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: Daniel J. Kauffman and Riedesel A. Sherry, Trustees

ADDRESS: ▮▮▮

PHONE:

E-MAIL:

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: G-C

TAX MAP AND LOT: 07-11-02-B0-01000

SITE ADDRESS (Location if unaddressed): 4225 N Hwy 101

SQUARE FOOTAGE OF SITE: 114,662

Number of Parcels Proposed and Square Footages of Each:

☐ 2   Parcel 1 sq ft _____   Parcel 2 sq ft _____

☑ 3   Parcel 1 sq ft 24,203   Parcel 2 sq ft 26,983   Parcel 3 sq ft 63,476

List the location, width, and purpose of all existing easements on or adjacent to the site. If none, write "NONE" in the blank: 1. 20 feet wide sanitary sewer easement shown on attached survey.

List the location, width, and purpose of all proposed easements on or adjacent to the site. If none, write "NONE" in the blank: 1. driveway access to lots 2 and 3 shown on attached proposed plat

2. utility easement for water and sanitary sewer to lots 2 and 3 shown on attached proposed plat

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

Parcel 1   Name: Hwy 101   Width: 268'

Parcel 2   Name: Hwy 101   Width: 12'

Parcel 3   Name: Hwy 101   Width: 275'

List existing structures on the site and identify which will remain and which will be removed:
Existing single family home as shown on survey will be removed

List existing fences or retaining walls on the site and identify which will remain and which will be removed:
There is existing 6 foot fence on boundary between Lot 3 of Garden Estate 17-45 that will remain.

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

Parcel 1 Public Water from Highway 101

Parcel 2 Public Water from Highway 101

Parcel 3 Public Water from Highway 101

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

Parcel 1 Public Sewer from On Site Existing Sewer

Parcel 2 Public Sewer from On Site Existing Sewer

Parcel 3 Public Sewer from On Site Existing Sewer

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)

x _____ No

For land adjacent to and within the parcel to be partitioned, are there any power poles?

x _____ 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:

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

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)

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)

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

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

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

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)

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.

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

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.

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:

- *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.*

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Office Use Only
Planning & Community Development

Received by
_____

Date Received
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