

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Newport
Community Development Director
169 S.W. Coast Highway
Newport OR 97365-3806

Description and Map Approved
February 17, 2026
As per ORS 308.225

[x] Description [x] Map - Received from: Derrick Tokos
On: 12/10/2025, 1/14/2026, 2/12/2026, 2/13/2026

This is to notify you that your Description and Map in Lincoln County for:

+ Annexation to the City of Newport and withdrawing from Lincoln County Library District, Newport RFPD, and Seal Rock Water District

Ordinance No 2025-08
Planning File No 1-AX-22/8-Z-22

has been: [x] Approved 2/17/2026
[ ] Disapproved

Department of Revenue File Number: 21-500-2025
Reviewed by: Mike Allen, 503-983-3033
Boundary: [x] Change [ ] Proposed Change

The change is for:

- [ ] Formation of a new district
[x] Annexation of a territory to a district
[x] Withdrawal of a territory from a district
[ ] Dissolution of a district

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- [ ] Transfer
[ ] Merge
[ ] Establishment of Tax Zone

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Newport
Community Development Director
169 S.W. Coast Highway
Newport OR 97365-3806

[x] Description [x] Map - Received from: Derrick Tokos
On: 12/10/2025, 1/14/2026, 2/12/2026

This is to notify you that your Description and Map in Lincoln County for:
Annexation to the City of Newport and withdrawing from Lincoln County Library District,
Newport RFPD, and Seal Rock Water District

Ordinance No 2025-08
Planning File No 1-AX-22/8-Z-22

has been: [ ] Approved
[x] Disapproved 12/11/2025, 1/20/2026, 2/12/2026

Notes: Distance on line 17 Does Not match between the map & legal

Delayed Annex for 10 yrs starting 12-31-2025 for 6 properties.

Department of Revenue File Number: 21-500-2025

Reviewed by: Mike Allen, 503-983-3033

Boundary: [x] Change [ ] Proposed Change

The change is for:

- [ ] Formation of a new district
[x] Annexation of a territory to a district
[x] Withdrawal of a territory from a district
[ ] Dissolution of a district
[ ] Transfer
[ ] Merge
[ ] Establishment of Tax Zone

CITY OF NEWPORT  
169 SW COAST HWY  
NEWPORT, OREGON 97365  
  
COAST GUARD CITY, USA



phone: 541.574.0629  
fax: 541.574.0644  
<http://newportoregon.gov>  
  
mombetsu, japan, sister city

**LINCOLN CNTY ASSESSOR**  
RECEIVED JAN 12 2026

January 8, 2026

Lincoln County Assessor  
Lincoln County Courthouse  
225 W. Olive Street  
Newport OR 97365

Re: ANNEXATION AND ZONE MAP AMENDMENT IN THE CITY OF NEWPORT  
CITY OF NEWPORT FILE # 1-AX-22 / 8-Z-22 (ORDINANCE NO. 2025-08)

Enclosed is a copy of Ordinance No. 2025-08, an ordinance annexing unincorporated territory in South Beach surrounded by the Newport city limits. The ordinance assigns appropriate zoning and withdraws the properties from the Newport Rural Fire Protection District, the Seal Rock Water District, and the Lincoln County Library District. Included in the ordinance is a map showing the boundaries of the subject territory, as well as a metes and bounds legal description of the area annexed. Additionally, included with this letter is a list containing the map tax lot number and situs address for each of the annexed properties as reflected in Lincoln County's assessment records.

Ordinance No. 2025-08 was adopted on December 1, 2025, and became effective on December 31, 2025. At that time all properties, other than those highlighted on the attached list, will be officially annexed into the Newport city limits. The six (6) properties highlighted on the owner list are zoned and in residential use, and they received a 10-year delayed annexation effective date. This means that those six (6) properties will remain outside the city limits until December 1, 2035, provided they are held in the same ownership. If there is a transfer of ownership, then that property will immediately become part of the city (ref: ORS 222.750).

Please feel free to contact our Department if you have questions regarding this annexation.

Sincerely,

A handwritten signature in black ink that reads "Sherri Ingles".

Sherri Ingles  
Permit Technician

Enclosure

Map Taxlot	PROP_ID	Situs Address	Owner Name	Address 1	Address 2	City/State/Zipcode	Proposed_Urban_Zoning
11-11-17-DC-00800-00	R365923	3916 S COAST HWY	Livna LLC	11550 Logsdon Rd		Siletz, OR 97380	I-1/"Light Industrial"
11-11-17-DC-00800-22	R522144		Outfront Media LLC	199 E Fifth Ave Suite 25		Eugene, OR 97401	I-1/"Light Industrial"
11-11-17-DC-00900-00	R372852	3843 S COAST HWY	Livna LLC	11550 Logsdon Rd		Siletz, OR 97380	I-1/"Light Industrial"
11-11-17-DC-01000-00	R375375	3813 S COAST HWY	Limbrunner Louis	631 SE 1st St		Newport, OR 97365	I-1/"Light Industrial"
11-11-17-DC-01001-00	R377641	3808 SE ASH ST	Sea Investment Properties LLC	PO Box 1565		Newport, OR 97365	I-1/"Light Industrial"
11-11-17-DC-01100-00	M78701	3730 SE ASH ST	Houck Scott Allen	3730 SE Ash St		South Beach, OR 97366	I-1/"Light Industrial"
11-11-17-DC-01100-00	R379960	3730 SE ASH ST	Houck Scott Allen	3730 SE Ash St		South Beach, OR 97366	I-1/"Light Industrial"
11-11-17-DC-01802-00	R522808		Houck Scott Allen	3730 SE Ash St		South Beach, OR 97366	I-1/"Light Industrial"
11-11-17-DC-02000-00	R125331	3824 S COAST HWY; 3826 S COAST HWY	Livna LLC	11550 Logsdon Rd		Siletz, OR 97380	I-1/"Light Industrial"
11-11-17-DC-02001-00	R382288		Livna LLC	11550 Logsdon Rd		Siletz, OR 97380	I-1/"Light Industrial"
11-11-20-AB-00400-00	M104761	4205 S COAST HWY	Freeman Willard C Jr.	4205 S Coast Hwy Spc 1		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-AB-00400-00	M104968	4205 S COAST HWY	Howe Jerry A	12328 SE Paradise Ln		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-AB-00400-00	M501029	4205 S COAST HWY	Bower Deana Lynn &	Bower Larry Dean II	4205 S Coast Hwy #3	South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-AB-00400-00	M83650	4205 S COAST HWY	Payne Elizabeth A	2221 SW 1st Ave Unit 1224		Portland, OR 97201	I-1/"Light Industrial"
11-11-20-AB-00400-00	R408208	4205 S COAST HWY	Orca Ventures LLC	2221 SW 1st Ave #1224		Portland, OR 97201	I-1/"Light Industrial"
11-11-20-AB-00600-00	R349638		Stocker David E	PO Box 950		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-AB-00701-00	R521806	4405 S COAST HWY	Geil Debra Ann	4405 S Coast Hwy		South Beach, OR 97366	R-2/"Medium Density Single Family Residential"
11-11-20-AB-00702-00	R521807	4423 S COAST HWY	Kutz Karol M	460 NW Westwood St		Toledo, OR 97391	R-2/"Medium Density Single Family Residential"
11-11-20-AB-00800-00	R403477	4409 S COAST HWY	Field Cora L	4409 S Coast Hwy		South Beach, OR 97366	R-2/"Medium Density Single Family Residential"
11-11-20-AB-00900-00	R405911	4415 S COAST HWY	Pedersen Jens Christian Tee &	Pedersen Katharine L Tee	4415 S Coast Hwy	South Beach, OR 97366	R-2/"Medium Density Single Family Residential"
11-11-20-AB-01000-00	R398906	4421 S COAST HWY	Pedersen Jens Christian &	Jarvis Racheal	4421 S Coast Hwy	South Beach, OR 97366	R-2/"Medium Density Single Family Residential"
11-11-20-AB-01100-00	R351914	4425 S COAST HWY	Setah Donna Patricia &	Selah Joseph Patrick	4425 S Coast Hwy	South Beach, OR 97366	R-2/"Medium Density Single Family Residential"
11-11-20-BA-00100-00	R502803		Bertuleit Margaret Trustee	354 SE 2nd St		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BA-00200-00	R417771		Bertuleit Margaret Trustee	354 SE 2nd St		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BA-00500-00	R415445		Bertuleit Donald J Trustee	354 SE 2nd St		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BA-00600-00	R422503		Bertuleit Margaret	354 SE 2nd St		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BA-00800-00	R427277	4362 S COAST HWY; 4364 S COAST HWY; 4366 S COAST HWY; 4368 S COAST HWY	Mountain Pacific Invest LLC	550 E Olive		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BA-00801-00	R531088	4360 S COAST HWY	5th Street Shed LLC	PO Box 1622		Lake Oswego, OR 97035	I-1/"Light Industrial"
11-11-20-BA-00802-00	R531089		Newport Marine & RV Storage LLC	13189 SE Bracken Dr		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BA-00900-00	R429634	4350 S COAST HWY	4350 S Coast Hwy LLC	631 Kouns Dr		Albany, OR 97321	I-1/"Light Industrial"
11-11-20-BA-01000-00	R420151	4354 S COAST HWY	4354 S Coast LLC	4354 S Coast Hwy		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BA-01200-00	R413058	4311 S COAST HWY	Stocker David E	PO Box 950		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BD-00100-00	R443742		Newport Marine & RV Storage LLC	13189 SE Bracken Dr		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-00101-00	R361311		Newport Marine & RV Storage LLC	13189 SE Bracken Dr		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-00101-21	R522145		Outfront Media LLC	199 E Fifth Ave Suite 25		Eugene, OR 97401	I-1/"Light Industrial"
11-11-20-BD-00200-00	R446055	4584 S COAST HWY	4584 S Coast LLC	13189 SE Bracken Dr		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-00200-L1	R900070		4584 S Coast LLC/Oregon State University	2030 SE Marine Science Dr		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BD-00300-00	R448337		Rowleys Storage LLC	4822 S Coast Hwy		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-00400-00	R450848	4822 S COAST HWY	Rowleys Storage LLC	4822 S Coast Hwy		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-00600-00	R453050	4844 S COAST HWY	Rowleys Storage LLC	4822 S Coast Hwy		South Beach, OR 97366	I-1/"Light Industrial"
11-11-20-BD-01000-00	R460177	4809 S COAST HWY	Lens Inc	PO Box 1190		Jefferson, OR 97352	I-1/"Light Industrial"
11-11-20-BD-01100-00	R462529	4809 S COAST HWY	Lens Inc	PO Box 1190		Jefferson, OR 97352	I-1/"Light Industrial"
11-11-20-BD-01200-00	R464946	4627 S COAST HWY	Vet Llc	PO Box 70		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-BD-01200-21	R524483		Outfront Media LLC	199 E Fifth Ave Suite 25		Eugene, OR 97401	I-1/"Light Industrial"
11-11-20-BD-01300-00	R13489	4587 S COAST HWY	South Beach Storage LLC	3574 N Hwy 101		Depoe Bay, OR 97341	I-1/"Light Industrial"
11-11-20-CA-00100-00	R469614		Hall Newport LLC	215 W Franklin St, 5th Floor		Monterey, CA 93940	I-1/"Light Industrial"
11-11-20-CA-00200-00	R472091	5044 S COAST HWY	Looney Susan P Trustee	540 NW 33rd St		Corvallis, OR 97330	I-1/"Light Industrial"
11-11-20-CA-00201-00	R474510		Looney Susan P Trustee	540 NW 33rd St		Corvallis, OR 97330	I-1/"Light Industrial"
11-11-20-CA-00300-00	R476792	5160 S COAST HWY	Ports Contracting LLC	263 NE 4th St		Newport, OR 97365	I-1/"Light Industrial"
11-11-20-CA-00401-00	R373882	5045 S COAST HWY; 5273 S COAST HWY; 5275 S COAST HWY	Braxbeach LLC	PO Box 567		Newport, OR 97365	I-3/"Heavy Industrial"
11-11-20-CA-00401-00	R479089	5045 S COAST HWY; 5273 S COAST HWY; 5275 S COAST HWY	Braxbeach LLC	PO Box 567		Newport, OR 97365	I-3/"Heavy Industrial"
11-11-20-CA-00403-00	R517167	124 SE 50TH ST; 180 SE 50TH ST	City Of Newport	City Manager	169 SW Coast Hwy	Newport, OR 97365	I-3/"Heavy Industrial"
11-11-20-CA-00500-00	R481419	5191 S COAST HWY; 5227 S COAST HWY	Braxbeach LLC	PO Box 567		Newport, OR 97365	I-3/"Heavy Industrial"
11-11-20-CA-00600-00	R11028		Braxbeach LLC	PO Box 567		Newport, OR 97365	I-3/"Heavy Industrial"
11-11-20-00-01100-00	R472115		Lincoln County	880 NE 7th St		Newport, OR 97365	P-2/"Public Parks"

