



City of Manzanita

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 368-5343 Fax (503) 368-4145

STAFF REPORT

TO: Manzanita Planning Commission
FROM: Walt Wendolowski, Contract Planner
SUBJECT: Planning File – Whispering Pines Final Plat (Merton Lane Subdivision)
DATE: August 9, 2021

I. BACKGROUND

- A. **APPLICANT:** J.B. Cereghino Construction (Jerry Cereghino).
- B. **PROPERTY LOCATION:** The property is located at the east end of Merton Lane, with South Third Street bordering the site on the east. There is no site address and the County Assessor places the property within Township 3 North; Range 10 West; Section 29CA; Tax Lot #100.
- C. **PARCEL SIZE:** The subject property contains approximately 0.92 acres.
- D. **ZONING:** The parcel is zoned High Density Residential/Limited Commercial Zone (R-4)
- E. **REQUEST:** The applicant requested approval to create a 6-lot subdivision. The Planning Commission approved this request, with conditions, at their April 19, 2021. The applicant is now returning for final plat approval.
- F. **DECISION CRITERIA:** This application will be evaluated against the following: Manzanita Ordinance 95-5, Section 20.
- G. **SUBMITTED MATERIAL:** In addition to the staff report, the application includes the following documents:
 - 1. Final Plat Application
 - 2. Manzanita Cover 1
 - 3. Whispering Pines Sheet 1
 - 4. Whispering Pines Sheet 2

II. CRITERIA AND FINDINGS – FINAL PLAT

- A. The Planning Commission approved the creation of a 6-lot single family subdivision. Pursuant to provisions in Ordinance 95-5, Section 14, the applicant must return with the final plat within one year of the final decision. The submitted final plat complies with that requirement.
- B. Section 20, of Ordinance 95-5, states “*(T)he Planning Commission shall examine the plat to determine whether it conforms with the tentative plan and with all changes permitted and all requirements imposed as a condition of its acceptance.*” If it does not comply, the Commission can direct the applicant to make necessary changes. If the plat conforms to all requirements, the Commission may approve the final plat subject to appropriate bonding of the improvements.
- C. The final decision included a number of conditions. Compliance with these conditions is reviewed below:

1. Condition A. The applicant shall participate in a conference with the applicable public facility providers for the purpose of coordinating facility improvements. This conference shall occur prior to submitting engineering drawings. It is recommended the participants include the Manzanita Department of Public Works, the Nehalem Bay Wastewater Agency, Nehalem Bay Fire and Rescue and private utility providers.

FINDINGS: Based on communication with the City, the applicant coordinated plan with affected agencies prior to submitting engineering drawings.

2. Condition B. The applicant shall submit an engineering plan for the entire development to the Manzanita Department of Public Works for review and approval. The engineering plan shall include information concerning storm water, street improvements, easements, water and other information as necessary to indicate conformance with City standards. Concurrent with this submittal, the applicant shall submit a sewer plan to the Nehalem Bay Wastewater Agency.

FINDINGS: Engineering plans were submitted and ultimately accepted.

3. Condition C. Subsequent to receiving approved engineering plans and prior to recording of the final plat, the applicant shall install public and private services within the subdivision as well as required off-site improvements. All improvements shall comply with the standards and requirements of the City of Manzanita and the Nehalem Bay Wastewater Agency.

FINDINGS: Ordinance 95-5 does not require improvements to be in place prior to recording a final plat. Instead, the improvements may be bonded to fulfill this requirement. Staff finds the bonding is sufficient, as in either event, the improvements are in place prior to occupancy.

4. Condition D. Upon completion of public facility improvements, a final plat, complying with provisions in ORS Chapter 92, shall be completed by a registered land surveyor and recorded within one year of the final decision. The plat shall comply with the following:
 1. The final substantially conform to the proposed layout. The final plat shall substantially conform to the proposed layout, with the proposed Lot 1 and Lot 4 increased to a width of 40-feet.
 2. The plat shall include the private easement (shared driveway) extending from Merton Lane and serving Lot 1, Lot 2 and Lot 3.
 3. Concurrent with the recording of the plat, the applicant shall record a maintenance agreement for the private easement (shared driveway) serving proposed Lot 1, Lot 2 and Lot 3. The agreement shall stipulate that maintenance of the access is the sole responsibility of the owners of those lots. The agreement shall be on a form acceptable to the City and be recorded on the final plat and against the deed record of each lot.

FINDINGS: Based on Sheet 2 of the final plat, the proposal conforms to requirements in Conditions D.1., and D.2. A maintenance agreement was not submitted prior to this review. However, submittal of the agreement can be placed as a requirement prior to recording the plat.

5. Condition E. City review and recording the final plat shall be subject to applicable provisions in the Manzanita Ordinance 95-5.

FINDINGS: This review is consistent with this Condition.

6. Condition F. Development of each lot shall comply with the applicable development provisions of the High Density Residential/Limited Commercial Zone (R-4) contained in Ordinance 95-4. Prior to issuance of a building permit, a geotechnical analysis, consistent with Building Code requirements, shall be submitted for proposed Lot 3 and Lot 6.

FINDINGS: This Condition applies only to the development of the individual lots.

