



**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION  
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Onion Peak Design  
Phone No.: (503)368-6102

Date Prepared: January 20, 2021  
Effective Date: January 15, 2021 / 08:00 AM  
Charge: \$400.00  
Order No.: 360421000401  
Reference:

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Tillamook, State of Oregon, and is described as follows:  
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:  
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently [vested in:](#)  
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:  
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 360421000401

**EXHIBIT "A"**  
**(Land Description)**

Tract C, HIGHLANDS 1, as platted and recorded September 30, 2020 in Plat Cabinet B-1321, Plat Records of Tillamook County, in the City of Manzanita, County of Tillamook and State of Oregon.

Ticor Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 360421000401

**EXHIBIT "B"**  
**(Tax Account and Map)**

[APN/Parcel ID\(s\) 106851 as well as Tax/Map ID\(s\) 3N1029D000100](#)

Ticor Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 360421000401

**EXHIBIT "C"**  
**(Vesting)**

Pine Grove Properties, Inc, an Oregon corporation

**EXHIBIT "D"**  
**(Liens and Encumbrances)**

1. City Liens, if any, in favor of the City of Manzanita.
2. Regulations, levies, liens, assessments, rights of way and easements of Nehalem Bay Wastewater Agency.
3. Agreement , including the terms and provisions thereof, regarding installation and maintenance of utility lines,

Executed by: Owners of the subject property and Mountain States Power Company  
Recording Date: September 21, 1939  
Recording No.: [Book 78, Page 129](#)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the United States Coast Guard  
Purpose: as stated in said easement  
Recording Date: July 29, 1948  
Recording No: [Book 114, Page 72](#)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the United States Coast Guard  
Purpose: as stated in said easement  
Recording Date: February 1, 1949  
Recording No: [Book 116, Page 493](#)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Nehalem Bay Wastewater Agency  
Purpose: as stated in said easement  
Recording Date: March 9, 1998  
Recording No: [Book 394, Page 337](#)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Nehalem Bay Wastewater Agency  
Purpose: as stated in said easement  
Recording Date: July 20, 1999  
Recording No: [Book 409, Page 344](#)

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District  
Purpose: as stated in said easement  
Recording Date: June 15, 2000  
Recording No: [Book 417, Page 965](#)

9. 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: [Highlands 1](#)  
Recording Date: September 30, 2020  
Recording No: B-1321

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the [Plat of Highlands 1](#);

Purpose: utility  
Affects: as delineated on said Plat

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the [Plat of Highlands 1](#);

Purpose: temporary turnaround  
Affects: as delineated on said Plat

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District  
Purpose: as stated in said easement  
Recording Date: October 28, 2020  
Recording No: [2020-007536](#)

**\*\*End of Liens & Encumbrances\*\***

Note: Property taxes for the fiscal year shown below were paid prior to the dedication of the Plat of Highlands 1.

Fiscal Year: 2020-2021  
Amount: \$14,441.39  
Number of Lots on the Plat: 16 Lots and 3 Tracts  
Levy Code: 5611  
Account No.: [106851](#)  
Map No.: 3N1029D000100

Ticor Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
Order No. 360421000401

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Note: Boundary Deeds:

Recording No.: [Book 320, Page 830](#)  
[Recording No.: 2005-003902](#)  
[Recording No.: 2005-006494](#)  
[Recording No.: 2015-002053](#)  
[Recording No.: 2015-004894](#)  
Recording No.: Classic Street Cottages 3  
[Recording No.: 2018-02693](#)  
Recording No.: Highlands 1

## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
  - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
  - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
  - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
    - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
    - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
    - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Ticor Title Company of Oregon  
Public Record Report for New Subdivision or Land Partition  
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IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

# CLASSIC STREET COTTAGES 3

REPLAT OF LOTS 22-25, A PORTION OF LOT 21 & VACATED JACKSON WAY, PACIFIC DUNES UNIT NO. 6 & A PORTION OF OPEN SPACE, CLASSIC STREET COTTAGES 2. NE 1/4, SE 1/4, SECTION 29, T3N, R10W, W.M. TILLAMOOK COUNTY, APRIL 5, 2017

### APPROVALS

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

Neil Kim 4/17/17 Deanne Ford 4-17-17  
TILLAMOOK COUNTY SURVEYOR DATE TILLAMOOK COUNTY ASSESSOR DATE

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2017.

Shawn Decker 4/17/17  
TILLAMOOK COUNTY TAX COLLECTOR DATE TILLAMOOK COUNTY COMMISSIONER DATE

Travis Dori 4/17/17 David J. [Signature] 4/17/17  
TILLAMOOK COUNTY COMMISSIONER DATE TILLAMOOK COUNTY COMMISSIONER DATE

D. Owen Nicholson 4/5/17  
PLANNING COMMISSION CHAIRPERSON DATE  
CITY OF MANZANITA

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MANZANITA INVESTMENT PROPERTIES, LLC 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 10 LOTS AND CREATED EASEMENTS E-1 THROUGH E-11, COMMONS C AND THE OPEN SPACE AS SHOWN ON THIS MAP.

James P. Pentz  
JAMES P. PENTZ, MANAGER  
MANZANITA INVESTMENT PROPERTIES, LLC

### ACKNOWLEDGMENT

STATE OF Oregon >  
> S.S.  
COUNTY OF Tillamook >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 12<sup>th</sup> DAY OF April, 2017 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.

