

# TENTATIVE MINOR PARTITION & PROPERTY LINE ADJUSTMENT MAP

## ZONING REQUIREMENTS & NOTES

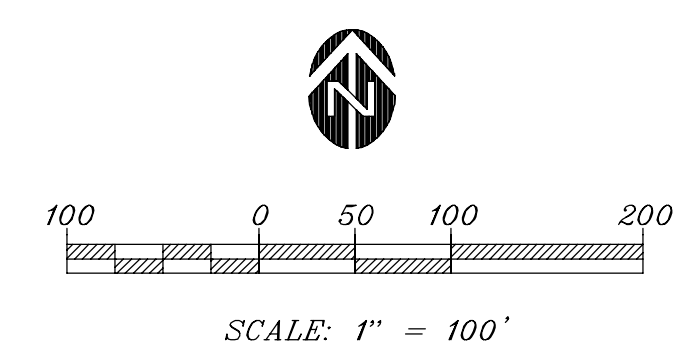
TOTAL AREA (before): TL 1000: 5,005± Sq. Ft. TL 1001: 20,626± Sq. Ft.  
 ZONING: SINGLE RESIDENTIAL (R-1-5)  
 MINIMUM PARCEL SIZE: 5,000± Sq. Ft.  
 MINIMUM DEPTH & WIDTH: 70 & 50 FEET  
 MAXIMUM PROPERTY COVERAGE: 35%  
 SETBACKS: 7.5 FEET (FRONT), 7.5 FEET (SIDE), 7.5 FEET (REAR)  
 MAX. BUILDING HEIGHT: 35 FEET

CURRENT OWNER'S/VESTING DEED: SHELLI RENE' NEAL REVOCABLE TRUST WARRANTY DEED 2022-11389 L.C.D.R.

## LEGEND

- OHP = EXISTING OVERHEAD POWER LINE
- R/W = EXISTING COUNTY RIGHT-OF-WAY LINE
- PL = PROPOSED NEW PARTITION AND PROPERTY LINE ADJUSTMENT LINES
- SS<sub>x</sub> = EXISTING 8" SANITARY SEWER LINE
- SD<sub>x</sub> = EXISTING 12" STORM SEWER LINE
- W<sub>x</sub> = EXISTING 6" WATER LINE
- C<sub>x</sub> = EXISTING COMMUNICATION LINE
- = EXISTING EDGE OF GRAVEL
- = EXISTING EDGE OF ASPHALT
- ⊗ = EXISTING POWER POLE
- ⊗ = EXISTING STORM CATCH BASIN
- ⊗ = EXISTING WATER VALVE
- ⊗ = EXISTING FIRE HYDRANT
- ⊗ = EXISTING SANITARY SEWER MANHOLE
- ⊗ = EXISTING STORM SEWER MANHOLE
- ⊗ = EXISTING COMMUNICATION PEDESTAL
- ⊗ = EXISTING ELECTRIC PEDESTAL
- ⊗ = FOUND 5/8" REBAR PER MINOR PARTITION C.S. 8354
- ⊗ = FOUND 5/8" REBAR PER MINOR PARTITION C.S. 11199
- ⊗ = FOUND BRASS NAIL W/WASHER MARKED "NYHUS SURVEYING" PER C.S. 20947
- ⊗ = FOUND 5/8" W/YPC MARKED "NYHUS SURVEYING" PER C.S. 20947
- ⊗ = PROPOSED 5/8" X 30" REBAR W/YPC MARKED "M. WYNTERGREEN LS 84224"
- 🌲 = EXISTING CONIFEROUS TREES
- L.C.D.R. = LINCOLN COUNTY DEED RECORDS
- C.S. = LINCOLN COUNTY SURVEY RECORDS
- W/YPC = WITH YELLOW PLASTIC CAP

BASIS OF BEARING  
 NAD83(2011), Epoch 2010.00  
 OREGON COORDINATE REFERENCE SYSTEM:  
 OREGON COAST ZONE  
 GRID NORTH  
 CONVERGENCE: 00°06'21"  
 THE BEARING BETWEEN THE FOUND MONUMENTS THE WEST RIGHT-OF-WAY LINE OF N.W. JETTY AVE. IS N05°55'53"E

