



**Clatsop County**  
 Community Development  
 800 Exchange Street, Suite 100  
 Astoria, Oregon 97103  
 Phone 503 325-8611 Fax 503 338-3606  
 comdev@co.clatsop.or.us www.co.clatsop.or.us

20170589

**Variance**

**Fee: \$1,661** (Double if a violation exists)

**Applicant Name:** NAN BINKLEY **Email:** ARCHCAPE2017@gmail.com  
**Mail Address:** 2015 SUNNINGDALE RD **City/State/Zip:** LAKE OSWEGO, OR 97034  
**Phone:** 503.704.6440 **Phone:** SAME

**Owner Name:** ALEC HOUSER/M. NAN BINKLEY **Email:** SAME AS ABOVE  
**Mail Address:** SAME **City/State/Zip:** SAME  
**Phone:** SAME **Phone:** SAME

**Agent Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_  
**Mail Address:** \_\_\_\_\_ **City/State/Zip:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**This is a request for a variance to the :** RECREATION MANAGEMENT (RM) requirement/standard  
**to allow** AN ADDITION WITHIN THE REQUIRED 50' SETBACK

**Existing Zoning:** AC, RCR **Overlay District:** \_\_\_\_\_  
**Property Description:** Township 4 Range 10 Section 19CB Tax Lot(s) 41019CB02200  
**Directions to the property from Astoria:** 101 TO CEDAR LANE TO 80258 PACIFIC RD

**What is the nearest "Community" (i.e. Svensen, Arch Cape, Westport)?** ARCH CAPE

**General Property Description:** Include a map of the property and adjacent parcels. The map should indicate existing structures, uses, proposed development and other pertinent information.

**Existing Structures and Uses:** SINGLE FAMILY

**Topography:** SLOPING

**Proposed Development:** ADDITION - LIVING AREA & DECK

**Adjoining Property Description:**  
**Existing Structures and Uses:** SINGLE FAMILY RESIDENTIAL

**Topography:** SLOPING

The information contained in this application is in all respects true, complete and correct to the best of my knowledge.

**Applicant's Signature:** M. Nan Binkley **Date:** 11.27.2017  
12.12.2017  
**Owner's Signature:** M. Nan Binkley **Date:** 12.8.2017  
**(Or notarized letter)** Alec Houser 12.12.2017





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## Variance

Fee: \$1,661 (Double if a violation exists)

Applicant Name: NALL BINKLEY Email: ARCHCAPE2017@GMAIL.COM  
Mail Address: 2015 SUNNINGDALE RD City/State/Zip: LAKE OSWEGO, OR 97034  
Phone: 503.704.6440 Phone: SAME

Owner Name: ALBC HOUSER/M. NAN BINKLEY Email: SAME AS ABOVE  
Mail Address: SAME City/State/Zip: SAME  
Phone: SAME Phone: SAME

Agent Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Mail Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

This is a request for a variance to the : RECREATION MANAGEMENT (RM) requirement/standard  
to allow AN ADDITION WITHIN THE REQUIRED 50' SETBACK

Existing Zoning: AC. RCR Overlay District: \_\_\_\_\_

Property Description: Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 410196B02200

Directions to the property from Astoria: 101 TO CEDAR LANE TO 8025B PACIFIC RD

What is the nearest "Community" (i.e. Svensen, Arch Cape, Westport)? ARCH CAPE

**General Property Description:** Include a map of the property and adjacent parcels. The map should indicate existing structures, uses, proposed development and other pertinent information.

Existing Structures and Uses: SINGLE FAMILY

Topography: SLOPING

Proposed Development: ADDITION - LIVING AREA & DECK

**Adjoining Property Description:**

Existing Structures and Uses: SINGLE FAMILY RESIDENTIAL

Topography: SLOPING

The information contained in this application is in all respects true, complete and correct to the best of my knowledge.

Applicant's Signature: M. Nan Binkley Date: 11.27.2017

Owner's Signature: M. Nan Binkley Date: 12.8.2017  
(Or notarized letter)







# BOUNDARY SURVEY

SURVEY FOR: NAN BINKLEY

IN THE SW 1/4 OF SECTION 19, T4N, R10W, W.M.  
CLATSOP COUNTY, OREGON  
DATE: OCTOBER 23, 2017 SCALE 1" = 50'

SURVEY BY: CKI  
P.O. BOX 2899  
GEARHART, OR 97138  
503 738 4320 PHONE  
503 738 7854 FAX

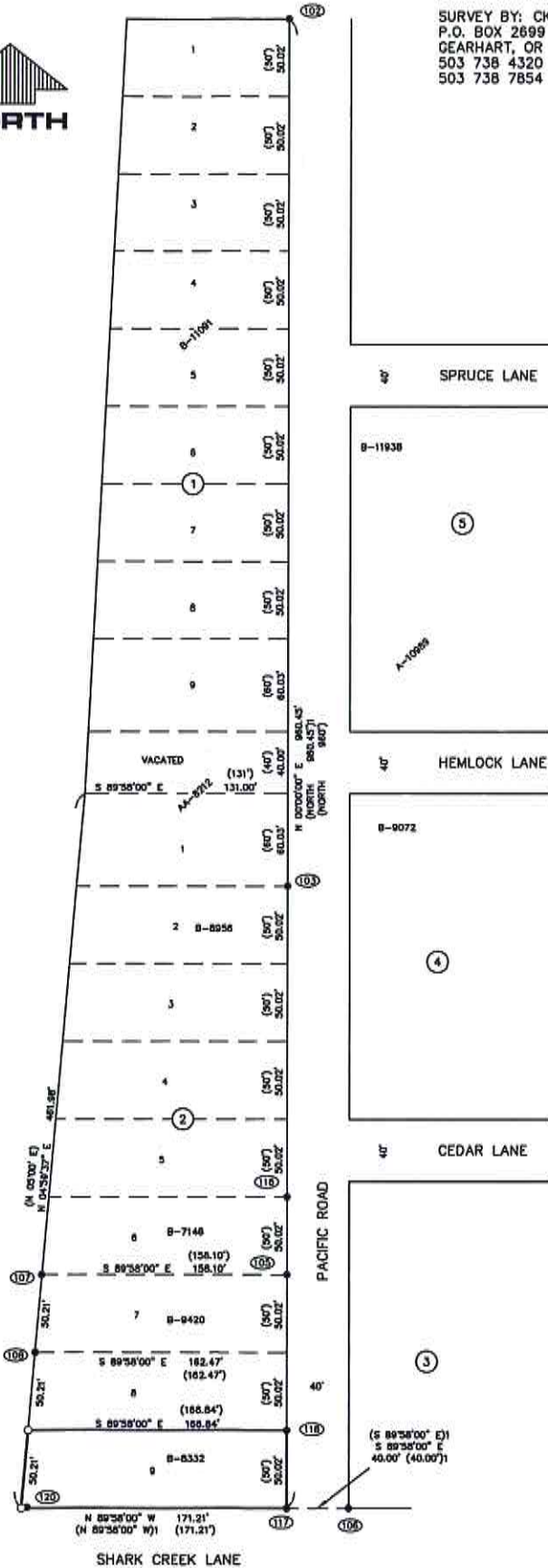
## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE CORNERS OF THAT PROPERTY AS DESCRIBED AS LOT 9, BLOCK 2, PLAT OF ARCH CAPE, PLAT RECORDS, CLATSOP COUNTY, OREGON.

BEARINGS ARE BASED ON A LINE BETWEEN MONUMENTS 102 AND 106 CALCULATED PER MAP B-11091, CLATSOP COUNTY SURVEY RECORDS.

THE LOTS OF BLOCK 1 & 2, PLAT OF ARCH CAPE WERE LAID OUT AT RECORD PLAT VALUES HOLDING THE RESOLUTION PER MAP B-11091 AND HOLDING MONUMENTS 102 & 106. THE NORTH SOUTH DIMENSIONS WERE PROPORTIONED BETWEEN MONUMENT 102 AND THE CALCULATED SE CORNER OF LOT 9, BLOCK 2. THE EAST-WEST LOT DIMENSIONS WERE NOT PROPORTIONED. NOTE THAT SEVERAL SURVEYS BY H.B. HAVE INCORRECTLY PROPORTIONED WEST OF THE WEST LINE OF PACIFIC ROAD (CARNAHAN ROAD). THE EAST WEST DIMENSIONS OF BLOCK 2 WERE HELD AT RECORD PLAT DIMENSIONS AND BEARINGS PER MAP B-11091.

THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED PER MAP B-8332, MONUMENTS FROM SAID SURVEY WERE FOUND AS SHOWN HEREON.



## MONUMENT NOTES

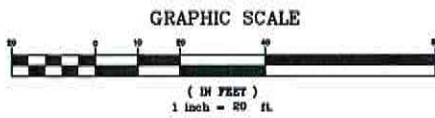
- (102) FOUND 1" IRON BAR, TOP 0.9' BELOW SURFACE, HELD AS REWITNESS TO ORIGINAL BLOCK CORNER, ORIGIN UNKNOWN, SEE MAPS B-8332, B-11091 B-12501 & B-11317.
- (103) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R LARSON LS 2102", N 0.14' & W 0.04' OF CALCULATED POSITION, PER MAP B-8186.
- (104) FOUND 5/8" IRON ROD WITH WHITE FADED PLASTIC CAP STAMPED "LS 849", HELD, PER MAP B-7148.
- (106) FOUND 2" TRUCK AXLE AS REWITNESS TO ORIGINAL BLOCK CORNER "SET BY BROADWELL" PER W.A. MARRIHAM ON MAP AA-8944.
- (107) FOUND 5/8" IRON ROD WITH WHITE FADED PLASTIC CAP STAMPED "LS 849", TOP DOWN 0.3', HELD E-W FOR LINE, S 0.09' OF CALCULATED POSITION, PER MAP B-7148.
- (108) FOUND 5/8" IRON ROD WITH NO CAP, HELD N-S FOR LINE, 0.19' E OF CALCULATED POSITION, PER MAP B-8420.
- (116) FOUND 5/8" IRON ROD WITH NO CAP, N 0.12' & E 0.07' OF CALCULATED POSITION, PER MAP B-7148.
- (117) FOUND 5/8" IRON ROD WITH NO CAP, TOP UP 0.6', HELD, PER MAP B-8332.
- (118) FOUND 5/8" IRON ROD WITH NO CAP, HELD, PER MAP B-8332.
- (120) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R LARSON LS 2102", N 0.07' & E 0.46' OF CALCULATED POSITION, PER MAP B-8332.

## LEGEND

- FOUND MONUMENT AS SHOWN HEREON
- SET 5/8" BY 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CKI OR LS2829 WA LS40319"
- ⊗ MONUMENT NUMBER
- RECORD VALUE FOR THE PLAT OF ARCH CAPE PARK, BOOK 3, PAGE 78
- ( ) RECORD VALUE PER MAP B-11091

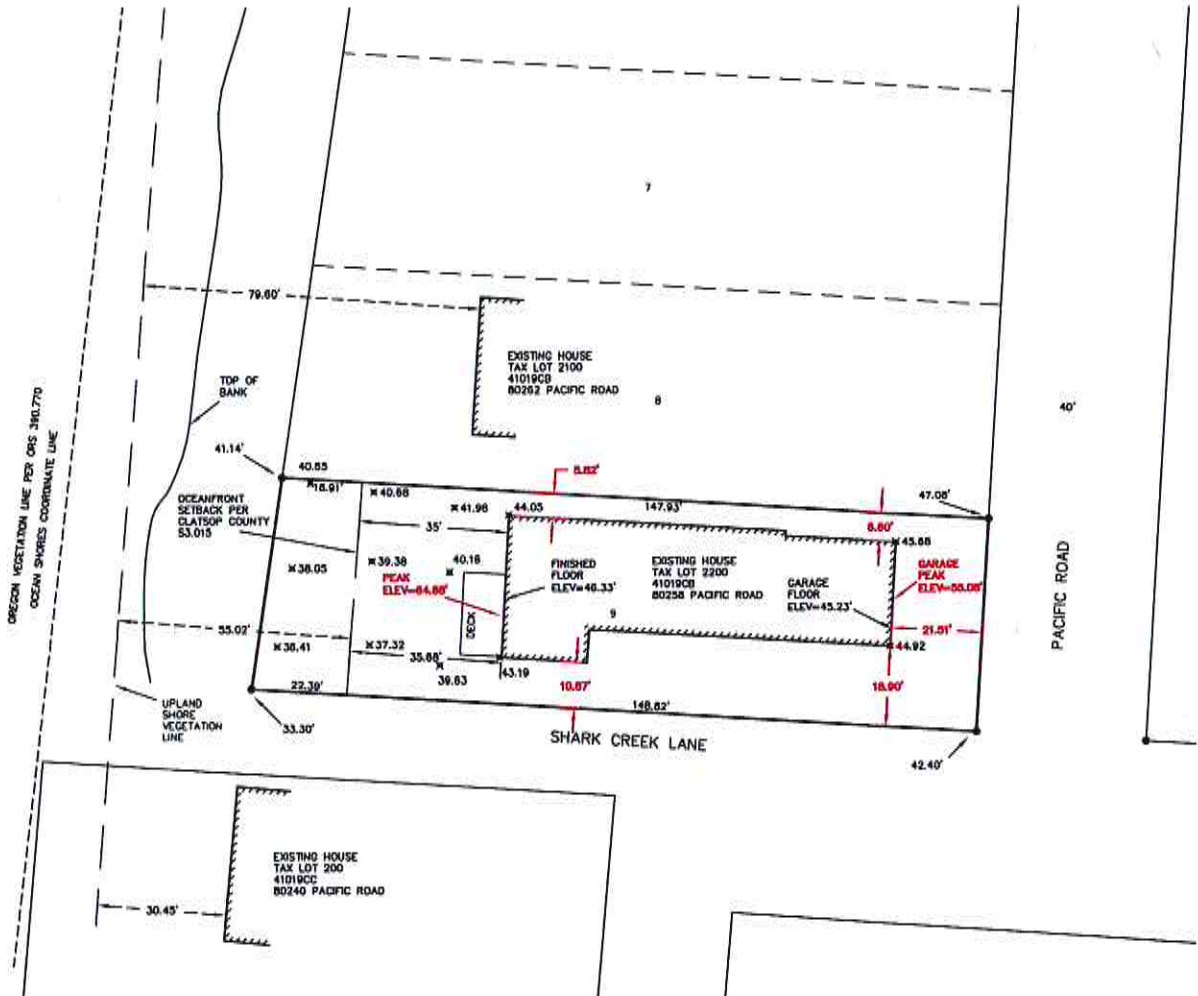


CLATSOP COUNTY  
SURVEYOR  
RECVD: \_\_\_\_\_  
FILED: \_\_\_\_\_  
ASTORIA, OREGON



# OCEANFRONT SETBACK DETERMINATION SURVEY

IN THE SW 1/4 OF SECTION 19, T4N, R10W, W.M.  
CLATSOP COUNTY, OREGON  
DATE: OCTOBER 28, 2017 SCALE 1" = 20'



SURVEY FOR: NAN BINKLEY

SURVEY BY: CKI  
P.O. BOX 2699  
GEARHART, OR 97138  
503 738 4320 PHONE  
503 738 7854 FAX

### NARRATIVE

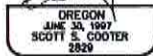
THE PURPOSE OF THIS SURVEY IS TO CALCULATE AND SHOW THE OCEAN SHORES SETBACK. THIS IS NOT A BOUNDARY SURVEY. FOR SURVEY SEE MAP ON FILE BY THIS FIRM WITH THE CLATSOP COUNTY SURVEY RECORDS.

