

BASIS OF BEARING

THE LINE BETWEEN MONUMENTS (203) AND (204) 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.

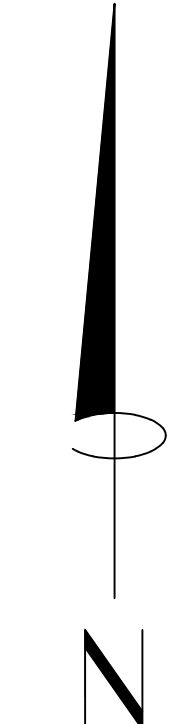
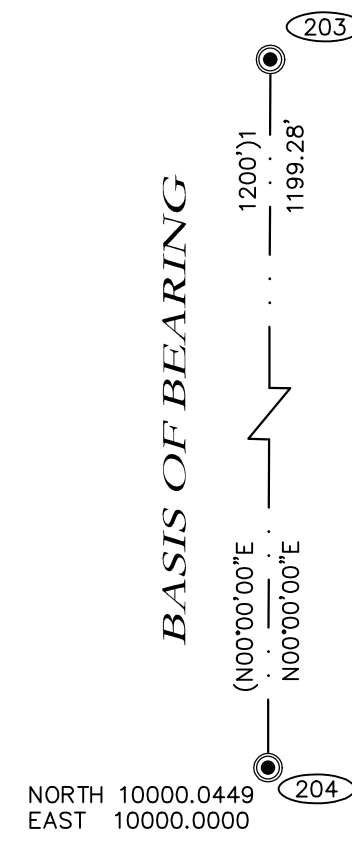
NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. FOR BOUNDARY INFORMATION, SEE MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS. THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS LAID OUT AS PER SAID MAP B-3666. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC FEATURES AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND UTILITY FEATURES AND UTILITY PAINT MARKS PLACED BY THE CORRESPONDING UTILITY AGENCIES VIA ONE-CALL AT THE TIME OF THE ORIGINAL TOPOGRAPHIC SURVEY IN 2017. SAID AGENCIES DO NOT GUARANTEE THEIR LOCATES TO BE FREE OF ERRORS OR OMISSIONS, THEREFORE, ONION PEAK DESIGN RESERVES THE SAME LIMITATIONS. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 19, 2023. PER FLOOD INSURANCE RATE MAP FOR THE CITY OF MANZANITA, OREGON (MAP 4105/00209F) DATED SEPTEMBER 28, 2018 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. ELEVATIONS ON THIS MAP ARE NAVD 1988.

MONUMENT NOTES

- (203) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL POINT FIRST ADDITION TO MANZANITA BEACH". SEE REWITNESS BIN #153, TILLAMOOK COUNTY SURVEY RECORDS.
- (204) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL POINT SECOND ADDITION TO MANZANITA BEACH". SEE REWITNESS BIN #154, TILLAMOOK COUNTY SURVEY RECORDS.
- (559) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" IN CALCULATED POSITION. SEE MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.
- (560) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" IN CALCULATED POSITION. SEE MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.

FOR ADDITIONAL MONUMENT DETAILS AND SOUTH LINE ENCROACHMENTS, SEE MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.



SCALE:
1" = 20'

LEGEND

- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- v— INDICATES WATERLINE.
- SS— INDICATES SEWER LINE.
- SD— INDICATES STORM DRAIN LINE.
- OH— INDICATES OVERHEAD POWER.
- P— INDICATES UNDERGROUND POWER.
- UG— INDICATES UNDERGROUND FIBER OPTIC.
- /—/— INDICATES EDGE OF ASPHALT.
- ⊗ INDICATES WATER VALVE.
- ⊕ INDICATES POWER POLE.
- () INDICATES RECORD VALUE FROM MAP B-3666, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () INDICATES MEASURED VALUE.

