

HIGHLANDS 3 & 4 TENTATIVE PLAN

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED SUBDIVISION OF A PORTION OF THE SUBJECT PROPERTY AS PER THE CLIENT'S REQUEST.
THE PURPOSE OF THIS MAP IS TO PREPARE A TENTATIVE MAP IN ACCORDANCE WITH CITY OF MANZANITA SUBDIVISION ORDINANCE NO. 95-5 (AMENDED BY ORDINANCE 03-05) SECTIONS 8 AND 9. ITEMS 1-22 IN SAID SECTION 9 ARE EITHER SHOWN HEREON, WILL BE SHOWN ON FUTURE CONSTRUCTION PLANS BY MACKENZIE ENGINEERING, OR ARE NOT APPLICABLE AS LISTED BELOW.

ITEMS THAT DO NOT APPLY TO THIS SPECIFIC PROJECT OR PROPERTY ARE AS FOLLOWS:
ITEM 10: MINIMUM SETBACKS FOR ZONE R-3 PER MANZANITA ZONING ORDINANCE WILL BE USED. THE SUBJECT PROPERTY IS LOCATED WITHIN THE SR3 ZONE, WHICH REFERS TO ZONE R-3 FOR MINIMUM SETBACKS.
ITEM 11: THERE ARE NOT ANY EXISTING BUILDINGS ON THE SUBJECT PROPERTY.
ITEM 15: THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE. STORM WATER RUNOFF WILL BE INCLUDED IN FUTURE PLANS BY MACKENZIE ENGINEERING.
ITEM 16: NO WETLANDS EXIST ON THE SUBJECT PROPERTY.
ITEM 22: A GHR IS NOT REQUIRED AS THE SLOPE OF THE SUBJECT PROPERTY IS LESS THAN 15%.
ITEMS TO BE PROVIDED ON FUTURE CONSTRUCTION PLANS BY MACKENZIE ENGINEERING AND NOT SHOWN ON THIS MAP ARE AS FOLLOWS:
ITEM 6: ROAD GRADES
ITEM 12: CONTOUR LINES
ITEM 13: PROJECT BENCHMARK
ITEM 18: GRADING PLAN
ITEM 19: UTILITY PLANS
ITEM 20: STORM DRAINAGE
ITEM 21: EROSION CONTROL

LEGAL DESCRIPTION

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

TRACT 'E', HIGHLANDS 2.

EASEMENT NOTES

E-1 8' WIDE NON-EXCLUSIVE UTILITY EASEMENT
ALL PERMANENT STREETS WILL BE DEDICATED TO THE PUBLIC.