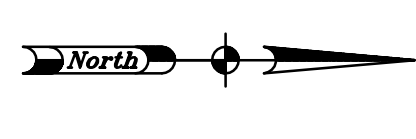
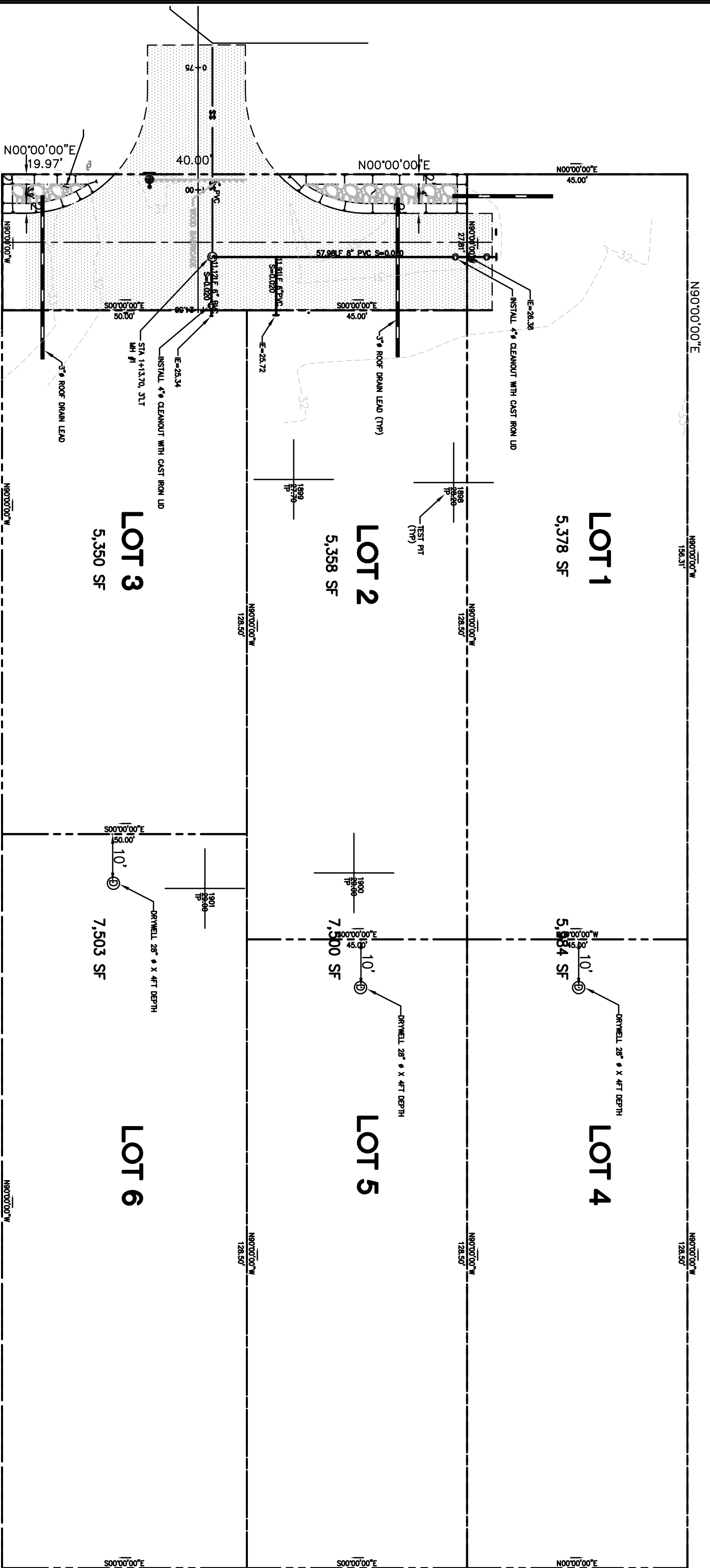
7. Condition G. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

FINDINGS: This Condition places responsibility of the applicant to complete the requirements and is not directly related to the final plat layout.

II. RECOMMENDATION

- A. Per Section 20, in reviewing the final plat, the Commission has the authority to direct the applicant to make the necessary changes to conform with the decision. It is staff's recommendation that the Planning Commission grant tentative approval to the final plat subject to the following:
 - 1. Comply with Condition "C" and complete the bonding requirements in Ordinance 95-5.
 - 2. Comply with Condition "D.3." submitting the necessary maintenance agreement, and, referencing said document on the plat and deed record.
- B. Staff believes compliance with these two items can be addressed administratively, and when completed, the final plat will be available for the Chair's signature.

MERTON LANE SUBDIVISION



SHEET

- 1 COVER SHEET
- 2 EXISTING SITE CONDITIONS AND REMOVALS
- 3 SITE COMPOSITE UTILITIES PLAN
- 4 MERTON LN SANITARY SEWER PLAN & PROFILE
- 5 MERTON LANE ST & GRADING PLAN
- 6 CONSTRUCTION DETAILS

DRAWING INDEX

TITLE

LEGEND

	EXISTING STORM SEWER LINE WITH MANHOLE
	EXISTING STORM SEWER LINE WITH CATCH BASIN
	PROPOSED STORM SEWER LINE WITH CATCH BASIN
	PROPOSED STORM SEWER LINE WITH MANHOLE
	EXISTING WATER LINE
	PROPOSED WATER METER
	EXISTING WATER VALVE
	FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING UNDERGROUND CABLE TV
	NEW POLE WITH STREET LIGHT
	EXISTING UTILITY POLE
	EXISTING LIGHT ON UTILITY POLE
	EXISTING POLE DOWNGUY
	EXISTING STREET SIGN
	EXISTING TELEPHONE JUNCTION BOX
	PROPOSED CURB
	EXISTING CURB
	EXISTING PROPERTY LINE
	PROPERTY LINE & ROW
	CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE GRAVEL ROAD
	SAWCUT LINE
	PUE

GENERAL NOTES

MATERIALS SPECIFICATIONS
 THESE SPECIFICATIONS ARE SPECIFICALLY STATED IN THE COUNTY ROAD IMPROVEMENT ORDINANCE. THEY ARE REPEATED BELOW FOR CLARIFICATION. A HIGHER MATERIALS SPECIFICATION MAY BE SPECIFIED BY THE ENGINEER.

A. AGGREGATE BASE. ALL ROADS MUST BE CONSTRUCTED WITH AN AGGREGATE BASE ACCORDING TO THE FOLLOWING DETAILS. ROCK BASE MAY BE FRACTURED PER RIN OR CRUSHED AGGREGATE. MAXIMUM ROCK SIZE SHALL BE 4" NO MORE THAN 10% SHALL BE MORE THAN 1" COMPACTION OF THE AGGREGATE BASE SHALL BE DONE WITH EITHER A VIBRATORY ROLLER OR A STATIC STEEL WHEEL ROLLER WITH A MINIMUM GROSS WEIGHT OF 8 TONS. THE AGGREGATE SUB-BASE SHALL BE LAID IN ACCORDANCE WITH THE STANDARD ROADWAY SECTION. SEE ENCLOSURE 1 OR 2 AS APPROPRIATE.

