

HIGHLANDS 2

REPLAT OF TRACT 'C', HIGHLANDS 1. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, FEBRUARY 25, 2021

APPROVALS

STATE OF OREGON >
> 5.5.
COUNTY OF TILLAMOOK >
EXAMINED AND APPROVED BY THE FOLLOWING:

TILLAMOOK COUNTY SURVEYOR _____ DATE _____ TILLAMOOK COUNTY ASSESSOR _____ DATE _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2021.

TILLAMOOK COUNTY TAX COLLECTOR _____ DATE _____ TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

TILLAMOOK COUNTY COMMISSIONER _____ DATE _____ TILLAMOOK COUNTY COMMISSIONER _____ DATE _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____
CITY OF MANZANITA

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PINE GROVE PROPERTIES, INC. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 13 LOTS, TRACTS 'D' & 'E' AND CREATE EASEMENTS E-5 THROUGH E-8 AS SHOWN ON THIS MAP. ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

JAMES P. PENTZ, PRESIDENT
PINE GROVE PROPERTIES, INC.

ACKNOWLEDGMENT

STATE OF _____ >
> 5.5.
COUNTY OF _____ >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS _____ DAY OF _____, 2021 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. PENTZ, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED ON THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON HIS BEHALF AND HIS SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HIS FREE AND VOLUNTARY ACT OR DEED.

NOTARY'S SIGNATURE _____ DATE _____

PRINTED NAME OF NOTARY PUBLIC _____

NOTARY PUBLIC - _____ STATE _____ COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____
FULL NAME OF MONTH, 2 DIGIT DATE AND COMPLETE YEAR

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
> 5.5.
COUNTY OF TILLAMOOK >

I DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THIS SUBDIVISION PLAT IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-_____ OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED _____, 2021, AT _____ O'CLOCK AS INSTRUMENT NO. _____.

TASSI O'NEIL, COUNTY CLERK

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

ERICK M. WHITE, PLS 78572

SURVEYOR'S CERTIFICATE

I ERICK M. WHITE DO HEREBY CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTATION THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, FURTHER DESCRIBED AS FOLLOWS:

TRACT 'C', HIGHLANDS 1.

THE INITIAL POINT BEING THE ONE-QUARTER COMMON TO SECTIONS 28 AND 29, TOWNSHIP 3 NORTH RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING MARKED BY A 3" BRASS DISK IN CONCRETE STAMPED "1/4 529 528 R5793 1970".

ERICK M. WHITE, PLS 78572

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (201) AND (205) BEARS NORTH 89°44'55" WEST. THE RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535) TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'C', HIGHLANDS 1 (MAP C-594), TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 13 LOTS, 2 TRACTS AND CREATE EASEMENTS E-5 THROUGH E-8 AS SHOWN HEREON. THE EXTERIOR BOUNDARY OF SAID TRACT 'C' WAS LAID OUT BY HOLDING RECORD VALUES AND MONUMENTS FROM SAID MAP C-594. SEE MAP C-594 FOR ADDITIONAL DETAILS. THE SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY OF MANZANITA FINDINGS OF FACT, CONCLUSIONS, AND ORDER NO. SUB 19-03.

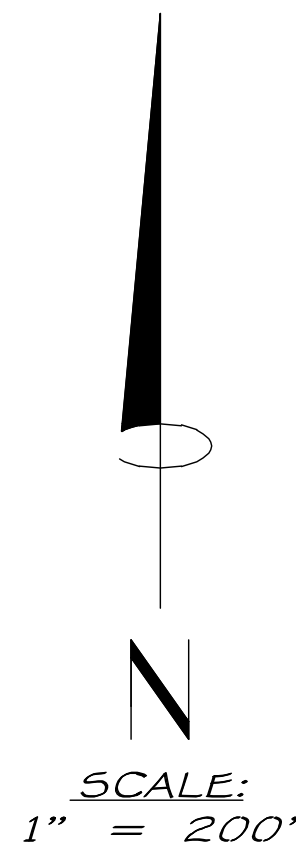
SHEET INDEX

SHEET 1
APPROVALS
DECLARATION
ACKNOWLEDGMENT
CERTIFICATE OF COUNTY CLERK
SURVEYOR'S CERTIFICATE
VICINITY MAP
BASIS OF BEARING
NARRATIVE

