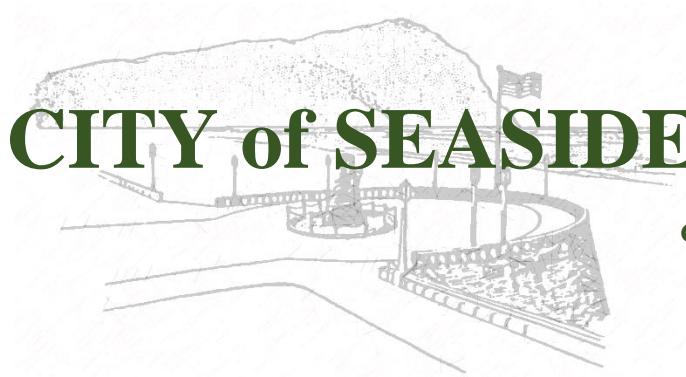


OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

# CITY of SEASIDE



COMMUNITY DEVELOPMENT  
LOCATION: 1387 AVE U  
MAIL: 989 BROADWAY  
SEASIDE, OREGON 97138  
(503)738-7100

March 22, 2022

Sunset Empire Parks and Recreation District  
PO Box 514  
Seaside, OR 97138

**RE: 23-011PLA – Property Line Adjustment at 7 N Roosevelt Dr. Tax lots 61022BB04700 & 61022BB05201.**

Dear Applicant:

The Planning Department has reviewed and approved your proposed property line adjustment between the above referenced properties. The properties are currently zoned Medium Density Residential (R-2) and General Commercial (C-3) and the proposed adjustment would move the property line so that the Visitor's Bureau and public restroom buildings can be sold separately.

Based on the review of the attached survey completed by S & F Land Services, the "as adjusted" property surrounding the two buildings will be approximately .57 acres. The property line adjustment will only affect the portion of the property that is zoned General Commercial (C-3).

Pursuant to your submittal, the "as adjusted" area of both properties will remain above 5000 square feet, the minimum lot size required for a single-family dwelling in the R-2 zone. Both properties will continue to meet the minimum requirements for lot coverage and setbacks.

The adjusted line must be surveyed and monumented in accordance with ORS 92.060. The monuments will clearly identify the location of the adjusted line and help minimize any future confusion over their location.

The adjustment includes the two existing building as well parking spaces that access the rear of the public restroom building. If the existing buildings are to be sold separate of the SEPRD property, an access easement will need to be granted in order for the parking spaces to be utilized.

The property owner is responsible for completing the property line adjustments by taking the following actions:

- Complete the survey work necessary to adjust the lines in compliance with any requirements of the Clatsop County Surveyor or applicable State Statutes.
- The property owner should create an appropriate property line adjustment deed and record it with the Clatsop County Clerk. Please be advised, the City cannot provide legal advice concerning these issues so you may wish to consult with an attorney prior to any recording.
- If the property that contains the public restroom facility and the Visitor's Bureau building are to be sold separately, an access easement will need to be granted by SEPRD through their parking lot so that the parking spaces in back of the public restroom building can be utilized by a future property owner.

If you have any questions concerning the approval, please contact the Department at (503) 738-7100.