Gretchen Ella Crews 4/12/17  
NOTARY'S SIGNATURE DATE

Gretchen Ella Crews  
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - Oregon STATE COMMISSION NO.: 925642A

MY COMMISSION EXPIRES February 26 2018  
FULL NAME OF MONTH, 2 DIGIT DATE AND COMPLETE YEAR

### CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >  
> S.S.  
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 SAID, AS RECORDED IN PLAT CABINET B-1216 OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED April 17, 2017, AT 4:08pm O'CLOCK AS INSTRUMENT NO. 2017-2312.

C. Marshall Jr  
TASSI O'NEILL, 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  
ERICK M. WHITE, PLS 78572

### POST MONUMENTATION CERTIFICATION

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THE MONUMENTS OF THIS SUBDIVISION (DESCRIBED IN THE LEGEND AS POST MONUMENTED) WILL BE SET WITHIN 60 (SIXTY) DAYS OF COMPLETION OF UTILITY AND ROADWAY IMPROVEMENTS ASSOCIATED WITH THIS PLAT OR WITHIN ONE YEAR FROM THE DATE THAT THIS PLAT IS RECORDED, WHICHEVER COMES FIRST.

Erick M White  
ERICK M. WHITE, PLS 78572

### SHEET INDEX

SHEET 1  
APPROVALS  
DECLARATION  
ACKNOWLEDGMENT  
CERTIFICATE OF COUNTY CLERK  
POST MONUMENTATION CERTIFICATION  
SURVEYOR'S CERTIFICATE

SHEET 2  
BASIS OF BEARING  
NARRATIVE  
MONUMENT NOTES  
LEGEND

SHEET 3  
LOT CONFIGURATION  
LINE TABLE  
CURVE TABLE  
LOT AREA TABLE  
RADIAL TABLE  
DETAILS

SHEET 4  
EASEMENT CONFIGURATION  
JACKSON WAY CENTERLINE DETAIL

REGISTERED PROFESSIONAL LAND SURVEYOR

Erick M White  
OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2018

SHEET 1 OF 4

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

COTTAGES1702-S.DWG COTTAGES.CGX #A2015

### 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 NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT 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 "174 529 528 R5793 1970";

THENCE NORTH 89°44'55" WEST 620.18 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 29 TO THE EAST RIGHT-OF-WAY OF JACKSON STREET;

THENCE SOUTH 00°05'00" WEST 10.00 FEET ALONG THE EAST RIGHT-OF-WAY OF JACKSON STREET TO THE SOUTH LINE OF 32ND STREET;

THENCE NORTH 89°44'55" WEST 136.59 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF CLASSIC STREET COTTAGES 2;

THENCE SOUTH 03°38'54" EAST 8.91 FEET ALONG THE WEST BOUNDARY OF CLASSIC STREET COTTAGES 2 TO THE INITIAL POINT, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE SOUTH 03°38'54" EAST 72.57 FEET ALONG THE WEST BOUNDARY OF CLASSIC STREET COTTAGES 2 TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 01°10'48" EAST 70.02 FEET ALONG THE WEST BOUNDARY OF CLASSIC STREET COTTAGES 2 TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE SOUTH 03°41'50" EAST 46.70 FEET ALONG THE WEST BOUNDARY OF CLASSIC STREET COTTAGES 2 TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTHEASTERLY ALONG THE WEST BOUNDARY OF CLASSIC STREET COTTAGES 2 ALONG THE ARC OF A 1470.18 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 86°20'30" WEST) THROUGH A CENTRAL ANGLE OF 03°32'00", 90.66 FEET (CHORD BEARS SOUTH 61°53'30" EAST 90.65 FEET);

THENCE ALONG THE BOUNDARY OF THE OPEN SPACE, CLASSIC STREET COTTAGES 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 25°12'25" EAST 37.59 FEET;

THENCE SOUTH 89°44'55" EAST 24.53 FEET;

THENCE NORTH 67°21'28" EAST 43.51 FEET;

THENCE NORTH 90°00'00" EAST 3.12 FEET ALONG THE ADJUSTED BOUNDARY BETWEEN LOT 20 AND OPEN SPACE, CLASSIC STREET COTTAGES 2;

THENCE NORTH 00°00'00" EAST 80.36 FEET ALONG THE ADJUSTED BOUNDARY BETWEEN LOT 20 AND OPEN SPACE, CLASSIC STREET COTTAGES 2;

THENCE SOUTH 90°00'00" WEST 3.12 FEET ALONG THE ADJUSTED BOUNDARY BETWEEN LOT 20 AND OPEN SPACE, CLASSIC STREET COTTAGES 2;

THENCE NORTH 09°16'53" WEST 12.49 FEET;

THENCE SOUTH 89°44'55" EAST 22.32 FEET;

THENCE SOUTH 00°15'05" WEST 37.77 FEET;

THENCE SOUTH 65°25'11" EAST 31.99 FEET;

THENCE NORTH 24°28'50" EAST 28.36 FEET;

THENCE NORTH 00°05'00" EAST 25.08 FEET;

THENCE NORTH 24°46'33" EAST 156.66 FEET;

THENCE NORTH 33°50'26" EAST 96.37 FEET;

