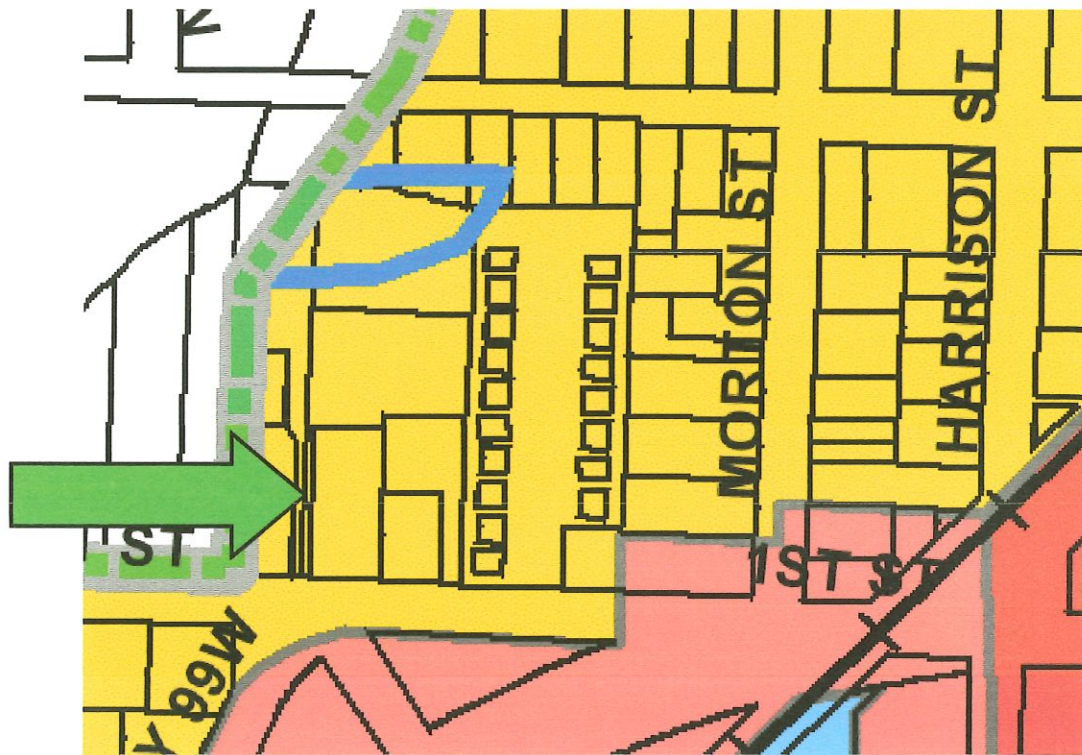
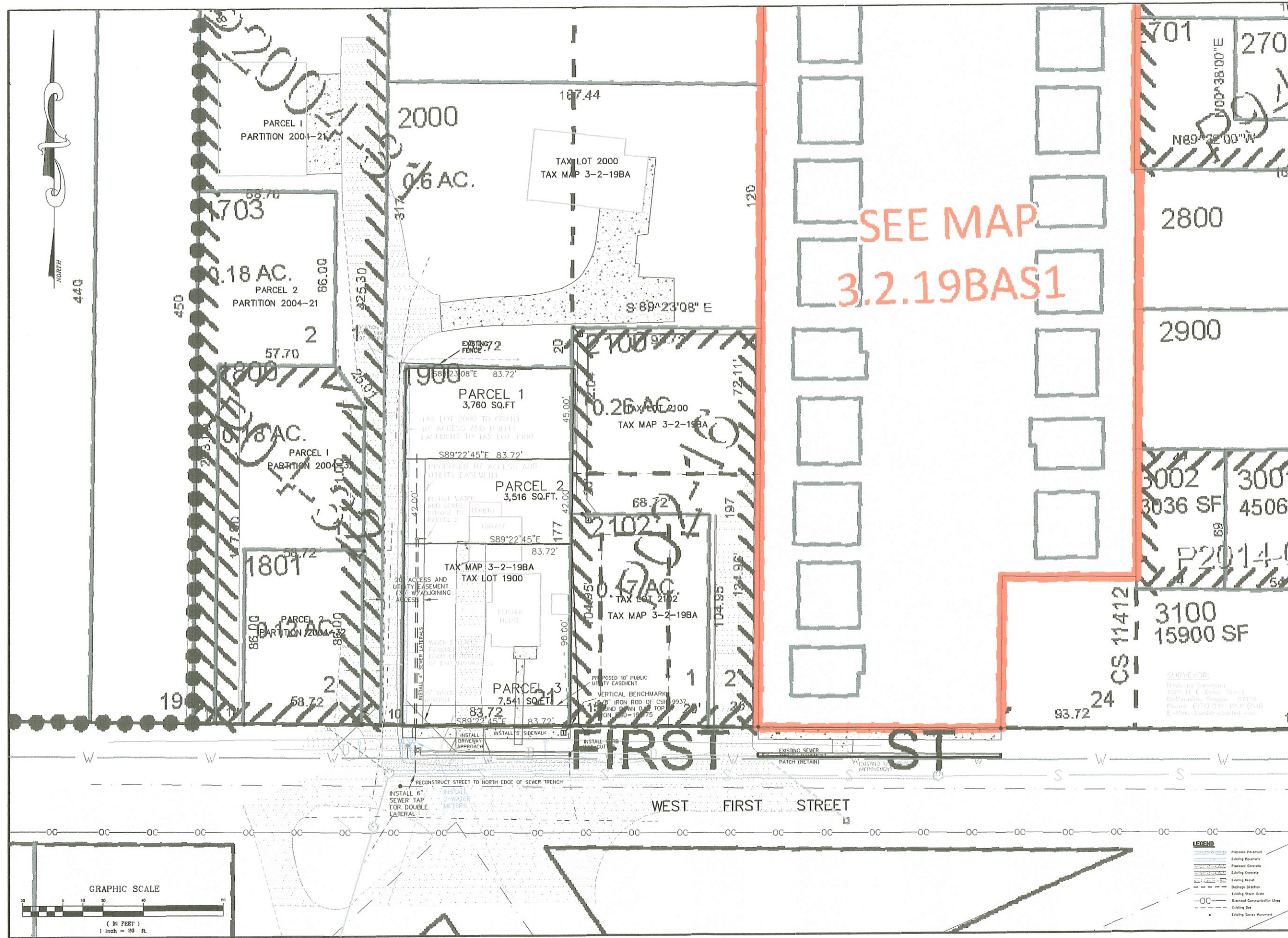