OCEAN SHORES LOCATIONS CALCULATED BY TIES TO MONUMENTS PER MAP B-12715 AND B-7839.

- INDICATES SURVEY MONUMENT/PROPERTY CORNER
- 40.06' x INDICATES SPOT ELEVATION



DRAWING NAME: 17-062055 DATE OF PLOT: 10/28/17



RENEWS 12/31/17

### OCEANFRONT SETBACK CALCULATIONS

PER CLATSOP COUNTY ZONING ORDINANCE 53.015(B)

"FOR THE SOUTHWEST COASTAL PLANNING AREA AND ELSEWHERE ALONG THE CLATSOP COUNTY COAST, THE LOCATION AND ORIENTATION OF THE STATUTORY VEGETATION LINE OR THE LINE OF OCEANFRONT AVERAGING ESTABLISHED UPLAND SHORE VEGETATION, WHICHEVER IS FURTHER INLAND."

I MEASURED BOTH LINES AS DESCRIBED ABOVE AS SHOWN, AND THE UPLAND SHORE VEGETATION LINE IS FURTHER INLAND.

PER 53.015 (5) "THE OCEANFRONT SETBACK LINE FOR A PARCEL IS DETERMINED AS FOLLOWS:

(A) IF THERE ARE LEGALLY CONSTRUCTED BUILDINGS WITHIN 200 FEET OF THE EXTERIOR BOUNDARY (SIDE LOT LINES) OF THE SUBJECT PROPERTY TO BOTH THE NORTH AND SOUTH, THE OCEANFRONT SETBACK LINE FOR THE SUBJECT PROPERTY IS THE AVERAGE OCEANFRONT SETBACK OF THE NEAREST BUILDINGS TO THE NORTH AND SOUTH."

THERE ARE HOUSES CONSTRUCTED BOTH 200 FEET NORTH AND 200 FEET SOUTH AS SHOWN ON THE ATTACHED MAP.

THE OCEANFRONT SETBACK IS A LINE PARALLEL TO THE OREGON SHORE LINE THAT IS THE AVERAGE OF THE MOST OCEANWARD POINT OF THE NEAREST BUILDING NORTH AND SOUTH NOT INCLUDING DECKS OR PORCHES.

$$30.45' + 79.00' = 110.05' / 2 = 55.02'$$







## Variance Request

80258 Pacific Road

Arch Cape, Oregon

Clatsop County Tax lot 2200 Map 7N10W19CB Map tax lot 41019CB02200 Tax Map 4.10.19CB Zoned ACRCR

*Hardship variance may be appropriate where: by reason of exceptional configuration, or by reason of other extraordinary or exceptional situations or conditions existing on a piece of property, the strict application of any regulations under this Ordinance would result in a peculiar, exceptional and undue hardship upon the owner of such property a variance is requested. Undue hardship upon adjacent property owners may also be considered.*

*It is the intent of this Ordinance that a variance only be granted to overcome some exceptional physical condition related to a parcel of land posing practical difficulty to development and preventing the owner from using the property as intended by the Zoning Ordinance.*

Our variance application is for a 425 sq ft one-story addition (325 sq ft beyond the setback), and 342 sq ft deck to the west of the existing house and within the Recreation Management (RM) setback. The variance request is to allow the development of the property to utilize the Oceanfront Setback (Section S3.015) for determining the western most extent of additions to the existing structure in lieu of the RM zone 50ft setback (section 3.068 (3)(B)). The Oceanfront setback is also governed by the geotechnical report where it is determined to a greater setback is required to protect from erosion. We have had the property surveyed to establish the Oceanfront Setback per the requirements of the Ordinance (survey CKI 10.26.17) and have completed a geotechnical evaluation (attached). Our requested use of the oceanfront setback standard does not intrude upon any geotechnical hazards and would still be approximately 36' -6" east of the building immediately to the south and considerably back from the top of bank.

- A. *There must be proof of exceptional and extraordinary circumstances which apply to the property and which do not apply to other properties in the same zone or vicinity, and result from lot size or shape legally existing in accordance with land use laws prior to September 30 1980, topography, geology or other circumstances over which the applicant has not control. These circumstances or conditions must be such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land and / or structure.*

Tax Lot 2200 is in an exceptional and extraordinary circumstance requiring a 50ft ocean front setback as compared other ocean front properties in the same zone and vicinity. This results from both the unusual origination of an isolated RM zone between the property and the ocean, and the fact that the 50ft setback has not been enforced on the development of the other 17 developed properties to the north that would be subject to this setback under the strict application of the ordinance. The application of the 50ft setback would be significantly greater than the setbacks of almost all other properties in the vicinity and would deprive us of the reasonable use of our property.

The history of the application of the RM zone and is not altogether clear. Our Tax Lot 2200 is one of the 18 ocean front lots in the Arch Cape Park subdivision plat created in June 1908 (see map attached). The "initial point" survey of southwest corner of the overall subdivision is located at the south west corner of Lot 2200. The west boundary of lots 1400 - 2200 are indicated by a line N5deg 00E. To the west of



this property line is an area labeled "Public Park" that is not indicated as a lot nor has any dimensions or surveyed specific western, southern or northern boundaries other than an area noted as Pacific Ocean. This plat includes a note that all areas indicated as Public Parks and Streets to be dedicated to the public forever. There is some local oral history that believes the "public park" of the 1908 plat was primarily intended to provide for a future railway along the oceanfront. This is reinforced by the original plat declaration that allows the original owner to use the "public park" for a railway. The County Survey of 1981 (see map attached) for Arch Cape Park does not indicate a lot or the "Public Park" to the west of Lot 2200.

The current zoning map (see map attached) indicates a Lot 600 west of Lot 2200 and is zoned RM (Recreation Management). On this map, the western boundary of Lot 600 appears to be the ORS 390.770 Ocean Shores Coordinate Line (GLO Meander Line), although the GIS map does not indicate any dimensions of Lot 600. Immediately south of Lot 2200, lot 200 in the Kent Price Park subdivision (and all other properties south), the similar area to the west of that property is not shown as a lot and does not have an RM zoning. It appears that this ocean front RM zone is particularly unique to the Arch Cape Park and it does not have any particular characteristics (geography, wetlands, historical use, etc) that differentiate it from all other public areas between the public *beach and ocean front properties in the Arch Cape community*.

The RM zone requires a 50ft setback on adjacent properties. All available historical surveys and aerial photos indicate that this 50ft setback has not been adhered to in the development of the other 17 oceanfront properties (see diagram A) and from tax records development has occurred on these properties subsequent to the 1981 Zoning Ordinance and Map. As an example the house on Lot 1500 was constructed new in 1989 and did not follow the 50 ft. setback.

*B. The granting of a variance shall neither be injurious to the neighborhood or community nor otherwise detrimental to the public welfare or to the public safety.*

As noted above, the granting the variance for the use of Oceanfront Section S3.015 in lieu of the strict application of the 50ft RM zone setback would not negatively affect the neighborhood as currently none of the existing 17 developed properties adjacent to the RM zone currently meet the 50 ft setback, nor do any other oceanfront properties in Arch Cape require a similar oceanfront setback. The view lines from adjacent properties would be regulated by the Oceanfront setback requirements. The public access to and use to the beach would not be affected by the variance.

*C. The granting of the variance will not permit the establishment of any development or use which is not permitted by the Ordinance, nor confer upon the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the area.*

The variance application is for an addition to the single family residence as allowed by the AC-RCR. All other single family buildings in the area have been built or renovated per the Oceanfront Section S3.015 setback so this would not create a special privilege for this lot.

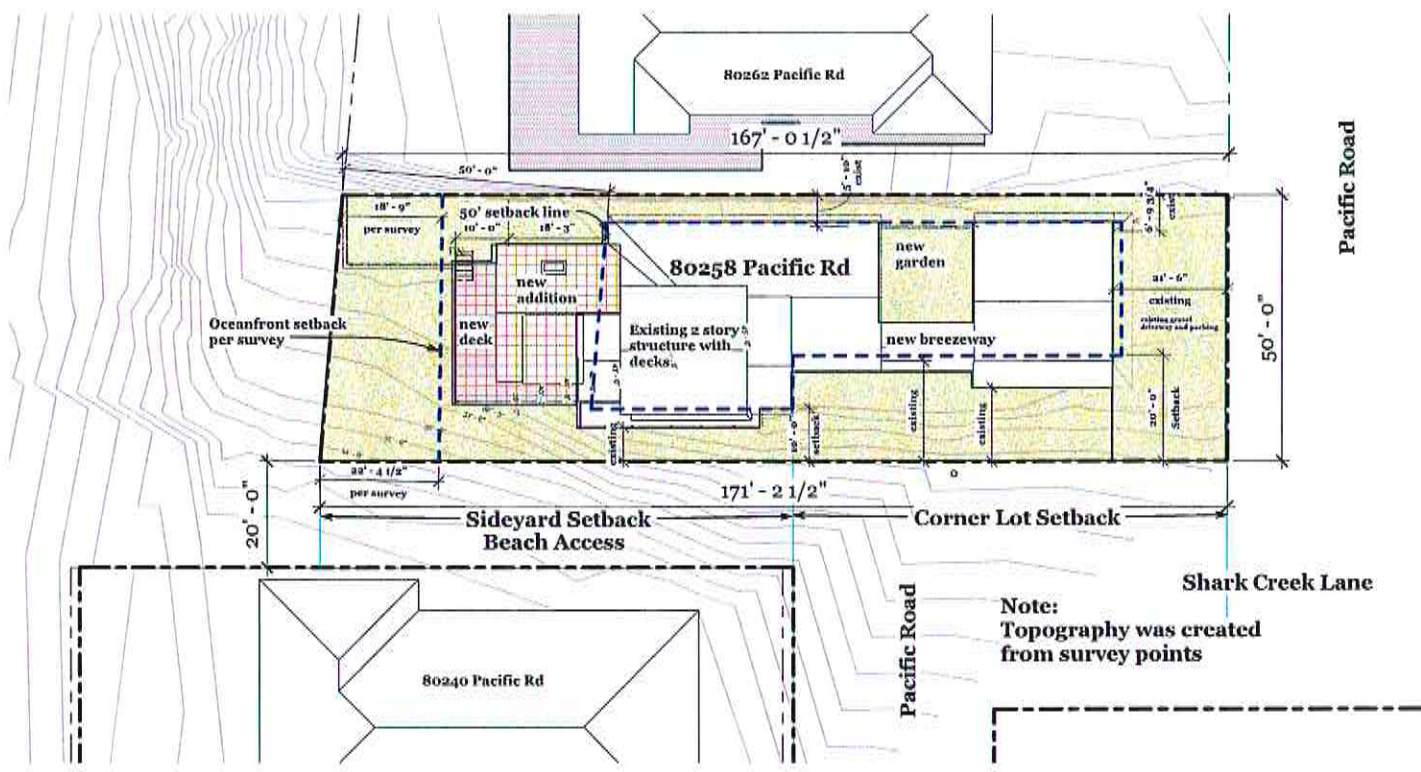
*D. There must be proof of significant hardship. It is not sufficient proof of hardship to show that a greater profit would result if a variance were granted. Nor shall loss of value be a valid reason to grant a variance. Furthermore, the hardship cannot be self-created or self-imposed. The hardship must result from the strict application of this Ordinance, and be suffered directly by the property in question. Evidence of a variance granted under similar circumstances shall not be considered as solely sufficient cause to grant hardship relief.*

The strict application of the 50 ft setback would be a significant hardship in depriving us from using the oceanfront property in the way that all the other properties in the area, and within Arch Cape as a whole, are able to do. The Oceanfront setback S3.015 was in itself created to ensure reasonable view access that is a primary use and value of oceanfront property. By applying the RM zone setback our property would have a significant hardship. In addition, our daughter who is disabled and frequently confined to a wheelchair would not be able to access the views to the beach and ocean afforded all the other properties if the 50 ft. setback is required. The strict application of the setback would create a hardship suffered directly by the property in question.

*E. The granting of a variance is necessary for the reasonable use of land or building, and the variance granted by the hearing body is the minimum variance that will accomplish this purpose.*

The variance from the RM zone setback and the application of the Oceanfront setback will allow for the reasonable use of the land and building. The proposed one story addition to the west end of the house will provide a more visually appealing "stepped " massing as compared to the existing vertical two story section. The proposed renovations / addition will result in a minor increase of the site coverage from 34% to 39%, and balanced by the removal of the middle of the structure to create a garden. The height of the addition will be conforming with the calculation of the surveyed existing building corner elevations.

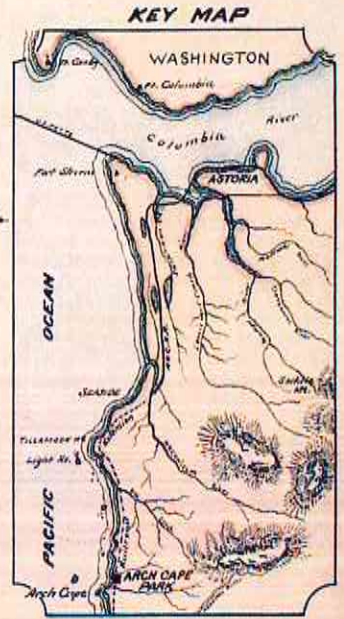
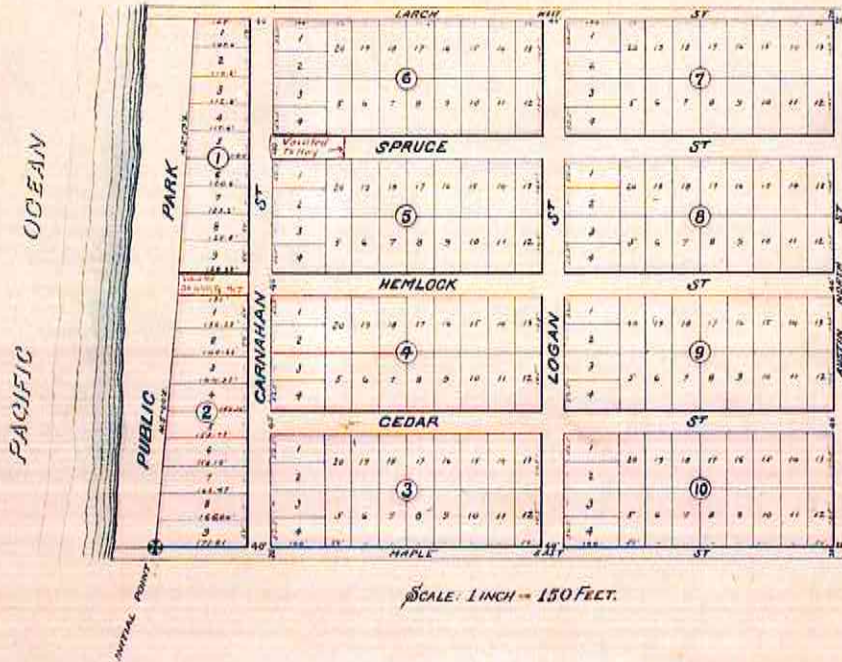






# ARCH CAPE PARK

CANNON BEACH  
CLATSOP COUNTY  
OREGON.



