



April 3, 2025

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**VIA E-MAIL (LAMAN@CI.MANZANITA.OR.US;  
SGEBHART@CI.MANZANITA.OR.US))**

Leila Aman, City Manager  
Scott Gebhart, Planning & Building  
City of Manzanita  
167 S. 5th Street  
P.O. Box 129  
Manzanita, OR 97130

**Re: Appeal of Manzanita Pines (Planning File No. 25001): Second Open Record Period**

Dear Leila and Scott:

As you know, my office represents the applicants for the affordable, multi-family housing project (the “Project”), referred to as “Manzanita Pines.” The Planning Commission issued its order approving the Project on February 18, 2025 (the “Decision”), and an appeal of the Decision was filed on March 10, 2025.

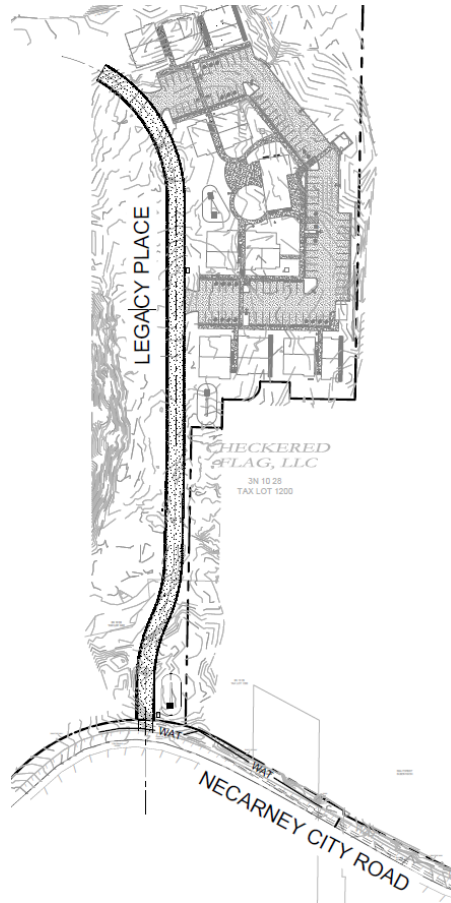
The City re-opened the record for receipt of new testimony and evidence during the period from March 21, 2025 through March 27, 2025. This letter responds to certain comments submitted during that open record period, relating to dedication and construction of the Loop Road and consistency with the City’s Comprehensive Plan.

In addition to these topics, public commenters have raised numerous other questions regarding the Project. The applicants appreciate the public’s and the City’s close attention to the details of the Project intend to provide additional information to address those questions in advance of the *de novo* hearing before the City Council.

## **1. Loop Road – Construction and Dedication**

The Project involves construction of a road, temporarily named “Loop Road,” that will extend from Necarney City Road to a location slightly north of the northern driveway for the Project. The applicants expect that the road will be renamed “Legacy Place.” The following Figure 1 shows the extent of Loop Road.

*Figure 1 – Map of “Loop Road,” to be named “Legacy Place”*



Certain commenters have argued that Loop Road will not be dedicated or constructed as required by the Notice of Decision for Planning File No. 24032 (the “Partition”), attached as Exhibit 1. To the contrary, **the Loop Road will be constructed and dedicated to the City as required by the Partition.**

The subject property and Loop Road are both located within the plat approved by the Partition. The subject property is Parcel 3 on the partition plat.<sup>1</sup> The Loop Road is located within a portion of Parcel 1 on the plat. The Partition required a 40-foot-wide access easement on Parcel 1, over Loop Road, to serve Parcel 3. The Partition further states that the 40-foot-wide access easement over Loop Road “will be dedicated and developed as a public street as the Parcels develop.” Partition, p. 3.

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<sup>1</sup> The subject property was part of a larger property (approximately 29.88 acres), formerly referred to as Tax Lot 1401. The Partition divided Tax Lot 1401 into three parcels, Parcels 1-3. The Tillamook County Interactive Web Map appears to now identify the subject property as Tax Lot 1403, but we have not confirmed that information through review of a current assessor map.

