



Clatsop County
 Community Development
 800 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-8611 Fax 503 338-3606
 comdev@clatsopcounty.gov www.clatsopcounty.gov

PARTITION

Fee: \$500 (required with application)

Extension: 50% of Original Fee

Braden@heatmyhome.com

OWNER: Avia Co LLC Braden
Address: 1212 SE 131 Ave
Phone: 503 939 8600

Email: BRADEN@HEATMYHOME.COM
City/State/Zip: Vancouver, WA 98683
Phone: _____

OWNER: _____
Address: _____
Phone: _____

Email: _____
City/State/Zip: _____
Phone: _____

OTHER: Eric D. Lynch, Surveyor
Address: 4905 SW Scholls Ferry Rd.
Phone: 503-849-2059

Email: eric.lynch@sflands.com
City/State/Zip: Portland, OR 97225
Phone: _____

Contiguous property description (if any): _____

Number of parcels to be created: 2 parcels Parcel Sizes: 2.0 acres each

Will access be provided by an easement? yes, existing easement

Present Zoning: RA-2: Residential Agriculture

Property Description – Map ID: 80823AD00100 Acres 4.0

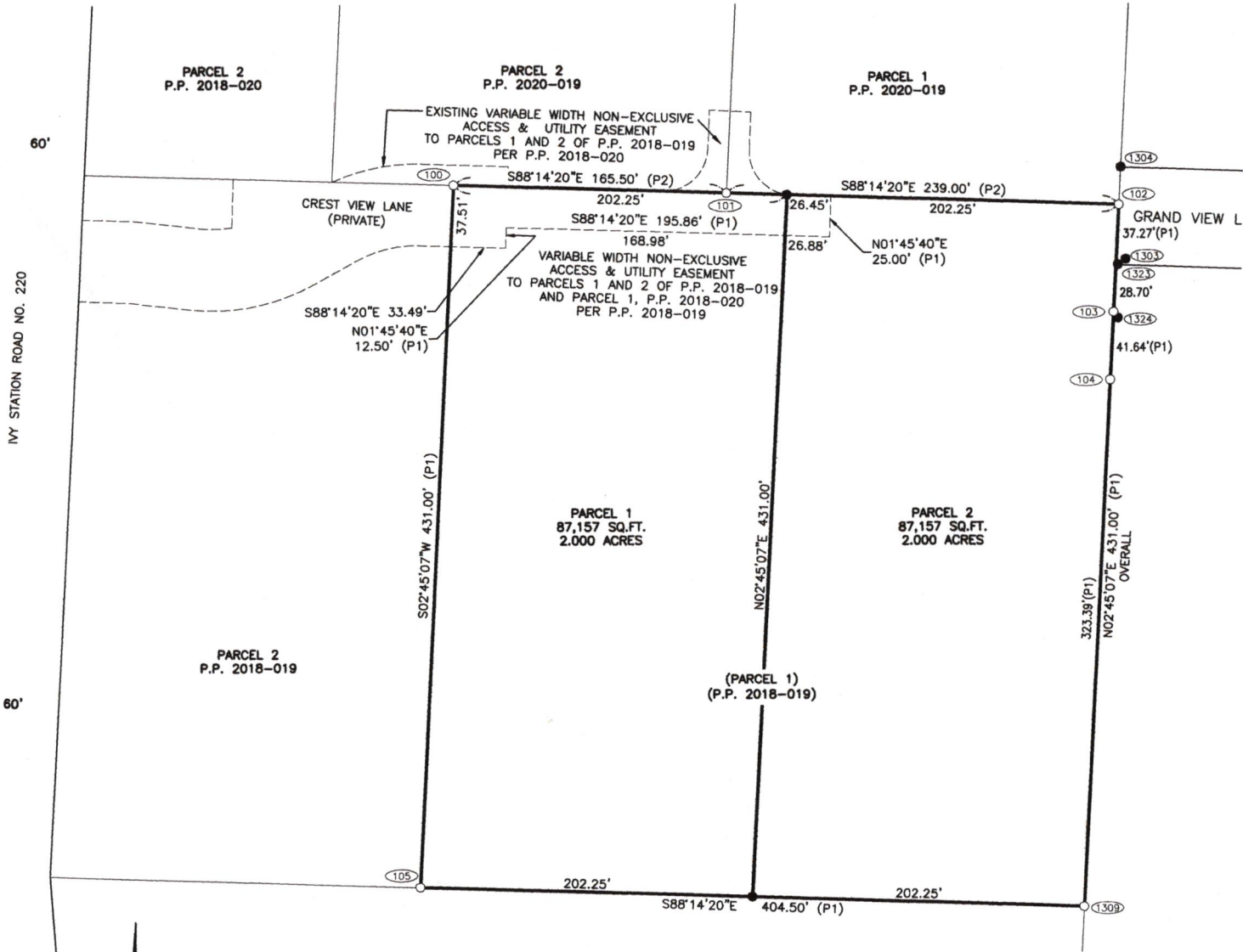
Partition Map. Sketch proposed Partition (see section on **Tentative Partition Plan Submission Requirements** attached)
OR sketch the requirements on an Assessor's map and attach.