B. AGGREGATE LEVELING COURSE. ALL ROADS MUST BE CONSTRUCTED WITH AN AGGREGATE LEVELING COURSE ACCORDING TO THE FOLLOWING DETAILS: LEVELING COURSE SHALL BE 34-D BASE AGGREGATE AND SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 2303.10 OF THE STANDARD SPECIFICATIONS 2002 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. COMPACTION OF THE AGGREGATE BASE SHALL BE DONE WITH EITHER A VIBRATORY ROLLER OR A STATIC STEEL WHEEL ROLLER WITH A MINIMUM GROSS WEIGHT OF 8 TONS. THE AGGREGATE LEVELING COURSE SHALL BE LAID IN ACCORDANCE WITH THE STANDARD SECTION ENCLOSURE 1 OR 2 AS APPROPRIATE.

C. ASPHALT PAVEMENT. ALL ROADS TO BE ACCEPTED AS COUNTY ROADS MUST BE PAVED WITH ASPHALT PAVEMENT. ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE FOLLOWING DETAILS:

1. THE ASPHALT CONCRETE (AC) MIXTURE FOR THIS PROJECT SHALL BE "TIGHT DUTY AC" CLASS 'C' MIX. THE MIX FORMULATION AND PLACEMENT METHODS SHALL CONFORM TO SECTION 02710 OF THE STANDARD SPECIFICATIONS. THE ASPHALT CEMENT SHALL BE PG-64 GRADE ASPHALT AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 02710 OF THE STANDARD SPECIFICATIONS.
2. THE FINAL LIFT SHALL CONSIST OF NOT LESS THAN THREE (3) INCHES COMPACTED OF CLASS 'C' ASPHALT CONCRETE PAGE 5.0F 10.100 TO MAINTAIN A 2% DRAIN FROM THE ROAD CENTERLINE. THIS LIFT SHALL BE PLACED USING ANY ASPHALT CONCRETE PAVING MACHINE AND ROLLED TO ACHIEVE OPTIMUM DENSITY.
3. THE ASPHALT PAVEMENT SHALL ALSO CONFORM TO THE DRAWING ENTITLED STANDARD ROADWAY SECTION. SEE ENCLOSURE 1 OR 2 AS APPROPRIATE WHERE STATE OR FEDERAL FUNDS ARE UTILIZED. A HIGHER STANDARD FOR MATERIALS MAY APPLY. CLASS 'B' MIX ASPHALT MAY BE DIRECTED IF CONDITIONS WARRANT (SUCH AS WITH HEAVIER TRAFFIC COUNTS ON THE ROAD OR OTHER FACTORS).

UTILITIES
 A. UTILITY PERMITS. THE COUNTY ORDINANCE DEALING WITH UTILITIES IS TITLED REGULATIONS FOR UTILITIES IN THE TILLAMOOK COUNTY PUBLIC ROAD RIGHTS-OF-WAY (A.K.A. "UTILITIES ORDINANCE"). THE PLACEMENT OF UTILITIES IN AN EXISTING PUBLIC RIGHT OF WAY REQUIRES A UTILITY PERMIT APPLICATION SIGNED BY THE RESPECTIVE UTILITY AND APPROVED BY PUBLIC WORKS. MOST LOCAL UTILITIES ARE AWARE OF THIS PERMITTING PROCESS. IF INTERESTED YOU CAN OBTAIN A COPY OF THE TILLAMOOK COUNTY UTILITIES REGULATIONS AT PUBLIC WORKS. APPROVED CONSTRUCTION PLANS INCLUDING UTILITY DETAILS IN A PUBLIC RIGHT OF WAY ARE NOT AUTHORIZED TO PLACE THOSE UTILITIES IN AN EXISTING PUBLIC RIGHT OF WAY. THE APPROVED CONSTRUCTION PLANS INDICATE THAT PROPOSED UTILITIES IN THE PLAN HAVE BEEN REVIEWED FOR CONSISTENCY WITH STANDARDS OF APPLICABLE ORDINANCES AND THAT CONFLICTS BETWEEN MULTIPLE UTILITIES ARE SORTED OUT. AN APPROVED UTILITY PERMIT IS THE ONLY AUTHORIZATION TO INSTALL THE UTILITIES.

DURING THE CONSTRUCTION OF THIS PROJECT THE APPLICANT SHOULD COORDINATE WITH RESPECTIVE UTILITIES FOR INCORPORATION OF THEIR REQUIREMENTS. ALSO OF INTEREST TO THE APPLICANT WILL BE THE TIME FRAME THAT UTILITIES NEED TO ACQUIRE MATERIALS FOR RESPECTIVE IMPROVEMENTS. AFTER FINAL CONSTRUCTION PLAN APPROVAL RESPECTIVE UTILITIES COMPANY WILL INITIATE UTILITY WORK APPLICATIONS. IF THESE APPLICATIONS ARE CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS THE UTILITY PERMITS ARE RELATIVELY STRAIGHT FORWARD TO APPROVE BY PUBLIC WORKS. LACK OF PRIOR UTILITY COORDINATION HAS BEEN ONE OF THE MAJOR STICKING POINTS AND REASONS FOR SLOWDOWNS IN PAST PROJECTS. THE PERMIT STAFF AT PUBLIC WORKS IS THE POINT OF CONTACT FOR SPECIFIC QUESTIONS NOT ADDRESSED IN THE REGULATIONS.

FOR STUBS
 STUBS FOR UTILITY SERVICE CONNECTIONS TO UNDERGROUND IMPROVEMENTS SHALL BE PLACED SO AS TO AVOID THE NEED TO DISTURB A NEWLY PAVED SURFACE WHEN SERVICE CONNECTIONS ARE MADE LATER. ANY UNDERGROUND SERVICE STUBS SHALL BE 3/4" (TO AVOID EXCAVATION SEARCHES) MARKED FOR LATER ACCESS UNDERGROUND CONDITIONS. CONNECTIONS SHALL BE MADE WITH A MINIMUM CLEARANCE OF 18" FROM THE BOTTOM OF THE DITCH OR TRENCH. SEE ENCLOSURE 9 FOR UTILITY CONNECTIONS. SEE UTILITY ORDINANCE FOR FURTHER DETAILS.