KNOW ALL MEN BY THESE PRESENTS; That we, Thomas R. Davies and Sophie P. Davies, his wife, do hereby certify and declare that the annexed map and plat entitled Arch Cape Park, Cannon Beach, Clatsop County, Oregon, is a full and correct map and plat of some as surveyed and laid out by us. That the initial point of survey is the South-west corner of Block Two (2), said point being 1367 Feet North and 174 Feet East from the corner between sections 12 and 30, in Township 4 North, Range 10 West.

That all future conveyances of property within the boundary of said Arch Cape Park, shall be referred to and described by number of the lots and blocks as shown and designated upon the said map and plat.

That all lots are 50 feet by 100 feet, except where otherwise marked on said map and plat, that all streets are of the width and all dimensions and distances are as given on said map and plat.

That the said Thomas R. Davies reserves to himself, his heirs or assigns, the exclusive to occupy and use the streets and the spaces marked Public Parks on said map and plat for railroad and street car purposes.

Does hereby dedicate and give to the use of the public forever all of the streets and spaces marked "Public Parks" marked and designated upon said map and plat, subject only to said railroad and street car reservations.

In Witness Whereof, we have hereunto set our hands and seals this 21st day of May, 1908.

Executed in the presence of  
M. C. Magee  
Severin Eldred  
Thomas R. Davies  
Sophie P. Davies

State of Oregon }  
County of Clatsop }  
This certifies, that on this 21st day of May, 1908, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named Thomas R. Davies and Sophie P. Davies his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledge to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and Notarial seal the day and year last above written.

M. C. Magee  
Notary Public for Oregon.



In the County Court of the State of Oregon  
for Clatsop County,  
June Term 1908

At this time came Thomas R. Davies and Sophie P. Davies, his wife, and present the attached map and plat of "ARCH CAPE PARK" and ask that this court approve the same, and it appearing that the land therein described is in this county, and that it conforms to the provisions of the act of the Legislature of the State of Oregon, filed in the Secretary's office, February 21st, 1908 and is endorsed "Approved" by the Assessor of the county, and is subject to the approval of this court, therefore, it is ordered and decreed that the same be, and is hereby approved by Court.

Dated 4th day of June 1908.

Wm. Larson  
John Frye

I, T. S. Cornelius, Assessor of the County of Clatsop, Oregon, hereby certify that the attached plat of "ARCH CAPE PARK" is in full and conforms to the requirements of the provisions of Chapter 146 of the Session Laws of 1907, of the State of Oregon, and I hereby approve the same, this 22nd day of June, 1908.

T. S. Cornelius,  
Assessor.

State of Oregon }  
County of Clatsop }  
I, Thomas R. Davies, being first duly sworn, depose and say that I am the party who, with Sophie P. Davies, my wife, has dedicated the attached plat of "ARCH CAPE PARK", and that it is necessary and essential for my interests that the same be laid out as shown.

That at the present time the office of said county surveyor is vacant, and that the same has been vacant since... day of May 1908, and therefore it is impossible to comply with the requirements of the provisions of Chapter 146 of the Session Laws of 1907 of the State of Oregon.

Thomas R. Davies,  
Subscribed and sworn to before me this 24th day of June, 1908  
M. C. Magee  
Notary Public in and for the State of Oregon.

Recorded this 22nd day of June 1908  
J. C. Clifton  
Clerk.

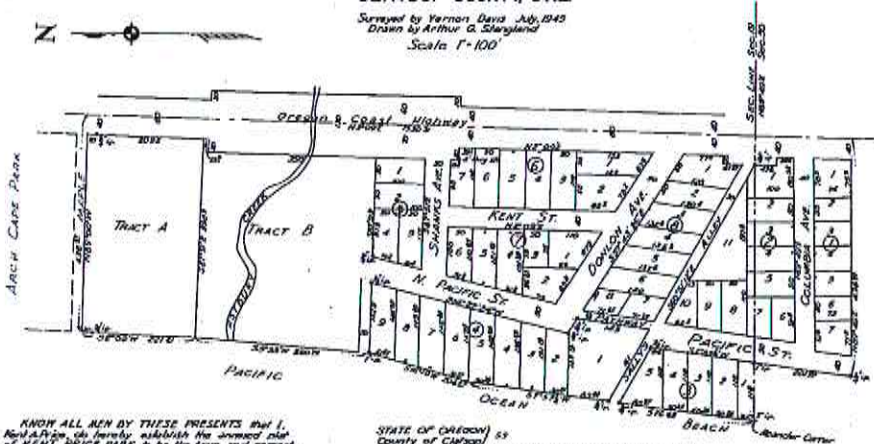




# KENT PRICE PARK

SEC. 19 30 T4 N R10 W, W.M.  
CLATSOP COUNTY, ORE.

Surveyed by Vernon Davis July, 1945  
Drawn by Arthur G. Slayland  
Scale 1"=100'



KNOW ALL MEN BY THESE PRESENTS that I, Vernon Davis, do hereby establish the annexed plat of KENT PRICE PARK to be the true and correct plat of the same and that the lots and blocks and tracts are of the size and number delineated thereon and that the same shall be known as KENT PRICE PARK. All streets and alleys and pathways are hereby dedicated forever to the public use.

Vernon Davis  
Surveyor

STATE OF OREGON ) ss  
County of Clatsop )  
BE IT REMEMBERED that on this 21<sup>st</sup> day of August, 1945 before me the undersigned, a Notary Public for Oregon, appeared Vernon Davis who is known to me to be the individual person described in and who executed the above declaration and who acknowledged to me that he executed the same freely and voluntarily.

Vernon Davis  
Notary Public for Oregon  
My commission expires Sept. 11, 1947

STATE OF OREGON ) ss  
County of Clatsop )  
I, Vernon Davis, being first duly sworn depose and say that I have clearly surveyed and marked with proper monuments the lands as represented in the accompanying plat of KENT PRICE PARK, said land being described as follows:  
Beginning at the remainder corner between sections 20 & 21 T4N R10W, which is 50 chains westerly from the South line of Sec. 19, thence S89°45' 18" E, thence S72°01' W a distance of 200.00 ft. to the center line of the Oregon Coast Highway, thence N67°05' E along the center line of said Highway a distance of 630.8 ft. to the South line of Arch Cape Park, thence N89°00' W along the South line of Arch Cape Park a distance of 485.0 ft. to the remainder line, thence along said remainder line S2°02' W 331.0 ft., thence S5°32' W 330.0 ft., thence S16°21' W 206.0 ft., thence S7°53' W a distance of 376.00 ft. to the point of beginning, occupying the Oregon Coast Highway right-of-way.

Subscribed and sworn to before me this 21<sup>st</sup> day of Aug. 1945  
By Vernon Davis  
Notary Public for Oregon  
My commission expires Sept. 11, 1947

Filed for record Aug. 21, 1945  
Arthur G. Slayland  
County Clerk

Examined and Approved this 21<sup>st</sup> day of August 1945  
Arthur G. Slayland  
County Clerk

Examined and Approved this 21<sup>st</sup> day of August 1945  
Paul H. Baines  
County Attorney

Examined and Approved this 21<sup>st</sup> day of August 1945  
Paul H. Baines  
County Judge

Examined and Approved this 21<sup>st</sup> day of August 1945  
Paul H. Baines  
County Commissioner

This is to certify that all taxes and assessments levied against the real estate described in the foregoing map and plat have been paid.  
Paul H. Baines  
County Commissioner

SURVEY OF THE NORTH AND EAST BOUNDARY OF ARCH CAPE PARK, CLATSOP COUNTY, OREGON. S.W. 1/4 SECTION 19, T4N, R10W, W.M.

C.S. # B-7359

DATE: 6/20/81

SCALE: 1" = 100'

NARRATIVE:

- MONUMENTS REPORTED AS "FOUND" WERE FOUND BY ME IN JULY 1980, AND WERE RECORDED ON MY SURVEY OF LOT 6, BLOCK 2, ARCH CAPE PARK (COUNTY SURVEY B-7146).
- COUNTY SURVEYS AA-6744 AND AA-6609 REPORT THE FOUND MONUMENTS AT THE S.W. CORNER OF LOT 4, AND THE N.W. COR. OF LOT 3, BLOCK 3 TO BE A REMNANT OF THE ORIGINAL LOT STAKES. THE MONUMENT AT THE N.W. CORNER OF LOT 3 IS BENT OVER AND WAS NOT USED. THE 1" IRON BAR FOUND AT THE N.E. CORNER OF BLOCK 1 WAS HELD AS MARKING THE CORRECT POSITION OF SAID CORNER BASED ON TIES GIVEN ON O.S. H.D.'S 1933 PLAT 17-17-18 BY H.C. BROADWELL, RESIDENT ENGINEER.
- ALL STREETS WERE GIVEN THEIR PLATTED WIDTHS AS SHOWN. BLOCKS 7, 8, 9, AND 10 WERE GIVEN THEIR FULL EAST-WEST PLAT DIMENSION OF 500.00 FEET, FOR I PRESENTLY HAVE NO BASIS FOR PROPORTIONING THESE BLOCKS IN AN EAST-WEST DIRECTION.

LEGEND:

- FOUND 2" TRUCK AXLE REPORTED AS RESTORATION OF ORIGINAL LOT CORNER STAKES. SEE O.S.H.D. PLAT 17-17-18, & COUNTY SURVEYS B-7012, AA-6744, AND AA-6609.
- SET 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. 847.

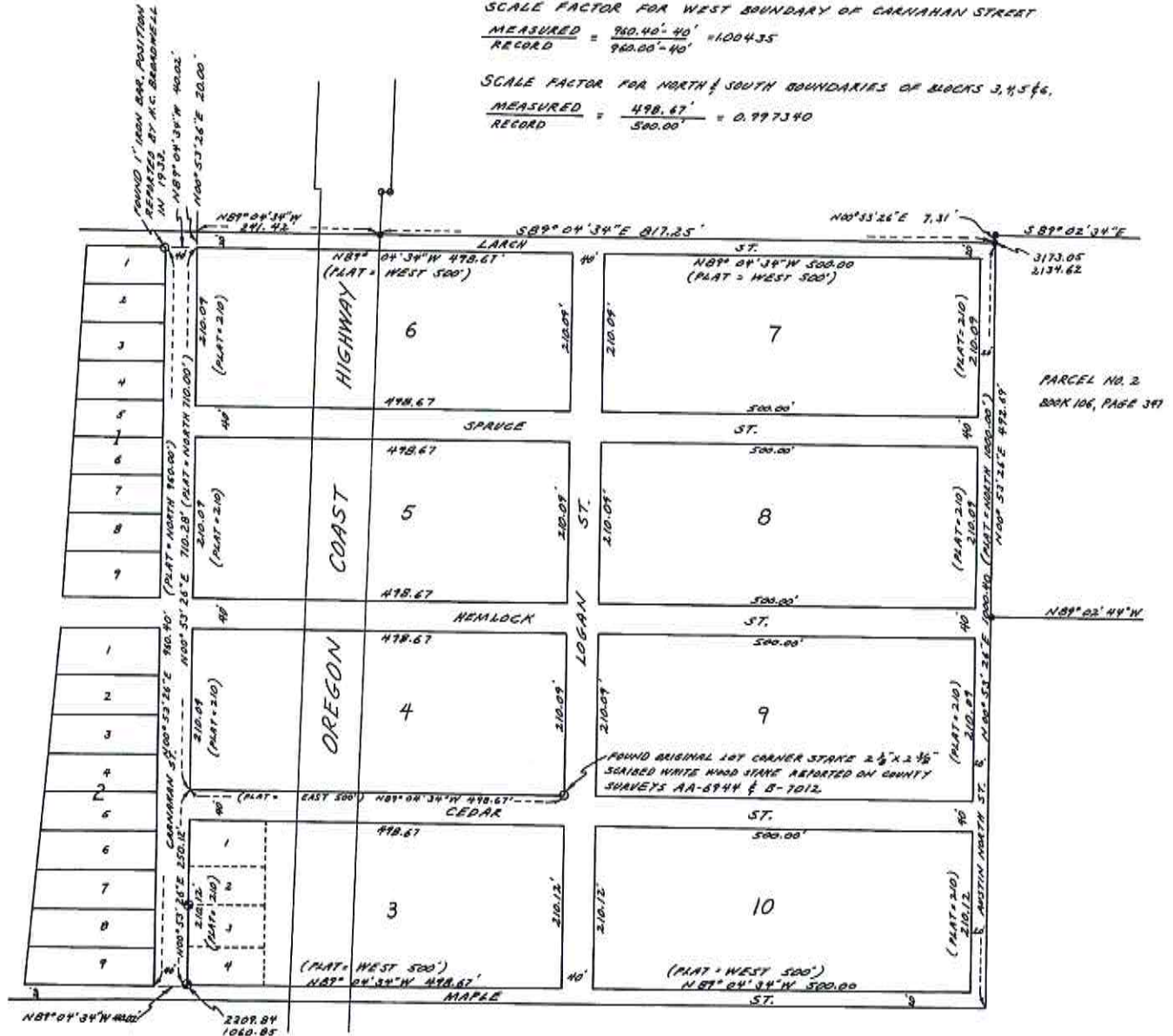
*Karl F. Foutte*

SCALE FACTOR FOR WEST BOUNDARY OF CARRAHAN STREET

$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{960.40 - 40}{960.00 - 40} = 1.00435$$

SCALE FACTOR FOR NORTH & SOUTH BOUNDARIES OF BLOCKS 3, 4, 5, 6, 7, 8, 9, AND 10

$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{478.67}{500.00} = 0.95734$$