Consistent the Partition, the Planning Commission's Decision includes a condition requiring that:

No one structure shall be occupied until such time the proposed  
"Loop Road" is platted and dedicated to the public

Decision, Condition D. The property owner is seeking permit approval from the City to construct Loop Road and has submitted plans for the City's review and approval. The road will be constructed to the meet City's street standards and is expected to be completed by July. To the extent that the Decision does not already clearly require construction and dedication of Loop Road prior to building occupancy, the applicants have no objection to the City Council including a condition of approval with that requirement.

## **2. Loop Road – Further West Extension**

As noted and shown on Figure 1 above, Loop Road will be constructed from Necarney City Road to a location slightly north of the northern driveway for the Project. Certain comments have claimed that the City's Subdivision Ordinance No. 95-5 ("Subdivision Ordinance") requires Loop Road to be extended to the western border of the subject property or even further to Meadow Drive. These comments misread the Subdivision Ordinance.

Subdivision Ordinance Section 39(4), Future Street Extension, states: "[w]here necessary to give access to, or permit a satisfactory future division of adjoining land, streets shall extend to the boundary of the subdivision or partition, and the resulting dead-end streets may be approved without a turn-around." Notably, Section 39(4) requires extension to the boundary of a subdivision or partition *only* where "necessary to give access to, or permit a satisfactory future division of adjoining land."

Extension of the Loop Road is not necessary to give access to or allow future division of the properties within the Partition. The subject property (Parcel 3) has access from Necarney City Road. Parcel 2 likewise has frontage on Necarney City Road. Loop Road is located within Parcel 1, which has access from Meadow Drive. There is no requirement that Loop Road connect to Meadow Drive. Moreover, extending Loop Road now would limit substantially flexibility of future development of Parcels 1 and 2.

In short, there is nothing in the Partition or in the Subdivision Ordinance that requires further extension of Loop Road and doing so would inhibit potential future development of the properties within the Partition.

## **3. Consistency with Comprehensive Plan Policies and Zoning Objectives**

Certain public comments have also argued that the Project is inconsistent with the City's Comprehensive Plan policies and zoning objectives. When considering a planned unit development, MZO 4.136(3)(c)(2) directs the City to seek to determine that "development will

not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area, particularly with regard to dune stabilization, geologic hazards and storm drainage.”<sup>2</sup>

This Project both implements the Comprehensive Plan and fulfills the objective of the SR-R zone to “allow greater freedom and flexibility in site design, setbacks, and use of open space.” Manzanita Zoning Ordinance 95-5 (MZO) 3.030(1).

#### The Project is Consistent with Comprehensive Plan Policies for Housing

The Comprehensive Plan’s Housing goal is to “*provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Area.*” The Project advances this goal by implementing the following Housing policies:

- “2. *The City supports the efforts of . . . public, private and non-profit entities to provide needed low and moderate income housing[.]*”

The City annexed the subject property in 2024, and at that time, the Planning Commission recognized the need to create moderate income/workforce housing for the community. Order – File No. 24007, p. 7. The Project is a private low-income housing project that is directly aligned with the City’s policy to support such development.

- “4. *The City shall encourage innovative design techniques such as cluster development in order to promote the preservation of open space, to lower the cost of public facilities, and to maintain vegetative cover.*”

The Project capitalizes on the ability to implement innovative design techniques in the SR-R zone, by clustering development in the southern portion of the subject property. The Project design promotes the preservation of a large swath of open space in the northern portion of the property, consistent with this policy.

#### The Project is Consistent with Comprehensive Plan Policies for Land Use

The Project likewise advances the Comprehensive Plans’s Land Use policies for the SR-R zone. The City recently annexed and applied the SR-R zone to the Property. The SR-R zone “allow[s] for greater freedom and flexibility in site design, setbacks, and the use of open space than in

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<sup>2</sup> State law allows local governments to “adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing, on land within an urban growth boundary.” ORS 197A.400(1) (emphasis added). Certain of the standards in MZO 4.136(3)(c) do not appear to be “clear and objective,” as those terms have been interpreted and applied by Oregon courts. The applicants are evaluating how ORS 197A.400(1) may affect the City’s ability to apply the standards in MZO 4.136(3)(c) to the Project.

medium and high density areas where standard platting has taken place.” Comprehensive Plan, p. 9.

