

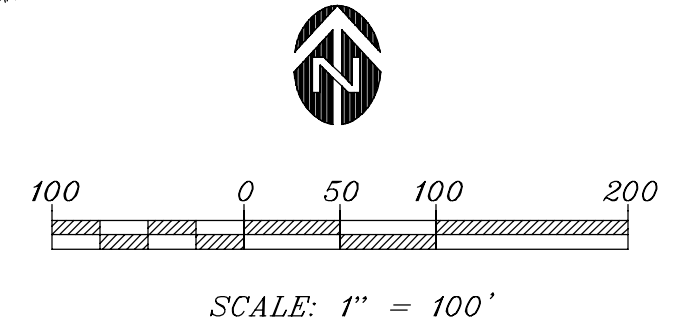
TENTATIVE MINOR PARTITION & PROPERTY LINE ADJUSTMENT MAP

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
 PROPOSED PARCELS 1-3 SEWER LATERALS: THE SERVICE LATERALS FOR EACH EXISTING STRUCTURE ARE UNKNOWN AT THIS TIME, AND NO RECORDS EXIST FOR THEIR LOCATION. THEREFORE, IT IS RECOMMENDED THAT UPON SALE OF FUTURE PARCELS INTO SEPARATE OWNERSHIP, A MAINTENANCE AGREEMENT BE RECORDED IN REGARDS TO THE LOCATION OF SAID LATERALS AND COST OF BRINGING SAID LATERALS UP TO CURRENT LINCOLN CITY CODE.
 CURRENT OWNER'S/VESTING DEED: SHELLI RENEE' NEAL REVOCABLE TRUST WARRANTY DEED 2022-11389 L.C.D.R.

LEGEND

- = EXISTING OVERHEAD POWER LINE
- = EXISTING COUNTY RIGHT-OF-WAY LINE
- = PROPOSED NEW PARTITION AND PROPERTY LINE ADJUSTMENT LINES
- = EXISTING 8" SANITARY SEWER LINE
- = EXISTING 12" STORM SEWER LINE
- = EXISTING 6" WATER 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



TENTATIVE SURVEY MAP

FOR
SHELLI RENEE' 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

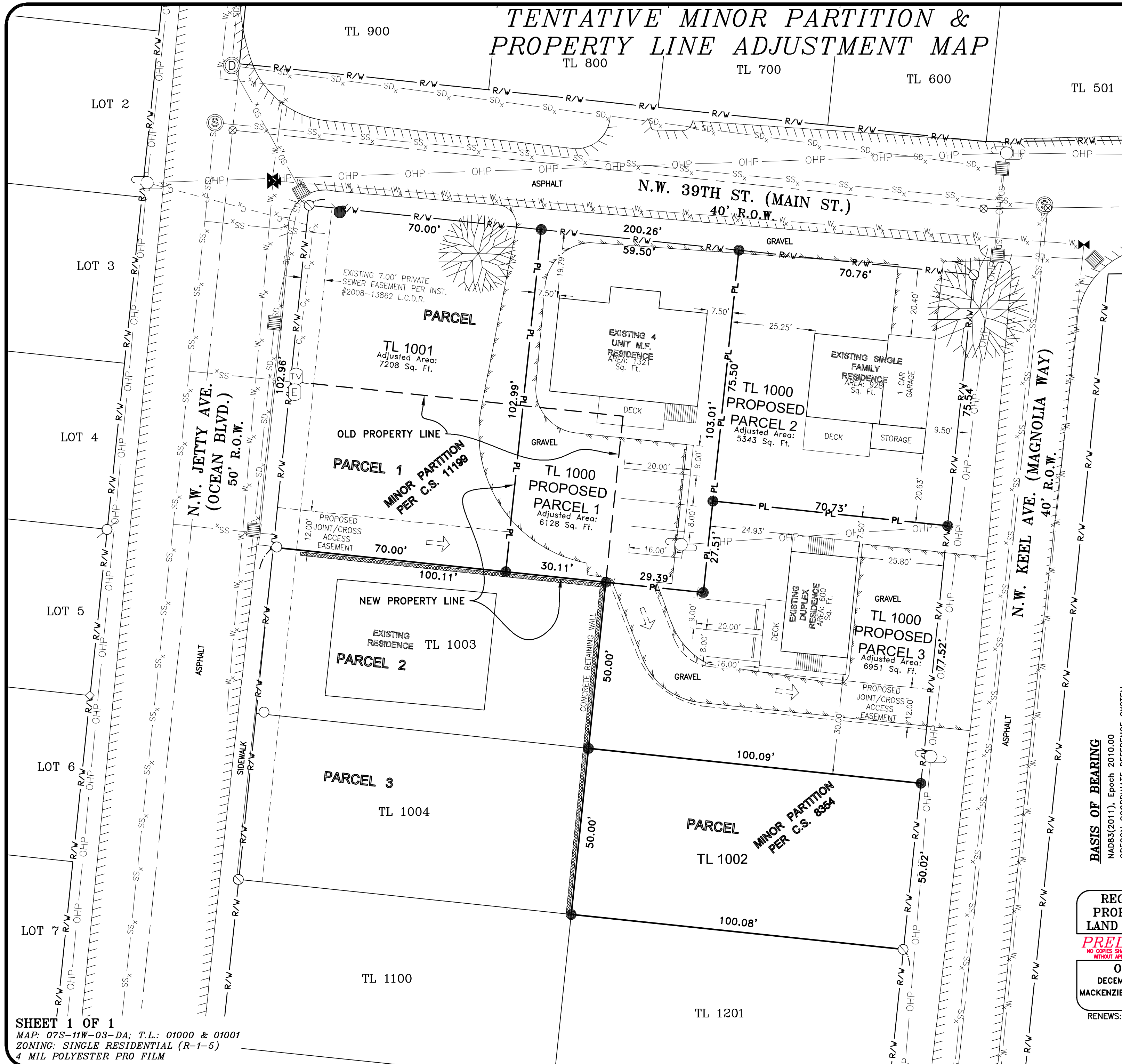
JOB NO.: 2022-010	DRAWN: MCW	CHECKED: PHW
DATE: 03/20/2023	DATE OF SURVEY: 12/22/2022	

BASIS OF BEARING
 NAD83(2011), Epoch 2010.00
 OREGON COORDINATE REFERENCE SYSTEM:
 OREGON COAST ZONE
 GRID NORTH
 CONVERGENCE: 00°06'21"

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
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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