

CITY OF YACHATS URBAN RENEWAL PLAN

**City of Yachats
August 2006**

YACHATS URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Mayor and City Council appointed a Citizen Advisory Committee to oversee the preparation of the plan, and provide a forum for citizen involvement in all phases of preparation of the plan. The Advisory Committee gave generously of their time and provided excellent direction on all key issues involved in preparing the plan. Members of the Citizen Advisory Committee are:

Members of the Advisory Committee

City Council

Yvonne Wulff

Public Works & Streets Commission

Walt Weyand, Committee Vice Chair

Bob Bennett

Planning Commission

Greg Scott

Non-profit

Max Glenn

Budget Committee

Carl Miller

Resident Citizens at large

Keith Perkins, Committee Chair

Burgundy Featherkile

Staff Assistance

Nancy Batchelder, City Clerk

Larry Lewis, City Planner

Urban Renewal Consultant

Charles Kupper, Spencer & Kupper

URBAN RENEWAL PLAN

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100. INTRODUCTION

The Yachats Urban Renewal Plan consists of Part One – Text and Part Two – Exhibits. The City Council of Yachats acts as the Governing Body of the Yachats Development Agency, the Urban Renewal Agency of Yachats, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and Yachats respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Yachats Urban Renewal Plan for the Yachats Urban Renewal Area was approved by the Yachats City Council on _____, 2006 by Ordinance No. ____.

200. CITIZEN PARTICIPATION

The Yachats Planning Commission met to review the Plan on July ----2006. The Yachats City Council scheduled a public hearing on adoption of this Plan on August ----2006. Additional notice for the Council hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

A map of the boundary of the Yachats Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The Yachats urban renewal plan will help Yachats carry out goals and objectives of Yachats's Comprehensive Plan, and the project goals developed by the citizen advisory committee.

A. GOALS OF CITIZEN ADVISORY COMMITTEE

Overall Economic Development

- Promote economic development
- Promote private development
- Assist public and private development as incentive to further growth and development

Transportation and Infrastructure

- Assist in providing wastewater facilities to allow continued economic development in Yachats
- Assist in providing storm drainage and adequate fire flows for existing and new development in Yachats.
- Provide access and circulation improvements within the renewal area.
- Provide additional public parking in the commercial area of Yachats

Improve Visual appearance

- Make funds available to assist rehabilitation and renovation of property
- Provide funds for public parks, open space, and trails, and public buildings

B. YACHATS COMPREHENSIVE PLAN

The City of Yachats Comprehensive Land Use Plan contains the following goals, objectives, and recommendations that are relevant to the actions and projects proposed in the Yachats Urban Renewal Plan.

- Improve streets which are dedicated but not open, graveled streets and narrow paved streets to city standards
- Provide safe, well-marked pedestrian ways which do not conflict with vehicular traffic within future development
- Encourage participation in available government and private loan or other programs in order to provide for the housing needs of all income levels
- Improve Highway 101 to be safer and more aesthetic for pedestrians, bicyclists, and automobiles
- Assist with providing for “entry statements” in the north and south areas of town through art, landscaping, or signage (or a combination)
- Provide parking areas appropriate for the community
- Provide a central location where visitors could come for information and paths and trails intersect

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Yachats Urban Renewal Area shall be in accordance with the regulations prescribed in the City’s Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Urban Renewal Area

R-1 - Low Density Residential: The R-1 residential zone is intended to provide a quality environment for low density, urban, single-family residential uses and other compatible land uses determined desirable and/or necessary.

R-2 - Medium Density Residential: This residential zone is intended to provide a quality environment for medium density, urban, single-family residential uses and other compatible land uses determined to be desirable and/or necessary.

R-3 - High Density Residential: The R-3 residential zone is intended to provide a quality environment for high density, urban, residential uses together with other compatible land uses determined to be desirable and/or necessary.

R-4 - High Density Residential: The multiple-family residential zone is intended to provide a quality environment for high density, urban, residential, resort and motel uses together with other compatible land uses determined to be desirable and/or necessary.

C-1 - Commercial: The intent of these provisions is to centralize commercial uses along U.S. Highway 101 in the downtown core area, and to maintain primary commercial uses such as stores, banks and offices in the central area of town. Large land users are intended to be located on the fringes of the commercial zone.

P-F Public Facilities: The public facilities zone is intended to designate nonresidential, city-owned land and to provide for its future noncommercial use and management in the interest of residents.

600. OUTLINE OF DEVELOPMENT

The Yachats Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the Yachats Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing infrastructure and utility upgrades to service new and existing development in the Urban Renewal Area, especially sewer plant and facilities improvements
- Providing incentives for the repair and rehabilitation of deficient structures in the Urban Renewal Area
- Contribute to public buildings and facilities in the Urban Renewal Area, including parking areas
- Contribute to streetscape improvements in the Urban Renewal Area

- Providing access and circulation improvements within the Urban Renewal Area
- Provide funding for public parks, open space and trails in the Urban Renewal Area

Section 700 provides further description of each urban renewal project to be undertaken within the Yachats Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

The activities authorized for funding in the Yachats urban renewal plan are taken from recent Master Plan studies detailing needed infrastructure improvements in the Yachats Urban Renewal Area, from recommendations contained in the Yachats Village Circulation Plan, and from recommendations by members of the renewal advisory committee.

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, county, and county laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Improvements to public parks, open space, and trails have been identified as eligible Urban Renewal projects.

