

CITY OF MANZANITA

543 Laneda Avenue

P.O. Box 129

Manzanita, OR 97130

Ph: (503) 368-5343 Fax (503) 368-4145

Application for Subdivision

Applicant Name Pine Gove Properties, Inc Phone 503-780-0210
Address PO Box 569 City Manzanita State OR Zip 97130

PROPOSED SITE LOCATION

Assessors Map, Page, Location 3N 10 29 D Tax Lot (s) 100

REQUIRED INFORMATION

Submittal of preliminary plans shall be accompanied by the information specified in Sections 5 through 12 from the attached copy of the Subdivision Ordinance.

I, James P. Pentz, certify that I am the owner or authorized agent of the owner of the proposed site. (If authorized agent, attach written authority).

James P. Pentz Date 4/17/2021
Signature of owner or authorized agent of owner; please indicate which.

Application Fee: \$450.00 plus ~~\$20~~ per lot as a non refundable deposit. In the event the City incurs processing expenses in excess of the \$450 plus \$20 per lot, payment of such expenses shall be a condition of final approval

old form

\$1200.00 paid

✓ # 2127

169

PAID

APR 19 2021

City of
Manzanita

REPLAT OF TRACT E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, AUGUST 23, 2021

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

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY COMMISSIONER	DATE	TILLAMOOK COUNTY COMMISSIONER	DATE
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KNOW ALL PEOPLE BY THESE PRESENTS THAT PINE GROVE PROPERTIES, INC. 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 23 LOTS, TRACTS 'F' THROUGH 'J' AND CREATE EASEMENTS E-9 THROUGH E-11 AS SHOWN ON THIS MAP. ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

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 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.

MY COMMISSION EXPIRES: _____
FULL NAME OF MONTH, 2 DIGIT DATE AND COMPLETE YEAR

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. _____.

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

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

SHEET 4
EASEMENT CONFIGURATION
EASEMENTS OF RECORD
EASEMENTS CREATED BY THIS PLAT

DETAIL 'B'
NOT TO SCALE

HIGHLANDS2108-S.DWG ENCORE.CGX #A2018

ERICK M. WHITE, PLS 78572

THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'E', HIGHLANDS 2 (MAP C-595), TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 23 LOTS, 5 TRACTS AND CREATE EASEMENTS E-9 THROUGH E-11 AS SHOWN HEREON. THE EXTERIOR BOUNDARY OF SAID TRACT 'E' WAS LAID OUT BY HOLDING RECORD VALUES AND MONUMENTS FROM SAID MAP C-595. SEE MAP C-595 FOR ADDITIONAL DETAILS. 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 19-03.

[illegible]

HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, AUGUST 23, 2021

LINE TABLE		
LINE	BEARING	LENGTH
(L1)10	N27°49'56"E	3.33'
L1	N27°49'56"E	3.33'
(L2)9	N31°56'42"W	13.01'
L2	N31°56'42"W	13.01'
(L3)9	S41°52'49"E	39.40'
L3	S41°52'49"E	39.40'
(L4)9	S30°56'16"E	22.63'
L4	S30°56'16"E	22.63'
(L5)9	S34°05'32"E	30.72'
L5	S34°05'32"E	30.72'
(L6)8	N05°54'24"W	3.40'
L6	N05°54'24"W	3.40'
(L7)9	S22°21'36"E	9.84'
L7	S22°21'36"E	9.84'
(L8)10	S77°16'42"E	20.00'
L8	S77°16'42"E	20.00'
(L9)10	S77°16'42"E	20.00'
L9	S77°16'42"E	20.00'
L10	S71°33'42"E	19.48'
L11	S71°33'42"E	20.00'
L12	S71°33'42"E	20.00'
L13	S18°26'18"W	31.35'
L14	S18°26'18"W	31.35'
L15	S18°26'18"W	31.35'
L16	S03°49'56"E	25.54'
L17	S03°49'56"E	55.66'
L18	S03°49'56"E	55.66'
L19	N80°15'59"E	20.42'
L20	N80°15'59"E	20.42'
L21	S73°10'57"E	49.01'
L22	N73°29'58"E	3.74'
L23	S16°30'02"E	40.00'
L24	S73°29'58"W	7.42'
L25	S1°54'14"W	8.24'
L26	S80°18'59"W	40.84'
L27	N1°54'14"E	0.46'
L28	N73°10'57"W	46.94'
L29	S41°52'49"E	19.36'
L30	S41°52'49"E	20.04'
L31	N1°54'14"E	17.21'
L32	N1°54'14"E	17.80'
L33	N1°54'14"E	16.24'
L34	N1°54'14"E	17.57'
L35	S1°54'14"W	20.00'
L36	S1°54'14"W	20.00'

