

SURVEYOR'S CERTIFICATE:

I MICHAEL L. MANWELL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT BEING THOSE TRACTS OF LAND CONVEYED TO ZION PROJECT LLC BY DEED RECORDED AS DOCUMENT NO. 2024-05435, LINCOLN COUNTY DEED RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN CITY, LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF THIS PLAT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 2784" FOUND AT THE MOST SOUTHWEST CORNER OF SAID ZUHG PROJECT LLC TRACTS OF LAND ALSO BEING ON THE NORTH LINE OF THE PLAT OF "WATERS EDGE CONDOMINIUMS", LINCOLN COUNTY PLAT RECORDS; THENCE N00°45'23"E ALONG THE MOST WESTERLY LINE OF SAID ZUHG PROJECT LLC TRACTS OF LAND ALONG THE NORTH LINE OF SAID "WATERS EDGE CONDOMINIUMS", A DISTANCE OF 99.80 FEET TO THE SOUTH RIGHT OF WAY LINE OF SW 51ST STREET (50.00 FOOT WIDE); THENCE 89°41'38"W ALONG THE NORTH LINE OF SAID ZUHG PROJECT LLC TRACTS OF LAND ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 139.08 FEET TO THE NORTHEAST CORNER OF SAID ZUHG PROJECT LLC TRACTS OF LAND TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF OREGON COAST HIGHWAY 101 (VARIABLE WIDTH); THENCE S22°11'58"E ALONG THE MOST EASTERLY LINE OF SAID ZUHG PROJECT LLC TRACTS OF LAND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.00 TO THE SOUTHWEST CORNER OF SAID ZUHG PROJECT LLC TRACTS OF LAND TO A POINT ON THE NORTH LINE OF SAID "WATERS EDGE CONDOMINIUMS"; THENCE N89°12'56"W ALONG THE SOUTH LINE OF SAID ZUHG PROJECT LLC TRACTS OF LAND ALONG LAST SAID NORTH LINE, A DISTANCE OF 197.97 TO SOUTHWEST CORNER OF THE EASTERN PROPERTY OF SAID ZUHG PROJECT LLC TRACTS AND AN ANGLE POINT IN THE NORTH LINE OF SAID "WATERS EDGE CONDOMINIUMS"; THENCE S 00°46'56"W ALONG THE EAST LINE OF THE WEST TRACT OF LAND OF SAID ZUHG PROJECT LLC TRACTS ALONG LAST SAID NORTH LINE, A DISTANCE OF 32.77 FEET TO THE SOUTHEAST CORNER OF THE WESTERN TRACT OF SAID ZUHG PROJECT LLC TRACTS; THENCE N 89°17'32"W ALONG THE SOUTH LINE OF THE WEST TRACT OF SAID ZUHG PROJECT LLC TRACTS ALONG THE NORTH LINE OF SAID "WATERS EDGE CONDOMINIUMS". A DISTANCE OF 47.95 FEET TO THE INITIAL POINT.

CONTAINS 11,950 SQUARE FEET.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ZUHG PROJECT LLC, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

BY: _____
RONALD L. RUBIN
MANAGING MEMEBR
ZUHG PROJECT LLC

ACKNOWLEDGMENT:
STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__, BY RONALD L. RUBIN, MANAGING MEMBER
ZUHG PROJECT LLC

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO.

MY COMMISSION EXPIRES:

NARATIVE:

THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARIES OF THOSE TWO TRACTS OF LAND CONVEYED TO ZUHG PROJECT LLC IN DEED DOCUMENT NO. 2024-05435, LINCOLN COUNTY DEED RECORDS. THE TWO TRACTS OF LAND CONSIST OF A PORTION OF LOT 1, LOT 2, AND A PORTION OF LOT 3, BLOCK 8, OF THE DULY RECORDED PLAT OF "TAFT", LINCOLN COUNTY PLAT RECORDS, AND TO PARTITION SAID TRACTS OF LAND INTO ONE PARCEL.

FOUND SURVEY MONUMENTS WERE TIED FROM A TRAVERSE AND COORDINATED. THE BASIS OF BEARINGS IS BETWEEN POINTS "A" AND "B", PER THE BEARING OF SN 17130 A RECORD OF SURVEY BY ODOT.

I HELD POINTS "C" AND "D" PER SN 19107 FOR POINTS ON THE SOUTH RIGHT OF WAY LINE OF SW 51ST STREET, (50.00 FOOT WIDE). THIS LINE WAS EXTENDED EASTERLY TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE HIGHWAY 101 AS DESCRIBED BELOW.

THE COMMON LINE BETWEEN THE 2 SUBJECT TRACTS OF LAND WAS CONSTRUCTED BY HOLDING POINTS "G" AND "H" PER (P) AND EXTENDING THIS LINE NORTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SW 51ST STREET.

THE SOUTH LINE OF THE SUBJECT TRACT OF LAND IS A PORTION OF THE NORTH LINE OF THE PLAT OF "WATERS EDGE CONDOMINIUMS" AND WAS CONSTRUCTED BY HOLDING THE INITIAL POINT, AND POINTS "F" AND "G" PER SAID PLAT. THAT PORTION OF THE SOUTH LINE EAST OF POINT "F" WAS CONSTRUCTED BY PROJECTING A BEARING EASTERLY 90 DEGREES OF THE LINE BETWEEN POINTS "F" AND "G" HELD PER SAID (P). THIS LINE WAS EXTENDED EASTERLY TO THE INTERSECTION OF THE WEST LINE OF SAID HIGHWAY 101.

THE EAST LINE OF THE EASTERLY TRACT OF LAND IS THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 101 AND WAS CONSTRUCTED BY ESTABLISHING SAID LINE PER THE DETAIL "P" ON ODOT SURVEY 17130 HOLDING THE COORDINATES CALCULATED PER SAID SURVEY.

THE NW CORNER OF THE EASTERLY TRACT OF LAND WAS ESTABLISHED THE DISTANCE OF 48.00 FEET FROM WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SW 51ST AVENUE FROM POINT "I" PER (P).

PARTITION PLAT PREPARED FOR

ZUHG PROJECT LLC
A REPLAT OF A PORTION OF LOT 1,
LOT 2, AND A PORTION OF LOT 3,
BLOCK 8, "TAFT"
IN THE NE 1/4 OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M.,
LINCOLN CITY, LINCOLN COUNTY, OREGON

DATE: MARCH 10, 2025

APPROVALS:

APPROVED THIS _____ DAY OF _____, 20 ____

BY: _____
LINCOLN CITY, PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20 ____

LINCOLN COUNTY SURVEYOR / DEPUTY

BY: _____

APPROVED THIS _____ DAY OF _____, 20 ____

BY: _____
LINCOLN COUNTY TAX COLLECTOR

APPROVED THIS _____ DAY OF _____, 20 ____

BY: _____
LINCOLN COUNTY ASSESSOR



I CERTIFY THIS IS AN EXACT AND TRUE COPY OF THE ORIGINAL PARTITION PLAT

MLM JOB #22-042 PART DATE: 3/19/2025

MICHAEL MANWELL
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