The Project furthers this Comprehensive Plan policy by providing the multi-family housing and clustered design contemplated for the SR-R zone. As stated by the Planning Commission, the MZO “implements the City’s [Comprehensive] Plan and appropriately zoned the site for residential use.” Final Order, p. 8.

Certain comments claim that the Project should be denied because it is inconsistent with Objective 3 of the Goal for Residential Land Uses, General, to “[p]rotect the character and quality of existing residential area and neighborhoods from incompatible new development.” These comments assume that the Project is incompatible with existing residential neighborhoods. It is not.

“Incompatible” means incapable of association or harmonious coexistence. Nothing about the Project makes it incapable of existing harmoniously with existing neighborhoods.

The Project is a residential use in a zone designated for mixed residential and recreational uses. The multi-family, affordable housing project will not generate noise, odor, traffic, or any other impacts that are incompatible with neighboring residential use. The Project does not propose a density greater than the maximum density allowed for the zone. Nor does the Project propose development that exceeds the natural capacity of the subject property. Indeed, the applicants undertook extensive due diligence to ensure that the Project is designed to avoid impacts to sand dunes and geologic hazards and to properly accommodate stormwater drainage.

Although the Project involves two- and three-story buildings that are larger than the single-family homes in the adjacent neighborhood, that difference in scale does not cause the Project to be “incompatible.” Compatible does not mean identical. Such interpretation of “compatibility” would preclude *ever* locating multi-family housing adjacent to single-family housing. Some interested parties have asked for construction of a privacy fence along the eastern edge of the Project, to further limit any visual impacts of the Property. The applicants would be glad to provide a privacy fence at the City’s direction.

In sum, the Project is entirely consistent with the City’s Comprehensive Plan goals for housing and land use. The applicants appreciate the opportunity to present additional information addressing public comments in the record, and we continue to look forward to presenting the Project to the City Council, where we will respectfully request that the City Council affirm the Planning Commission’s Decision.

Leila Aman & Scott Gebhart  
April 3, 2025  
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Very truly yours,

A handwritten signature in blue ink, appearing to read "Dana L. Krawczuk", with a long horizontal flourish extending to the right.

Dana L. Krawczuk

Exhibit 1: Partition Decision (Planning File No. 24032)

## Exhibit 1



## CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129  
Phone (503) 812-2514 | Fax (503) 368-4145 | TTY Dial 711  
planning@ci.manzanita.or.us

### NOTICE OF DECISION

PLANNING FILE #24032

Partition

- A. APPLICANT: Pine Grove Properties, Inc. (Owner – Pine Grove Properties, Inc).
- B. PROPERTY LOCATION: The property is located at the east end of Meadows Drive while Necarney City County Road borders the site along the south. There is no site address, and the County Assessor places the property within Township 3 North; Range 10 West; Section 28; Tax Lot #1401.
- A. PARCEL SIZE: 29.63 acres.
- B. EXISTING DEVELOPMENT: The vacant site fronts along two public streets and public sewer and water service may be extended to serve the property.
- C. ZONING: Medium Density Residential Zone (R-2) – 17.09 acres; Special Residential/Recreation Zone (SR-R) – 12.54 acres. All R-2 land is located outside City limits but within the Urban Growth Area. All SR-R zoned is located within the Manzanita City limits.
- D. ADJACENT ZONING AND LAND USE: Property to the east and south are in Tillamook County and designated RMD. To north lies C-1 zoned land located along US Highway 101 and containing a mix of commercial uses. All remaining adjacent property is zoned SR-R and contains a mix of open space and residential development.
- E. REQUEST: The applicants are requesting approval to Partition the property into three parcels.
- F. DECISION CRITERIA: Approval or denial of this request is subject to the standards listed in Ordinance 95-5, Sections 24 to 51; Ordinance 95-4, Medium Density Residential Zone (R-2) Section 3.010; and Special Residential/Recreation Zone (SR-R) standards in Section 3.030.