THENCE SOUTH 21°07'35" WEST 267.50 FEET TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 22°09'27" WEST 218.68 FEET TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 22°18'51" WEST 284.15 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-001218, TILLAMOOK COUNTY DEED RECORDS, TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN";

THENCE NORTH 88°23'20" WEST 83.87 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-001218, TILLAMOOK COUNTY DEED RECORDS, TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" AT THE BEGINNING OF A NON-TANGENT CURVE ON THE EAST RIGHT-OF-WAY OF CLASSIC STREET EXTENSION;

THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTHWESTERLY ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 84°06'50" WEST) THROUGH A CENTRAL ANGLE OF 15°21'56", 75.89 FEET (CHORD BEARS NORTH 01°47'48" WEST 75.67 FEET);

THENCE NORTH 09°28'46" WEST 115.40 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 385.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°57'10", 93.76 FEET (CHORD BEARS NORTH 02°30'11" WEST 93.52 FEET);

THENCE NORTH 04°28'24" EAST 109.57 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°18'28", 7.34 FEET (CHORD BEARS NORTH 03°50'11" EAST 7.34 FEET) TO THE SOUTHWEST CORNER OF COMMONS A, CLASSIC STREET COTTAGES, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 89°48'28" EAST 19.62 FEET ALONG THE SOUTH LINE OF SAID COMMONS A TO THE SOUTHWEST CORNER OF LOT 6, CLASSIC STREET COTTAGES, SAID POINT BEING MARKED BY A 5/8" REBAR STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 89°43'57" EAST 69.91 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO A 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE SOUTH 87°33'38" EAST 5.61 FEET TO ALONG THE SOUTH LINE OF SAID COMMONS A TO THE SOUTHEAST CORNER THEREOF AND THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT BEING MARKED BY A 5/8" REBAR;

THENCE NORTHWESTERLY ALONG THE EAST BOUNDARY OF SAID COMMONS A ALONG THE ARC OF A 1440.18 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 89°05'36" WEST) THROUGH A CENTRAL ANGLE OF 04°10'59", 109.14 FEET (CHORD BEARS NORTH 01°11'06" WEST 109.12 FEET) TO A 5/8" REBAR;

THENCE NORTH 03°42'25" WEST 172.90 FEET ALONG THE EAST BOUNDARY OF SAID COMMONS A TO THE BEGINNING OF A NON-TANGENT CURVE, SAID POINT BEING MARKED 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507";

THENCE NORTHWESTERLY ALONG THE EAST BOUNDARY OF SAID COMMONS A ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 86°19'46" WEST) THROUGH A CENTRAL ANGLE OF 86°06'47", 30.06 FEET (CHORD BEARS NORTH 45°43'37" WEST 27.31 FEET) TO A 5/8" REBAR PUSHED THROUGH PLASTIC CAP;

THENCE SOUTH 89°46'58" EAST 51.80 FEET TO THE INITIAL POINT;

LESS AND EXCEPTING LOT 22, CLASSIC STREET COTTAGES 2.

Erick M White  
ERICK M. WHITE, PLS 78572



# CLASSIC STREET COTTAGES 3

REPLAT OF LOTS 22-25, A PORTION OF LOT 21 & VACATED JACKSON WAY, PACIFIC DUNES UNIT NO. 6 & A PORTION OF OPEN SPACE, CLASSIC STREET COTTAGES 2. NE 1/4, SE 1/4, SECTION 29, T3N, R10W, W.M. TILLAMOOK COUNTY, APRIL 5, 2017

### BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (201) AND (205) BEARS NORTH 09°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 LOTS 22, 23, 24, 25, THE REMAINING PORTION OF LOT 21 AND VACATED JACKSON WAY (VACATED PER CITY OF MANZANITA ORDINANCE NO. 16-02), PACIFIC DUNES UNIT NO. 6, A PORTION OF THE OPEN SPACE OF CLASSIC STREET COTTAGES 2 AND AN ORIGINAL SURVEY OF THOSE TRACTS OF LAND AS DESCRIBED IN INSTRUMENT #2017-00121B, INSTRUMENT #2017-002206, INSTRUMENT #2017-002207, INSTRUMENT #2017-002208 AND INSTRUMENT #2017-002209, TILLAMOOK COUNTY DEED RECORDS.

THE PURPOSE OF THIS SURVEY IS TO REPLAT THE ABOVE DESCRIBED PROPERTY INTO 10 LOTS, COMMONS C, 2 OPEN SPACES AND CREATE EASEMENTS E-1 THROUGH E-11 AS SHOWN HEREON.

THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING FOUND ORIGINAL MONUMENTS FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535), CLASSIC STREET COTTAGES (MAP C-586), MAP B-3646, AND MAP B-3693 AS DETAILED IN THE LEGEND AND MONUMENT NOTES. BOUNDARIES FOR CLASSIC STREET COTTAGES 2 WERE LAID OUT AT RECORD PLAT VALUES FROM THE BASIS OF BEARING AS POST MONUMENTATION HAD NOT BEEN COMPLETED AT THE TIME OF THIS SURVEY. THE CENTERLINE FOR CLASSIC STREET EXTENSION WAS LAID OUT AT RECORD VALUES PER DEED BOOK 429, PAGE 179 FROM THE BASIS OF BEARING. SAID CENTERLINE WAS OFFSET 20 FEET TO ESTABLISH THE RIGHT-OF-WAY. SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY OF MANZANITA PLANNING COMMISSION.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLASSIC STREET COTTAGES RECORDED AS INSTRUMENT #2012-000331, TILLAMOOK COUNTY DEED RECORDS. ALL MAPS LISTED HEREON ARE PER TILLAMOOK COUNTY SURVEY RECORDS.

### LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", POST MONUMENTED.
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- ◇ INDICATES CALCULATED POST MONUMENTED POSITION PER MAP C-589, TILLAMOOK COUNTY SURVEY RECORDS OR REPLACED MONUMENT DESTROYED DURING CONSTRUCTION PER MAP B-3693.
- { 11 INDICATES RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535), TILLAMOOK COUNTY SURVEY RECORDS.
- { 12 INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES (MAP C-586), TILLAMOOK COUNTY SURVEY RECORDS.
- { 13 INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES 2 (MAP C-589), TILLAMOOK COUNTY SURVEY RECORDS.
- { 14 INDICATES RECORD VALUE FROM MAP B-3646, TILLAMOOK COUNTY SURVEY RECORDS.
- { 15 INDICATES RECORD VALUE FROM MAP B-3693, TILLAMOOK COUNTY SURVEY RECORDS.
- { 16 INDICATES RECORD VALUE FROM DEED BOOK 429, PAGE 179, TILLAMOOK COUNTY DEED RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO ( ) OR < > INDICATES MEASURED VALUE.

### MONUMENT NOTES

- (201) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "1/4 529 528 85793 1970". SEE REWTNESS BIN #145, TILLAMOOK COUNTY SURVEY RECORDS.
- (205) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "RESET LS 49230 E 1/16 C-C 529 85793 1970" AT NORTH-EAST QUADRANT OF ONION STREET AND DORCAS LANE. SEE MAP A-7948, TILLAMOOK COUNTY SURVEY RECORDS.
- (224) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (229) FOUND 5/8" REBAR WITH SPLIT PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.1' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (230) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-589, TILLAMOOK COUNTY SURVEY RECORDS.
- (231) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.1' ABOVE GROUND. HELD FOR LINE AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (233) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.2' ABOVE GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (234) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.1' ABOVE GROUND. HELD FOR LINE AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS. NORTH 21°07'35" EAST 0.11' FROM CALCULATED NORTHEAST CORNER.
- (237) FOUND 5/8" REBAR PUSHED THROUGH PLASTIC CAP FLUSH IN ASPHALT. HELD FOR CURVE AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (238) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (241) FOUND 5/8" REBAR 0.5' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (242) FOUND 5/8" REBAR 0.6' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-586, TILLAMOOK COUNTY SURVEY RECORDS.
- (243) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-586, TILLAMOOK COUNTY SURVEY RECORDS.
- (244) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" 1.5' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-586, TILLAMOOK COUNTY SURVEY RECORDS.
- (245) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.6' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-586, TILLAMOOK COUNTY SURVEY RECORDS.
- (248) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.4' BELOW GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (249) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.9' BELOW GROUND, IN CALCULATED POSITION. SEE MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (250) FOUND 5/8" REBAR PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.6' BELOW GROUND, IN CALCULATED POSITION. SEE MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (251) FOUND 5/8" REBAR WITH BROKEN PLASTIC CAP STAMPED "TERRY JONES LS 2507" 0.4' BELOW GROUND, 0.10' NORTH AND 0.07' WEST OF CALCULATED POSITION. TIED POSITION IS ON TOP OF REBAR. SEE MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (537) FOUND 5/8" REBAR PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP B-3646, TILLAMOOK COUNTY SURVEY RECORDS.
- (539) FOUND 5/8" REBAR PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND, IN CALCULATED POSITION. SEE MAP B-3646, TILLAMOOK COUNTY SURVEY RECORDS.
- (542) FOUND 5/8" REBAR PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP B-3646, TILLAMOOK COUNTY SURVEY RECORDS.

