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.

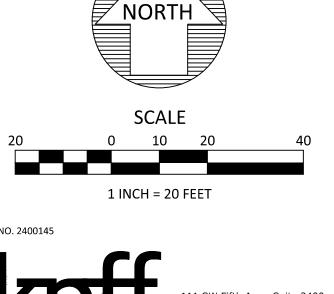
LEGEND:

	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
~~~~~~~~~~~~	BRUSH LINE
E	ELECTRICAL LINE
т —	TELECOMMUNICATIONS LINE
SD	
ss	SANITARY SEWER LINE
w	WATER LINE
[ ]	UNDERGROUND LINE PER AS-BUILTS
- 0	SIGN
☑JB	ELECTRICAL JUNCTION BOX
TRAN	TRANSFORMER
ф <del></del> ф/ф	OVERHEAD LIGHT
<b>©</b>	SANITARY MANHOLE WITH STRUCTURE
<b>©</b>	STORM MANHOLE WITH STRUCTURE
Ö	CURB INLET
TELVLT	TELECOMMUNICATIONS VAULT
TRo	TELECOMMUNICATIONS RISER
M	WATER VALVE
<b>-</b>	FIRE HYDRANT
W 🛮	WATER METER
WVLT	WATER VAULT
o ^{ICV}	IRRIGATION CONTROL VALVE
oMW	MONITORING WELL
	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
•	FOUND MONUMENT
<b>4</b> #1	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'









**EXISTING CONDITIONS OF LOTS 1-10 OF BLOCK 57** 

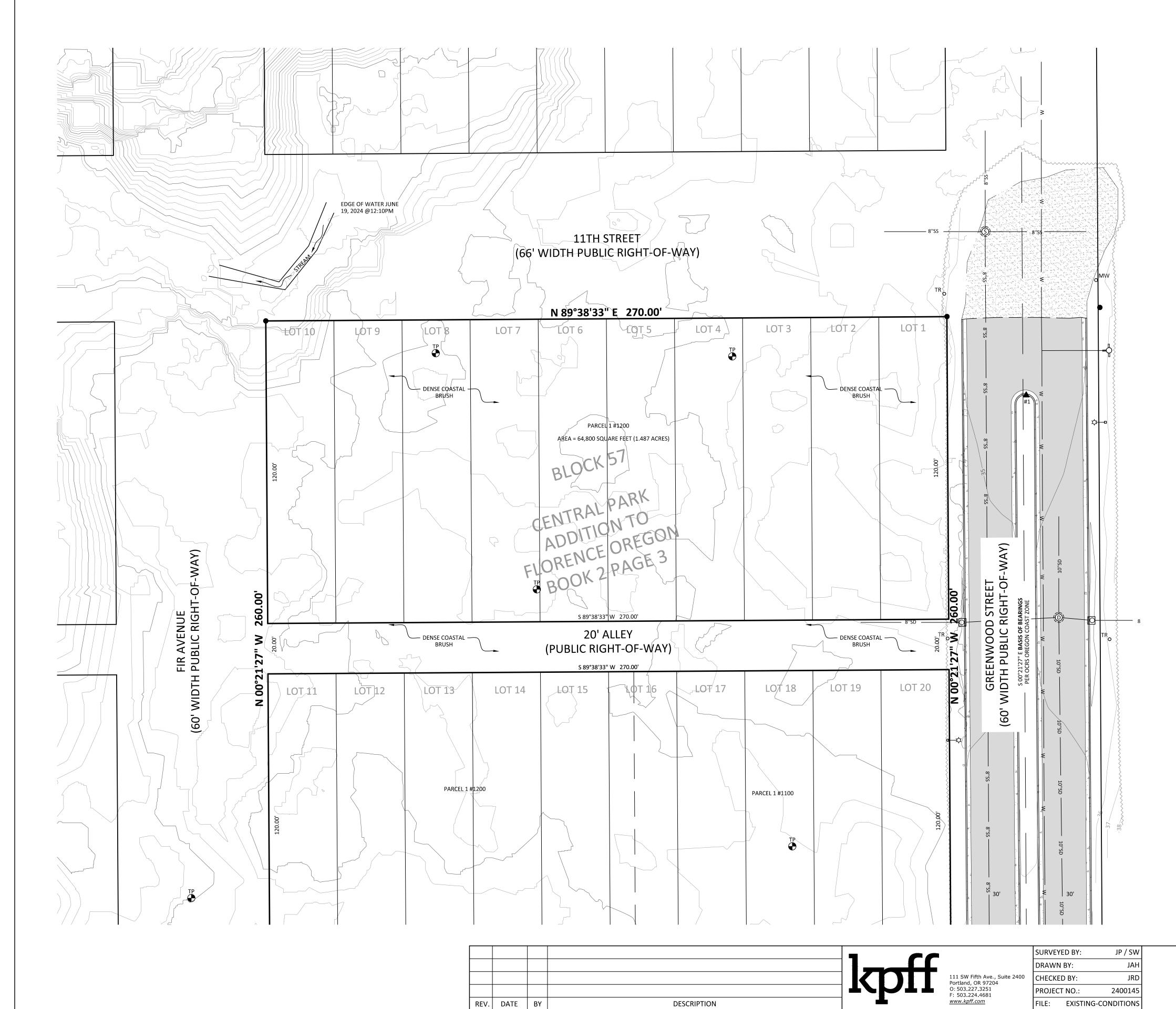
2400145

FILE: EXISTING-CONDITIONS

OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC CITY OF FLORENCE / LANE COUNTY / OREGON

ELM PARK PUD

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



REV. DATE BY

DESCRIPTION

# 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:

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.

