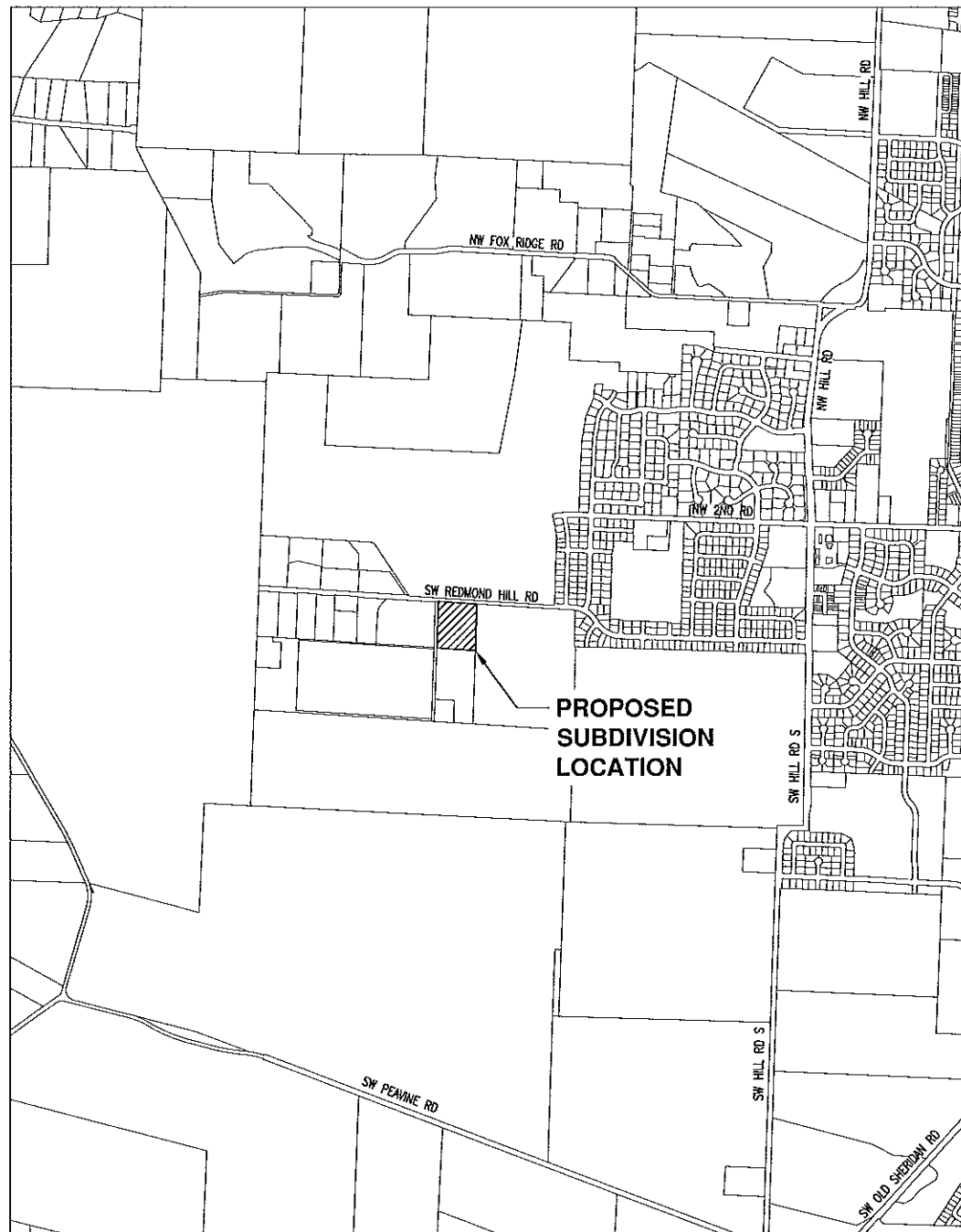
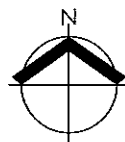


HEISER ADDITION (PROPOSED)

2946 SW REDMOND HILL ROAD, MCMINNVILLE, OR
 CONCEPTUAL PLANS (FOR CITY REVIEW)



VICINITY MAP
 NTS



DEVELOPER/OWNER

HEISER EDITION, LLC
 PO BOX 237
 McMINNVILLE, OR 97128

ENGINEERING FIRM

AKS ENGINEERING & FORESTRY, LLC
 CONTACT: JANELLE SHANAHAN, PE
 4300 CHERRY AVENUE NE
 KEIZER, OR 97303
 PH: 503-400-6028
 FAX: 503-400-7722

SURVEYING FIRM

NEWBERG SURVEYING INC.
 1205 NE EVANS STREET
 MCMINNVILLE, OREGON 97128
 CONTACT: JOHN NEWBERG, PLS
 PH: 503-474-4742

SITE INFORMATION:

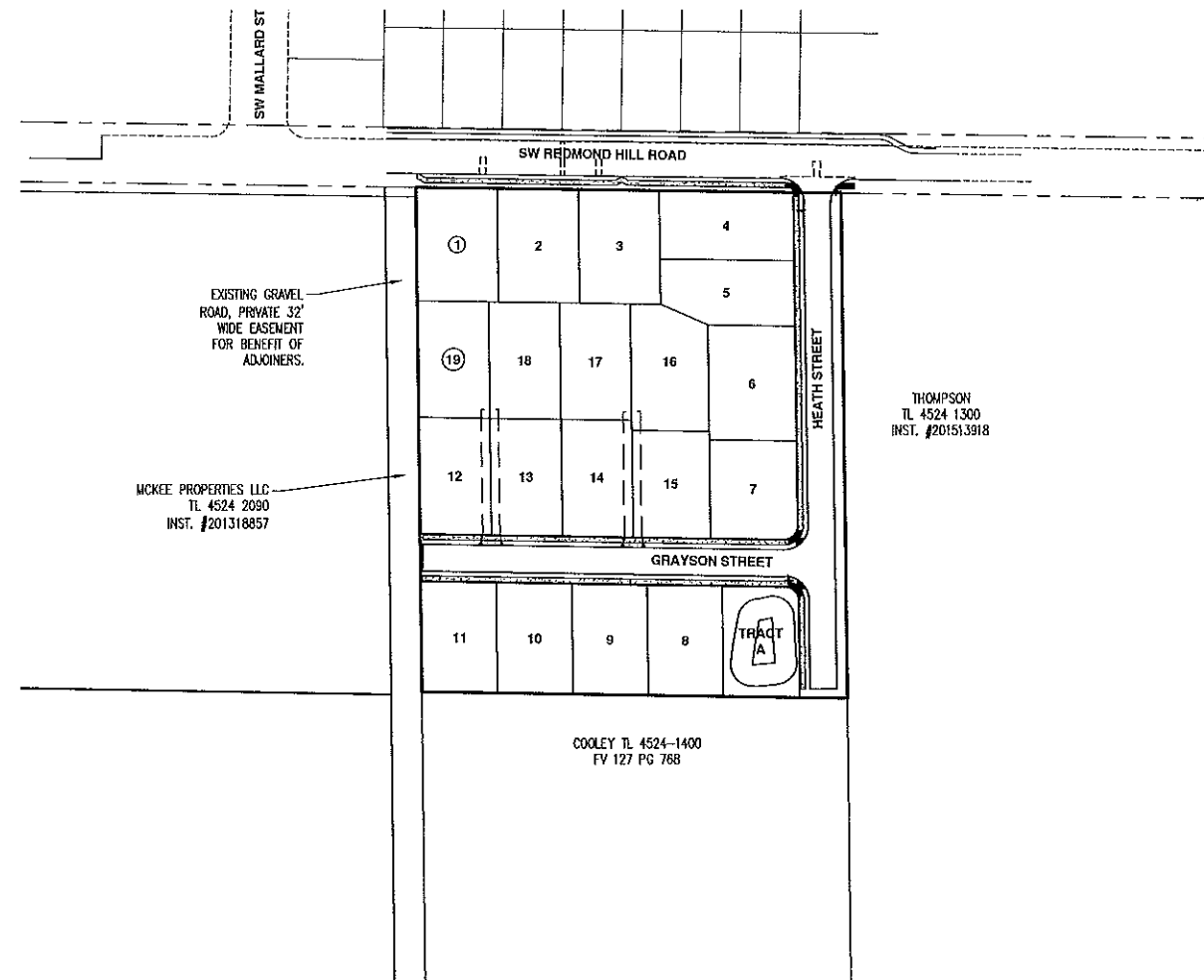
SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 CITY OF MCMINNVILLE, YAMHILL COUNTY, OR;
 TAX LOT 4524 -- 1200

SURVEY INFORMATION:

HORIZONTAL CONTROL IS BASED ON A LOCAL COORDINATE SYSTEM.
 THE BASIS OF BEARING IS SOUTH 89 10' 41" EAST ALONG THE CENTER OF REDMOND HILL ROAD.
 THE COUNTOURS SHOWN WERE DERIVED BY THE SURVEYOR FROM A COMBINATION OF FIELD WORK AND LIDAR OBTAINED BY THE OREGON DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES.
 THE DATA WAS ADJUSTED TO NGVD 29 USING AN ELEVATION OF 164.22 ON THE TOP OF A NGS BRASS DISK REFERENCE MARK STAMPED "CENTER NO 3" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW HILL ROAD AND NW 2ND STREET.

SHEET INDEX

- 1 CONCEPTUAL PLAN COVER SHEET
- 2 CONCEPTUAL STREET PLAN
- 3 CONCEPTUAL UTILITY PLAN



PROJECT SITE MAP
 1" = 100'



AKS
 AKS ENGINEERING & FORESTRY, LLC
 4300 CHERRY AVE NE
 KEIZER, OR 97303
 P: 503-400-6028
 F: 503-400-7722
 aks-eng.com

HEISER ADDITION
 OREGON
 MCMINNVILLE
 TABLE 1.5.24
 T303.01.1200

CONCEPTUAL PLAN COVER SHEET

DESIGNED BY: JJP
 DRAWN BY: GHB
 CHECKED BY: JJP
 SCALE: AS NOTED
 DATE: 5/2/2017
 REGISTERED PROFESSIONAL ENGINEER
 JANELLE D. SHANAHAN
 EXPIRES: JUNE 30, 2018
 REVISIONS