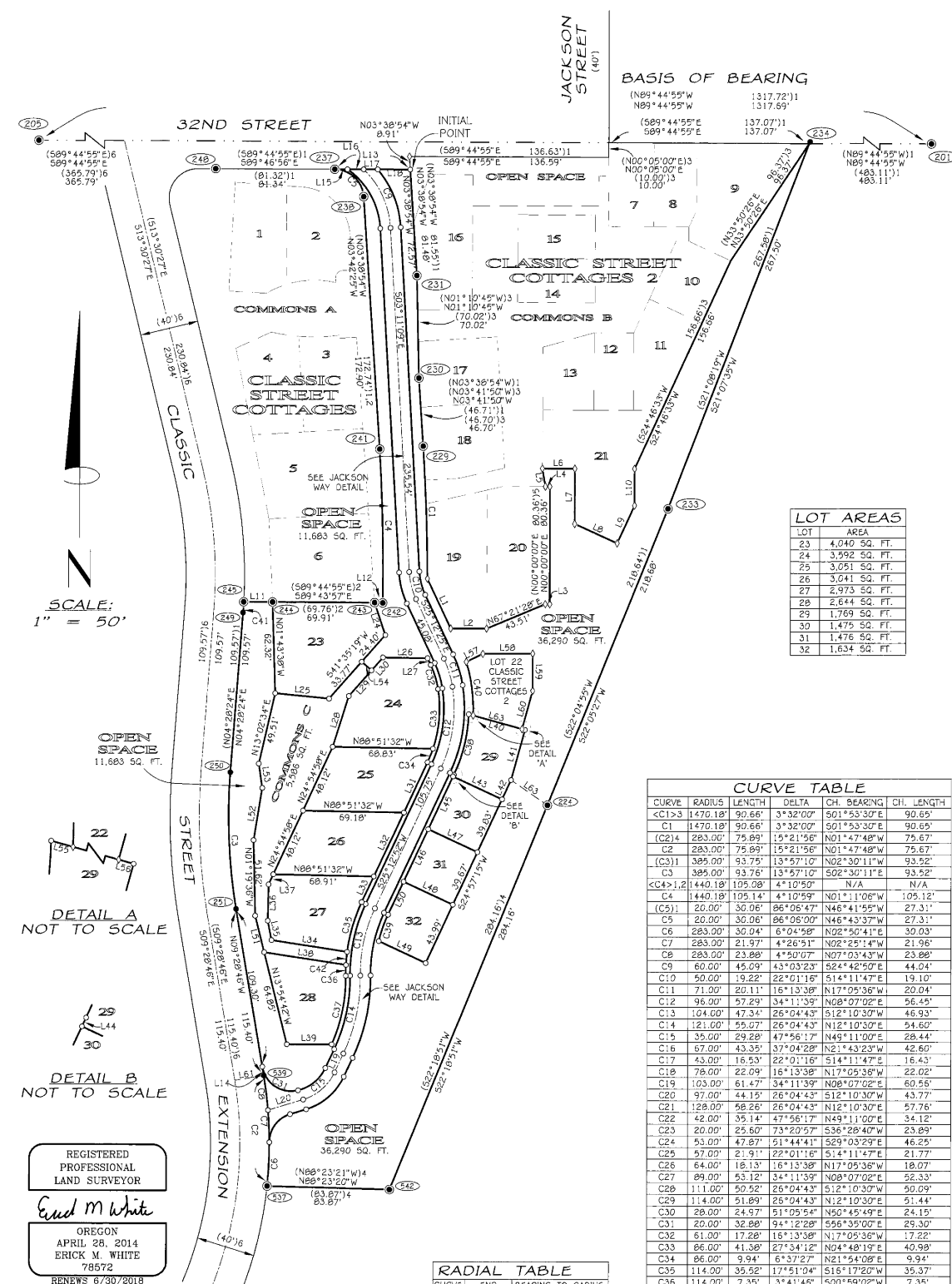
REGISTERED PROFESSIONAL LAND SURVEYOR

*Erick M. White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2018

# CLASSIC STREET COTTAGES 3

REPLAT OF LOTS 22-25, A PORTION OF LOT 21 & VACATED JACKSON WAY, PACIFIC DUNES UNIT NO. 6 & A PORTION OF OPEN SPACE, CLASSIC STREET COTTAGES 2, NE 1/4, SE 1/4, SECTION 29, T3N, R10W, W.M. TILLAMOOK COUNTY, APRIL 5, 2017