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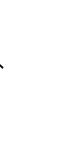
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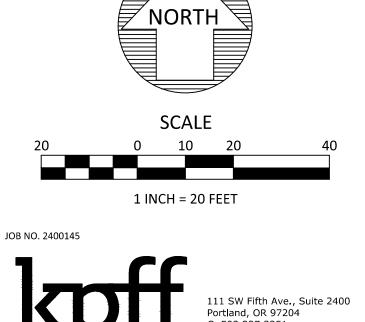
#### LEGEND:

	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
<del></del>	LOT LINE
	PROPERTY LINE
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	BRUSH LINE
— Е —	ELECTRICAL LINE
т	TELECOMMUNICATIONS LINE
SD	STORM LINE
ss	SANITARY SEWER LINE
——— w ———	WATER LINE
[]	UNDERGROUND LINE PER AS-BUILTS
- 0 -	SIGN
☑JB	ELECTRICAL JUNCTION BOX
TRAN	TRANSFORMER
\$- - \$/\$	OVERHEAD LIGHT
©	SANITARY MANHOLE WITH STRUCTURE
©	STORM MANHOLE WITH STRUCTURE
Ö	CURB INLET
TELVLT	TELECOMMUNICATIONS VAULT
TR o	TELECOMMUNICATIONS RISER
M	WATER VALVE
₽	FIRE HYDRANT
W ☑	WATER METER
WVLT	WATER VAULT
o ICV	IRRIGATION CONTROL VALVE
oMW	MONITORING WELL
	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
•	FOUND MONUMENT
4 1	PROJECT CONTROL POINT

PROJECT CONTROL:

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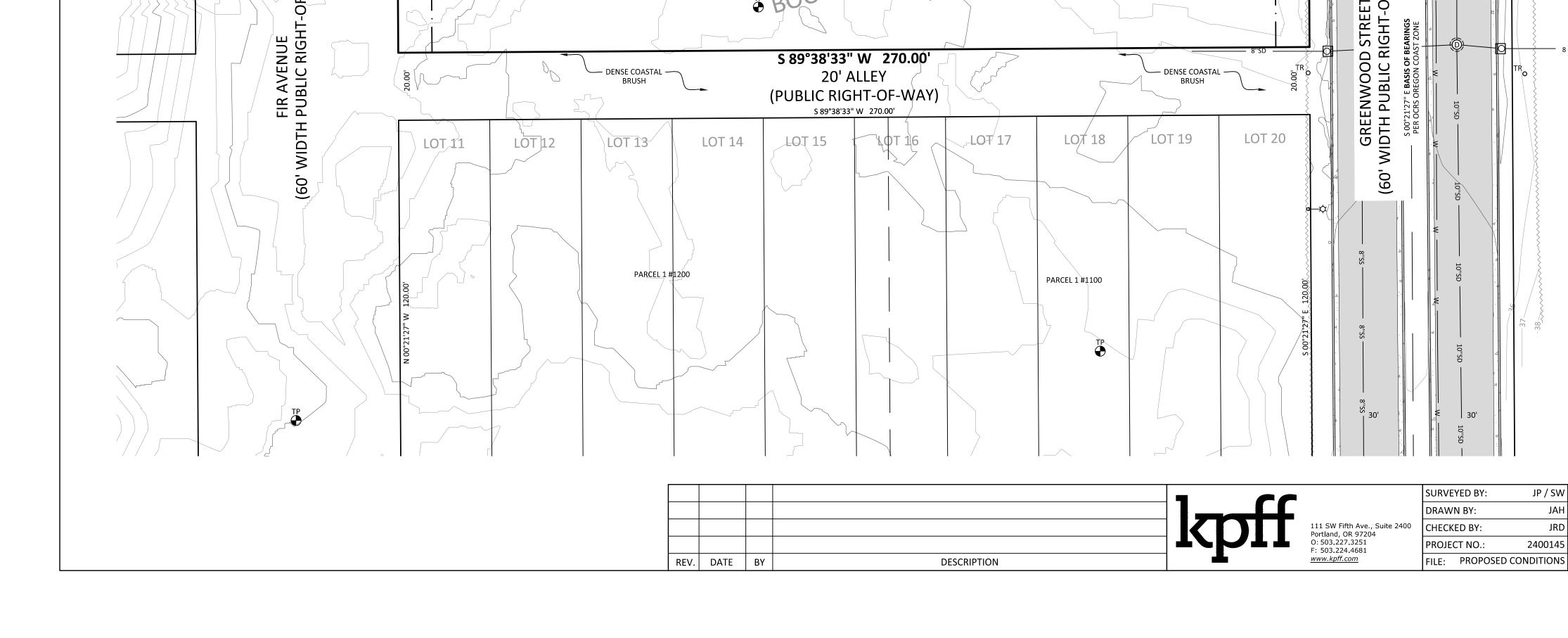
PROPOSED REPLAT OF LOTS 1-10 OF BLOCK 57 ELM PARK PUD

JP / SW

2400145

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



11TH STREET

(66 WIDTH PUBLIC RIGHT-OF-WAY)

N 89°38'33" E 270.00'

AREA = 32,400 SQ. FT. (0.744 ACRES)

10 FOOT SETBACK

- DENSE COASTAL -

10 FOOT SETBACK ───

