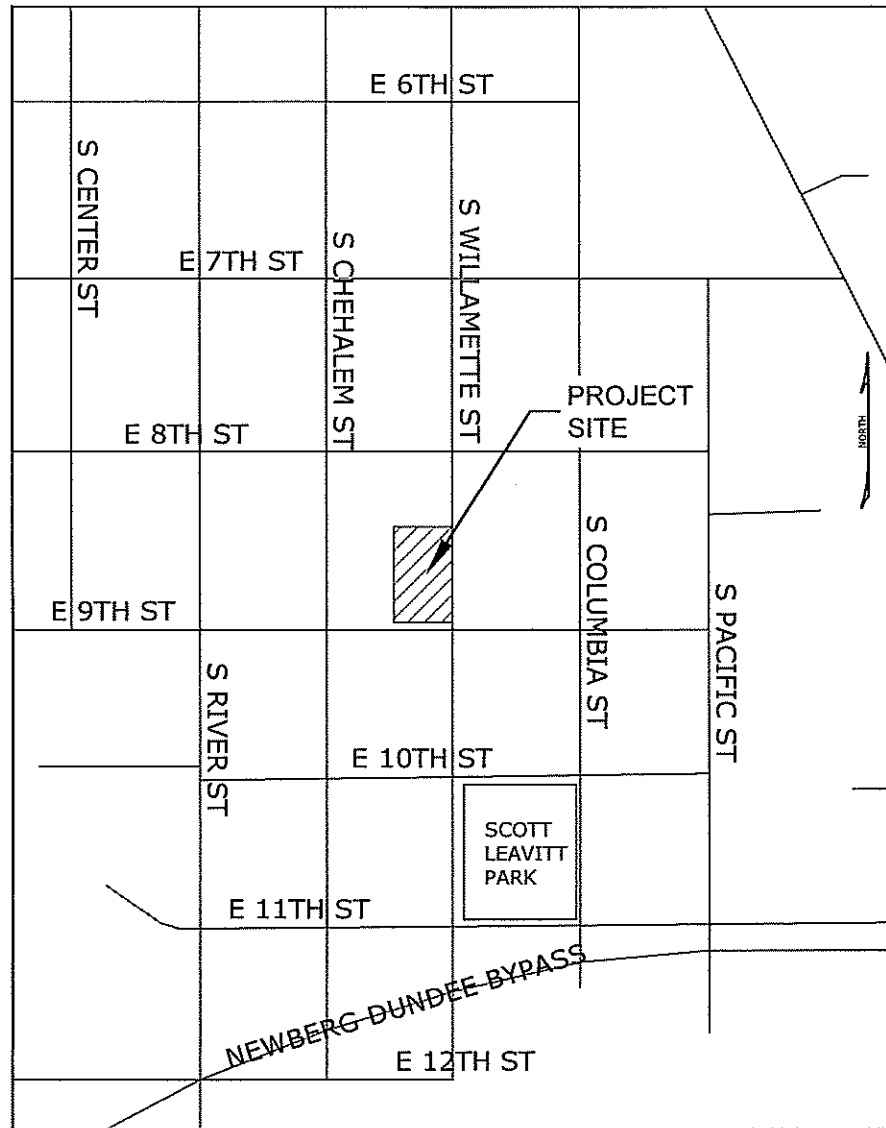


1215 E 9th Street

NEWBERG, OR

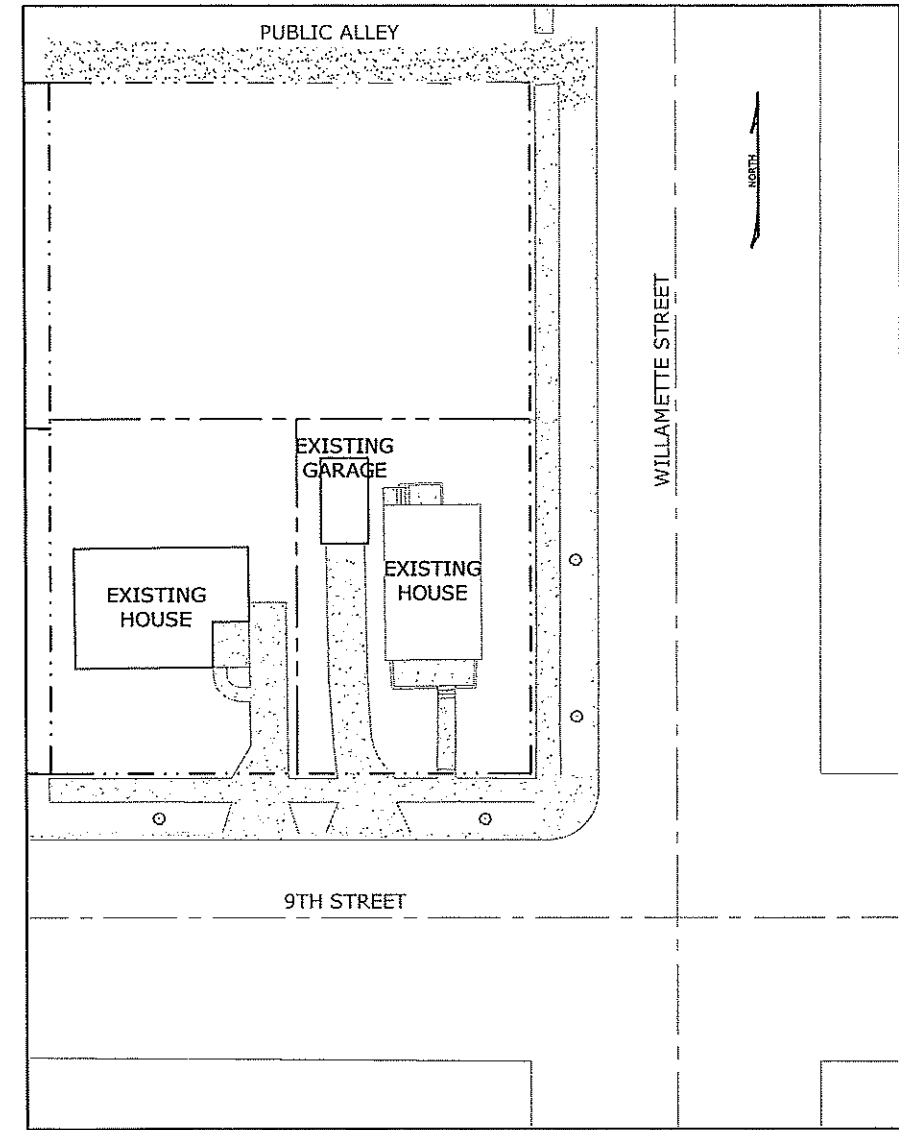


VICINITY MAP

NOT TO SCALE

SHEET INDEX

NAME:	NO.
COVER SHEET	1
EXISTING CONDITIONS	2
PRELIMINARY PLAT	3



LOCATION MAP

NOT TO SCALE

PROPERTY DESCRIPTION

TAX MAP & LOT:
TAX MAP R3220CB, TAX LOT 06600

SITE SIZE:
.33 ACRES

PROPOSAL:
3 LOT RESIDENTIAL PARTITION

ZONE: R-2
(SINGLE FAMILY DETACHED)

STREET ADDRESS

1215 E 9TH ST.
NEWBERG, OR 97132

OWNER

SIGMUND HOLDINGS LLC
500 E HANCOCK ST
NEWBERG, OR 97132

APPLICANT

SIGMUND HOLDINGS LLC
PO BOX 3189
NEWBERG, OR 97132
PHONE: (971) 998-7507

ENGINEER/SURVEYOR

Daniel Danicic, PE
500 E HANCOCK ST
NEWBERG, OR 97132
PHONE: (971) 706-2058
CONTACT: DAN DANICIC, PE
EMAIL: DAN@DBV-CORP.COM

TERRA CALC LAND SURVEYING INC.
1615 NE MILLER ST
MCMINVILLE, OREGON 97128
PHONE: 503-857-0935
WWW.TERRA-CALC.COM

DATUM

CITY OF NEWBERG BENCHMARK #17 ELEVATION = 168.48
DATE OF SURVEY: NOVEMBER 9, 2017

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OUR 953-961-0010 THROUGH OUR 953-461-9095. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-225-1975).

