

EXISTING CONDITIONS OF LOTS 1-10 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024

NOTES:

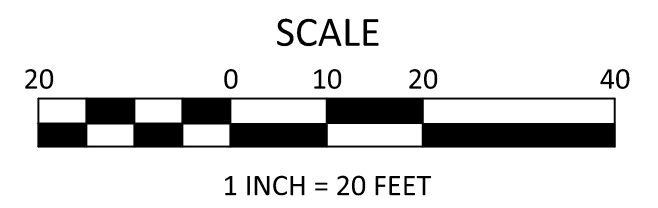
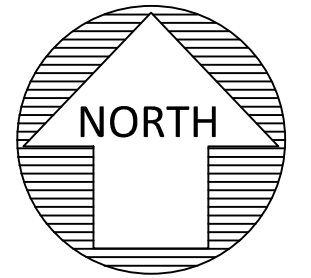
- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)
ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF GREENWOOD STREET IS SOUTH 00°21'27" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PER PRELIMINARY REPORT ORDER NO. 7193-4163698 AND 7193-4163703, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

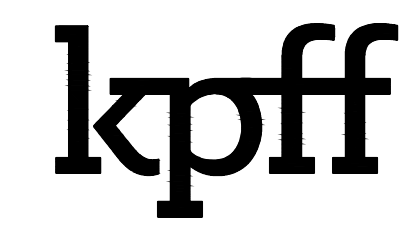
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- ELECTRICAL JUNCTION BOX
- TRANSFORMER
- OVERHEAD LIGHT
- SANITARY MAN-HOLE WITH STRUCTURE
- STORM MAN-HOLE WITH STRUCTURE
- CURB INLET
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- DECIDUOUS TREE
-PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
-PERIMETER REPRESENTS DRIPLINE
- FOUND MONUMENT
- PROJECT CONTROL POINT

PROJECT CONTROL:

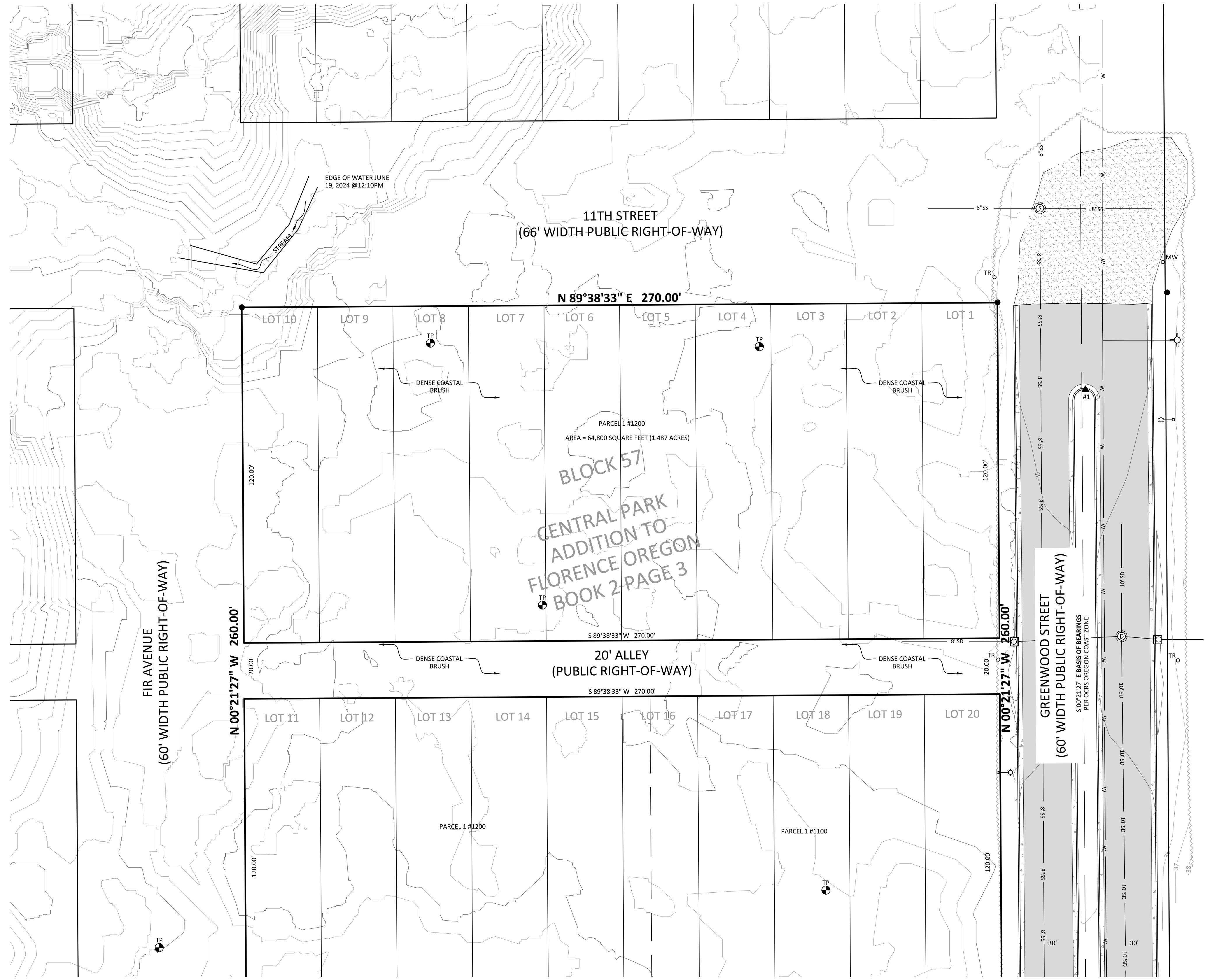
STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL W/ WASHER "KPFF CONTROL"	928999.38	425294.52	35.94'
2	MAG NAIL W/ WASHER "KPFF CONTROL"	928388.33	425273.64	32.42'
3	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	928757.32	425330.66	36.26'



