 0°00'00"E	74.99'

20' access PUE* easement being created in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 for benefit Lot 4 (the exception per Inst. #202001621)

McKee Properties, LLC
 Instrument #201318857
 Tax Lot: 4430-300
 (EXCEPTION PER VOL 11 PG 943)

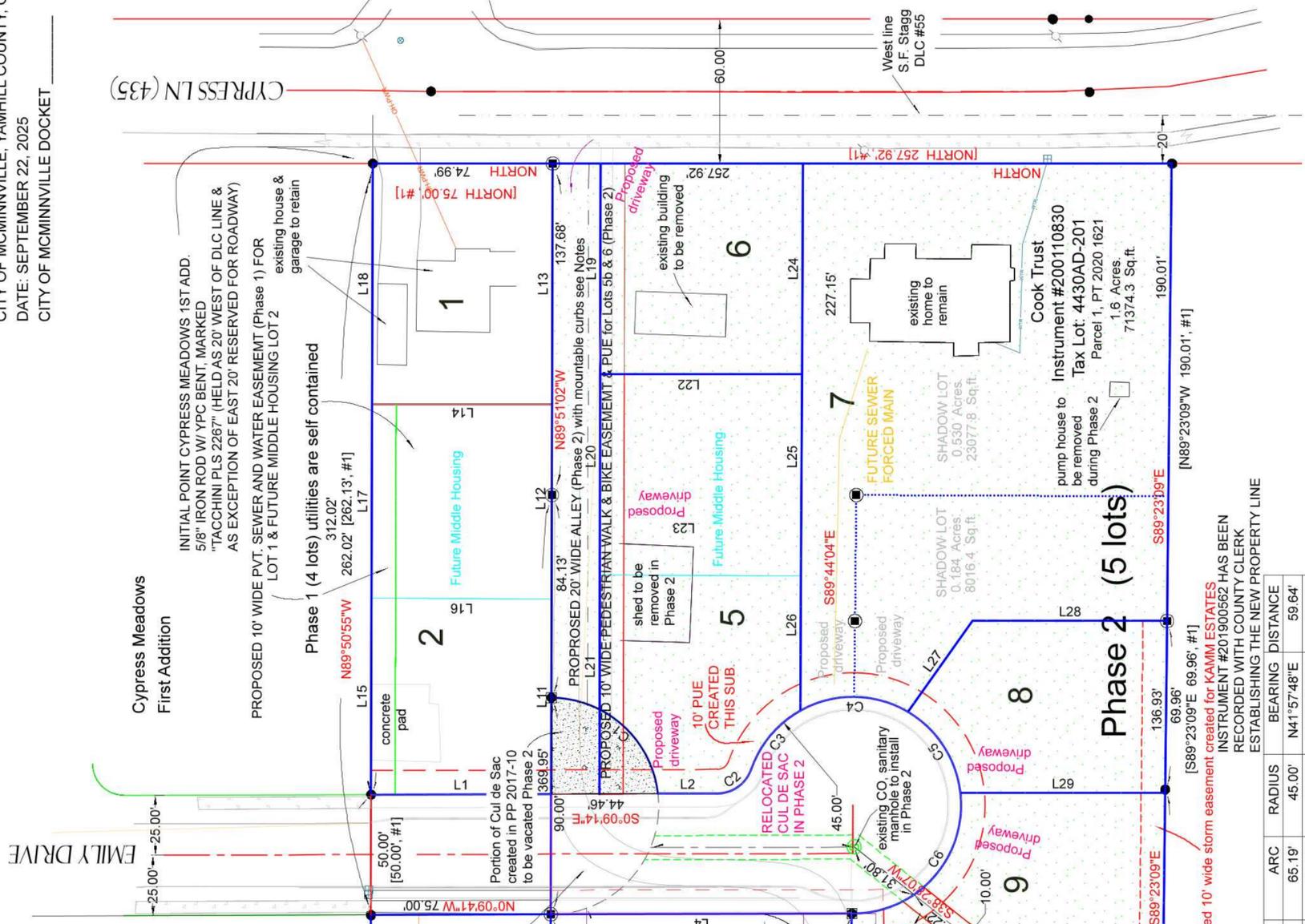
LOT #	TOTAL SQ. FT.	EASEMENT SQ. FT.	NET SQ. FT.
1	7499.0		7499.0
2	12142.5		12142.5
3	7911.6	2659.9	5251.7
4	6768.6	1804.4	4964.2
5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2		31094.2
8	6882.8		6882.8
9	6883.4	590.1	6093.3