EDGE OF WATER JUNE 19, 2024 @12:10PM

10 FOOT SETBACK

L DENSE COASTAL —

FIR AVENUE (60' WIDTH PUBLIC RIGHT-C

FND 5/8" I.R.

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

_		_	_		

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

FND 5/8" I.R. W/YPC "WOBBE PLS 1093" [CSF #1093] N 89°38'33" E 270.00' (R-4)							
	LO AREA = 32,400 SQ.	T 1 . FT. (0.744 ACRES)					
120.00' (R-4) BFOCK 24							
N 00°21'27" W	CENTRAL PARK CENTRAL PARK ADDITION TO ADDITION TO FLORENCE OREGON BOOK 2 PAGE 3						
[R-4]	FLORENC	2 PAGE 3		(-4)			
N 00°21'27" W 260.00 (R-4)	S 89°38'33" W 270.00'(R-4) 20' ALLEY (PUBLIC RIGHT-OF-WAY) 5 89°38'33" W 270.00'						
LOT 11 LOT 12	LOT 13 LOT 14 LOT 15	LOT 16 LOT 17	LOT 18 LOT 19	LOT 20			
	PARCEL 1 #1200		PARCEL 1 #1100				

RECORDED

DATE:____COUNTY CLERK

BY:		

LANE COUNTY SURVEYORS C	FFICE
C.S.FILE NO	
FILE DATE:	

LEGEND:

	RIGHT-OF-WAY LINE
	— EASEMENT LINE
	— LOT LINE
	SUBJECT PROPERTY LINE
•	FOUND MONUMENT AS NOTED
0	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

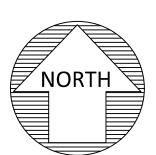
OWNERS ADDRESS:

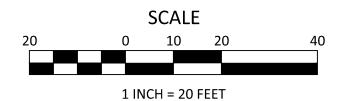
PO BOX 108, YACHATS, OR 97498-0108



GREENWOOD STRE (60' WIDTH PUBLIC RIGHT

S 00°21'27" E **BASIS OF BEARINGS** PER OCRS OREGON COAST ZONE





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