JOB NO. 2400145

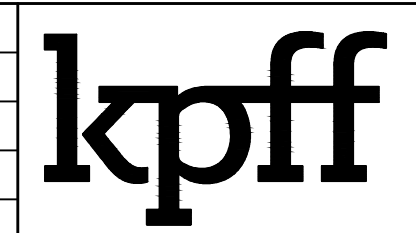


111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com



PRELIMINARY

REV.	DATE	BY	DESCRIPTION



111 SW Fifth Ave., Suite 2400
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SURVEYED BY:	JP / SW
DRAWN BY:	JAH
CHECKED BY:	JRD
PROJECT NO.:	2400145
FILE:	EXISTING-CONDITIONS

EXISTING CONDITIONS OF LOTS 1-10 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE:	OCTOBER 30, 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1

PROPOSED REPLAT OF LOTS 1-10 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024

NOTES:

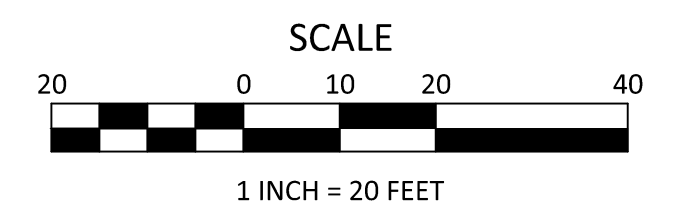
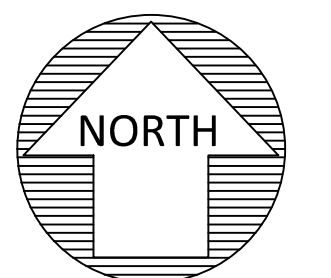
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- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF GREENWOOD STREET IS SOUTH 00°21'27" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PER PRELIMINARY REPORT ORDER NO. 7193-4163698 AND 7193-4163703, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
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LEGEND:

	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	BRUSH LINE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
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	SANITARY SEWER LINE
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	ELECTRICAL JUNCTION BOX
	TRANSFORMER
	OVERHEAD LIGHT
	SANITARY MANHOLE WITH STRUCTURE
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	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER VAULT
	IRRIGATION CONTROL VALVE
	MONITORING WELL
	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
	FOUND MONUMENT
	PROJECT CONTROL POINT

PROJECT CONTROL:

