

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 >
>S.S.
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 _____ >
> S.S.
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 >
> 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 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

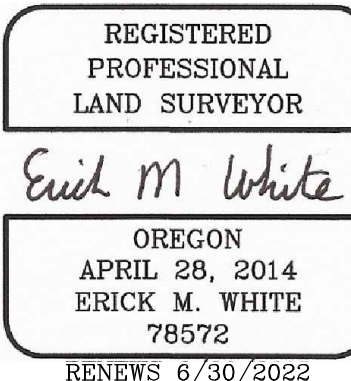
THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT #2021-01101, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS, AND CREATE EASEMENTS E-1 THROUGH E-2 AS SHOWN HEREON.

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 (259) 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 ORDER NO. 21-02.

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", SET IN ASPHALT, 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 S29 RS 287 1978";

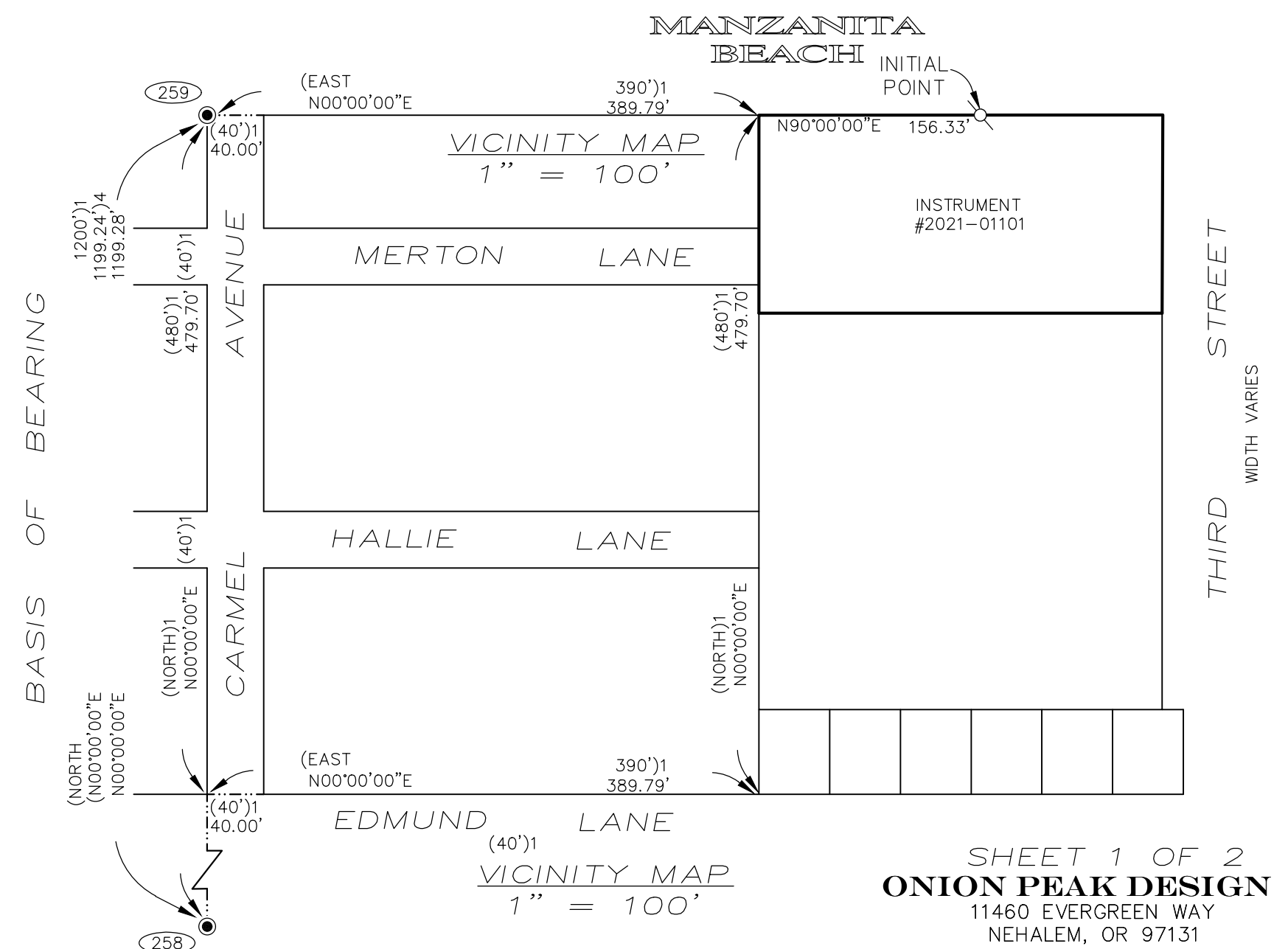
THENCE SOUTH 0°00'00" EAST 139.91 FEET;

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

THENCE NORTH 0°00'00" EAST 139.91 FEET TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;

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-S.DWG FAMB.CGX #A2019