

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO 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 & 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 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	MARTHUR FAMILY JOINT REVOCABLE TRUST, JOE ALLEN & JO ANN MARTHUR
3N 10 29 DA TAX LOT 10700	JANICE GAINES-EHLEN
3N 10 29 DA TAX LOT 11500	PINE GROVE PROPERTIES INC

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'	330.15'	85°58'55"	S42°36'31"E	300.03'
C7	20.00'	31.42'	90°00'00"	S46°08'58"W	28.28'
C8	230.00'	249.14'	62°03'48"	S74°21'33"W	237.14'
C9	100.00'	158.28'	90°41'21"	S44°54'48"E	142.27'
C10	180.00'	139.56'	44°25'19"	N21°49'43"W	136.09'
C11	490.00'	7.18'	0°50'23"	S69°23'54"E	7.18'
C12	530.00'	10.51'	1°08'10"	S69°32'48"E	10.51'
C13	270.00'	99.06'	21°01'17"	N79°29'21"W	98.51'

REGISTERED PROFESSIONAL LAND SURVEYOR
Erick M White
 OREGON
 APRIL 28, 2014
 ERICK M. WHITE
 78572
 RENEWS 6/30/2026

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

ENCORE2407-EX.DWG

TENTATIVE PARTITION FOR:
PINE GROVE PROPERTIES, INC

TRACT '0'
 HIGHLANDS 5
 SW 1/4, SECTION 28, T3N, R10W, W.M.
 TILLAMOOK COUNTY
 DECEMBER 4, 2024