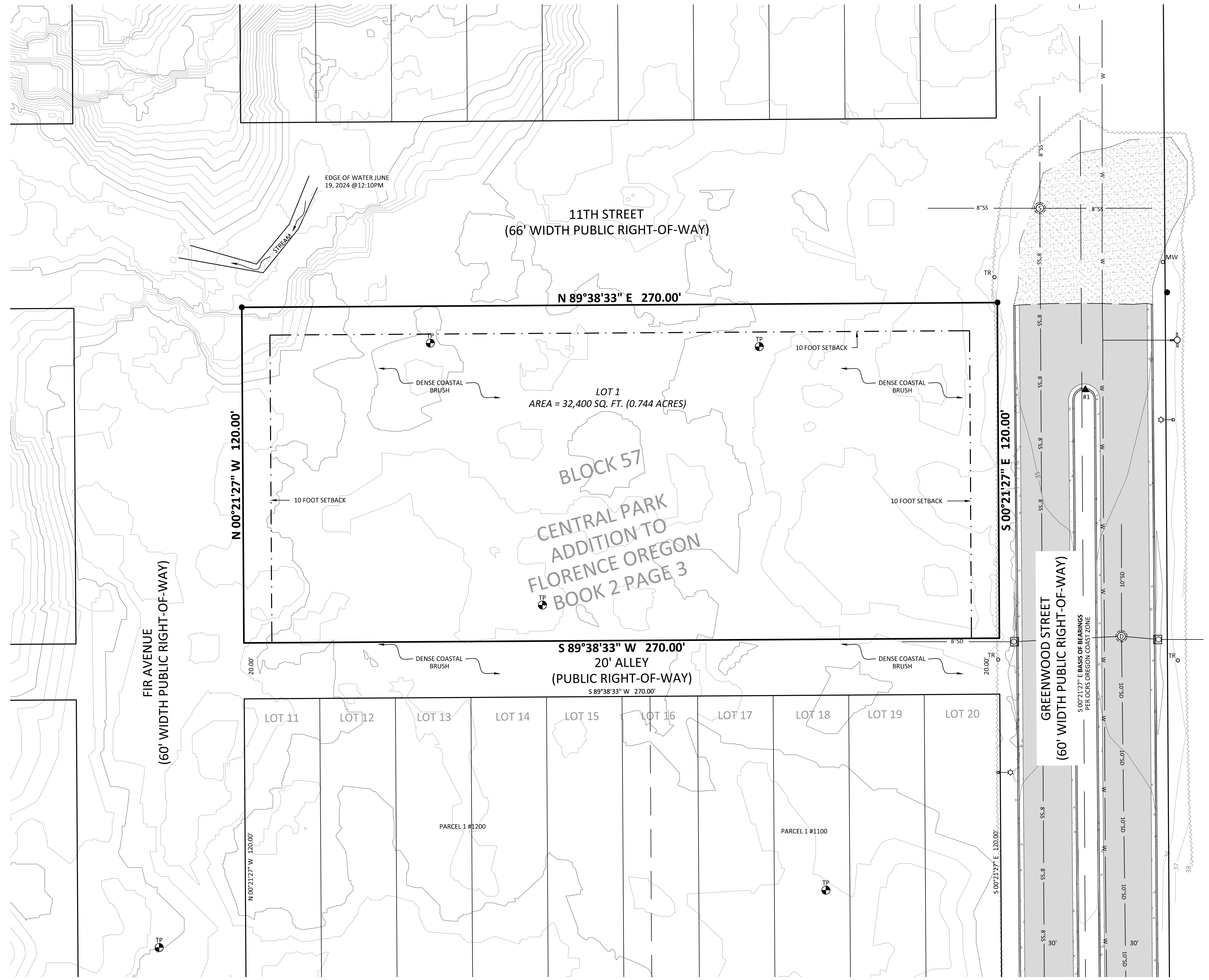
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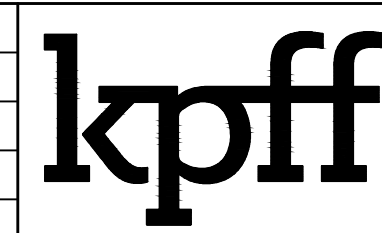


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PRELIMINARY

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SURVEYED BY:	JP / SW
DRAWN BY:	JAH
CHECKED BY:	JRD
PROJECT NO.:	2400145
FILE:	PROPOSED CONDITIONS

PROPOSED REPLAT OF LOTS 1-10 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE:	OCTOBER 30, 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1

LAND PARTITION PLAT NUMBER _____

FOR OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC.
 A REPLAT OF LOTS 1-10 OF BLOCK 57 OF CENTRAL PARK ADDITION TO FLORENCE OREGON BOOK 2 PAGE 3
 LOCATED IN THE SW QUARTER OF SECTION 27
 TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
 CITY OF FLORENCE, LANE COUNTY, OREGON
 FIELD SURVEYED: 26 JUNE 2024