**CITY OF NEWPORT**

**ORDINANCE NO. 2025-08**

**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF NEWPORT,  
WITHDRAWING THE ANNEXED TERRITORY FROM THE LINCOLN COUNTY  
LIBRARY DISTRICT, NEWPORT RURAL FIRE PROTECTION DISTRICT, SEAL  
ROCK WATER DISTRICT; AMENDING THE NEWPORT COMPREHENSIVE  
PLAN MAP, AND ESTABLISHING ZONING FOR THE ANNEXED TERRITORY**

**Summary of Findings:**

1. On August 18, 2025, the Newport City Council, under authority granted in Oregon Revised Statute (ORS) Chapter 222.750, initiated the annexation of roughly 144 acres of land in South Beach. In the State of Oregon, cities can annex unincorporated territory, with or without the consent of the affected owners, in circumstances where the property is surrounded by the city limits. This is commonly referred to as an island annexation.
2. With this ordinance, (a) approximately 144 acres of territory surrounded by the Newport city limits will be annexed into the city as legally described in the attached Exhibit A and graphically depicted on the attached Exhibit B; (b) the City of Newport Comprehensive Plan Map for the portion of Mike Miller Park currently inside the City will change from "Industrial" to "Public," such territory being a portion of Tax Lot 01100 of Assessor's Map 11-11-20; (c) the City of Newport Zoning Map will be amended to apply urban zoning to the newly annexed territory as legally described in the attached Exhibit C and graphically depicted on Exhibit D; and (d) the newly annexed territory will be withdrawn from the Newport Rural Fire Protection District, the Seal Rock Water District, and the Lincoln County Library District.
3. The City Council is annexing the subject territory to (a) make it easier for the City to provide infrastructure and services to the subject properties; (b) normalize the municipal boundaries for emergency service providers; (c) increase the City's inventory of developable property; (d) create conditions where urban scale development can occur; and (e) allow for properties to be connected to sewer service which is available but underutilized because it can only be provided to property in the city limits.
4. The Planning Commission of the City of Newport, after providing the required public notification, held a public hearing on October 27, 2025, for the purpose of reviewing the proposed changes and providing a recommendation to the City Council. The hearing before the Planning Commission was held in accordance with the appropriate provisions of the Newport Zoning Ordinance and, after due deliberation, the Commission voted to recommend that the City Council approve the annexation, Comprehensive Plan map amendment, Zoning Map amendment, and withdrawal requests.

5. In making its recommendation, the Commission concluded that testimony from residential property owners about the financial hardship they would experience, because of the higher city taxes, warrants a 10-year deferred effective date for the residentially zoned properties, which is the maximum deferral period allowed pursuant to ORS 222.750(5).

6. Some property owners in the territory to be annexed expressed concerns about being required to connect to city sewer in circumstances where they have fully functional private sewage disposal systems. Newport Municipal Code (NMC) Section 5.15.020 provides that the City Council may defer such connections if immediate connection to the sewer system would impose an undue hardship on the property owner. In the subject circumstances, the Council concludes that such hardship exists since the financial cost to connect can be significant and the affected property owners have had insufficient time to plan for covering the expenses.

7. The City Council of the City of Newport, after provision of the required public notification, held a public hearing on December 1, 2025, on the requested annexation and withdrawal of territory, and the Comprehensive Plan Map and Zoning Map amendments.

8. At the conclusion of the hearing, and after considering the Planning Commission's recommendation, public testimony, and evidence and argument in the record, the City Council determined that the annexation request complies with the applicable criteria and voted to approve the annexation and withdrawal of territory, and the Comprehensive Plan Map and Zoning Map amendments.

#### **THE CITY OF NEWPORT ORDAINS AS FOLLOWS:**

**Section 1.** The findings set forth above, and in the attached Exhibit "E," are hereby adopted in support of the annexation and withdrawal of territory, and the Comprehensive Plan Map and Zoning Map changes set forth in Sections 2 through 5.

**Section 2.** Annexation. The territory legally described in the attached Exhibit A and graphically depicted on the attached Exhibit B is hereby annexed to and incorporated within the City of Newport, Oregon.

**Section 3.** Withdrawal. The territory annexed to the City of Newport, as described in Section 2 above, is hereby withdrawn from the Lincoln County Library District, Newport Rural Fire Protection District, and Seal Rock Water District, such withdrawal being deemed to be in the best interest of the City of Newport. The City of Newport also hereby elects to assume the liabilities and indebtedness, if any, against the property so withdrawn from the Lincoln County Library District, Rural Fire Protection District, and Seal Rock Water District and further elects to assume such liability to the Seal Rock Water District in the manner provided by ORS 222.520(2)(a).

**Section 4.** Comprehensive Plan Map Amendment. The Comprehensive Plan Map of the City of Newport for the portion of Mike Miller Park currently presently inside the city limits is hereby amended from "Industrial" to "Public," such territory being a portion of Tax Lot 01100 of Assessor's Map 11-11-20.



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## **EXHIBIT A**

### **City of Newport Annexation Area Description**

A tract of land and road rights-of-way, located in the Southeast One-Quarter of Section 17, and in the Northeast and Northwest One-Quarters of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the north one-quarter corner of said Section 20, also being on the west right-of-way line of SW Abalone Street and the City of Newport city limits line (Assessor's Map 11.11.17DC);

1. Thence along said west right-of-way line and said city limits line, Northerly 459 feet, more or less, to the westerly extension of the south line of Instrument Number 2023-03623, Lincoln County Book of Records (Assessor's Map 11.11.17DC);
2. Thence leaving said city limits line along said west right-of-way line, Northerly 479 feet, more or less, to the intersection of said west right-of-way line and the southeasterly right-of-way line of SW Anchor Way (Assessor's Map 11.11.17DC);
3. Thence leaving said intersection, Northerly 100 feet, more or less, to the intersection of the northwesterly right-of-way line of SW Anchor Way and the east right-of-way line of SW Abalone Street (Assessor's Map 11.11.17DC);
4. Thence along said east right-of-way line, Southerly 575 feet, more or less, to the south line of said Instrument Number 2023-03623 and said city limits line (Assessor's Map 11.11.17DC);
5. Thence along said south line and said city limits line, Easterly 320 feet, more or less, to the westerly right-of-way line of S Coast Highway (US Highway 101) (Assessor's Map 11.11.17DC);
6. Thence leaving said westerly right-of-way line along said city limits line, Easterly 108 feet, more or less, to the north line of Number 2 of Parcel 2 of Instrument Number 2025-02704, Lincoln County Book of Records, also being on the easterly right-of-way line of S Coast Highway (US Highway 101) (Assessor's Map 11.11.17DC);
7. Thence along said easterly right-of-way line and said city limits line, Northeasterly 457 feet, more or less, to the east right-of-way line of SE Ash Street (Assessor's Map 11.11.17DC);
8. Thence along said east right-of-way line and said city limits line, Southerly 852 feet, more or less, to the north right-of-way line of SE 40th Street (Assessor's Map 11.11.17DC);

**Section 5.** Zoning Map Amendment. The Zoning Map of the City of Newport is hereby amended to apply urban zoning to the newly annexed territory as legally described in the attached Exhibit C and graphically depicted on Exhibit D.