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EXISTING CONDITIONS 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

NOTES:

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LEGEND:

A STATE OF THE STA	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
·	LOT LINE
	PROPERTY LINE
·····	BRUSH LINE
— Е —	ELECTRICAL LINE
т	TELECOMMUNICATIONS LINE
SD	STORM LINE
ss	SANITARY SEWER LINE
w	WATER LINE
[]	UNDERGROUND LINE PER AS-BUILTS
- o -	SIGN
☑JB	ELECTRICAL JUNCTION BOX
TRAN	TRANSFORMER
\$ \$ /\$	OVERHEAD LIGHT
©	SANITARY MANHOLE WITH STRUCTURE
©	STORM MANHOLE WITH STRUCTURE
Ö	CURB INLET
TELVLT	TELECOMMUNICATIONS VAULT
^{TR}o	TELECOMMUNICATIONS RISER
M	WATER VALVE
<u> </u>	FIRE HYDRANT
W 🛮	WATER METER
WVLT	WATER VAULT
olcv	IRRIGATION CONTROL VALVE
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	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
•	FOUND MONUMENT
A #1	PROJECT CONTROL POINT
_	

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STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
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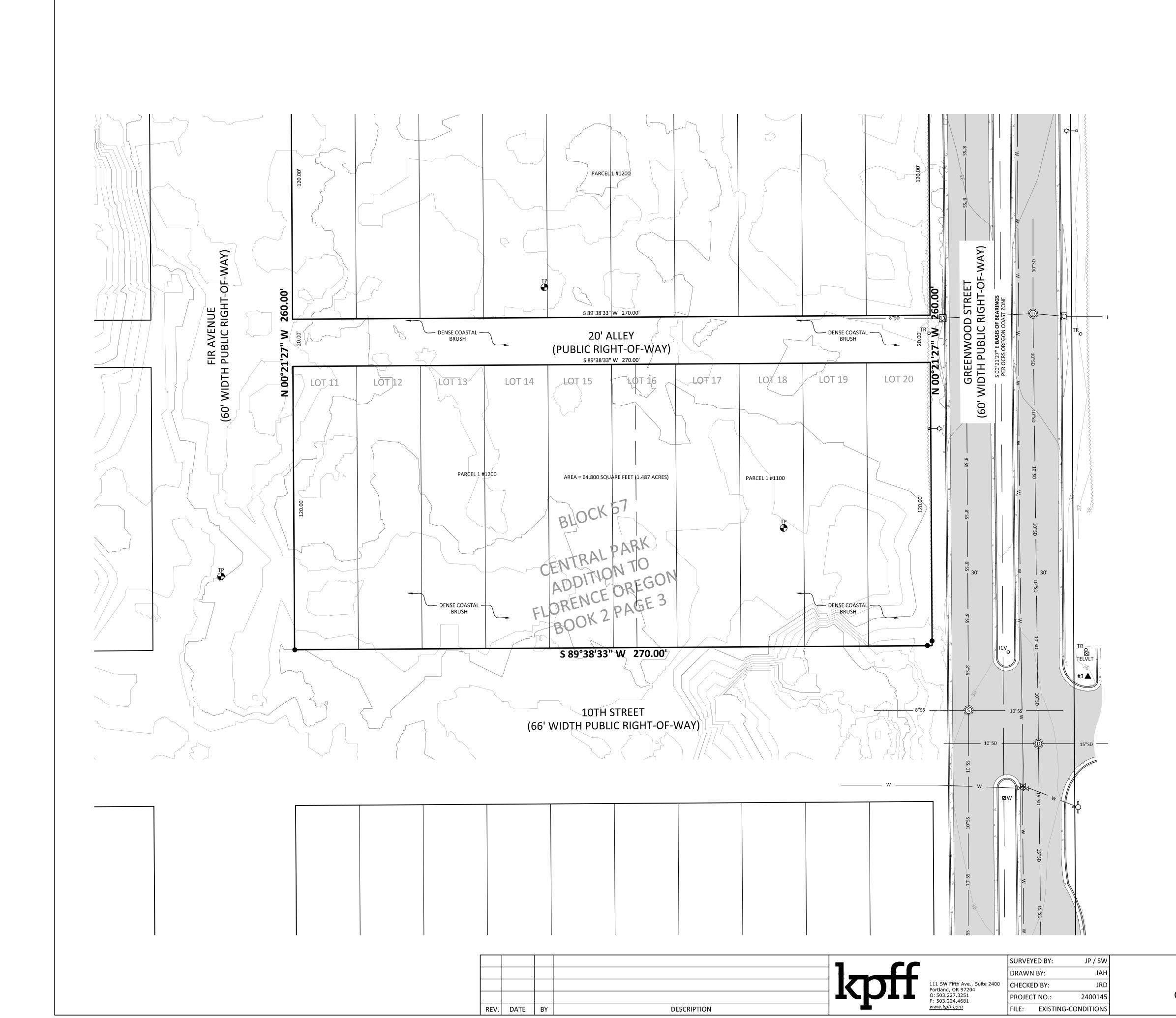


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EXISTING CONDITIONS OF LOTS 11-20 OF BLOCK 57 ELM PARK PUD

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

NOTES:

1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)