ROAD APPROACHES
 A. ROAD APPROACHES ONTO THE PUBLIC RIGHT OF WAY. ALL ROAD APPROACHES ONTO PUBLIC ROADS UNDER COUNTY JURISDICTION REQUIRE ROAD APPROACH PERMITS. B. STANDARDS AND REQUIREMENTS FOR THE ROAD APPROACH PERMITS ARE FOUND IN THE COUNTY ROAD APPROACH ORDINANCE. APPROACHES OFF PUBLIC RIGHT OF WAYS INTO PROPOSED DEVELOPMENT SHALL NOT BE UTILIZED UNTIL PROPERLY CONSTRUCTED. THIS SERVES TO PROTECT THE EXISTING EDGE OF THE ROAD TRAVEL WAY AMONG OTHER PURPOSES. C. THE PROCEDURE FOR INCORPORATING PROPOSED ROAD APPROACHES INTO ROAD CONSTRUCTION PLANS OF AN EXISTING PUBLIC RIGHT OF WAY IS OUTLINED IN THE STANDARDS SECTION OF THE ROAD IMPROVEMENT ORDINANCE. D. THE ROAD IMPROVEMENT ORDINANCE SECTION 02710 OF THE STANDARD SPECIFICATIONS 2002 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. E. ANY TEMPORARY ROAD APPROACHES CONSTRUCTED TO CONDUCT ACTIVITIES SUCH AS LOGGING THAT ARE NOT SPECIFICALLY PART OF THE ROAD CONSTRUCTION PLANS WILL BE HANDLED THROUGH A TEMPORARY ROAD APPROACH PERMIT. TEMPORARY ROAD APPROACHES ACCESSING THE PUBLIC RIGHT OF WAY SHALL BE APPLIED FOR WITH A ROAD APPROACH APPLICATION IN ACCORDANCE WITH THE ROAD APPROACH ORDINANCE. F. ROAD APPROACH PERMIT APPLICATIONS MADE PRIOR TO COMPLETION OF A PROPOSED PUBLIC ROAD IMPROVEMENT ROAD APPROACH PERMITS WILL NOT BE APPROVED UNLESS EITHER THE PUBLIC ROAD IS CONSTRUCTED TO APPROPRIATE STANDARDS OR THE PROPOSED APPROACH IS PREVIOUSLY INCORPORATED INTO APPROVED CONSTRUCTION PLANS.

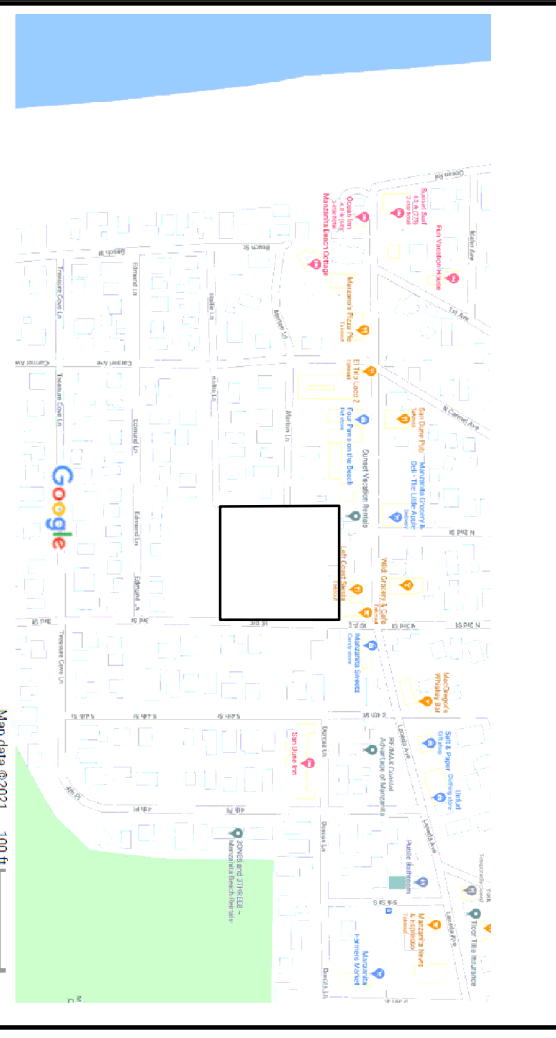
ROAD ISLANDS. CUL-DE-SAC ISLANDS, SINGLE LANE ROADS AND ROAD GATES. ROAD ISLANDS, CUL-DE-SAC ISLANDS, SINGLE LANE ROADS AND ROAD GATES ARE NOT ALLOWED ON PUBLIC RIGHT OF WAYS. IF ROAD ISLANDS ARE DETEILED FOR PRIVATE ROADS AS PART OF A LAND USE ACTION PLAN, THE APPLICANT SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION OF OREGON AND OBTAIN THE FINAL PLAN AND INDEPENDENT OF THE ROAD DEPARTMENT. SEE ENCLOSURE 9 TO APPENDIX B.

CURBS
 IF CURBS ARE TO BE CONSIDERED AS PART OF THE PROJECT PROPOSAL, THE FOLLOWING ARE BASIC DESIGN REQUIREMENTS:
 A. FROM THE CURBS OUTWARD IN THE RIGHT OF WAY THERE WILL BE A 2% SLOPE OF THE GROUND FOR AT LEAST FOUR FEET.
 B. FROM THAT POINT OUT, FILLSLOPES AT 2:1 OR CUT SLOPES AT 1.5:1 SHALL DAYLIGHT TO EXISTING GROUND. SAND CUT SLOPES ARE TO BE 2:1. IC7S

CONSTRUCTION PLANS NOTES RE
 AS A MINIMUM, SUBMITTED PLANS SHALL INCLUDE THE FOLLOWING AS PART OF THE NOTES:
 A. INSPECTION ADVANCE NOTICE. PUBLIC WORKS REQUIRES AT LEAST 72 HOURS NOTICE FOR INSPECTIONS (SUBGRADE BASE, PAVEMENT AND FINALS). THE TIME FRAME THAT PUBLIC WORKS WILL BE ABLE TO RESPOND TO AN INSPECTION REQUEST MAY BE AFFECTED BY CURRENT STAFF WORKLOAD AND LOCATION OF THE PROJECT. THE 72 HOUR CONSTRUCTION PLANS HOURS NOTICE SHALL BE STATED ON.
 B. CONTRACTOR LICENSE/INSURANCE. CONTRACTORS WORKING IN PUBLIC RIGHT OF WAYS SHALL BE LICENSED FOR THEIR WORK AND MAINTAIN LIABILITY INSURANCE REQUIREMENTS CONSISTENT WITH THE UTILITIES ORDINANCE. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE ROAD DEPARTMENT.
 C. SEE ABOVE REQUIRED ACTION DURING PROJECT CONSTRUCTION (PARAGRAPH 20)

