

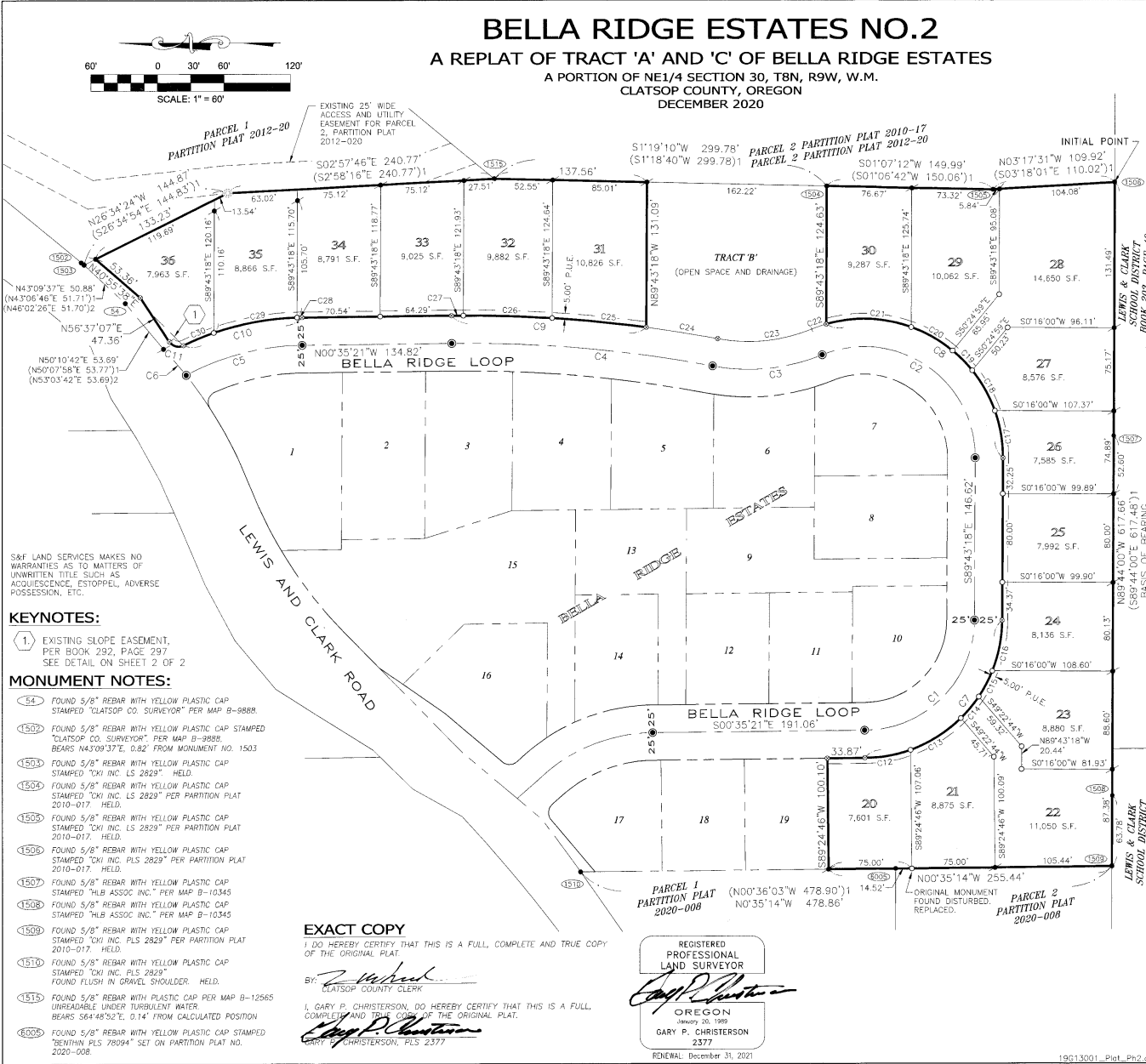
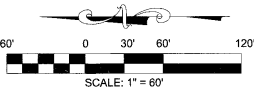
S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
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BELLA RIDGE ESTATES NO.2

A REPLAT OF TRACT 'A' AND 'C' OF BELLA RIDGE ESTATES
A PORTION OF NE1/4 SECTION 30, T8N, R9W, W.M.
CLATSOP COUNTY, OREGON
DECEMBER 2020