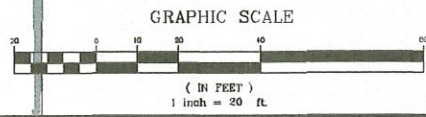
**NEWBERG COMPREHENSIVE PLAN**



**NEWBERG ZONING MAP**



SEE MAP  
3.2.19BAS1



**LEGEND**

	Proposed Placement
	Existing Placement
	Proposed Easement
	Existing Easement
	Proposed Conduit
	Existing Conduit
	Proposed Sewer
	Existing Sewer
	Proposed Storm Drain
	Existing Storm Drain
	Proposed Communication Line
	Existing Communication Line
	Existing Survey Monument

**LEONARD A. RYDELL, P.E., P.L.S.**  
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 Phone: (503) 538-5700  
 Mobile: (503) 781-4136  
 Lary@leopardesign.com

RENEWAL DATE: 12/31/2022  
 Consulting Civil Engineer - Land Surveyor - W.R.E.

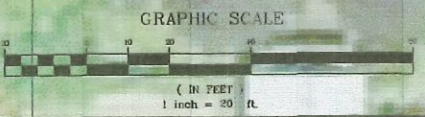
**TAX-MAP**  
**BARTELS PROPERTY**  
 Located in the Northeast Quarter of the Northwest Quarter Section 19  
 Township 3 South, Range 2 West of the Willamette Meridian  
 City of Newberg, Yamhill County, Oregon

Prepared for:  
 Cozad Ventures, LLC  
 3077 N. Pankratz Avenue  
 Meridian, Idaho, 83646  
 Phone: (208) 989-9714  
 E-Mail: Jerry@biggrampy.com

W.O. No. 2105  
 Design: [Signature]  
 Drawn: [Signature]  
 Date: 26 January 2022  
 Dwg: 2105CNTL.DWG

Sheet  
1 of 1

REVISIONS			
No.	Description/Date	By	
1	T-PLAN 3/7/22 LAR		



**LEGEND**

	Proposed Footprint
	Existing Footprint
	Proposed Curbs
	Existing Curbs
	Existing Gravel
	Drivage Direction
	Existing Storm Drain
	Backsaw Communication Lines
	Existing Gas
	Existing Sewer