APPROVAL OF CONSTRUCTION PLANS. THE ROAD DEPARTMENT SHALL REVIEW PLANS DEEMED AS COMPLETE. APPROVAL OF PLANS WILL BE IN THE FORM OF A HARD COPY LETTER FROM THE DEPARTMENT. THAT APPROVAL LETTER SHALL BE CONSIDERED AS PART OF THE APPROVED PLANS. MODIFICATIONS TO FINAL PLANS
 ANY MODIFICATION TO CONSTRUCTION PLANS, AFTER FINAL CONSTRUCTION PLAN APPROVAL, REQUIRES SUBMISSION IN WRITING OF THE PROPOSAL AND JUSTIFICATION FOR THE CHANGE. ULTIMATELY ANY APPROVED CHANGES NEED TO BE REFLECTED IN THE FINAL CONSTRUCTION PLANS, BASED UPON UNIQUE CONDITIONS ENCOUNTERED OR PROPOSED. ADDITIONAL REQUIREMENTS MAY APPLY.

GENERAL REQUIREMENTS
 1) CONSTRUCTION OR USE SHALL NOT COMMENCE PRIOR TO ISSUANCE OF PERMIT. PERMIT WILL NOT BE ISSUED UNTIL ALL FEES HAVE BEEN RECEIVED BY THE CITY.
 2) PROVIDE PLANS DETAILED DRAWING WHICH INCLUDES PROPERTY CORNERS, TYPE AND LOCATION OF USE/CONSTRUCTION.
 3) SUBMITTED PERMIT WILL BE REVIEWED BY PUBLIC WORKS AND ASSESSED CONDITIONS AND APPLICABLE FEES FOR ISSUANCE OF PERMIT. APPLICANT WILL BE NOTIFIED BY PHONE WITHIN 7 BUSINESS DAYS OF RECEIPT OF APPLICATION OF EITHER ACCEPTANCE OR DENIAL OF PERMIT APPLICATION.
 4) APPLICANT CERTIFIES THAT ALL APPLICABLE RULES AND REGULATIONS WILL BE ADHERED TO.
 5) ANY CHANGES IN CONSTRUCTION FROM SUBMITTED PLANS MUST BE MADE IN WRITING BY APPLICANT AND APPROVED BY THE PUBLIC WORKS DEPT.
 6) PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE.
 7) FAILURE TO FOLLOW ITEMS SET FORTH IN THE PERMIT WILL RESULT IN A STOP WORK ORDER AND/OR APPROPRIATE MONETARY PENALTIES.



VICINITY MAP

PROJECT LOCATION

UNDEVELOPED LOT
 MANZANITA, OREGON 97130

BENCH MARK

THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS LAID OUT FROM THE BASIS OF BEARING AT RECORD PLAT VALUES AS ADJUSTED BY THE PROPORTIONALITY ELEVATIONS ON THIS MAP ARE BASED ON NAVD 1988.

OWNER

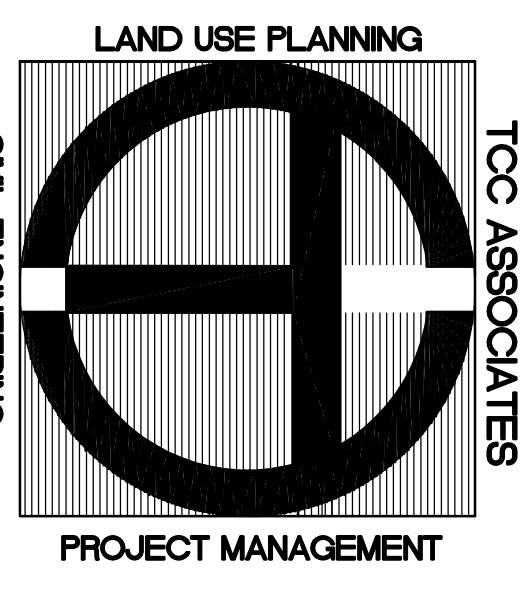
J.B. CEREGHINO CONSTRUCTION, INC.
 13931 SE MATILDA DR,
 MILWAUKEE, OREGON 97267
 TEL (541) 480-0829

PROJECT CASE FILE NOS.

XX-XXX-XXX-XX

PROPERTY LEGAL DESCRIPTION

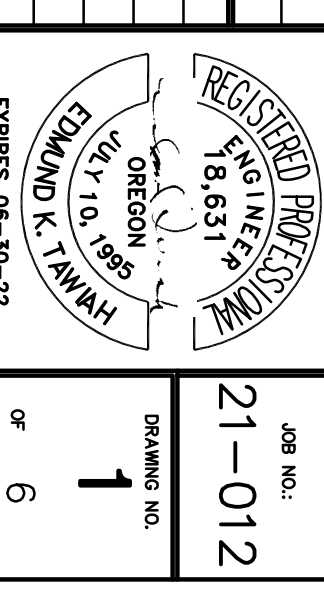
TAX LOT 100
 TOWNSHIP 3N RANGE 10W SECTION
 29CA
 TILLAMOOK COUNTY, OREGON



TOC ASSOCIATES INC
 5821 SE 82ND AVE, SUITE 111
 PORTLAND, OREGON 97266
 TEL: (503) 277-8143
 FAX: (503) 262-8668
 WWW.TOCENR.COM

No.	Date	REVISIONS

Drawn By: ET	Checked By: WC	Date: 02/11/2011	Job No: 11-4086	File: C:\TC\PROJ\MERTON LN
DATE: 02/11/2011	TIME: 10:18:51 AM	PROJECT: MERTON LN	DRAWING NO: 21-012	SHEET NO: 1
DATE: 02/11/2011	TIME: 10:18:51 AM	PROJECT: MERTON LN	DRAWING NO: 21-012	SHEET NO: 6



WHISPERING PINES

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, JUNE 21, 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, 2022.

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 JESSEY & LINDA CEREGHINO AND ADAM & JAIMEE HOESLY ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 6 LOTS, AND CREATE EASEMENTS E-1 THROUGH E-2 AS SHOWN ON THIS MAP.