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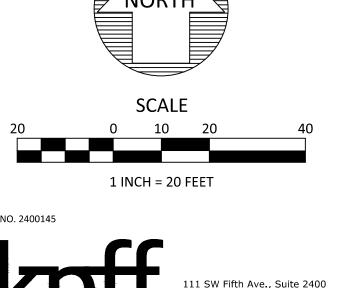
LEGEND:

	CONCRETE SURFACE GRAVEL SURFACE ASPHALT SURFACE
	CURB LINE EDGE OF ASPHALT RIGHT-OF-WAY LINE EASEMENT LINE LOT LINE
E T	PROPERTY LINE BRUSH LINE ELECTRICAL LINE TELECOMMUNICATIONS LINE
SD SS W []	STORM LINE SANITARY SEWER LINE WATER LINE UNDERGROUND LINE PER AS-BUILTS
─	SIGN ELECTRICAL JUNCTION BOX TRANSFORMER OVERHEAD LIGHT
(a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	SANITARY MANHOLE WITH STRUCTURE STORM MANHOLE WITH STRUCTURE CURB INLET
TELVLT TR	TELECOMMUNICATIONS VAULT TELECOMMUNICATIONS RISER WATER VALVE
W Z WVLT OICV	FIRE HYDRANT WATER METER WATER VAULT IRRIGATION CONTROL VALVE
o MW	MONITORING WELL DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE CONIFEROUS TREE
● ▲ #1	-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'
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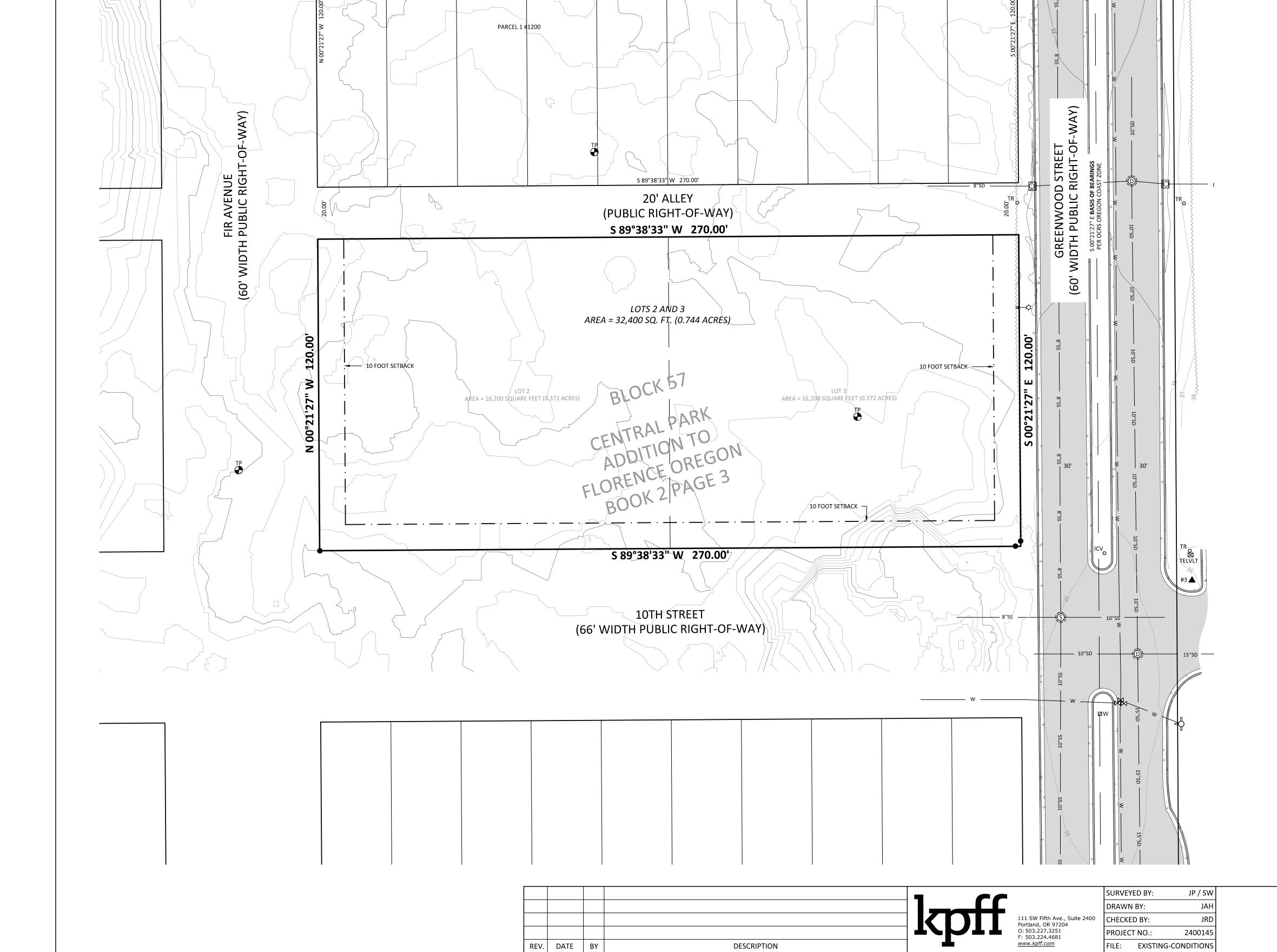
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PROPOSED REPLAT OF LOTS 11-20 OF BLOCK 57 **ELM PARK PUD**

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



LAND PARTITION PLAT NUMBER

FOR OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC. A REPLAT OF LOTS 11-20 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