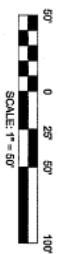
Sincerely,



Jeff Flory  
Community Development Director  
City of Seaside, Oregon

cc: File  
County Surveyor  
SEPRD

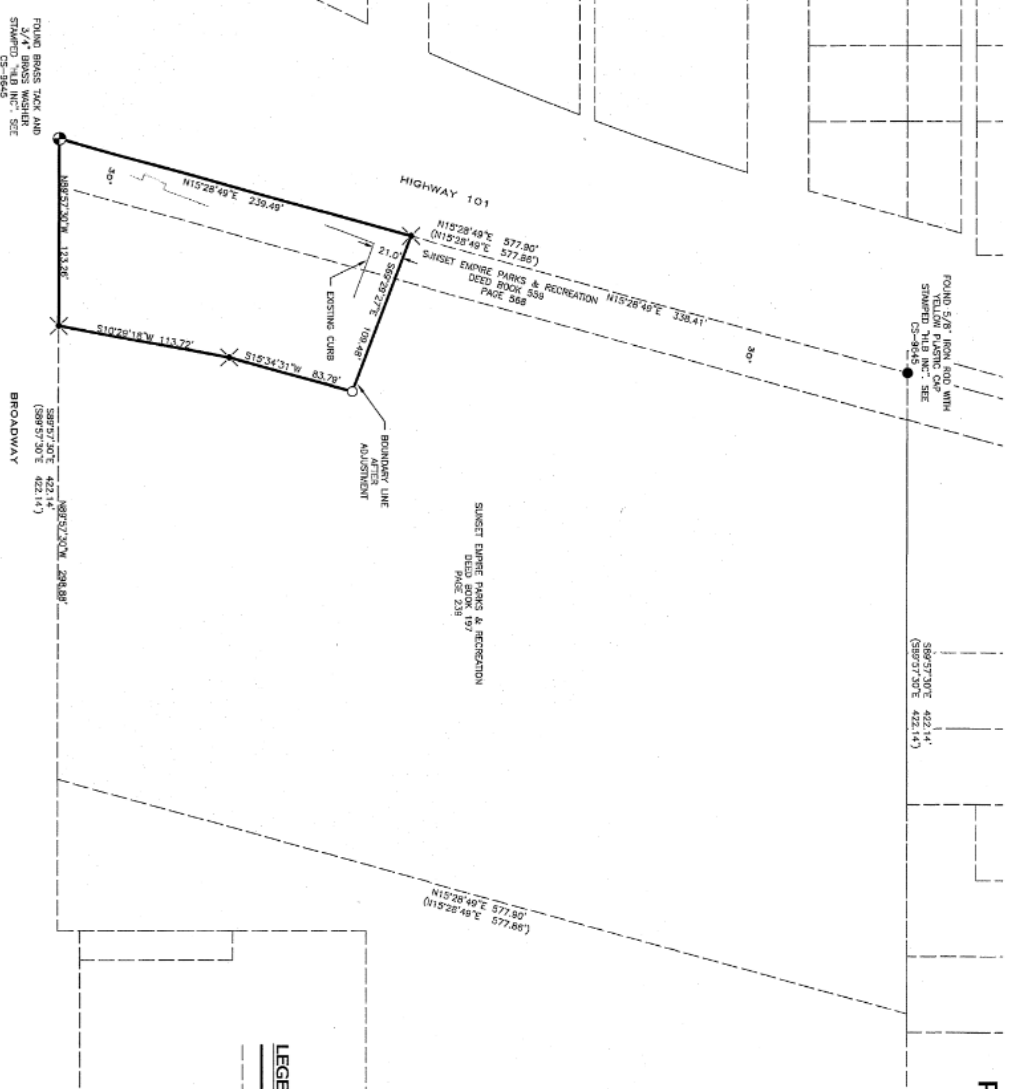
PRELIMINARY  
PROPERTY LINE ADJUSTMENT



**PURPOSE:**  
THE PURPOSE OF THIS SURVEY IS TO DEPICT A BOUNDARY LINE ADJUSTMENT BETWEEN TWO TRACTS OF LAND OWNED BY SUNSET EMPIRE PARKS & RECREATION DISTRICT TO ACCOMMODATE THE SALE OF THE RESULTANT SMALLER TRACT TO THE CITY OF SEASIDE.

**HORIZONTAL DATUM (BASIS OF BEARINGS):**  
THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTHWEST CORNER OF THE PROPERTY BEARS NORTH 15°28'49" EAST, THE RECORD VALUE FROM MAP CS-9645, CLATSOP COUNTY SURVEY RECORDS.

- LEGEND:**
- BOUNDARY LINE
  - LOT/PAVED LINE
  - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES"
  - SET 1/4" IRON ROD WITH WASHER
  - FOUND MONUMENT - BRASS TACK & 3/4" WASHER
  - FOUND MONUMENT - 5/8" IRON ROD
  - INDICATES RECORD VALUE FROM MAP CS-9645



**S&F Land Services**

PORTLAND, VANCOUVER, BEND, SEASIDE

1722 N. HAWTHORNE ST.  
SEASIDE, OR 97138  
(503) 735-3455

WWW.S&FLANDS.COM  
DOB: DEC 20, 2022  
2022-0814-01

FILED JPM

CLATSOP COUNTY

DEED NO. 2022-0814-01

FILED JPM

CLATSOP COUNTY

SURVEY FOR:

**CITY OF SEASIDE  
& SUNSET EMPIRE P.R.D.**

LANDS DESCRIBED IN DEED BK 197, PG 238  
BK 559, PG 568 & INST# 202100462  
CLATSOP COUNTY DEED RECORDS  
NW 1/4 SEC 22, T6N, R10W, W1M,  
CLATSOP COUNTY

S&F LAND SERVICES MAKES NO WARRANTIES AS TO  
ACQUISITION, EXISTENCE, ADVERSE POSSESSION, ETC.