JESSEY CEREGHINO, OWNER

LINDA CEREGHINO, OWNER

ADAM HOESLY, OWNER

JAIMEE HOESLY, OWNER

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 JESSEY & LINDA CEREGHINO AND ADAM & JAIMEE HOESLY, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED ON THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON THEIR BEHALF AND THEIR SIGNATURES ARE AFFIXED TO SAID INSTRUMENT AND ARE OF THEIR 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

BASIS OF BEARING

THE LINE BETWEEN MONUMENTS (258) AND (259) BEARS NORTH 00°00'00" EAST, THE RECORD VALUE FROM THE PLAT OF FIRST ADDITION TO MANZANITA BEACH (MAP C-153), TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE

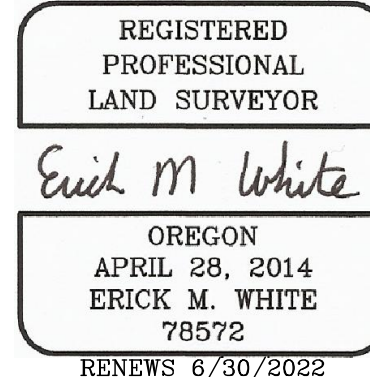
THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT #2021-01101, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS, AND CREATE EASEMENTS E-1 THROUGH E-2 AS SHOWN HEREON.

THE SUBJECT PROPERTY FALLS WITHIN THE EXTERIOR BOUNDARY OF THE PLAT OF FIRST ADDITION TO MANZANITA BEACH. SOME OF THE PROPERTIES SHOWN ON SAID PLAT WERE CONVEYED VIA METES AND BOUNDS DESCRIPTIONS PRIOR TO THE FILING OF THE PLAT. THE SUBJECT PROPERTY IS ONE OF THESE PROPERTIES. MOST SURVEYS OF THESE PROPERTIES HAVE HELD THE ORIGINAL PLAT STRUCTURE AND APPLIED ADJUSTMENTS EVENLY THROUGHOUT, RATHER THAN HOLDING SPECIFIC DEED CALLS. THIS PROCEDURE WAS UTILIZED ON THIS SURVEY WITH RESPECT TO THE NORTH WEST AND SOUTH LINES. THIS PROPERTY IS THE NORTHERLY PORTION OF THE LARGE 420' X 285' TRACT OF LAND SHOWN ON THE PLAT OF FIRST ADDITION TO MANZANITA BEACH. SAID TRACT WAS LATER DIVIDED THROUGH DEEDS TO CREATE A 140' X 285' AND A 280' X 285' TRACT. THE PLAT FOR FIRST ADDITION TO MANZANITA BEACH WAS LAID OUT WITH NORTH-SOUTH, EAST-WEST LOT AND BLOCK LINES. INSTRUMENT #2021-01101 CALLS NORTH-SOUTH ON THE EAST AND WEST LINES, BUT CALLS THE NORTH AND SOUTH LINES TO BE NORTH 89°30' EAST AND SOUTH 89°30' WEST. THIS BEARING WAS DISCARDED TO MAINTAIN CONSISTENCY AND AVOID GAPS/OVERLAPS ALONG THE WEST AND SOUTH LINES. THE EXTERIOR BOUNDARY WAS LAID OUT AT RECORD PLAT AND DEED VALUES (AS ADJUSTED BY THE PROPORTIONALITY FACTORS SHOWN HEREON) FROM MONUMENT (259) WITH THE EXCEPTION OF THE EAST BOUNDARY. MONUMENT (250) WAS HELD AS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE EAST BOUNDARY WAS HELD DUE SOUTH FROM THIS MONUMENT AND INTERSECTED WITH THE SOUTH BOUNDARY. PROPORTIONALITY FACTORS SHOWN HEREON WERE HELD AND UTILIZED AS PER PREVIOUS SURVEYS (B-3666) WITHIN THIS SUBDIVISION. 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 21-XXX.