**Section 6.** Sewer Connection Not Required. Pursuant to NMC 5.15.020, the City Council hereby determines that requiring the newly annexed territory to immediately connect to sewer would cause undue hardship on the property owners. Accordingly, territory within 250 feet of a gravity sewer line may continue to utilize private sewage disposal systems until (a) failure of the private sewage disposal system; (b) failure of the private sewage disposal system to comply with all applicable state and county standards and requirements; (c) sale of the property; or (d) determination by the state or county that the private sewage disposal system presents a health or environmental risk.

**Section 7.** In accordance with ORS 222.005, a copy of this ordinance shall be provided, by certified mail, to public utilities and telecommunication carriers operating within the city no later than 10 working days after passage of the ordinance.


**Section 8.** Once this ordinance is effective, copies of the document shall be forwarded to the Lincoln County Assessor and Oregon Department of Revenue in accordance with ORS 222.010 and ORS 308.225.

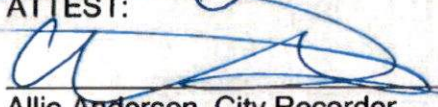
**Section 9.** Deferred Effective Date for Residential Properties. Territory zoned for and in residential use as of August 18, 2025 shall have an effective date for the annexation that is 10-years from the adoption date of this ordinance (December 1, 2035).

**Section 10.** This ordinance shall take effect 30 days after passage.

Date adopted and read by title only: December 2

Signed by the Mayor on 12/4, 2025.

  
\_\_\_\_\_  
Jan Kaplan, Mayor

ATTEST:  
  
\_\_\_\_\_  
Allie Anderson, City Recorder

46. Thence along said easterly right-of-way line and said city limits line, Southwesterly 318<sup>✓</sup> feet, more or less, to the south line of Book 397, Page 2235, Lincoln County Book of Records (Assessor's Map 11.11.20BA);
47. Thence along said south line and said city limits line, Easterly 424<sup>✓</sup> feet, more or less, to the east line of said deed (Assessor's Map 11.11.20BA);
48. Thence along said east line and said city limits line, Northerly 136<sup>✓</sup> feet, more or less, to the south line of Parcel 2 of said Partition Plat No. 1990-11 (Assessor's Map 11.11.20BA);
49. Thence along said south line and said city limits line, Easterly 15<sup>✓</sup> feet, more or less, to the east line of said Parcel 2 (Assessor's Map 11.11.20BA);
50. Thence along said east line and said city limits line, Northerly 223<sup>✓</sup> feet, more or less, to the northerly line of said Parcel 2 (Assessor's Map 11.11.20BA);
51. Thence along said northerly line and said city limits line, Westerly 267<sup>✓</sup> feet, more or less, to the easterly right-of-way line of said S Coast Highway (Assessor's Map 11.11.20BA);
52. Thence along said easterly right-of-way line and said city limits line, Southwesterly 94<sup>✓</sup> feet, more or less, to the easterly extension of the south line of Parcel 3 of Partition Plat No. 2016-09, Lincoln County Survey Records (Assessor's Map 11.11.20BA);
53. Thence along said easterly extension and the south line of said Parcel 3 and said city limits line, Westerly 488<sup>✓</sup> feet, more or less, to the west line of said Partition Plat No. 2016-09, also being on the easterly line of said Book 321, Page 1558 (Assessor's Map 11.11.20BA);
54. Thence along said easterly line and said city limits line, Northerly 1,210<sup>✓</sup> feet, more or less, to the north line of said Section 20 (Assessor's Map 11.11.20BA);
55. Thence along said north line and said city limits line, Easterly 776<sup>✓</sup> feet, more or less, to the Point of Beginning.

The above described tract of land contains 144 acres, more or less.

9/3/2025



34. Thence along said west line and said city limits line, Northerly 61<sup>✓</sup> feet, more or less, to the southerly line of Instrument Number 2021-11969, Lincoln County Book of Records (Assessor's Map 11.11.20CA);
35. Thence along said southerly line and said city limits line, Easterly 103<sup>✓</sup> feet, more or less, to the east line of said deed (Assessor's Map 11.11.20CA);
36. Thence along said east line and said city limits line, Northerly 153<sup>✓</sup> feet, more or less, to the northerly line of said deed (Assessor's Map 11.11.20CA);
37. Thence along said northerly line and said city limits line, Northwesterly 102<sup>✓</sup> feet, more or less, to the west line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20 (Assessor's Map 11.11.20CA);
38. Thence along said west line and the west line of Southeast One-Quarter of the Northwest One-Quarter of said Section 20 and said city limits line, Northerly 1,200<sup>✓</sup> feet, more or less, to the south line of Parcel 2 of Book 231, Page 1164, Lincoln County Book of Records (Assessor's Map 11.11.20BD);
39. Thence along said south line and said city limits line, Easterly 429<sup>✓</sup> feet, more or less, to the westerly right-of-way line of said S Coast Highway (Assessor's Map 11.11.20BD);
40. Thence along said westerly right-of-way line and said city limits line, Northeasterly 201<sup>✓</sup> feet, more or less, to the north line of said deed (Assessor's Map 11.11.20BD);
41. Thence along said north line and said city limits line, Westerly 329<sup>✓</sup> feet, more or less, to the easterly line of Book 206, Page 131, Lincoln County Book of Records (Assessor's Map 11.11.20BD);
42. Thence along said easterly line and said city limits line, Northeasterly 149<sup>✓</sup> feet, more or less, to the north line of said deed (Assessor's Map 11.11.20BD);
43. Thence along said north line and said city limits line, Westerly 237<sup>✓</sup> feet, more or less, to west line of Southeast One-Quarter of the Northwest One-Quarter of said Section 20 (Assessor's Map 11.11.20BD);
44. Thence along said west line and said city limits line, Northerly 924<sup>✓</sup> feet, more or less, to the south line of Book 321, Page 1558, Lincoln County Book of Records (Assessor's Map 11.11.20BA);
45. Thence along said south line and the easterly extension thereof and said city limits line, Easterly 1,046<sup>✓</sup> feet, more or less, to the easterly right-of-way line of said S Coast Highway (Assessor's Map 11.11.20BA);

22. Thence along said east line and said city limits line, Northerly 214<sup>✓</sup> feet, more or less, to the south line of Parcel 1 of Partition Plat No. 2006-26, Lincoln County Survey Records (Assessor's Map 11.11.20AB);
23. Thence along said south line and said city limits line, Easterly 254<sup>✓</sup> feet, more or less, to the east line of said Parcel 1 (Assessor's Map 11.11.20AB);
24. Thence along said east line and said city limits line, Northerly 306<sup>✓</sup> feet, more or less, to the north line of said Partition Plat No. 2006-26 (Assessor's Map 11.11.20AB);
25. Thence along said north line and said city limits line, Easterly 641<sup>✓</sup> feet, more or less, to the east line of the West One-Half of the Northeast One-Quarter of said Section 20 (Assessor's Map 11.11.20AB);
26. Thence along said east line and said city limits line, Southerly 1,823<sup>✓</sup> feet, more or less, to the south line of the Northeast One-Quarter of said Section 20 (Assessor's Map 11.11.20);
27. Thence along said south line and said city limits line, Westerly 1,356<sup>✓</sup> feet, more or less, to the west line of the Northeast One-Quarter of said Section 20 (Assessor's Map 11.11.20CA);
28. Thence along said west line and said city limits line, Northerly 427<sup>✓</sup> feet, more or less, to the south line of Book 445, Page 272, Lincoln County Book of Records (Assessor's Map 11.11.20BD);
29. Thence along said south line and said city limits line, Westerly 721<sup>✓</sup> feet, more or less, to the easterly right-of-way line of said S Coast Highway (Assessor's Map 11.11.20BD);
30. Thence along said easterly right-of-way line and said city limits line, Southwesterly 454<sup>✓</sup> feet, more or less, to the north line of Parcel 1 of Partition Plat No. 2002-03, Lincoln County Survey Records (Assessor's Map 11.11.20CA);
31. Thence along said north line and said city limits line, Easterly 658<sup>✓</sup> feet, more or less, to the east line of said Partition Plat No. 2002-03 (Assessor's Map 11.11.20CA);
32. Thence along said east line and said city limits line, Southerly 1,313<sup>✓</sup> feet, more or less, to the south line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20 (Assessor's Map 11.11.20CA);
33. Thence along said south line and said city limits line, Westerly 1,108<sup>✓</sup> feet, more or less, to the west line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20 (Assessor's Map 11.11.20CA);

