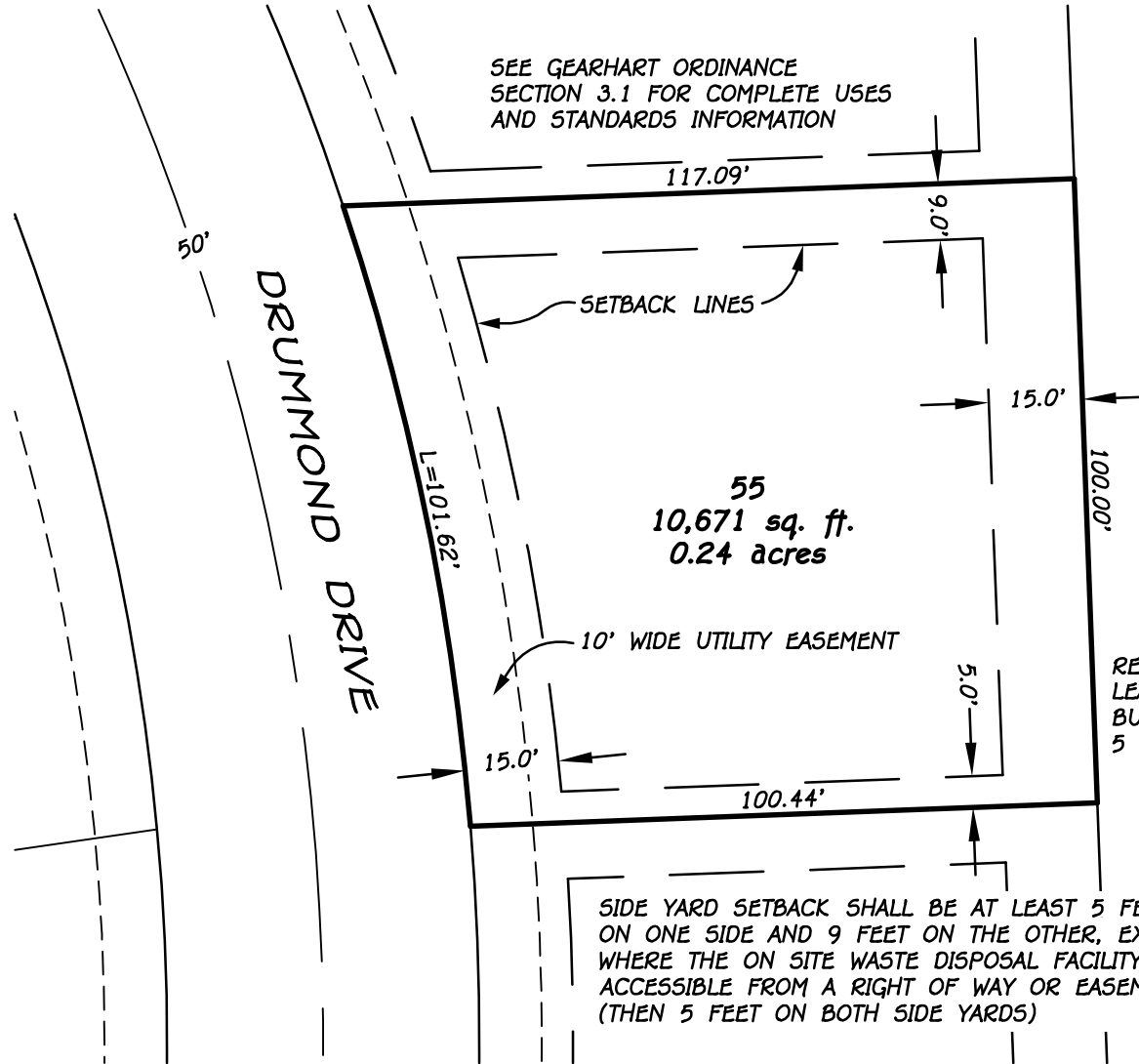
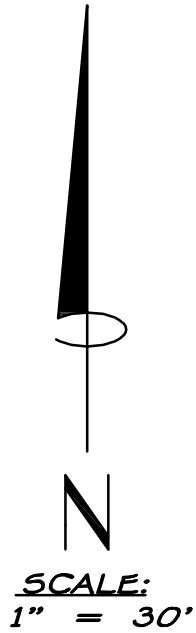


SEE GEARHART ORDINANCE
SECTION 3.1 FOR COMPLETE USES
AND STANDARDS INFORMATION

PARTITION PLAT 2006-04
PARCEL 2



REAR YARD SETBACK SHALL BE AT
LEAST 15 FEET, EXCEPT ACCESSORY
BUILDINGS MAY EXTEND TO WITHIN
5 FEET OF A REAR PROPERTY LINE

SIDE YARD SETBACK SHALL BE AT LEAST 5 FEET
ON ONE SIDE AND 9 FEET ON THE OTHER, EXCEPT
WHERE THE ON SITE WASTE DISPOSAL FACILITY IS
ACCESSIBLE FROM A RIGHT OF WAY OR EASEMENT
(THEN 5 FEET ON BOTH SIDE YARDS)

PROPOSED LOT 55 NORTH SHORE AT GEARHART

THE OWNER MUST VERIFY EACH OF THE SETBACKS SPECIFIED WITH THE CITY OF GEARHART TO ENSURE COMPLIANCE WITH ALL APPLICABLE LAND USE AND BUILDING CODES. LOT LINES, DIMENSIONS, AREA AND EASEMENTS MAY BE SUBJECT TO MINOR CHANGES AT ANY TIME PRIOR TO FINAL PLAT BEING RECORDED

LOT SIZE: 10,671 sq.ft. 0.24 acres

BUILDING AREA WITHIN SETBACKS: 6,520 sq.ft. 0.15 acres

PURCHASER'S INITIALS: _____

THE RESERVE AT GEARHART, LLC

WWW.RESERVE@GEARHART.COM 800-301-7202



- SURVEYING
- CIVIL ENGINEERING
- PLANNING
- WATER RIGHTS
- WETLAND CONSULTING

CLATSOP COUNTY

4253-A HWY 101 N.
GEARHART, OR 97130
(503) 730-3425
FAX: (503) 730-7455

PACIFIC COUNTY

1715-B N. PACIFIC AVE.
LONG BEACH, WA 98631
(360) 642-4454
FAX: (360) 642-4054

TILLAMOOK COUNTY

160 LANEDA AVE
MANZANITA, OR 97130
(503) 360-5394
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