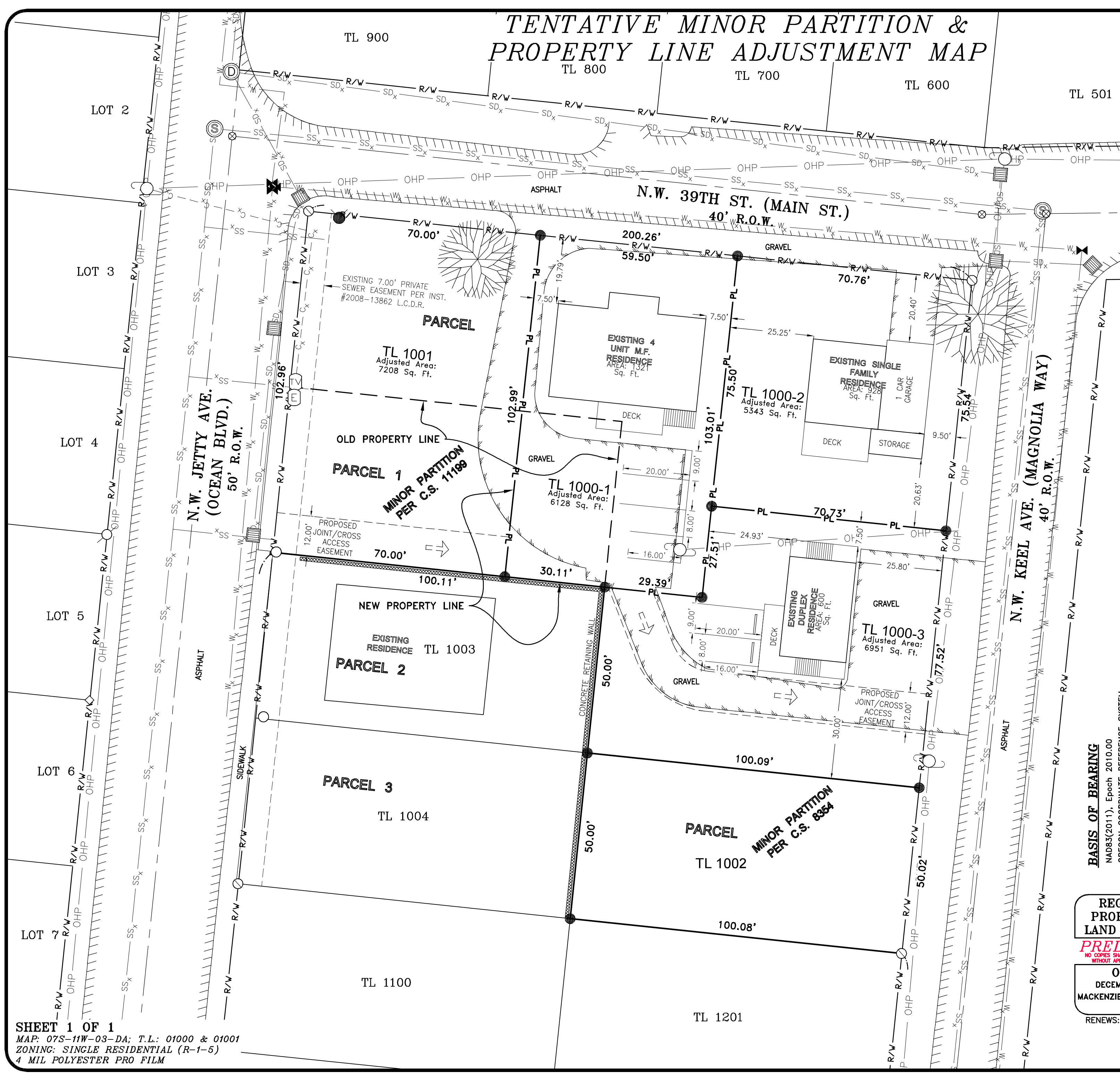


**TENTATIVE SURVEY MAP**  
 FOR  
**SHELLI RENE' NEAL REVOCABLE TRUST**  
 LOCATED WITHIN PARCEL PER MINOR PARTITION C.S. 8354 & PARCEL 1 PER MINOR PARTITION C.S. 11199 AND THE S.E. 1/4 OF SEC. 3, T.7S., R.11W., W.M. 1540 N.W. 39TH STREET LINCOLN CITY, OR 97367

**WYNTERGREEN SURVEY COMPANY, LLC**  
 LAND SURVEYING, LOMA/LOMR-P, LAND CONSULTING  
 23895 SANDLAKE ROAD CLOVERDALE, OREGON 97112  
 TELEPHONE: (541) 670-5458 EMAIL: MICR84224@GMAIL.COM

JOB NO.: 2022-010	DRAWN: MCW	CHECKED: PHW
DATE: 12/27/2022	DATE OF SURVEY: 12/22/2022	

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**PRELIMINARY**  
NO COPIES SHALL BE MADE OR DISTRIBUTED WITHOUT APPROVAL OF THE SURVEYOR  
 OREGON  
 DECEMBER 06, 2011  
 MACKENZIE C. WYNTERGREEN  
 84224  
 RENEWS: JUNE 30, 2024



**SHEET 1 OF 1**  
 MAP: 07S-11W-03-DA; T.L.: 01000 & 01001  
 ZONING: SINGLE RESIDENTIAL (R-1-5)  
 4 MIL POLYESTER PRO FILM