

Partition or Minor Replat Application

THIS IS PUBLIC RECORD

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: Alpha Building Ventures c/o Steve Lindell
ADDRESS: P.O. Box 688
McMinnville, Oregon 97128



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: R1-7.5
TAX MAP AND LOT: Lincoln County Assessor's Map No. 06-11-35CD, Lots 6600 & 6700
SITE ADDRESS (Location if unaddressed): Lincoln Palisades Phase V - NE 55th Place
SQUARE FOOTAGE OF SITE: 55,627

Number of Parcels Proposed and Square Footages of Each:

2 Parcel 1 sq ft _____ Parcel 2 sq ft _____
 3 Parcel 1 sq ft _____ Parcel 2 sq ft _____ Parcel 3 sq ft _____

List the location, width, and purpose of all existing easements on or adjacent to the site. If none, write "NONE" in the blank: There is a 15 ft. wide sanitary sewer easements near the western portion of Lot 137. A 5 ft. by 7 ft. public utility easement is located on Lot 136 near NE 55th Place.

List the location, width, and purpose of all proposed easements on or adjacent to the site. If none, write "NONE" in the blank: The previously mentioned easement continue onto adjacent properties. Additionally, there are 15 ft. wide storm drain easements on Lots 134 and 135, as well as Lots 117 and 118.



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

Parcel 1 Name: NE 55th Place Width: 25 ft.
Parcel 2 Name: NE 55th Place Width: 25 ft.
Parcel 3 Name: _____ Width: _____

List existing structures on the site and identify which will remain and which will be removed: _____

There are no structures on the site.

List existing fences or retaining walls on the site and identify which will remain and which will be removed:

There are no fences or retaining walls on the site.

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

Parcel 1 Water service will be provided via the eight-inch public water line in NE 55th Place.

Parcel 2 Because the minor replat will consolidate two parcels into one, a second water service will not be required.

Parcel 3 _____

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

Parcel 1 Sewer service will be provided via the eight-inch public sewer line in NE 55th Place.

Parcel 2 Because the minor replat will consolidate two parcels into one, a second sewer service will not be required.

Parcel 3 _____

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)

No

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

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:

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

h 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)

h 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)

h 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)

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

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

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

h For land adjacent to and within the parcel to be partitioned, the location of power poles (LCMC 16.08.110.B)

h Outline and location of existing buildings to remain in place within the proposed partitioning and directly adjacent (LCMC 16.08.110.C)

h 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:

TU 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.

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

 rc **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 planning & community development director, the city engineer, the Lincoln County surveyor, and the Lincoln County tax assessor shall be on the final plat. The planning & community development director and city engineer 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.

 rc After the final plat has been approved by all city and county officials and recorded, one copy shall be emailed to planning@lincolncity.org 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



Property Owner/Contract Purchaser (signature required)

Date

- *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.*