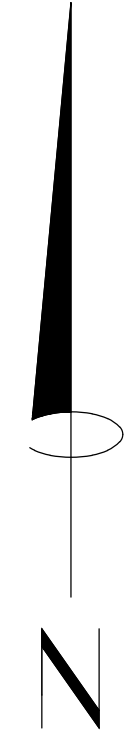
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric M White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572

RENEWES 6/30/2022

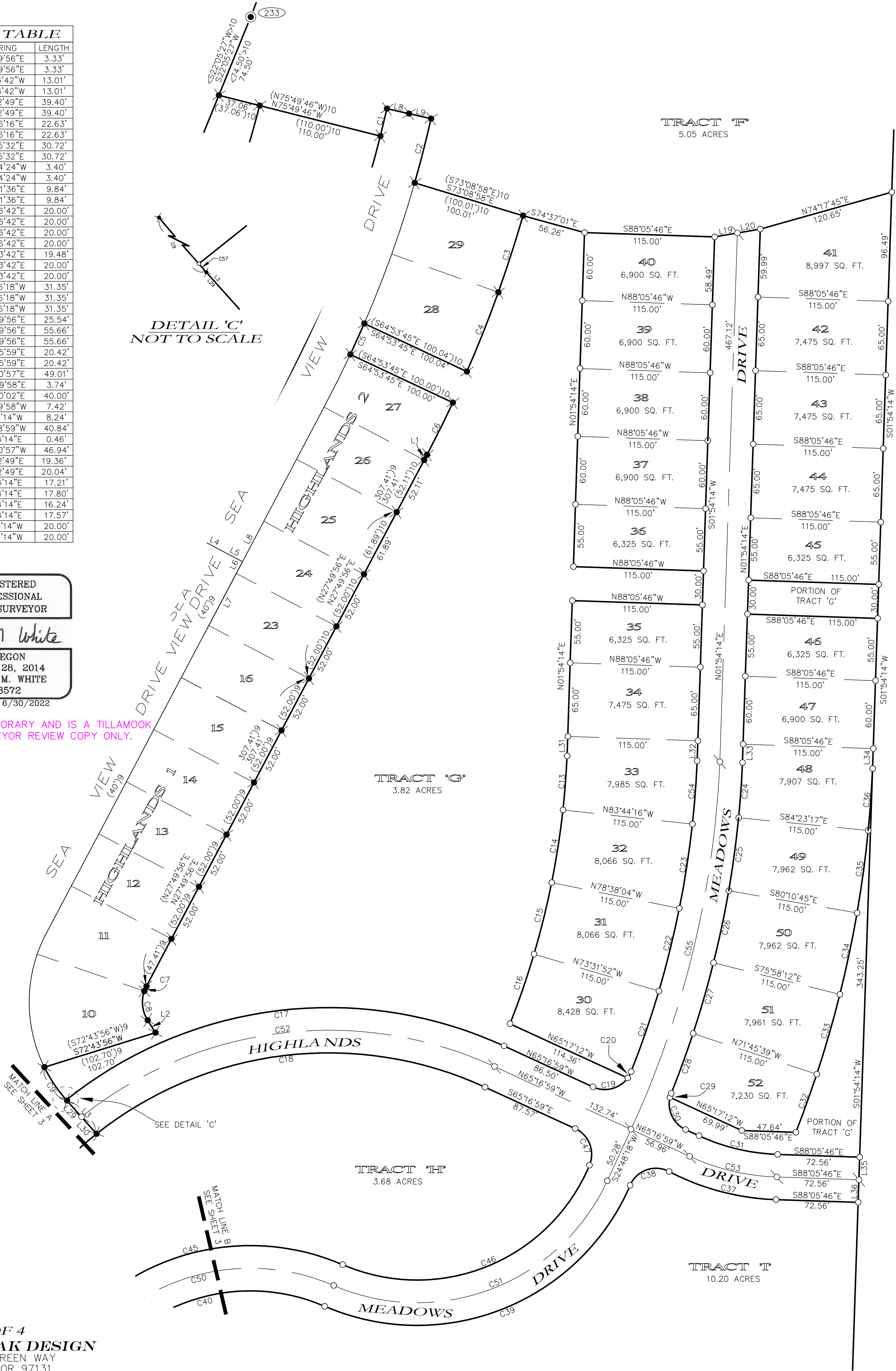
THIS MAP IS TEMPORARY AND IS A TILLAMOOK
COUNTY SURVEYOR REVIEW COPY ONLY.



