

PARTITION PLAT
for
NORTH VALLEY VINEYARD INVESTMENT PROPERTIES RIBBON RIDGE, LLC

&
19486 RIBBON RIDGE, LLC

in the
NW 1/4 OF SECTION 33
&
NE 1/4 OF SECTION 32
T 2 S, R 3 W, W.M.
YAMHILL COUNTY, OREGON
NOVEMBER 13, 2020
P-08-20

APPROVALS

PLANNING DEPT. DOCKET No. P-08-20

YAMHILL COUNTY PLANNING DIRECTOR _____ DATE _____

YAMHILL COUNTY SURVEYOR _____ DATE _____

YAMHILL PUBLIC WORKS DIRECTOR _____ DATE _____

PURSUANT TO ORS 92.095, TAXES HAVE BEEN PAID OR BOND POSTED TO THIS DATE: _____

YAMHILL COUNTY TAX COLLECTOR _____ DATE _____

NARRATIVE

THIS PLAT IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR YAMHILL COUNTY DOCKET No. P-08-20 (PARTITION). IT EFFECTS THE DIVISION OF SUBJECT TRACT, INTO TWO PARCELS AS SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS FROM A FOUND 3" BRASS CAP AT THE 1/4 CORNER OF SECTIONS 32 AND 33 AT (A), TO A FOUND 1/2" PIPE AT (G), HAVING A BEARING OF S. 89°52'00" E. AS SHOWN ON CS 2770.

BOUNDARY DETERMINATION:

MONUMENTS SET PER YAMHILL COUNTY SURVEY 2770 WERE LOCATED IN THE FIELD, AND WERE FOUND TO BE IN GOOD CONDITION/POSITION AND FIT NICELY PER RECORD MEASUREMENTS. THESE MONUMENTS WERE HELD FOR THE BOUNDARY OF THE PARENT PARCEL. THE RIGHT OF WAY LINES OF N.E. CALKINS LANE WERE DETERMINED BY LOCATING THE TRAVELED CENTERLINE AND OFFSETTING 20.00 FEET EITHER SIDE.

NOTE: AN EASEMENT GRANTED TO PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION, PER DOCUMENT RECORDED ON MAY, 1975 IN FILM VOLUME 105, PAGE 1270, DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, EXISTS ACROSS THE PROPERTY. SAID EASEMENT IS NON-SPECIFIC IN LOCATION, THEREFORE IT IS NOT SHOWN ON THIS PLAT

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS PARTITION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND CONVEYED TO NORTH VALLEY VINEYARD INVESTMENT PROPERTIES RIBBON RIDGE, LLC & 19486 RIBBON RIDGE, LL, BY DEED RECORDED AS INSTRUMENT No. 2020-11941, YAMHILL COUNTY DEED RECORDS, SAID TRACT LYING IN SECTIONS 32 & 33, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN YAMHILL COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE 1/4 CORNER OF SECTIONS 32 & 33, TOWNSHIP 2 SOUTH, RANGE 3 WEST;
THENCE S 89°52'00" E 1548.94' TO A 1/2" PIPE;
THENCE ALONG A LINE PARALLEL TO THE WEST LINE OF THE JOHN BRISBINE D.L.C. No. 53 N 00°26'45" E 1324.03' TO A 5/8" IRON ROD; THENCE S 89°46'19" W 1559.33' TO A 5/8" IRON ROD;
THENCE CONTINUING S 89°46'19" W 271.34' TO A 1-1/2" IRON BAR IN THE CENTERLINE OF RIBBON RIDGE ROAD; ;
THENCE THE FOLLOWING FOUR CALLS ALONG THE CENTERLINE OF SAID ROAD, S 01°32'07" W 717.76' TO AN IRON BAR;
THENCE S 13°22'02" E 206.67';
THENCE S 22°43'36" E 263.14' TO A 1/2" IRON PIPE;
THENCE S 30°47'15" E 176.58' TO THE INTERSECTION OF THE CENTERLINE OF RIBBON RIDGE;
THENCE LEAVING THE CENTERLINE OF SAID ROAD, S 89°52'00" E 50.82' TO THE POINT OF BEGINNING;

NOTES

"IMPORTANT NOTICE: THIS PROPERTY IS SUBJECT TO A ROAD DEVELOPMENT AGREEMENT DATED _____, 20____, WHICH MAY BE BINDING ON SUCCESSOR PROPERTY OWNERS. THE ROAD DEVELOPMENT AGREEMENT WAS RECORDED IN THE REAL PROPERTY RECORDS OF THE YAMHILL COUNTY CLERK ON _____, 20____, INSTRUMENT NUMBER 20____, AND SHOULD BE REVIEWED BY ALL INTERESTED PARTIES."

