

HIGHLANDS 5

REPLAT OF TRACT 'M', HIGHLANDS 4 & BOOK 346, PAGE 194, TILLAMOOK COUNTY
DEED RECORDS. NW 1/4, SW 1/4 OF SECTION 28 & NE 1/4, SE 1/4 OF SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 22, 2022

APPROVALS

STATE OF OREGON >
>S.S.
COUNTY OF TILLAMOOK >
EXAMINED AND APPROVED BY THE FOLLOWING:

Wendy Kim JANUARY 5TH, 2023 Ba Sandra Arson 1-5-23
TILLAMOOK COUNTY SURVEYOR DATE TILLAMOOK COUNTY ASSESSOR DATE

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.
Daniel Deputy 1-5-23 David 1/5/2023
TILLAMOOK COUNTY TAX COLLECTOR DATE TILLAMOOK COUNTY COMMISSIONER DATE

Quinn Skoar 1/5/23
TILLAMOOK COUNTY COMMISSIONER DATE

Lyndia 12-28-22
PLANNING COMMISSION CHAIRPERSON DATE
CITY OF MANZANITA

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT PINE GROVE PROPERTIES, INC. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 15 LOTS, TRACT 'N' AND CREATE EASEMENTS E-17 THROUGH E-23 AS SHOWN ON THIS MAP. ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

James P. Pentz
JAMES P. PENTZ, PRESIDENT
PINE GROVE PROPERTIES, INC.



ACKNOWLEDGMENT

STATE OF Arizona >
> S.S.
COUNTY OF Maricopa >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 10th DAY OF December, 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.

Angela Kacer 12/10/2022
NOTARY'S SIGNATURE DATE

Angela Kacer
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - Arizona COMMISSION NO.: 623912
STATE

MY COMMISSION EXPIRES: April 01 2026
FULL NAME OF MONTH, 2 DIGIT DATE AND COMPLETE YEAR

CERTIFICATE OF COUNTY CLERK

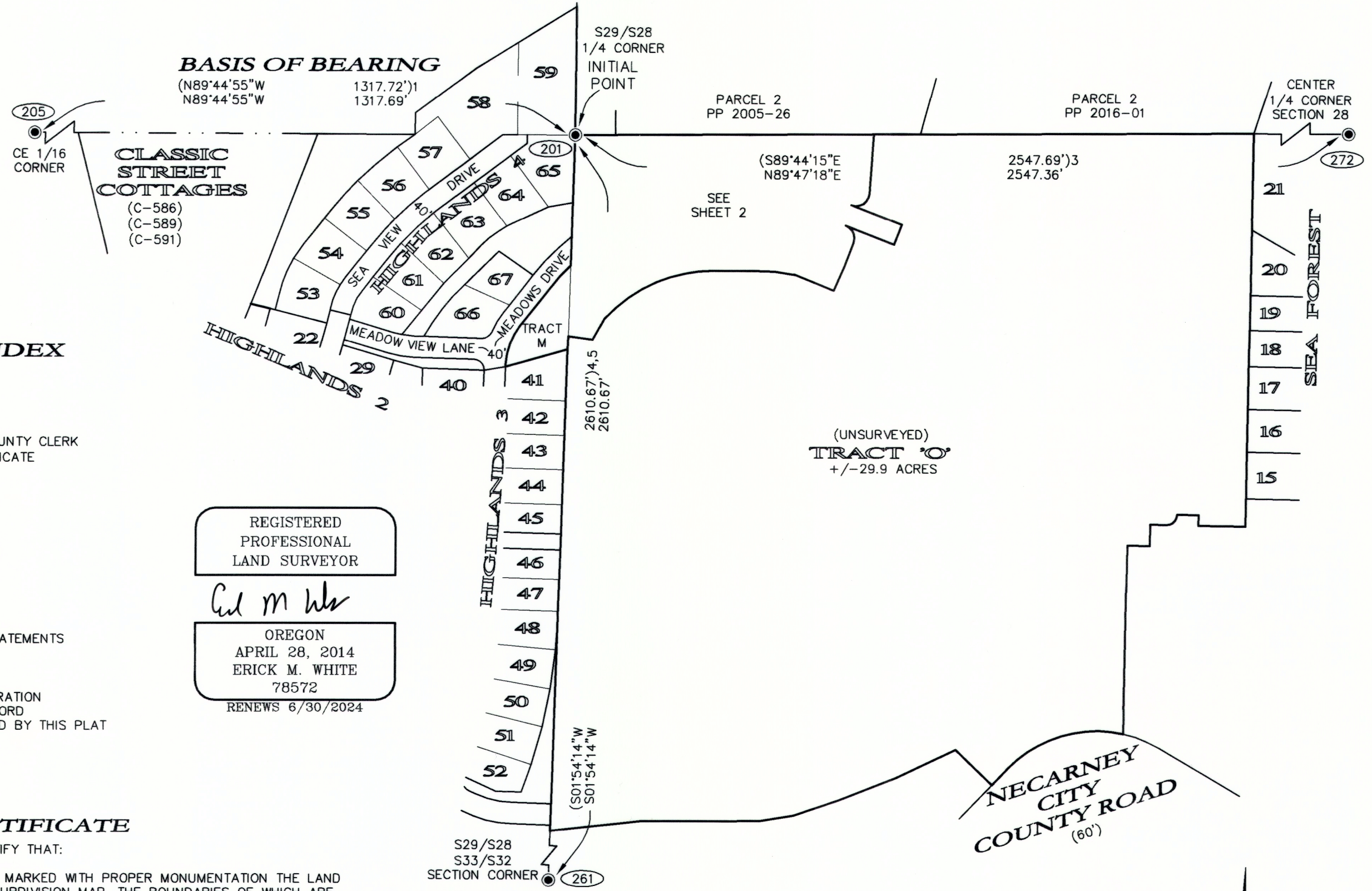
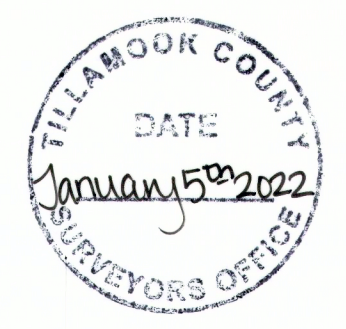
STATE OF OREGON >
> S.S.
COUNTY OF TILLAMOOK >