PACIFIC OCEAN

CLATSOP COUNTY SHERIFF  
RECEIVED  
JUL 14 1981  
ASTORIA, OREGON

SHEET 4 OF 4

C.S. # B-7359



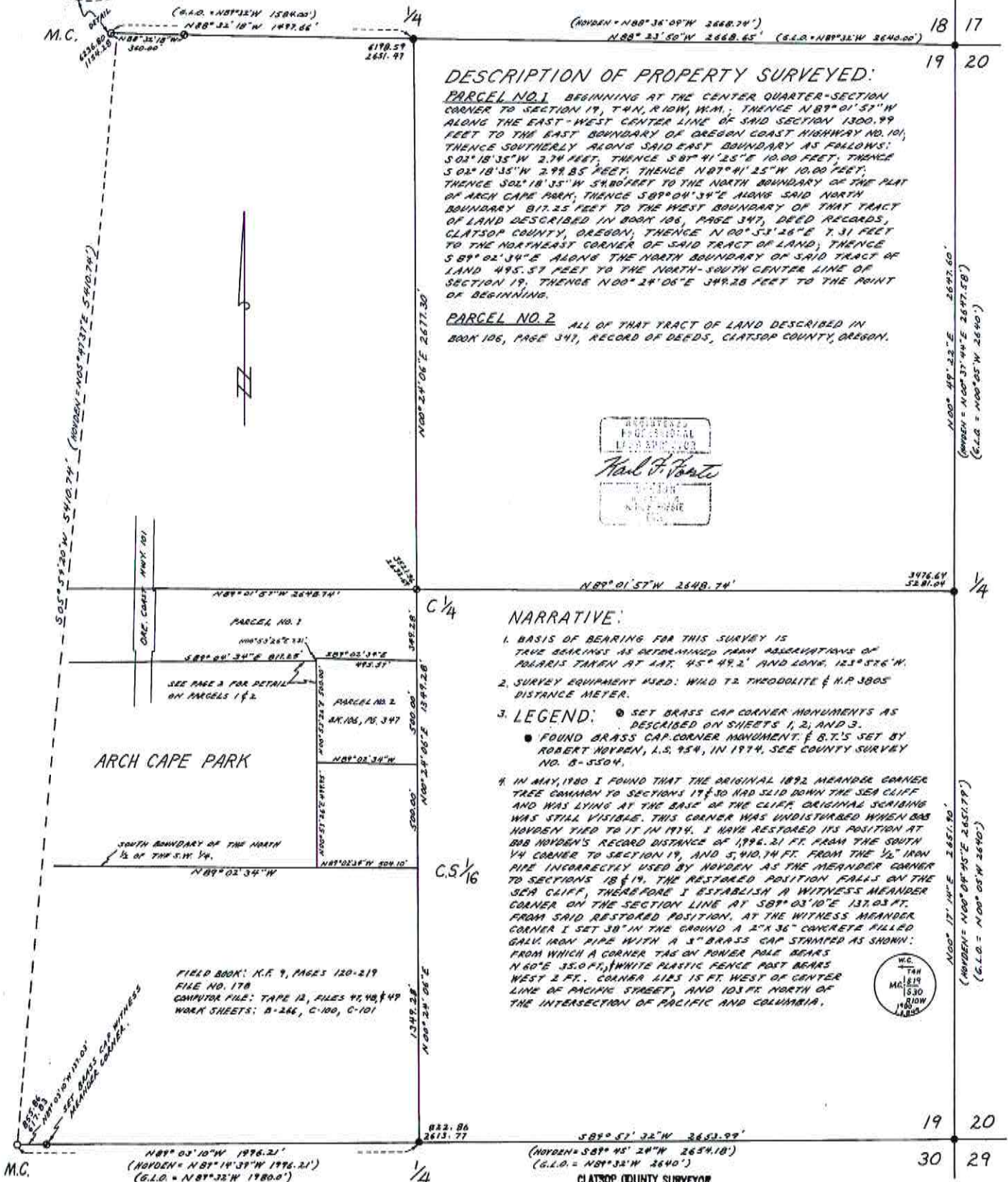
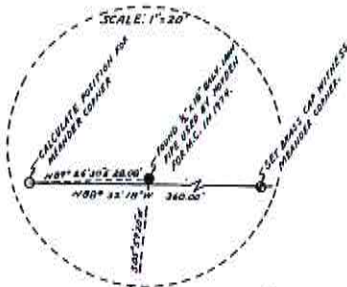
SURVEY OF PROPERTY IN THE S.W. 1/4 OF SECTION 19, T 4N, R 10W, W.M.

DATE: 6/20/81

SURVEY FOR: JOE CAMBERG

SCALE: 1" = 300'

SURVEY BY: KARL F. FOESTE, L.S. 849  
120 N. HOLLADAY  
SEASIDE, OREGON 97138



DESCRIPTION OF PROPERTY SURVEYED:

**PARCEL NO. 1** BEGINNING AT THE CENTER QUARTER-SECTION CORNER TO SECTION 19, T 4N, R 10W, W.M.; THENCE N 89° 01' 57\"/>

**PARCEL NO. 2** ALL OF THAT TRACT OF LAND DESCRIBED IN BOOK 106, PAGE 347, RECORD OF DEEDS, CLATSOP COUNTY, OREGON.



NARRATIVE:

1. BASIS OF BEARING FOR THIS SURVEY IS TRUE BEARINGS AS DETERMINED FROM OBSERVATIONS OF POLARIS TAKEN AT LAT. 45° 49.2' AND LONG. 123° 57.6' N.
2. SURVEY EQUIPMENT USED: WILD T2 THEODOLITE & H.P. 3005 DISTANCE METER.
3. LEGEND:
  - SET BRASS CAP CORNER MONUMENTS AS DESCRIBED ON SHEETS 1, 2, AND 3.
  - FOUND BRASS CAP CORNER MONUMENT & B.T.'S SET BY ROBERT NOYDEN, L.S. 954, IN 1974. SEE COUNTY SURVEY NO. B-3504.
4. IN MAY, 1980 I FOUND THAT THE ORIGINAL 1892 MEANDER CORNER TREE CORNER TO SECTIONS 19 & 20 HAD SLID DOWN THE SEA CLIFF AND WAS LYING AT THE BASE OF THE CLIFF. ORIGINAL SCRIBING WAS STILL VISIBLE. THIS CORNER WAS UNDISTURBED WHEN BOB NOYDEN TIED TO IT IN 1974. I HAD RESTORED ITS POSITION AT BOB NOYDEN'S RECORD DISTANCE OF 196.21 FT. FROM THE SOUTH 1/4 CORNER TO SECTION 19, AND 5,410.74 FT. FROM THE 1/2 IRON PIPE INCORRECTLY USED BY NOYDEN AS THE MEANDER CORNER TO SECTIONS 18 & 19. THE RESTORED POSITION FALLS ON THE SEA CLIFF, THEREFORE I ESTABLISH A WITNESS MEANDER CORNER ON THE SECTION LINE AT S 89° 03' 10\"/>

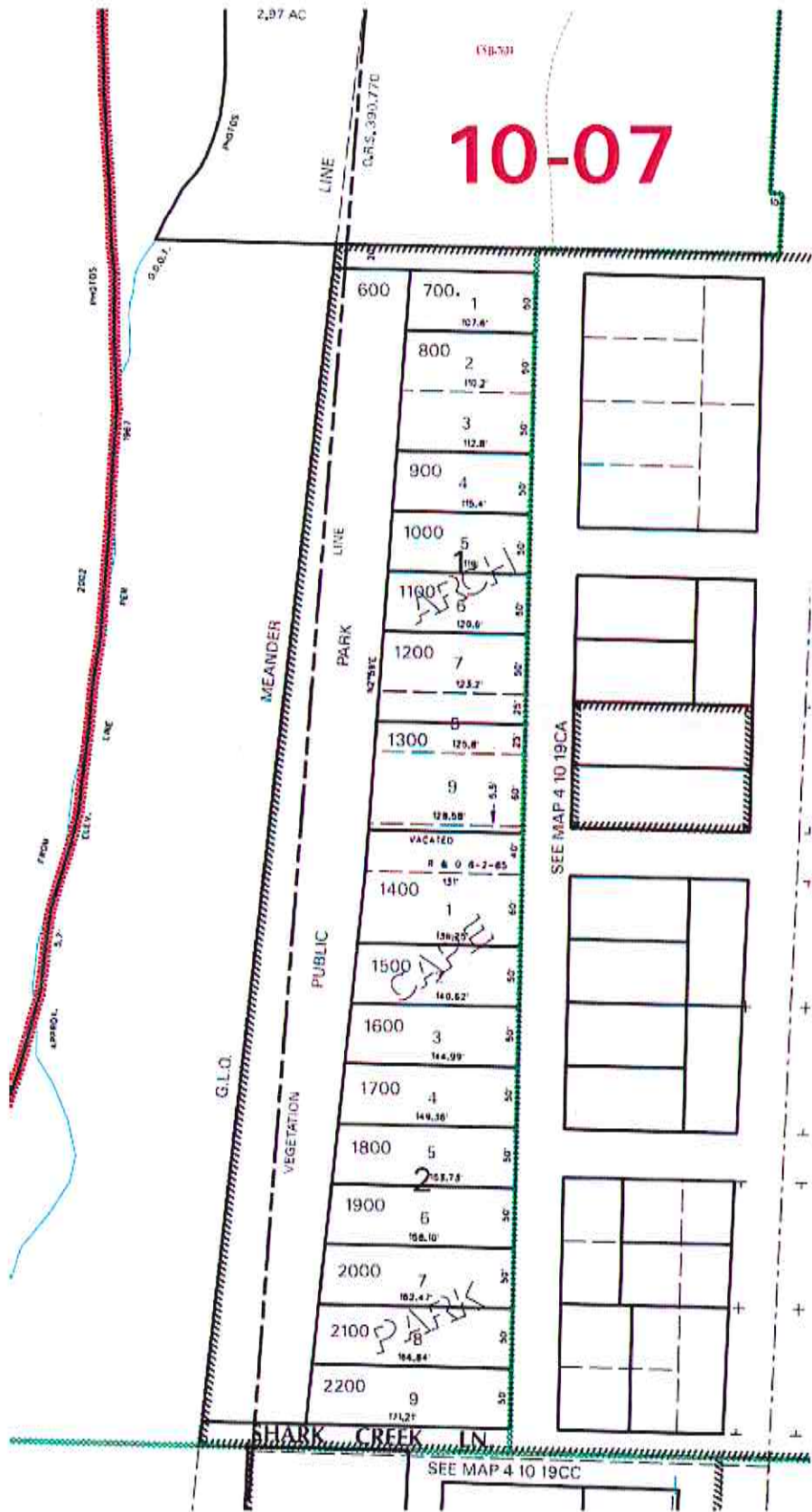


FIELD BOOK: K.F. 9, PAGES 120-219  
FILE NO. 178  
COMPUTER FILE: TAPE 12, FILES 41, 40, & 49  
WORK SHEETS: B-266, C-100, C-101





# 10-07

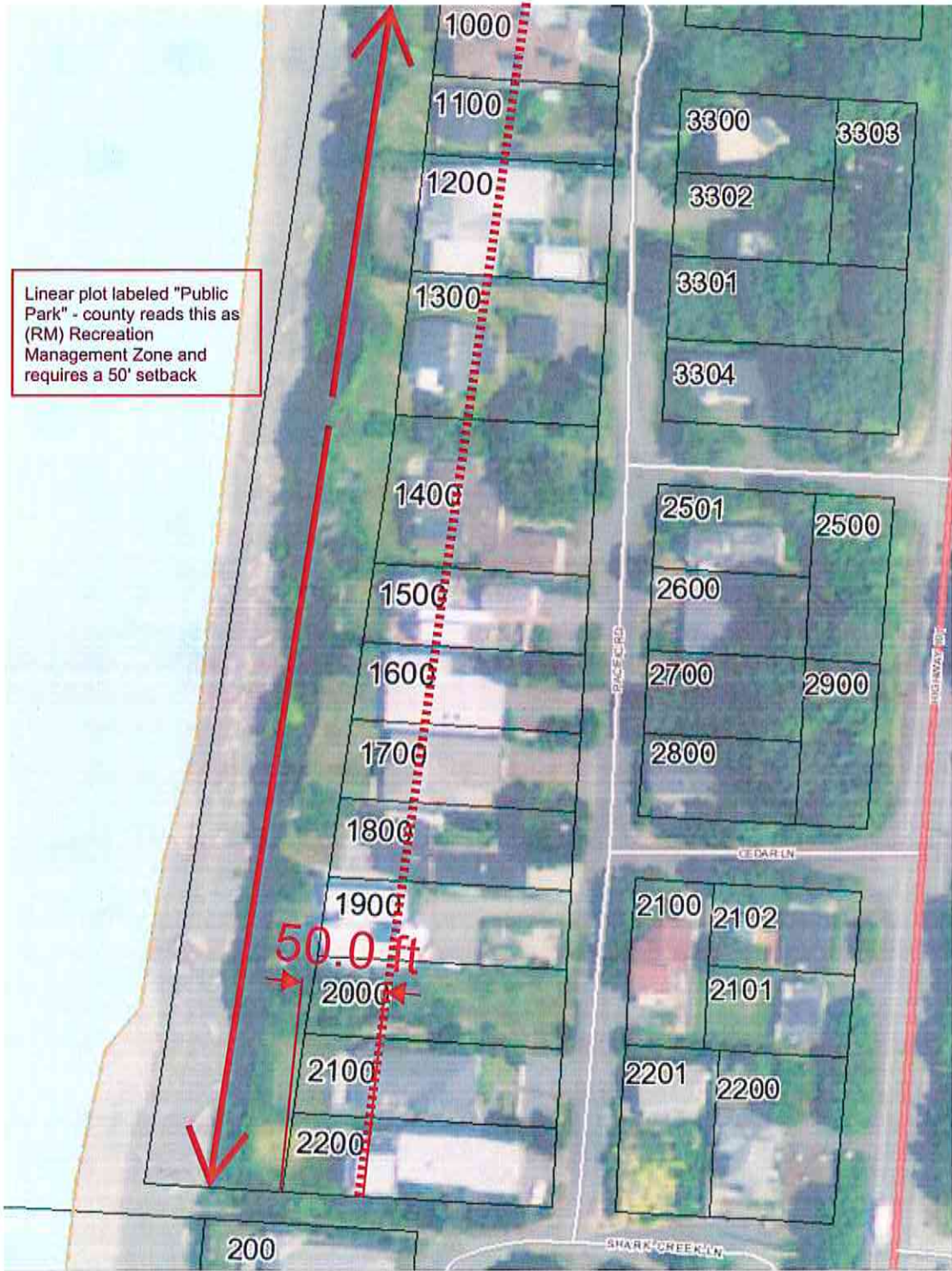


SEE MAP 4 10 19CA

SEE MAP 4 10 19CC

SHARK CREEK LN









RECORDING REQUESTED BY:



507 Laneda Ave, Ste 3, PO Box 1089  
Manzanita, OR 97130

Recording Instrument #201710029  
Recorded By: Clatsop County Clerk  
# of Pages: 3 Fee: 57.00  
Transaction date: 12/08/2017 15:21:01  
Deputy: Holcom

**GRANTOR'S NAME:**  
Deborah Kafoury, Trustee of the Kafoury Beach House Trust, utd  
dated December 26, 2007

**GRANTEE'S NAME:**  
Alec S. Holser and Martha N Binkley

**AFTER RECORDING RETURN TO:**  
Order No.: 360417003537-ST  
Alec S. Holser and Martha N Binkley  
1015 Sunningdale Road  
Lake Oswego, OR 97034

**SEND TAX STATEMENTS TO:**  
Alec S. Holser and Martha N Binkley  
1015 Sunningdale Road  
Lake Oswego, OR 97034

APN: 2617  
Map: 41019CB 02200  
80258 Pacific Road, Arch Cape, OR 97102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Deborah Kafoury, Trustee of the Kafoury Beach House Trust, utd dated December 26, 2007, Grantor, conveys and warrants to Alec S. Holser and Martha N Binkley, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clatsop, State of Oregon:

Lot 9, Block 2, ARCH CAPE PARK, in the County of Clatsop, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Ticor Title 360417003537

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/7/17

Kafury Beach House Trust, u/a dated December 26, 2007

BY: *Deborah Kafury*  
Deborah Kafury  
Trustee

State of Oregon  
County of Washington

This instrument was acknowledged before me on 12-7-2017 by Deborah Kafury as Trustee of the Kafury Beach House Trust u/a December 26, 2007.

*Lori Jean Mitchell*  
Notary Public, State of Oregon

My Commission Expires: 2/24/18



**EXHIBIT "A"**  
Exceptions

**Subject to:**

1. Regulations, levies, liens, assessments, rights of way and easements of Arch Cape Sanitary District.
2. Regulations, levies, liens, assessments, rights of way and easements of Arch Cape Water District.
3. Any adverse claim based upon the assertion that:
  - a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
  - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Pacific Ocean or has been formed by accretion to any such portion.
4.
  - a. Rights of the public and the State of Oregon in the ocean shore and dry sand area as declared acquired under the provisions of ORS 390.605-.770 or west of the seaward edge of vegetation as defined in Thornton v. Hay, Oregon Supreme Court.
  - b. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of the Pacific Ocean.
5. The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Pacific Ocean.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Pacific Ocean.
6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Arch Cape Park  
Recording Date: June 11, 1908  
Recording No: Plat Book 3, page 76





## Will Caplinger

---

**From:** Nan Binkley <nan@opsisarch.com>  
**Sent:** Tuesday, November 21, 2017 11:20 PM  
**To:** Will Caplinger  
**Cc:** Alec Holser  
**Subject:** RE: Arch Cape Park RM zone  
**Attachments:** Zoning 11.21.2017.pdf

Thanks Will -

The property appeals to us because it is close enough to the ocean so that our daughter (or anyone with compromised mobility) can feel like she is really taking part in the coast experience even though she may not be able to walk on the beach. Before she was diagnosed we camped and hiked many parts of the coast and the mountains, but we came to this particular area for birthdays and fun when the kids were young. My husband and 21 year old son tried to use the beach wheelchair in Seaside one time, and my very athletic son said it was extremely hard to push her (and she's tiny) to the water's edge through the sand. She now has a four year old daughter who loves the beach, and this can be a place we will all enjoy together. When my daughter is having a good day, she can walk the short distance to the sand, but more than that is damaging to her joints. So, on not so good days, proximity to views of the beach (and access to the property), which in this case means adding out to the west, would be ideal.