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks. The City of Yachats Comprehensive Plan prescribes that streets which are dedicated but not open, graveled streets and narrow paved streets are to be improved to city standards. Street, curb, and sidewalk improvements identified as eligible Urban Renewal

projects include:

- Street repairs and restoration in Urban Renewal District (excavations & overlays)
- Sidewalk With Curb - Hwy 101

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities in the area. City staff and the community have identified improvements to storm drainage and adequate fire flows as eligible Urban Renewal projects. The City of Yachats Comprehensive Plan indicates that current water and sewer system demands are near or at capacity, and additional water or sewer hook-ups beyond the existing or planned capacity of those systems will not be permitted. Improving existing systems and expanding capacity of these systems has been identified to allow continued economic development within the City of Yachats. Specific wastewater system, water system, and storm drainage system improvements identified as eligible Urban Renewal projects include:

Wastewater System

- Sewer Plant, pump stations, and other system improvements
- Infiltration & inflow - Repair and replacement in Urban Renewal District (includes manhole rehabilitation)

Water System

- .5 MG finished water reservoir - south end of town including land acquisition for reservoir, pump station and waterlines to and from reservoir
- Miscellaneous looping of waterlines in Urban Renewal District
- Upgrade (size) of waterlines
- New fire hydrants installed
- Water main valve replacement

Storm Drainage System

- Storm drainage improvements (enclosing selected open Ditches) minimum 12 ADS smooth-bore corrugated storm water pipe

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. The City of Yachats Comprehensive Plan calls for “entry statements” in the north and south areas of town. These statements will provide through art, landscaping, or signage (or a combination) an immediate, physical notice to individuals that they are entering a “place”. The intent will be to slow traffic down and enhance and personalize the image of the community. This is one such beautification project in which the Renewal Agency may choose to participate in.

E. Pedestrian, Bicycle, and Transit Improvements

The Renewal Agency may participate in funding improvements to public transit facilities, and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options, and facilitate pedestrian and bicycle usage in the Yachats Urban Renewal Area. The City of Yachats Comprehensive Plan identifies a Village Circulation Plan and implementation strategy to provide a continuous pedestrian pathway from the north to the south of Yachats. Portions of this loop trail system needing improvements are located within the Urban Renewal Area. The Comprehensive Plan further identifies a specific objective to have a central location where visitors could come for information and paths and trails intersect. Improving Highway 101 to be safer and more aesthetic for pedestrians, bicyclists, and automobiles, providing access and circulation improvements within the renewal area, and improving trails have been identified by city staff and the community as an eligible Urban Renewal project.

F. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency’s participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Yachats Urban Renewal Area, and the importance of the project in carrying out Plan objectives. City staff and the community have identified public facility improvements including a Community Center and additional public parking in the commercial area of Yachats as eligible Urban Renewal projects.

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Yachats Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Yachats Urban Renewal Area. Making funds available to

assist rehabilitation and renovation of property has been identified as an eligible Urban Renewal project.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Yachats Urban Renewal Area. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.
- Transfer of assembled sites at fair reuse value.
- Make funds available to assist rehabilitation and renovation of property

4. BELOW MARKET INTEREST RATE LOANS AND INCENTIVES

The Renewal Agency may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, or other financial incentives to advance the goals and objectives of the Yachats Urban Renewal Area. Loans or incentives provided by the Renewal Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance, connecting to Renewal Agency provided underground electrical and communication systems, or other capital construction activities approved by the Renewal Agency.

5. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 800 of this Plan.

6. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with prepar-

ation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

Section 39 of the City Charter for the City of Yachats states that no fee simple title to real property shall be purchased nor shall fee simple title to property owned by the City be sold or otherwise transferred in its entirety without prior voter approval at an election. The Urban Renewal Agency will acquire or dispose of property consistent with the City Charter.

The Urban Renewal Agency shall pass a resolution requesting the City Council to place a measure on the ballot for any acquisition or disposal of real property.

900. REDEVELOPER'S OBLIGATIONS

Redevelopers within the Yachats Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the County.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
5. The Redeveloper shall not execute any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced. The Development Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the Yachats Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2005 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Acquisition of property for any purposes.

C. Minor Amendments.

Minor amendments may be approved by the Development Agency Board in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning

- or engineering principles of the Plan.
- 2.. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$500,000 in 2005 dollars.
 - 3 Increases in the Yachats Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulation or ordinances, which affect the implementation of this Plan. When such amendments, modifications, or approvals have been officially enacted by the City Council, such amendments, modifications or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is \$7,589,800. This amount is the principal of indebtedness, and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. General

The Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

This Plan will be financed in whole, or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Yachats Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the County in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", "Renewal Agency" or "Urban Renewal Agency" means the Yachats Urban Renewal Agency, which is the Urban Renewal Agency for Yachats.

"Area" means the area included within the boundaries of the Yachats Urban Renewal Area.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"County" means Lincoln County, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"Development Agency" means the Yachats Development Agency.

"Displaced" person or business means any person or business required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Yachats Urban Renewal Area, Part Two - Exhibits.

"Mixed Use" means a development site, or a single building containing multiple uses.

For example, a common type of mixed use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" or "Renewal Plan" means the Urban Renewal Plan for the Yachats Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of Yachats, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any person, individual or group acquiring property from the Development Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan.

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the redevelopment through new construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at reduced prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

"Text" means the Urban Renewal Plan for the Yachats Urban Renewal Area, Part One - Text.

"Urban Renewal Area", or "Yachats Urban Renewal Area", " means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal

Area is described in Exhibits made a part of this plan.