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE DEL. ROCK VISTA LLC 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

SIGMUND HOLDINGS LLC

PO BOX 3189
NEWBERG, OR 97132
PHONE: (971) 998-7507

1215 E 9th St.
Cover Sheet

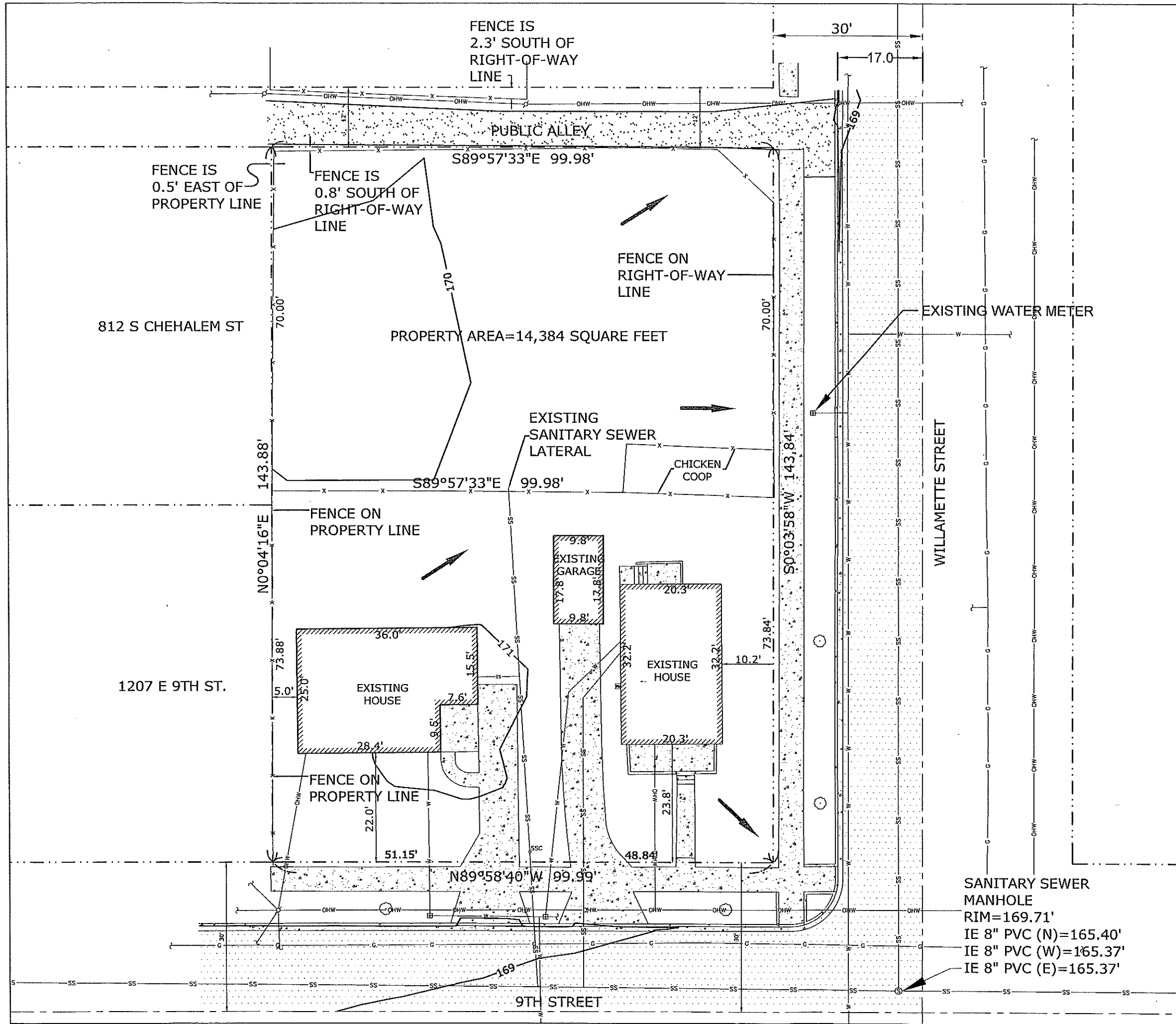
Cover Sheet For
Partition Application

PROJECT NO.: 1215 E 9th St.
DESIGNED BY: DANIEL DANICIC
DRAWN BY: KATHA LITTE

Preliminary Plans for Partition Application 4/8/18

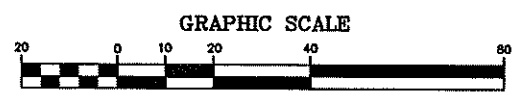
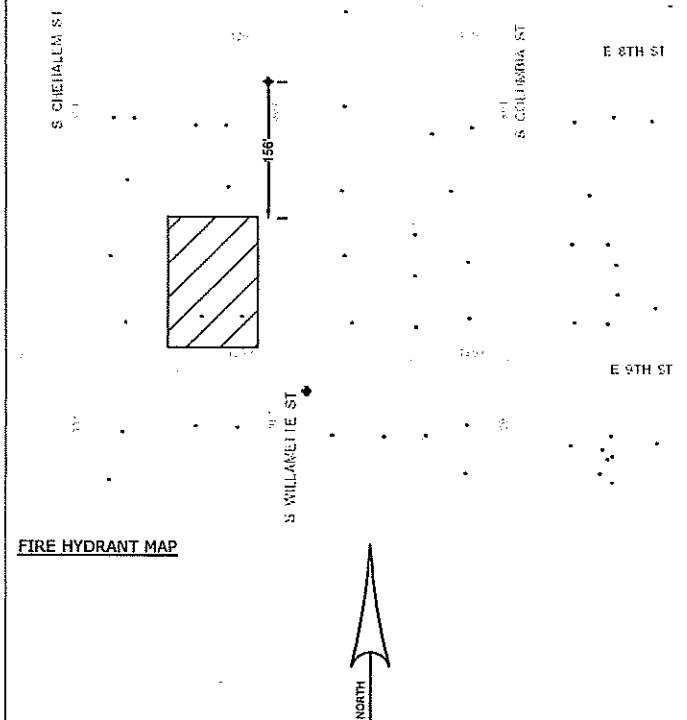
SHEET

1
OF
3



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY LINE
- EXISTING PROPERTY LINE
- CENTER LINE
- DECIDUOUS TREE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- LIGHT POLE
- POWER METER
- UTILITY POLE
- WATER METER
- DRAINAGE FLOW



VERTICAL DATUM:
 BENCHMARK: 17
 VERTICAL DATUM: NAVD 88 (CONVERTED FROM NGVD 29)
 DESCRIPTION: BRASS DISK SET IN THE CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF 9TH STREET AND CHEHALEM STREET.
 ELEVATION: 168.48'(NAVD 88) 165.10'(NGVD 29)

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

SIGMUND HOLDINGS LLC

PO BOX 3189
 NEWBERG, OR 97132
 PHONE: (971) 996-7507

1215 E 9th St.
 Existing Conditions

Existing Conditions For
 Partition Application

PROJECT NO.: 1215 E 9th St.
DESIGNED BY: David Daniels
DRAWN BY: Katrina Lints
Preliminary Plans for Partition Application 6/2/18