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Legend

- = MONUMENT FOUND. FLUSH TO 0.2' DOWN, IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
- = 5/8" X 30" IRON ROD WITH YPC MARKED "NEWBERG LS 2838" SET IN PT 2001-17
- = 5/8" X 30" IRON ROD WITH YPC MARKED "NEWBERG LS 2838" SET IN PT 2017-10
- = 5/8" X 30" IRON ROD SET WITH YPC MARKED "NEWBERG LS 2838"
- YPC = YELLOW PLASTIC CAP
- IR = IRON ROD
- IP = IRON PIPE
- X = EXISTING FENCE
- - - = EXISTING EASEMENT AS NOTED
- - - = NEW EASEMENT
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- ⊗ = PHASE 2

Proposed driveway widths 18' typical



Proposed 10' wide storm easement created for KAMM ESTATES INSTRUMENT #201900562 HAS BEEN RECORDED WITH COUNTY CLERK ESTABLISHING THE NEW PROPERTY LINE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	83°00'23"	65.19'	45.00'	N41°57'48"E	59.64'
C2	70°31'26"	18.46'	15.00'	S35°25'25"E	17.32'
C3	41°34'27"	32.65'	45.00'	N49°53'56"W	31.94'
C4	59°40'59"	46.88'	45.00'	N 0°43'47"E	44.78'
C5	53°04'02"	41.68'	45.00'	N57°06'18"E	40.21'
C6	96°58'32"	76.16'	45.00'	S47°52'25"E	67.39'