SHEET 2
LOT CONFIGURATION

SHEET 3
MONUMENT NOTES
LINE TABLE
CURVE TABLE
LOT AREA TABLE
RADIAL TABLE
LEGEND

SHEET 4
EASEMENT CONFIGURATION



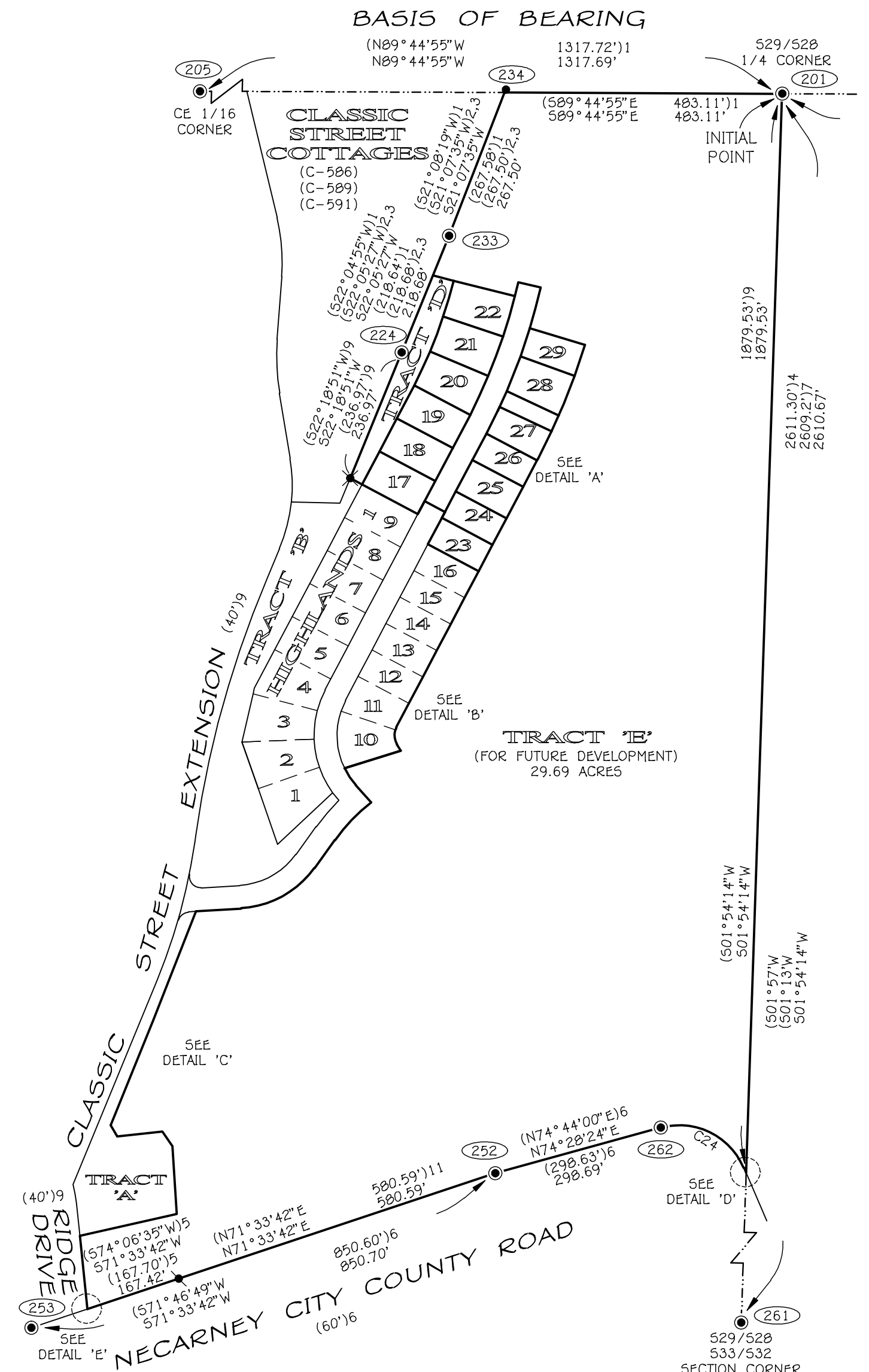
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M. White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572

RENEWS 6/30/2022

THIS MAP IS TEMPORARY AND IS A TILLAMOOK COUNTY SURVEYOR REVIEW COPY ONLY.



SHEET 1 OF 4
ONION PEAK DESIGN

PO BOX 326
NEHALEM, OR 97131
(503) 368-6102
FAX (503) 368-6102

ENCORE2101-5.DWG ENCORE.CGX #A2018