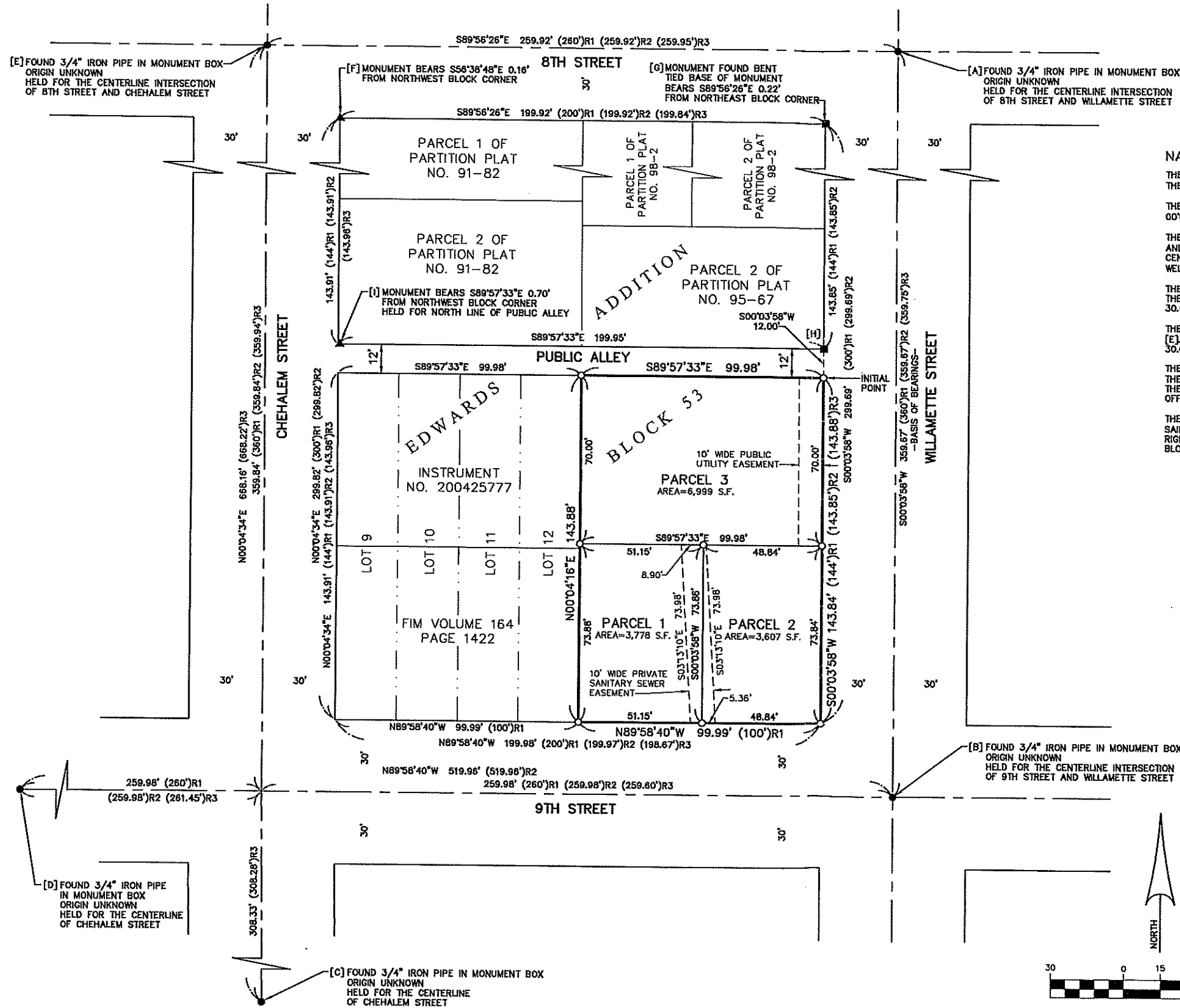
SHEET

2

OF

3

TENTATIVE PARTITION PLAT
 A REPLAT OF LOTS 13, 14, 15 & 16, BLOCK 53 OF THE PLAT OF "EDWARDS ADDITION"
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST, W.M.,
 CITY OF NEWBERG, YAMHILL COUNTY, OREGON
 MAY 29, 2018



NOTES:

- 1.) PARCELS 1 AND 2 ARE SUBJECT TO A 10.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE OWNERS OF PARCEL 3, AS SHOWN HEREON.
- 2.) PARCEL 3 IS SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOTS 13, 14, 15 AND 16, BLOCK 53 OF THE PLAT OF "EDWARDS ADDITION", YAMHILL COUNTY RECORDS, INTO 3 PARCELS.

