



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>MP 1-18</u>
Date Received	<u>4-4-18</u>
Fee	<u>\$440</u>
Receipt No.	<u>18M0061</u>
Received by	<u>CD</u>

Partition Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Mary Hill Phone 503-550-4556

Contact Name _____ Phone _____
(If different than above)

Address 827 SW Gilson Street

City, State, Zip McMinnville, OR 97128

Contact Email _____

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 827 SW Gilson Street

Assessor Map No. R4 - 4 - 20CD 01800 Total Site Area 37,163 Sq. ft. 0.85 Acres

Subdivision Cozines Third Addition Block G Lot 3

Comprehensive Plan Designation Residential Zoning Designation R-2

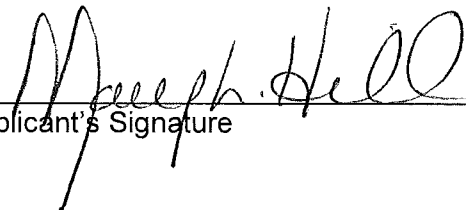
General Description of Subject Property

1. Proposed Parcel Size: #1 30063.0 Sq. ft. #2 7100.0 Sq. ft. #3 _____
2. Current Land Use: Single residence
-
3. Purpose of the partition request: Divide the property into two parcels that both have frontage along Gilson Street and create necessary utility easements in accordance with McMinnville Ord.17.53.060 providing service to sanitation sewers, storm drainage, power, water, and communication needs.
-
4. Topography: The east half is relatively flat. The west half slopes southwesterly and is impacted by the 100 yr flood plain (BFE 120'). The property lies at the end of a gravel road and consists of a platted lot together with a portion of the vacated Ashwood Street.
-
5. Method of Sewage Disposal: City of McMinnville
(Note: If septic field, this application must be accompanied by a letter of approval from the County Sanitarian indicating their approval. The Sanitarian can be contacted through the Yamhill County Planning Department.)
6. Water Supply: McMinnville Water & Light

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating all required information as listed in the information sheet and in Section 17.53.060 (Submission of Tentative Partition Plan) of the Zoning Ordinance, or, if applicable, Section 17.53.080 (Submission of Future Development Plan).
- A Title Report or Subdivision Guarantee prepared within 60 (sixty) days of the application date.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

4-4-18
Date

Property Owner's Signature

Date



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Mary Hill
Phone No.: (503)550-4556

Date Prepared: April 2, 2018
Effective Date: March 22, 2018 / 08:00 AM
Charge: \$300.00
Order No.: 471818070144
Reference: 827 SW Gilson St

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471818070144

EXHIBIT "A"
(Land Description)

A tract of land in Section 20, Township 4 South, Range 4 West, of the Willamette Meridian, in the City of McMinnville, County of Yamhill, State of Oregon, being more particularly described as follows:

PARCEL 1:

Lot 3 in Block G of COZINE'S THIRD ADDITION to McMinnville, County of Yamhill, State of Oregon.

PARCEL 2:

Beginning at the Southwest corner of Lot 3 in Block G of COZINE'S THIRD ADDITION to McMinnville, in Yamhill County, Oregon; thence West 29.7 feet to the center of vacated Euclid Street; thence North along center of said vacated Euclid Street to a point due West of the Northwest corner of said Lot 3; thence East 29.7 feet to the Northwest corner of said Lot 3; thence South to the Point of Beginning.

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Order No. 471818070144

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 153577/R4420CD 01800

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471818070144

EXHIBIT "C"
(Vesting)

Mary L. Hill

EXHIBIT "D"
(Liens and Encumbrances)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2017-2018
Amount: \$2,747.22
Levy Code: 40.0
Account No.: 153577
Map No.: R4420CD 01800

1. City Liens, if any, in favor of the City of McMinnville.
2. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: September 27, 1922
Recording No: Book 86, Page 455, Deed Records
Affects: Vacated Euclid Street

3. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

NOTE: We find a transfer on death deed, as permitted and limited by Oregon law:

Transferor: Mary L. Hill
Beneficiary: Stephen A. Hill
Recorded: May 25, 2012
Document No.: 2012-06987, Yamhill County Records

This document does not create an interest in the property until the death of Mary L. Hill and is being shown for informational purposes only.

Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Ticor Title Company of Oregon
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Order No. 471818070144

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

John R. Hill, Grantor

Mary L. Hill, Grantee

After recording return to:
Matthew J. Mullaney, Esq.
235 E. Third Street
McMinnville, OR 97128

Send all tax notices to:
Mary L. Hill
827 Gilson Street
McMinnville, OR 97128

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



199809826 4:25pm 05/27/98

001 068398 10 04 100000
1 0 008 2 10.00 10.00 20.00 0.00 0.00 0.00

1998-09-27

WARRANTY DEED - STATUTORY FORM

GRANTOR, JOHN R. HILL, husband of Mary L. Hill, residing at 827 Gilson Street, McMinnville, OR 97128, hereby conveys and warrants to MARY L. HILL, in her sole and individual capacity, as GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein, situated in Yamhill County, State of Oregon, to wit:

PARCEL 1: Lot 3 in Block "G" of COZINE'S THIRD ADDITION to McMinnville, in Yamhill County, Oregon.

PARCEL 2: Beginning at the Southwest corner of Lot 3 in Block "G" of COZINE'S THIRD ADDITION to McMinnville, in Yamhill County, Oregon; thence West 29.7 feet to the center of vacated Euclid Street; thence North along center of said vacated Euclid Street to a point due West of the Northwest corner of said Lot 3; thence East 29.7 feet to the Northwest corner of said Lot 3; thence South to the place of beginning.

The property is free of encumbrances except those of record or appearing on the land.

The true consideration for this conveyance is \$0.00.

This Instrument will not allow use of the property described in this Instrument in violation of applicable land use laws and regulations. Before signing or accepting this Instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

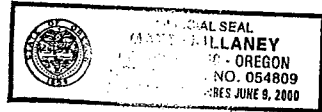
Dated this 26th day of May, 1998.

John R. Hill
John R. Hill, Grantor

1/2

STATE OF OREGON)
)
) SS.
COUNTY OF YAMHILL)

On the date of 5/26/98, before me personally appeared John R. Hiel whose identify is known to me or proven to me by satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged to me that she/he executed the same for the purposes contained and in the capacity stated therein.



Matt Mullaney
Notary Public for Oregon



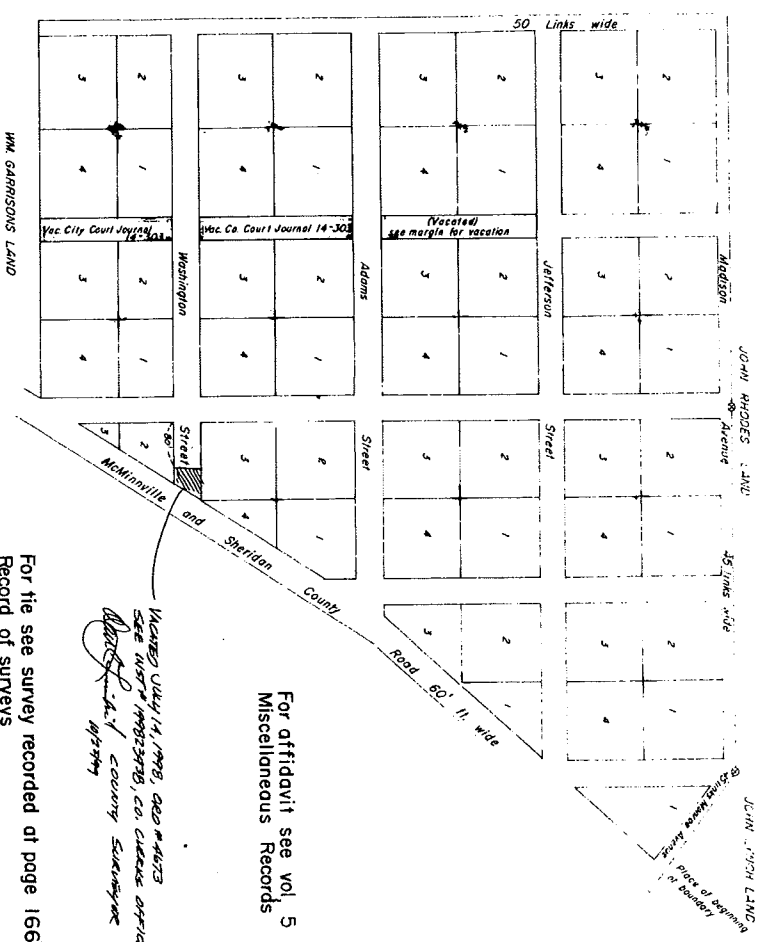
Prepared by:

Matthew J. Mullaney, Esq.
235 E. Third Street
McMinnville, OR 97128
503-435-0951

C:\WP51\CLIENTS\HILLMARY\DEED.001

2/2

PLAT OF COZINES 3RD ADDITION TO THE TOWN OF McMINNVILLE



For affidavit see vol. 5 page 75 Miscellaneous Records

For the see survey recorded at page 166 Vol "F" Record of surveys

CERTIFICATE

PLAT OF COZINES 3RD ADDITION TO THE TOWN OF McMINNVILLE OREGON: bounded as follows, Beginning in the center of road leading from McMinnville to Amity Oregon 35 links South 51° E of the East corner of the land belonging to John Lynch and on the line of College ground and West of Cozine Creek County bridge; thence North 52 1/2° 4.62 chains; thence West 26.07 chains; thence South 23.96 chains; thence East 13.07 chain; thence North 32 1/2° E 14 chains; thence North 42 1/2° E 13 chains to place of beginning containing 49 1/2 acres more or less. The full Blocks are 6.30 chains square containing 49 1/2 acres more or less. The streets are 90 links wide unless otherwise designated on the plat. Mark thus ⊙ shows location of stones with leaded centers. 4 lots in full blocks numbered with black ink, on blocks are numbered by letters of the alphabet in their order made with red ink. Surveyed and platted Dec. 6 1882 scale 1" = 200

J. C. COOPER SURVEYOR

DEDICATION

Know all men by these presents that we Samuel Cozine and Mahala Cozine, his wife hereby acknowledge and plat Blocks numbered or lettered A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, the same being Cozines 3rd Addition to the town of McMinnville Yamhill County, State of Oregon, and we hereby authorize said plat to be recorded.

In the presents of Wm. Arthur C.W. Talmage

Witness our hands and seals this 1st. day of Feb. 1888 Samuel Cozine Mahala Cozine

ACKNOWLEDGEMENT

State of Oregon Yamhill County On this 1st day of Feb. A.D. 1888 personally came before me a Notary Public in and for the said County the within named Samuel Cozine and Mahala Cozine his wife to me known to be the identical persons described to and who executed the within instrument and acknowledged to me that they executed the same for the uses and purposes therein set forth and the said Mahala Cozine on an examination by me made separate and apart from her said husband acknowledged to me that she executed the same freely without fear or compulsion from anyone. Witness my hand and seal this 1st day of Feb. 1888.

C.W. Talmage Notary Public for Ore. H.W. Herring County Surveyor

Notary Seal

Recorded February 1st 1888 at 5 O'Clock P.M.

Geo. W. Briedwell County Clerk By Jno Thompson Deputy

VENTURA
INST. #201712430
T.L. 4420CD-1702
PARTITION 94-63

HARRIS FAMILY TRUST
INST. #2012-16608
T.L. 4420CD-1704
PARTITION 96-68

OWNER:
MARY HILL
503-550-4556
827 SW GILSON STREET
MCMINNVILLE, OR 97128
INST. #199809826
LOT 3 BLOCK G COZINES THIRD ADDITION

PROPOSED PARTITION PLAN FOR:
MARY HILL
Location: SE 1/4 SW 1/4 Section 20 T. 4 S., R. 4 W., WM.,
Yamhill County, OR
Tax Lot: 4420CD-1800
Date: 22 March, 2018

PARCEL 1
30063.0 Sq.ft.
0.7 Acres.

HUMMEL
INST. #201620306
T.L. 4420CD-2000

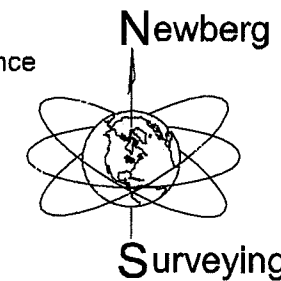
MONTEMAYOR
INST. #201014703
T.L. 4420CD-1900

PARCEL 2
7100.0 Sq.ft.
0.2 ACRES

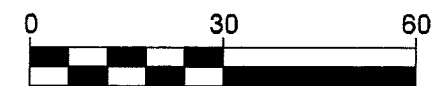
Legend

- X — X — X — X — = EXISTING FENCE
- WTR — = EXISTING WATER LINES
- = EXISTING SANITARY SEWER LINES
- OH-PWR — = EXISTING OVERHEAD POWER
(MAY ALSO HAVE COMMUNICATIONS)
- OH-COMM — = EXISTING OVERHEAD COMMUNICATIONS
- - - - - = EASEMENT TO BE CREATED AS NOTED
- ⊙ = EXISTING UTILITY POLE WITH OVERHEAD POWER
- ⊗ = EXISTING UTILITY POLE WITH LUMINAIRE
AND POWER TRANSFORMER
- ⊙ = EXISTING POWER METER
- ⊞ = EXISTING WATER METER
- ⊞ = EXISTING SANITARY CLEANOUT
- ⊞ = EXISTING SANITARY SEWER MANHOLE

Basis of Bearing per the
Oregon Coordinate Reference
System, Salem Zone



Scale: 1" = 30' 2' Contour Interval
NGVD 29



Newberg Surveying, Inc.

1205 NE Evans
McMinnville, OR 97128

(503)-474-4742 (971)-237-1956 Cell
(503)-474-3752 Fax newberg@viclink.com

#1546