**LEONARD A. RYDELL, P.E., P.L.S.**  
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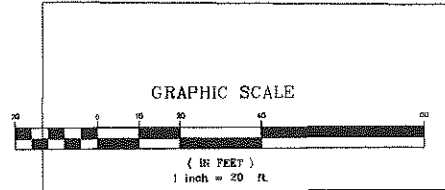
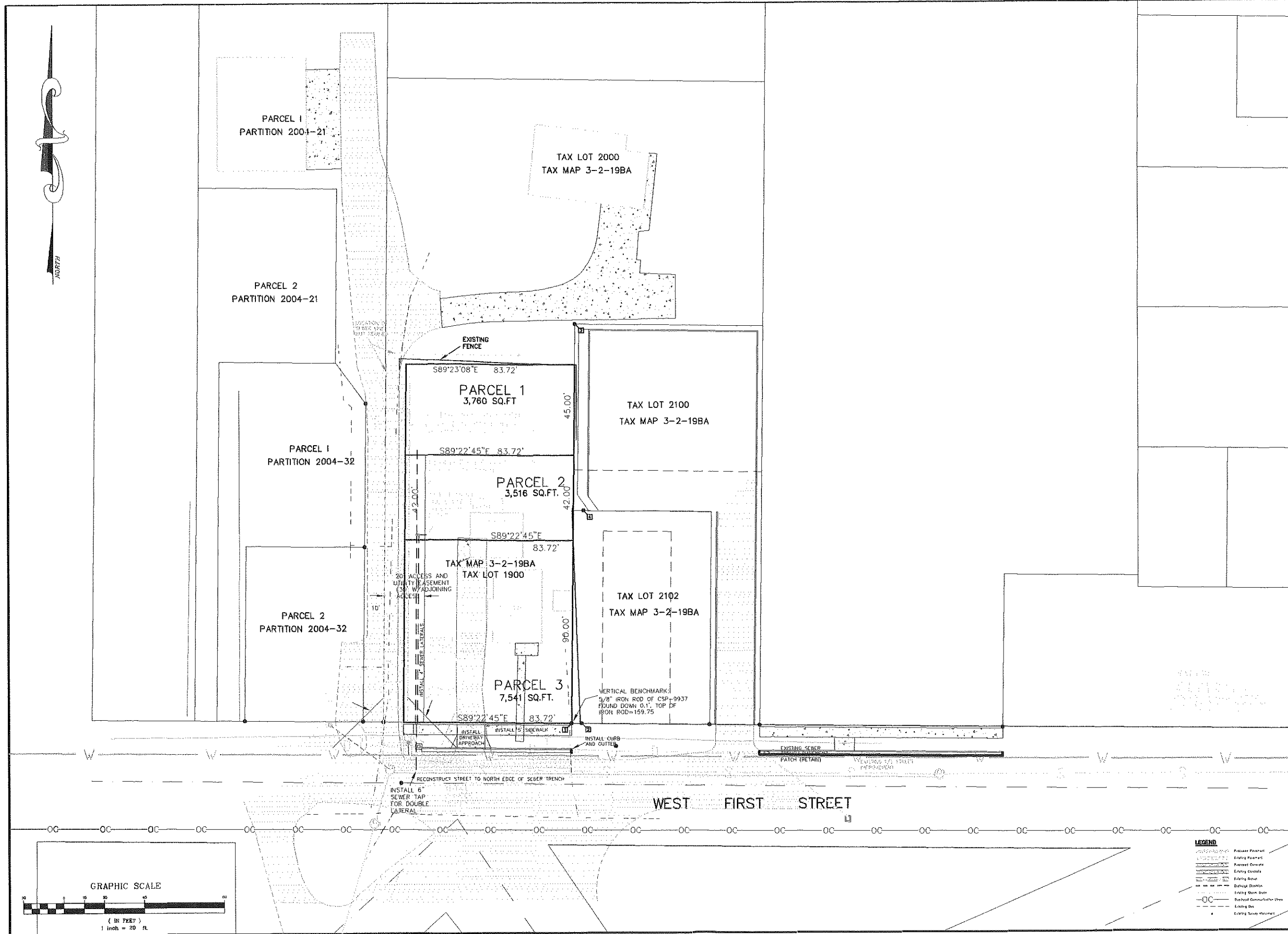
**GOOGLE EARTH SITE PLAN**  
**BARTELS PROPERTY**  
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 3077 N. Pankratz Avenue  
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W.O. No. 2105  
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 Draw [Signature]  
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 Dwg 2105CNTL.DWG