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Signature: *[Signature]* Date: 12-3-24

Signature: _____ Date: _____

Signature: _____ Date: _____



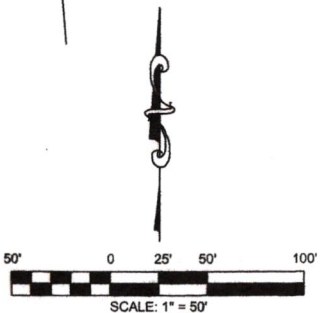
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS WAS DERIVED FROM FOUND AND HELD MONUMENTS NO. 100 AND 102, MARKING THE NORTHWEST AND NORTHEAST CORNERS OF PARTITION PLAT NO. 2018-019, BEING SOUTH 88°14'20" EAST.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO PARCELS PARCEL 1 OF PARTITION PLAT NO. 2018-019, MONUMENTS SET IN SAID PARTITION PLAT WERE FOUND AND HELD, AS SHOWN HEREON, AND PARTITIONED AS SHOWN ON THE ANNEXED PLAT.

- MONUMENT TABLE:**
- (1303) FOUND 1" IRON ROD LEANING SOUTHEASTERLY, TOP 2.4' ABOVE GROUND, SET ON SURVEY NUMBER B-6374, BEARS NORTH 68°13'26" EAST 1.26' FROM CALCULATED POSITION FOR THE NORTH SIXTEENTH CORNER BETWEEN SECTIONS 23 AND 24. TIED POINT OF VERTICAL WHERE ROD ENTERS GROUND.
 - (1304) FOUND 1" IRON PIPE, TOP 0.9' ABOVE GROUND. ORIGIN UNKNOWN, BUT SHOWN ON B.T. RECORD 147.
 - (1309) FOUND 3/4" IRON PIPE, TOP 0.5' ABOVE GROUND, SET ON SURVEY NUMBER A-583.
 - (1323) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "BENTHIN PLS 78094", SET ON SURVEY NUMBER B-13438, BEARS NORTH 74°12'20" EAST 0.26' FROM CALCULATED POSITION FOR NORTH 1/16 CORNER,
 - (1324) FOUND BENT 5/8" REBAR, NO CAP, TOP 0.1' BELOW GROUND, SET ON SURVEY NUMBER B-13438, BEARS SOUTH 10°31'58" EAST 1.22' FROM MONUMENT SET ON SURVEY NUMBER B-13549.
 - (100 TO 105) FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES" PER (P1), FLUSH WITH GROUND, HELD

- LEGEND:**
- FOUND MONUMENT AS NOTED IN TABLE
 - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES":
SET ON: _____

P.P. PARTITION PLAT, CLATSOP COUNTY SURVEY RECORDS
 (P1) RECORD DATA PER PARTITION PLAT NO. 2018-019
 (P2) RECORD DATA PER PARTITION PLAT NO. 2020-019



PARTITION PLAT NO. _____

<h2 style="margin: 0;">S&F Land Services</h2> <p style="margin: 0;">Land Surveying & Remote Sensing</p> <p style="margin: 0; font-size: small;">812 AVENUE F, SEASIDE, OR 97138 (503) 738-3425</p> <p style="margin: 0; font-size: x-small;">WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM</p>		<p>FOR:</p> <p style="text-align: center; font-weight: bold;">RUSS HANSON</p> <p style="text-align: center;">A PARTITION OF PARCEL 1 P.P. 2018-019</p> <p style="text-align: center;">N.E. 1/4 OF SECTION 23, T8N, R8W, W.M. CLATSOP COUNTY OREGON</p>	<p style="font-size: x-small;">REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p style="font-weight: bold; font-size: large;">TENTATIVE</p> <p style="font-size: x-small;">OREGON JULY 12, 2005 ERIC D. LYNCH 56544 PLS</p> <p style="font-size: x-small;">RENEWS 12/31/2024</p>	
DATE	JOB NO.	FIELD	DRAWN	CHECKED
11/06/2024	24-0009-02	CC	TLO	EL