Yachats Urban Renewal Plan

Yachats, Oregon

Part Two-Exhibits

EXHIBITS

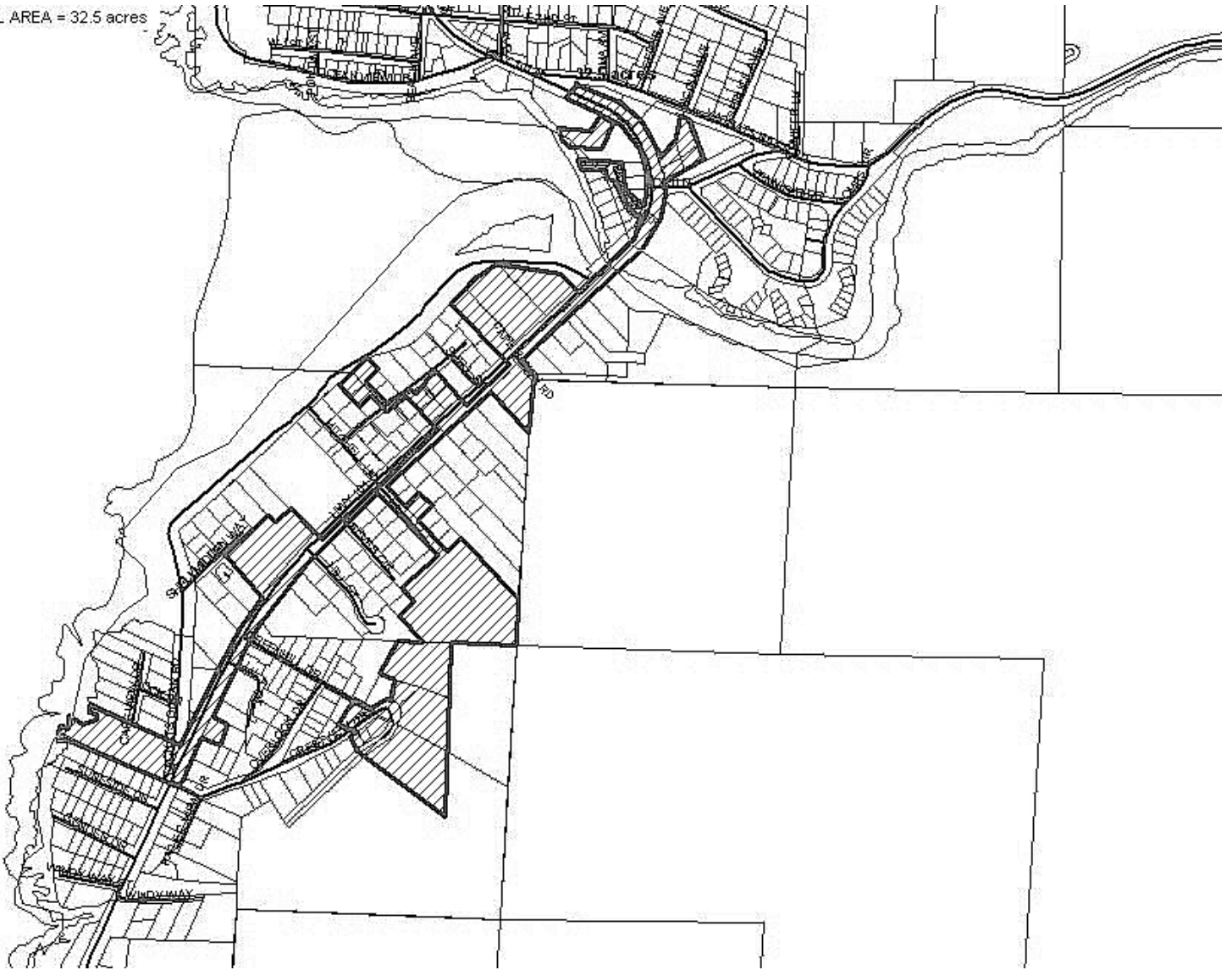
Exhibit 1 Map of Plan Boundary

ATTACHMENTS

Attachment A Boundary Description

Exhibit 1C Map of Plan Boundary- South Section

TOTAL AREA = 32.5 acres



ATTACHMENT A - LEGAL DESCRIPTION OF YACHATS URBAN RENEWAL AREA

Beginning at the initial point of Overleaf Village Replat No. 1 as shown in Book 16, Pages 34 and 34A, Lincoln County Oregon, said point lying S 34°03'35 W (Grid Bearing) for 1030.33 feet from the One Quarter Corner between Sections 22 and 23, Township 14 South, Range 12 West, Willamette Meridian, Thence along the Western line of said Plat to the Southwest corner of said Plat, Thence East along the Southern line of said Plat to the Western Right of Way line of US Highway 101,

Thence Southwest along said Western Right of Way line to a point lying 25.00 feet Northeast of that land described in Document Number 2005-19762, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southeast across US Highway 101 to a point in the Eastern Right of Way line of said Highway, said point lying 99.90 feet Southwest of the Southwest corner of Parcel 1 as shown on Partition Plat 2000 - 16, Lincoln County, Oregon, Thence Southwest along said Eastern Right of Way Line to the Southwest corner of that land described in Book 407, Page 2366, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southeast to the Southeast corner of said land, Thence Northeast to a point lying 21.81 feet Northwest from the Southeast corner of Parcel 3 Partition Plat 2003 - 24 Lincoln County Oregon, Thence Southeast to the Southeast corner of said Parcel 3,

Thence Northeast along the Eastern line of said Parcel 3 to the Northeast corner of said Parcel, Thence Northwest along the Northern lines of Parcels 3 and 2 of said Partition Plat to Northwest corner of said Parcel 2, Thence Northeast to the Northeast corner of Elk Mountain Road Right of Way (Private Street), Thence Northwest along the Northern Right of Way line of Elk Mountain Road to a Southern corner of Parcel 2 of Partition Plat 1994 - 33, Lincoln County, Oregon, said corner lying 49.15 feet Southeast of the Southwest corner of said Parcel,

Thence Northeast along the Southern Line of said Parcel to the Southeast corner of said Parcel, Thence North along the Eastern line of said Parcel to the Northwest corner of Parcel 1 of Partition Plat 2000 - 15, Lincoln County, Oregon, Thence Southeast along the Northern Lines of Parcels 1 and 2 of said Partition Plat to the Eastern line of the Southwest One Quarter of the Southwest One Quarter of Section 23, Township 14 South, Range 12 West, Willamette Meridian;

Thence South along said line to the Southeast corner of that land described in Book 273 Page 870, Parcel 2, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northwest along the Southern Line of said Parcel 2 to a point lying 17.00 feet Southerly of the Northeast corner of Lot 4, Replat of Lot 4 of the Powell Addition to Yachats as shown in Book 15, Page 20, Lincoln County, Oregon, said point lying in the Eastern line of the "easement road" as shown on said Plat, Thence South along the Eastern line of said Lot 4 to the Southeast corner of said Lot, Thence Northwest along the Southern line of said Lot to the Southwest corner of said Lot, Thence Northeast along the Western line of said Lot to the Northeast corner of Lot 6 of said Plat, Thence Northwest along the Northern Lines of Lots 6 and 2 of said Plat to the Southeast corner of Parcel 1 of Partition Plat 1995 - 47 Lincoln, County, Oregon,