This lot is flat enough that we can incorporate ramps into the plan with only moderate grade level changes, and we can give her access to a level spot if we provide an area that we terrace a bit on the north west corner of the property. We also plan to create a garden / courtyard area in the middle of what is now the existing house, which will offset the lot coverage of the proposed addition. We are trying to do as much as possible for her to easily manage on her own.

We have gone over the maps again and we would like to offer the following thoughts on the points you have made:

- You correctly note that the original plat for Arch Cape Park of 1908 states that all property marked streets or parks is dedicated to the public. However the 1908 plat shows no actual lot dimension to the west of the south or north extensions from the "initial point" of the overall plat at the southwest corner of the overall Arch Cape Park. There is also no western boundary line shown – which it would seem at the time to be saying that all land, beach, or Pacific ocean is public property – interpreting this plat otherwise would mean that Arch Cape Park extends forever to the west.
- At some point the County or someone, it seems, decided to create a plot of land with a western line in the Zoning map. It seems this might have happened with the adding of the Vegetation Line per ORS 390.770 which is established as a straight line connecting points described in the law.
- I am not a land use attorney, but is the Vegetation Line established by the State is actually a property line? If it were interpreted that the State Vegetation Line established a new property line, then it would seem that the all the many lots to the north of Arch Cape Park that extend westward of the Vegetation line would have been subdivided. ( see the lot 500 immediately north of the Arch Cape Park plat). If the Vegetation line does not establish property lines, then how could it be established in the zoning map?
- It would seem this establishment of a western property line would be important since as you note that the supposed lot 600 ( Public Park) on the tax map would need to have a complete platted set of boundaries. Deeding the lot would seem to be an interesting proposition if it does not have those boundaries or if it does not have an owner other than the public.



Notwithstanding the issues above, if we submit a plan similar to the one attached on the preliminary Zoning sheet, won't all of this be discussed while considering the submittal, and if we need a variance based on the current setback determination, then I guess we need to know what type?

Lastly, these drawings are done in Revit 3D modeling, and I put Castle Rock in the model to see what we could see from where :) I did this for two reasons - to see the views from various spots on this property, and to see the impact the addition might have on the views from the property to the north -80262 Pacific. I took the plan from the Clatsop County maps site, and scaled them to the drawing so the placement is fairly accurate but still approximate. Their views are not impacted to castle rock or the beach, as they are about 7 feet higher than the first floor of the house at 80258 and the addition is not in their primary view corridor. The addition would also create needed privacy on this lot, as currently the occupants of 80262 look directly into the master bedroom, living room and all the decks to the west.

We appreciate your continued efforts on what almost looks like "spot zoning" without much in the way of surveys to back up the parcel creation.

Nan and Alec

-----Original Message-----

From: Will Caplinger [mailto:wcaplinger@co.clatsop.or.us]  
Sent: Tuesday, November 21, 2017 4:31 PM  
To: Nan Binkley  
Cc: Vance Swenson; 'Scott Cooter'; Michael Summers; Julia Decker  
Subject: RE: Arch Cape Park RM zone

Hello Nan,

I did a little research on your question about the RM zone applied to the "Public Park" tract on the Arch Cape Park subdivision, and after reviewing the dedications on the plat, and comparing the plat to other subdivisions in the area, I believe there is a reasonable explanation:

The Arch Cape Park plat specifically calls out and dedicates a delineated tract on the plat as a "Public Park" and the declarant dedicates to the "public forever all of the streets and the spaces marked 'Public Parks'". My interpretation is that streets and public parks are distinctly different, and that public parks always have some kind of zoning designation to regulate (limit) uses and developments.

In applying the RM zoning, it seems clear that planners were aware of and respected the dedication of the park tract, and applied a resource zone to facilitate the preservation of the tract for public use. I don't believe that the zoning was applied in error, but is just a condition peculiar to the Arch Cape Park plat because of the dedicated park space. If you look at nearby coastal subdivisions such as Kent Price Park (Subdivisions Book 9 page 24) or Cannon Beach Park (Bk 3 pg 49 and Bk 8 pg 42), there are no similar dedicated tracts; hence, the zoning for the subdivision extends to the beach.

It does appear that the RM zone setback has not been applied along this stretch of development; but I cannot vouch for past practice if it did not comply with the adopted code at the time. I also believe that a resource zone setback is not necessary or appropriate since the Oceanfront setback serves that purpose; but that's a second question: what to do about it? Here are a couple of options worth investigating:

1. Rezoning of the RM tract to AC-RCR and retain the tract as a park, which is an allowable use in the AC-RCR.
2. Dedicating the RM tract as a public road, but I sense issues with this approach.
3. Deed the land to OPRD, but they may have a problem accepting a narrow strip of headlands.

Any of these solutions, if viable, would take some time, and I will also like to see what those cc'd with this message think. I also want to run it by our DLCD reps to get Meanwhile, if you would please identify the lot that you are

interested in and how you need to develop to accommodate your daughter, I can see what we might be able to do that is lot-specific.

Will Caplinger AICP  
Planning Manager  
Clatsop County, OR  
800 Exchange St, STE 100  
Astoria, OR 97103  
503-325-8611  
wcaplinger@co.clatsop.or.us

ATTENTION PLEASE  
December 18-29, 2017  
Office Hours:7:30 am to 12:00 pm

-----Original Message-----

From: Nan Binkley [mailto:nan@opsisarch.com]  
Sent: Monday, November 20, 2017 10:04 AM  
To: Will Caplinger  
Subject: Re: Arch Cape Park RM zone

Hello Will -

I understand completely and zoning changes are probably never easy even when there is enough staff!

This affects not only this parcel, but also the empty parcel that was just sold two north of this one. The surveyor was hired to do oceanfront setbacks on both, and then we were told about the RM.

I retired my architecture license and stopped working full time in 2010 to care for my then high school daughter who was diagnosed with a genetic degenerative disorder, which causes frequent joint dislocations. She often needs a wheelchair on bad days, making going to the beach difficult. So if we can get closer to the ocean with an accessible home that would be ideal.

I can have a couple of designs waiting for pricing until the county decides on this, and I would be happy to provide any other information you think you might need - we have already submitted the survey to the county.

Thank you for looking into this issue, and have a good Thanksgiving :)

Nan

> On Nov 20, 2017, at 7:57 AM, Will Caplinger <wcaplinger@co.clatsop.or.us> wrote:

>

> Hello Nan,

>

> I tend to agree with you but it's going to take some research and I am the only planner in the office this week and we're closed Thursday and Friday; and it's a two-part process: after the research, if I can formulate a resolution, then it's



a matter of making changes to the zoning map and comp plan, which can be very complicated and time-consuming. Moreover, the department director left last Friday for a job in Florida. I will have limited authority but might be able to convince county manager to authorize the changes if they are defensible. In other words, the process could take well into December, and possible longer if county manager prefers to wait until we have a new director on board.

>  
>  
> Will Caplinger AICP  
> Planning Manager  
> Clatsop County, OR  
> 800 Exchange St, STE 100  
> Astoria, OR 97103  
> 503-325-8611  
> wcaplinger@co.clatsop.or.us

>  
>  
>  
> -----Original Message-----

> From: Nan Binkley [mailto:nan@opsisarch.com]  
> Sent: Friday, November 17, 2017 4:24 PM  
> To: Will Caplinger  
> Subject: Re: Arch Cape Park RM zone

>  
> No problem - interesting issue regardless of the outcome, however our  
> bets are on the transfer of maps to GIS and somebody just read "public  
> park" and then applied the RM zone to it :)

>  
>> On Nov 17, 2017, at 4:09 PM, Will Caplinger <wcaplinger@co.clatsop.or.us> wrote:

>>  
>> Hello Nan,

>> Notwithstanding my previous email regarding variance vs. code amendment, I had not seen your email below dated yesterday, and you raise some very interesting points. You may want to hold previous communications about the property aside temporarily while I dig deeper into this, want to check in with Vance to get his perspective. I will try to get a more definitive answer to you by Monday, if that will work for you.

>>  
>>  
>> Will Caplinger AICP  
>> Planning Manager  
>> Clatsop County, OR  
>> 800 Exchange St, STE 100  
>> Astoria, OR 97103  
>> 503-325-8611  
>> wcaplinger@co.clatsop.or.us

>>  
>>  
>>  
>> From: Nan Binkley [mailto:nan@opsisarch.com]  
>> Sent: Thursday, November 16, 2017 6:45 PM  
>> To: Clatsop Development  
>> Cc: Alec Holser  
>> Subject: Arch Cape Park RM zone

>>

>> Hello Ms. Hansen –

>>

>> After discussing the historic and contemporary surveys at length with both Vance and Scott Cooter, it is unclear how this parcel became a defined region on the tax map and designated a Recreation Management Zone separate from the public beach, which we hope you can help us sort out so that we can move forward and meet our deadline.

>>

>> Here are the points that were discussed:

>>

>>

>> 1. The 1908 Arch Cape Park original plat (attached) has an area marked "Public Park" which is on the west border of the parcels and runs north and south the length of the plat. There are no dimensions or metes and bounds for this area.

>>

>> 2. The park's east line is the west line per the plat, and the west line of the park is depicted as the Pacific Ocean on the plat.

>>

>> 3. The plat does say that the declarant "....hereby dedicate and give to the use of the public forever all of the streets and spaces marked "public Parks" ..... " like a street dedication, so a that public park area is like a street, and streets do not have zones.

>>

>> 4. As there are no other boundaries are indicated for this public park, it may be assumed that it just meant the same thing as the public beach, which is not designated as an RM zone.

>>

>> 5. Only one of the developed Ocean front properties in Arch Cape Park, 80258 Pacific Rd, meets the 50' setback RM requirement. As 80292 Pacific Road was built in 1989, and others have had major renovations to the west, it does not seem that this criteria was enforced.

>>

>>

>> Based on this information, it is our belief that the RM zone was mistakenly applied to this section of the plat, even though there are no survey boundaries indicated in any document drawn to date. The current Clatsop County Zoning Map is based on a misinterpretation of the plat designation. We believe that the area to the west of these properties should be similar to all others in Arch Cape along the oceanfront and that the setbacks should be governed by the Oceanfront setback standards that were specifically established for this purpose.

>>

>> Thank you for your consideration of this issue, Nan Binkley

>>

>>

>>

>>

>>

>>

>>

>> This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

>> <Arch Cape Park 1908 Page.076.pdf>

> This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

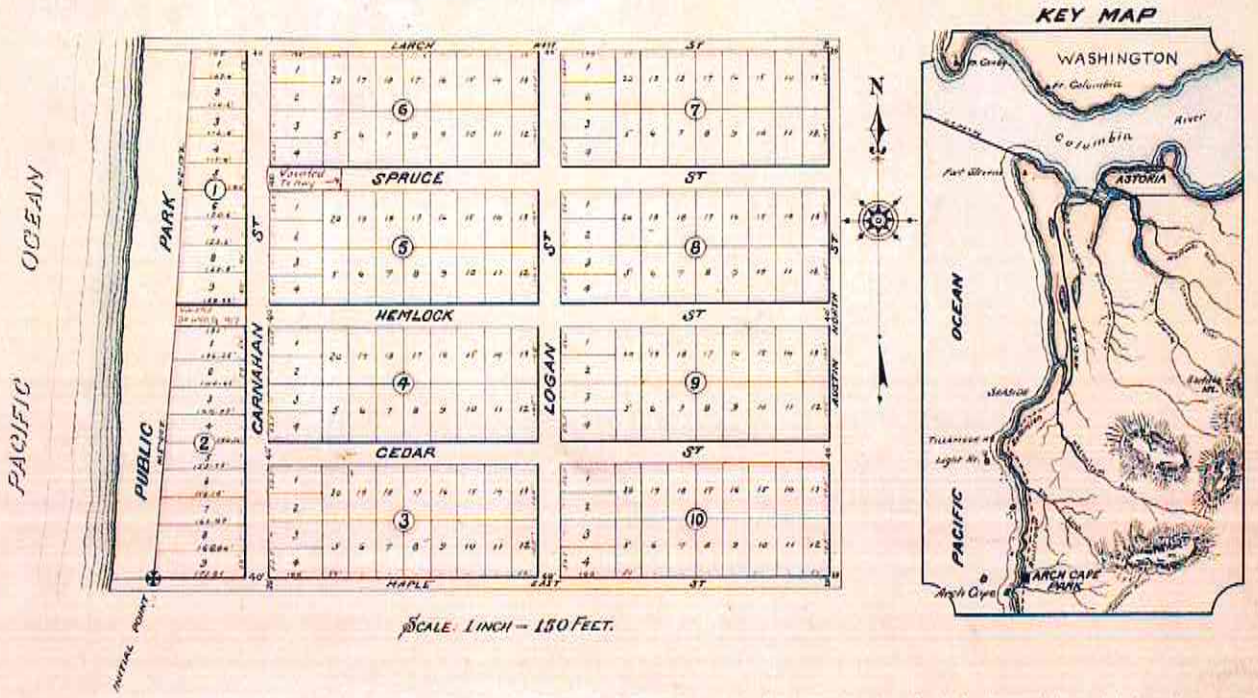
This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.





# ARCH CAPE PARK

## CANNON BEACH CLATSOP COUNTY OREGON.



KNOW ALL MEN BY THESE PRESENTS, That we, Thomas R. Davies and Sophie P. Davies, his wife, do hereby certify and declare that the annexed map and plat entitled Arch Cape Park, Cannon Beach, Clatsop County, Oregon, is a full and correct map and plat of some as surveyed and laid out by us. That the initial point of survey is the south-west corner of Block Two (2), said point being 1367 Feet North and 176 Feet East from the corner between sections 12 and 30, in Township 7 North of Range 10 West.

That all future conveyances of property within the boundary of said Arch Cape Park, shall be referred to and decided by number of the lots and blocks as shown and designated upon the said map and plat.

That all lots are 50 feet by 100 feet, except where otherwise marked on said map and plat, that all streets are of the width and all dimensions and distances are as given on said map and plat.

That the said Thomas R. Davies reserves to himself, his heirs or assigns, the exclusive to occupy and use the streets and the spaces marked Public Parks on said map and plat for railroad and street car purposes.

Does hereby dedicate and give to the use of the public forever all of the streets and spaces marked "Public Parks" marked and designated upon said map and plat, subject only to said railroad and street car reservations.

In Witness Whereof, we have hereunto set our hands and seals this 21st day of May, 1908.