GREENWOOD STREET WIDTH PUBLIC RIGHT-OF S 89°38'33" W 270.00'(R-4) 20' ALLEY (PUBLIC RIGHT-OF-WAY) S 89°38'33" W 270.00'(R-4) LOTS 2 AND 3 AREA = 32,400 SQ. FT_i. (0.744 ACRES) 120.00'(R-4) 120.00'(R-4) BLOCK 57

CENTRAL PARK

CENTRAL PARK

CENTRAL PARK

CENTRAL PARK

ON TO

ADDITION OREGON

FLORENCE OREGON

BOOK 2 PAGE 3 LOT 2 AREA = 16,200 SQUARE FEET (0.372 ACRES) ш 00°21'27" W AREA = 16,200 SQUARE FEET (0.372 ACRES) 00°21'27" FND 5/8" I.R. W/YPC "WOBBE ASSO 2' OFFSET [CSF #41416] S 89°38'33" W 270.00'(R-4) FND 5/8" I.R. W/YPC "WOBBE ASSOC" FND 5/8" I.R. W/YPC "WOBBE ASSOC" 2' OFFSET [CSF #41416] [CSF #41416] **10TH STREET** (66' WIDTH PUBLIC)(R-4)

RECORDED

DATE:____COUNTY (

LANE COUNTY SURVEYORS OFFICE			
C.S.FILE NO			
FILE DATE:			

LEGEND:

	RIGHT-OF-WAY LINE
	— EASEMENT LINE
	— LOT LINE
	SUBJECT PROPERTY LINE
•	FOUND MONUMENT AS NOTED
0	SET 5/8" X 30" IRON ROD W/YPC MARKED "KPFF ING (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 COAST ZONE, NAD 83 (2011), EPOCH

2010.00

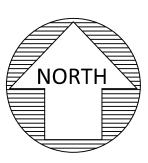
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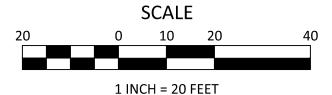
R-1 COUNTY SURVEY FILE 1093 R-2 COUNTY SURVEY FILE 28512 R-3 COUNTY SURVEY FILE 41416 R-4 CENTRAL PARK ADDITION TO FLORENCE

OWNERS ADDRESS:

PO BOX 108, YACHATS, OR 97498-0108







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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