Newberg Surveying
 SCALE: 1" = 40'
 0 40

KAMM ESTATES TOPO & AREA

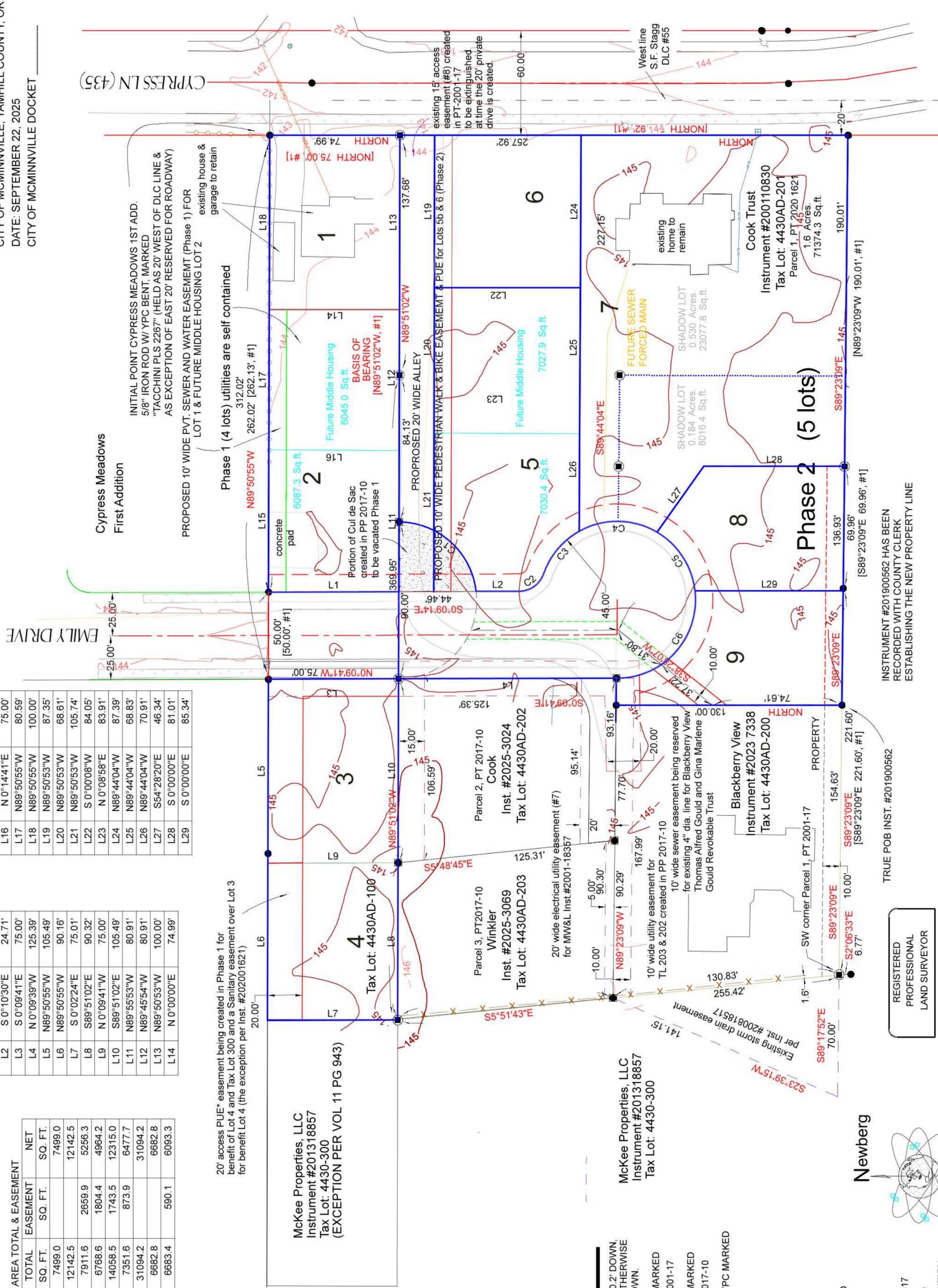
LOCATION: NE 1/4 OF SECTION 30, T. 4 S., R. 4 W., W.M.
 CITY OF MC MINNVILLE, YAMHILL COUNTY, OR
 DATE: SEPTEMBER 22, 2025
 CITY OF MC MINNVILLE DOCKET

LOT AREA TOTAL & EASEMENT

LOT #	TOTAL SQ. FT.	EASEMENT SQ. FT.	NET SQ. FT.
1	7499.0	7499.0	0.0
2	12142.5	12142.5	0.0
3	7911.6	2659.9	5251.7
4	6768.6	1804.4	4964.2
5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2	31094.2	0.0
8	6682.8	6682.8	0.0
9	6683.4	590.1	6093.3

NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
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L10	S89°51'02"E	105.48'
L11	N89°55'53"W	80.91'
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20' access PUE* easement being created in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 for benefit Lot 4 (the exception per Inst. #202001621)

McKee Properties, LLC
 Instrument #201318857
 Tax Lot: 4430-300
 (EXCEPTION PER VOL 11 PG 943)

McKee Properties, LLC
 Instrument #201318857
 Tax Lot: 4430-300

TRUE POB INST. #201900562
 INSTRUMENT #201900562 HAS BEEN RECORDED WITH COUNTY CLERK ESTABLISHING THE NEW PROPERTY LINE

Legend

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Newberg Surveying



REGISTERED PROFESSIONAL LAND SURVEYOR

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 JUNE 30, 1997
 JOHN G. NEWBERG
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RENEWS 12-31-2026

SCALE: 1" = 40'



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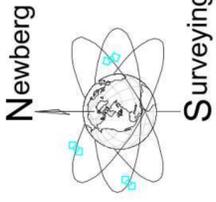
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McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300
(EXCEPTION PER VOL 11 PG 943)

20' wide electrical utility easement (#7)
for MW&L Inst.#2001-18357

McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300



SCALE: 1" = 40'
0 40

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RENEWS 12-31-2026

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3	7911.6	2659.9	5251.7
4	6768.6	1804.4	4964.2
5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2		31094.2
8	6682.4		6682.4
9	590.1		590.1