Executed in the presence of  
 M. C. Mayne  
 Georgin Gstrom  
 Thomas R. Davies  
 Sophie P. Davies

State of Oregon }  
 County of Clatsop } ss

This certifies, that on this 21st day of May, 1908, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named Thomas R. Davies and Sophie P. Davies his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledge to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and Notarial seal, the day and year last above written.

M. C. Mayne  
 Notary Public for Oregon.



in the County Court of the State of Oregon  
 for Clatsop County.

June Term 1908

At this time comes Thomas R. Davies and Sophie P. Davies, his wife, and present the attached map and plat of ARCH CAPE PARK and ask that this court approve the same, and it appearing that the land herein described is in this county, and that it conforms to the provisions of the act of the Legislature of the State of Oregon, filed in the Secretary's office, February 21st, 1908 and is endorsed "Approved" by the "Assessor" of the county, and is entitled to the approval of this Court, therefore, it is ordered and decreed that the same do, and is hereby approved by Court.

Dated 24th day of June 1908.

W. W. Larson  
 John Fry

I, T. S. Cornelius, Assessor of the County of Clatsop, Oregon, hereby certify that the attached plat of ARCH CAPE PARK is laid out and conforms to the requirements of the provisions of Chapter 106 of the Session Laws of 1907, of the State of Oregon, and I hereby approve the same, this 24th day of June, 1908.

T. S. Cornelius,  
 Assessor.

State of Oregon }  
 County of Clatsop } ss

I, Thomas R. Davies, being first duly sworn, depose and say that I am the party who, with Sophie P. Davies, my wife, has indicated the attached plat of ARCH CAPE PARK, and that it is necessary and essential for my interests that the same be filed for record.

That at the present time, the office of said county surveyor is vacant and that the same has been vacant since the day of May 1908 and therefore it is impossible to comply with the requirements of provisions of Chapter 106 of the Session Laws of 1907 of the State of Oregon.

Thomas R. Davies,  
 Subscribed and sworn to before me this 20th day of June, 1908  
 M. C. Mayne  
 Notary Public in and for the  
 State of Oregon



Recorded this 22nd day of June 1908  
 J. C. Benton  
 Clerk.





*R. Warren Krager, R.G., C.E.G.  
Consulting Engineering Geologist  
Oregon CEG #E957  
Washington LEG #314*

November 20, 2017

Nan Binkley  
1015 Sunningdale Road  
Lake Oswego, Oregon 97034  
503-704-6440  
nan@opsisarch.com

**Subject:      Engineering Geologic Site Investigation Report  
Proposed Residential Addition to Existing Home  
80258 Pacific Road, Arch Cape  
Clatsop County Tax Lot 2200, Map 7N10W19CB**

Dear Ms. Binkley:

As you requested, I am pleased to submit my engineering geologic site investigation report for the proposed addition to the existing single-family residence at the subject address. This report has been prepared in general accordance with the requirements of the Clatsop County Land Use Ordinance Section 4.040 Geologic Hazard Overlay District (GHO).

R. Warren Krager, R.G., C.E.G. (Oregon Licensed Engineering Geologist E-957) conducted the site visit on Thursday, November 2, 2017. Approximately 1.5 hours was spent on site observing site conditions and conducting shallow hand auger subsurface explorations near the approximate western corners of the proposed home addition and deck. Three hand auger borings were conducted to evaluate the near surface soil for conventional spread foundation support designed prescriptively according to the Oregon Structural Specialty Code, based on the International Building Code (IBC). This reconnaissance level evaluation did not include subsurface explorations with powered equipment or geotechnical engineering analyses of seismic liquefaction potential or deep foundation design recommendations.

The findings and recommendations of this report are based on limited soil exploration and observation and engineering geologic interpretation of the subject site and local surrounding land use, the background literature, internet resource review, and general familiarity with soil and geologic conditions of the area.

In preparing this report, available geologic hazard maps and reports, tax lot maps, design concept site plans provide by the client, and available topographic and aerial photographic images were reviewed for detailed information pertinent to the subject property and vicinity. The following geologic reports, maps, aerial photos, and other information were reviewed and used in preparation this report:



- Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries (DOGAMI), Bulletin 74, 1972.
- Beaches and Dunes of the Oregon Coast, USDA Soil Conservation Service and Oregon Coastal Conservation and Development Commission, 1975.
- Site Plan sketch of proposed home addition provided by Nan Binkley.
- Google Earth Aerial photographs of the Arch Cape, Oregon area, photo dates: September 3, 1994, July 29, 2000, June 15, 2003, June 28, 2005, December 12, 2005, August 1, 2011, July 6, 2012, July 30, 2014, August 23, 2016, and June 22, 2017.
- Ormap.net, Map Viewer Tax Map Explorer, accessed on line November 6, 2017.
- Oregon Department of Geology and Mineral Industries, DOGAMI LIDAR Viewer <http://www.oregongeology.org/lidar/dataviewer/>
- Oregon Beach and Shoreline Mapping and Analysis Program: Pacific Northwest Estuaries and Shores, <http://www.oregongeology.org/sub/nanoos1/index.htm>.
- Clatsop County Land and Water Development and Use Ordinance # 80-14, Section 4.040-Geologic Hazards Overlay District (/GHO).

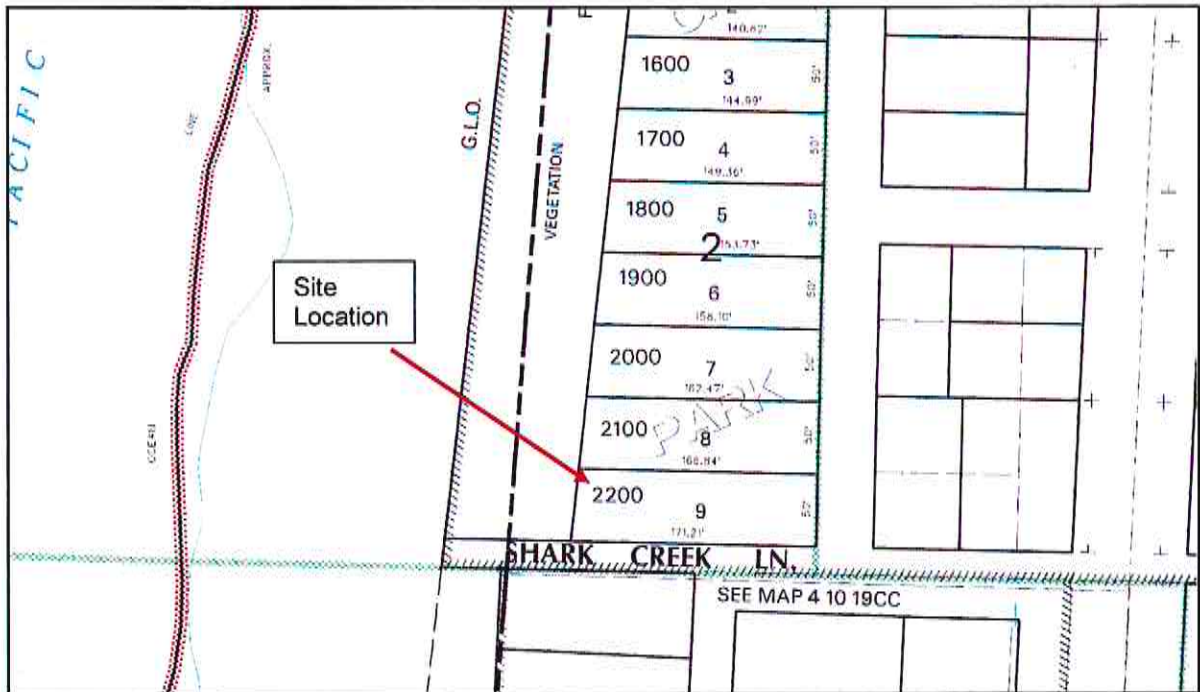


Figure 1- Portion of Clatsop County Tax Map 4N10W19CB

### Site Location and Description

The general location of the property is in the Arch Cape Park land division at Arch Cape, Oregon. The subject property is developed with an existing home with the address 80258 Pacific Road. The subject property is also identified as Tax Lot 02200 of Clatsop County Tax Map 4N10W19CB, as shown in Figure 1. The lot is located at the northwest corner of the



intersection of Pacific Road with Shark Creek Lane. On the south side of the property, the western extension of Shark Creek Lane is a public easement for pedestrian access to the Pacific Ocean beach. A public park strip of about 85 feet in width lies to the west of Tax Lot 2200. The public park strip contains the vegetation line established by ORS 390.770, an approximately 20-foot high vegetated bluff and the upper elevations of a cobble beach. Tax Lot 2200 is 50 feet in width north to south, with an east-west length of about 167 to 171 feet. The western most point of the existing home on Tax Lot 2200 is about 100 feet from the edge of vegetation at the upper limits of the cobble beach.

The local neighborhood in the property vicinity is relatively densely developed with older homes, with many estimated to be 50 to 75 years in age. The subject home was built in 1953 and was likely added on to over the years.

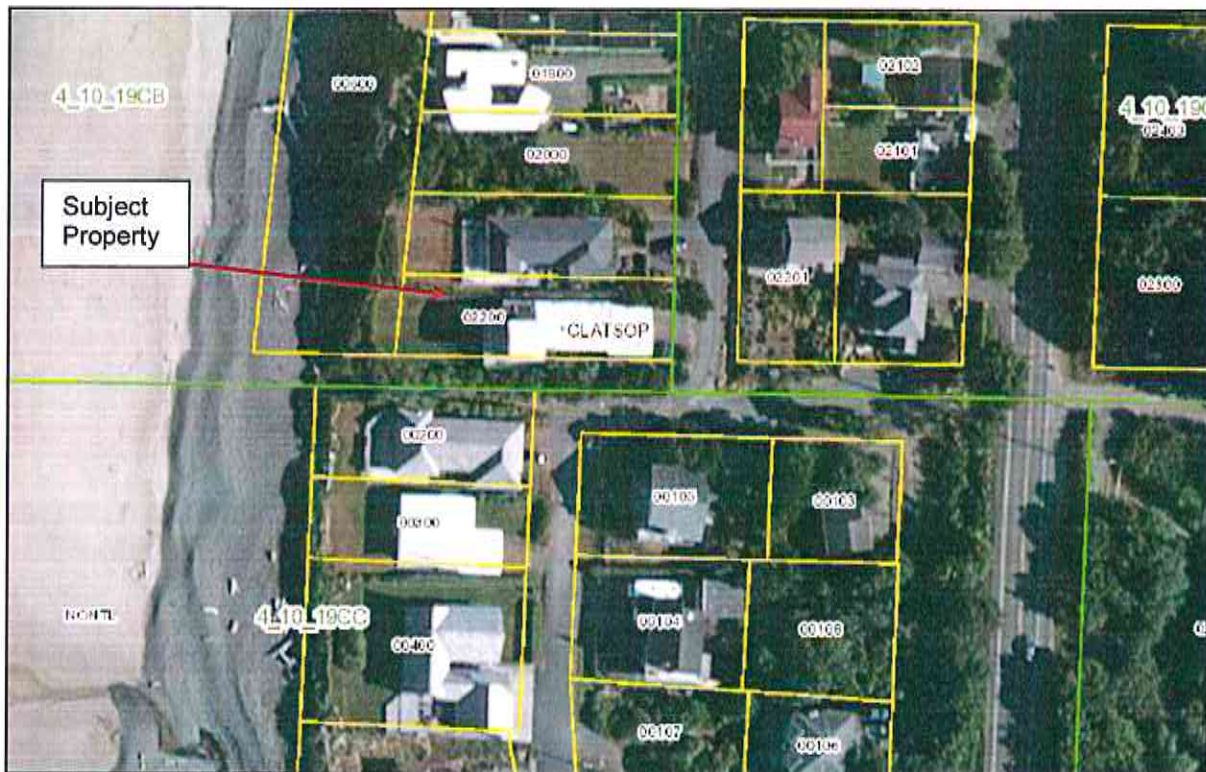


Figure 2 – ORMAP GIS Aerial View of Portion of Clatsop County Map 710W19CB.

### Vegetation

The western approximately 50 feet of the lot is vegetated with lawn grass bordered by hedges on the north and south sides. A few shore pines of the lodgepole variety are present on the east and south sides of the property. The vegetation is well established and no signs of exposed soil or erosion were observed. The grassy lawn area extends west a few feet beyond the property to the crest of a naturally vegetated bluff within the public park strip.





**Photo 1-** Western elevation view of existing home at 80258 Pacific Road. Proposed home addition will extend west from the existing structure, with proposed deck extending west from home.



**Photo 2-** View to west from northwest corner of existing home. Cloth tape is pulled out about 35 feet from northwest corner of the existing home. Crest of bluff is about 80 feet west of home.





**Photo 3-** View to west beside north side of existing home showing adjacent retaining wall to north.



**Photo 4 –** Detail view of possible settlement or subsidence of existing foundation grade on north side of existing home, possibly due to past stormwater leakage into foundation soils.



### **Beach and Shoreline Conditions**

The subject property is located landward of a bluff-backed cobble beach of about 70 feet in width at the time of the field work. Active seasonal beach sand covers the toe of the cobble beach. Review of Google Earth air photos dating from 2017 to 1994 suggest that the vegetated bluff, cobble beach and active ocean beach zone are relatively stable with some seasonal variation in width of exposed cobble beach underlying the sand. A creek mouth lies about 360 feet south of the subject property. The Arch Cape littoral cell does not contain migrating dunes. The aerial photographic record over the past 23 years suggest that Tax Lot 2200 has no significant risk of shoreline erosion within the foreseeable future. In comparison, the adjacent existing homes located both to the north and south of Tax Lot 2200 are located significantly closer to the crest of the bluff.



**Photo 5-** Google Earth aerial image dated June 22, 2017 showing approximate 70-foot wide (red line) wide cobble beach zone and active Pacific Ocean beach. Mouth of Shark Creek lies at right in photo.

### **Proposed Construction**

Figure 3 shows a conceptual site plan of the proposed footprint of the home with added improvements. Final plans may vary depending on an allowable shoreline setback determination. The addition to the home will add enclosed living space as well as new decks. It is expected that interior and foundation improvements will be included in the project.