Thence Northeast along the Eastern line of said Parcel to the Northeast corner of said Parcel, said point lying in the Southern line of Parcel 1 of Partition Plat 1995 - 5, Lincoln County, Oregon, Thence Southeast along the Southern line of said Parcel for 79.47 feet to the Southeast corner of said Parcel, Thence Northeast along the Eastern line of said Parcel to the Southeast corner of Parcel 2 of Partition Plat 1998 -12, Lincoln County, Oregon, Thence Northeast along the Eastern line of said Parcel to the Northeast corner of said Parcel, Thence Northwest along the Northern lines of Parcels 2 and 1 of said Plat to the Eastern Right of Way line of US Highway 101,

Thence Southwest along said Eastern Right of Way line to the Northern Right of Way Line of King Street, Thence Southeast along said Northern Right of Way line to the Eastern Right of Way Line of King Street,

Thence Southwest along the Eastern Right of Way line of King Street to a point in the Northern line of the Easement Road as shown on Partition Plat 1993 - 14, Lincoln County, Oregon, thence Southeast along said Northern line of said Easement Road to the point of intersection with the Northern line of Parcel 1 of said Partition Plat, Thence Southeast along the Northern lines of Parcels 1 and 2 of said Plat to a point in the East line of the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 14 South, Range 12 West, Willamette Meridian,

Thence South along said line to the Southeast corner of Lot shown as "TL #902" on Partition Plat 1996 - 16, Lincoln County, Oregon, Thence Northwest along Southern line of said Lot to the Eastern Right of Way line of Horizon Hill

Road, Thence Southerly along said Right of Way line to a point in the Northern Right of Way line of said Road, said point being the Southeast corner of the land described in Deed Book 239 Page 1889, Lincoln County, Oregon, Thence crossing Horizon Hill Road Southwest to the Easternmost corner of Parcel 1 of Partition Plat 29-1991, Lincoln County, Oregon, Thence Southwest along the Southern line of said Parcel 1 to the Southern most corner of said Parcel, Thence Northwest along the Western line of said Parcel to the Eastern Right of Way line of Loma Avenue,

Thence South along said Right of Way line to a point of intersection with the Northern Right of Way line of East Third Street, Thence North Westerly, crossing Loma Avenue, along the Northern Right of way line of East Third Street to the Southwest corner of Lot 19, Block 10 of the Plat of Overlook Addition to Yachats, Lincoln County, Oregon, Thence North along the West line of said Lot to the Northwest corner of said Lot, Thence South Easterly along the North lines of Lots 19 and 20 of said Plat to the Western Right of Way line of Loma Avenue, Thence North along said Western Right of Way line to the Northeast corner of Lot 8, Block 9 of said Plat, said corner lying in the Northern Right of Way line of Horizon Hill Road, Thence East and Northerly along said Right of Way line to the Northeast corner of Parcel 2 of Partition Plat 1999 - 16, Lincoln County, Oregon, said corner lying in the Southern line of Lot 23, Black Stone as shown on Book 17 Pages 32 through 32C, Thence Northwest along the Southern lines of Lots 23 and 22 of said Plat to the Southwest corner of Lot 22 of said Plat, Thence Northwest along the West line of said Lot to the Northwest corner of said Lot, Thence Northeast along the North line of said Lot to the Western Right of Way line of Keenah Lane, Thence Northwest along said Right of Way line to a point in the Southern line of Lot 21 of said Plat, Thence Northwest along the Southern Line of said Lot to the Southwest corner of said Lot, Thence Northerly along the Western lines of Lots 21, 20 and 19 of said Plat to the Northwest corner of Lot 19 of said Plat, said corner lying in the Southern line of Parcel 2 of Partition Plat 2005 - 3, Lincoln County, Oregon,

Thence Southeast along said Southern line to the Southwest corner of Lot 7 of a Preliminary Plat named Black Stone 2, as approved by the City of Yachats Findings and Conclusions Order Number 1-S-PC-05, Thence Northeast along the Western line of said Lot to a point of intersection with the Southern line of Lot 8 of said Plat, Thence Northwest to the Southwest corner of said Lot 8, Thence Northwest to the Northwest corner of said Lot 8, Thence Northeast along the Western lines of Lots 9 and 10 of said Preliminary Plat to the Northwest corner of said Lot 10, said corner lying in the Southern line of Parcel 3 of Partition Plat 1997 - 21, Lincoln County, Oregon, Thence Northwest along said Southern line to a point of intersection with the Northern projection of the Eastern line of Lot 11 of Black Stone 2 (Preliminary Plat), Thence Southwest to the Northeast corner of said Lot,

Thence Southwest along the Eastern lines of Lots 11 and 12 of said Preliminary Plat to the Southeast corner of said Lot 12, said corner is common to the Northeast corner of Lot 14, Black Stone as shown in Book 17 Pages 32 through 32C, Thence Southwest along the Eastern lines of Lots 14, 15, 16, 17 and 18 of said Plat to the Southeast corner of Lot 18 of said Plat, Thence Northwest along the Southern Line of Lot 18 of said Plat to the Southwest corner of said Lot 18, Thence Northwest along the Southern Right of Way line of Gilmet Lane to a point lying 14.28 feet North of the Southeast corner of Lot 10 of said Plat. Thence South 14.28 feet to the Southeast corner of Lot 10 of said Plat, Thence Southeast along the Southern line of Tract "A" of said Plat for 69.77 feet to the Northeast corner of that land described in Book 450 Page 17, Parcel 1, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southwest along the Eastern line of said Parcel 1 and continuing along the Eastern lines of Parcel 2 and 3 of said Deed to the Southeast corner of said Parcel 3, said point lying in the Eastern Right of Way line of Radar Road,