INITIAL POINT CYPRESS MEADOWS 1ST ADD.
5/8" IRON ROD W/ YPC BENT MARKED
"TACCHINI PLS 2267" (HELD AS 20' WEST OF DLC LINE &
AS EXCEPTION OF EAST 20' RESERVED FOR ROADWAY)

PROPOSED 10' WIDE PVT. SEWER AND WATER EASEMENT (Phase 1) FOR
LOT 1 & FUTURE MIDDLE HOUSING LOT 2

Phase 1 (4 lots) utilities are self contained

Overhead power and pole
to be removed Phase 1

existing septic
drain field serves Lot 1

Sanitary manhole
RIM: 142.32
IE 8" IN W: 138.13"
IE 8" OUT E: 136.54"

Storm catch basin
TOP GRATE: 142.09'
IE 8" IN W: 139.30"
IE 8" IN N: 136.48"
IE 8" OUT E: 138.39'

Storm manhole
RIM: 142.40'
IE IN W: 137.24'
IE IN S: 135.28'
IE 18" IN N: 134.88'
IE 18" OUT E: 134.73'

Sanitary manhole
RIM: 142.30
IE 8" IN W: 139.30"
IE 8" IN N: 136.48"
IE 8" OUT E: 138.39'

Storm catch basin
TOP GRATE: 142.31'
IE OUT NW: 139.11'

Storm manhole
RIM: 142.30
IE 8" IN W: 139.30"
IE 8" IN N: 136.48"
IE 8" OUT E: 138.39'

Storm catch basin
TOP GRATE: 142.09'
IE OUT E: 137.49'

Storm manhole
RIM: 142.30
IE 8" IN W: 139.30"
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TOP GRATE: 142.09'
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Storm manhole
RIM: 142.30
IE 8" IN W: 139.30"
IE 8" IN N: 136.48"
IE 8" OUT E: 138.39'

Storm catch basin
TOP GRATE: 142.31'
IE OUT NW: 139.11'

PAGE 5 OF 7 TENTATIVE SUBDIVISION PLAN:
KAMM ESTATES UTILITIES

LOCATION: NE 1/4 OF SECTION 30, T. 4 S., R. 4 W., W.M.
CITY OF McMinnville, Yamhill County, OR
DATE: SEPTEMBER 22, 2025
CITY OF McMinnville DOCKET

Lot 1 Existing Utilities:
Electrical overhead is existing and will remain
Existing Septic tank and drainfield will be replaced in Phase 1,
current lines cross lots 2, 3, 4.
Existing water well and power will be decommissioned in Phase
1.
Existing storm drains to Cypress and will remain as such.
Lot 7 Existing Utilities:
Electrical overhead is existing and will remain
Existing Septic tank and drainfield will be replaced in Phase 2.
Existing water is provided from City off Cypress, no change.
Existing Storm drains to Cypress and will remain as such.

Legend

- MONUMENT FOUND, FLUSH TO 0.2' DOWN, IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
- 5/8" X 30" IRON ROD WITH YPC MARKED "NEWBERG LS 2838" SET IN PT 2001-17
- 5/8" X 30" IRON ROD WITH YPC MARKED "NEWBERG LS 2838" SET IN PT 2017-10
- 5/8" X 30" IRON ROD SET WITH YPC MARKED "NEWBERG LS 2838"
- YELLOW PLASTIC CAP
- IRON ROD
- IRON PIPE
- EXISTING FENCE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT
- NEW PROPERTY LINE
- DATA OF RECORD PER PT 2001-17
- DATA OF RECORD PER PLAT OF CYPRESS MEADOWS FIRST ADDITION
- PHASE 1
- PHASE 2

ELECTRICAL LEGEND

- NEW VAULT
- NEW TRANSFORMER
- EXISTING TRANSFORMER
- EXISTING JUNCTION BOX
- NEW JUNCTION BOX
- EXISTING PRIMARY POWER
- NEW PRIMARY POWER
- EXISTING SECONDARY POWER
- NEW SECONDARY POWER