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 1 of 1

REVISIONS			
No.	Description/Date	By	
1	T-PLAN 3/7/22 LAR		



**LEGEND**

	Private Easement
	Existing Easement
	Easement Easement
	Existing Street
	Driveway Easement
	Existing Storm Drain
	Rebuild Communication Lines
	Existing Gas
	Existing Survey Monument

**LEONARD A. RYDELL P.E., P.L.S.**  
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RECEIVED DATE 12/27/2022

**PRELIMINARY PARTITION PLAT**  
**BARTELS PROPERTY**  
 Located in the Northeast Quarter of the Northwest Quarter Section 19  
 Township 3 South, Range 2 West of the Willamette Meridian  
 City of Newberg, Yamhill County, Oregon

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Sheet  
1 of 1

REVISIONS			
No.	Description	Date	By
1	T-PLAN	3/7/22	LAR



**LEGEND**

- MONUMENT FOUND, FLUSH TO 0.2' DOWN
- EXISTING BOLLARD
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING 3 PORT HYDRANT
- EXISTING COMMUNICATIONS RISER
- EXISTING NATURAL GAS METER
- EXISTING UTILITY POLE WITH TRANSFORMER
- EXISTING UTILITY POLE WITH LUMINAIRE
- EXISTING COMMUNICATIONS UTILITY POLE
- EXISTING UTILITY POLE ANCHOR
- EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STOP SIGN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WATER LINES PER UTILITY LOCATES
- EXISTING NATURAL GAS PER UTILITY LOCATES
- EXISTING UNDERGROUND COMMUNICATIONS PER UTILITY LOCATES
- EXISTING STORM DRAIN LINES PER UTILITY LOCATES
- EXISTING GRAVITY SANITARY SEWER LINES PER UTILITY LOCATES
- EXISTING OVERHEAD POWER (MAY ALSO HAVE COMMUNICATIONS)
- EXISTING UNDERGROUND POWER PER UTILITY LOCATES
- EXISTING WOOD OR WIRE FENCE
- EXISTING FRUIT TREE (SCALED TO DRIP LINE)
- EXISTING MAPLE TREE (SCALED TO DRIP LINE)