Thence along said Eastern Right of Way line to the Northernmost corner of that land described in Document Number 2004-1826, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southeast along the Northeastern line of said land to the Easternmost corner of said land, thence Southwest along the Southeastern line of said land to the Easternmost corner of that land described in Book 209 Page 650, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southwest along the Southeastern line of said land to the Southernmost corner of said land, Thence Northwest along the Southwestern line of said land to the Eastern Right of Way line of Radar Road,

Thence West across Radar Road to a point in the Western Right of Way of Radar Road and said point lying

Northerly 140.00 feet from the Southeast corner of Lot 5 of Plat of Horizon Vista as shown in Book 14, Page 28, Lincoln County, Oregon, Thence Northerly along the Eastern lines of Lots 5, 4, 3, 2 and 1 of said Plat to the Northeast corner of said Lot 1, Thence Northwest along the North line of said Lot for 48.43 feet to the Southeast corner of Lot 5 of Plat Of The Hanley Terraces as shown in Book 14, Page 27, Lincoln County, Oregon,

Thence Northerly along the Eastern Line of said Lot 5 to the Northeast corner of said Lot, Thence Northwest along the Northern line of said Lot to the Southeast corner of Parcel 1 of Partition Plat 1992 - 6, Thence Northeast along the Eastern line of said Plat to the Northeast corner of Parcel 1 of said Plat, thence Northwest along the Northern Line of said Parcel to the intersection with the Eastern Right of Way line of Hanley Drive, Thence Southwest along the Eastern Right of Way line of Hanley Drive to the Southwest corner of Lot 5 of Plat Of The Hanley Terraces as shown in Book 14 Page 27, Lincoln County, Oregon

Thence Northwest, across Hanley Drive and along the Southern lines of Lots 6, 7, 8, and 9 of said Plat to the Southwest corner of said Lot 9, said corner lying in the Eastern Right of Way line of King Street, Thence Southwest to a point of intersection with the Southern Right of Way line of Ninth Street and the centerline of the 50 foot width portion of King street, thence Northwest along the Southern Right of Way line of Ninth Street to the Eastern Right of Way line of US Highway 101, Thence South along said Eastern Right of Way line to the Northern Right of Way line of East Seventh Street, Thence East along the Northern Right of Way line of East Seventh Street to the Southwest corner of Lot 9, Block 4, of the Amended Plat of Overlook Addition to Yachats as shown in Book 7 Page 54, Lincoln County, Oregon,

Thence Northeast along the Western line of said Lot to the Northwest corner of said Lot, thence Southeast along the Northern lines of Lots 9 and 10 of Block 4 of said Plat to the Northeast corner of said Lot 10, Thence Southwest along the Eastern line of said Lot 10, and it's projection, crossing East Seventh Street to the Southern Right of Way line of said Street, Thence Northwest along the Southern Right of Way line of said Street to the Eastern Right of Way line of US Highway 101,

Thence Southerly along said Eastern Right of Way line to the Northwest corner of Lot 6, Block 7, Plat of Overlook Addition to Yachats as shown in Book 7 Page 38. Lincoln County, Oregon, Thence East along the Northern line of said Lot 6 to the Western Right of Way line of Center Way, Thence Southeast along the Western Right of Way line of Center Way to the Southeast corner of Lot 9, Block 7, of said Plat, thence Southwest along the Southern Line of said Lot 9 to the Eastern Right of Way line of US Highway 101,

Thence Southeast along said Eastern Right of Way line to the Northwest corner of Lot 14, Block 1, of Plat of Yachats as shown in Book 6, Page 25, Lincoln County, Oregon, Thence East along the Northern line of said lot to the Northeast corner of said Lot, Thence South along the East line of said Lot to the Northern Right of Way line of East Second Street, thence West along the Northern Right of Way line of said Street to the Eastern Right of Way line of US Highway 101, Thence Southeast along said Eastern Right of Way to the Southern Right of Way line of East Second Street, Thence East along the Southern Right of Way of said Street through Prospect Avenue to the Northeast corner of Lot 2, Block 5, of aforesaid Plat, Thence South along the Eastern lines of Lots 2 and 5, Block 5, of said Plat to the Northern Right of Way line of US Highway 101,

Thence Southeasterly along the Northern Right of Way line of said Highway to the Northwest corner of Lot 3, Shoreburd Vista, as shown in Book 17, Pages 6 and 6A, Lincoln County, Oregon, Thence Northeast along the Northern line of said Lot 3 to the Westernmost corner of Lot 4 of said Plat, thence Northeast along the Northwestern line of said Lot 4 to the Southern Right of Way line of Yachats River Road, Thence Southeast along said Southern Right of Way line to the Northeast corner of Lot 4 of said Plat, thence Southeast along the Eastern lines of Lots 4 and 2 of said Plat to the Southeast corner of said Lot 2, Thence Southwest along the Southern lines of Lots 2 and 1 of said Plat to the Eastern Right of Way line of US Highway 101,

Thence Southerly along said Eastern Right of Way line to Southern Right of Way line of Cape Ranch Road, Thence Southeast along said Southern Right of Way to its intersection with the Eastern Section line of Section 34, Township

14 South, Range 12 West, Willamette Meridian, said point also being the Section Corner common to Sections 26, 27, 34 and 35 of said Township,

Thence South along the Eastern Section line of Section 34 of said Township to the Southernmost corner of that land described in Book 309, Page 990 (also portion), Lincoln County Deed Records, Thence Northwest to the Westernmost corner of said land, said corner lying in the Eastern Right of Way line of US Highway 101,

Thence Southwest along said Eastern Right of Way line to the Northern Right of Way line of the Northern portion of Reeves Circle, Thence Southeast along said Northern Right of Way line to the most Southerly corner of Parcel 2 of Partition Plat 12 - 1990, Lincoln County, Oregon, Thence Northeast along the Eastern line of said Parcel to the Northeast corner of said Parcel, Thence Southeast along the Northern line of land described in Book 443, Page 229, Lincoln County Deed Records, Lincoln County Oregon to the Northeast corner of said land, Thence Southwest along the Eastern line of said land to the Northern Right of Way Line of the Northern portion of said Reeves Circle, Thence Southeast along the Northern Right of Way line of said Reeves Circle to the most Southerly corner of that land described in Book 359, Page 549, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northeast along the East line of said land to the most Easterly corner of said land, Thence Southeast to the Southeast corner of that land described in Book 158 Page 1192, Lincoln County Deed Records, said corner lying in the Eastern Section line of Section 34, Township 14 South, Range 12 West, Willamette Meridian,