INSTRUMENT #201900562 HAS BEEN RECORDED WITH COUNTY CLERK ESTABLISHING THE NEW PROPERTY LINE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	83°00'23"	65.19'	45.00'	N41°57'48"E	59.64'
C2	70°31'28"	18.46'	15.00'	S35°25'25"E	17.32'
C3	41°34'27"	32.65'	45.00'	N49°53'56"W	31.94'
C4	59°40'59"	46.88'	45.00'	N 0°43'47"E	44.78'
C5	53°04'02"	41.68'	45.00'	N57°06'18"E	40.21'
C6	96°58'32"	76.16'	45.00'	S47°52'25"E	67.39'

Proposed 10' wide storm easement created for KAMM ESTATES

Proposed 10' wide storm easement from Gould Trust

TRUE POB INST. #201900562

Sanitary manhole to be installed Phase 2

Sanitary manhole to be removed in Phase 2

existing building to be removed in Phase 2

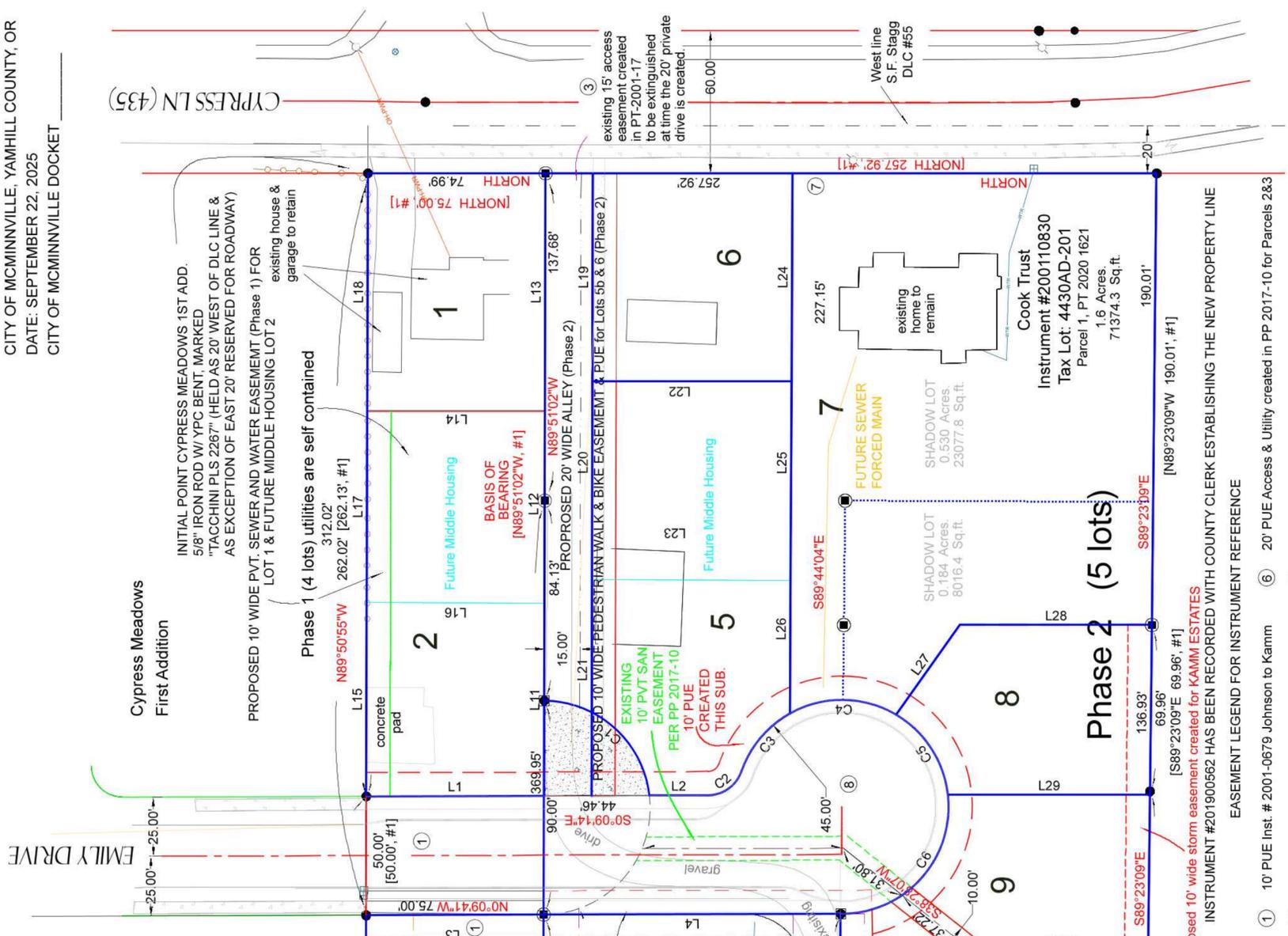
PAGE 6 OF 7 TENTATIVE SUBDIVISION PLAN EASEMENTS FOR:
KAMM ESTATES EASEMENTS

LOCATION: NE 1/4 OF SECTION 30, T. 4 S., R. 4 W., W.M.
CITY OF MCMINNVILLE, YAMHILL COUNTY, OR
DATE: SEPTEMBER 22, 2025
CITY OF MCMINNVILLE DOCKET _____

NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
L16	N 0°14'41"E	75.00'
L17	N89°50'55"W	80.59'
L18	N89°50'55"W	100.00'
L19	N89°50'53"W	87.35'
L20	N89°50'53"W	105.74'
L21	N89°50'53"W	68.61'
L22	S 0°00'08"W	84.05'
L23	N 0°08'58"E	83.91'
L24	N89°44'04"W	87.39'
L25	N89°44'04"W	68.83'
L26	N89°44'04"W	70.91'
L27	S54°28'20"E	46.34'
L28	S 0°00'00"E	81.01'
L29	S 0°00'00"E	85.94'

LOT #	TOTAL EASEMENT SQ. FT.	NET SQ. FT.
1	7499.0	7499.0
2	12142.5	12142.5
3	7911.6	2659.9
4	6768.6	1804.4
5	14058.5	1743.5
6	7351.6	873.9
7	31094.2	31094.2