**LINE TABLE**

LINE	BEARING	LENGTH
(L1)3	S25°12'25"E	37.59'
L1	S25°12'25"E	37.59'
(L2)3	N89°44'55"W	24.53'
L2	N89°44'55"W	24.53'
(L3)5	N90°00'00"E	3.12'
L3	N90°00'00"E	3.12'
(L4)9	S90°00'00"W	3.12'
L4	S90°00'00"W	3.12'
(L5)3	N09°16'53"W	12.49'
L5	N09°16'53"W	12.49'
(L6)3	S89°44'55"E	22.32'
L6	S89°44'55"E	22.32'
(L7)3	S00°19'05"W	37.77'
L7	S00°19'05"W	37.77'
(L8)3	S65°25'11"E	31.99'
L8	S65°25'11"E	31.99'
(L9)3	N24°20'50"E	20.36'
L9	N24°20'50"E	20.36'
(L10)3	N00°05'00"E	25.08'
L10	N00°05'00"E	25.08'
(L11)2	S89°45'55"E	19.72'
L11	S89°45'55"E	19.72'
(L12)3	S89°45'55"E	6.10'
L12	S89°45'55"E	6.10'
(L13)	S89°46'56"E	51.80'
L13	S89°46'56"E	51.80'
(L14)	S09°28'46"E	6.10'
L14	S09°28'46"E	6.10'
(L15)	S89°46'56"E	8.81'
L15	S89°46'56"E	8.81'
(L16)	S89°46'56"E	11.04'
L16	S89°46'56"E	11.04'
(L17)	S89°46'56"E	9.63'
L17	S89°46'56"E	9.63'
(L18)	S89°46'56"E	22.31'
L18	S89°46'56"E	22.31'
(L19)	S25°12'52"E	14.21'
L19	S25°12'52"E	14.21'
(L20)	S73°09'09"W	25.12'
L20	S73°09'09"W	25.12'
(L21)	S25°12'52"E	14.21'
L21	S25°12'52"E	14.21'
(L22)	S73°09'09"W	11.43'
L22	S73°09'09"W	11.43'
(L23)	N25°12'52"E	14.21'
L23	N25°12'52"E	14.21'
(L24)	S18°27'42"E	23.47'
L24	S18°27'42"E	23.47'
(L25)	N81°06'12"E	37.05'
L25	N81°06'12"E	37.05'
(L26)	S89°03'19"E	30.57'
L26	S89°03'19"E	30.57'
(L27)	S25°12'25"E	5.07'
L27	S25°12'25"E	5.07'
(L28)	N17°41'54"E	36.36'
L28	N17°41'54"E	36.36'
(L29)	N41°35'19"E	23.41'
L29	N41°35'19"E	23.41'
(L30)	N41°35'19"E	11.86'
L30	N41°35'19"E	11.86'
(L31)	S25°12'52"E	38.06'
L31	S25°12'52"E	38.06'
(L32)	S25°12'52"E	48.23'
L32	S25°12'52"E	48.23'
(L33)	S25°12'52"E	19.46'
L33	S25°12'52"E	19.46'
(L34)	N81°07'10"E	52.47'
L34	N81°07'10"E	52.47'
(L35)	N1°04'25"W	13.45'
L35	N1°04'25"W	13.45'
(L36)	N01°41'15"E	24.73'
L36	N01°41'15"E	24.73'
(L37)	N24°54'58"E	7.62'
L37	N24°54'58"E	7.62'
(L38)	S81°07'10"E	56.72'
L38	S81°07'10"E	56.72'
(L39)	N89°55'33"W	30.71'
L39	N89°55'33"W	30.71'
(L40)	S74°26'17"E	40.01'
L40	S74°26'17"E	40.01'
(L41)	S15°32'39"E	35.63'
L41	S15°32'39"E	35.63'
(L42)	S24°57'15"W	14.47'
L42	S24°57'15"W	14.47'
(L43)	N65°01'22"W	36.95'
L43	N65°01'22"W	36.95'
(L44)	N25°12'52"E	1.33'
L44	N25°12'52"E	1.33'
(L45)	N25°12'52"E	39.83'
L45	N25°12'52"E	39.83'
(L46)	N25°12'52"E	39.67'
L46	N25°12'52"E	39.67'
(L47)	N65°01'22"W	37.13'
L47	N65°01'22"W	37.13'
(L48)	N65°01'22"W	37.31'
L48	N65°01'22"W	37.31'
(L49)	N65°03'31"W	35.56'
L49	N65°03'31"W	35.56'
(L50)	N25°12'52"E	24.93'
L50	N25°12'52"E	24.93'
(L51)	N13°54'43"W	25.70'
L51	N13°54'43"W	25.70'
(L52)	N09°20'11"E	36.18'
L52	N09°20'11"E	36.18'
(L53)	N08°09'50"W	16.78'
L53	N08°09'50"W	16.78'
(L54)	S48°24'41"E	9.00'
L54	S48°24'41"E	9.00'
(L55)	S74°26'17"E	3.10'
L55	S74°26'17"E	3.10'
(L56)	S74°26'17"E	2.12'
L56	S74°26'17"E	2.12'
(L57)3	N63°51'29"E	12.68'
L57	N63°51'29"E	12.68'
(L58)3	S89°53'01"W	34.06'
L58	S89°53'01"W	34.06'
(L59)3	S00°04'26"E	25.33'
L59	S00°04'26"E	25.33'
(L60)3	N15°32'19"E	27.19'
L60	N15°32'19"E	27.19'
(L61)4	N80°31'14"E	20.00'
L61	N80°31'14"E	20.00'
(L62)3	N74°26'17"W	34.78'
L62	N74°26'17"W	34.78'
(L63)	N55°37'40"W	30.30'
L63	N55°37'40"W	30.30'