SCALE:
1" = 60'

SHEET 2 OF 4
ONION PEAK DESIGN
11460 EVEGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

HIGHLANDS2108-S.DWG ENCORE.CGX #A2018



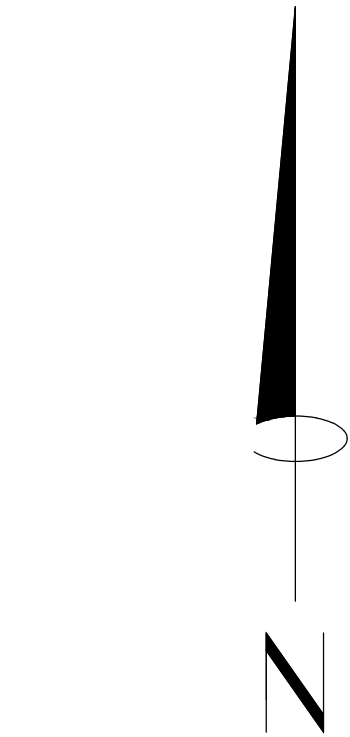
HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, AUGUST 23, 2021

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)10	980.00'	24.85'	1°27'11"	N13°26'39"E	24.85'
C1	980.00'	24.85'	1°27'11"	N13°26'39"E	24.85'
(C2)10	1020.00'	58.50'	3°17'09"	N14°21'38"E	58.49'
C2	1020.00'	58.50'	3°17'09"	N14°21'38"E	58.49'
(C3)10	1120.00'	71.09'	3°38'13"	N17°53'51"E	71.08'
C3	1120.00'	71.09'	3°38'13"	N17°53'51"E	71.08'
(C4)10	1120.00'	75.32'	3°51'12"	N21°38'33"E	75.31'
C4	1120.00'	75.32'	3°51'12"	N21°38'33"E	75.31'
(C5)10	1020.00'	30.00'	1°41'07"	N24°15'41"E	30.00'
C5	1020.00'	30.00'	1°41'07"	N24°15'41"E	30.00'
(C6)10	1120.00'	53.33'	2°43'41"	N26°28'05"E	53.32'
C6	1120.00'	53.33'	2°43'41"	N26°28'05"E	53.32'
(C7)9	30.00'	4.61'	8°47'43"	S23°26'04"W	4.60'
C7	30.00'	4.61'	8°47'43"	S23°26'04"W	4.60'
(C8)9	30.00'	26.69'	50°58'55"	S06°27'14"E	25.82'
C8	30.00'	26.69'	50°58'55"	S06°27'14"E	25.82'
(C9)9	130.00'	35.57'	15°40'39"	S34°02'29"E	35.46'
C9	130.00'	35.57'	15°40'39"	S34°02'29"E	35.46'
(C10)9	330.00'	91.66'	15°54'51"	S43°38'14"W	91.36'
C10	330.00'	91.66'	15°54'51"	S43°38'14"W	91.36'
(C11)9	170.00'	150.91'	50°51'46"	N61°06'41"E	146.01'
C11	170.00'	150.91'	50°51'46"	N61°06'41"E	146.01'
(C12)6	122.45'	176.05'	82°22'44"	N64°04'38"W	161.27'
(C12)9	122.45'	176.12'	82°24'35"	N64°17'23"W	161.33'
C12	122.45'	176.12'	82°24'35"	N64°17'23"W	161.33'
C13	730.00'	47.81'	3°45'08"	S4°23'10"W	47.80'
C14	730.00'	65.02'	5°06'12"	S8°48'50"W	65.00'
C15	730.00'	65.02'	5°06'12"	S13°55'02"W	65.00'
C16	730.00'	65.02'	5°06'12"	S19°01'14"W	65.00'
C17	370.00'	410.06'	63°29'54"	N82°58'04"E	389.39'
C18	330.00'	363.56'	63°07'22"	N83°09'20"E	345.45'
C19	25.00'	34.25'	78°30'11"	N75°27'56"E	31.64'
C20	25.00'	6.39'	14°38'43"	N28°53'28"E	6.37'
C21	845.00'	75.21'	5°05'59"	N19°01'07"E	75.19'