9. Thence along said north right-of-way line and said city limits line, Westerly 40<sup>✓</sup> feet, more or less, to the west right-of-way line of SE Ash Street (Assessor's Map 11.11.17DC);
10. Thence along said west right-of-way line and said city limits line, Northerly 329<sup>✓</sup> feet, more or less, to the north line of Partition Plat No. 2001-08, Lincoln County Survey Records (Assessor's Map 11.11.17DC);
11. Thence along said north line and said city limits line, Westerly 278<sup>✓</sup> feet, more or less, to the easterly right-of-way line of said S Coast Highway (Assessor's Map 11.11.17DC);
12. Thence along said easterly right-of-way line and said city limits line, Southwesterly 888<sup>✓</sup> feet, more or less, to the north line of Instrument Number 2024-07227, Lincoln County Book of Records (Assessor's Map 11.11.20AB);
13. Thence along said north line and said city limits line, Easterly 351<sup>✓</sup> feet, more or less, to the east line of said deed (Assessor's Map 11.11.20AB);
14. Thence along said east line and said city limits line, Southerly 148<sup>✓</sup> feet, more or less, to the southerly line of said deed (Assessor's Map 11.11.20AB);
15. Thence along said southerly line and said city limits line, Westerly 452<sup>✓</sup> feet, more or less, to the easterly right-of-way line of said S Coast Highway (Assessor's Map 11.11.20AB);
16. Thence along said easterly right-of-way line and said city limits line, Southwesterly 205<sup>✓</sup> feet, more or less, to the north line of Parcel I of Partition Plat No. 1990-11, Lincoln County Survey Records (Assessor's Map 11.11.20BA);
17. Thence along said north line and said city limits line, Easterly 143<sup>✓</sup> feet, more or less, to the east line of said Parcel I (Assessor's Map 11.11.20BA); 143 is correct
18. Thence along said east line and said city limits line, Southerly 132<sup>✓</sup> feet, more or less, to the north line of Instrument Number 2022-10255, Lincoln County Book of Records (Assessor's Map 11.11.20AB);
19. Thence along said north line and said city limits line, Easterly 369<sup>✓</sup> feet, more or less, to the west line of Parcel II of Instrument Number 2017-08916, Lincoln County Book of Records (Assessor's Map 11.11.20AB);
20. Thence along said west line and said city limits line, Southerly 331<sup>✓</sup> feet, more or less, to the south line of said Parcel II (Assessor's Map 11.11.20AB);
21. Thence along said south line and said city limits line, Easterly 89<sup>✓</sup> feet, more or less, to the east line of said Parcel II (Assessor's Map 11.11.20AB);

DOR File Number 21-500-2025

Please reply to this email so we know you have received it.

Please note that this is your official copy and no paper copy will be sent.

For more information on Boundary Changes, please visit our website at:  
<http://www.oregon.gov/DOR/programs/property/Pages/boundary-change.aspx>



**Mike Allen**  
GIS Senior Analyst  
503-983-3033  
[Oregon Department of Revenue](http://www.oregon.gov/DOR/programs/property/Pages/boundary-change.aspx)



\*\*\*\*CONFIDENTIALITY NOTICE\*\*\*\*

This email may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you may have received this email in error, please advise me immediately by reply email. Please keep the contents confidential and immediately delete this message and any attachments from your system.



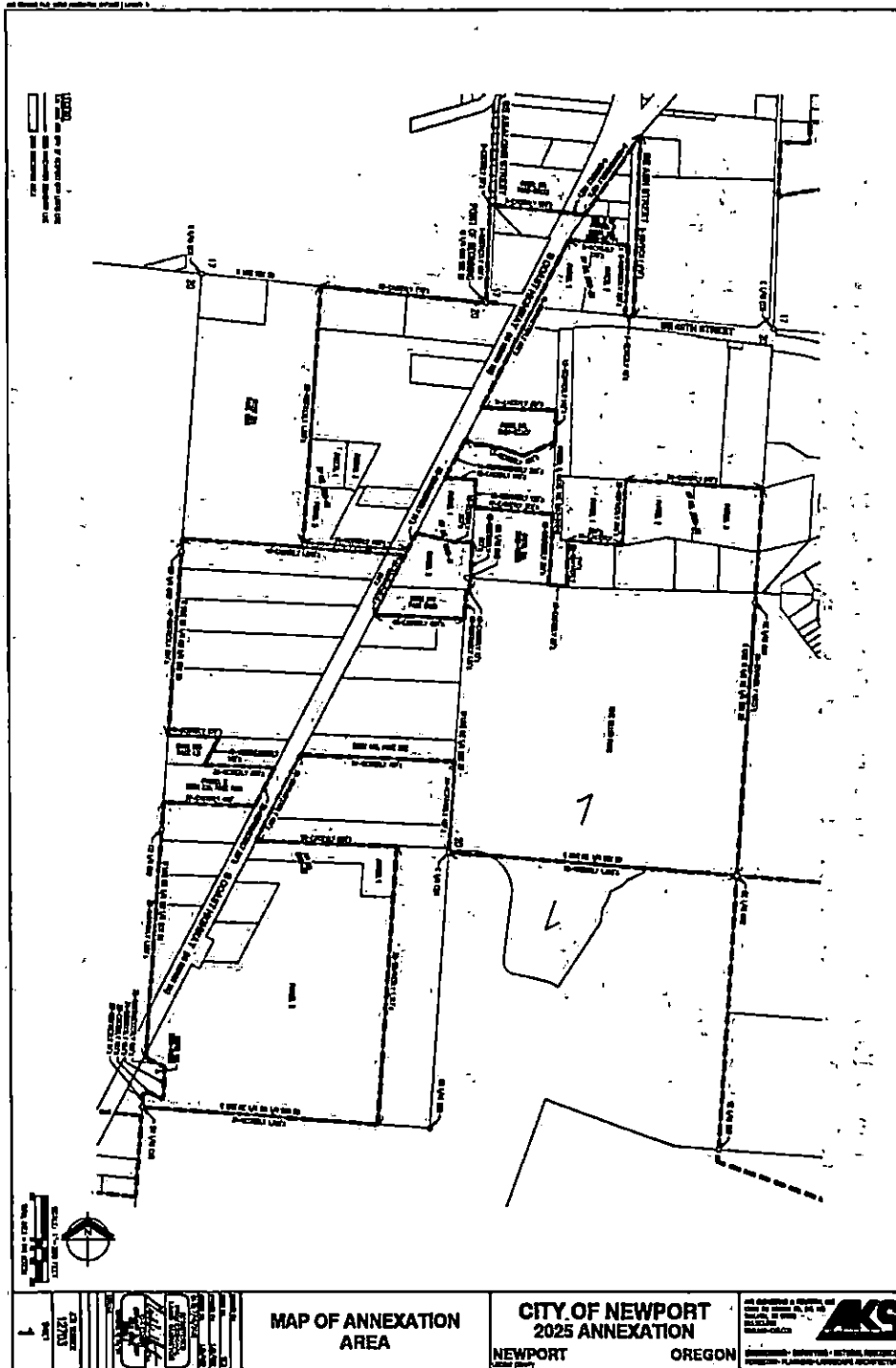
**EXHIBIT A**  
City of Newport  
Annexation Area Description

A tract of land and road rights-of-way, located in the Southeast One-Quarter of Section 17, and in the Northeast and Northwest One-Quarters of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the north one-quarter corner of said Section 20, also being on the west right-of-way line of SW Abalone Street and the City of Newport city limits line (Assessor's Map 11.11.17DC);

1. Thence along said west right-of-way line and said city limits line, Northerly 459 feet, ✓ more or less, to the westerly extension of the south line of Instrument Number 2023-03623, Lincoln County Book of Records (Assessor's Map 11.11.17DC);
2. Thence leaving said city limits line along said west right-of-way line, Northerly 479 feet, ✓ more or less, to the intersection of said west right-of-way line and the southeasterly right-of-way line of SW Anchor Way (Assessor's Map 11.11.17DC);
3. Thence leaving said intersection, Northerly 100 feet, ✓ more or less, to the intersection of the northwesterly right-of-way line of SW Anchor Way and the east right-of-way line of SW Abalone Street (Assessor's Map 11.11.17DC);
4. Thence along said east right-of-way line, Southerly 575 feet, ✓ more or less, to the south line of said Instrument Number 2023-03623 and said city limits line (Assessor's Map 11.11.17DC);
5. Thence along said south line and said city limits line, Easterly 320 feet, ✓ more or less, to the westerly right-of-way line of S Coast Highway (US Highway 101) (Assessor's Map 11.11.17DC);
6. Thence leaving said westerly right-of-way line along said city limits line, Easterly 108 feet, ✓ more or less, to the north line of Number 2 of Parcel 2 of Instrument Number 2025-02704, Lincoln County Book of Records, also being on the easterly right-of-way line of S Coast Highway (US Highway 101) (Assessor's Map 11.11.17DC);
7. Thence along said easterly right-of-way line and said city limits line, Northeasterly 457 feet, ✓ more or less, to the east right-of-way line of SE Ash Street (Assessor's Map 11.11.17DC);
8. Thence along said east right-of-way line and said city limits line, Southerly 852 feet, ✓ more or less, to the north right-of-way line of SE 40th Street (Assessor's Map 11.11.17DC);

EXHIBIT B



CITY OF NEWPORT

MAP OF ANNEXATION AREA

CITY OF NEWPORT  
 2025 ANNEXATION  
 NEWPORT OREGON

AKS  
 ARCHITECTS & ENGINEERS  
 1000 NE 11TH AVENUE  
 SUITE 200  
 NEWPORT, OREGON 97131  
 (503) 261-1111  
 www.aksarchitects.com



## **EXHIBIT C**

City of Newport

### **Light Industrial (I-1) Zone Description**

A tract of land and road rights-of-way, located in the Southeast One-Quarter of Section 17, and in the Northeast and Northwest One-Quarters of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the north one-quarter corner of said Section 20, also being on the west right-of-way line of SW Abalone Street and the City of Newport city limits line (Assessor's Map 11.11.17DC);

1. Thence along said west right-of-way line and said city limits line, Northerly 459 feet, more or less, to the westerly extension of the south line of Instrument Number 2023-03623, Lincoln County Book of Records (Assessor's Map 11.11.17DC);
2. Thence leaving said city limits line along said west right-of-way line, Northerly 479 feet, more or less, to the intersection of said west right-of-way line and the southeasterly right-of-way line of SW Anchor Way (Assessor's Map 11.11.17DC);
3. Thence leaving said intersection, Northerly 100 feet, more or less, to the intersection of the northwesterly right-of-way line of SW Anchor Way and the east right-of-way line of SW Abalone Street (Assessor's Map 11.11.17DC);
4. Thence along said east right-of-way line, Southerly 575 feet, more or less, to the south line of said Instrument Number 2023-03623 and said city limits line (Assessor's Map 11.11.17DC);
5. Thence along said south line and said city limits line, Easterly 320 feet, more or less, to the westerly right-of-way line of S Coast Highway (US Highway 101) (Assessor's Map 11.11.17DC);
6. Thence leaving said westerly right-of-way line along said city limits line, Easterly 108 feet, more or less, to the north line of Number 2 of Parcel 2 of Instrument Number 2025-02704, Lincoln County Book of Records, also being on the easterly right-of-way line of S Coast Highway (US Highway 101);
7. Thence along said easterly right-of-way line and said city limits line, Northeasterly 457 feet, more or less, to the east right-of-way line of SE Ash Street;
8. Thence along said east right-of-way line and said city limits line, Southerly 852 feet, more or less, to the north right-of-way line of SE 40th Street;