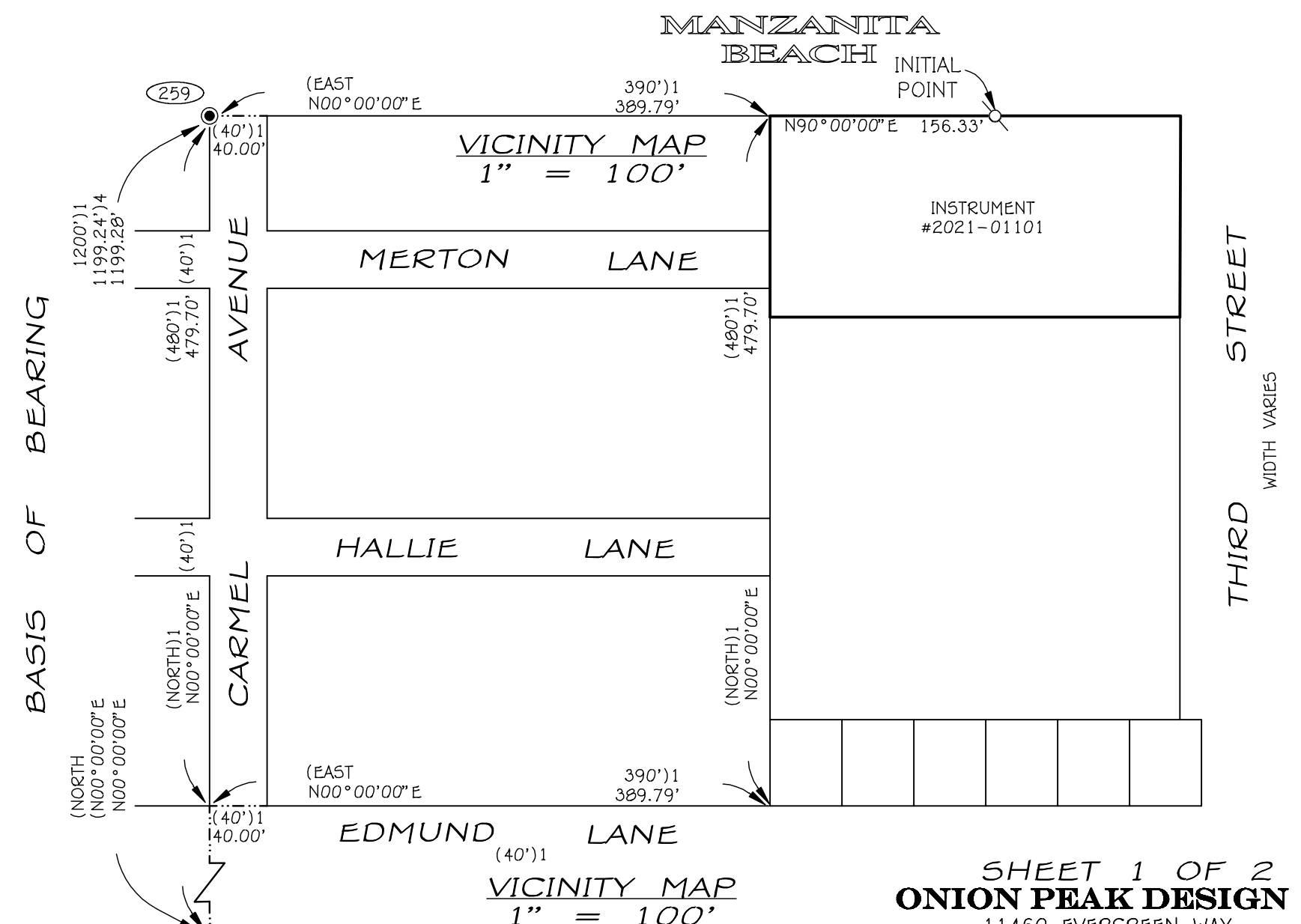
SHEET INDEX

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

SHEET 2
LOT CONFIGURATION
PROPORTIONALITY FACTOR
MONUMENT NOTES
LEGEND
EASEMENTS CREATED BY PLAT



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



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 SOUTHWEST 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 INITIAL POINT OF FIRST ADDITION TO MANZANITA BEACH;

THENCE NORTH 90°00'00" EAST 389.79 FEET ALONG THE NORTH BOUNDARY OF FIRST ADDITION TO MANZANITA BEACH TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;

THENCE NORTH 90°00'00" EAST 156.33 FEET TO A 1" BRASS DISK STAMPED "ONION PEAK DESIGN", SAID POINT BEING THE INITIAL POINT.

THENCE NORTH 90°00'00" EAST 128.98 FEET TO A 3" BRASS DISK IN CONCRETE STAMPED "C 1/4 529 RS 287 1978";

THENCE SOUTH 0°00'00" EAST 139.91 FEET;

THENCE NORTH 90°00'00" WEST 285.31 FEET;

THENCE NORTH 0°00'00" EAST 139.91 FEET TO THE NORTH BOUNDARY OF FIRST ADDITION TO MANZANITA BEACH;

THENCE NORTH 90°00'00" EAST 156.33 FEET TO THE INITIAL POINT.

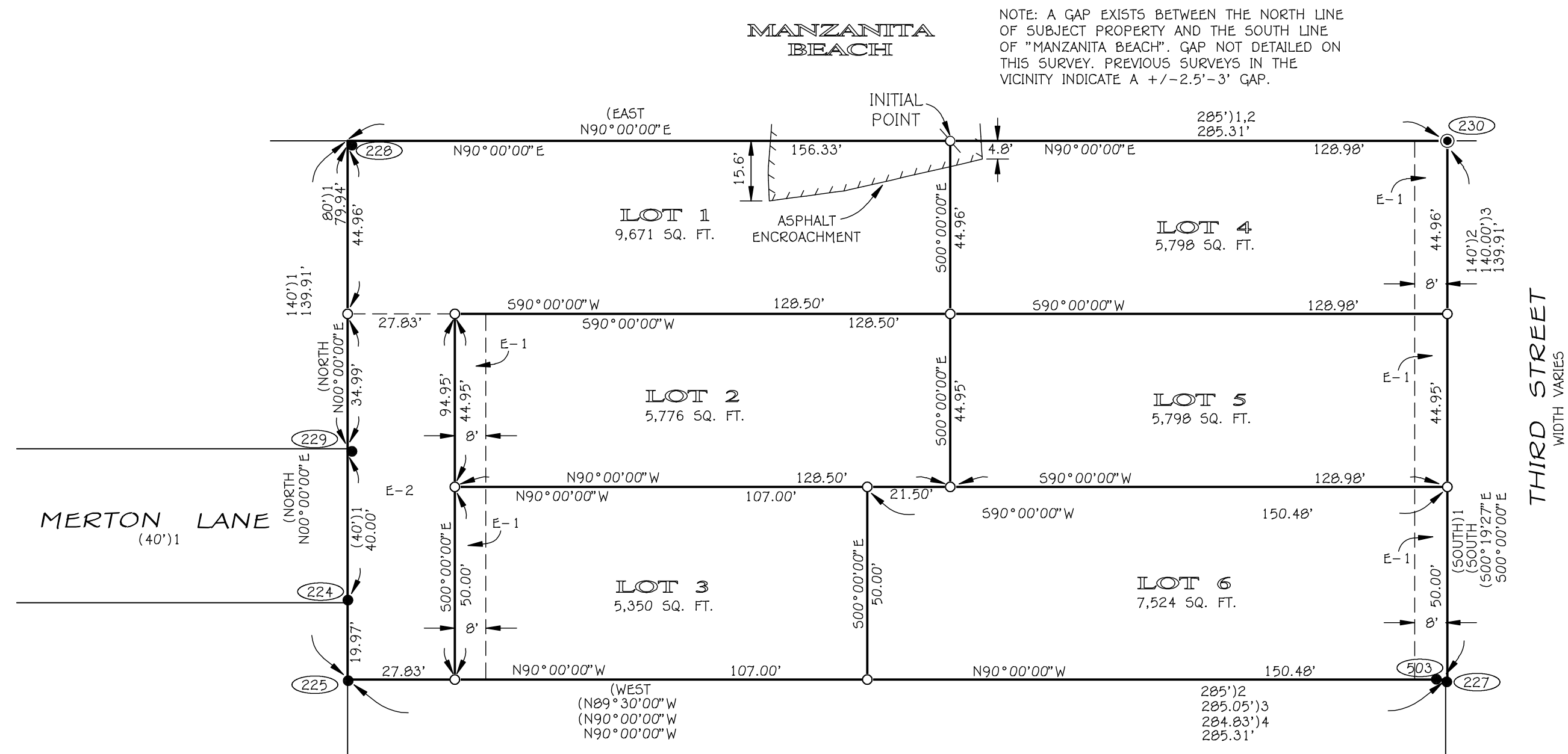
ERICK M. WHITE, PLS 78572

SHEET 1 OF 2
ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

WPINES2106-5.DWG FAMB.CGX #A2019

WHISPERING PINES

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, JUNE 21, 2021



NOTE: A GAP EXISTS BETWEEN THE NORTH LINE OF SUBJECT PROPERTY AND THE SOUTH LINE OF "MANZANITA BEACH". GAP NOT DETAILED ON THIS SURVEY. PREVIOUS SURVEYS IN THE VICINITY INDICATE A +/-2.5'-3' GAP.