JOB NUMBER
 5329
 SHEET
 1

AKS DRAWING FILE: 5329 20170329 TENTATIVE SUBDIVISION/DWG | LAYOUT: 1

CONCEPTUAL STREET PLAN

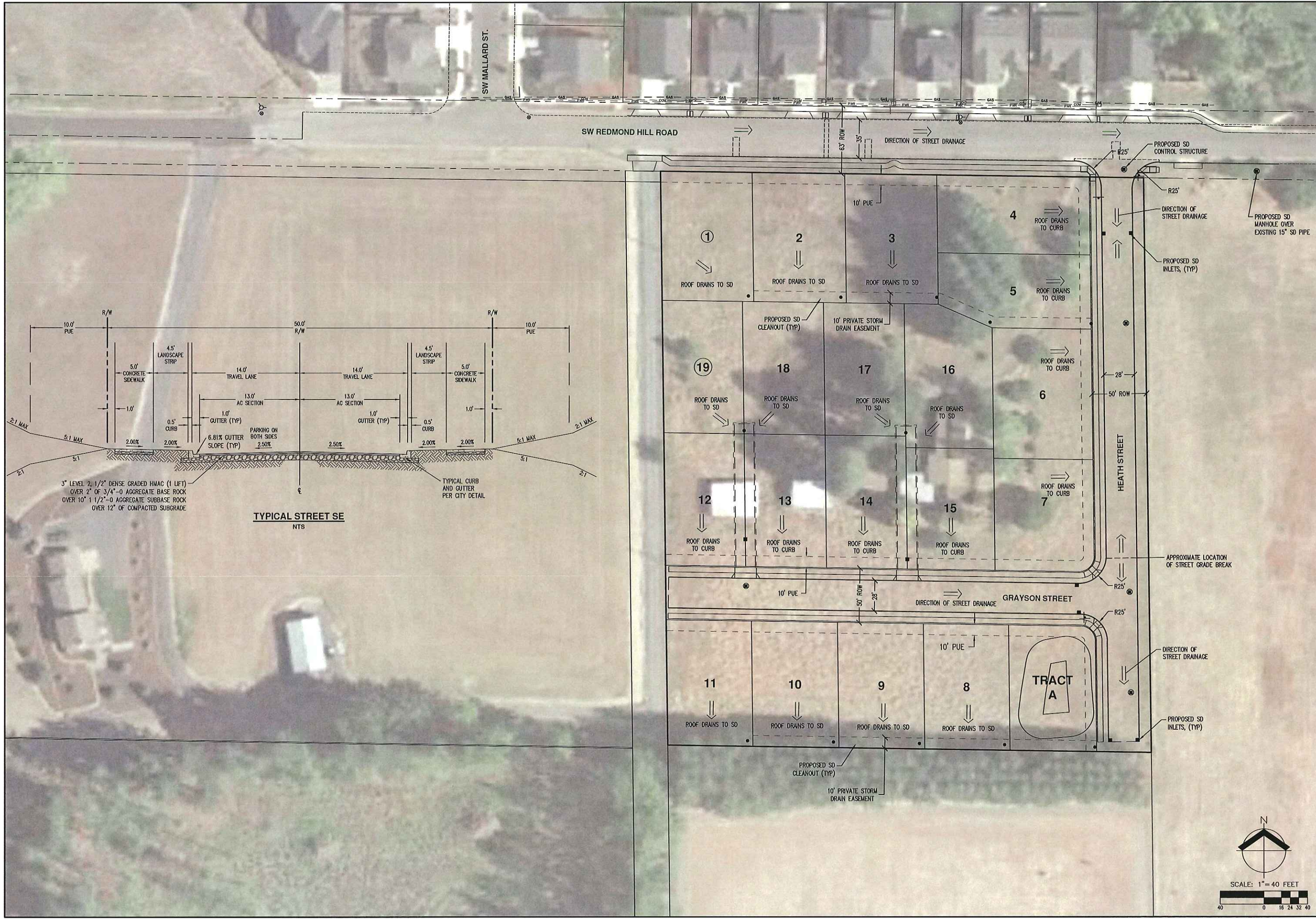
DESIGNED BY: JDP
 DRAWN BY: CHB
 CHECKED BY: JMP
 SCALE: AS NOTED
 DATE: 5/2/2017

REGISTERED PROFESSIONAL ENGINEER
BREMMAN
 NOT FOR CONSTRUCTION
 EXPIRES: JUNE 30, 2018

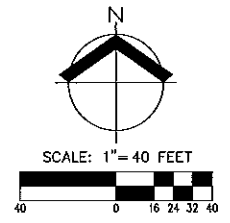
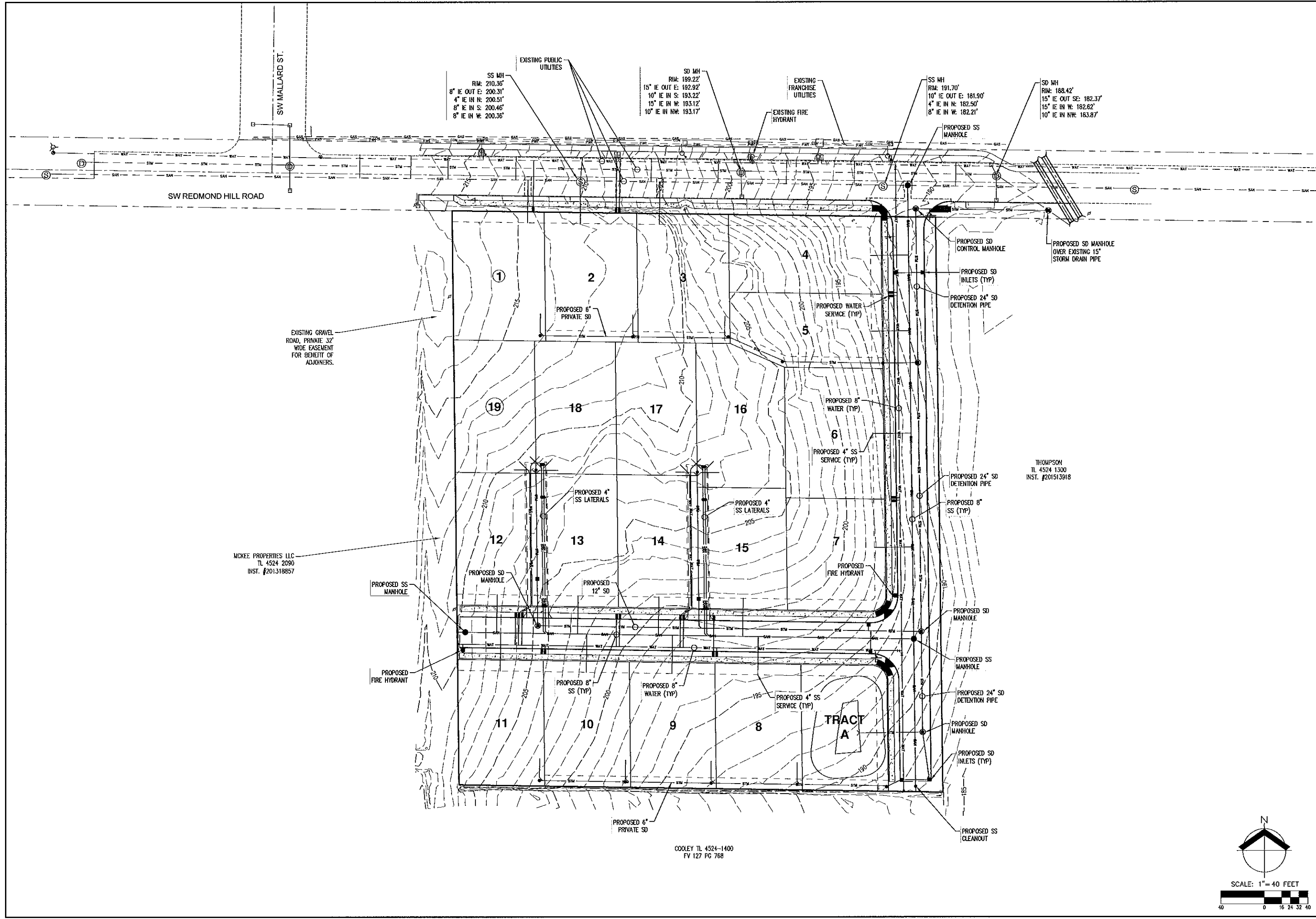
REVISIONS