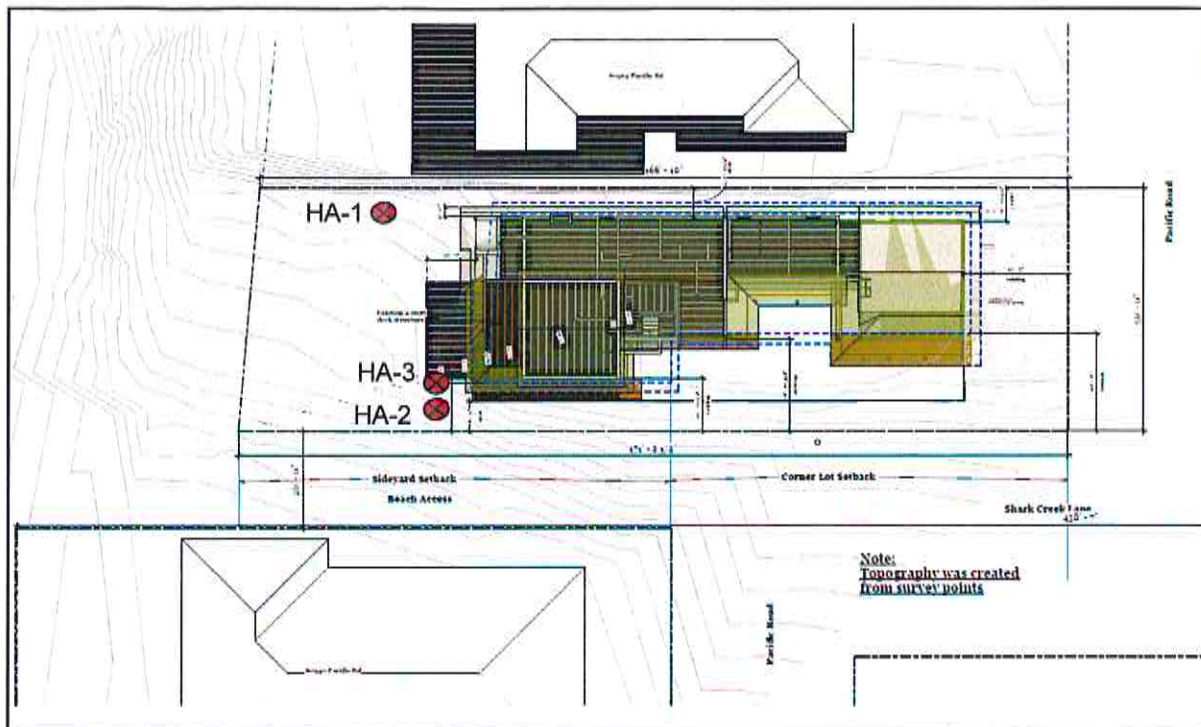


Figure 3 – Proposed site plan for building addition.

### Soils and Geology

Surface soils in the project area are mapped by the USDA NRCS Web Soil Survey as Walluski medial silt loam, 7 to 15 percent slopes. This soil is derived from mixed alluvium and/or fluviomarine deposits derived from sedimentary bedrock of Tertiary geologic age.

### USDA Typical Soil Profile

- Oi - 0 to 2 inches: slightly decomposed plant material
- A - 2 to 13 inches: medial silt loam
- Bw1 - 13 to 27 inches: silty clay loam
- Bw2 - 27 to 36 inches: silty clay loam
- 2C - 36 to 62 inches: silty clay loam

Hand auger subsurface explorations, (HA-1, HA-2, HA-3) were generally field located by pulling out a cloth tape west from the western corners of the existing home. The boring location are shown approximately in Figure 3. The hand auger borings were conducted using a 4-inch barrel hand auger that was advanced from about 1 to 1.5 feet below the existing ground surface before encountering gravel obstructions that prevented further advance. Soils encountered to depths of 1 to 1.5 feet below of the ground surface consisting of medium brown silty and clayey silt with traces of gravel of decomposed sedimentary rock. It was suspected that the hand auger borings did not completely penetrate possible manmade fill before meeting with refusal. To advance the subsurface explorations further, geotechnical drive probes were driven from the bottom of the augered borings until penetrating relatively firm soil. The deepest geotechnical drive probe advance, in HA-3 reached a depth of 7 feet. The exploration logs are included at the back of the report.



The geotechnical drive probe exploration method is a "relative density" exploration technique used to estimate strength of the subsurface soil and decomposed bedrock units. The resistance to penetration of the drive probe rod is typically measured in blows-per-½ foot of an 11-pound (2 kilograms) sliding drop-hammer which falls roughly 3½ feet (1 meter), driving a 1-inch diameter pipe coupler into the soil ahead of its threaded connection with ½-inch diameter pipe.

This exploration technique does not produce soil or weathered rock samples for observation and testing, but does provide a generally continuous subsurface profile of penetration resistance which can be used to correlate changes in relative density of fill or native soil, changes in near-surface soil stratigraphy, and contact with bedrock, decomposed logs, gravel or boulder occurrences.

On this site, drop-hammer blow-counts of 8 to 9 drops per 6" interval were attained at depths ranging from 3 to 7.5 feet below the ground surface in each boring. This depth range is the likely upper surface of native clayey silt to silty clay soil appropriate for structure foundation support. In HA-3, a reversal from the ordinarily expected blow-count increase with depth, occurred from about 3 to 5 feet below the ground surface, with a low of 2 blows per 6" interval at 5 feet. This likely represents low penetration resistance through soft, weak or compressible soil zones; possibly organic topsoil buried by fill.

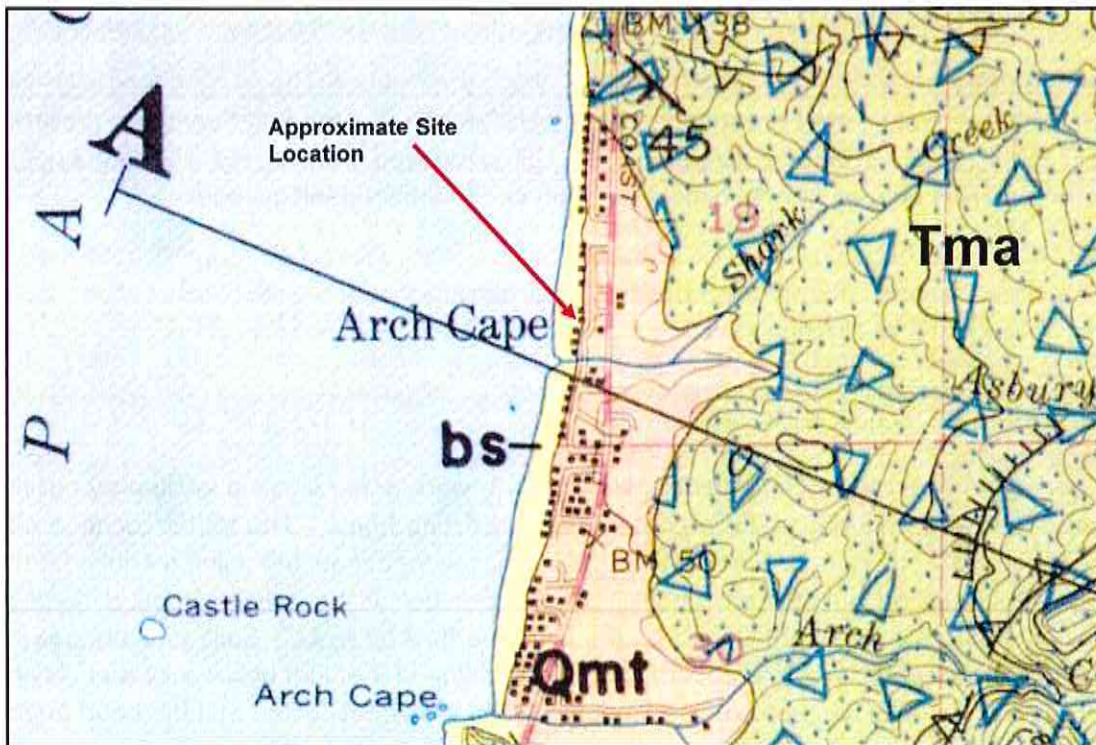


Figure 4- Portion of Geologic Map of Astoria Quadrangle, DOGAMI Bulletin 74 (1972)



Mapped geologic deposits of the project area include Quaternary to geologically recent beach sand (**bs**), Quaternary marine terrace deposits (**Qmt**) of semi-consolidated silt, sand and gravel, and Tertiary marine sedimentary Astoria Formation (**Tma**), bedrock of siltstone and sandstone (**Tma**), mapped in the coast range foot hills to the east. The Astoria Formation is comprised of approx. 2000 feet of consolidated to semi-consolidated, thick-bedded to thin-bedded, medium-grained, buff-colored, micaceous, arkosic sandstone and interbedded siltstone. The DOGAMI hazard geologic mapping shows landslide topography mapped in the coast range foot hills to the area. The geologic hazard mapping does not show Quaternary faults, active landslides, flooding hazards, dune hazards, or coastal erosion concerns in the local project area.

### **Geologic and Seismic Hazard Discussion**

The subject property is not mapped in a known geologic hazard area other than the landslide topography in the **Tma** Astoria Formation to the east. The subject home does not appear to be at risk of geologic hazards associated with slopes or earth movement. The principal geologic hazard concern for the property is an earthquake on the Cascadia Subduction Zone, CSZ. This is a thrust fault zone of tectonic plate convergence located in the sea floor about 50- to 60-miles off the northern Oregon coast. This active fault zone is now becoming the public's focus for planning and design safety and emergency preparedness for much of the western Pacific Northwest region. This fault interface between the tectonic plates is considered locked up and building increasing pressure and strain. When this locked fault moves or shifts, a strong CSZ earthquake can result.

The CSZ is capable of producing massive global-scale earthquakes that will cause violent ground shaking and destruction region wide. Geologic and geophysical research over the past few decades has established that the CSZ has repeatedly produced large earthquakes on an approximately 300- to 700-year recurrence interval with some lesser or greater time intervals. Historic Japanese tsunami records and modern tree ring dating techniques have been used to calculate that the most recent CSZ earthquake occurred in January of 1700 AD.

The next CSZ earthquake is potentially overdue and may occur within many of our lifetimes. Scientists and engineers generally agree that the potential intensity of the next CSZ earthquake could potentially exceed magnitude 8.5 to 9.5. The duration of strong ground shaking could exceed several minutes and may be followed by days or weeks of strong aftershocks. Co-seismic land subsidence, or liquefaction could also occur in many soft or deep soil areas.

During a CSZ earthquake, the local coastal area will very likely experience a few minutes of very intense ground shaking and possible co-seismic subsidence. The undersea thrust fault displacement will cause an ocean tsunami that will arrive at the Oregon coast about 15 to 20 minutes after the strong earthquake strikes. The subject property would be expected to be subject to tsunami inundation.

### **Conclusions and Recommendations**

It is my professional engineering geologic opinion that the subject property has little to no coastal erosion and sand dune accretion risk for the foreseeable structural design life of the



home. Subject to engineering design and review by others, a structure on this property may be reasonably protected from coastal erosion for a minimum of 50 years or the typical design life of a residential structure in this environment. The CSZ thrust fault earthquake mechanism is considered the greatest seismic hazard to the project and the seismic source which dictates building code design requirements for engineered structures.

Foundation support for the home addition and improved support for the existing structure should be obtained from firm to hard native clay or silt soils. In the area of the exploration, west of the home, the appropriate foundation support soil is about 3 feet to more than 7 feet below the ground surface. The near surface soils likely include manmade fill either containing, or with soft or compressible organic soils underlying the fill. Conventional concrete spread foundations must be excavated to penetrate fill and reach firm undisturbed silt or clay. A helical pier or driven pin-pile foundation system is recommended to penetrate the fill and gain support by penetrating the lead helices in to the underlying hard clay soil. These types of deep foundation systems can be advanced or driven until adequate installation torque or penetration resistance can be attained. Residential structure foundations that rely on pier or pile support should be designed by an Oregon Licensed Professional Structural Engineer (P.E., S.E.) In addition, it would be advisable to have the foundation piers or piles documented during installation or tested afterward to confirm adequate capacity.

The subject property does have relatively high long-term seismic hazard risk, including severe ground shaking, possible subsidence, and almost certain tsunami inundation. However, the overall risk is considered no greater for this property than many existing developed properties in Arch Cape. (i.e., The existing home on this property is situated about 10 feet higher and 70 feet inland of the adjacent home to the south.)

From a geologic hazard standpoint, it is my opinion that the existing home is generally feasible for the proposed addition, subject to code required construction methods, site specific foundation design/inspection, and with recognition and acceptance of seismic hazard and tsunami risk as discussed above. Note that there may be no complete engineering mitigation available for seismic and tsunami inundation risk on this property.

Because of the dynamic nature of the coastal environment, as well as the influence of relatively unpredictable events, such as El Niño or La Niña climatic events, severe storms, earthquakes, or sea level rise, accurate long-term prediction of geologic hazards for this property and building site is not possible. The interpretations, conclusions and recommendations in this report are based on available short to intermediate term coastal accretion/erosion records and trends. Conditions beyond our knowledge or control may affect beach and dune hazards or other geologic hazard risk to this site and region. Owners of low lying coastal homes and their guests are advised to learn and practice earthquake and tsunami preparedness and evacuation procedures appropriate for the project area.



### Limitations

The engineering geologic reconnaissance, limited soil exploration and geologic hazard review performed for the proposed residential construction been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in this discipline and area under similar budget and time constraints. No warranty, expressed or implied, is made regarding the interpretations and conclusions of this report. It would be prudent to be prepared for unanticipated subsurface conditions.

Providing structural engineering design or geotechnical engineering analyses and design recommendations is outside of my scope of professional services. However, I would be happy to refer you to Professional Engineers, if desired. I am available to discuss and provide foundation construction or load testing documentation.

This report may be used only by the client and their authorized agents for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its date of issue without a subsequent review by the author or other design professional. If you have any questions regarding the information presented in this report, please do not hesitate to contact me at 360-903-4861 or warrenkrager@gmail.com.

Sincerely,



Exp 12-31-2017

R. Warren Krager, R.G., C.E.G.  
Oregon Licensed Engineering Geologist E-957

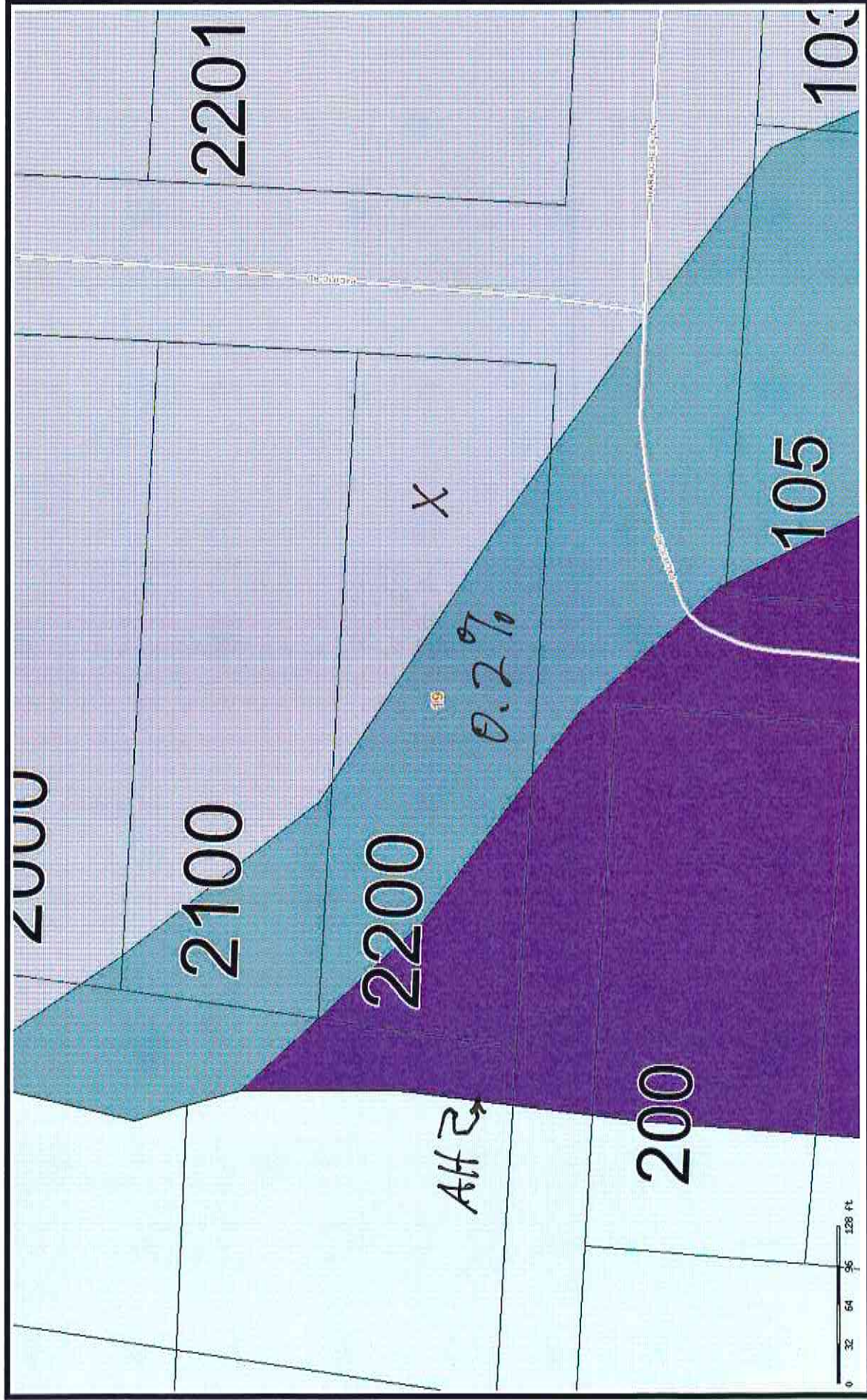
Boring HB-1									
CLIENT: Nan Binkley				EQUIPMENT: 4-inch diameter hand auger barrel					
PROJECT: Single Family Residence Addition, 80258 Pacific Road, Arch Cape, OR				* Williamson Geotechnical Drive Probe					
LOCATION: 35 W of existing NW Building Corner				APPROXIMATE ELEVATION: NA					
DATE DRILLED: November 2, 2017				LOGGED BY: R. Warren Krager, R.G., C.E.G.					
DEPTH (ft)	SAMPLE NO.	SOIL DESCRIPTION	BLOWS/6"	TORVANE (L.S.F.)	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	REMARKS
1		Topsoil - dark brown, silt with roots to about 4 inches in depth. Medium stiff, moist, medium brown clayey Silt with gravel. Hand auger refusal on large gravel at 1.5 feet.							ML Classification
2			5						
3		Becomes medium dense with gravel, cobble. Exploration terminated at 3.0 feet at tip of drive probe.	9						
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