C22	845.00'	75.27'	5°06'12"	N13°55'02"E	75.24'
C23	845.00'	75.27'	5°06'12"	N8°48'50"E	75.24'
C24	885.00'	48.57'	3°8'41"	S4°02'22"W	48.57'
C25	885.00'	65.02'	4°12'33"	S7°42'59"W	65.00'
C26	885.00'	65.02'	4°12'33"	S11°55'32"W	65.00'
C27	885.00'	65.02'	4°12'33"	S16°08'05"W	65.00'
C28	885.00'	56.24'	3°38'28"	S20°03'35"W	26.23'
C29	25.00'	3.76'	8°37'12"	S17°34'12"W	3.76'
C30	25.00'	34.27'	78°32'36"	S26°00'41"E	31.65'
C31	180.00'	71.67'	22°48'47"	S76°41'22"E	71.20'
C32	1000.00'	54.46'	3°07'14"	N19°47'58"E	54.46'
C33	1000.00'	73.46'	4°12'33"	N16°08'05"E	73.45'
C34	1000.00'	73.46'	4°12'33"	N11°55'32"E	73.45'
C35	1000.00'	73.46'	4°12'33"	N7°42'59"E	73.45'
C36	1000.00'	54.89'	3°08'41"	N4°02'22"E	54.88'
C37	220.00'	98.46'	25°38'39"	N75°16'28"W	97.64'
C38	25.00'	41.08'	94°09'00"	S70°28'19"W	36.61'
C39	205.00'	322.13'	90°01'52"	S68°24'45"W	289.99'
C40	165.00'	216.25'	75°05'29"	S75°52'57"W	201.10'
C41	230.00'	169.28'	42°10'08"	S17°15'08"W	165.48'
C42	165.00'	42.06'	14°36'22"	S11°08'07"E	41.95'
C43	205.00'	52.26'	14°36'22"	S11°08'07"E	52.12'
C44	270.00'	198.72'	42°10'08"	S17°15'08"W	194.26'
C45	205.00'	268.67'	75°05'29"	S75°52'57"W	249.85'
C46	165.00'	261.36'	90°45'08"	S68°02'57"W	234.88'
C47	25.00'	38.38'	87°57'12"	N21°18'23"W	34.72'
C48	185.00'	47.16'	14°36'22"	N11°08'07"W	47.03'
C49	250.00'	184.00'	42°10'08"	N17°15'08"E	179.87'
C50	185.00'	242.46'	75°05'29"	N75°52'57"E	225.48'
C51	185.00'	286.44'	88°42'40"	N69°04'21"E	258.67'
C52	350.00'	386.81'	63°19'17"	N83°03'22"E	367.42'
C53	200.00'	79.63'	22°48'47"	N76°41'22"W	79.11'
C54	35.00'	1.51'	2°27'57"	N0°40'15"E	1.51'
C55	845.00'	55.97'	3°47'42"	N4°21'53"E	55.96'
C56	865.00'	335.87'	22°14'51"	S13°35'27"W	333.77'
C57	130.00'	0.67'	0°17'41"	S41°43'59"E	0.67'
C58	335.00'	76.77'	14°54'36"	S80°38'15"E	76.55'
C59	300.00'	96.38'	18°24'29"	N82°42'13"E	95.97'
C60	35.00'	43.74'	71°35'44"	S37°42'06"W	40.95'
C61	33.00'	51.83'	89°59'47"	N43°05'39"W	46.67'
C62	335.00'	87.18'	14°54'36"	N80°38'15"W	86.93'
C63	1020.00'	40.06'	2°15'00"	N13°50'34"E	40.05'

