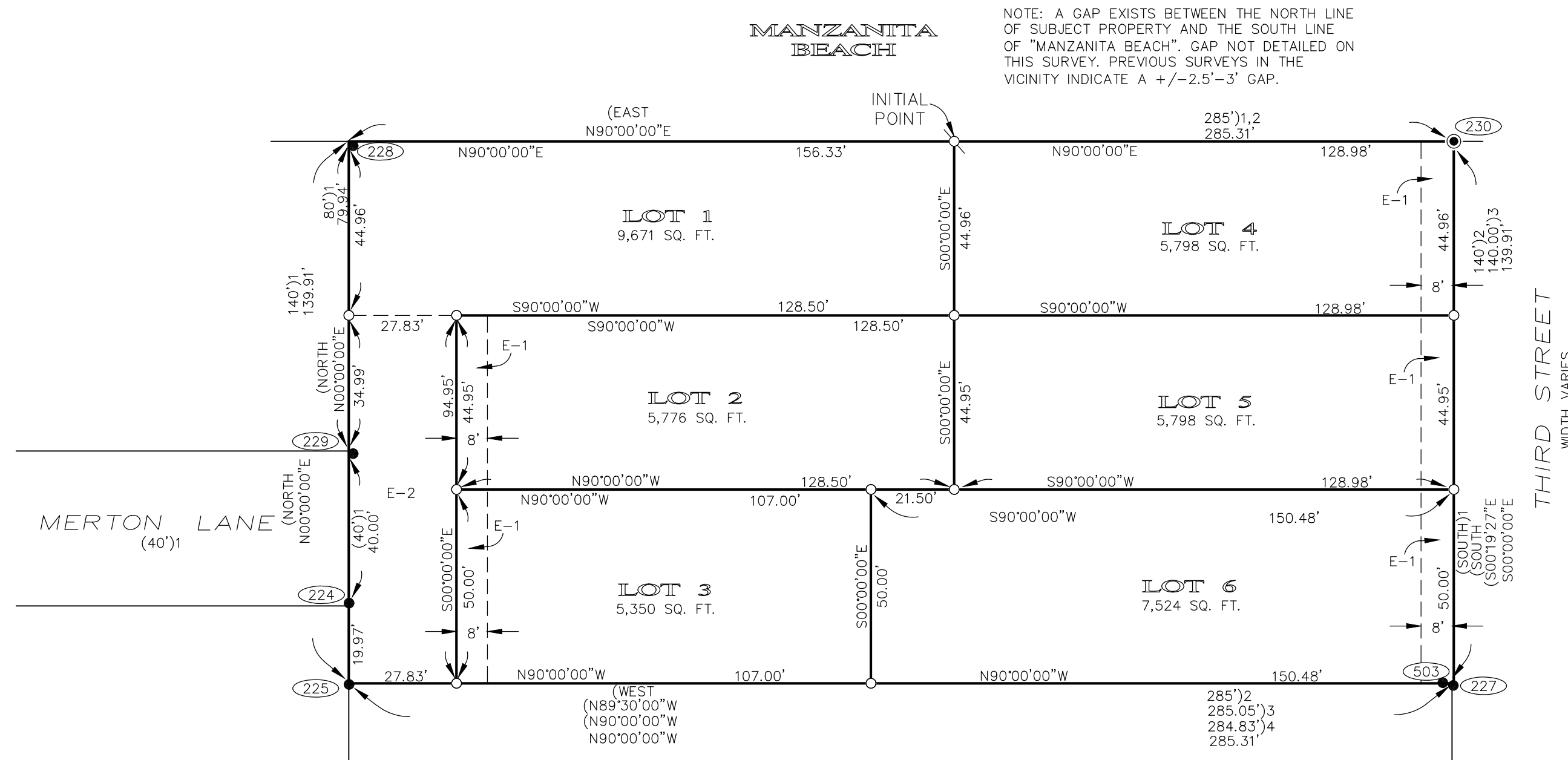


WHISPERING PINES

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.

LOTS 1, 2 AND 3 ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT AS DESCRIBED IN INSTRUMENT #2021-XXXX, TILLAMOOK COUNTY DEED RECORDS.

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)

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

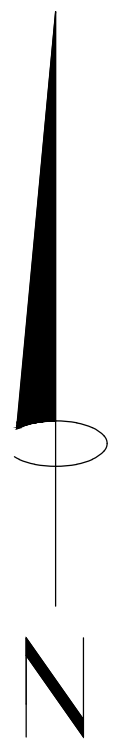
NORTH-SOUTH PROPORTIONALITY FACTOR #2

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 S29 RS 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.



SCALE:
1" = 30'

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

WPINES2106-S.DWG FAMB.CGX #A2019