JOB NUMBER
5329

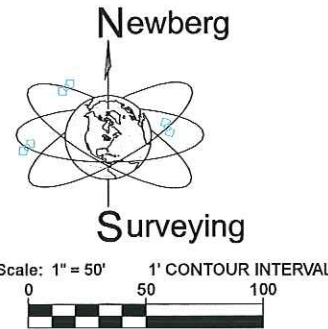
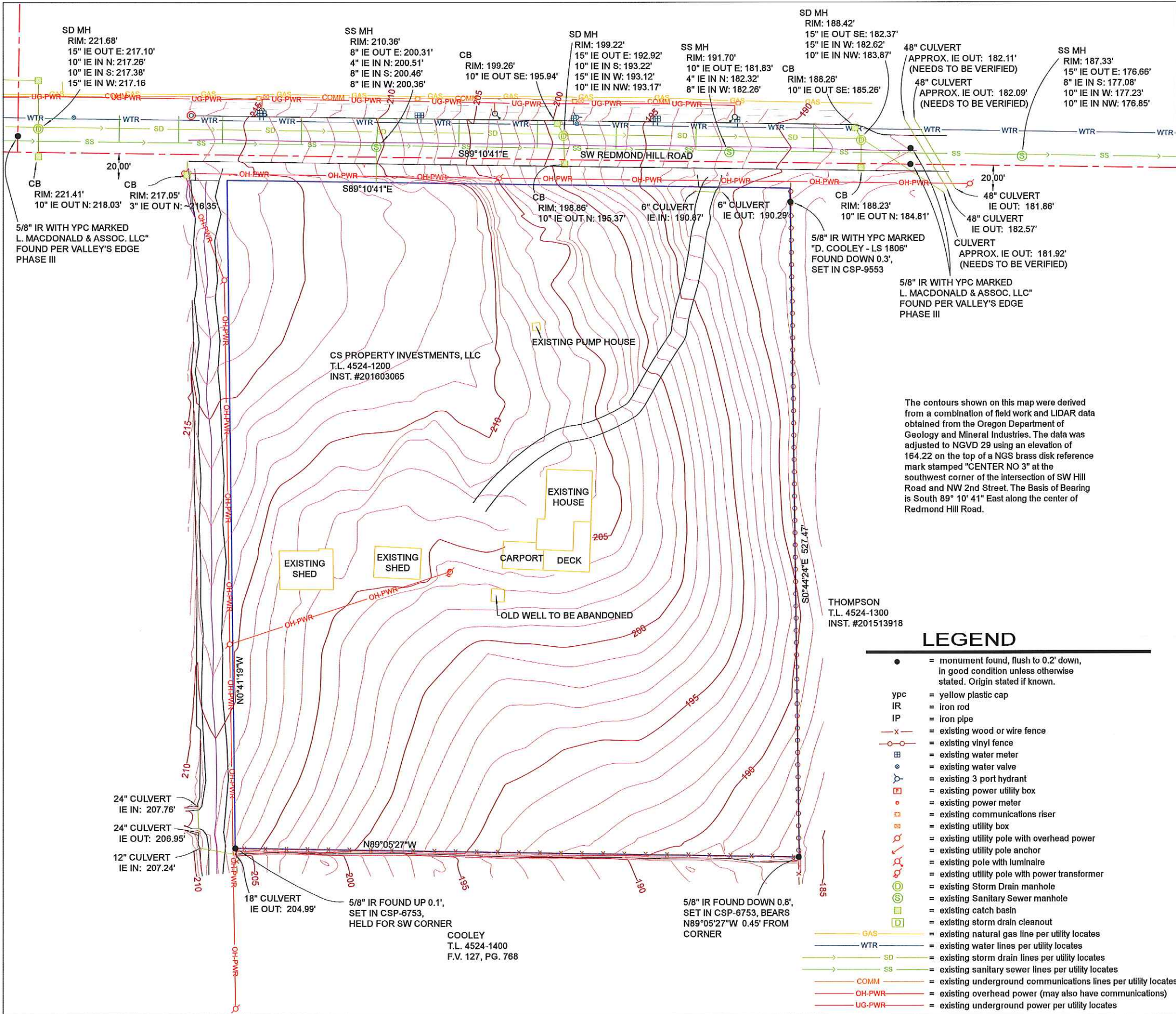
SHEET
2



