

RECEIVED

MAY 09 2022

PLANNING

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: Schooner Creek LLC

ADDRESS: [Redacted]

PHONE: [Redacted]

E-MAIL: [Redacted]

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: _____

ADDRESS: _____

PHONE: _____

E-MAIL: _____

SITE INFORMATION:

ZONING DISTRICT: _____

TAX MAP AND LOT: 07-11-27-DD-00201-00

SITE ADDRESS (Location if unaddressed): _____

SQUARE FOOTAGE OF SITE: 4.15 acres

Number of Parcels Proposed and Square Footages of Each:

- 2 Parcel 1 sq ft 14,454.5 Parcel 2 sq ft 160,605.5
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: west side Parcel 1 10' water line easement 160' Long See Lincoln County MF #116-1630 130-1503

List the location, width, and purpose of all proposed easements on or adjacent to the site. If none, write "NONE" in the blank: Approximate of Parcel 2 20' sewer line easement approx. 943' Long See Lincoln County MF 116-1630



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

Parcel 1 Name: SE 51st St Width: Approx 170'
 Parcel 2 Name: SE 51st St + SE Lee St Width: Approx 60' + 40'
 Parcel 3 Name: _____ Width: _____

List existing structures on the site and identify which will remain and which will be removed: _____
None

List existing fences or retaining walls on the site and identify which will remain and which will be removed: _____
None

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

Parcel 1 Water line in SE 51st St. Sized to service
single Residence
 Parcel 2 Water line in SE 51st St. No plans to develop.
site 2.
 Parcel 3 _____

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

Parcel 1 Sewer line in SE 51st St
 Parcel 2 Sewer line in SE 51st St
 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

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:

MP Name and address of the owner or owners of record (LCMC 16.08.110.A)

MP 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)

MP 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)

_____ 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) N/A No new/proposed easements.

MP For land adjacent to and within the parcel to be partitioned, the location and size of sewer lines (LCMC 16.08.110.B)

MP For land adjacent to and within the parcel to be partitioned, the location and size of water lines (LCMC 16.08.110.B)

MP For land adjacent to and within the parcel to be partitioned, the location and width of drainage ways (LCMC 16.08.110.B)

MP For land adjacent to and within the parcel to be partitioned, the location of power poles (LCMC 16.08.110.B)

_____ Outline and location of existing buildings to remain in place within the proposed partitioning and directly adjacent (LCMC 16.08.110.C) N/A No Existing Bldgs.

MP 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.

N/A Existing lot under 5 acres.

MP Approval may be conditioned upon extension or assurance of public improvements as described in LCMC 16.16.010 through 16.16.100.

MP **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 community development director, the Lincoln County surveyor and the Lincoln County tax assessor shall be on the final plat. The community development director 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.

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

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:

[Redacted Signature]

5-9-2022
Date

Property Owner/Contract Purchaser (signature required)

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.

<p>Office Use Only Planning & Community Development</p> <hr/> <p>Received by</p> <hr/> <p>Date Received</p>

After Recording Return to:

Keller & Keller, P.C.
P.O. Box 14746
Portland, OR 97293-0746

Send Tax Statements to:

Schooner Creek LLC
P.O. Box 341
Lincoln City, OR 97367

The true consideration for this conveyance is none, however, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

STATE OF OREGON) ss.
County of Lincoln)
I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.
Book _____ Page _____
WITNESS my hand and seal of said office affixed.


DANA W. JENKINS, Lincoln County Clerk

Doc : 200305753
Rect: 302909 31.00
04/14/2003 02:44:41pm



WARRANTY DEED

Michael DeForrest Philips, Trustee of the Trust U/W Margaret McCall - 1, Grantor, conveys to Schooner Creek LLC, all that real property situated in Lincoln County, State of Oregon, described as:

Parcel 1:

Beginning at the NE corner of Lot 4, Block 6, FIRST ADDITION TO TAFT, Lincoln County, Oregon; running thence north 42.0 feet; thence north 30°31' east 92.7 feet to the initial point of this tract described as follows: thence north 30°31' east 50.0 feet; thence north 59°29' west 80.0 feet; thence south 30°31' west 50.0 feet; thence south 59°29' east 80.0 feet to the place of beginning. (TL 2000, Sec. 27, T7S, R11W, WM)

Parcel 2:

Beginning at the NE corner of Lot 4, Block 6, FIRST ADDITION TO TAFT, Lincoln County, Oregon; running thence north 42.0 feet; thence north 30°31' east 142.7 feet to the initial point of this tract described as follows; thence north 30°31' east 50 feet; thence north 59°29' west 80.0 feet; thence south 30°31' west 50.0 feet; thence south 59°29' east 80.0 feet to the place of beginning. (TL 2001, Sec. 27, T7S, R11W, WM)

Parcel 3:

Beginning at the most northerly corner of the Plat of FIRST ADDITION TO TAFT in Section 27, T7S, R11W, W.M. in Lincoln County, Oregon; thence south 30°31' west 150 feet; thence north 59°29' west 80 feet; thence north 30°31' east 40 feet, more or less, to a point that is south 67°30' west from the point of beginning; thence north 67°30' east 150 feet, more or less, to the point of beginning. (TL 202, Sec. 27, T7S, R11W, WM)

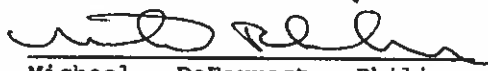
→ Parcel 4:

Beginning at the intersection of the north line of the SE ¼ SE ¼ Section 27, T7S, R11W, WM and the westerly right

of way line of the Schooner Creek County road; thence from said point of beginning southerly along said right of way line 225 feet, more or less, to the most easterly corner of Lot 16, Block 7, FIRST ADDITION TO TAFT; thence north 58°50' west 200 feet to the most northerly corner of said subdivision; thence south 67°30' west 606 feet; thence south 66°25' west 215 feet, more or less, to the southeast corner of that tract of land conveyed to Rilla A. Burns by Fred Stahly by deed recorded February 19, 1964 in Book 242, page 188, Deed Records of Lincoln County, Oregon; said point being also the northwesterly corner of the second tract conveyed to George Barnard by deed recorded September 12, 1947 in Book 120, page 333, Deed Records of Lincoln County; thence north 110.95 feet; thence north 47°37' east 130.75 feet to a 5/8" iron rod; thence north 79°15'30" east 93.38 feet to a 5/8" iron rod; thence north 44°55' east 59.58 feet to a 5/8" iron rod; thence north 40°28'30" east 120.21 feet to a 5/8" iron rod; thence north 29° 50'30" east 04.75 feet to a 5/8" iron rod; thence north 54° 06'30" east 146.48 feet to a 5/8" iron rod; thence north 36°45' east 92.16 feet to a 5/8" iron rod; thence south 29°48'30" east 176.02 feet; thence north 87°37' east 324 feet, more or less, to the point of beginning. All in Section 27, T7S, R11W, WM, Lincoln County, Oregon. (TL 201, Sec. 27, T7S, R11W, WM)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ANY APPROVED USES.

IN WITNESS WHEREOF, the Trustee of the Trust U/W Margaret McCall - 1, has set his hand and seal this 14 day of ~~March~~^{April}, 2003.


Michael DeForrest Philips,
Trustee, Trust U/W Margaret
McCall - 1

STATE OF OREGON, County of Lincoln) ss.

Personally appeared this 14 day of ~~March~~^{April}, 2003, the above named Michael DeForrest Philips, Trustee of the Trust U/W Margaret McCall - 1, and acknowledged the foregoing instrument to be his voluntary act and deed as such Trustee.




Notary Public for Oregon