THE REPLACEMENT DWELLING PERMIT ISSUED BY YAMHILL COUNTY BY APPROVAL LETTER DATED JUNE 23, 2020 IN YAMHILL COUNTY DOCKET RDI-19-2020, SHALL BE APPLICABLE TO AND THE REPLACEMENT DWELLING SHALL BE BUILDABLE ON PARCEL 2 OF THIS PARTITION PLAT AND SUCH REPLACEMENT DWELLING SHALL NOT BE RECONSTRUCTED ON PARCEL 1.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NORTH VALLEY VINEYARD INVESTMENT PROPERTIES RIBBON RIDGE, LLC & 19486 RIBBON RIDGE, LLC ARE THE RECORDED OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

WE HEREBY CREATE A 30' INGRESS/EGRESS EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2 AS SHOWN HERON.

WE HEREBY CREATE A 10' UTILITY EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2 AS SHOWN HERON.

TONY SOTER DATE _____
NORTH VALLEY VINEYARD INVESTMENT PROPERTIES RIBBON RIDGE, LLC

ASHLEY HAYDEN DATE _____
19486 RIBBON RIDGE, LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
S.S.
COUNTY OF YAMHILL)

SIGNED AND ATTESTED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY TONY SOTER, MEMBER OF NORTH VALLEY VINEYARD INVESTMENT PROPERTIES RIBBON RIDGE, LLC

SIGNATURE OF NOTARY

PRINTED NAME OF NOTARY
NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT.

DAVID LEE SCHLOSSER JR.
P.L.S. 72617

ACKNOWLEDGEMENT

STATE OF OREGON)
S.S.
COUNTY OF YAMHILL)

SIGNED AND ATTESTED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY ASHLEY HAYDEN, MEMBER OF 19486 RIBBON RIDGE, LLC

SIGNATURE OF NOTARY

PRINTED NAME OF NOTARY
NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

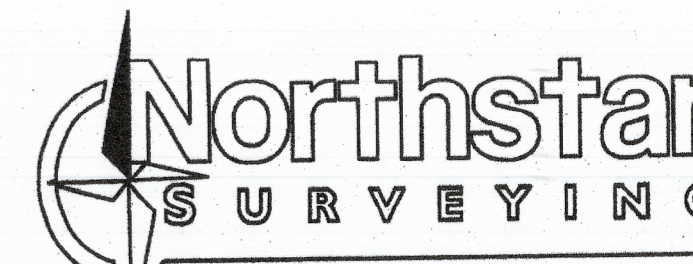
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2022

LINE/CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S 47°48'21" W	25.85'	C1	99.50'	158.95'	35°52'00"	S 80°58'20" W	97.88'
L2	N 89°46'45" E	156.30'	C2	131.65'	121.20'	62°14'08"	N 05°57'26" E	125.28'
L3	N 81°05'40" W	176.88'	C3	138.95'	129.69'	61°23'13"	N 13°18'35" E	132.40'
L4	N 36°36'09" E	69.77'	C4	53.63'	76.39'	40°13'18"	N 79°23'53" E	52.53'
L5	N 43°35'27" E	124.06'	C5	45.74'	45.20'	57°58'42"	N 57°58'21" W	43.81'
L6	N 26°34'48" W	90.79'	C6	127.93'	94.74'	77°21'50"	S 55°37'32" E	118.43'
L7	N 42°59'19" E	74.58'	C7	68.63'	121.87'	32°15'46"	N 72°30'10" E	67.72'
L8	N 86°55'42" W	46.65'	C8	86.56'	127.79'	38°48'43"	N 64°49'56" E	84.92'
L9	S 16°56'37" E	58.17'	C9	75.66'	95.12'	45°34'29"	S 72°58'29" E	73.68'
L10	N 88°38'03" E	177.98'	C10	58.63'	130.80'	25°41'00"	N 17°50'03" W	58.14'
L11	N 84°14'17" E	56.96'	C11	314.57'	218.01'	82°40'34"	N 43°44'30" W	287.98'
L12	S 34°07'58" E	36.00'	C12	140.00'	271.54'	29°32'27"	N 68°53'56" W	138.46'



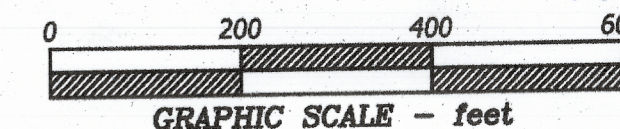
720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 FAX (541) 757-7578
www.northstarsurveying.com

