

SURVEYOR:
Northstar SURVEYING
 720 NW 4TH STREET
 CORVALLIS, OR 97330
 TELEPHONE: 541-757-9050

APPLICANT/OWNER:
SEABROOK COMMUNITY FOUNDATION
 C/O TROY COLLEY
 PO BOX 423
 PACIFIC BEACH, WA 98571
 TELEPHONE: 360-470-4000

PLAN PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO PROVIDE PROOF OF FEASIBILITY FOR WATER AND SEWER SERVICES FOR PARCELS 1 - 3 CREATED BY THE PROPOSED PARTITION APPLICATION AS SUBMITTED BY NORTHSTAR SURVEYING.

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ADDITIONAL UTILITIES HAVE BEEN ADDED TO THE SURVEY BASED ON CITY OF LINCOLN CITY GIS. THESE UTILITIES ARE LABELED AS "NOT LOCATED".

SURVEYORS NOTE:
 COUNTY SURVEYS 12414 AND 12447 AS PREFORMED BY JAMES PAETH APPEARS TO HAVE BEEN DONE IN ERROR, THEREFOR POINTS D,C,F,G,H,I, AND J ALL FELL OUT OF POSITION. BASED ON OTHER SURVEYS AND DEEDS WE HELD MONUMENTS A,B & E TO DEFINE THE EAST AND NORTH LINES. WE USED DEED AND MAP MEASUREMENTS TO DEFINE THE LINES BETWEEN TAX LOTS 2001 AND 2200, ALSO TAX LOTS 2201 AND 2300. THE RIGHT OF WAY OF HIGHWAY 101 WAS CALCULATED PER COUNTY SURVEY 18251 FROM THE FOUND MONUMENTS AT K & L. THE RIGHT OF WAY OF 23RD STREET WAS CALCULATED BASED ON DEED MEASUREMENTS PER BOOK 87, PAGE 347. THE EXISTING ROAD FOR SE 23RD STREET DOES NOT ALIGN WITH THE DEEDED RIGHT OF WAY. COUNTY SURVEY 20636 DEFINES A RIGHT OF WAY FOR A PROPOSED LEGALIZATION, HOWEVER SAID LEGALIZATION ONLY OCCURRED EAST OF THE SECTION LINE BETWEEN SECTIONS 22 AND ON 235E 23RD STREET.

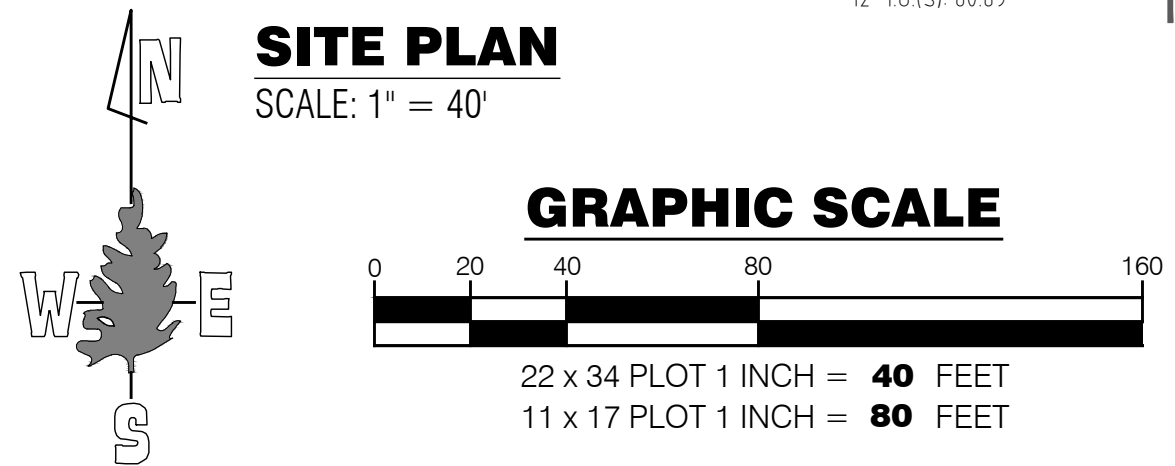
PLAN BENCHMARK:
 BENCHMARK USE FOR THIS SURVEY IS LINCOLN COUNTY GEODETIC CONTROL #9046. IT HAS AN ELEVATION OF 62.04 FEET NAVD 88.

GENERAL NOTES:
 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

NO SITE PREPARATION, SITE DISTURBANCE, BACK EXCAVATION OR OTHER CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY OTHER LAWS, ORDINANCES, RULES OR REGULATIONS SHALL HAVE BEEN ISSUED.

CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS. THE CITY WILL NOT PROVIDE POTHOLED.

- UTILITY NOTES:**
1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.
 2. ALL SANITARY SEWER PIPES SHALL BE 8"Ø PVC ASTM D-3034.
 3. WATER SERVICE LINE MATERIAL SHALL BE SEAMLESS 1" IPS BLUE POLY PIPE CL200 PSI



NO.	PLAN REVISION(S)	DATE

RENEWS: 12/31/2026



WATER & SEWER SERVICES UTILITY FEASIBILITY

PREPARED FOR:
 SEABROOK COMMUNITY FOUNDATION
 SITUATE IN:
 LINCOLN CITY, OREGON - MAP 07S 11W 22AD LOTS 2001 & 2200

DATE: 03.11.2025
 ENGINEER: M.S.RICCITELLI
 SCALE: AS INDICATED
 GCLLC PROJECT #: 4801-25
 PERMIT #:

Plotted on: 11 March 2025 @ 8:21:47 AM
 SHEET NO.
C1.00