OWNER INFORMATION

THE OWNER OF THE SUBJECT PROPERTY IS:
PINE GROVE PROPERTIES, INC.
PO BOX 569
MANZANITA, OR 97130
503-780-0210

REGISTERED PROFESSIONALS

LAND SURVEYOR

ONION PEAK DESIGN
ERICK M. WHITE, PLS 78572
PO BOX 326
NEHALEM, OR 97131
503-440-4403

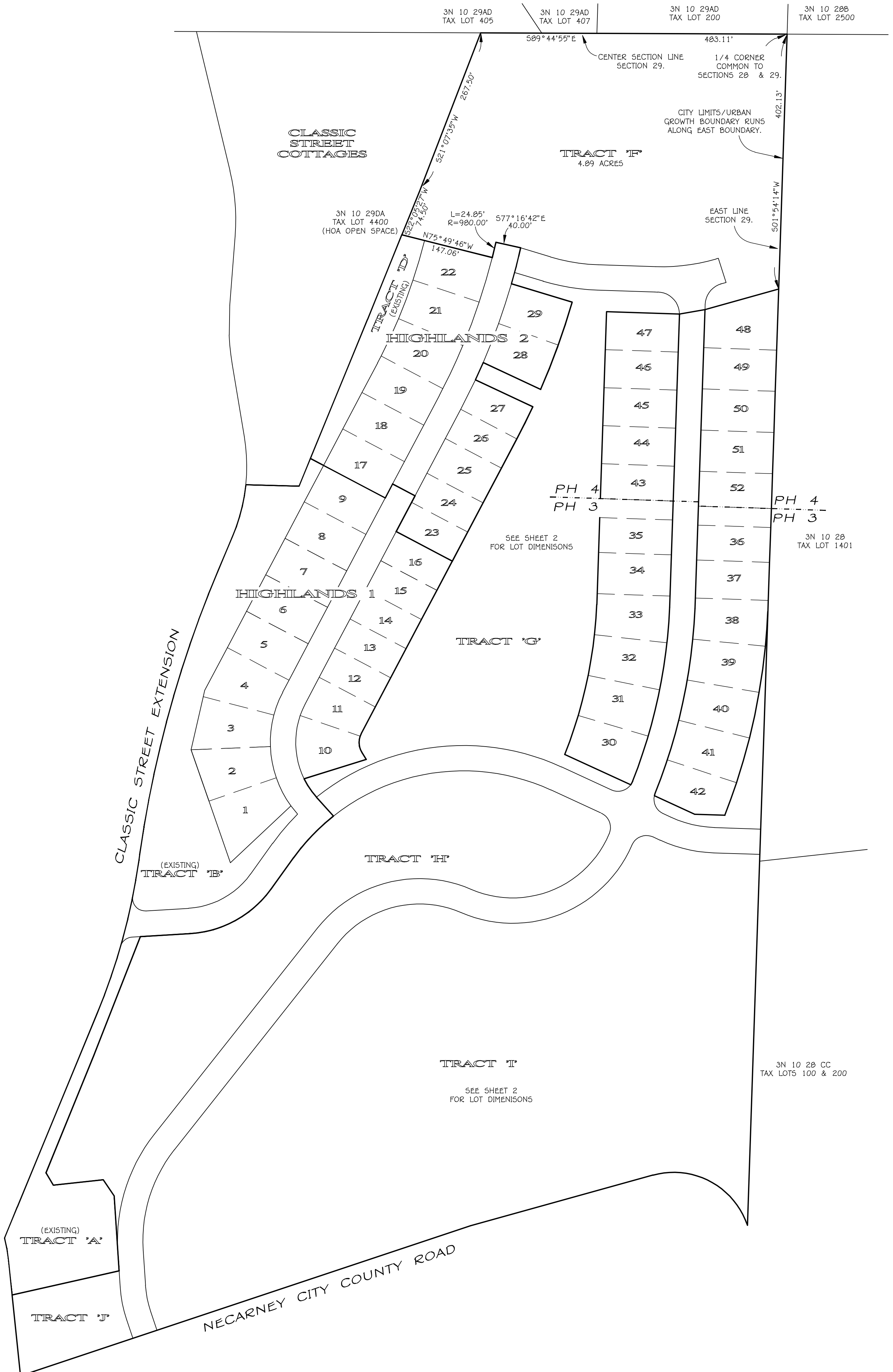
CIVIL ENGINEER

MACKENZIE ENGINEERING
RALPH HENDERSON, PE 56660
1515 SE WATER WAVE #100
PORTLAND, OR 97214
503-224-9560

CONTIGUOUS PROPERTY OWNERS

3N 10 28 TAX LOT 1401	PINE GROVE PROPERTIES, INC.
3N 10 28 B TAX LOT 2500	HARRY RINEHART REVOCABLE LIVING TRUST
3N 10 28 CC TAX LOT 100	BROWN & NIELSEN PROPERTIES, LLC
3N 10 28 CC TAX LOT 200	BROWN & NIELSEN PROPERTIES, LLC
3N 10 29 AD TAX LOT 200	ZOE ALEXANDRA POTTS
3N 10 29 AD TAX LOT 405	MANZANITA MINI STORAGE, LLC
3N 10 29 AD TAX LOT 407	JACK L & BEVERLY J SCOVILL
3N 10 29 DA TAX LOT 4400	CLASSIC STREET COTTAGES HOA

NOTE THAT AT THE TIME OF THIS SUBMISSION, ALL LOTS WITHIN HIGHLANDS 1 AND HIGHLANDS 2 ARE STILL CONSIDERED TO BE UNDER PINE GROVE PROPERTIES OWNERSHIP AS THEY DO NOT APPEAR WITH NEW OWNER NAMES ON THE COUNTY ASSESSOR WEBSITE



**ONION PEAK
DESIGN**

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

ENCORE2104-EX.DWG

TENTATIVE SUBDIVISION FOR:
**PINE GROVE
PROPERTIES, INC.**

TRACT 'E'
HIGHLANDS 2
NE 1/4, SECTION 29, T3N, R10W, W.M.
TILLAMOOK COUNTY
APRIL 21, 2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Erick M White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2022