9. Thence along said north right-of-way line and said city limits line, Westerly 40 feet, more or less, to the west right-of-way line of SE Ash Street;
10. Thence along said west right-of-way line and said city limits line, Northerly 329 feet, more or less, to the north line of Partition Plat No. 2001-08, Lincoln County Survey Records;
11. Thence along said north line and said city limits line, Westerly 278 feet, more or less, to the easterly right-of-way line of said S Coast Highway;
12. Thence along said easterly right-of-way line and said city limits line, Southwesterly 888 feet, more or less, to the north line of Instrument Number 2024-07227, Lincoln County Book of Records;
13. Thence along said north line and said city limits line, Easterly 351 feet, more or less, to the east line of said Deed;
14. Thence along said east line and said city limits line, Southerly 148 feet, more or less, to the southerly line of said Deed;
15. Thence along said southerly line and said city limits line, Westerly 452 feet, more or less, to the easterly right-of-way line of said S Coast Highway;
16. Thence along said easterly right-of-way line and said city limits line, Southwesterly 205 feet, more or less, to the north line of Parcel 1 of Partition Plat No. 1990-11, Lincoln County Survey Records;
17. Thence along said north line and said city limits line, Easterly 143 feet, more or less, to the east line of said Parcel 1;
18. Thence along said east line and said city limits line, Southerly 132 feet, more or less, to the north line of Instrument Number 2022-10255, Lincoln County Book of Records;
19. Thence along said north line and said city limits line, Easterly 369 feet, more or less, to the east line of said Deed;
20. Thence along said east line and said city limits line, Southerly 331 feet, more or less, to the south line of said Deed;
21. Thence leaving said city limits line along said south line, Westerly 369 feet, more or less, to the east line of Parcel 2 of Partition Plat No. 1990-11, Lincoln County Survey Records, and said city limits line;
22. Thence along said east line and said city limits line, Northerly 166 feet, more or less, to the northerly line of said Parcel 2;

23. Thence along said northerly line and said city limits line, Westerly 267 feet, more or less, to the easterly right-of-way line of said S Coast Highway;
24. Thence along said easterly right-of-way line and said city limits line, Southwesterly 94 feet, more or less, to the easterly extension of the south line of Parcel 3 of Partition Plat No. 2016-09, Lincoln County Survey Records;
25. Thence along said easterly extension and the south line of said Parcel 3 and said city limits line, Westerly 488 feet, more or less, to the west line of said Partition Plat No. 2016-09, also being on the easterly line of said Book 321, Page 1558;
26. Thence along said easterly line and said city limits line, Northerly 1,210 feet, more or less, to the north line of said Section 20;
27. Thence along said north line and said city limits line, Easterly 776 feet, more or less, to the Point of Beginning.

The above described tract of land contains 32 acres, more or less.

9/15/2025



A handwritten signature in black ink that reads "Nick White".



RENEWS: 6/30/26



**AKS ENGINEERING & FORESTRY**

12965 SW Herman Road, Suite 100, Tualatin, OR 97062

P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## **EXHIBIT C**

**City of Newport**

### **Light Industrial (I-1) Zone Description**

**A tract of land and road rights-of-way, located in the Northwest and Southwest One-Quarters of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:**

**Beginning at the southwest corner of Parcel 2 of Partition Plat No. 1990-11, Lincoln County**

**101) and the City of Newport city limits line;**

- 1. Thence along said east right-of-way line and said city limits line, Southwesterly 150 feet, more or less, to the south line of Book 397, Page 2235, Lincoln County Book of Records;**
- 2. Thence along said south line and said city limits line, Easterly 424 feet, more or less, to the east line of said Northwest One-Quarter;**
- 3. Thence leaving said city limits line along said east line, Southerly 673 feet, more or less, to the south line of Book 445, Page 272, Lincoln County Book of Records, and said city limits line;**
- 4. Thence along said south line and said city limits line, Westerly 721 feet, more or less, to the easterly right-of-way line of said S Coast Highway;**
- 5. Thence along said easterly right-of-way line and said city limits line, Southwesterly 454 feet, more or less, to the north line of Parcel 1 of Partition Plat No. 2002-03, Lincoln County Survey Records;**
- 6. Thence leaving said city limits line along said easterly right-of-way line, Southwesterly 1,127 feet, more or less, to the west line of the Northeast One-Quarter of said Southwest One-Quarter and said city limits line;**
- 7. Thence along said west line and said city limits line and the west line of the Southeast One-Quarter of said Northwest One-Quarter, Northerly 1,182 feet, more or less, to the south line of Parcel 2 of Book 231, Page 1164, Lincoln County Book of Records;**
- 8. Thence along said south line and said city limits line, Easterly 429 feet, more or less, to the westerly right-of-way line of said S Coast Highway;**
- 9. Thence along said westerly right-of-way line and said city limits line, Northeasterly 201 feet, more or less, to the north line of said Deed;**

10. Thence along said north line and said city limits line, Westerly 329 feet, more or less, to the easterly line of Book 206, Page 131, Lincoln County Book of Records;
11. Thence along said easterly line and said city limits line, Northeasterly 149 feet, more or less, to the north line of said Deed;
12. Thence along said north line and said city limits line, Westerly 237 feet, more or less, to the west line of Southeast One-Quarter of said Northwest One-Quarter;
13. Thence along said west line and said city limits line, Northerly 924 feet, more or less, to the south line of Book 321, Page 1558, Lincoln County Book of Records;
14. Thence along said south line and the easterly extension thereof and said city limits line, Easterly 1,046 feet, more or less, to the easterly right-of-way line of said S Coast Highway;
15. Thence along said easterly right-of-way line and said city limits line, Southwesterly 168 feet, more or less, to the Point of Beginning.

Survey Records, also being on the easterly right-of-way line of S Coast Highway (US Highway)  
The above described tract of land contains 35 acres, more or less.

9/15/2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/26



AKS ENGINEERING & FORESTRY  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## EXHIBIT C

City of Newport

### Heavy Industrial (I-3) Zone Description

A tract of land and road rights-of-way, located in the Northwest and Southwest One-Quarters of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of Partition Plat No. 2002-03, Lincoln County Survey Records, also being on the City of Newport city limits line;

1. Thence along the east line of said Partition Plat No. 2002-03 and said city limits line, Southerly 1,313 feet, more or less, to the south line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20;
2. Thence along said south line and said city limits line, Westerly 1,108 feet, more or less, to the west line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20;
3. Thence along said west line and said city limits line, Northerly 61 feet, more or less, to the southerly line of Instrument Number 2021-11969, Lincoln County Book of Records;
4. Thence along said southerly line and said city limits line, Easterly 103 feet, more or less, to the east line of said Deed;
5. Thence along said east line and said city limits line, Northerly 153 feet, more or less, to the northerly line of said Deed;
6. Thence along said northerly line and said city limits line, Northwesterly 102 feet, more or less, to the west line of the Northeast One-Quarter of the Southwest One-Quarter of said Section 20;
7. Thence along said west line and said city limits line, Northerly 153 feet, more or less, to the easterly right-of-way line of S Coast Highway (US Highway 101);
8. Thence leaving said city limits line along said easterly right-of-way line, Northeasterly 1,127 feet, more or less, to the north line of Parcel 1 of said Partition Plat No. 2002-03 and said city
9. Thence along said north line and said city limits line, Easterly 658 feet, more or less, to the Point of Beginning.

The above described tract of land contains 27 acres, more or less.

9/15/2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 8, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/26



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## **EXHIBIT C**

**City of Newport**

### **Medium Density Single Family Residential (R-2) Zone Description**

A tract of land located in the Northeast One-Quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

limits line;

Beginning at the northeast corner of Parcel 3 of Partition Plat No. 2006-26, Lincoln County Survey Records, also being on the City of Newport city limits line, and also being on the east line of the West One-Half of said Northeast One-Quarter;

1. Thence along said east line and said city limits line, Southerly 490 feet, more or less, to the north line of Instrument Number 2014-05113, Lincoln County Book of Records;
2. Thence leaving said city limits line along said north line, Westerly 882 feet, more or less, to the west line of Instrument Number 2021-09342, Lincoln County Book of Records;
3. Thence along said west line, Northerly 5 feet, more or less, to the east line of Parcel II of Instrument Number 2017-08916, Lincoln County Book of Records, and said city limits line;
4. Thence along said east line and said city limits line, Northerly 214 feet, more or less, to the south line of Parcel 1 of said Partition Plat No. 2006-26;
5. Thence along said south line and said city limits line, Easterly 254 feet, more or less, to the east line of said Parcel 1;
6. Thence along said east line and said city limits line, Northerly 306 feet, more or less, to the north line of said Partition Plat No. 2006-26;
7. Thence along said north line and said city limits line, Easterly 641 feet, more or less, to the Point of Beginning.

9/15/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**OREGON  
JANUARY 9, 2007  
NICK WHITE  
70552LS**

**RENEWS: 6/30/26**



## **EXHIBIT C**

### **City of Newport**

#### **Public Parks (P-2) Zone Description**

A tract of land located in the Northeast One-Quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

The above described tract of land contains 9 acres, more or less.