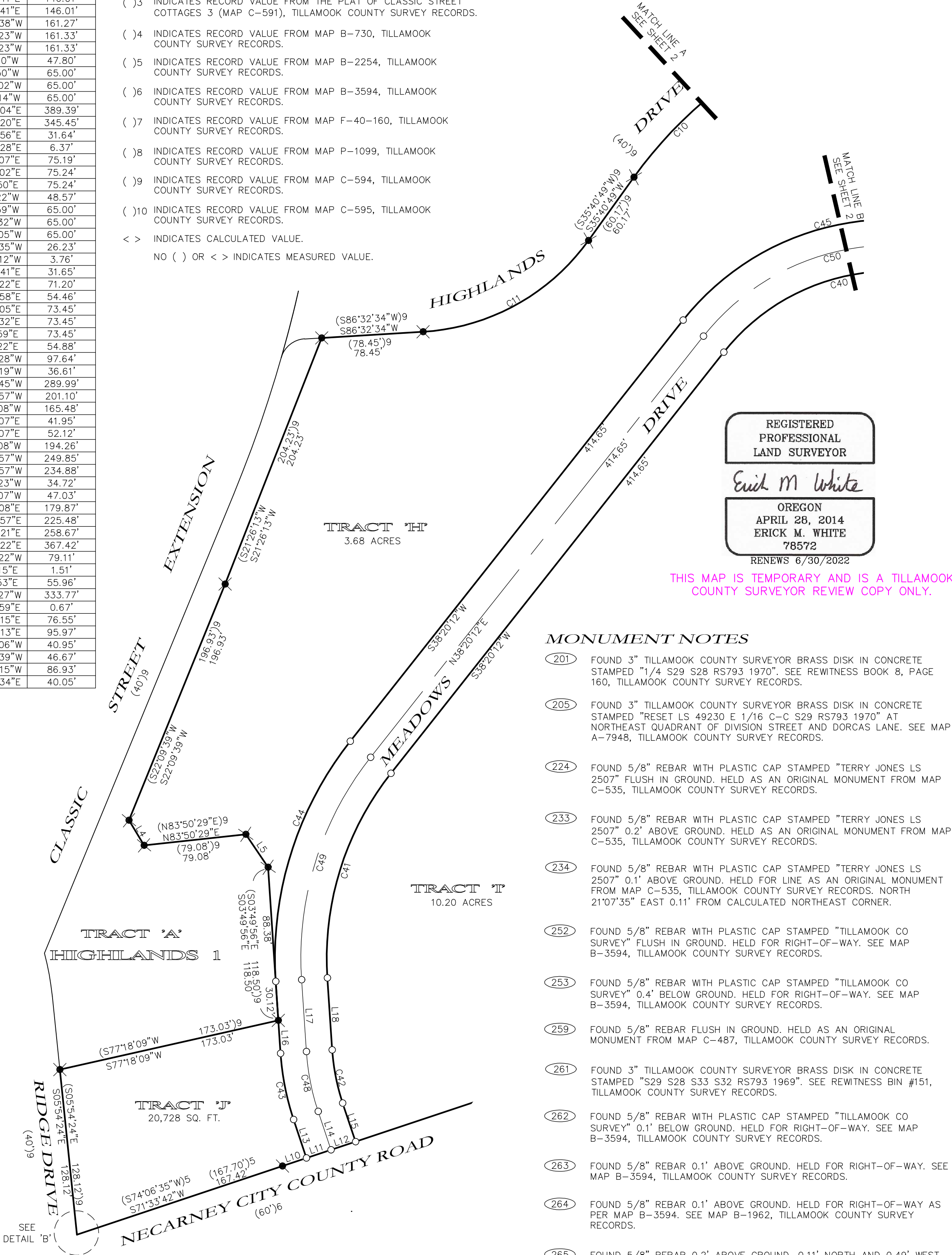
LEGEND

- 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 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" IN CALCULATED POSITION. SEE MAP P-1099, TILLAMOOK COUNTY SURVEY RECORDS.
- ✕ INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", HELD FOR POSITION AS PER MAPS C-594 & C-595, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- () INDICATES RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES 2 (MAP C-589), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES 3 (MAP C-591), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-730, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-2254, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP F-40-160, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP P-1099, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP C-594, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP C-595, TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO () OR < > INDICATES MEASURED VALUE.



SHEET 3 OF 4
ONION PEAK DESIGN
11460 EVEGREEN WAY
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MONUMENT NOTES

- (201) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "1/4 S29 S28 RS793 1970". SEE REWITNESS BOOK 8, PAGE 160, TILLAMOOK COUNTY SURVEY RECORDS.
- (205) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "RESET LS 49230 E 1/16 C-C S29 RS793 1970" AT NORTHEAST QUADRANT OF DIVISION 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.
- (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.
- (252) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" FLUSH IN GROUND. HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (253) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" 0.4' BELOW GROUND. HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (259) FOUND 5/8" REBAR FLUSH IN GROUND. HELD AS AN ORIGINAL MONUMENT FROM MAP C-487, TILLAMOOK COUNTY SURVEY RECORDS.
