

## 3. Proposed Development Plans

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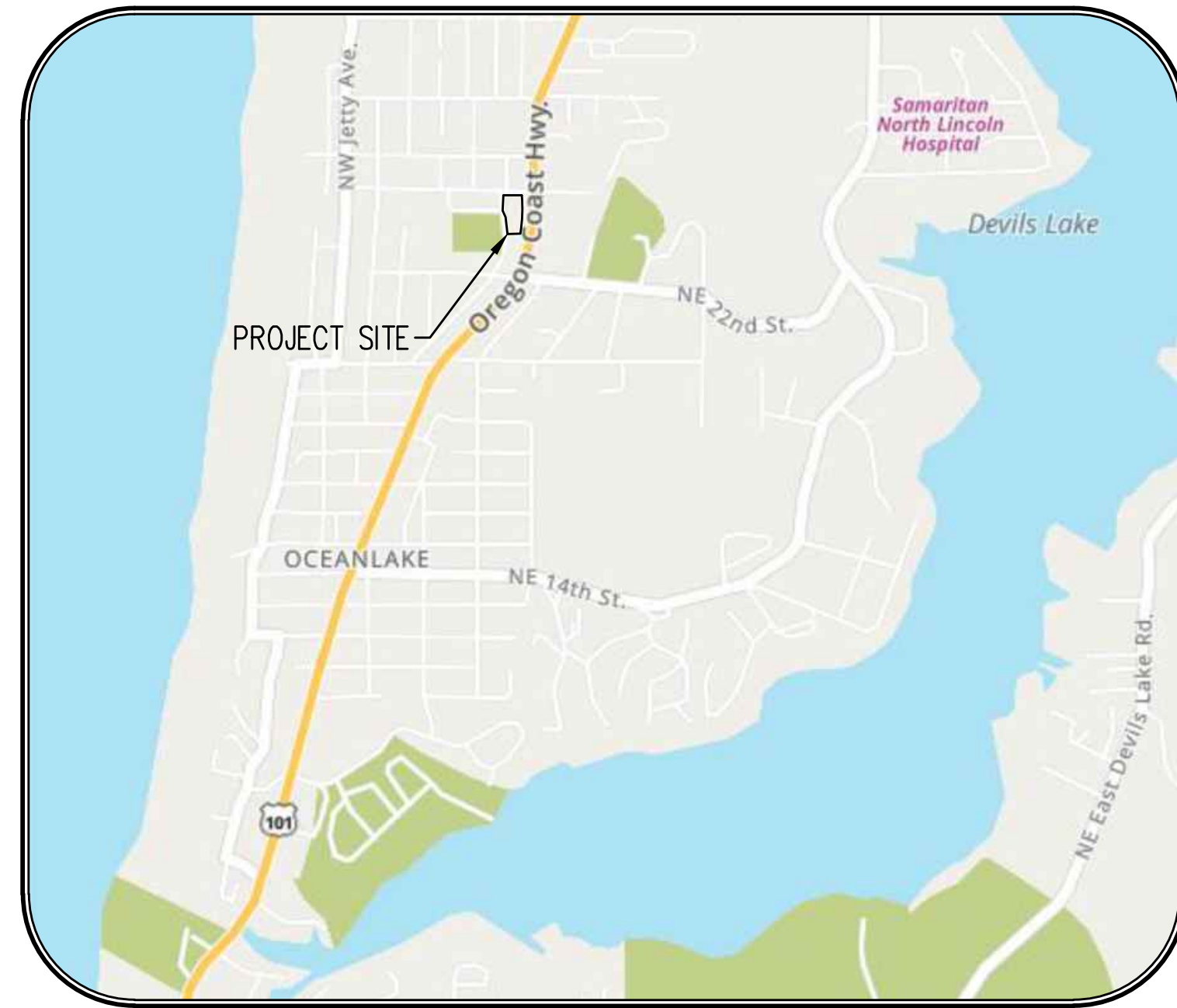
Existing Conditions  
Proposed Adjustment

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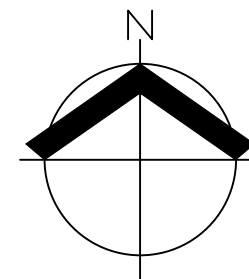
# 2405 NW HWY 101

## PROPERTY LINE ADJUSTMENT APPLICATION

IN THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 7 SOUTH, RANGE 11 WEST,  
WILLAMETTE MERIDIAN, CITY OF LINCOLN CITY,  
LINCOLN COUNTY, OREGON

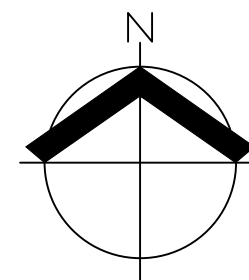


**VICINITY MAP**



**SITE MAP**

1" = 100'



**APPLICANT**

RED MOUNT-IN GROUP  
1234 E 17TH STREET  
S-NT- -N-, C- 92701

**SURVEYING FIRM**

-KS ENGINEERING & FORESTRY, LLC.  
CONT-CT: BEN HUFF  
12965 SW HERM-N RO-D, SUITE 100  
TU-L-TIN, OR 97062  
PHONE: (503) 563-6151