RECORDED

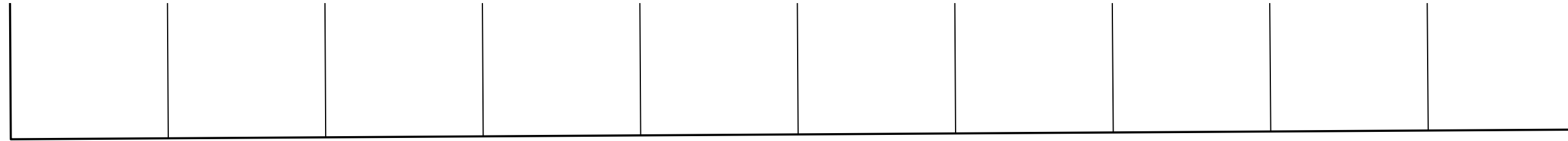
DATE: _____ COUNTY CLERK

BY: _____

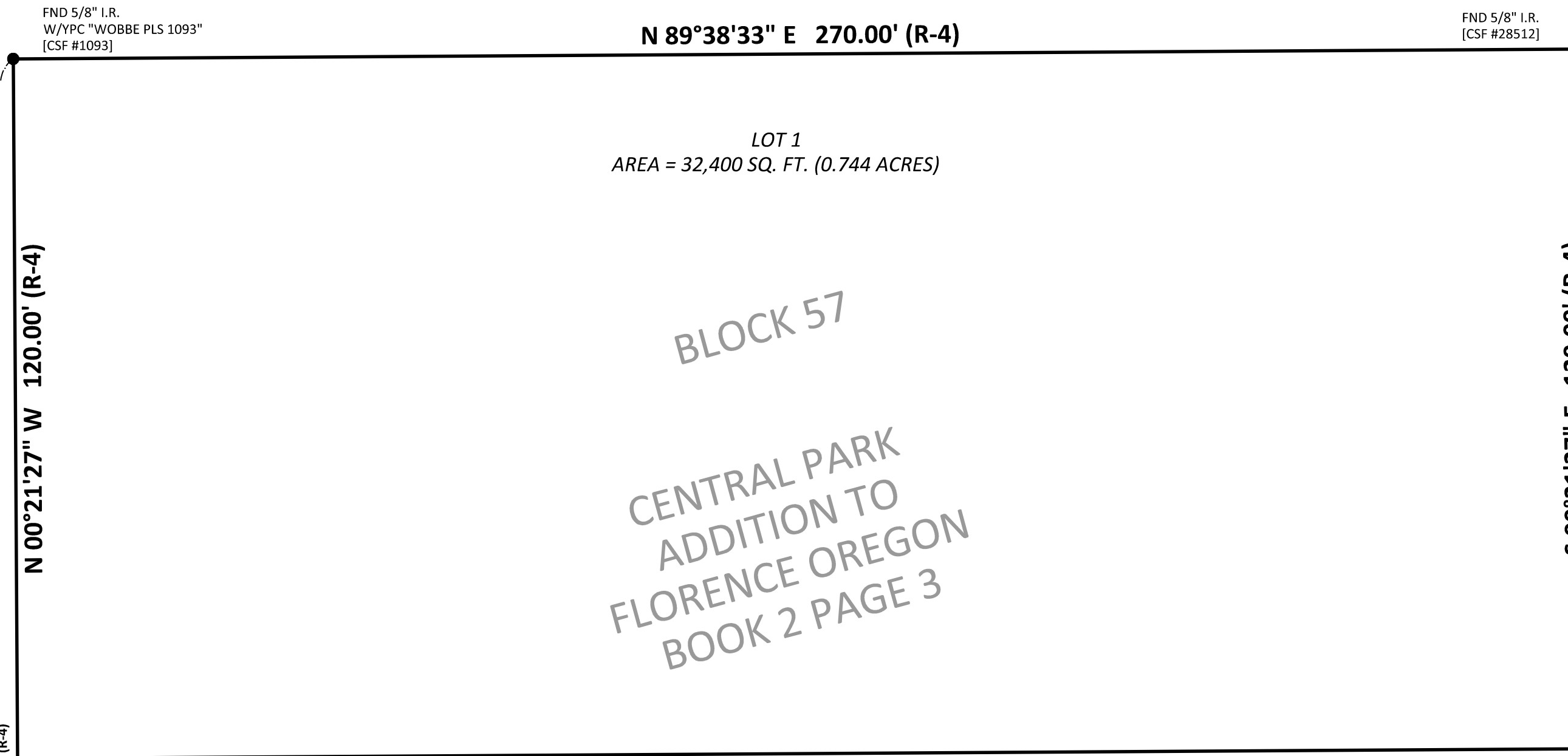
LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

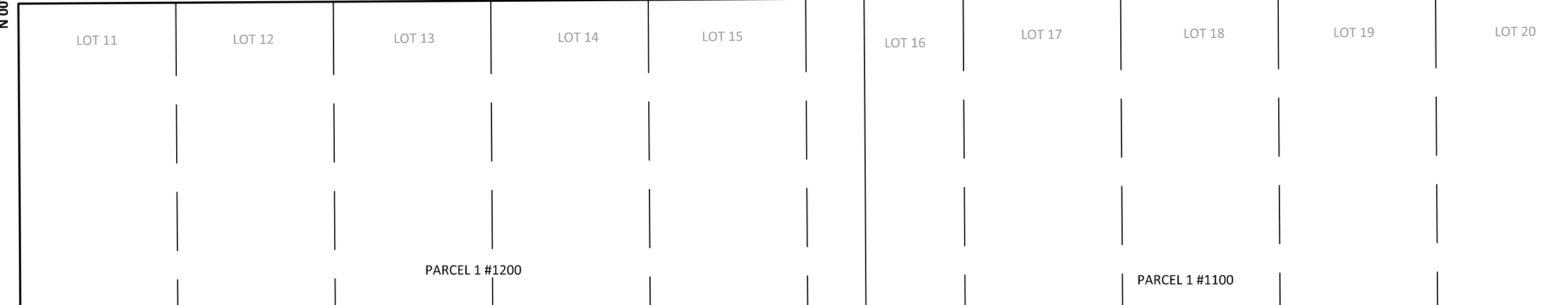
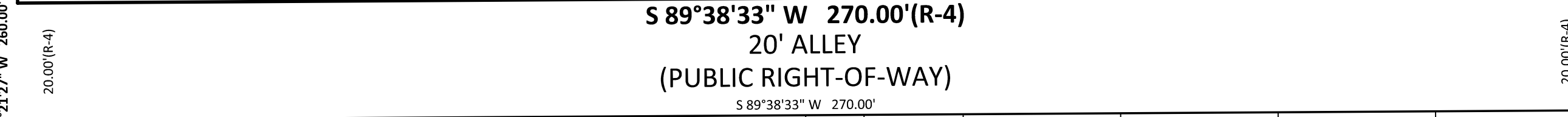
FILE DATE: _____