Thence South along said Section Line to the Southeast corner of the Northeast One Quarter of the Northeast One Quarter of Section 34, Township 14 South, Range 12 West, Willamette Meridian, Thence West along the Southerly line of the Northeast One Quarter of the Northeast One Quarter of said Section 34 to the Northeast corner of Lot 8, Plat of M N and R Mobile Subdivision as shown in Book 14, Page 32, Lincoln County, Oregon, Thence South along the Eastern line of said Lot to the Southeast corner of said Lot,

Thence continuing South along the projection of the Eastern Line of said Lot 8 for 235 feet more or less to a point, Thence Northwest along a line parallel to the Southern line of Lot 8 of aforesaid Plat to the Eastern Right of Way line of the Eastern portion of Crestview Drive, Thence Westerly across said Crestview Drive to the Southeast corner of Lot 3 of Yachats Beach Homes as shown in Book 9, Page 2, Lincoln County, Oregon, Thence Northwest along the Southern line of said Lot to the Eastern Right of Way line of the Western portion of Crestview Drive, Thence crossing said Drive Northwest to the Southeast corner of that land described in Book 451, Page 960, Lincoln County Deed Records, Thence Northwest along the South line of said land to the Southwest corner of said land, Thence Northeast along the Western line of said land as it projects to the Northern Right of Way line of Greenhill Drive, thence Southeast along said Right of Way line to the Northern Right of Way line of Crestview Drive, Thence Northerly along said Northern Right of Way line to the Southeast corner of that land described in Document Number 2004-15693, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northeast along the Eastern line of said land to the Northeast corner of said land, Thence Northwest along the Northern line of said land to the Northwest corner of said land, thence Northeast to the Northwest corner of Lot 8, Plat of M N and R Mobile Subdivision as shown in Book 14, Page 32, Lincoln County, Oregon, said corner lying in the Southern line of Lot 5, Sunset Terrace as shown in Book 14, Page 39, Lincoln County, Oregon,

Thence East along the Southern line of said Lot to the Southeast corner of said Lot, Thence Northwest along the Northeastern line of said Lot for 168.91 feet to a point, said point being the Southernmost corner of that land described in Book 83, Page 1058, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northeast along the Southeastern line of said land to the most Easterly corner of said land, Thence Northwest along the Northeastern line of said land for 150.00 feet to a point where the Southern Right of Way line of the Southern portion of Reeves Circle intersects with the projection of the Western Right of Way line of the Eastern portion of Reeves Circle, Thence Northeast along the Western Right of Way line of the Eastern portion of Reeves Circle to the Southern Right of Way line of the Northern portion of Reeves Circle, Thence Northwest along said Southern Right of Way line to the Eastern Right of Way line of US Highway 101,

Thence Southerly along said Eastern Right of Way line to the Northwest corner of that land described in Document

Number 2004-07726, Lincoln County Deed Records, Thence Southeast along the Northern line of said land to the Northeast corner of said land, Thence Southwest along the Eastern line of said land to the Southeast corner of said land, Thence Northwest along the Southern line of said land to the Eastern Right of Way line of US Highway 101,

Thence Southwest along said Eastern Right of Way line to the Southern Right of way line of Crestview Drive, Thence Northwest across US Highway 101 to the Northeast corner of that Un- numbered Lot lying East of Lot 2, Block 2, of Yachats Beach Homes as shown in Book 9, Page 2, Lincoln County, Oregon, Thence Northwest across the Northern lines of said Lot, Lot 2 and Lot 3 of said Block, said line lying 100 feet Northeast of and parallel to the Northern Right of Way Line of Surfside Drive (formerly Drift Wood Drive), and as said line projects to the Mean High Water Line of the Pacific Ocean, Thence Northerly along said Mean High Water Line to the Southwest corner of Lot 5, Merrit-Nash Addition to Yachats as shown in Book 12, Page 36, Lincoln County, Oregon, Thence Southeast along the Southern line of Lot 5, along the Southern Right of Way line of Cape View Drive and along the Southern line of Lot 1 of said Plat projecting to the intersection with the Western Right of Way line of US Highway 101, Thence Northeasterly along said Western Right of Way line to the most Southerly corner of Parcel 3 of Partition Plat 2000 - 4, Lincoln County, Oregon, Thence Northwest along the Southern line of said Parcel to the most Westerly corner of said Parcel, Thence Northeast along the Western line of said Parcel as it jogs East then North to the most Northerly corner of said Parcel, Thence Southeast along the Northern line of said Parcel to the Western Right of Way line of US Highway 101,

Thence Northeast along said Western Right of Way line to the most Southerly corner of Lot 8, Block 2, Plat of Smunk's Addition to the City of Yachats as shown in Book 13, Page 16, Lincoln County Oregon, Thence Northwest along the Southern Lines of Lots 8 and 5, Block 2 of said Plat to the Eastern Right of Way line of Shell Street, Thence Southwest along said Eastern Right of Way line to a point opposite to the Easternmost corner of Lot 5, Block 1 of said Plat, Thence Northwest across Shell Street to the Easternmost corner of said Lot 5, Thence Northwest along the Northeastern line of said Lot to the Northernmost corner of said Lot, Thence Southwest along the Northwestern line of said Lot to the Southernmost corner of Lot 4, Block 1 of said Plat, Thence Northwest along the Southwestern lines of Lots 4 and 1, Block 1 of said Plat to the Westernmost corner of Lot 1, Block 1 of said Plat, Thence Northeast along the Northwestern lines of Lots 1 and 2, Block 1 of said Plat to the Northernmost corner of said Lot 2, thence Southeast along the Northeastern line of said Lot to the Easternmost corner of said Lot, Thence Southwest along the Southeastern line of said Lot to the Northernmost corner of Lot 4, Block 1 of said Plat, Thence Southeast along the Northeastern line of said Lot to the Western Right of Way line of Shell Street, Thence Northeast along said Western Right of Way line to a point of intersection with the Northern lines of Lots 6 and 7, Block 2 of said Plat; Thence Southeast, crossing Shell Street, along the Northern lines of Lots 6 and 7, Block 2 of said Plat to the Western Right line of Way of US Highway 101,