## II. CRITERIA AND FINDINGS – PARTITION

- A. The applicant wishes to divide the subject property into three parcels. Parcel 3 will be located on the northeast corner of the site and contain 4.60 acres while Parcel 2 is located on the south end and will contain 5.59 acres. Both proposed Parcels will retain the SR-R zoning. Parcel 1 will contain the remainder of the property and be split zoned between the R-2 zone (17.09 acres) and the SR-R zone (2.35 acres). Included in Parcel 1 is an anticipated 40-foot public access to be dedicated and developed at such time the Parcels are developed. As an interim measure, this 40-foot “stem” provides access to Parcel 3. This request is limited to the proposed partition and does not include a concurrent development proposal.
- B. The partition application must address provisions in Sections 24 through 37. Section 24 establishes the minimum standards (includes previously noted Sections 37 through 51) and allows the approval of a street under certain circumstances.

FINDINGS: The report reviews compliance with the Partition requirements as well as compliance with Sections 38 through 51. For the record, the proposed partition does not create a public street, but Parcel 1 provides a 40-foot wide “stem” reserved for future public street development.

- C. Section 25 establishes the requirements for a partition and allows an administrative review of the request.

FINDINGS: The applicants submitted the required material to allow review of the application. Per subsection 1., “(A)t the discretion of the City Manager, a land partition request may be approved administratively.” The Manzanita City Manager agreed to have staff review the application administratively. While processed as an administrative review, the request remains subject to all applicable criteria and requirements for a review held by the Planning Commission.

- D. Sections 26 through 29 establishes the map scale requirements, information requirements on the tentative map, supplemental data needs, and filing fees. For the record, the submitted material complies with these provisions.
- E. Sections 30 through 37 establishes requirements for a final plat. This includes submission, form, and information on the plat, supplemental data, technical review and final approval, bonding requirements, and filing of the document. These



requirements apply to submittal of the final plat and are applied at that time.

- F. Sections 38 through 51 address the General Regulations and Design Standards. Section 38 notes states “. . . a land division, whether by a subdivision, creation of a street, or a partitioning, shall conform to any development plans, shall take into consideration any preliminary plans made in anticipation thereof, and shall conform to the design standards established by this ordinance.” The following Sections address compliance with these provisions.
- G. Section 39 establishes street requirements while Section 40 addresses utility easements. For the record, Parcel 1 includes an area that will eventually be dedicated and improved as a public street. As an interim measure, this will operate as an easement accessing Parcel 3.

- H. Section 41 establishes the minimum standards for the building sites:

- 1. Size and Shape. The size, width, shape, and orientation of building sites shall be appropriate for the location of the land division considering all environmental features and for the type of development and use contemplated and conform to the standards of the zone in which they are located. Each lot shall have an identifiable building site.

FINDINGS: The minimum lot size requirements in SR-R zone reference standards in the R-3 zone [Section 3.030(4)(b)]. The R-3 zone requires a minimum lot area of 5,000 square feet with a 40-foot minimum width and 90-foot minimum depth. Both Parcel 2 and Parcel 3 exceed these minimum requirements as does the SR-R portion of Parcel 1.

Section 3.010(3) of the R-2 zone requires a minimum lot area of 5,000 square feet with a 40-foot minimum width and 90-foot minimum depth. The R-2 portion of Parcel 1 exceeds.

- 2. Access. Each lot and parcel shall abut upon a street other than an alley for a width of at least 25 feet.

FINDINGS: Parcels 1 and 2 retain the necessary street frontage. A 40-foot-wide strip provides an access easement to Parcel 3 and will be dedicated and developed as a public street as the Parcels develop.

- 3. Through Lots and Parcels. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent non-residential activities or to overcome specific disadvantages of topography and orientation.

FINDINGS: The partition does not create a through lot.

4. Lot and Parcel Side Lines. The lines of lots and parcels, as far as is practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.

FINDINGS: The lot lines are somewhat unusual; however, they conform to the boundaries of the land recently annexed into the City and therefore acceptable.

5. Character of the Land. Land which the Planning Commission finds to be unsuitable for subdivision or partitioning due to geologic hazard, flooding, improper drainage, steep slopes, adverse soil conditions or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision or partition and/or its surrounding areas, shall not be subdivided or partitioned unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of the city staff, to solve the problems created by the unsuitable land conditions.