8	6682.8	6682.8
9	6683.4	590.1

20' access PUE* easement being created in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 for benefit Lot 4 (the exception per Inst. #202001621)



McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300
(EXCEPTION PER VOL 11 PG 943)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838
RENEWS 12-31-2026

Newberg Surveying, Inc.
1205 NE Evans
McMinnville, OR 97128
(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@viclink.com

Legend

- = MONUMENT FOUND, FLUSH TO 0.2' DOWN, IN GOOD CONDITION UNLESS OTHERWISE STATED. ORIGIN STATED IF KNOWN.
- = 5/8" X 30" IRON ROD WITH YPC MARKED
- = "NEWBERG LS 2838" SET IN PT 2001-17
- = 5/8" X 30" IRON ROD WITH YPC MARKED
- = "NEWBERG LS 2838" SET IN PT 2017-10
- = 5/8" X 30" IRON ROD SET WITH YPC MARKED
- = "NEWBERG LS 2838"
- = YELLOW PLASTIC CAP
- = IRON ROD
- = IRON PIPE
- = EXISTING FENCE
- = EXISTING EASEMENT AS NOTED
- = NEW EASEMENT
- = NEW PROPERTY LINE
- [#1] = DATA OF RECORD PER PT 2001-17
- [#2] = DATA OF RECORD PER PLAT OF CYPRESS MEADOWS FIRST ADDITION
- [X] = PHASE 1
- [] = PHASE 2

Newberg Surveying

SCALE: 1" = 40'

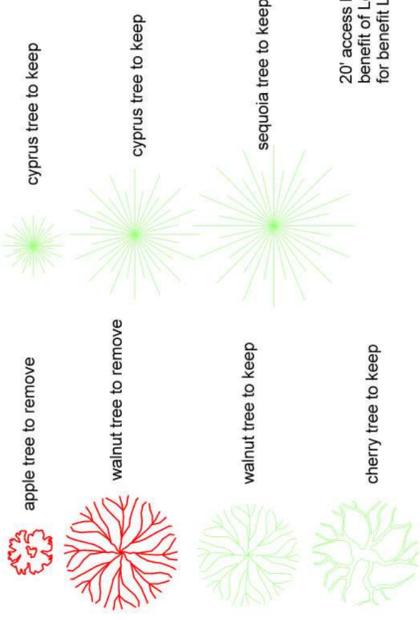
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	83°00'23"	65.19'	45.00'	N41°57'48"E	59.64'
C2	70°31'28"	18.46'	15.00'	S35°25'25"E	17.32'
C3	41°54'27"	32.65'	45.00'	N49°53'56"W	31.94'
C4	59°40'59"	46.88'	45.00'	N 0°43'47"E	44.78'
C5	53°04'02"	41.68'	45.00'	N57°06'18"E	40.21'
C6	96°58'32"	76.16'	45.00'	S47°52'25"E	67.39'