**LOT AREAS**

LOT	AREA
23	4,040 SQ. FT.
24	3,992 SQ. FT.
25	3,051 SQ. FT.
26	3,041 SQ. FT.
27	2,973 SQ. FT.
28	2,644 SQ. FT.
29	1,769 SQ. FT.
30	1,475 SQ. FT.
31	1,476 SQ. FT.
32	1,634 SQ. FT.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CH BEARING	CH LENGTH
(C1)3	470.18'	90.66'	3°32'00"	S01°53'30"E	90.65'
(C2)4	283.00'	75.89'	5°21'56"	N01°47'48"W	75.67'
(C3)	385.00'	93.76'	13°57'10"	S02°30'11"E	93.52'
(C4)2	1440.18'	105.08'	4°10'50"	N/A	N/A
(C5)	20.00'	30.06'	86°05'00"	N46°41'55"W	27.31'
(C6)	283.00'	30.04'	6°04'58"	N02°50'41"E	30.03'
(C7)	283.00'	21.97'	4°26'51"	N02°25'14"W	21.96'
(C8)	283.00'	23.88'	4°50'07"	N07°03'43"W	23.88'
(C9)	60.00'	45.09'	43°03'23"	S24°42'50"E	44.04'
(C10)	50.00'	19.22'	22°01'16"	S14°11'47"E	19.10'
(C11)	71.00'	20.11'	16°13'38"	N17°05'38"W	20.04'
(C12)	96.00'	57.29'	34°11'35"	N08°07'02"E	56.45'
(C13)	104.00'	47.34'	26°04'43"	S12°10'30"W	46.93'
(C14)	121.00'	55.07'	26°04'43"	N12°10'30"E	54.60'
(C15)	35.00'	29.28'	47°56'17"	N49°11'00"E	28.44'
(C16)	67.00'	43.35'	37°04'28"	N21°43'23"W	42.60'
(C17)	43.00'	16.53'	22°01'16"	S14°11'47"E	16.43'
(C18)	78.00'	22.09'	16°13'38"	N17°05'38"W	22.02'
(C19)	103.00'	61.47'	34°11'35"	N08°07'02"E	60.56'
(C20)	97.00'	44.15'	26°04'43"	S12°10'30"W	43.77'
(C21)	128.00'	56.25'	26°04'43"	N12°10'30"E	57.76'
(C22)	42.00'	35.14'	47°56'17"	N49°11'00"E	34.12'
(C23)	20.00'	25.60'	73°20'57"	S36°28'40"W	23.89'
(C24)	53.00'	47.87'	51°44'41"	S29°03'29"E	46.25'
(C25)	57.00'	21.91'	22°01'16"	S14°11'47"E	21.77'
(C26)	64.00'	18.13'	16°13'38"	N17°05'38"W	18.07'
(C27)	89.00'	53.12'	34°11'35"	N08°07'02"E	52.33'
(C28)	111.00'	50.52'	26°04'43"	S12°10'30"W	50.09'
(C29)	114.00'	51.89'	26°04'43"	N12°10'30"E	51.44'
(C30)	28.00'	24.97'	51°05'54"	N50°45'49"E	24.15'
(C31)	20.00'	32.88'	94°12'28"	S56°35'00"E	29.30'
(C32)	61.00'	17.28'	16°13'38"	N17°05'38"W	17.22'
(C33)	86.00'	41.38'	27°34'12"	N04°48'19"E	40.98'
(C34)	86.00'	9.94'	6°37'27"	N21°54'08"E	9.94'
(C35)	114.00'	39.52'	17°51'04"	S18°17'20"W	39.37'
(C36)	114.00'	7.35'	3°41'46"	S00°59'02"W	7.35'
(C37)	111.00'	48.23'	24°53'50"	N11°37'04"E	47.66'
(C38)	105.00'	42.85'	23°10'10"	N13°37'47"E	42.57'
(C39)	94.00'	19.20'	1°42'18"	S19°21'43"W	19.17'
(C40)	109.00'	37.01'	19°27'24"	N07°18'18"W	36.84'
(C41)2	330.00'	7.26'	1°15'37"	N03°50'38"E	7.26'
(C41)	330.00'	7.34'	1°16'26"	N03°50'11"E	7.34'
(C42)	114.00'	9.02'	4°31'53"	S05°05'51"W	9.01'

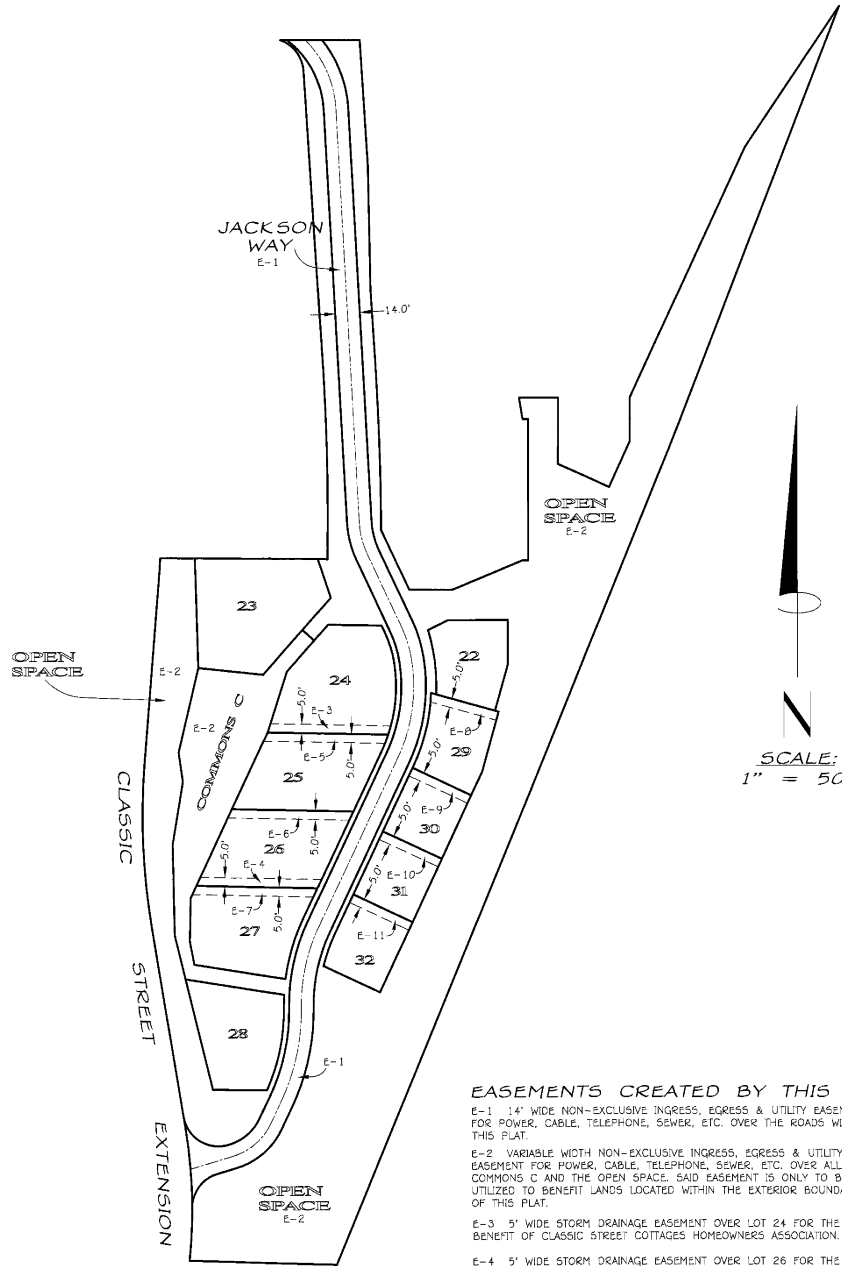
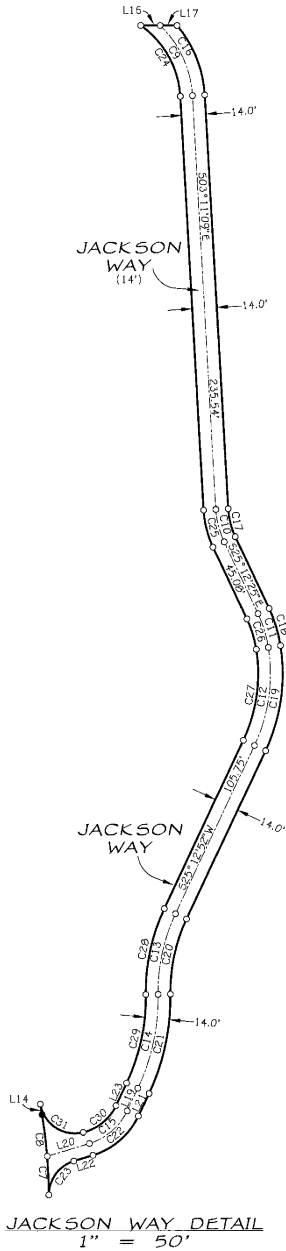
**RADIAL TABLE**