FINDINGS: Two prior annexations and zone changes established the subject area, resulting in the current proposal to divide vacant land. Based on the sheer acreage, the above-identified factors are currently not an issue but can be addressed as development occurs on the vacant Parcels.

- I. Section 42 addresses block size. For the record, this partition does not create developable blocks as found in a subdivision.
- J. Per Section 43, any remaining undeveloped land must be situated or of sufficient size to allow further development. All three vacant Parcels are sufficient size, with more than adequate access, to ensure efficient urban level development on the site.
- K. Sections 44 through 46 address water courses, land for public purposes, unsuitable land, and wetlands.

FINDINGS: There are no riparian issues or wetland issues that would limit the partition. Neither is the land unsuitable for the intended purpose of either the R-2 or SR-R zones, both of which allow residential development.

- L. Sections 48 through 51 address improvement standards and requirements, monumentation, and survey requirements.

FINDINGS: Improvements will be required for each Parcel when a project plan is submitted for the site's development.

### III. DECISION AND CONDITIONS OF APPROVAL

The City of Manzanita finds the submitted application complies with the applicable decision criteria and hereby APPROVES the Partition application subject to the following Conditions of Approval:

- A. A registered land surveyor shall submit a final partitioning plat, complying with provisions in ORS Chapter 92. The final plat shall comply with the following:
  - 1. The final shall conform with the submitted partition plan and shall include a minimum 40-foot-wide access easement on Parcel 1 to serve Parcel 3.
  - 2. Completion, submittal, and recording of the final partitioning plat, and development of the vacant parcel, shall comply with the requirements contained in the City of Manzanita Ordinance 95-5.
  - 3. The applicants shall record the final partitioning plat in the Tillamook County Assessor's Office within two years of the final date of approval.
- B. Compliance with the Conditions of Approval shall be the sole responsibility of the applicants.

### IV. OTHER PERMITS AND RESTRICTIONS

The Applicants are advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Manzanita land use and review and approval process does not take the place of or relieve the Applicants of responsibility for acquiring such other permits or satisfy any restrictions or conditions. Further, the land use permit approval does not remove, alter, or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

### V. APPEALS

This action will become official in 10 days from the mailing of this decision. If you disagree with the decision or conditions of approval, you may appeal the decision. The Manzanita Planning Commission will hear the appeal. The City must receive the appeal at the Manzanita City Hall by:

5:00 P.M., \_\_\_\_\_ August 24, 2024.

Should you wish to appeal this action, or have any questions regarding this project, please contact City Hall, at (503) 812-2514, for further information.

Respectfully,



\_\_\_\_\_  
August 13, 2024

Leila Aman

Date

City Manager

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS SHOW THE PROPOSED PARTITION OF THE SUBJECT PROPERTY AS PER THE CLIENT'S REQUEST. ITEMS 1 THROUGH 14, SECTION 27 OF THE CITY OF MANZANITA LAND PARTITIONING STANDARDS ARE SHOWN HEREON UNLESS OTHERWISE NOTED BELOW.

5. NO WATER BODIES OR WETLANDS EXIST ON THE SUBJECT PROPERTY.

6. NO CONTOUR LINES OF THE SUBJECT PROPERTY ARE AVAILABLE FROM THE CITY OF MANZANITA.

7. THERE ARE NOT ANY EXISTING BUILDINGS ON THE SUBJECT PROPERTY.

12. NO GRADING PLAN HAS BEEN PREPARED AT THIS POINT AS NO GRADING IS NECESSARY TO PHYSICALLY COMPLETE THE PARTITION. GRADING PLAN WILL BE PROVIDED AT THE TIME OF DESIGN/CONSTRUCTION OF INDIVIDUAL HOMES IF NECESSARY.

13. THE GEOLOGIC HAZARD REPORT WILL BE PROVIDED AS NECESSARY WHEN DEVELOPMENT IS PROPOSED.

14. AN EROSION CONTROL PLAN WAS NOT PREPARED AS GRADING IS NOT REQUIRED TO PHYSICALLY COMPLETE THE PARTITION.

THE UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED UPON VISUAL INSPECTION AND ASBUILTS.

