

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 SRR 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 'F', HIGHLANDS 3 (PLATTING IN FINAL STAGES).

3N 10 29 AD TAX LOT 200 - (PER INSTRUMENT #2015-004894)
 BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 28 & 29, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH 01°3'30" EAST 24.0 FEET;
 THENCE SOUTH 61°08' WEST 220 FEET;
 THENCE SOUTH 40°35' WEST 141.33 FEET;
 THENCE SOUTH 01°3'30" WEST 40 FEET;
 THENCE SOUTH 89°36'45" EAST 300 FEET TO THE POINT OF BEGINNING.

3N 10 28 TAX LOT 1401
 ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER LYING NORTH OF NECARNEY CITY COUNTY ROAD,
 LESS AND EXCEPTING THOSE TRACTS OF LAND AS DESCRIBED IN DEED BOOK 368, PAGE 722,
 ALSO LESS AND EXCEPTING THOSE TRACTS OF LAND AS DESCRIBED IN INSTRUMENT #2005-003902,
 ALSO LESS AND EXCEPTING THOSE TRACTS OF LAND AS DESCRIBED IN INSTRUMENT #2006-004332.

EASEMENT NOTES

- E-1 8' WIDE NON-EXCLUSIVE UTILITY EASEMENT
 E-2 A. PERMANENT 40' PRIVATE INGRESS, EGRESS & UTILITY EASEMENT FOR THE BENEFIT AND FUTURE USE OF TAX LOT 2407.
 B. TEMPORARY FIRE TURN AROUND EASEMENT TO BE EXTINGUISHED BY FUTURE PLATTING.
 E-3 40' TEMPORARY WIDE TEMPORARY FIRE TURN AROUND EASEMENT TO BE EXTINGUISHED BY FUTURE PLATTING.

ALL PERMANENT STREETS WILL BE DEDICATED TO THE PUBLIC.

OWNER INFORMATION

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

3N 10 29 AD TAX LOT 200
 ZOE ALEXANDRIA POTTS
 8821 SKYLINE BLVD
 PORTLAND, OR 97231

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 1200 | GREGORY ROBERT IRWIN |
| 3N 10 28 B TAX LOT 2400 | LOWER NEHALEM COMMUNITY TRUST |
| 3N 10 28 B TAX LOT 2407 | HARRY H. & MARILYN A. RINEHART |
| 3N 10 28 B TAX LOT 2500 | HARRY RINEHART REVOCABLE LIVING TRUST |
| 3N 10 28 CA TAX LOT 1400 | DAVID J. & SHARON L. PARKER |
| 3N 10 28 CA TAX LOT 1500 | STEPHEN J. & CERISA A. ALBRECHTSEN |
| 3N 10 28 CA TAX LOT 1600 | HAL W. & JEANETTE F. HALVERSON |
| 3N 10 28 CA TAX LOT 1700 | ALLEN A. & CAROL L. OVATT |
| 3N 10 28 CA TAX LOT 1800 | WILLIAM A. PENGRA |
| 3N 10 28 CA TAX LOT 1900 | WILLIAM A. PENGRA |
| 3N 10 28 CA TAX LOT 2000 | KATHRYN H. & SAMUEL A. HARMON |
| 3N 10 28 CA TAX LOT 2100 | GARY L. & MARYLOU ANDES |
| 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 401 | CITY OF MANZANITA |
| 3N 10 29 AD TAX LOT 404 | CITY OF MANZANITA |
| 3N 10 29 AD TAX LOT 405 | MANZANITA MINI STORAGE, LLC |
| 3N 10 29 AD TAX LOT 407 | JACK L. & BEVERLY J. SCOVEL |
| 3N 10 29 DA TAX LOT 4400 | CLASSIC STREET COTTAGES HOA |
| 3N 10 29 DA TAX LOT 8100 | COASTAL MAINTENANCE & PLUMBING, LLC |
| 3N 10 29 DA TAX LOT 8800 | WALTER DALE & SUSAN DIANE WALKER |

NOTE THAT AT THE TIME OF THIS SUBMISSION, ALL LOTS WITHIN HIGHLANDS 3 ARE STILL CONSIDERED TO BE UNDER PINE GROVE PROPERTIES OWNERSHIP AS THE PLAT HAS NOT YET BEEN FILED.

ONION PEAK DESIGN

11460 EVERGREEN WAY
 NEHALEM, OR 97131
 (503) 440-4403

ENCORE2110-EX.DWG

TENTATIVE SUBDIVISION FOR:
PINE GROVE PROPERTIES, INC.
ZOE POTTS

TRACT 'F', HIGHLANDS 3
 DEED BOOK 346, PAGE 194
 INSTRUMENT #2015-004894.

NE & SE 1/4 SEC. 29, NW 1/4, SEC. 28, T3N, R10W, W.M.
 TILLAMOOK COUNTY
 OCTOBER 18, 2021

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