AKS DRAWING FILE: 5329 20170329 TENTATIVE SUBDIVISION.DWG | LAYOUT: 2



AKS DRAWING FILE: 5329 20170229 TENTATIVE SUBMISSION.DWG | LAYOUT: 3



HORIZ. DATUM: LOCAL DATUM
 VERTICAL DATUM: NGVD29
 INTERNATIONAL FEET

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
John G. Newberg
 OREGON
 JUNE 30, 1997
 JOHN G. NEWBERG
 2838
 RENEWS: 12-31-2018

The contours shown on this map were derived from a combination of field work and LIDAR data obtained from the Oregon Department of Geology and Mineral Industries. The data was adjusted to NGVD 29 using an elevation of 164.22 on the top of a NGS brass disk reference mark stamped "CENTER NO 3" at the southwest corner of the intersection of SW Hill Road and NW 2nd Street. The Basis of Bearing is South 89° 10' 41" East along the center of Redmond Hill Road.

THOMPSON
 T.L. 4524-1300
 INST. #201513918

LEGEND

- = monument found, flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known.
- ypc = yellow plastic cap
- IR = iron rod
- IP = iron pipe
- x- = existing wood or wire fence
- o-o- = existing vinyl fence
- ⊕ = existing water meter
- ⊙ = existing water valve
- ⊚ = existing 3 port hydrant
- ⊛ = existing power utility box
- ⊜ = existing power meter
- ⊝ = existing communications riser
- ⊞ = existing utility box
- ⊟ = existing utility pole with overhead power
- ⊠ = existing utility pole anchor
- ⊡ = existing pole with luminaire
- ⊣ = existing utility pole with power transformer
- ⊤ = existing Storm Drain manhole
- ⊥ = existing Sanitary Sewer manhole
- ⊦ = existing catch basin
- ⊧ = existing storm drain cleanout
- (yellow) — = existing natural gas line per utility locates
- (blue) — = existing water lines per utility locates
- (green) — = existing storm drain lines per utility locates
- (purple) — = existing sanitary sewer lines per utility locates
- (orange) — = existing underground communications lines per utility locates
- (red) — = existing overhead power (may also have communications)
- (brown) — = existing underground power per utility locates

Tentative Subdivision of
HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
EXISTING CONDITIONS
 SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 YAMHILL COUNTY, OREGON
 DATE: APRIL 13, 2017

SHEET 1 OF 3

JOB #1407

SD MH
 RIM: 221.68'
 15" IE OUT E: 217.10'
 10" IE IN N: 217.26'
 10" IE IN S: 217.38'
 15" IE IN W: 217.16'

5/8" IR WITH YPC MARKED
 L. MACDONALD & ASSOC. LLC
 FOUND PER VALLEY'S EDGE
 PHASE III

SS MH
 RIM: 210.36'
 8" IE OUT E: 200.31'
 4" IE IN N: 200.51'
 8" IE IN S: 200.46'
 8" IE IN W: 200.36'

CB
 RIM: 199.26'
 10" IE OUT SE: 195.94'

SD MH
 RIM: 199.22'
 15" IE OUT E: 192.92'
 10" IE IN S: 193.22'
 15" IE IN W: 193.12'
 10" IE IN NW: 193.17'

SS MH
 RIM: 191.70'
 10" IE OUT E: 181.83'
 4" IE IN N: 182.32'
 8" IE IN W: 182.26'

SD MH
 RIM: 188.42'
 15" IE OUT SE: 182.37'
 15" IE IN W: 182.62'
 10" IE IN NW: 183.87'

48" CULVERT
 APPROX. IE OUT: 182.11'
 (NEEDS TO BE VERIFIED)

48" CULVERT
 APPROX. IE OUT: 182.09'
 (NEEDS TO BE VERIFIED)

SS MH
 RIM: 187.33'
 15" IE OUT E: 176.66'
 8" IE IN S: 177.08'
 10" IE IN W: 177.23'
 10" IE IN NW: 176.85'

CB RIM: 221.41'
 10" IE OUT N: 218.03'
 CB RIM: 217.05'
 3" IE OUT N: 216.35'

CS PROPERTY INVESTMENTS, LLC
 T.L. 4524-1200
 INST. #201603065

EXISTING PUMP HOUSE

EXISTING HOUSE

EXISTING SHED

EXISTING SHED

CARPORT DECK

OLD WELL TO BE ABANDONED

24" CULVERT
 IE IN: 207.76'

24" CULVERT
 IE OUT: 206.95'

