

Partition or Minor Replat Application

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: Chris Reinhart (Rep For The Trust)
ADDRESS: 3109 NE 24th ST. Jona and Jean Dennis
408 LINCOLN CITY are deceased
PHONE: 541-921-8418
E-MAIL: CFR 5775@hotmail.com

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: Sonja Sweek Buyer For house
ADDRESS: 342 8th ST NE parcel 1
Washington DC
PHONE: 202-270-8972
E-MAIL: Cascadeast@aol.com

SITE INFORMATION:

JACKIE DRAPER Buyer For Parcel 2
2630 Hayden Island Dr slip 5C
Portland OR Jackie@space.reimagined.com

ZONING DISTRICT: _____
TAX MAP AND LOT: 061135 CC-1703-00
SITE ADDRESS (Location if unaddressed): 1935 NW 51st St Lincoln City OR
SQUARE FOOTAGE OF SITE: 15,880 according to surveyor
* 16,830 according to county which includes road

Number of Parcels Proposed and Square Footages of Each:

2 Parcel 1 sq ft 6707 Parcel 2 sq ft 9173
 3 Parcel 1 sq ft _____ Parcel 2 sq ft _____ Parcel 3 sq ft _____

List the location, width, and purpose of all existing easements on or adjacent to the site. If none, write "NONE" in the blank: NONE

List the location, width, and purpose of all proposed easements on or adjacent to the site. If none, write "NONE" in the blank: NONE

* 16,830 includes the approx 10' strip in the middle of 51st St where the property line begins



51st St is 20' wide

List the name of the existing road or street upon which each parcel fronts and the width of frontage

Parcel 1	Name: 51st St	Width: 59.78
Parcel 2	Name: 51st St	Width: 25'
Parcel 3	Name:	Width:

List existing structures on the site and identify which will remain and which will be removed.

There is a 1596 sq ft home on parcel one that will remain and a shed and gazebo on parcel 2 that will be removed or relocated

List existing fences or retaining walls on the site and identify which will remain and which will be removed.

There is a fence around the perimeter of the property that will remain. There is a 44' fence between the house and the west property line of the 2nd parcel that will need to be removed.

Describe how each parcel will obtain water service (size and location of pipes and water meters shown on map):

Parcel 1 Water is already in and the water meter is in front of the west side of driveway. 6" pipes
Parcel 2
Parcel 3

Describe how each parcel will obtain sewer service: (size and location of pipes shown on map)

Parcel 1 sewer is already in and the connection is in front of the house 8" pipes
Parcel 2 Buyer of parcel 2 needs to install a 58' extension with a cleanout
Parcel 3

For land adjacent to and within the parcel to be partitioned, are there any drainage ways?

Yes (must be shown and identified on the submitted map)
 No None of Record

For land adjacent to and within the parcel to be partitioned, are there any power poles?

Yes (must be shown and identified on the submitted map)
 No

ACKNOWLEDGEMENTS:

My/our initials on the blank next to each item below indicate my/our acknowledgement that the submitted tentative partition or minor replat map clearly identifies the following items:

- SS Name and address of the owner or owners of record (LCMC 16.08.110.A)
- SS For land adjacent to and within the parcel to be partitioned, the locations, names and existing widths of all streets and easements of way (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partitioned, the location, width, and purpose of all existing easements (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partitioned, the location, width, and purpose of all proposed easements (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partitioned, the location and size of sewer lines (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partition, the location and size of water lines (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partitioned, the location and width of drainage ways (LCMC 16.08.110.B)
- SS For land adjacent to and within the parcel to be partitioned, the location of power poles (LCMC 16.08.110.B)
- SS Outline and location of existing buildings to remain in place within the proposed partitioning and directly adjacent (LCMC 16.08.110.C)
- SS Appropriate identification clearly stating the plan as a minor replat or partition (LCMC 16.08.110.D)

NOTE: ALL OF THE ABOVE ITEMS MUST BE CLEARLY IDENTIFIED ON THE SUBMITTED MAP BEFORE THE APPLICATION CAN BE ACCEPTED FOR PROCESSING

I/we acknowledge the following:

_____ If the parcel of land to be partitioned exceeds 5 acres and is being partitioned into more than 2 parcels within a year, any one of which is less than one acre, full compliance with all requirements for subdivision may be required if the city staff should determine, in its judgment, that the entire parcel being partitioned is in the process of being divided into small parcels.

