

PARTITION PLAT NO. _____

LINCOLN COUNTY PLANNING CASE FILE: TBD

**PROPOSED PARTITION OF TAXLOT 07-11-10-AC-08400
FOR HALLIE DEVELOPMENT
LOT 1, BLOCK 5, NOB HILL BEACH
LOCATED IN THE SW 1/4 OF THE NE 1/4
S 10 T.7S. R.11W. W.M.
LINCOLN CITY, LINCOLN COUNTY
OREGON**

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PAUL BURGER, DIRECTOR OF DEVELOPMENT AT HALLIE DEVELOPMENT, WHO ARE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PLAT, MORE PARTICULARLY DESCRIBED IN TITLE NUMBER W0231798; LINCOLN COUNTY COUNTY DEED RECORDS; AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO TWO PARCELS.

PAUL BURGER

APPROVALS

APPROVED THIS _____ DAY OF _____, 20__.

LINCOLN CITY PLANNER _____ DATE _____

LINCOLN COUNTY ASSESSOR _____ DATE _____

LINCOLN COUNTY TAX COLLECTOR _____ DATE _____

STATE OF OREGON

COUNTY OF LINCOLN

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING IN THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK, AND RECORDED AS INSTRUMENT _____ AND AS PARTITION PLAT NUMBER _____, LINCOLN COUNTY RECORDS.

BY _____
LINCOLN COUNTY CLERK

NOTE:

THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER FILE NO. PAR 2020-03, LINCOLN CITY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

REFERENCED SURVEYS:

- R1 RECORD DATA PER LINCOLN COUNTY PLAT OF "NOB HILL", BOOK 10, PAGE 45
- R2 RECORD DATA PER LINCOLN COUNTY SURVEY CS-6708
- R3 RECORD DATA PER LINCOLN COUNTY SURVEY CS-10269

REFERENCED DEEDS:

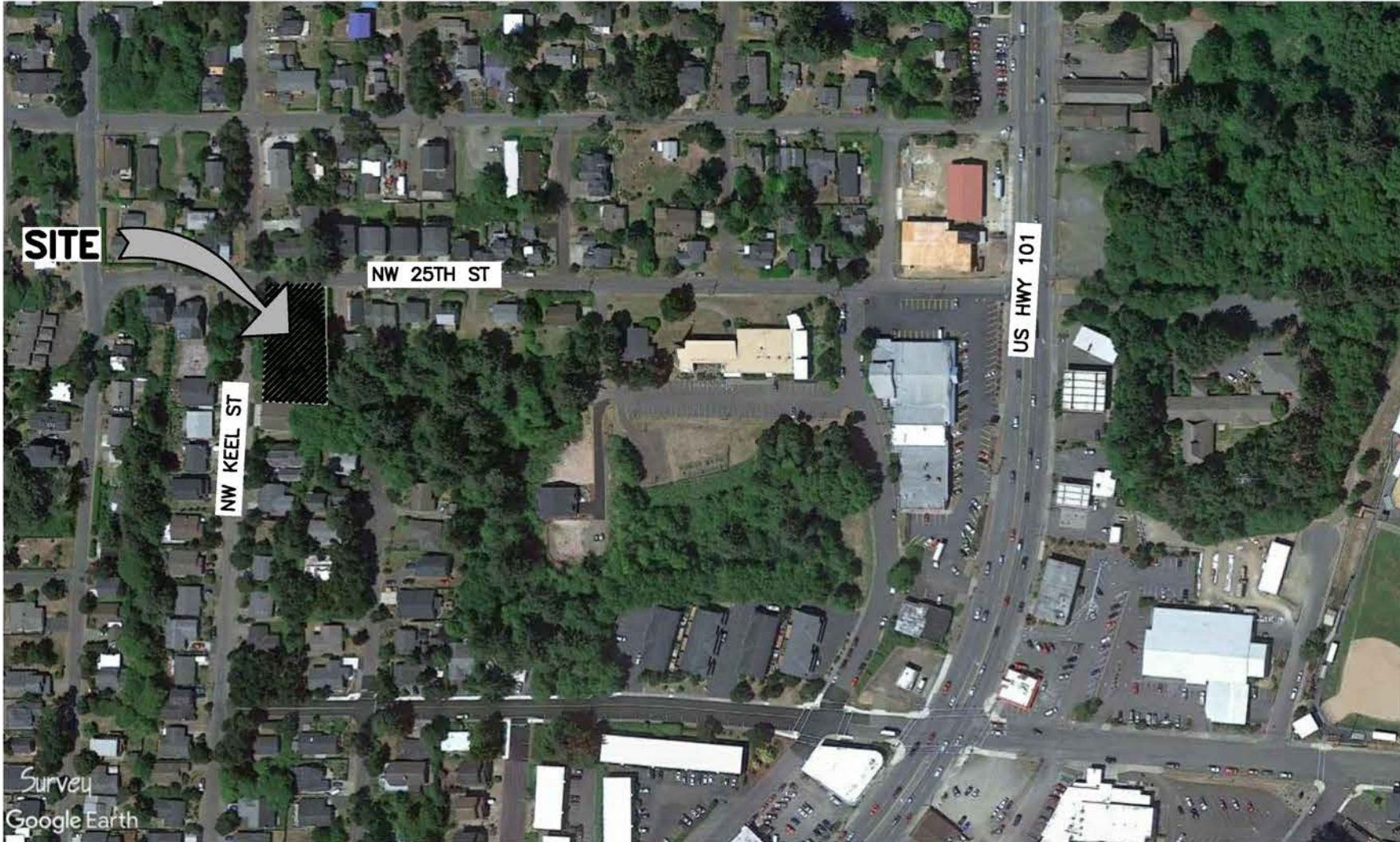
WARRANTY DEED INSTRUMENT NUMBER, 6272097, DATED 12/17/2002.