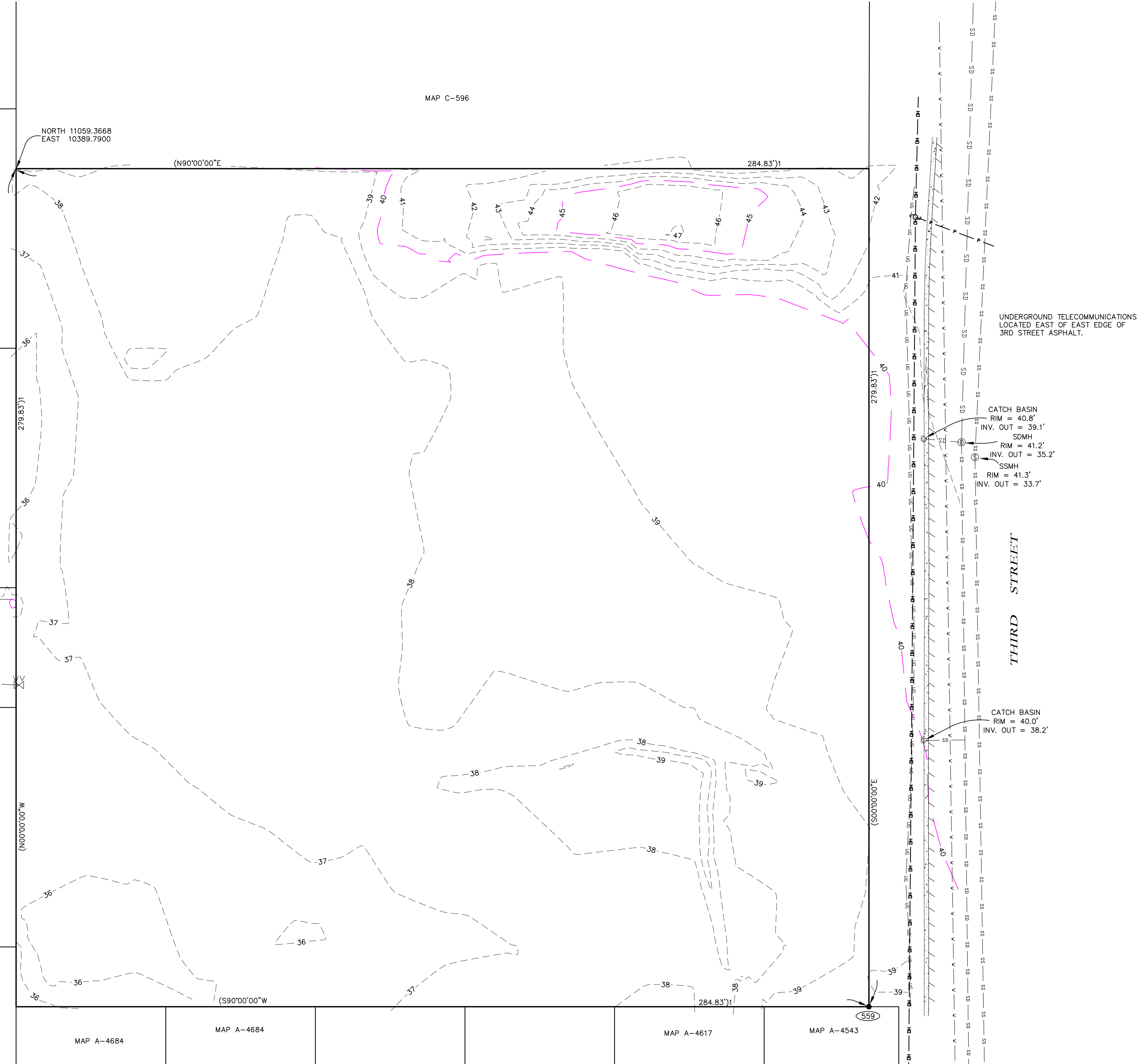
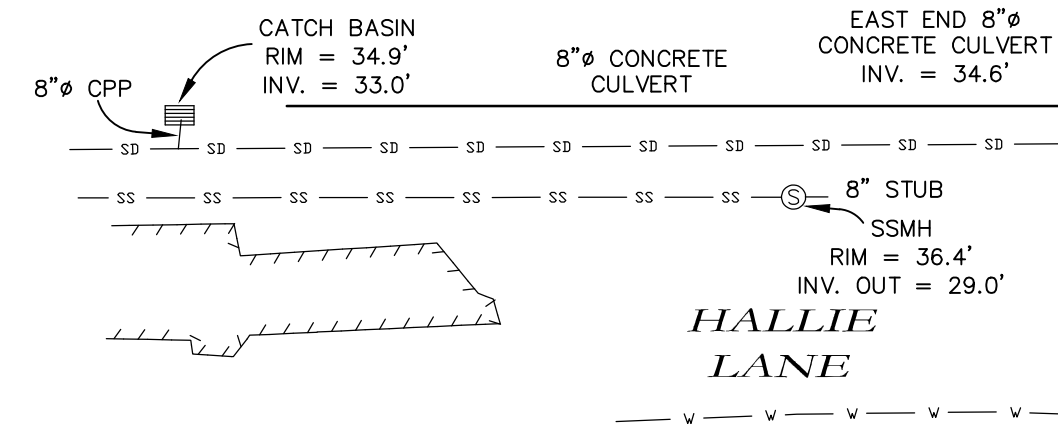
REGISTERED PROFESSIONAL LAND SURVEYOR
Eric M White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2024

TOPOGRAPHIC SURVEY FOR:
CITY CENTER DEVELOPMENT PARTNERS, LLC

A TRACT OF LAND AS DESCRIBED IN DEED BOOK 206, PAGE 249, TILLAMOOK COUNTY DEED RECORDS.
NE 1/4, SW 1/4, SECTION 29, T3N, R10W, W.M. TILLAMOOK COUNTY
MAY 24, 2023

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

*FAMB88 #A2023
CITY2305-T.DWG



UNDERGROUND TELECOMMUNICATIONS LOCATED EAST OF EAST EDGE OF 3RD STREET ASPHALT.

CATCH BASIN
RIM = 40.8'
INV. OUT = 39.1'
SDMH
RIM = 41.2'
INV. OUT = 35.2'
SDMH
RIM = 41.3'
INV. OUT = 33.7'

CATCH BASIN
RIM = 40.0'
INV. OUT = 38.2'