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.

EASEMENTS CREATED BY THIS PLAT

E-1 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.
E-2 27.83 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT OVER A PORTION OF LOT 1 FOR THE BENEFIT OF LOTS 2 AND 3.

LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN".
 - ◊ INDICATES SET 1" BRASS DISK WITH 1-1/2" STEM AND MAGNET STAMPED "ONION PEAK DESIGN".
 - INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
 - INDICATES MONUMENT FOUND AS NOTED HEREON.
 - (1) INDICATES RECORD VALUE FROM THE PLAT OF FIRST ADDITION TO MANZANITA BEACH (MAP C-153), TILLAMOOK COUNTY SURVEY RECORDS.
 - (2) INDICATES RECORD VALUE FROM INSTRUMENT #2021-01101, TILLAMOOK COUNTY DEED RECORDS.
 - (3) INDICATES RECORD VALUE FROM MAP B-3151, TILLAMOOK COUNTY SURVEY RECORDS.
 - (4) INDICATES RECORD VALUE FROM MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () INDICATES MEASURED VALUE.

PROPORTIONALITY FACTORS (P.F.)

THE NORTH-SOUTH AND EAST-WEST PROPORTIONALITY FACTORS SHOWN HEREON WERE HELD AS PER PREVIOUS SURVEYS IN THE VICINITY (B-3666).

NORTH-SOUTH PROPORTIONALITY FACTOR #1

$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{1199.28' - 240' (\text{STREETS})}{1200.00' - 240' (\text{STREETS})} = 0.99925$$

EAST-WEST PROPORTIONALITY FACTOR (WITHOUT STREETS)

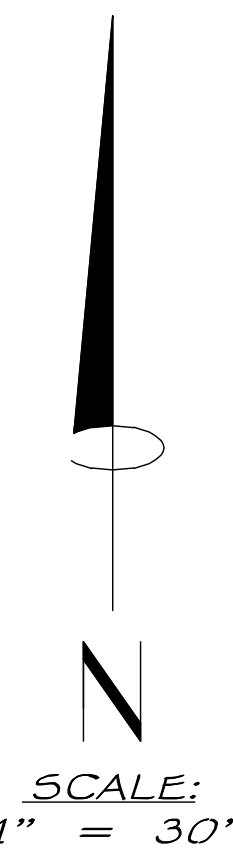
$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{1199.28'}{1200.00'} = 0.99940$$

NORTH-SOUTH PROPORTIONALITY FACTOR #2
 THE NORTH-SOUTH PROPORTIONALITY FACTOR SHOWN BELOW WAS CALCULATED BY HOLDING THE CALCULATED NORTH-SOUTH DISTANCE (USING P.F. #1) BETWEEN THE NORTH LINE OF EDMUND LANE AND NORTH LINE OF THE PLAT. THIS NORTH-SOUTH P.F. WAS USED FOR THE PROPERTIES LOCATED BETWEEN THE WEST RIGHT-OF-WAY OF THIRD STREET AND EAST RIGHT-OF-WAY OF HALLIE LANE AND MERTON LANE. THIS ALTERNATE P.F. WAS USED AS HALLIE LANE AND MERTON LANE DO NOT EXTEND THROUGH THE SUBJECT PROPERTY.

$$\frac{\text{CALCULATED}}{\text{RECORD}} = \frac{479.70'}{480.00'} = 0.99938$$

MONUMENT NOTES

- (224) FOUND 5/8" REBAR WITH SPLIT PLASTIC CAP STAMPED "PE 3510", 0.08' EAST OF CALCULATED POSITION, 0.2' ABOVE GROUND. SEE MAP A-3391, TILLAMOOK COUNTY SURVEY RECORDS.
- (225) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "CENTERLINE CONCEPTS INC.", 0.11' SOUTH AND 0.17' EAST OF CALCULATED POSITION, 0.3' ABOVE GROUND. SEE MAP B-3151, TILLAMOOK COUNTY SURVEY RECORDS.
- (227) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "CENTERLINE CONCEPTS INC.", 0.11' SOUTH AND 0.15' WEST OF CALCULATED POSITION, 0.2' ABOVE GROUND. SEE MAP B-3151, TILLAMOOK COUNTY SURVEY RECORDS.
- (228) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC", 0.21' SOUTH AND 0.16' EAST OF CALCULATED POSITION, 0.5' BELOW GROUND. SEE MAP B-2755, TILLAMOOK COUNTY SURVEY RECORDS.
- (229) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC", 0.15' SOUTH AND 0.08' EAST OF CALCULATED POSITION, 0.1' BELOW GROUND. SEE MAP B-2755, TILLAMOOK COUNTY SURVEY RECORDS.
- (230) FOUND 3" BRASS CAP STAMPED "C 1/4 529 R5 287 1978", HELD FOR POSITION, 2.0' BELOW GROUND. SEE REWITNESS CARD #157, TILLAMOOK COUNTY SURVEY RECORDS.
- (258) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL POINT SECOND ADDITION TO MANZANITA BEACH". SEE REWITNESS BIN #154, TILLAMOOK COUNTY SURVEY RECORDS.
- (259) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL POINT FIRST ADDITION TO MANZANITA BEACH". SEE REWITNESS BIN #153, TILLAMOOK COUNTY SURVEY RECORDS.
- (503) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", 0.48' WEST OF CALCULATED POSITION, FLUSH IN GROUND. SEE MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.



SHEET 2 OF 2
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