1. Thence along the east line of said Parcel 2 and said city limits line, Northerly 56 feet, more or less, to the north line of Instrument Number 2014-05113, Lincoln County Book of Records;
2. Thence leaving said city limits line along said north line, Easterly 369 feet, more or less, to the west line of Parcel II of Instrument Number 2017-08916, Lincoln County Book of Records, and said city limits line;
3. Thence continuing along said north line and said city limits line, Easterly 89 feet, more or less, to the east line of said Parcel II;
4. Thence leaving said city limits line along said north line, Easterly 887 feet, more or less, to the east line of the West One-Half of said Northeast One-Quarter and said city limits line;
5. Thence along said east line and said city limits line, Southerly 1,333 feet, more or less, to the south line of said Northeast One-Quarter;
6. Thence along said south line and said city limits line, Westerly 1,356 feet, more or less, to the west line of said Northeast One-Quarter;
7. Thence along said west line and said city limits line, Northerly 427 feet, more or less, to the south line of Book 445, Page 272, Lincoln County Book of Records;
8. Thence leaving said city limits line along said west line, Northerly 673 feet, more or less, to the south line of Book 397, Page 2235, Lincoln County Book of Records, and said city limits line;
9. Thence continuing along said west line and said city limits line, Northerly 136 feet, more or less, to the south line of Parcel 2 of said Partition Plat No. 1990-11;
10. Thence along said south line and said city limits line, Easterly 15 feet, more or less, to the Point of Beginning.

The above described tract of land contains 41 acres, more or less.

9/15/2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/26

Beginning at the southeast corner of Parcel 2 of Partition Plat No. 1990-03, Lincoln County Survey Records, also being on the City of Newport city limits line;



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## **EXHIBIT C**

City of Newport

### **Public Parks (P-2) Zone Description**

A tract of land located in the Southeast One-Quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

Commencing at the Center East One-Sixteenth corner of said Section 20, also being on the City of Newport city limits line;

1. Thence along the south line of said Northeast One-Quarter and said city limits line, Westerly 417 feet, more or less, to the easterly line of Section 2 of Instrument Number 2014-05113, Lincoln County Book of Records, and the Point of Beginning;
2. Thence leaving said city limits line along said easterly line, Southwesterly 733 feet, more or less, to the southerly line of said Section 2;
3. Thence along said southerly line, Westerly 235 feet, more or less, to the westerly line of said Section 2;
4. Thence along said westerly line, Northerly 620 feet, more or less, to the south line of said Northeast One-Quarter and said city limits line;
5. Thence along said south line and said city limits line, Easterly 735 feet, more or less, to the Point of Beginning.

The above described tract of land contains 6 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/26



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #12703

## **EXHIBIT C**

City of Newport

### **Public Parks (P-2) Zone Description**

A tract of land located in the Southeast One-Quarter of Section 20, Township 11 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, and being more particularly described as follows:

9/15/2025

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

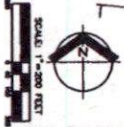
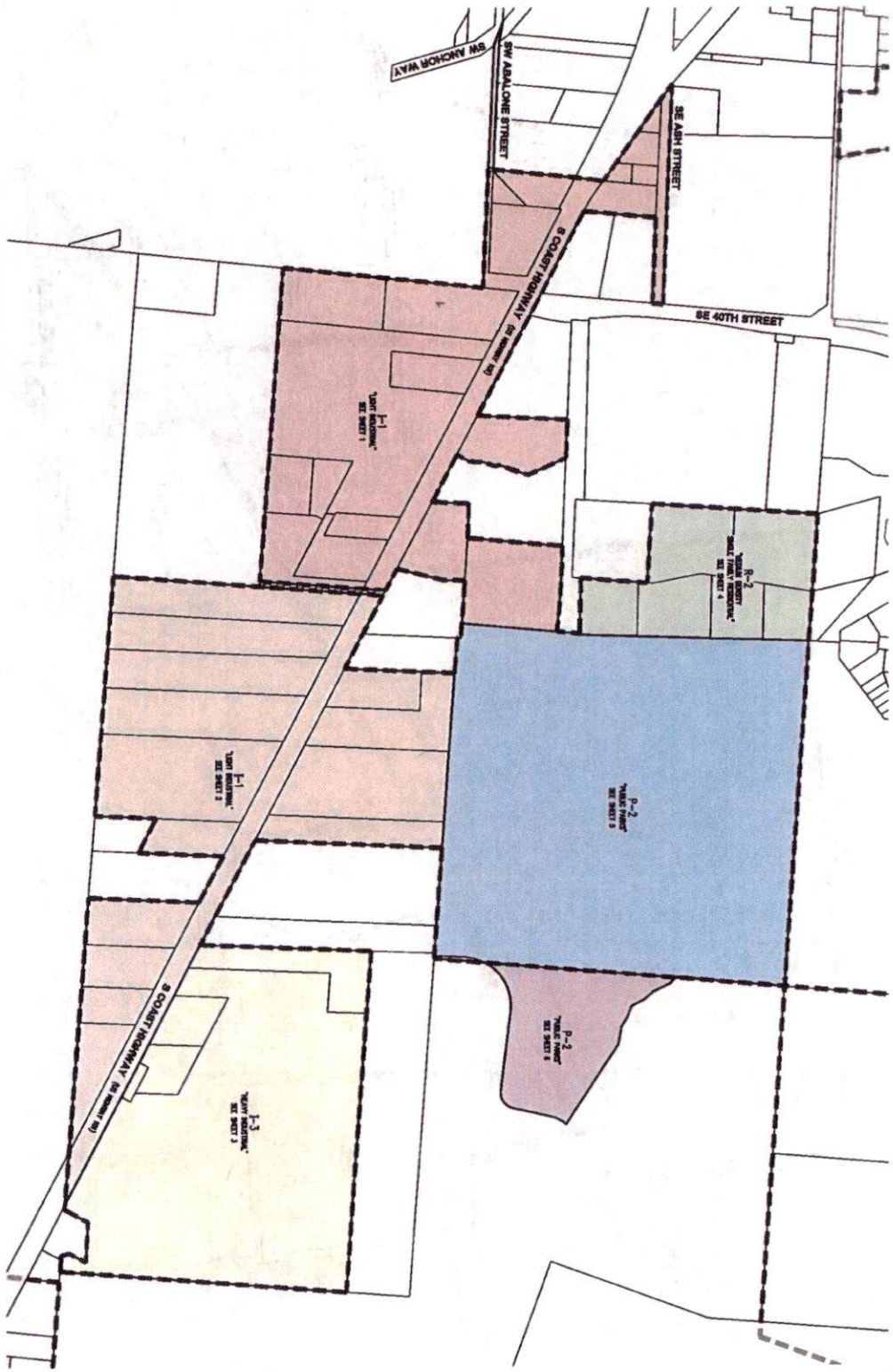
**OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS**

**RENEWS: 6/30/26**

# EXHIBIT D

AKS DRAWING FILE: 17703 ZONING MAPSHEET | LAYOUT: 0

**LEGEND**  
 CITY OF NEWPORT CITY LIGHTS LINE  
 2025 PROPOSED ZONING BOUNDARY LINE  
 2025 PROPOSED ZONING AREA



DATE	12/20/23
BY	AKS
PROJECT	2025 PROPOSED ZONING MAPSHEET
SHEET	0

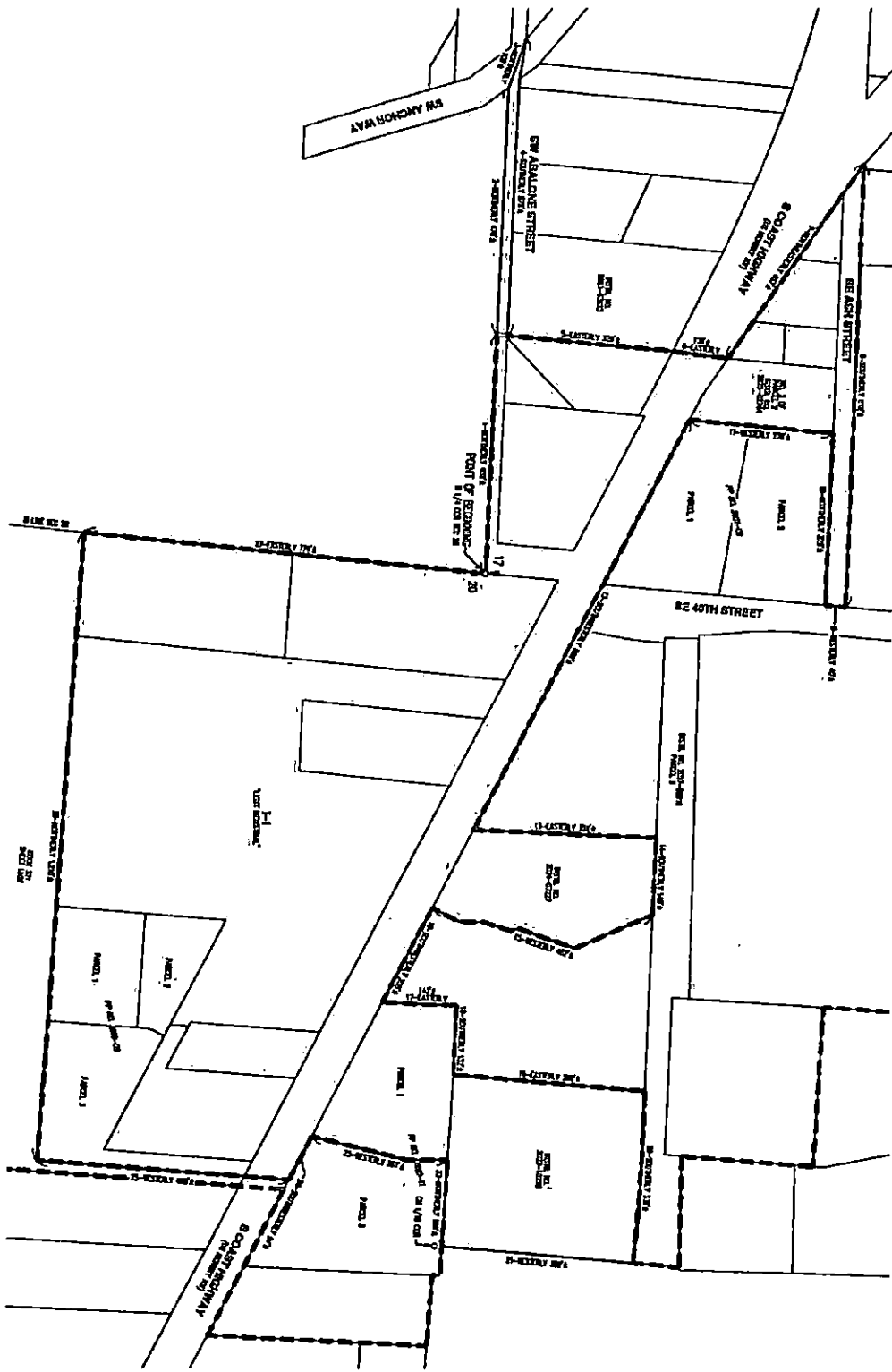
**AKS ENGINEERING & FORESTRY, LLC**  
 1000 SW HERMAN AVE, STE 100  
 SALEM, OR 97302  
 WWW.AKS-ORIG.COM