- (261) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "S29 S28 S33 S32 RS793 1969". SEE REWITNESS BIN #151, TILLAMOOK COUNTY SURVEY RECORDS.
- (262) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" 0.1' BELOW GROUND. HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (263) FOUND 5/8" REBAR 0.1' ABOVE GROUND. HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (264) FOUND 5/8" REBAR 0.1' ABOVE GROUND. HELD FOR RIGHT-OF-WAY AS PER MAP B-3594. SEE MAP B-1962, TILLAMOOK COUNTY SURVEY RECORDS.
- (265) FOUND 5/8" REBAR 0.2' ABOVE GROUND, 0.11' NORTH AND 0.49' WEST OF CALCULATED POSITION. SEE MAP B-1962, TILLAMOOK COUNTY SURVEY RECORDS.

HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, AUGUST 23, 2021

EASEMENTS OF RECORD

(SEE MAPS C-594 & C-595, TILLAMOOK COUNTY SURVEY RECORDS)

E-1 VARIABLE WIDTH NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-594.

E-2 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594.

E-3 15.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594.

E-4 15.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594

E-5 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-595

E-6 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-595.

E-7 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-595.

EASEMENTS CREATED BY THIS PLAT

E-9 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT OVER ALL ROADS SHOWN WITHIN THIS PLAT, HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

E-10 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-11 TEMPORARY ACCESS AND FIRE TURNAROUND EASEMENT. TO BE EXTINGUISHED WHEN TRACT 'F' IS REPLATTED.

BUILDING SETBACKS

ALL LOTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS OF THE ZONING ORDINANCE AT THE TIME OF CONSTRUCTION.