11TH STREET
 (66' WIDTH PUBLIC RIGHT-OF-WAY)



BLOCK 57
 CENTRAL PARK
 ADDITION TO
 FLORENCE OREGON
 BOOK 2 PAGE 3



FIR AVENUE
 (60' WIDTH PUBLIC RIGHT-OF-WAY)

GREENWOOD STREET
 (60' WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND:

- RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- _____ LOT LINE
- _____ SUBJECT PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YPC MARKED "KPFF INC." (SET ON __/__/20__)
- W/YPC WITH YELLOW PLASTIC CAP
- I.R. IRON ROD
- BK. PG. BOOK AND PAGE NUMBER, LANE COUNTY DEED RECORDS
- DOC. NO. DOCUMENT NUMBER, LANE COUNTY RECORDS
- SQ. FT. SQUARE FEET
- [] ORIGIN OF MONUMENT, PER REFERENCE NOTED
- () RECORD DATA, PER REFERENCE NOTED
- R/W RIGHT-OF-WAY
- FND FOUND
- OCRS OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE, NAD 83 (2011), EPOCH 2010.00

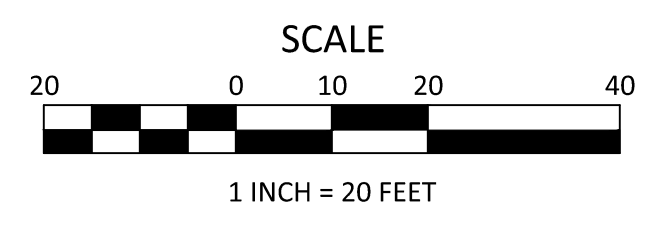
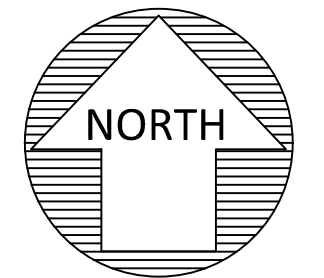
REFERENCES:

- R-1 COUNTY SURVEY FILE 1093
- R-2 COUNTY SURVEY FILE 28512
- R-3 COUNTY SURVEY FILE 41416
- R-4 CENTRAL PARK ADDITION TO FLORENCE OREGON

OWNERS ADDRESS:

PO BOX 108, YACHTS, OR 97498-0108

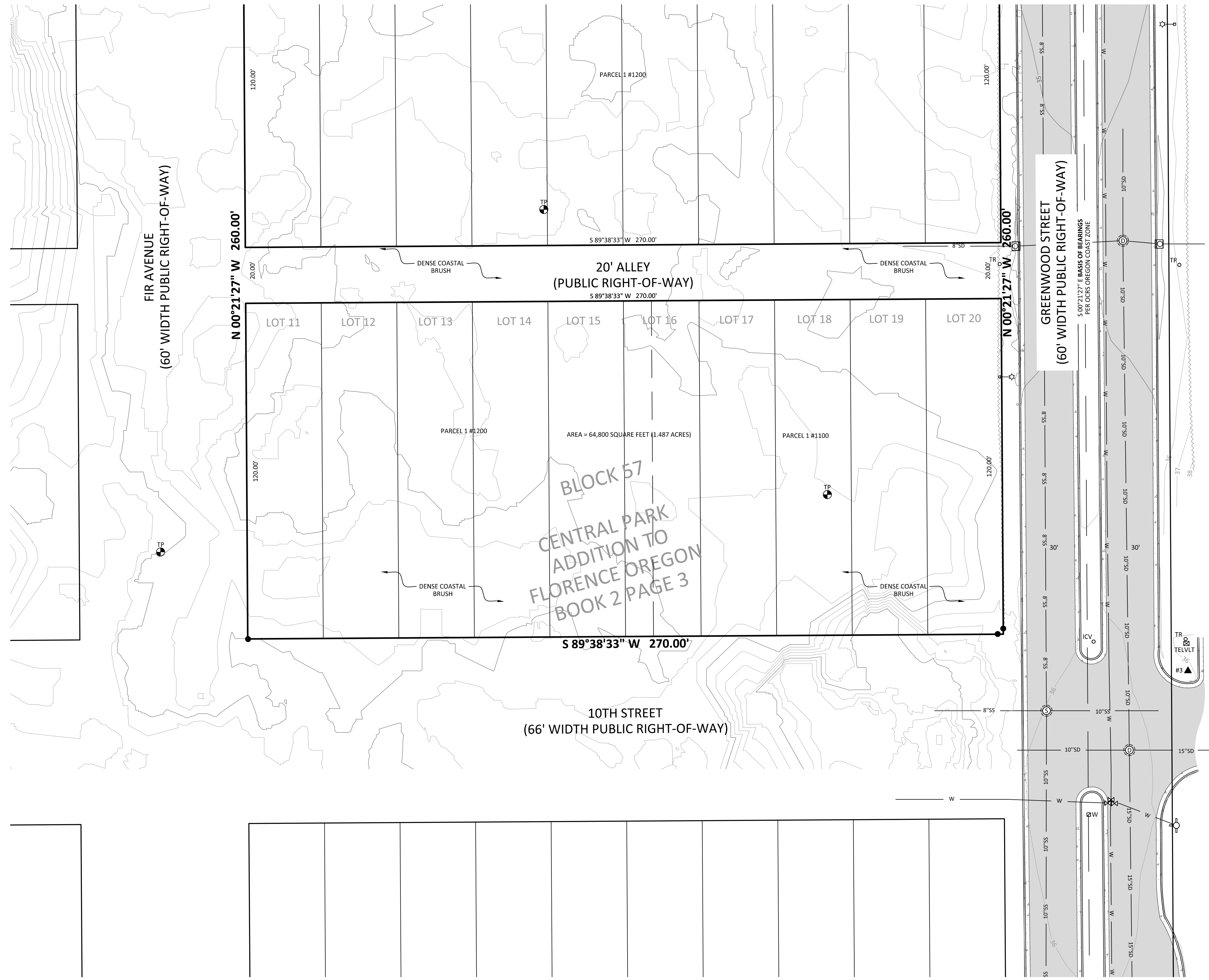
PRELIMINARY



S 00°21'27" E BASIS OF BEARINGS
 PER OCRS OREGON COAST ZONE
 SHEET 1 OF 1
 JOB NO. 2400145
 FILE: 2400145_NORTH_PLAT.DWG

EXISTING CONDITIONS OF LOTS 11-20 OF BLOCK 57

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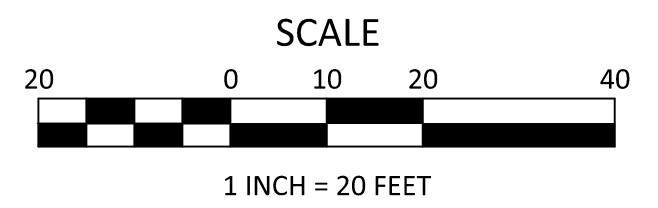
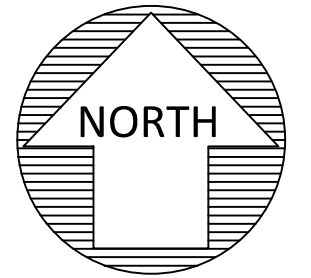
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	DECIDUOUS TREE
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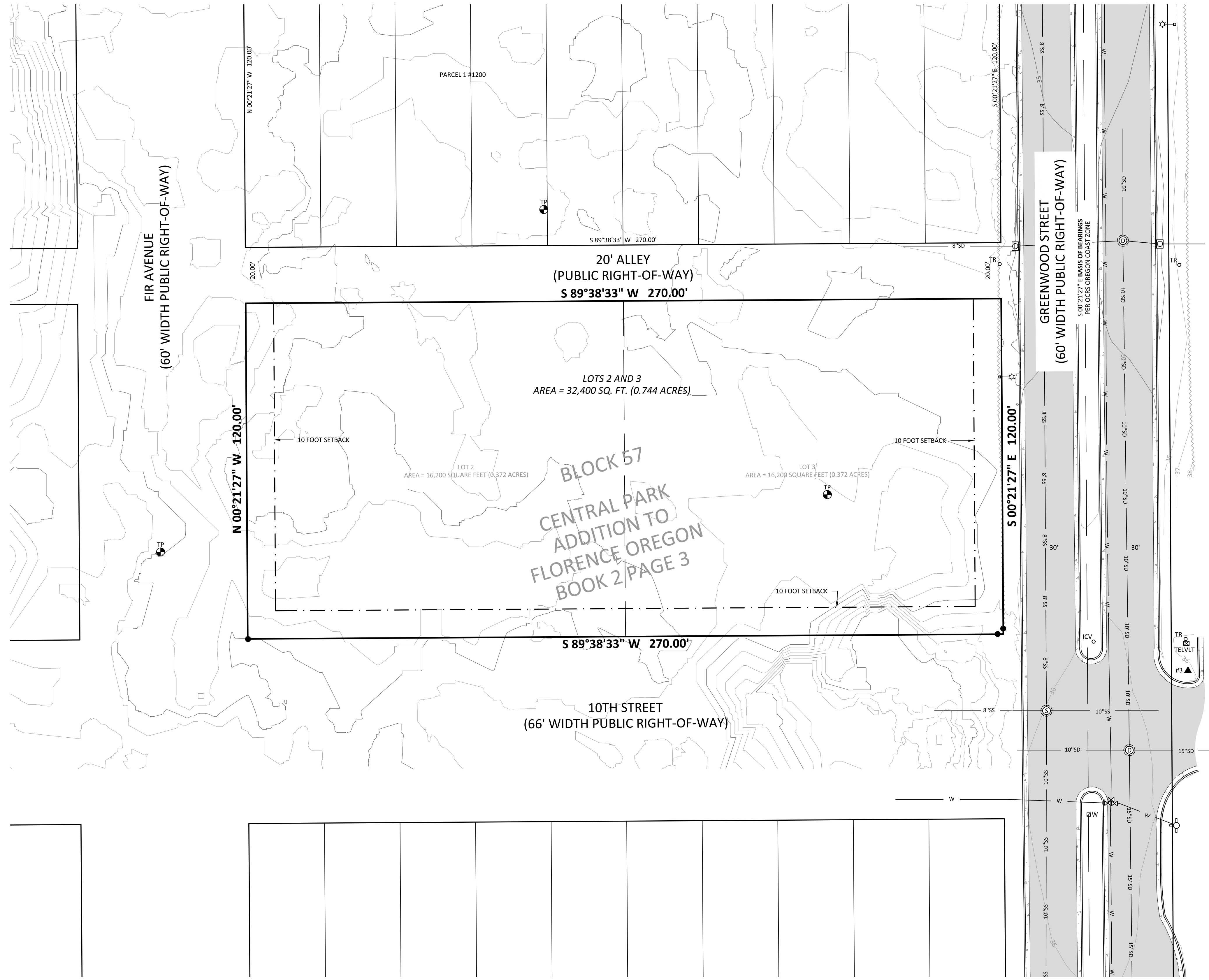
SURVEYED BY: JP / SW
DRAWN BY: JAH
CHECKED BY: JRD
PROJECT NO.: 2400145
FILE: EXISTING-CONDITIONS