## MAP OF ZONING AREAS

**CITY OF NEWPORT**  
**2025 PROPOSED ZONING**  
 NEWPORT OREGON  
 LINCOLN COUNTY

**AKS**  
 ENGINEERING & FORESTRY, LLC  
 1000 SW HERMAN AVE, STE 100  
 SALEM, OR 97302  
 WWW.AKS-ORIG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**LEGEND**  
 CITY OF NEWPORT CITY LIGHTS LINE  
 CITY OF NEWPORT CITY LIGHTS LINE  
 CITY OF NEWPORT CITY LIGHTS LINE  
 CITY OF NEWPORT CITY LIGHTS LINE



AKS ENGINEERING & PLANNING, INC.  
 12/15/2023  
 172703  
 SHEET 1

**I-1  
 LIGHT INDUSTRIAL ZONE**

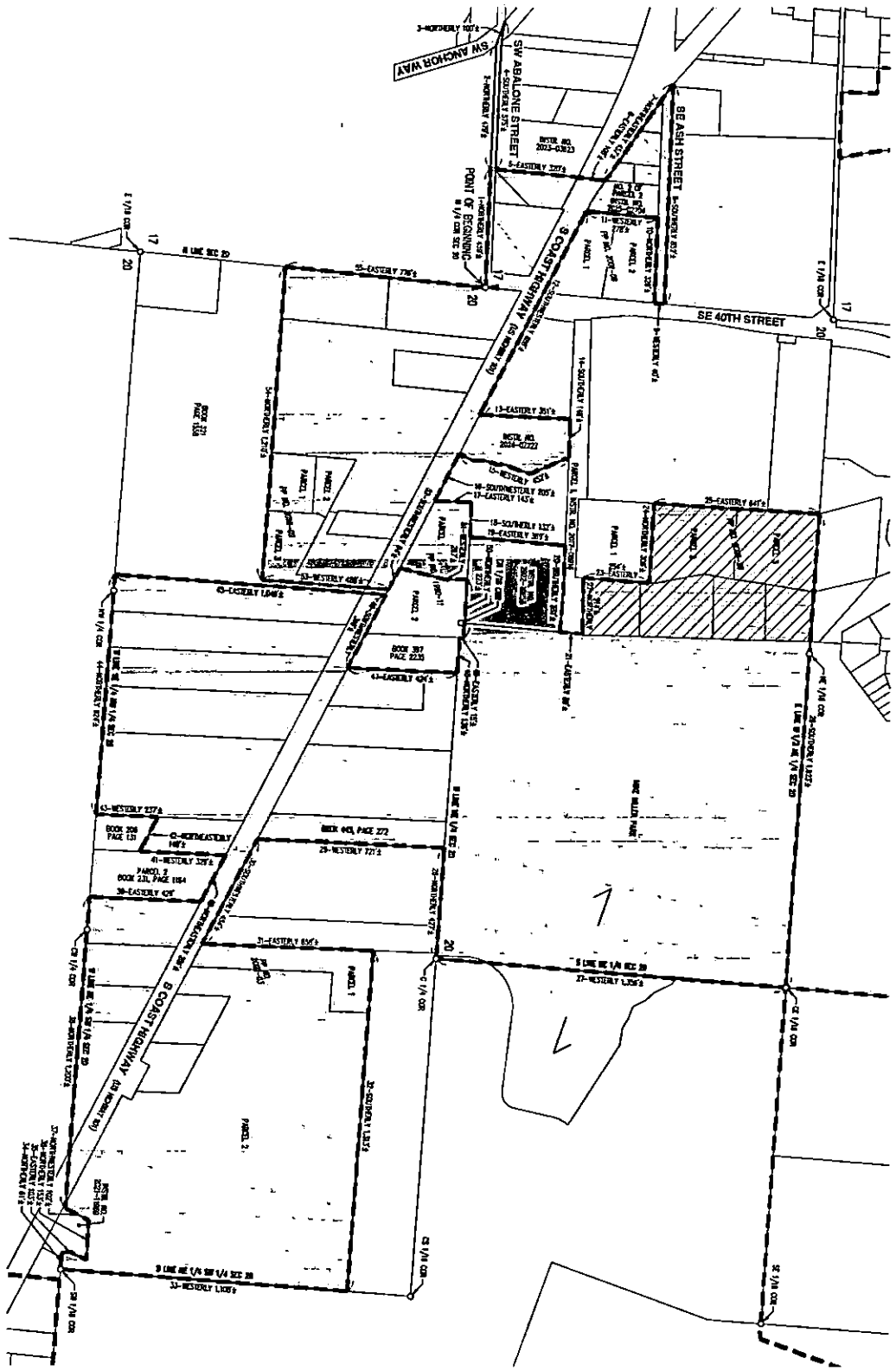
**CITY OF NEWPORT  
 2025 PROPOSED ZONING**  
 NEWPORT  
 OREGON

AKS ENGINEERING & PLANNING, INC.  
 1215 S. W. 10TH ST. STE. 100  
 SEASIDE, OR 97138  
 503.738.1234  
 WWW.AKS-OR.COM

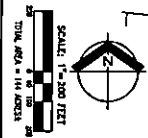
**AKS**  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



**LEGEND**  
 CITY OF NEWPORT CITY LIMITS  
 2025 ANNEXATION BOUNDARY LINE  
 PROPOSED SUBJECT TO EXISTED ANNEXATION (8+ YEARS)



LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17, AND THE NORTHEAST AND NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 11 WEST, WILAMETTE MERIDIAN, LINCOLN COUNTY, OREGON



PROJECT NO.	17253
DATE	12/7/23
SCALE	1" = 200 FEET
PROJECT NAME	ANNEXATION MAP #10
PROJECT LOCATION	SECTION 17 AND 20, TOWNSHIP 11 SOUTH, RANGE 11 WEST, WILAMETTE MERIDIAN, LINCOLN COUNTY, OREGON
PROJECT NUMBER	1

## MAP OF ANNEXATION AREA

**CITY OF NEWPORT  
 2025 ANNEXATION**  
 NEWPORT OREGON

AKS ENGINEERING & FORESTRY, LLC  
 12905 SW HERRING RD, STE 100  
 TILLAMOOK, OR 97141  
 503.845.6151  
 WWW.AKS-ENG.COM



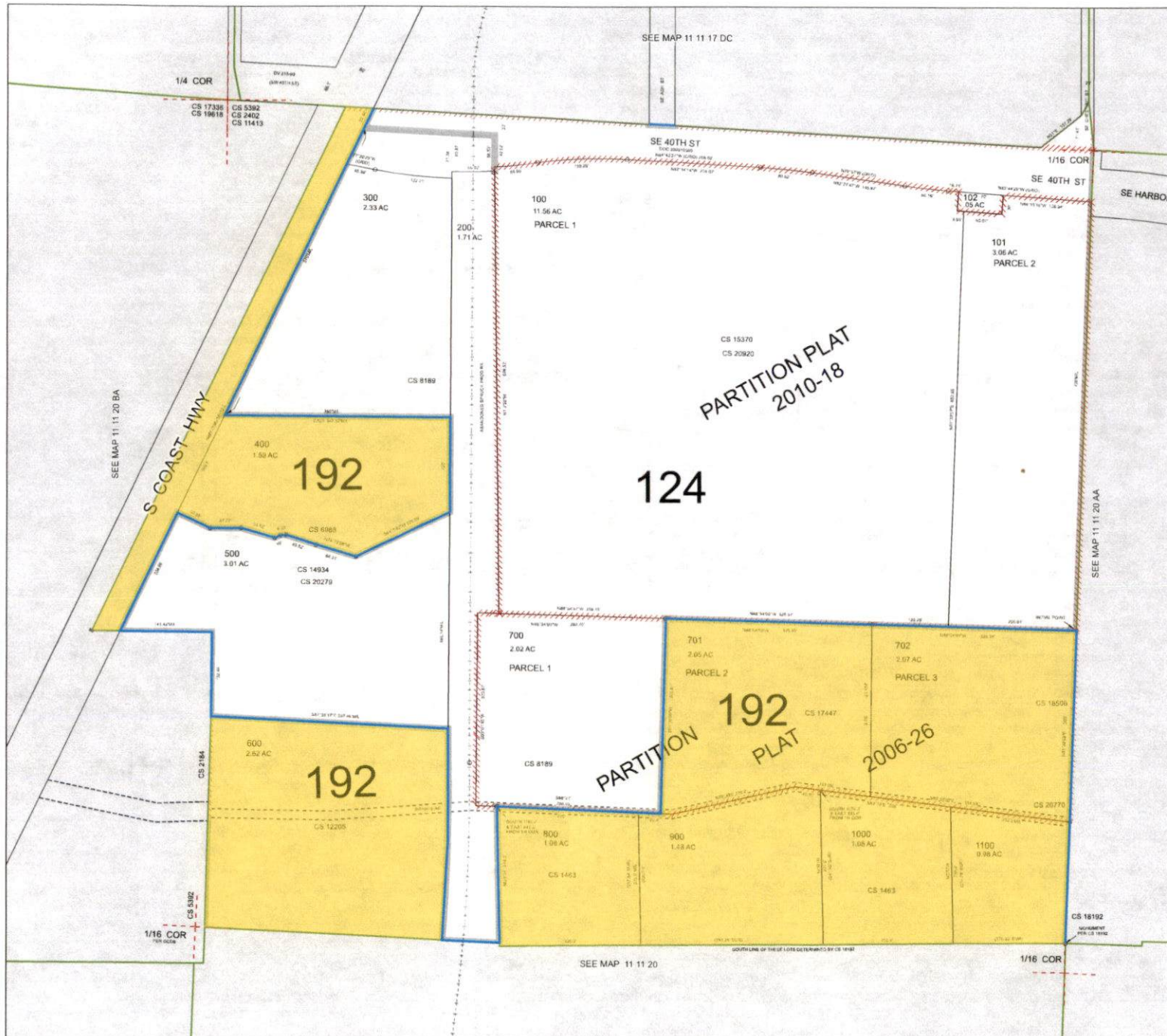
ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