Thence Northeast along said Western Right of Way line to the Southeast corner of that land described in Document Number 2003-09010, Parcel Six, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northwest along the Southern line of said land to the Westernmost corner of said land, said corner lying in the Eastern Right of Way line of Yachats Ocean Road,

Thence Northerly and Easterly along said Eastern Right of Way line to the Western Right of Way line of US Highway 101, Thence Northeast along said Western Right of Way line to the Southern Right of Way line of Bayview Terrace described as a "Road and Pedestrian Way" in Book 10, Page 382, Lincoln County Deed Records, Lincoln County, Oregon, Thence along said Right of Way line as described in said Deed around the entirety of Bayview Terrace and said Pedestrian Way, as it returns to the Western Right of Way line of US Highway 101,

Thence Northwest along said Western Right of Way line to the Northeast corner of that land described in Parcel One of Book 362, Page 2496, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southwest to the Southeast corner of said land, Thence West along the Southern line of said land to the Mean High Water Line of the Yachats River, Thence Northerly along said High Water Line for 100.00 feet more or less to the Northwest corner of said land, Thence East along the Northern line of said land for 331 feet more or less to an angle point, Thence Northeast to the Northernmost corner of said land, said corner lying in the Western Right of Way line of US Highway 101,

Thence Northwest along said Western Right of Way Line to a point lying 15.00 feet South of the Northeast corner of that land described in Book 425, Page 2175, Parcel One, Lincoln County Deed Records, Lincoln County, Oregon, Thence South along the Eastern line of said land to the Mean High Water Line of the Yachats River, Thence Northwesterly along said High Water Line to it's intersection with the Western line of that land described in Book 446, Page 1029, Parcel One, Lincoln County Deed Records,

Thence Northwesterly along said Western line to the Westernmost corner of said land, said corner lying in the Southern Right of Way line of Ocean View Drive,

Thence Southwest along said Southern Right of Way line to a point where it intersects with the projection of the Western Right of Way line of Beach Avenue, Thence North crossing Ocean View Drive and along the Western Right of Way line of Beach Avenue to the Northeast corner of Lot 21, Block 2 First Addition to Yachats, as shown in Book 7, Page 14, Lincoln County, Oregon, Thence West along the North lines of Lots 21, 22 and 23 of Block 2 of said Plat to the Northeast corner of Lot 24, Block 2 of said Plat, Thence South along the East line of said Lot to the North Right of Way Line of First Street, Thence West along said North Right of Way line to the Southwest corner of said Lot, Thence North along the West lines of Lots 24 and 17 to the Southern Right of Way Line of West Second Street, Thence crossing West Second Street to the Southwest corner of Lot 25, Block 1 of said Plat, Thence North along the West lines of Lots 25 and 19 Block 1 of said Plat to the Southern Right of Way line of West Third Street,

Thence Northwest across said West Third Street to the Southwest corner of Lot 2, Block 1, Third Addition to Yachats, as shown in Book 7, Page 51, Lincoln County Oregon, Thence along the West line of said Lot to the Southeast corner of Lot 18, Block 1 of said Plat, Thence West along the Southern Lines of Lots 18 and 17 to the Southwest corner of Lot 17, Block 1 of said Plat, Thence North along the West line of said Lot to the Southern Right of Way line of Fourth Street, Thence Northwest across said Fourth Street to the Southwest corner of the School Lot as shown on aforesaid Plat, said point lying in the Northern Right of Way line of Fourth Street, Thence West along said Northern Right of Way line to the Southwest corner of Lot 5, Block 3 of said Plat, Thence North along the West lines of Lots 5 and 10, Block 3 of said Plat to the Northwest corner of said Lot 10,

Thence crossing Fifth Street to the Southwest corner of Lot 5, Block 6 of said Plat, Thence North along the West line of said Lot to the Northeast corner of Lot 7, Block 6 of said Plat, Thence West along the North line of said Lot 7 to the Southeast corner of Lot 8, Block 6 of said Plat, Thence North along the East line of said Lot to the Southeast corner of Lot 9, Block 6 of said Plat, Thence West along the Southern line of said Lot 9 to the Eastern Right of Way line of Ocean View Drive, Thence Northwest along said Eastern Right of Way line to the Southern Right of Way line of West Sixth Street, Thence East along said Southern Right of Way line to the Northeast corner of said Lot 9,

Thence North crossing West Sixth Street to the Southeast corner of Lot 7, Block 7 of said Plat, Thence North along the East line of said Lot to the Northeast corner of said Lot, Thence West along the North line of said Lot to the Southwest corner of Lot 12, Block 7 of said Plat, Thence North along the West line of said Lot to the Southern Right of Way line of West Seventh Street,

Thence Northeast across West Seventh Street to the Southwest corner of Lot 4, Block 3 Ocean Crest as shown in Book 8 Page 66A, Lincoln County, Oregon, Thence North along the West line of said Lot to the Northwest corner of said Lot, Thence East along the North line of said Lot to the Northeast corner of said Lot, Thence South along the East line of said Lot to the Northern Right of Way line of West Seventh Street, Thence East along said Northern Right of Way line to the Western Right of Way line of Driftwood Lane, Thence North along said Western Right of Way line to the Southeast corner of Lot 47, Block 3 of aforesaid Plat, Thence West along the South line of said Lot to the Southwest corner of said Lot, Thence Northeast along the West line of said Lot to the Northwest corner of said Lot, thence East along the North line of said Lot, and it's projection, through Driftwood Lane to the Eastern Right of Way line of Driftwood Lane, Thence Southwest along said Eastern Right of Way line to the Northern Right of way line of West Seventh Street, Thence Southwest across West Seventh Street to the intersection of The Southern Right of Way line of West Seventh Street and the Eastern Right of Way line of Pontiac Street, Thence South along the Eastern Right of Way line of Pontiac Street to the Northern Right of Way line of West Sixth Street,

