pl 2-23-05

CITY OF GEARHART P O BOX 2510 GEARHART, OREGON 97138

8. SIGNATURE (APPLICATION) The Cutty DATE 9. SIGNATURE (OWNER)	•	APPLICATION FOR: 1. SUBDIVISION 2. LAND PARTITION
1. APPLICANT LA DEBOL Cutler PHONE 738 0272 MAILING ADDRESS 3/65 HWY 101 N. GENERAL ORE 2. PROPERTY OWNER SAME PHONE MAILING ADDRESS MENDEM HAVE DO WARRENTON, O MAILING ADDRESS 89728 HOW LO WARRENTON, O MAILING ADDRESS 89728 HOW LO WARRENTON, O MAILING ADDRESS 89728 HOW LO WARRENTON, O MAILING ADDRESS 189728 HOW LO GRAPHACT HIGHWAY TOACTS ADDITION 4. PROPERTY LOCATION CEAPHACT HIGHWAY TOACTS ADDITION (FAST OF MICHIGANY 101) 5. LEGAL DESCRIPTION PORTON OF TRACT 15 AND 4 He SOUTH 25/ OF TRACT 16 GENERAL HIGHWAY TRACTS ADDITION (SEE ATTACHED) 6. SKETCH ATTACHED 7. DETAILS AND REASONS, FOR REQUEST TO MAKE AN ADDITIONAL OF THE PROPERTY HOMES 8. SIGNATURE (APPLICATION) BAR CUMLY 9. SIGNATURE (OWNER)		ANNING COMMISSION . 2ND HIPMIGDIN
1. APPLICANT LAST PHONE 7380272 2. PROPERTY OWNER SAME PHONE 2. PROPERTY OWNER SAME MAILING ADDRESS 3. SURVEYOR/ENGINEER NEIL & MENDENHALL JR. PHONE 738-6363 MAILING ADDRESS 89718 HOW LO WATTENTON, O 4. PROPERTY LOCATION CEACHACT HIGHWAY TRACTS ADDITION (FAST OF HIGHWAY 101) 5. LEGAL DESCRIPTION Perton of Tract 15 and the South 25/ (SEE ATTACHED YES TENTATIVE PARTITION PLAT CUTLER PARTITION 7. DETAILS AND REASONS, FOR REQUEST TO Make AN ADDITIONAL OF TESTIGNATE HIGHWAY TRACTS ADDITIONAL 8. SIGNATURE (APPLICATION) THAN CUMUM		IONE: (503) 738-5501
MAILING ADDRESS Mendenty ASSOCIATES 3. SURVEYOR/ENGINEER NEIL & MENDENHALL JR. PHONE 738-6363 MAILING ADDRESS 89728 HWY LOC TAX LOT 61003CO 00900 972146 4. PROPERTY LOCATION GEARHART HIGHWAY TRACTS ADDITION (FAST OF HIGHWAY IC) 5. LEGAL DESCRIPTION PORTION OF TRACT 15 AND The South 28' (SEE ATTACHED) 6. SKETCH ATTACHED YES - TENTATIVE PARTITION PLAT CUTLER PARTITION 7. DETAILS AND REASONS FOR REQUEST TO Make AN ADDITIONAL STORY TESTIGENTIAL HOMES 8. SIGNATURE (APPLICATION) B. SIGNATURE (APPLICATION) 9. SIGNATURE (OWNER) MAILING ADDRESS APSOCIATES PHONE 738-6363 APPLICATION TO MAKE AND ADDITIONAL DATE 9. SIGNATURE (OWNER) MAILING ADDRESS APPLICATION APPLICATION APPLICATION APPLICATION APPLICATION APPLICATION APPLICATION B. SIGNATURE (OWNER) APPLICATION APPLICATION APPLICATION APPLICATION B. SIGNATURE (OWNER) APPLICATION APPLICATION APPLICATION B. SIGNATURE (OWNER)		APPLICANT IKA + Debbe Cutler PHONE 738 0272
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8. SIGNATURE (APPLICATION) Then Cutly DATE 9. SIGNATURE (OWNER)	6	SKETCH ATTACHED YES - TENTATIVE PARTITION PLAT
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900 TAK LOT

Tract 15, and the South 25 feet of Lot 16, GEARHART HIGHWAY TRACTS ADDITION, in the City of Gearhart, County of Clatsop, State of Oregon.

EXCEPTING THEREFROM the following described tract:

Beginning at an iron pipe set at the Southwest corner of said Tract 15; thence North 89° 59' 40" East along the South line of said Tract 15 a distance of 155 feet to a set iron pipe;

thence due North a distance of 124.57 feet to an iron pipe set on the North line of the South 25 feet of said Tract 16;

thence West along said North line a distance of 166.65 feet to an iron pipe set on

the West line of said Tract 16; thence South 05 46: 00" East along the West line of Tracts 16 and 15 a distance of 125.136 feet to the point of beginning.

TOGETHER WITH an easement over the South 25 feet of the above described tract.----

CUTLER TENTATIVE PART

IKE & DEBBI CUTLER PARTITION APPLICATION FEB 2005

THE APPLICANT PROPOSES A DEED RESTRICTION ON THE PROPOSED PARCEL 1 AND PROPOSED PARCEL 2 TO PREVENT FURTHER DIVISION OF THESE PARCELS PRIOR TO DEVELOPEMENT OF A FIFTY FOOT WIDE ROAD INTO THESE PROPERTIES. BY MEANS OF THESE DEED RESTRICTIONS THE APPLICANT WILL COMPLY WITH THE PROVISIONS OF SECTION 23 "MINIMUM STANDARDS" PARAGRAGH 2 UNDER THE SECTION "LAND PARTITIONING" OF THE GEARHART SUBDIVISION ORDINANCE DATED JUNE 1994. THE APPLICANT PROPOSES A 25' WIDE PRIVATE ROAD FOR ACCESS TO TAX LOT 61003CD 900 (ON WHICH IS CURRENTLY SITED ONE RESIDENCE). THE APPLICANT PROPOSES TO CREATE ONE ADDITIONAL HOME SITE ON THIS PROPERTY.

THE PROPOSED SITE WOULD UTILIZE CITY WATER WITH ACCESS TO THE SITE PROVIDED BY A 25' WIDE ROAD, UTILITY, AND FIRE ACCESS EASEMENT. THIS EASEMENT WILL INCLUDE A FIRE TRUCK TURN AROUND AREA AT THE END OF THE EASEMENT TO COMPLY WITH CITY FIRE STANDARDS.

AN ON SITE SEPTIC SYSTEM ACCEPTABLE TO THE DEPT OF ENVIRONMENTAL QUALITY IS PROPOSED FOR THE BUILDING SITE. THE CURRENT RESIDENCE ON TL 91003CD 900 UTILIZES AN SITE SEPTIC SYSTEM.

NO PUBLIC AREAS OR ADDITIONAL TREE PLANTING IS PROPOSED FOR THIS PARTITION.

THE APPLICANT UNDERSTANDS THAT AN ADDITIONAL FIRE HYDRANT MAY NEED TO BE INSTALLED ON THE PROPOSED ROAD AND UTILITY EASEMENT TO COMPLY WITH CITY STANDARDS.

THE APPLICANT INTENDS TO RETAIN THE CURRENT HOUSE ON THE TAX LOT PROPOSED FOR PARTITION. HOWEVER, A TOOL SHED SITED ON THE PROPOSED "PARCEL 2" MAY OR MAY NOT BE RETAINED BY A FUTURE OWNER.

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