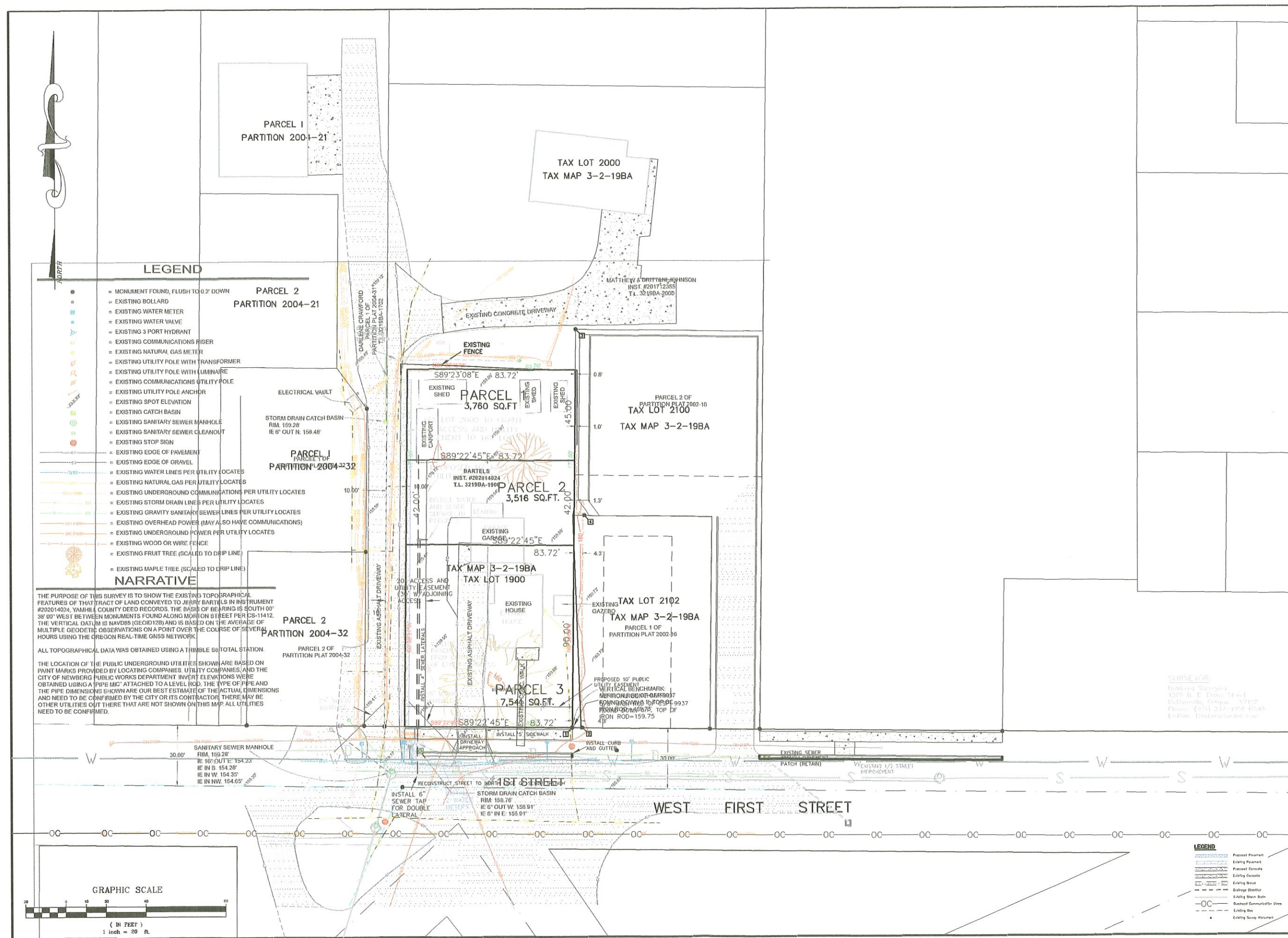
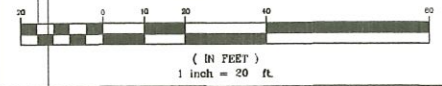
**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING TOPOGRAPHICAL FEATURES OF THAT TRACT OF LAND CONVEYED TO JERRY BARTELS IN INSTRUMENT #202014024, YAMHILL COUNTY DEED RECORDS. THE BASIS OF BEARING IS SOUTH 00° 38' 00" WEST BETWEEN MONUMENTS FOUND ALONG MORTON STREET PER CS-11412. THE VERTICAL DATUM IS NAVD83 (GEOID12B) AND IS BASED ON THE AVERAGE OF MULTIPLE GEODETIC OBSERVATIONS ON A POINT OVER THE COURSE OF SEVERAL HOURS USING THE OREGON REAL-TIME GNSS NETWORK.

ALL TOPOGRAPHICAL DATA WAS OBTAINED USING A TRIMBLE S6 TOTAL STATION.

THE LOCATION OF THE PUBLIC UNDERGROUND UTILITIES SHOWN ARE BASED ON PAINT MARKS PROVIDED BY LOCATING COMPANIES, UTILITY COMPANIES, AND THE CITY OF NEWBERG PUBLIC WORKS DEPARTMENT. INVERT ELEVATIONS WERE OBTAINED USING A 'PIPE MIC' ATTACHED TO A LEVEL ROD. THE TYPE OF PIPE AND THE PIPE DIMENSIONS SHOWN ARE OUR BEST ESTIMATE OF THE ACTUAL DIMENSIONS AND NEED TO BE CONFIRMED BY THE CITY OR ITS CONTRACTOR. THERE MAY BE OTHER UTILITIES OUT THERE THAT ARE NOT SHOWN ON THIS MAP. ALL UTILITIES NEED TO BE CONFIRMED.

**GRAPHIC SCALE**



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**UTILITY SURVEY**  
**BARTELS PROPERTY**  
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 1 of 1

REVISIONS			
No.	Description	Date	By
1	T-PLAN	3/7/22	LAR

- LEGEND**
- Proposed Monument
  - Existing Monument
  - Proposed Concrete
  - Existing Concrete
  - Existing Gravel
  - Existing Gravel
  - Existing Elevation
  - Existing Storm Drain
  - Overhead Communication Lines
  - Existing Gas
  - Existing Survey Monument