Boring HB-2									
CLIENT: Nan Binkley				EQUIPMENT: 4-inch diameter hand auger barrel					
PROJECT: Single Family Residence Addition, 80258 Pacific Road, Arch Cape, OR				* Williamson Geotechnical Drive Probe					
LOCATION: 22 W of existing SW Building Corner				APPROXIMATE ELEVATION: NA					
DATE DRILLED: November 2, 2017				LOGGED BY: R. Warren Krager, R.G., C.E.G.					
DEPTH (ft)	SAMPLE NO.	SOIL DESCRIPTION	BLOWS/ 6"	TORVANE (l.s.f.)	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	REMARKS
		Topsoil - dark brown, silt with roots to about 4 inches in depth.							
1		Medium stiff, moist, medium brown clayey Silt with gravel.							ML Classification
2		Hand auger refusal in large gravel. Cobble at 1.5 feet	4						
3			5						
4			6						
5		Becomes, medium dense with gravel, cobble. Exploration terminated at 4.5 feet at tip of drive probe.	4						
6			8						
7			8						
8									
9									
10									
11									
12									
13									
14									
15									



Boring HB-3									
CLIENT: Nan Binkley				EQUIPMENT: 4-inch diameter hand auger barrel					
PROJECT: Single Family Residence Addition, 80258 Pacific Road, Arch Cape, OR				* Williamson Geotechnical Drive Probe					
LOCATION: 22 W of existing SW Building Corner				APPROXIMATE ELEVATION: NA					
DATE DRILLED: November 2, 2017				LOGGED BY: R. Warren Krager, R.G., C.E.G.					
DEPTH (ft)	SAMPLE NO.	SOIL DESCRIPTION	BLOWS/6"	TORVANE (L.S.t.)	% PASSING #200 SIEVE	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT (%)	REMARKS
1		Topsoil - dark brown, silt with roots to about 4 inches in depth. Medium stiff, moist, medium brown Silt with gravel. Hand auger refusal on large gravel, cobble 1.0 feet	4						ML Classification
2			6						
3			8						Possible fill based on low probe resistance at 5 feet.
4			6						
5		Becomes soft, loose at 5 feet.	6						
6			2						Organic topsoil?
7		becomes firm, possible native Silt soil	3						
8			6						
9			7						
10			7						
11			9						Interpreted firm native soil
12		Exploration terminated at 7.5 feet at tip of drive probe.							
13									
14									
15									

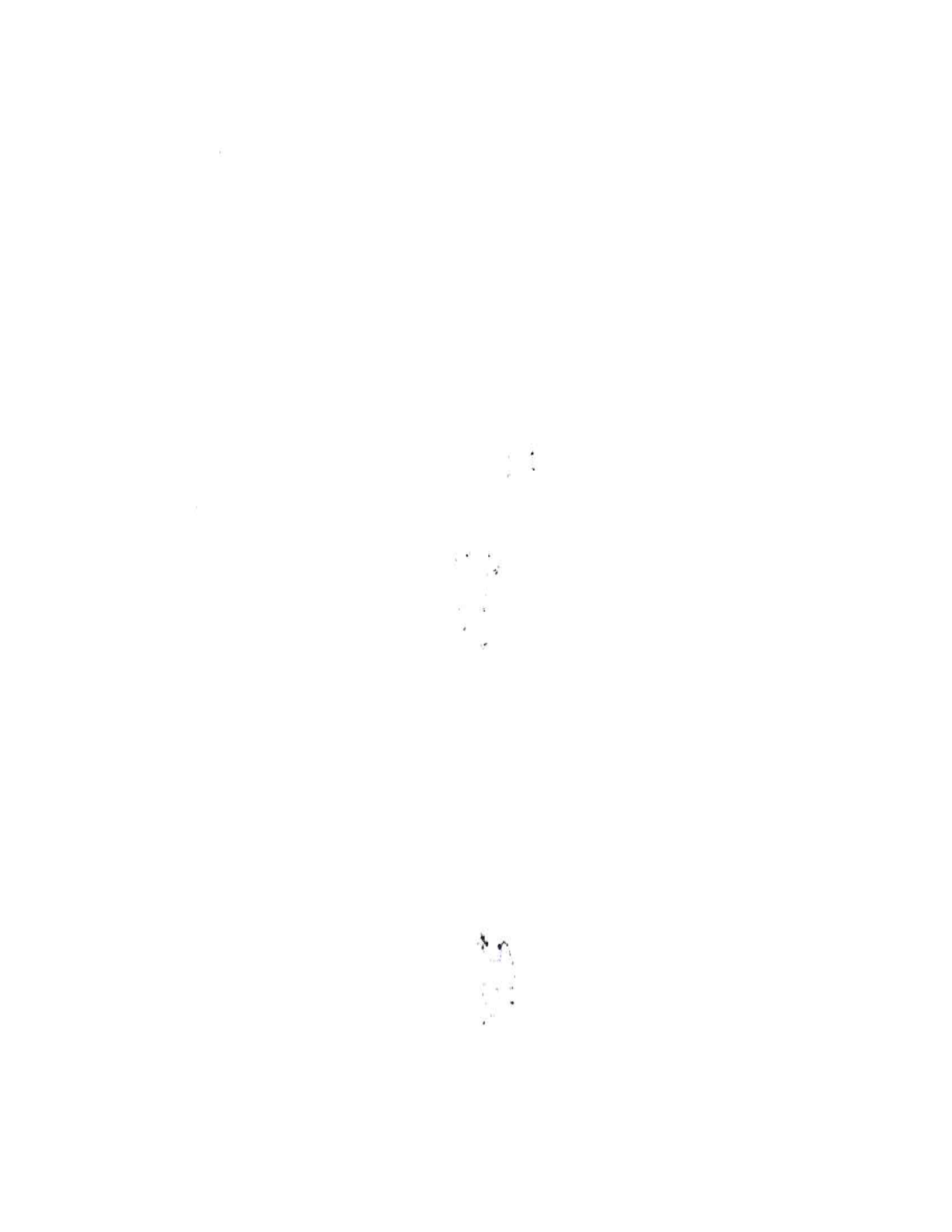
# 41019CB02200 FEMA



## Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.







# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Deborah Kafoury		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80258 Pacific Rd		Company NAIC Number:
City Arch Cape	State Oregon	ZIP Code 97102
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lot 2200 Assessor's Map 4 9 19CB		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)		Residential
A5. Latitude/Longitude: Lat. <u>45.816°</u> Long. <u>123.962°</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>1,800</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>7</u>		
c) Total net area of flood openings in A8.b <u>567</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage _____ sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____		
c) Total net area of flood openings in A9.b _____ sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Clatsop County Unicorp., 410027		B2. County Name Clatsop		B3. State Oregon	
B4. Map/Panel Number 41007C0655	B5. Suffix E	B6. FIRM Index Date 09/17/2010	B7. FIRM Panel Effective/ Revised Date 9/17/2010	B8. Flood Zone(s) AH/X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 32' **
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80258 Pacific Rd			Policy Number:
City Arch Cape	State Oregon	ZIP Code 97102	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: OSHD Q531 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |             |  |                                 |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>41.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>46.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>45.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>46.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>43.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>45.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>40.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Scott S. Cooter	License Number PLS 2829	
Title Land Surveyor		
Company Name CKI Land Surveying		
Address PO Box 2699		
City Gearhart	State Oregon	
Signature 	Date 10/26/2017	Telephone (503) 738-4320

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Post-construction certification on a 2 story wood framed house with vented foundation and attached slab on grade garage. a. represents the elevation of the crawl space. The lowest machinery is a hot water heater. There are two crawl spaces that are not connected. The 1st crawl space has 1,140 square feet and is at an elevation of 43.9'. The second crawl space is 660 s.f. and has an elevation of 43.9'. The existing house is entirely in the Zone X. The rear, or west yard, of the house is map at an elevation of 32 feet in the AH Zone. However, the existing ground is higher than elevation 32 feet. See attached.

\* \*



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80258 Pacific Rd			Policy Number:
City Arch Cape	State Oregon	ZIP Code 97102	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG)
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_  
Oregon

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.





# BUILDING PHOTOGRAPHS

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

See Instructions for Item A6.

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80258 Pacific Rd			Policy Number:
City Arch Cape	State Oregon	ZIP Code 97102	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front of house (East Side)



Photo Two

Photo Two Caption Side of house (North side)



# BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 80258 Pacific Rd			Policy Number:
City Arch Cape	State Oregon	ZIP Code 97102	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

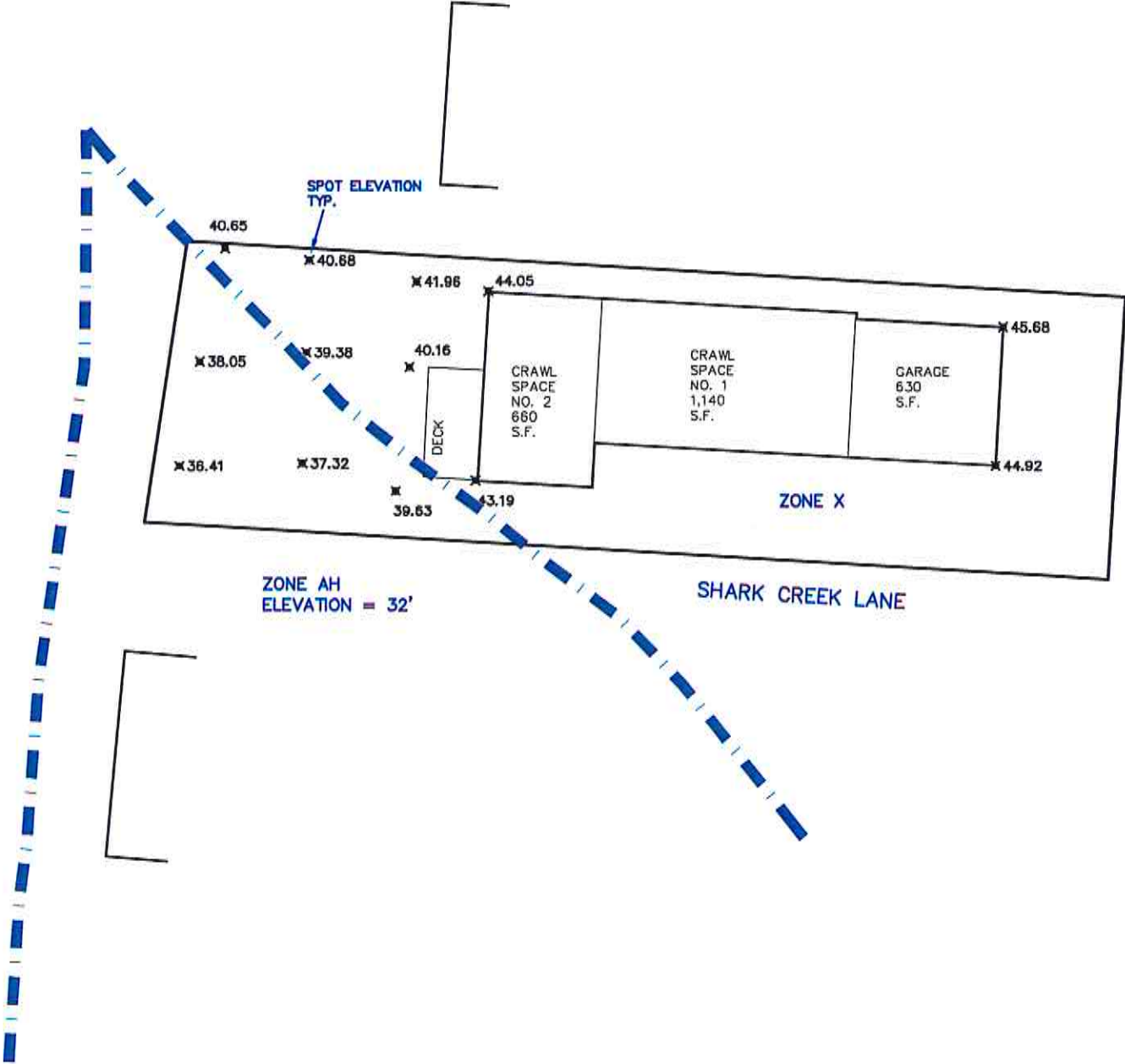
Photo One Caption Rear of House (West side)



Photo Two

Photo Two Caption Side of house (South side)










### Thank you for your payment!

This service has been provided by [Clatsop County Planning Department, OR](#) and [Point & Pay](#). We value your business. Please keep this receipt for future reference.


You have made a payment to [Clatsop County Planning Department, OR](#). Clatsop County Planning and Development thanks you for your payment. For questions about your account, please call 503-325-8611 

**Name:** Nan Binkley  
**Address:** 1015 Sunningdale Rd, Lake Oswego OR, US, 97034  
**Contact:** 5037046440  
**Comments:**

**Payment ID:** 38427767  
**Date:** 12/12/17 09:36 AM  
**Subtotal:** \$1661.00  
**Fee:** \$41.53  
**Total:** \$1702.53  
**Method:** Credit Card(\*\*\*\*\*2301)

Item Purchased	Transaction Description	Account	Amount
Land Use Permits	Clatsop Plan Dep GOV	20170589	\$1,661.00

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_  
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement identified as *Clatsop Plan Dep GOV*. If you have any questions call 1-888-891-6064 . Payment will be processed within 3-5 business days.

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