EASEMENT LEGEND FOR INSTRUMENT REFERENCE

- ① 10' PUE Inst. # 2001-0679 Johnson to Kamm
- ② 20' PUE Inst. # 2001-18357 Kamm to MW&L
- ③ 15' Access & Utility created in PP 2001-17
- ④ 10' PVT. Inst. # 2017-13334 created with PP 2017-10
- ⑤ 5' PVT. utility easement for Parcels 1&2 per Inst. # 2017-13334 created with PP 2017-10
- ⑥ 20' PUE Access & Utility created in PP 2017-10 for Parcels 2&3
- ⑦ Restrictive Covenant to Waive Remonstrance Inst#200106751
- ⑧ 20' Access and utility easement for Parcels 2 & 3 and fire truck turnaround created in Partition 2017-10

INSTRUMENT #201900562 HAS BEEN RECORDED WITH COUNTY CLERK ESTABLISHING THE NEW PROPERTY LINE

NOTE: Street tree plan will be provided with final plat.
Tree retention plan will be provided with layout of street and utility easements with erosion plan prior to start of excavation.



NUM	BEARING	DISTANCE
L1	S 0°09'57"E	74.99'
L2	S 0°10'30"E	24.71'
L3	S 0°09'41"E	75.00'
L4	N 0°09'39"W	125.39'
L5	N89°50'55"W	105.49'
L6	N89°50'55"W	90.16'
L7	S 0°02'24"E	75.01'
L8	S89°51'02"E	90.32'
L9	N 0°09'41"W	75.00'
L10	S89°51'02"E	105.48'
L11	N89°55'53"W	80.91'
L12	N89°45'54"W	80.91'
L13	N89°50'53"W	100.00'
L14	N 0°00'00"E	74.99'

NUM	BEARING	DISTANCE
L15	N89°50'55"W	81.44'
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L27	S64°28'20"E	46.34'
L28	S 0°00'00"E	81.01'
L29	S 0°00'00"E	85.34'

20' access PUE* easement being created in Phase 1 for benefit of Lot 4 and Tax Lot 300 and a Sanitary easement over Lot 3 for benefit of Lot 4 (the exception per Inst. #20200162Z1)

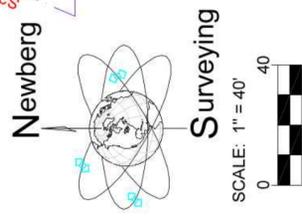
McKee Properties, LLC
Instrument #201318857
Tax Lot: 4430-300
(EXCEPTION PER VOL 11 PG 943)

LOT #	TOTAL SQ. FT.	EASEMENT SQ. FT.	NET SQ. FT.
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2	12142.5		12142.5
3	7911.6	2659.9	5256.3
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5	14058.5	1743.5	12315.0
6	7351.6	873.9	6477.7
7	31094.2		31094.2
8	6682.8		6682.8
9	6683.4		590.1