Thence East along said Northern Right of Way line to the Southeast corner of Lot 3, Block 8, Third Addition to Yachats as shown in Book 7, Page 51, Lincoln County, Oregon, Thence South across West Sixth Street to the Northeast corner of Lot 10, Block 5 of said Plat, Thence South along the East lines of Lots 10 and 3, Block 5 of said Plat to the Northern Right of Way line of Fifth Street, Thence East along said Northern Right of Way line to the Western Right of Way line of US Highway 101,

Thence Northerly along said Western Right of Way line to the Southeast corner of Lot 45, Block 2 Ocean Crest as shown in Book 8, Page 66A, Lincoln County, Oregon, Thence Northwest along the Southern line of said Lot to the Southwest corner of said Lot, Thence Northeast along the West lines of Lots 45 and 44, Block 2 of said Plat to the Northwest corner of said Lot 44, Thence Southeast along the Northern line of said Lot to the Western Right of Way line of US Highway 101, Thence Northerly along said Western Right of Way line to the Southeast corner of Lot 40, Block 2 of said Plat, Thence Northwest along the South line of said Lot to the Southwest corner of said Lot, Thence Northeast along the Western lines of Lots 40, 39, 38, 37, 36, 35 and 34, Block 2 of said Plat to the Northwest corner of said Lot 34, Thence Southeast along the Northern line of said Lot, to the Southwest corner of Lot 31, Block 2 of said Plat, Thence Northeast along the Western line of said Lot to the Southern Right of Way line of Marine Drive,

Thence Southeast along said Southern Right of Way line as said line projects to the Eastern Right of Way line of US Highway 101, Thence Southwest along said Eastern Right of Way line to the Northern Right of Way line of Ninth Street, Thence East along said Northern Right of Way Line to the Western Right of Way line of King Street,

Thence North along said Western Right of Way line to a point opposite the Northwest corner of Lot 1, Plat of the Hanley Terraces to the City of Yachats as shown in Book 14, Page 27, Lincoln County, Oregon, Thence Easterly across King Street to said Northwest corner,

Thence Southeast across the Northern lines of Lots 1, 2, 3, and 4 of said Plat to the Southwest corner of Tract "C" Black Stone as shown in Book 17, Pages 32 through 32C, Lincoln County, Oregon, Thence Northeast along the West line of said Tract to the Northwest corner of said Tract, said corner lying in the Southern line of Lot 3 of said Plat, Thence Northwest along the Southern line of said Lot to the Southwest corner of said Lot, Thence Northerly along the Western lines of Lot 3, 2, and 1 of said Plat to the Northwest corner of said Lot 1, Thence Southeast along the Northern lines of Lots 1, 4, and 6 of said Plat to the Southwest corner of Parcel 2 of Partition Plat 2005 - 3, Lincoln County, Oregon,

Thence Northeast along the West line of said Parcel 2 to the Southwest corner of Parcel 2 of Partition Plat 2005 - 2, Lincoln County, Oregon, Thence Northeast along the West line of said Parcel to the Northeast corner of Parcel 1 of said Partition Plat, Thence Northwest along the North line of said Parcel as it projects to the Eastern Right of Way line of King Street,

Thence Northeast along said Eastern Right of Way line to a point lying Southwest for 199.84 feet from the Northernmost corner of Parcel 2 of Partition Plat 1997 - 21, Lincoln County, Oregon, Thence Southeast to the Southeast corner of said Parcel 2, Thence Northeast along the East line of said Parcel to Southern Easement line shown as "Easement Road" in Partition Plat 1993 - 14, Lincoln County, Oregon, Thence Northwest along said Southern Easement line to the Eastern Right of Way line of King Street, Thence crossing King Street in a perpendicular line to the Western Right of Way Line of said King Street, Thence Northeast along said Western Right of Way line to the Southern Right of Way line of same said King Street, Thence Northwest along said Southern Right of Way line and it's projection to a point where said line intersects with the Western Right of Way line of US Highway 101,

Thence Southwest along said Western Right of way line to the Northeast corner of Lot 12, Aqua Vista as shown in Book 9, Page 21, Lincoln County, Oregon, Thence Northwest along the Northern line of said Plat to the Eastern Right of Way line of County Road 804, portion now vacated, Thence Northeast along said Eastern Right of Way line and along the Eastern Prescriptive Easements as found in Book 213, Page 1893 , Lincoln County Deed Records, Lincoln County, Oregon, to a point of intersection of said Eastern Right of Way line and the Northern line of that land described in Book 325, Page 869, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southeast along said Northern line to the Western Right of Way line of US Highway 101,

Thence Northeast along said Western Right of Way line to the Northeast corner of that land described in Document Number 2005-19762, Lincoln County Deed Records, Lincoln County, Oregon, Thence Northwest to the Northwest corner of that land described in Book 346, Page 1025, Lincoln County Deed Records, Lincoln County, Oregon, Thence Southwest along the Western line of said land to the Southeast corner of that land described in Document Number 2003-20341, Parcel 1, Lincoln County Deed Records, Lincoln County, Oregon

Thence Northwest along the Southern line of said land to the Eastern Right of way line of County Road 804, Thence Northerly along said Eastern Right of Way line and the Eastern Prescriptive Easements as described in Book 213, Page 1893, Lincoln County Deed Records, Lincoln County, Oregon to the intersection of said Eastern Right of Way line with the Northern line of that land described in Book 303 Page 1012, Lincoln County Deed Records, Lincoln County Oregon,

Thence East along said Northern line to the Point and Place of Beginning.