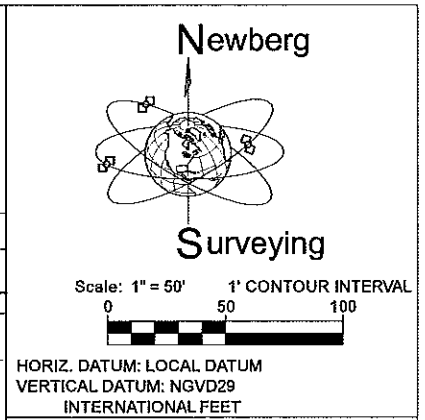
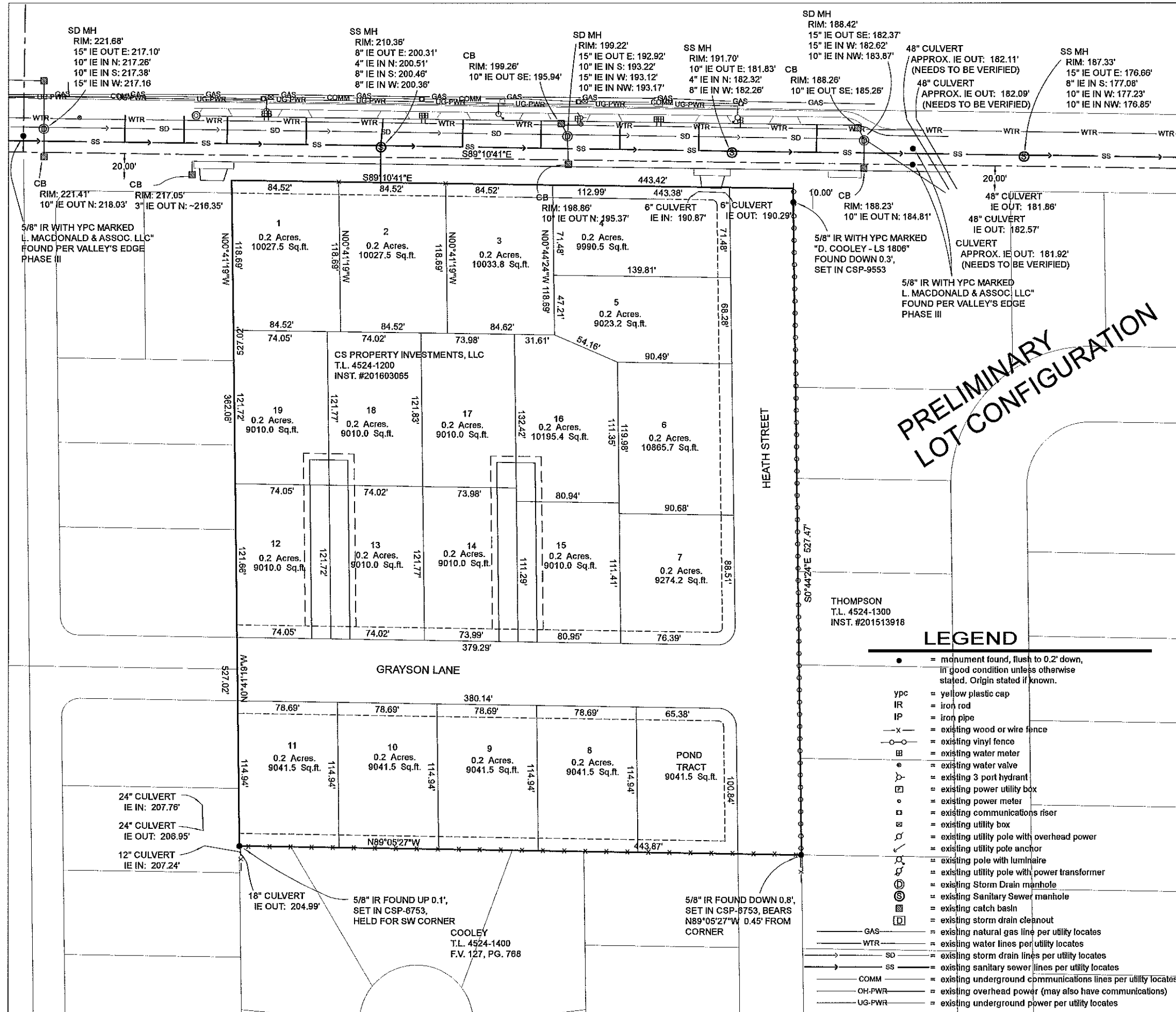
12" CULVERT
 IE IN: 207.24'

18" CULVERT
 IE OUT: 204.99'