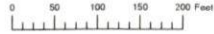
NW 1/4 NE 1/4 SEC 20 T11S R11W WM  
LINCOLN COUNTY 1=100 Scale

11 11 20 AB





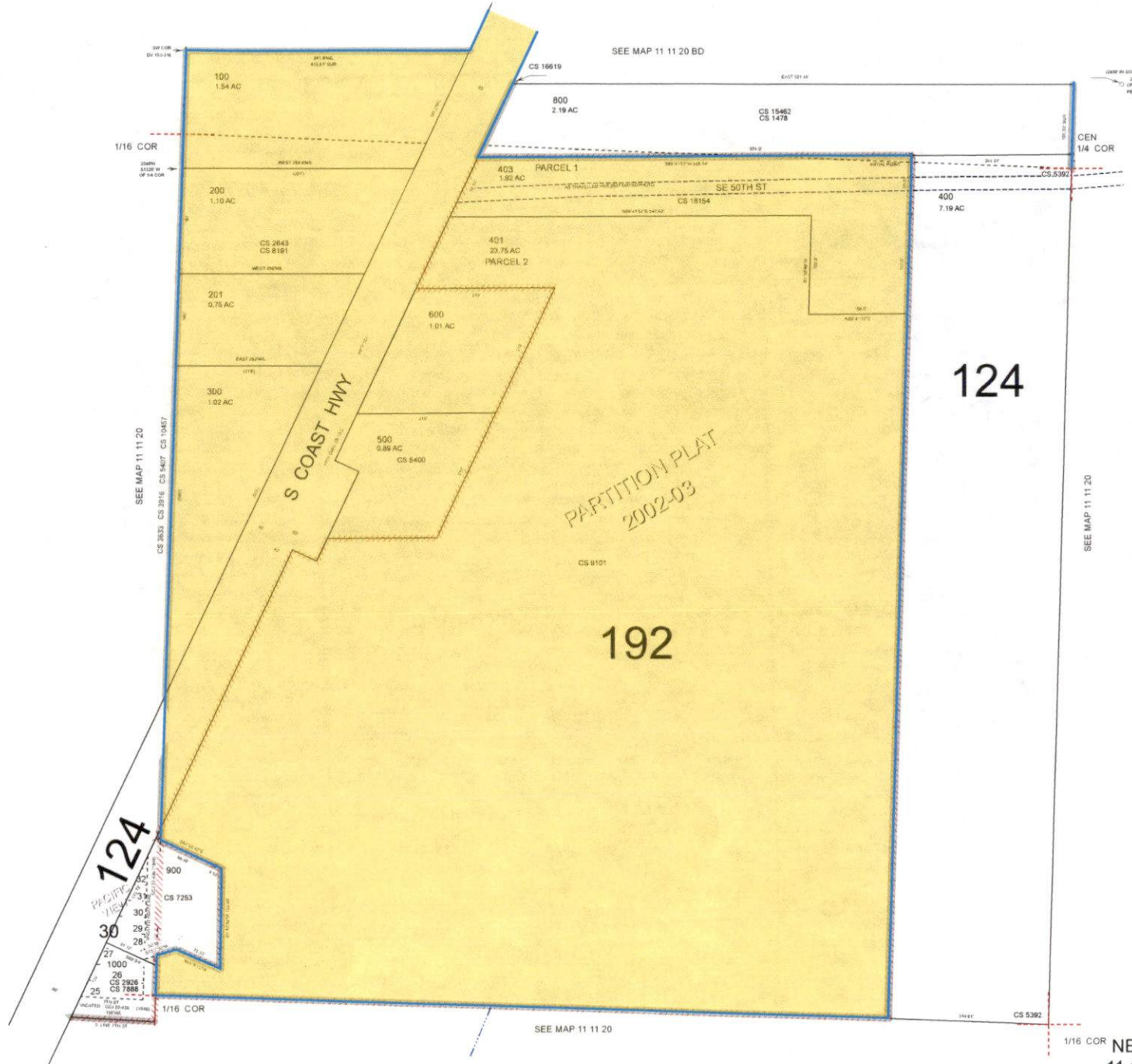
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



N.E. 1/4 S.W.1/4 SEC.20 T.11S. R.11W. W.M.  
LINCOLN COUNTY  
1" = 100'

11 11 20 CA  
NEWPORT

Cancelled  
402  
700



124

192

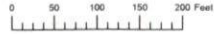
124  
30

Revised: SEB  
04/11/2019

NEWPORT  
11 11 20 CA



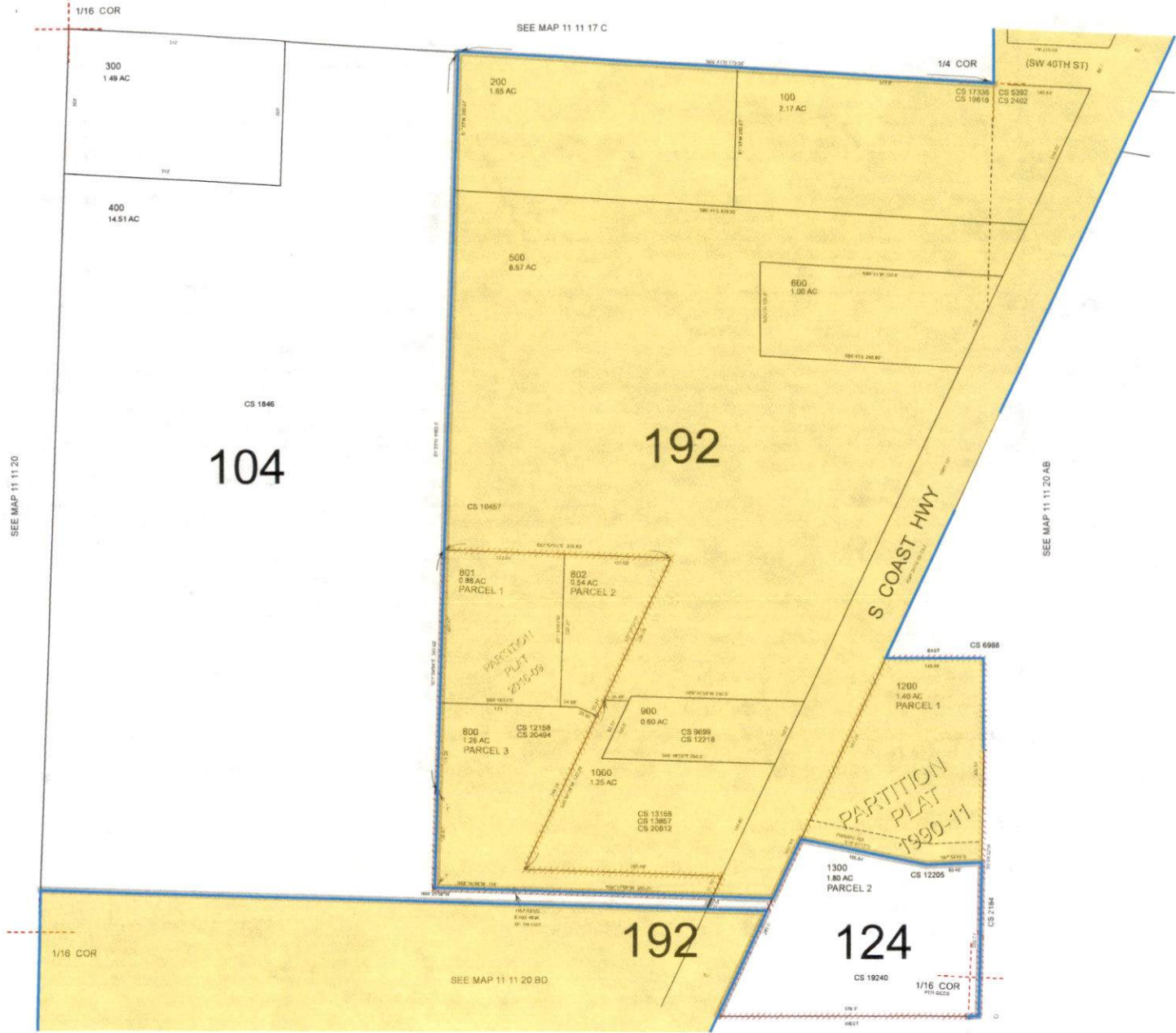
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



N.E. 1/4 N.W. 1/4 SEC. 20 T. 11S. R. 11W. W.M.  
LINCOLN COUNTY  
1" = 100'

11 11 20 BA  
NEWPORT

Cancelled  
700  
1100



Revised: SEB  
04/11/2019

NEWPORT  
11 11 20 BA