DS
SS
DS
SS

[Handwritten signature]
[Handwritten signature]

Approval may be conditioned upon extension or assurance of public improvements as described in LCMC 16.16.010 through 16.16.100
Within two years of the tentative plan approval, the applicant shall submit to the city a final plat for the minor replat or partition that is consistent with the tentative plan and state law. A signature block for the planning & community development director, the city engineer, the Lincoln County surveyor, and the Lincoln County tax assessor shall be on the final plat. The planning & community development director and city engineer shall approve the final plat if it is consistent with the tentative plan and all conditions have been satisfied, including the provision and acceptance of any required public improvements

DS
SS

[Handwritten signature]

After the final plat has been approved by all city and county officials and recorded, one copy shall be emailed to _____ within 30 days of recording.

CFR 5775@hotmail.com

also Down Below

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, and agree to meet, the criteria for minor replat or partition as outlined in Lincoln City Municipal Code (LCMC) Chapter 16.08 and reflected in this application.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.

SIGNATURES:

DocuSigned by:
Sarah Sweet

Contract Purchaser (signature required)
24165B6003084FA
[Handwritten signature]

Property Owner Contract-Purchaser (signature required)

3/30/2022

Date/2022

Date

- All property owners listed on the deed must sign the application.
- All contract purchasers listed on the purchase contract must sign the application.
- If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.

Dominion Coast and Valley@gmail.com

Preliminary Partition Plat for: Chris Reinhart

Tax Lot: 061135CC - 1703

Date: 28 March 2022

Location: SW 1/4 Section 35, T. 6 S., R. 11 W., WM.,
Lincoln City, Lincoln County, OR

TAX LOT: 061135CC-1502
BERTON
INST. NO. 2020-06735

5/8" IRON ROD,
PER CS-13028

N 89°08'43" E
33.90'
5/8" IRON ROD,
PER CS-3843

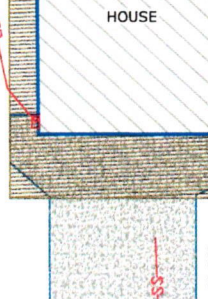
TAX LOT: 061135CC-1703
DENNIS
BOOK: 219, PG. 1841

PROPOSED PARCEL 2
9,173 SQ. FT

TAX LOT: 061135CC-1701
COHEN GIBSON LIVING TRUST
INST. NO. 2020-01528



PROPOSED PARCEL 1
6,707 SQ. FT

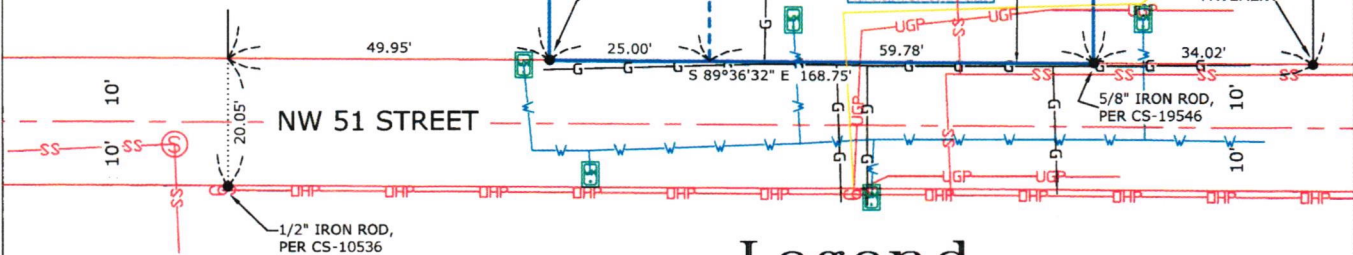


TAX LOT: 061135CC-1502
BERTON
INST. NO. 2020-06735

LINCOLN COUNTY BRASS
CAP IN MONUMENT BOX,
HELD FOR THE SW
CORNER OF SECTION 35

North

Scale: 1" = 20'



Legend

- = MONUMENT FOUND
- = WATER VALVE
- = PROPERTY LINE
- = WATER METER
- = PROPOSED PARCEL LINE
- = POWER METER
- = OVERHEAD POWER
- = POWER POLE
- = UNDERGROUND POWER
- = POWER RISER
- = GAS LINE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER LINE
- = POWER TRANSFORMER
- = WATER LINE
- = PHONE RISER
- = PUBLIC RIGHT-OF-WAY
- = GAS METER
- = CENTERLINE OF PUBLIC ROAD
- = PHONE LINE
- = FENCE
- = BUILDING

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

Renews 31 December 2022

BY : LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3765 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128