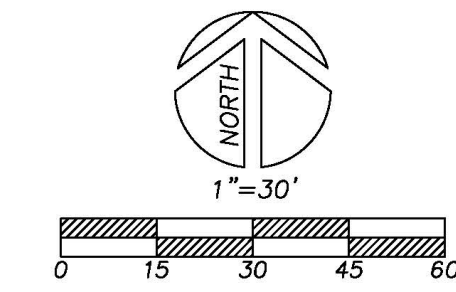


TENATIVE PARTITION PLAT 4225 HIGHWAY 101

A PORTION OF THE NW 1/4 OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M.,
LINCOLN CITY, LINCOLN COUNTY, OREGON

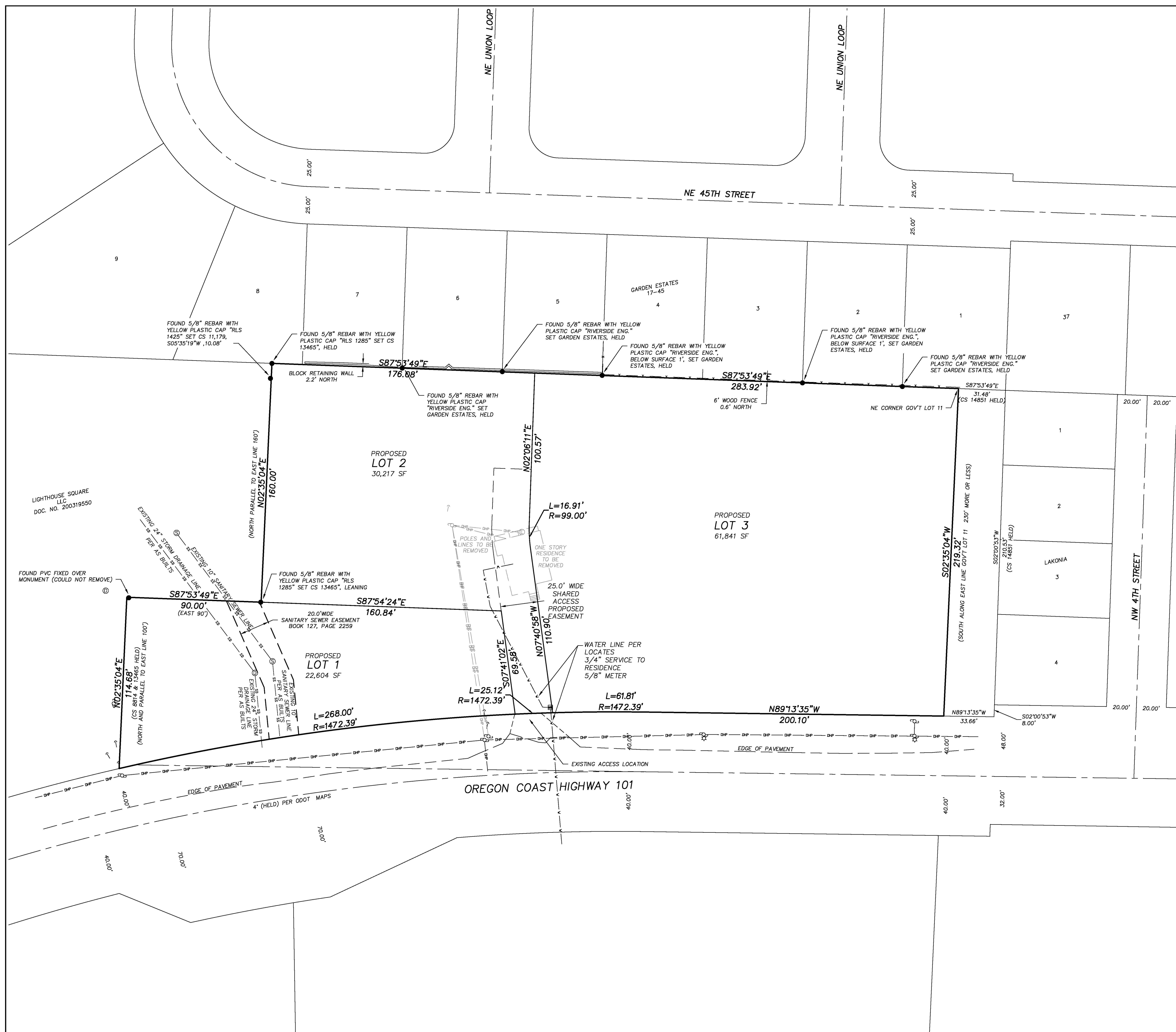
PREPARED FOR
KEMWOOD ACQUISITION COMPANY LLC
AUGUST 4, 2023



BASIS OF BEARINGS
OREGON STATE PLANE SOUTH ZONE 3602
NAD 83(2011)(EPOCH: 2010.0000)
CONVERGE -2.48254444
POINT SCALE 0.99989903
COMBINED FACTOR 0.99989941
GRID COORDINATES IN DRAWING

LEGEND

- FOUND LOT CORNER
- ⊙ SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ UTILITY POLE
- GUY WIRE
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- DP—DP— OVERHEAD POWER LINE
- SS—SS— UNDERGROUND SEWER LINE
- SS—SS— UNDERGROUND STORM LINE
- v—v— UNDERGROUND WATER LINE



LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 11, IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 101; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 550 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID LOT 11 A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLES, EAST A DISTANCE OF 90 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 160 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 460 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL BEING SITUATED IN THE COUNTY OF LINCOLN, STATE OF OREGON.

TOTAL LAND AREA IS 114,662 SQUARE FEET (2.632 ACRES).

EXISTING EASEMENTS

THE FOLLOWING EASEMENTS ARE LISTED IN WESTERN TITLE AND ESCROW, ORDER WT0246131 DATED AS OF JULY 10, 2023:

A EXISTING SANITARY SEWER EASEMENT TO THE CITY OF LINCOLN CITY, RECORDED OCTOBER 12, 1981 IN BOOK 127, PAGE 2259 AND DEPICTED HEREON.

PROPOSED EASEMENTS

PROPOSED ACCESS EASEMENTS ARE AS DEPICTED HEREON. PROPOSED EASEMENTS FOR WATER AND SEWER CONNECTIONS TO BE RECIPROCAL, BLANKET IN NATURE, OVER THE FUTURE DESIGNED AND AS-CONSTRUCTED STRUCTURES.

OWNERS

RIEDEL-KAUFFMAN FAMILY TRUST DATED 12/2/2003
PO BOX 13
OTIS, OREGON 97368

ADDRESS

4225 HIGHWAY 101, LINCOLN CITY, OREGON 97367

MAP AND TAX LOT NUMBER

07-11-02-B0-01000

LAND AREA

114,662 SQUARE FEET (2.632 ACRES).

FLOOD ZONE DESIGNATION

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

DEED REFERENCE

RIEDEL-KAUFFMAN FAMILY TRUST
DOCUMENT NUMBER 2022-03750

ZONING

THE SUBJECT LOT IS ZONED "G-C" - GENERAL COMMERCIAL.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
40-F-11-2500
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/25

PREPARED BY:
KO
DEVELOPMENT
A-CERTIFIED DSE & WSE
PO BOX 398
Camas, WA 98607
360.834.2519
Fax: 834.5498

JOB NO.
1293.23
SHEET NO.
1
OF
1