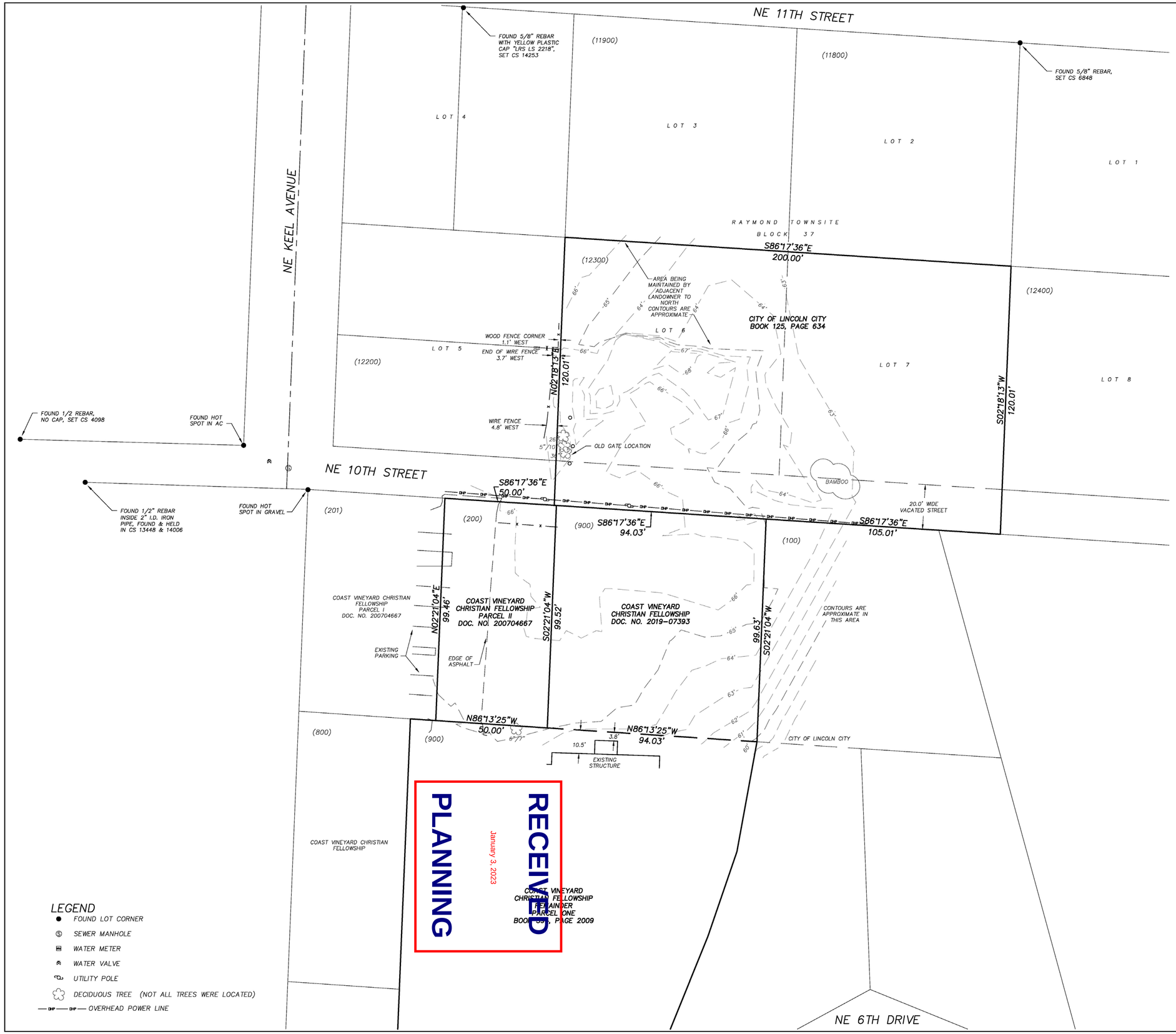
EXISTING CONDITIONS SURVEY
COASTAL VINEYARD

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 15,
TOWNSHIP 7 SOUTH, RANGE 1 WEST, W.M.,
CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

PREPARED FOR
KEMWOOD ACQUISITION COMPANY LLC
JUNE 1, 2022



BASIS OF BEARINGS
OREGON STATE PLANE SOUTH ZONE 3602
NAD 83(2011)(EPOCH: 2010.0000)
CONVERGE −2.49056667
POINT SCALE 0.99990042
COMBINED FACTOR 0.99990090
GRID COORDINATES IN DRAWING

VERTICAL DATUM
NAVD 88 COMPUTED USING GEOID 18

PARCEL DATA
TAX LOT NUMBER 07-11-10-DD-12300-00
(NO SITE ADDRESS)
OWNER : CITY OF LINCOLN CITY
LOTS 6 AND 7, BLOCK 37, RAYMOND TOWNSITE

07-11-15-AA-00200-00
07-11-15-AA-00900-00
1505 NE 6TH DRIVE
OWNER : COAST VINEYARD CHRISTIAN

LEGEND
- FOUND LOT CORNER
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- DECIDUOUS TREE (NOT ALL TREES WERE LOCATED)
- OHP — OVERHEAD POWER LINE

RECEIVED
January 3, 2023
PLANNING

BOUNDARY NOTE
DUE TO DIFFERING OPINION OF PAST SURVEYORS, AND THE LACK OF EXISTING MONUMENTS ON SITE, LOT LINES ARE APPROXIMATE, WITH AN ESTIMATED ACCURACY OF +/− 0.5'.

CONTOUR NOTE
THE WEST PORTION OF THE SOUTH HALF OF THE CITY LOT HAS MANY OLD BLOWN DOWN TREES. EVERY EFFORT WAS MADE TO IDENTIFY ACTUAL GROUND SHOTS, BUT UNTIL THE SITE IS CLEARED, EXACT CONTOURS CANNOT BE OBTAINED.

FLOOD ZONE DESIGNATION
THE LOT SURVEYED HEREON IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD PURSUANT TO THAT FEMA MAP KNOWN AS 41041C0107E, LAST UPDATED OCTOBER 18, 2019.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 11, 2006
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/23

PREPARED BY:
KC DEVELOPMENT
~A CERTIFIED DBE & WBE
PO BOX 398
Camas, WA 98607
360.834.2519
Fax.834.5498

JOB NO. 1272.22
SHEET NO. 1
OF 1