THE BASIS OF BEARINGS WAS ESTABLISHED BY HOLDING MONUMENTS [A] AND [B] AS SOUTH 00°03'58" WEST PER CS-10389, AS SHOWN HEREON.

THE CENTERLINE OF WILLAMETTE STREET WAS ESTABLISHED BY HOLDING MONUMENTS [A] AND [B]. THE EAST LINE OF SAID BLOCK 53 WAS ESTABLISHED BY OFFSETTING SAID CENTERLINE 30.00 FEET WEST. THIS LOCATION FOR THE EAST LINE OF SAID BLOCK 53 FIT WELL WITH MONUMENT [H].

THE CENTERLINE OF 9TH STREET WAS ESTABLISHED BY HOLDING MONUMENTS [B] AND [D]. THE SOUTH LINE OF SAID BLOCK 53 WAS ESTABLISHED BY OFFSETTING SAID CENTERLINE 30.00 FEET NORTH.

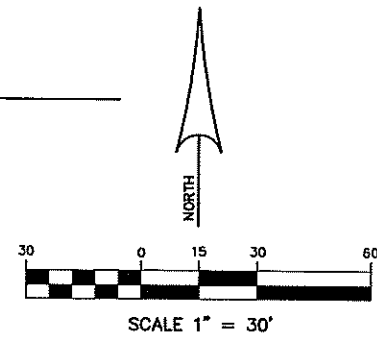
THE CENTERLINE OF CHEHALEM STREET WAS ESTABLISHED BY HOLDING MONUMENTS [C] AND [E]. THE WEST LINE OF SAID BLOCK 53 WAS ESTABLISHED BY OFFSETTING SAID CENTERLINE 30.00 FEET EAST.

THE NORTH RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY THAT RUNS EAST-WEST THROUGH THE MIDDLE OF SAID BLOCK 53 WAS ESTABLISHED BY HOLDING MONUMENTS [H] AND [I]. THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY WAS THEN ESTABLISHED BY OFFSETTING SAID NORTH RIGHT-OF-WAY LINE 12.00 FEET SOUTH.

THE WEST LINE OF THE SUBJECT PROPERTY (ALSO BEING THE WEST LINE OF LOT 13 OF SAID BLOCK 53) WAS ESTABLISHED BY HOLDING THE MIDPOINT OF SAID SOUTH RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY AND THE MIDPOINT OF THE SOUTH LINE OF SAID BLOCK 53, AS SHOWN HEREON.

LEGEND:

- - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "TERRACALC L.S."
- - DENOTES FOUND MONUMENT AS NOTED. HELD, UNLESS OTHERWISE NOTED.
- - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "DUNKEL PLS 1942." PER CS-10389 - HELD, UNLESS OTHERWISE NOTED.
- ▲ - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. COOLEY L.S. 1806" PER PARTITION PLAT NO. 91-82 - HELD, UNLESS OTHERWISE NOTED.
- R1 - DENOTES RECORD DATA PER THE PLAT OF "EDWARDS ADDITION"
- R2 - DENOTES RECORD DATA PER CS-10389
- R3 - DENOTES RECORD DATA PER PARTITION PLAT NO. 91-82
- S.F. - DENOTES "SQUARE FEET"



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
FOR REVIEW
 OREGON
 JANUARY 11, 2006
 DARREN S. HARR
 56181

PREPARED BY:
TerraCalc
 Land Surveying, Inc.
 1615 N.E. Miller Street
 McMinnville, OR 97128
 (503) 857-0935
 www.Terra-calc.com

RENEWAL DATE: 6-30-19

SHEET 1 OF 1