5/8" IR FOUND UP 0.1',
 SET IN CSP-6753,
 HELD FOR SW CORNER

COOLEY
 T.L. 4524-1400
 F.V. 127, PG. 768

5/8" IR FOUND DOWN 0.8',
 SET IN CSP-6753, BEARS
 N89°05'27"W 0.45' FROM
 CORNER



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

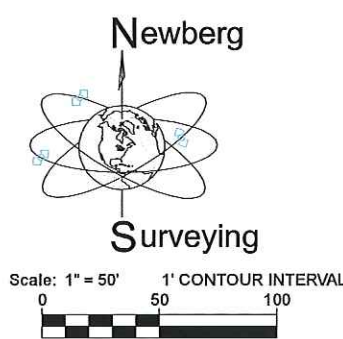
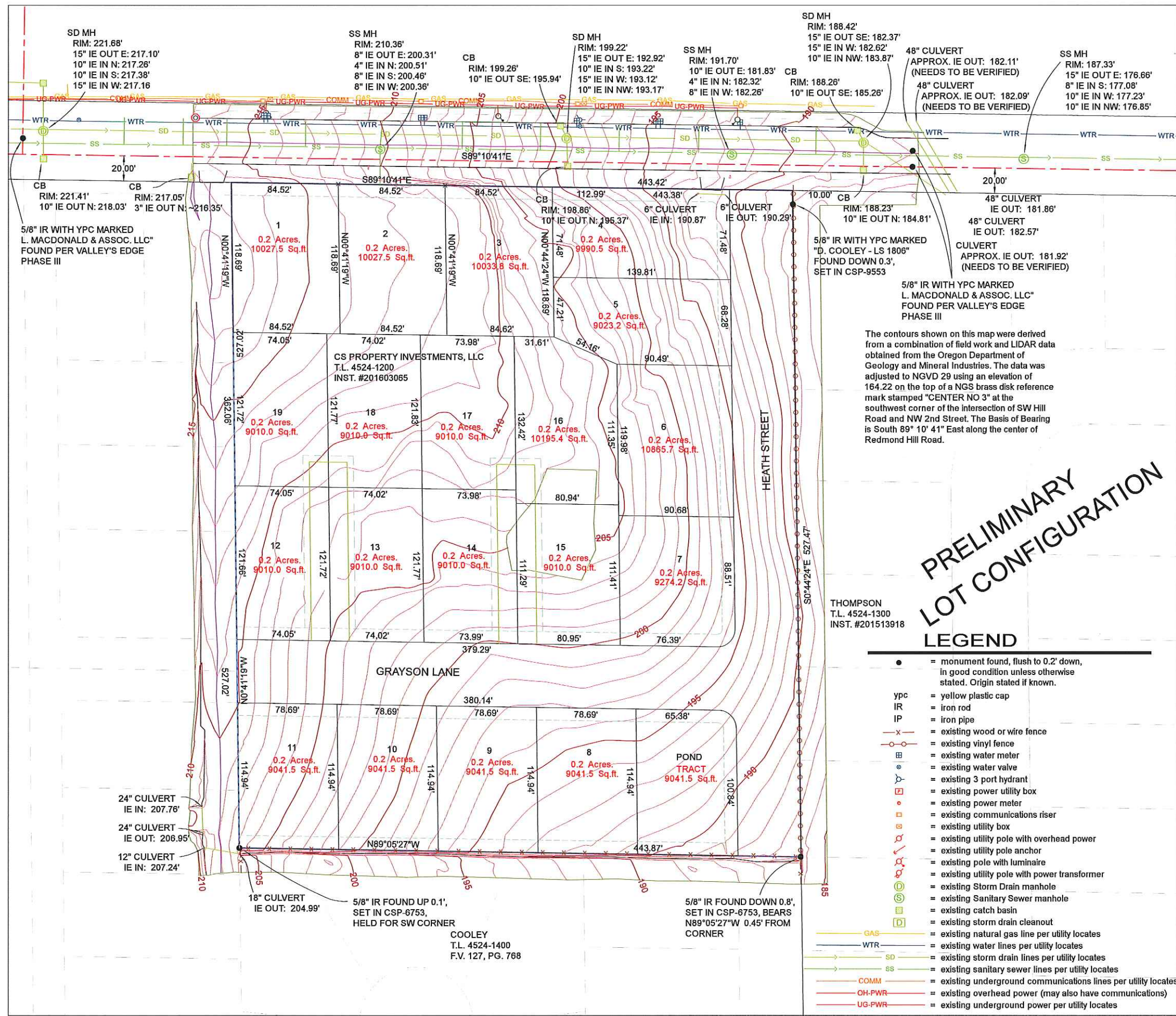
REGISTERED PROFESSIONAL LAND SURVEYOR
John G. Newberg
OREGON
JUNE 30, 1997
JOHN G. NEWBERG
2838
RENEWS: 12-31-2018

PRELIMINARY LOT CONFIGURATION

Tentative Subdivision of HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
PROPOSED LOTS
SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
YAMHILL COUNTY, OREGON
DATE: APRIL 13, 2017

SHEET 2 OF 3

JOB #1407



HORIZ. DATUM: LOCAL DATUM
 VERTICAL DATUM: NGVD29
 INTERNATIONAL FEET

Newberg Surveying, Inc.
 1205 NE Evans
 McMinnville, OR 97128
 (503)-474-4742 (971)-237-1956 Cell
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REGISTERED PROFESSIONAL LAND SURVEYOR
John G. Newberg
 OREGON
 JUNE 30, 1997
 JOHN G. NEWBERG
 2838
 RENEWS: 12-31-2018

PRELIMINARY LOT CONFIGURATION

Tentative Subdivision of HEISER ADDITION for:
CS PROPERTY INVESTMENTS, LLC
LOTS with EXISTING TOPO
 SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
 YAMHILL COUNTY, OREGON
 DATE: APRIL 13, 2017

SHEET 3 OF 3

JOB #1407

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THOMPSON
 T.L. 4524-1300
 INST. #201513918

SD MH
 RIM: 221.68'
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 10" IE IN N: 217.26'
 10" IE IN S: 217.38'
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SS MH
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 8" IE IN S: 177.08'
 10" IE IN W: 177.23'
 10" IE IN NW: 176.85'

5/8" IR WITH YPC MARKED
 L. MACDONALD & ASSOC. LLC"
 FOUND PER VALLEY'S EDGE
 PHASE III

1
 0.2 Acres.
 10027.5 Sq.ft.

2
 0.2 Acres.
 10027.5 Sq.ft.

3
 0.2 Acres.
 10033.8 Sq.ft.

4
 0.2 Acres.
 9990.5 Sq.ft.

5/8" IR WITH YPC MARKED
 "D. COOLEY - LS 1806"
 FOUND DOWN 0.3',
 SET IN CSP-9553

48" CULVERT
 IE OUT: 181.86'

48" CULVERT
 IE OUT: 182.57'

5/8" IR WITH YPC MARKED
 L. MACDONALD & ASSOC. LLC"
 FOUND PER VALLEY'S EDGE
 PHASE III

CS PROPERTY INVESTMENTS, LLC
 T.L. 4524-1200
 INST. #201603065

19
 0.2 Acres.
 9010.0 Sq.ft.

18
 0.2 Acres.
 9010.0 Sq.ft.

17
 0.2 Acres.
 9010.0 Sq.ft.

16
 0.2 Acres.
 10195.4 Sq.ft.

6
 0.2 Acres.
 10865.7 Sq.ft.

12
 0.2 Acres.
 9010.0 Sq.ft.

13
 0.2 Acres.
 9010.0 Sq.ft.

14
 0.2 Acres.
 9010.0 Sq.ft.

15
 0.2 Acres.
 9010.0 Sq.ft.

7
 0.2 Acres.
 9274.2 Sq.ft.

11
 0.2 Acres.
 9041.5 Sq.ft.

10
 0.2 Acres.
 9041.5 Sq.ft.

9
 0.2 Acres.
 9041.5 Sq.ft.

8
 0.2 Acres.
 9041.5 Sq.ft.

