

HIGHLANDS 4

REPLAT OF TRACT 'F', HIGHLANDS 2 & INSTRUMENT #2015-004894, TILLAMOOK COUNTY DEED RECORDS. SE 1/4, SECTION 29, T3N, R10W, W.M. CITY OF MANZANITA, TILLAMOOK COUNTY, APRIL 18, 2022

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 PINE GROVE PROPERTIES, INC. AND ZOE ALEXANDRIA POTTS 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 15 LOTS, TRACTS 'K' THROUGH 'M' AND CREATE EASEMENTS E-12 THROUGH E-16 AS SHOWN ON THIS MAP. ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

JAMES P. PENTZ, PRESIDENT _____ ZOE ALEXANDRIA POTTS _____
PINE GROVE PROPERTIES, INC.

ACKNOWLEDGMENT

STATE OF _____ >
> S.S.
COUNTY OF _____ >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS _____ DAY OF _____, 2022 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.

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

ACKNOWLEDGMENT

STATE OF _____ >
> S.S.
COUNTY OF _____ >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS _____ DAY OF _____, 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ZOE ALEXANDRIA POTTS, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED ON THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON HER BEHALF AND HER SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HER 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 _____, 2022, 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 FOUND MONUMENTS (201) AND (205) BEARS NORTH 89°44'55" WEST, THE RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535) TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'F', HIGHLANDS 2 (MAP C-595), TILLAMOOK COUNTY SURVEY RECORDS AND THAT TRACT OF LAND DESCRIBED IN INSTRUMENT #2015-004894, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 15 LOTS, 3 TRACTS AND CREATE EASEMENTS E-12 THROUGH E-16 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 EAST BOUNDARY OF INSTRUMENT #2015-004894 WAS DETERMINED BY HOLDING RECORD ANGLE PER MAP B-2524 FROM MONUMENTS (201) AND (267). THE REMAINING BOUNDARIES OF SAID INSTRUMENT #2015-004894 WERE DETERMINED BY HOLDING FOUND MONUMENTS (201), (268), (269) AND (270) FOR POSITION AND MONUMENT (271) FOR LINE. THE NORTHEAST CORNER WAS DETERMINED BY INTERSECTING THE EAST AND NORTH BOUNDARIES. THE SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY OF MANZANITA ON THE ORDER DATED 1-26-22.

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 SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, FURTHER DESCRIBED AS FOLLOWS:

TRACT 'F', HIGHLANDS 2.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT THE ONE-ONE-QUARTER COMMON TO SECTIONS 28 AND 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, SAID POINT BEING MARKED BY A 3" BRASS DISK IN CONCRETE STAMPED "1/4 S29 S28 RS793 1970", SAID POINT BEING THE INITIAL POINT.

THENCE NORTH 89°44'55" WEST 299.95 FEET;

THENCE NORTH 0°11'59" EAST 40.97 FEET;

THENCE NORTH 53°46'57" EAST 140.77 FEET;

THENCE NORTH 58°28'16" EAST 220.35 FEET;

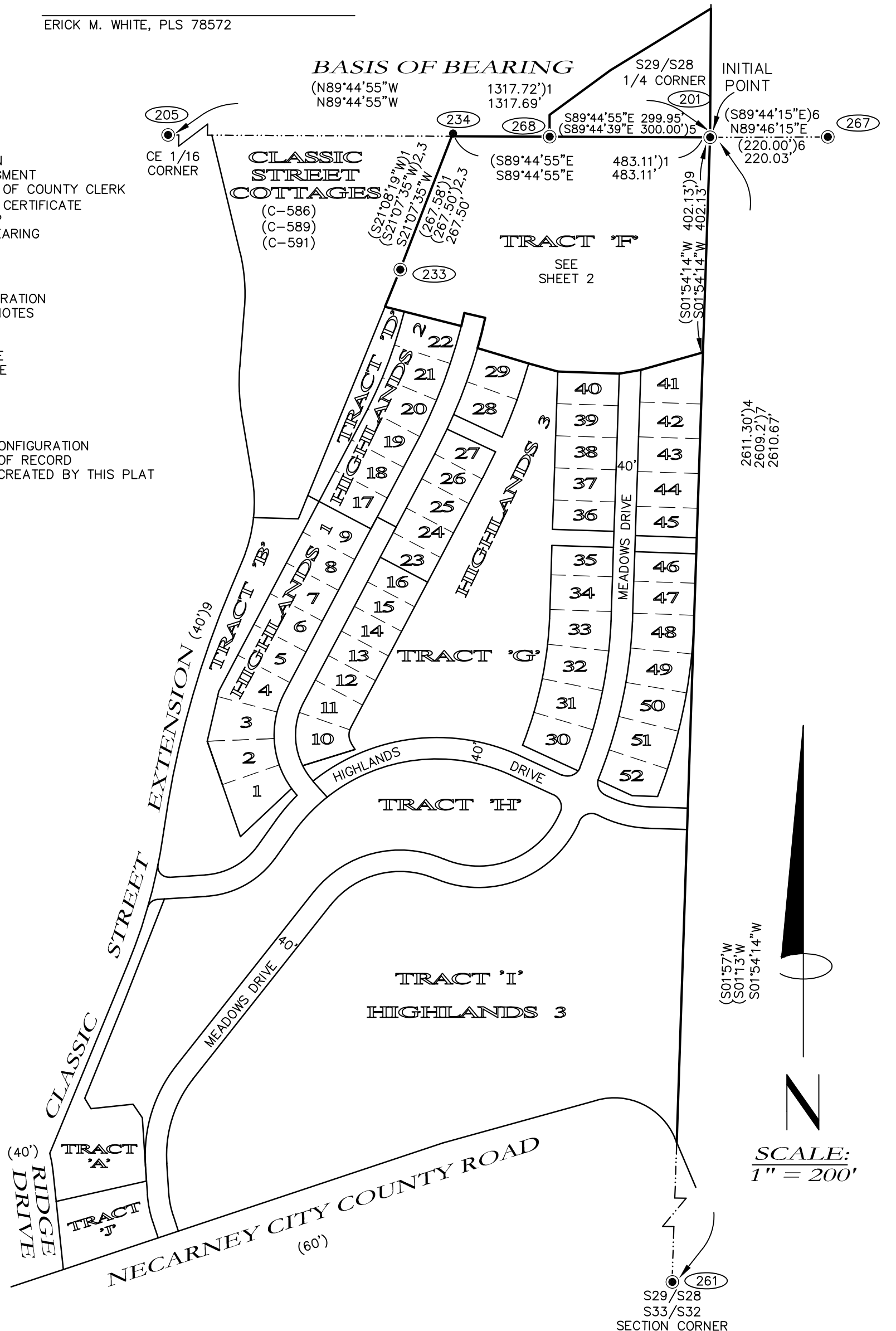
THENCE SOUTH 0°22'39" WEST 240.69 FEET TO THE INITIAL POINT.

ERICK M. WHITE, PLS 78572

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

SHEET 2
LOT CONFIGURATION
MONUMENT NOTES
LEGEND
LINE TABLE
CURVE TABLE
RADIAL TABLE
DETAIL 'A'

SHEET 3
EASEMENT CONFIGURATION
EASEMENTS OF RECORD
EASEMENTS CREATED BY THIS PLAT



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

SHEET 1 OF 3
ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

HIGHLANDS2204-S.DWG ENCORE.CGX #A2018

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