OWNER:

ANITA J. NOTEBOOM

SURVEYOR'S CERTIFICATE

I, JACK L. WHITE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS. AND THAT THE INITIAL POINT IS A SET 5/8" IRON REBAR WITH NO CAP. BEGINNING AT THE INITIAL POINT WHICH IS MARKED BY A 5/8" IRON REBAR WITH NO CAP WHICH IS THE NE CORNER OF LOT 8, BLOCK 4, NOB HILL BEACH; THENCE, FROM SAID INITIAL POINT, NORTH 88°01'01" WEST TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, NOB HILL BEACH, WHICH IS ALSO THE POINT OF BEGINNING; THENCE NORTH 87°53'22" WEST, A DISTANCE OF 79.97 TO THE EASTERLY RIGHT OF WAY OF NORTHWEST KEEL STREET FEET TO THE POINT OF BEGINNING WHICH IS A CALCULATED POSITION FOR THE SOUTHEAST OF LOT 1, BLOCK 5, NOB HILL BEACH; THENCE NORTH 08°30'45" EAST, 136.98 FEET ALONG SAID RIGHT OF WAY TO THE SOUTH RIGHT OF WAY OF NORTHWEST 26TH STREET; THENCE SOUTH 86°31'08" EAST, 68.73 FEET ALONG SAID RIGHT OF WAY TO THE NORTH EAST CORNER OF LOT 1; THENCE SOUTH 01°47'39" WEST 134.93 FEET ALONG THE EAST LINE OF LOT 1 TO THE POINT OF BEGINNING.



VICINITY MAP
NTS

PLAT NOTES

THE PROPERTY WITHIN THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING MATTERS:

ITEMS LISTED BELOW FROM WESTERN TITLE AND ESCROW TITLE COMPANY OF OREGON PRELIMINARY REPORT ORDER NO. W0231798, DATED DECEMBER 23, 2021, AS FOLLOWS:

ITEM 9, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IN BOOK 103, PAGE 335