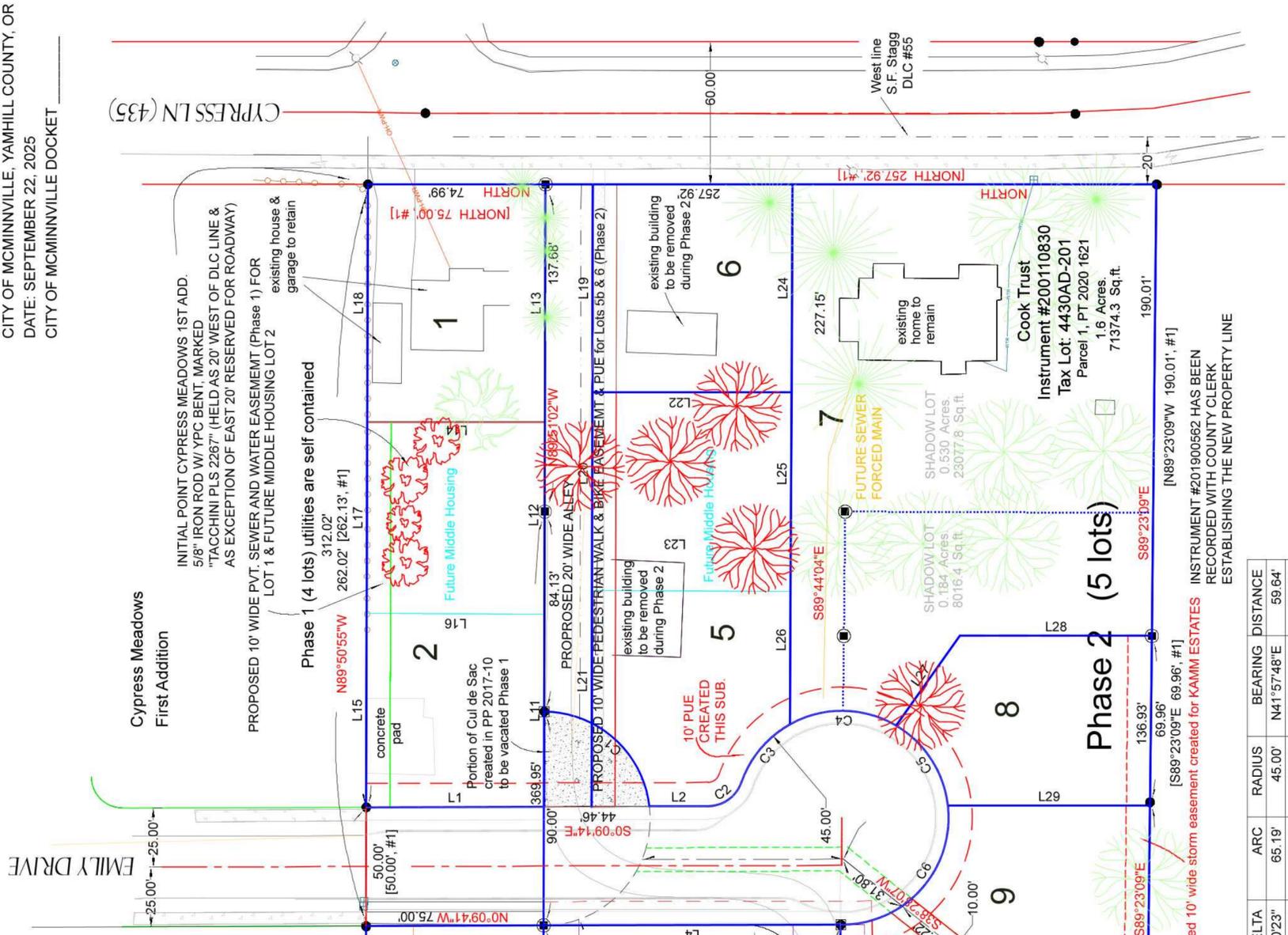
Newberg Surveying, Inc.
1205 NE Evans
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(503)-474-4742 (971)-237-1956 Cell
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- = NEWBERG LS 2838"
- YPC = YELLOW PLASTIC CAP
- IR = IRON ROD
- IP = IRON PIPE
- X = EXISTING FENCE
- - - = EXISTING EASEMENT AS NOTED
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- X X = PHASE 2



PAGE 7 OF 7 TENTATIVE SUBDIVISION PLAN:
KAMM ESTATES TREE LOCATIONS
LOCATION: NE 1/4 OF SECTION 30, T. 4 S., R. 4 W., W.M.
CITY OF MCMINNVILLE, YAMHILL COUNTY, OR
DATE: SEPTEMBER 22, 2025
CITY OF MCMINNVILLE DOCKET _____



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
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