**PROJECT PURPOSE:**

PROPERTY LINE -DJUSTMENT

**PROPERTY DESCRIPTION:**

T-X LOTS 500, 1700, 2100, 2200, 2300, 2400  
LINCOLN COUNTY T-X M-P 07 11 10 -D

**SHEET INDEX:**

PL--01 COVER SHEET  
PL--02 PROPERTY LINE -DJUSTMENT PL-N

EXISTING		EXISTING	
DECIDUOUS TREE		STORM DR-IN CLE-N OUT	
CONIFEROUS TREE		STORM DR-IN C-TCH B-SIN	
FIRE HYDR-NT		STORM DR-IN -RE- DR-IN	
W-TER BLOWOFF		STORM DR-IN M-NHOLE	
W-TER METER		G-S METER	
W-TER V-LVE		G-S V-LVE	
DOUBLE CHECK V-LVE		GUY WIRE -NCHOR	
-IR RELE-SE V-LVE		UTILITY POLE	
S-NIT-RY SEWER CLE-N OUT		POWER V-ULT	
S-NIT-RY SEWER M-NHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDEST-L	
STREET LIGHT		COMMUNIC-TIONS V-ULT	
M-ILBOX		COMMUNIC-TIONS JUNCTION BOX	
		COMMUNIC-TIONS RISER	
<b>EXISTING</b>			
RIGHT-OF-W-Y LINE			
BOUND-RY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF P-VEMENT			
E-SEMENT			
FENCE LINE			
GR-VEL EDGE			
POWER LINE			
OVERHE-D WIRE			
COMMUNIC-TIONS LINE			
FIBER OPTIC LINE			
G-S LINE			
STORM DR-IN LINE			
S-NIT-RY SEWER LINE			
W-TER LINE			
RECL-IMED W-TER LINE			

**AKS**  
-KS ENGINEERING & FORESTRY, LLC  
12965 SW HERM-N RD, STE 100  
TU-L-TIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**NW US 101**  
**RMG**  
**LINCOLN COUNTY**  
T-X LOTS 500, 1700, 2100, 2200, 2300, 2400

**COVER SHEET**

DESIGNED BY:  
DR-WN BY: J-Y  
M-N-GE-D BY: MSD  
CHECKED BY: BRH  
D-TE: 1/31/2024

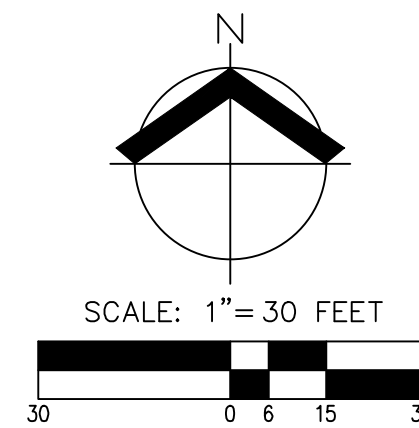
REGISTERED PROFESSIONAL LAND SURVEYOR  
BENJAMIN R. HUFF  
OREGON  
M-RCH 14, 2017  
BENJ-MIN R HUFF  
84738PLS  
RENEWS: 6/30/25

REVISIONS

JOB NUMBER  
10098-02

SHEET  
**01**





- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 23314833, 23314834, 23314835, 23314849. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS CONDUCTED NOVEMBER, 2023.
  - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601, INTERNATIONAL FOOT, NAD83(2011) EPOCH:2010.0000, BY MULTIPLYING BY A PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.00010324978104 AT A CENTRAL POINT WITH STATE PLANE GRID COORDINATES OF N:499717.283 E:7294841.786 WITH A MERIDIAN CONVERGENCE ANGLE OF -2'29"15.3". STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	10.00'	90°00'47"	15.71'	N47°59'51"E 14.14'
C2	40.00'	26°32'30"	18.53'	N10°16'48"W 18.36'
C3	380.99'	9°05'57"	60.51'	N19°00'04"W 60.44'
C4	380.99'	9°09'33"	60.90'	S9°52'19"E 60.84'
C5	264.04'	4°17'15"	19.76'	S2°59'25"E 19.75'

TRACT 1		
TAX LOT #	EXISTING AREA (SF)	ADJUSTED AREA (SF)
TAX LOT 1700	42,026	40,484

TRACT 2		
TAX LOT #	EXISTING AREA (SF)	ADJUSTED AREA (SF)
TAX LOT 500	4,683	29,165
TAX LOT 2100	5,791	0
TAX LOT 2200	5,758	0
TAX LOT 2300	5,724	0
TAX LOT 2400	5,667	0

EXCHANGE AREA (SF)	
TRACT 1	-1,542
TRACT 2	+1,542

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: JAY  
 MANAGED BY: MSD  
 CHECKED BY: BRH  
 DATE: 1/31/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

*Benjamin R. Huff*  
 OREGON  
 MARCH 14, 2017  
 BENJAMIN R HUFF  
 84738PLS  
 RENEWS: 6/30/25

REVISIONS


JOB NUMBER  
**10098-02**

SHEET  
**02**