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

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

WWW.SFLANDS.COM	EMAIL: INFO@SFLANDS.COM			
DATE	JOB NO.	FIELD	DRAWN	CHECKED
JAN. 1, 2006	G060001	JPW/GAH	ABC	GPC

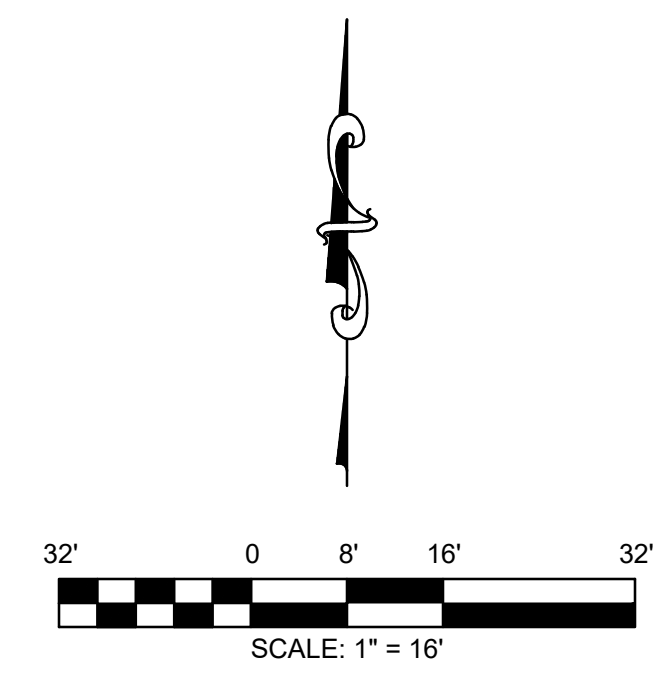
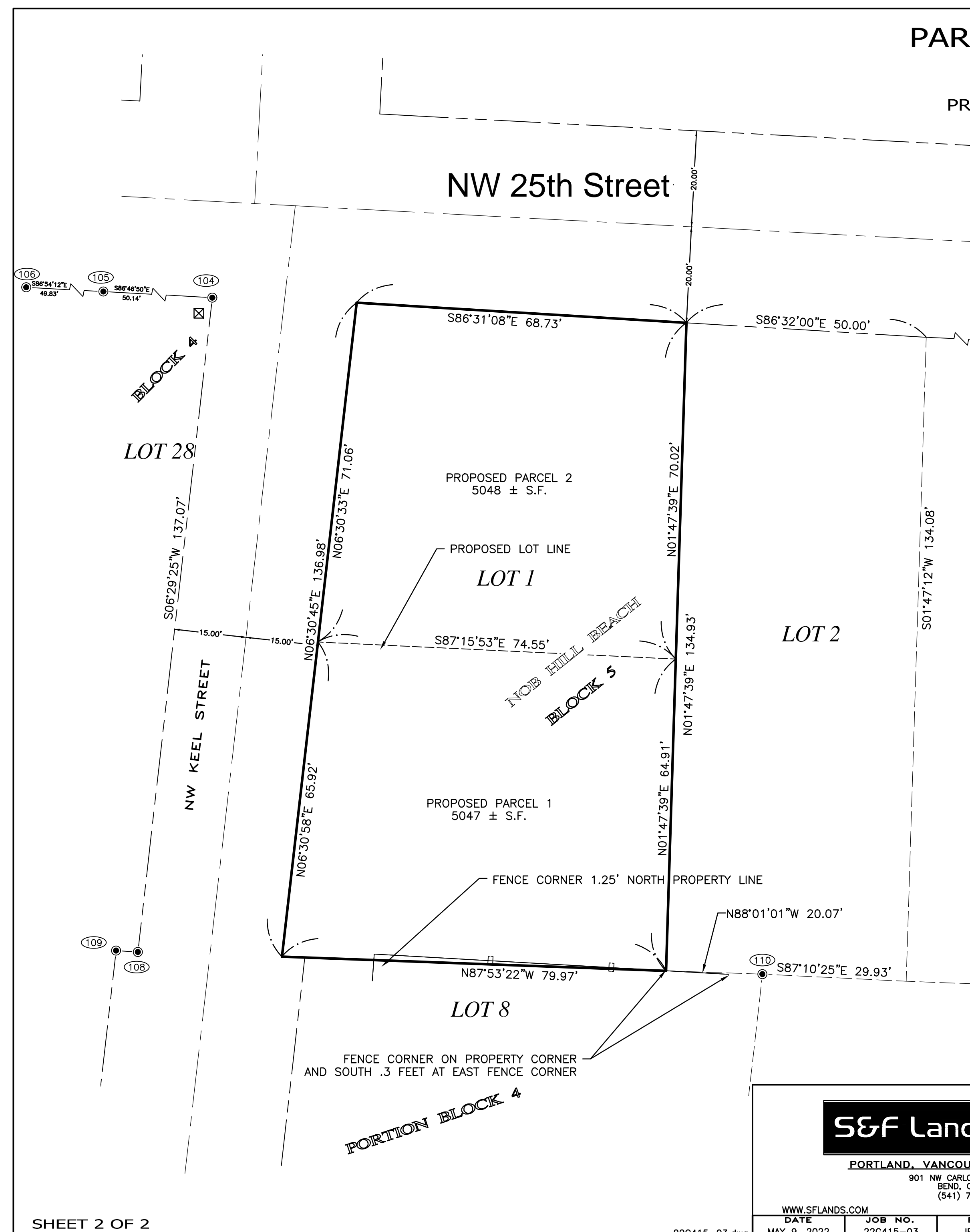
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LEGEND:

- FENCE - WOOD
- CENTERLINE
- RIGHT OF WAY
- BOUNDARY LINE
- PROPOSED LOT LINE
- LOT/PARCEL LINE
- BREAKLINE
- FOUND MONUMENT NO.
- FOUND MONUMENT - SEE FOUND MONUMENTS TABLE



FOUND MONUMENTS TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
100	499773.32	7293918.78	FOUND 5/8" IRON ROD, BAD CAP, 0.5 FEET BELOW SURFACE
101	499770.46	7293968.71	FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP STAMPED, "DENISON SUR INC LS 5761
102	499767.48	7294018.59	FOUND 1" IRON PIPE, FLUSH WITH SURFACE
103	499745.14	7294266.72	FOUND 5/8" IRON ROD, NO CAP, FLUSH WITH SURFACE.
104	499783.88	7293719.88	FOUND 1/2" IRON ROD, FLUSH WITH SURFACE.
105	499786.69	7293669.81	FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP, UNREADABLE, -0.4' BELOW SURFACE
106	499789.38	7293620.05	FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP, UNREADABLE, FLUSH WITH SURFACE
107	499626.46	7294262.58	FOUND 1" IRON PIPE, FLUSH WITH SURFACE
108	499647.68	7293704.38	FOUND 1/2" IRON ROD, FLUSH WITH SURFACE.
109	499647.99	7293699.84	FOUND 5/8" IRON ROD, WITH YELLOW PLASTIC CAP, UNREADABLE, FLUSH WITH SURFACE
110	499643.08	7293834.33	FOUND 5/8" IRON ROD, NO CAP, 0.4' ABOVE SURFACE

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WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	DRAWN	CHECKED
	MAY 9, 2022	22G415-03	JPW/GAH	TLO	JLW