EXISTING CONDITIONS OF LOTS 11-20 OF BLOCK 57
ELM PARK PUD
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE: OCTOBER 30, 2024
CONTOUR INTERVAL: 1 FOOT
SHEET NO.
1 OF 1

PROPOSED REPLAT OF LOTS 11-20 OF BLOCK 57

LOCATED IN THE SW QUARTER OF SECTION 27
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN
CITY OF FLORENCE, LANE COUNTY, OREGON
FIELD SURVEYED: JUNE 26, 2024



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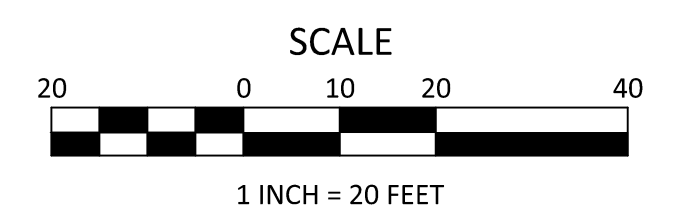
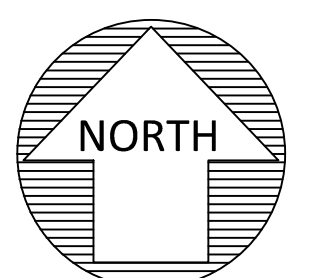
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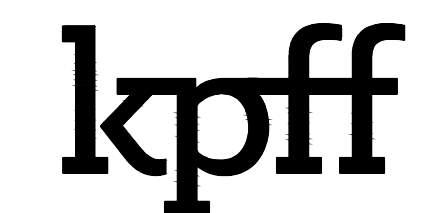
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REV.	DATE	BY	DESCRIPTION



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 FIELD SURVEYED: 26 JUNE 2024