MONUMENT TABLE

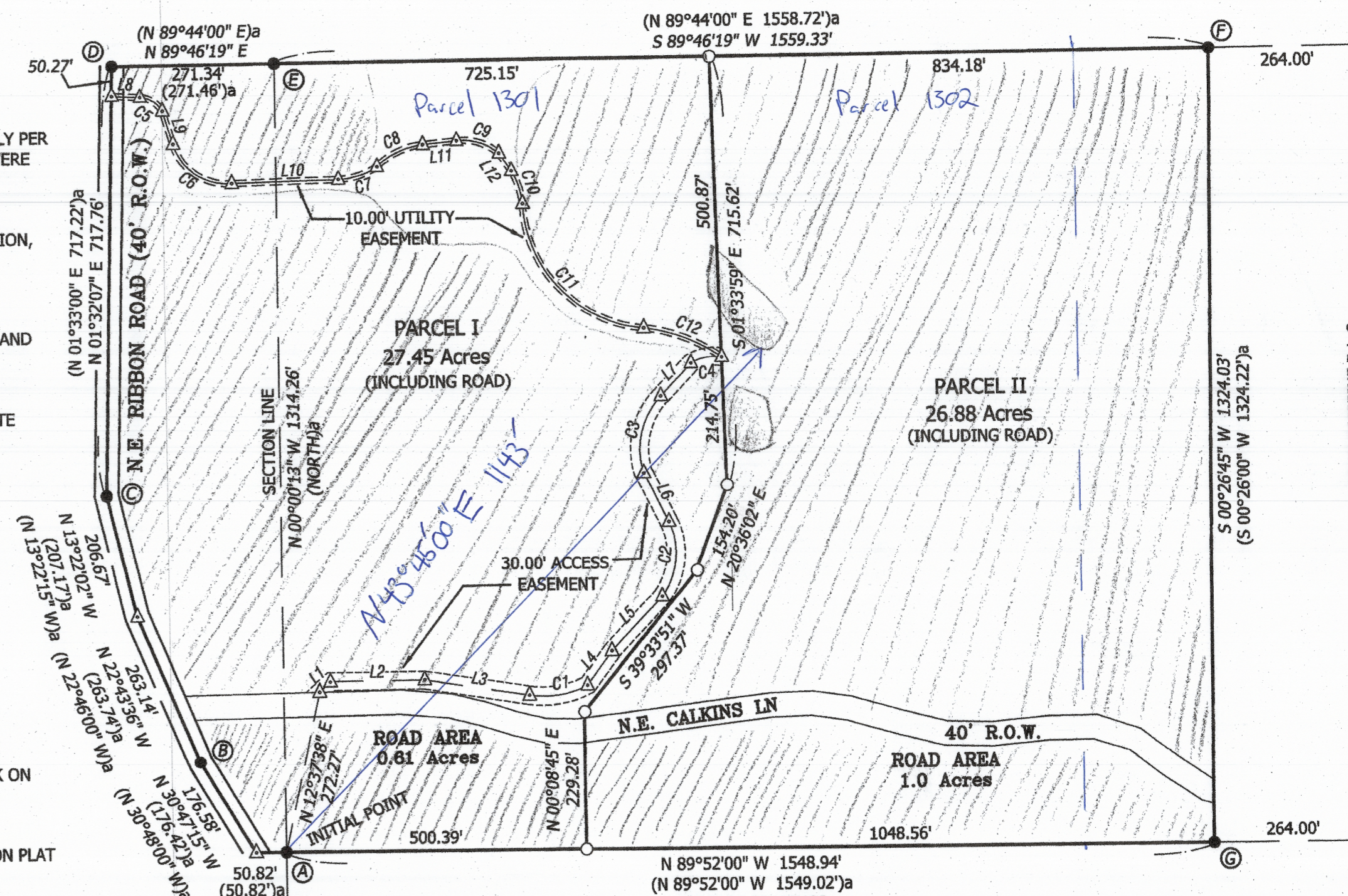
- (A) ...FOUND 3" YAMHILL COUNTY BRASS CAP, EAST 1/4 CORNER SEC 32, 0.3' BELOW SURFACE, PER RESTORATION No. 23300140
- (B) ...FOUND 1/2" IRON PIPE, 0.4' BELOW SURFACE, PER CS 2770
- (C) ...FOUND 1/4"X1/4" IRON BAR, 0.2' BELOW SURFACE PER CS 2770
- (D) ...FOUND 1-1/2" IRON BAR, 0.8' BELOW SURFACE, PER CS 2770
- (E) ...FOUND 5/8" IRON ROD WITHOUT CAP, 1.0' BELOW SURFACE, PER CS 2770
- (F) ...FOUND 5/8" IRON ROD WITHOUT CAP, FLUSH WITH SURFACE, PER CS 2770
- (G) ...FOUND 1/2" PIPE, 0.1' ABOVE SURFACE, PER CS 2770

LEGEND

-FOUND MONUMENT AS NOTED IN MONUMENT TABLE
-SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- △COMPUTED POINT (NOTHING SET OR FOUND)
- ()aRECORD DATA FROM CS 2770
- R.O.W...RIGHT OF WAY



North Pond
S 00°26'45" W 1324.03'
W.M.



JOHN BRISBINE D.L.C.