OWNER INFORMATION

THE OWNER OF THE SUBJECT PROPERTY IS:  
PINE GROVE PROPERTIES, INC  
PO BOX 569  
MANZANITA, OR 97130

EASEMENTS BEING CREATED

E-1 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. TO BE DEDICATED TO THE PUBLIC, STREET NAME TO BE DETERMINED.

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

EXISTING EASEMENTS OF RECORD

EX. EASE: NON-EXCLUSIVE UTILITY EASEMENTS FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

CONTIGUOUS OWNERS

3N 10 28 TAX LOT 1200	LOWER NEHALEM COMMUNITY TRUST
3N 10 28 B TAX LOT 2400	LOWER NEHALEM COMMUNITY TRUST
3N 10 28 B TAX LOT 2407	PINE GROVE PROPERTIES INC
3N 10 28 B TAX LOT 2600	COVENANT COMMUNITY CHURCH
3N 10 28 CA TAX LOT 1500	STEPHEN J & CERRA 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 OVIATT
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 CB TAX LOT 700	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 800	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 900	ANDREW CLINTON STEIGLER & NATALIE SABRINA JOELLE METZGER
3N 10 28 CB TAX LOT 1000	JASON R & CARRIE A LUSE
3N 10 28 CB TAX LOT 1100	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 1200	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 1300	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 1400	ENCORE INVESTMENTS, LLC
3N 10 28 CB TAX LOT 1500	JEFFREY F DRESSER & DEBORAH A GALARDI
3N 10 28 CB TAX LOT 1600	ENCORE INVESTMENTS, LLC
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 D TAX LOT 100	PINE GROVE PROPERTIES INC
3N 10 29 DA TAX LOT 10000	PINE GROVE PROPERTIES INC
3N 10 29 DA TAX LOT 10100	CONNIE & AMY SIM CHAN
3N 10 29 DA TAX LOT 10200	SINDT-HAYS FAMILY TRUST, BRIAN J SINDT & BARBARA D HAYS
3N 10 29 DA TAX LOT 10300	BRIAN ESSIG
3N 10 29 DA TAX LOT 10400	JOHN & PERLA LEWIS TRUST, JOHN C & PERLA R LEWIS
3N 10 29 DA TAX LOT 10500	STEVEN M & JENNIFER G RAMMER
3N 10 29 DA TAX LOT 10600	MCARTHUR FAMILY JOINT REVOCABLE TRUST, JOE ALLEN & JO ANN MCARTHUR
3N 10 29 DA TAX LOT 10700	JANICE GAINES-EHLEN
3N 10 29 DA TAX LOT 11500	PINE GROVE PROPERTIES INC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	274.78'	226.87'	47°18'17"	S65°51'09"W	220.48'
C2	375.00'	75.08'	11°28'18"	N84°27'58"W	74.96'
C3	860.00'	97.37'	6°29'14"	S22°31'33"W	97.32'
C4	25.00'	38.88'	89°06'02"	S25°16'04"E	35.08'
C5	25.00'	46.10'	105°38'54"	N57°03'40"E	39.84'
C6	220.00'	323.01'	84°07'22"	S41°40'49"E	294.77'
C7	20.00'	31.42'	90°00'00"	S46°08'58"W	28.28'
C8	230.00'	40.57'	10°04'53"	N79°39'46"W	40.52'
C9	230.00'	208.57'	51°57'22"	S69°18'20"W	201.49'
C10	100.00'	158.28'	90°41'21"	S44°54'48"E	142.27'
C11	180.00'	283.94'	90°22'56"	S44°48'32"E	255.41'
C12	490.00'	7.18'	0°50'23"	S69°23'54"E	7.18'
C13	530.00'	10.51'	1°08'10"	S69°32'48"E	10.51'
C14	180.00'	144.39'	45°57'37"	S67°01'11"E	140.55'



**ONION PEAK  
DESIGN**

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

ENCODE2407-EX.DWG

TENTATIVE PARTITION FOR:  
**PINE GROVE  
PROPERTIES, INC**

TRACT 'O'  
HIGHLANDS 5  
SW 1/4, SECTION 28, T3N, R10W, W.M.  
TILLAMOOK COUNTY  
JULY 18, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erick M White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2026