RECORDED

DATE: _____ COUNTY CLERK

BY: _____

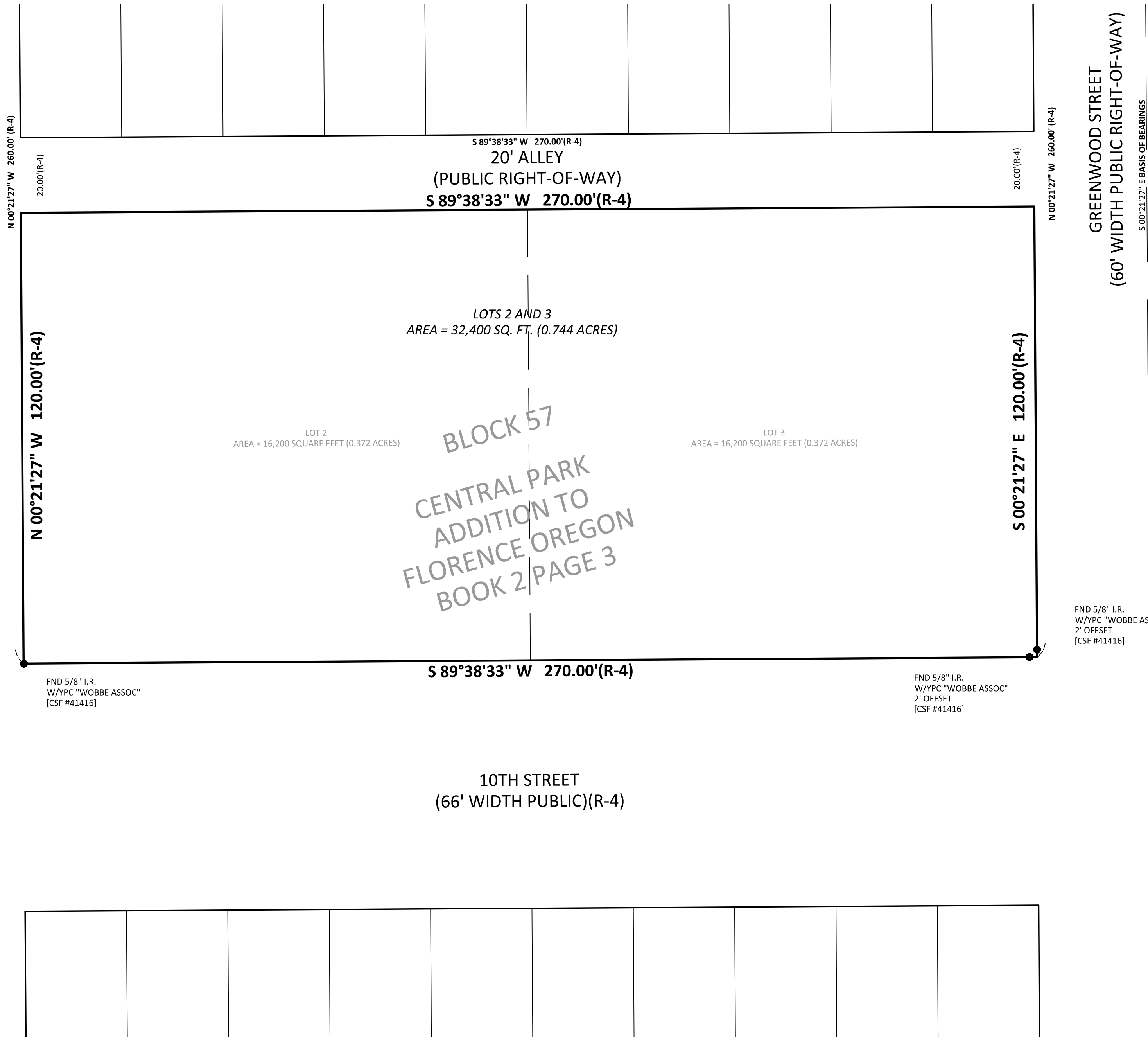
LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILE DATE: _____

FIR AVENUE
(60' WIDTH PUBLIC RIGHT-OF-WAY)

GREENWOOD STREET
(60' WIDTH PUBLIC RIGHT-OF-WAY)



LEGEND:

- RIGHT-OF-WAY LINE
- - - - EASEMENT LINE
- LOT LINE
- SUBJECT PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YPC MARKED "KPFF INC." (SET ON __/__/20__)
- W/YPC WITH YELLOW PLASTIC CAP
- I.R. IRON ROD
- BK. PG. BOOK AND PAGE NUMBER, LANE COUNTY DEED RECORDS
- DOC. NO. DOCUMENT NUMBER, LANE COUNTY RECORDS
- SQ. FT. SQUARE FEET
- [] ORIGIN OF MONUMENT, PER REFERENCE NOTED
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- OCRS OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE, NAD 83 (2011), EPOCH 2010.00

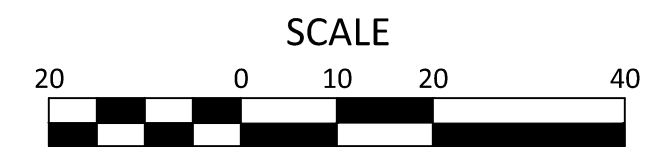
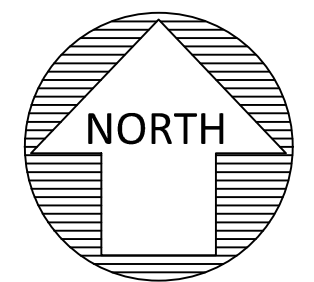
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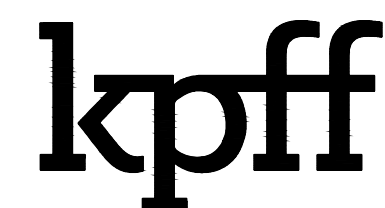
OWNERS ADDRESS:

PO BOX 108, YACHATS, OR 97498-0108

PRELIMINARY



S 00°21'27" E BASIS OF BEARINGS
 PER OCRS OREGON COAST ZONE
 SHEET 1 OF 1
 JOB NO. 2400145
 FILE: 2400145_SOUTH_PLAT.DWG



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