- LEGEND:**
- INDICATES RIGHT-OF-WAY GEOMETRY POINT, MONUMENT NOT SET.
 - INDICATES FOUND MONUMENT AS NOTED
 - ★ INDICATES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OTAK INC." SET IN PLAT OF BELLA RIDGE ESTATES
 - ⊗ INDICATES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES" SET IN PLAT OF BELLA RIDGE ESTATES AND PER INSTRUMENT NO. 2020001253
 - ⊙ INDICATES FOUND MAG NAIL WITH 1-1/2" STEEL WASHER STAMPED "S&F LAND SERVICES" SET IN PLAT OF BELLA RIDGE ESTATES AND PER INSTRUMENT NO. 2020001253.
 - ⊕ INDICATES 5/8" REBAR NOT FOUND, PER PARTITION PLAT 2012-020. NOT SET DUE TO FALLING IN WATER.
 - INDICATES SET 5/8" REBAR 30" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES"
 - ⊗⊗⊗ INDICATES MONUMENT NUMBER SEE MONUMENT NOTES
 - (1) INDICATES RECORD PARTITION PLAT 2010-17
 - (12) INDICATES RECORD OF SURVEY B-9888
 - P.U.E. = PUBLIC UTILITY EASEMENT PER PLAT OF BELLA RIDGE ESTATES

ROADWAY CENTERLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	89°07'57"	100.00	155.57	S45°09'19"E	140.35'
C2	112°33'13"	100.00	196.44	N34°00'06"E	166.35'
C3	32°58'34"	175.00	100.72	N5°47'14"W	99.34'
C4	11°17'24"	1200.00	236.45	N5°03'21"E	236.07'
C5	27°48'58"	225.00	109.23	N14°29'50"W	108.16'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C6	4°43'52"	378.10	31.22'	N49°04'17"E	31.21'
C7	89°07'57"	125.00	194.46'	S45°09'19"E	175.43'
C8	108°11'20"	125.00	231.67'	N37°11'03"E	199.91'
C9	8°14'21"	1225.00	176.16'	N3°31'50"E	176.00'
C10	25°22'48"	250.00	110.74'	N13°18'45"W	109.84'
C11	82°35'16"	10.00'	14.41'	S15°19'29"W	13.20'
C12	19°12'36"	125.00	41.91'	S10°11'39"E	41.71'
C13	24°43'35"	125.00	53.94'	S32°09'45"E	53.53'
C14	11°38'47"	125.00	25.41'	S50°20'56"E	25.36'
C15	12°04'24"	125.00	26.34'	S62°12'31"E	26.29'
C16	21°28'35"	125.00	46.85'	S78°59'00"E	46.58'
C17	19°56'31"	125.00	43.51'	N0°18'22"E	43.29'
C18	19°13'01"	125.00	41.93'	N6°04'41"E	41.73'
C19	11°32'13"	125.00	25.17'	N45°21'03"E	25.13'
C20	19°45'46"	125.00	43.12'	N29°42'04"E	42.90'
C21	35°43'49"	125.00	77.95'	N15°71'17"E	76.69'
C22	6°21'53"	125.00	13.89'	N19°05'34"W	13.88'
C23	32°58'34"	150.00	86.33'	N5°47'14"W	85.14'
C24	3°03'03"	1225.00	65.23'	N1°10'32"E	65.22'
C25	3°59'38"	1225.00	85.39'	N5°39'11"E	85.38'
C26	3°44'37"	1225.00	80.04'	N1°47'03"E	80.03'
C27	0°30'05"	1225.00	10.72'	N0°20'18"W	10.72'
C28	1°01'30"	250.00	4.47'	N1°06'06"W	4.47'
C29	17°33'36"	250.00	76.62'	N10°23'38"W	76.32'
C30	6°47'42"	250.00	29.65'	N22°34'17"W	29.63'

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

KEYNOTES:

- 1. EXISTING SLOPE EASEMENT, PER BOOK 292, PAGE 297 SEE DETAIL ON SHEET 2 OF 2

MONUMENT NOTES:

- 1504 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "CLATSOP CO. SURVEYOR" PER MAP B-9888
- 1502 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OTAK INC." PER MAP B-9888 BEARS N43°09'37"E, 0.82' FROM MONUMENT NO. 1503
- 1503 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. LS 2829" HELD.
- 1504 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. LS 2829" PER PARTITION PLAT 2010-017. HELD.
- 1505 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. LS 2829" PER PARTITION PLAT 2010-017. HELD.
- 1506 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. PLS 2829" PER PARTITION PLAT 2010-017. HELD.
- 1507 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "THE ASSOC. INC." PER MAP B-10345
- 1508 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "THE ASSOC. INC." PER MAP B-10345
- 1509 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. PLS 2829" PER PARTITION PLAT 2010-017. HELD.
- 1510 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. PLS 2829" PER PARTITION PLAT 2010-017. HELD.
- 1511 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "OKI INC. PLS 2829" PER MAP B-12565 UNREADABLE UNDER TURBULENT WATER BEARS S64°48'52"E, 0.14' FROM CALCULATED POSITION
- 1509 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "BENTHAM PLS 78094" SET ON PARTITION PLAT NO. 2020-008

EXACT COPY
I, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT.

BY: *[Signature]*
CLATSOP COUNTY CLERK

I, GARY P. CHRISTERSON, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT.

[Signature]
GARY P. CHRISTERSON, PLS 2377

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
January 20, 1989
GARY P. CHRISTERSON
2377

RENEWAL: December 31, 2021