POND TRACT
 9041.5 Sq.ft.

24" CULVERT
 IE IN: 207.76'

24" CULVERT
 IE OUT: 206.95'

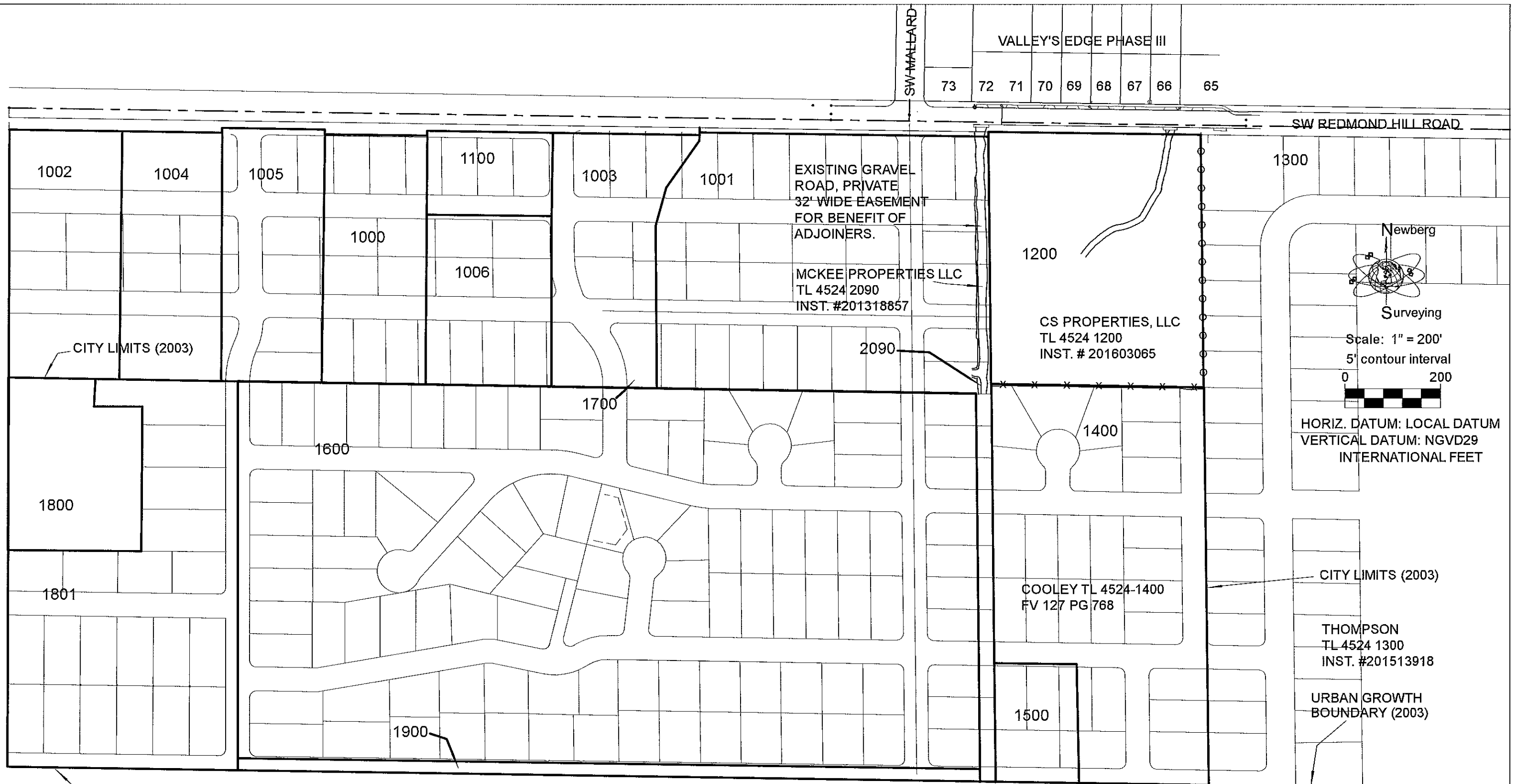
12" CULVERT
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 IE OUT: 204.99'

5/8" IR FOUND UP 0.1',
 SET IN CSP-6753,
 HELD FOR SW CORNER

COOLEY
 T.L. 4524-1400
 F.V. 127, PG. 768

5/8" IR FOUND DOWN 0.8',
 SET IN CSP-6753, BEARS
 N89°05'27"W 0.45' FROM
 CORNER



Newberg

Surveying

Scale: 1" = 200'
5' contour interval

0 200

HORIZ. DATUM: LOCAL DATUM
VERTICAL DATUM: NGVD29
INTERNATIONAL FEET

**Tentative Subdivision of
HEISER ADDITION for:
CS Property Investments, LLC
PROPOSED SHADOW PLAT**

SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
YAMHILL COUNTY, OREGON

CITY LIMITS (2003)



VALLEY'S EDGE PHASE III

72 71 70 69 68 67 66 65

SW MALLARD

SW REDMOND HILL ROAD

EXISTING GRAVEL ROAD, PRIVATE 32'-WIDE EASEMENT FOR BENEFIT OF ADJOINERS.

MCKEE PROPERTIES LLC
TL 4524 2090
INST. #201318857

CS PROPERTIES, LLC
TL 4524 1200
INST. # 201603065



Scale: 1" = 200'
5' contour interval
0 200

HORIZ. DATUM: LOCAL DATUM
VERTICAL DATUM: NGVD29
INTERNATIONAL FEET

Tentative Subdivision of
HEISER ADDITION for:
CS Property Investments, LLC
PROPOSED SHADOW PLAT

SE 1/4 SECTION 24, T. 4 S., R. 5 W., WM.,
YAMHILL COUNTY, OREGON
DATE: APRIL 11, 2017