CURVE	END BEARING TO RADIUS
(C1)	NORTH S86°20'30"W
(C2)	SOUTH S84°08'50"W
(C3)	NORTH N84°08'50"W
(C4)	NORTH S86°43'25"W
(C4)	NORTH N89°05'36"W
(C5)	SOUTH S86°19'46"W
(C5)	SOUTH S00°12'59"W

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Erud M White*  
OREGON APRIL 28, 2014 ERICK M. WHITE 78572  
RENEWS 6/30/2018

# CLASSIC STREET COTTAGES 3

REPLAT OF LOTS 22-25, A PORTION OF LOT 21 & VACATED JACKSON WAY, PACIFIC DUNES UNIT NO. 6 & A PORTION OF OPEN SPACE, CLASSIC STREET COTTAGES 2. NE 1/4, SE 1/4, SECTION 29, T3N, R10W, W.M. TILLAMOOK COUNTY, APRIL 5, 2017



### EASEMENTS CREATED BY THIS PLAT

- E-1 14' WIDE NON-EXCLUSIVE INGRESS, EGRESS & UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC. OVER THE ROADS WITHIN THIS PLAT.
- E-2 VARIABLE WIDTH NON-EXCLUSIVE INGRESS, EGRESS & UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC. OVER ALL OF COMMONS C AND THE OPEN SPACE. SAID EASEMENT IS ONLY TO BE UTILIZED TO BENEFIT LANDS LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT.
- E-3 5' WIDE STORM DRAINAGE EASEMENT OVER LOT 24 FOR THE BENEFIT OF CLASSIC STREET COTTAGES HOMEOWNERS ASSOCIATION.
- E-4 5' WIDE STORM DRAINAGE EASEMENT OVER LOT 26 FOR THE BENEFIT OF CLASSIC STREET COTTAGES HOMEOWNERS ASSOCIATION.
- E-5 5.0' WIDE EASEMENT OVER LOT 25 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 24.
- E-6 5.0' WIDE EASEMENT OVER LOT 26 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 25.
- E-7 5.0' WIDE EASEMENT OVER LOT 27 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 26.
- E-8 5.0' WIDE EASEMENT OVER LOT 29 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 22.
- E-9 5.0' WIDE EASEMENT OVER LOT 30 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 29.
- E-10 5.0' WIDE EASEMENT OVER LOT 31 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 30.
- E-11 5.0' WIDE EASEMENT OVER LOT 32 FOR PARKING, LANDSCAPING AND YARD USE (NOT STRUCTURES) FOR THE BENEFIT OF LOT 31.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erin M. White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2018

360421000401

**Remit Payment To:**

Ticor Title Company of Oregon  
10151 SE Sunnyside Rd. Suite 300  
Clackamas, OR 97015  
Phone: (503)842-5533 Fax: (855)394-1486

**INVOICE**

**Due upon receipt**

Onion Peak Design  
PO Box 326  
Nehalem, OR 97131

**Order Number:** 360421000401

**Invoice Date:** 1/20/2021  
**Invoice Number:** 360421000401-1  
**Operation:** 02743.470023

**Buyer/Borrower(s):** Of Record  
**Title Officer:** Nathan Hobbs

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**Property Description (1):**

Manzanita, Manzanita, OR 97130

<b>Bill Code</b>	<b>Description</b>	<b>Amount</b>
SEA	Search/Abstract Fees	400.00

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**Invoice total amount due:** \$400.00

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**