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-1385 OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED January 5, 2023 AT 3:07 O'CLOCK AS INSTRUMENT NO. 2023-41

Christy Biggs, Chief Deputy
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
ERICK M. WHITE, PLS 78572



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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M. White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2024

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 SOUTHWEST ONE-QUARTER OF SECTION 28 AND THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE 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°47'18" EAST 558.94 FEET;
THENCE SOUTH 4°14'13" WEST 111.29 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 105°38'54" A DISTANCE OF 46.10 FEET (CHORD BEARS SOUTH 57°03'40" WEST 39.84 FEET);

THENCE SOUTHEASTERLY ALONG THE ARC OF A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS SOUTH 19°53'07" WEST) THROUGH A CENTRAL ANGLE OF 1°08'10" A DISTANCE OF 10.51 FEET (CHORD BEARS SOUTH 69°32'48" EAST 10.51 FEET);

THENCE SOUTH 68°58'43" EAST 90.31 FEET;

THENCE SOUTH 21°01'17" WEST 40.00 FEET;

THENCE NORTH 68°58'43" WEST 90.31 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 490.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°50'23" A DISTANCE OF 7.18 FEET (CHORD BEARS NORTH 69°23'54" WEST 7.18 FEET);

THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS SOUTH 20°10'55" WEST) THROUGH A CENTRAL ANGLE OF 89°06'02" A DISTANCE OF 38.88 FEET (CHORD BEARS SOUTH 25°16'04" EAST 35.08 FEET);

THENCE SOUTHWESTERLY ALONG THE ARC OF AN 860.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°29'14" A DISTANCE OF 97.37 FEET (CHORD BEARS SOUTH 22°31'33" WEST 97.32 FEET);

SURVEYOR'S CERTIFICATE CONTINUED

THENCE NORTH 68°08'25" WEST 79.15 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 11°16'10" WEST) THROUGH A CENTRAL ANGLE OF 11°28'18" A DISTANCE OF 75.08 FEET (CHORD BEARS NORTH 84°27'58" WEST 74.96 FEET);

THENCE SOUTH 89°47'53" WEST 79.61 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF A 274.78 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47°18'17" A DISTANCE OF 226.87 FEET (CHORD BEARS SOUTH 65°51'09" WEST 220.48 FEET);

THENCE SOUTH 29°35'21" WEST 44.84 FEET;

THENCE NORTH 82°55'52" WEST 45.65 FEET;

THENCE SOUTH 1°54'14" WEST 24.25 FEET;

THENCE SOUTH 74°17'45" WEST 120.65 FEET;

THENCE NORTH 1°54'14" EAST 3.94 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°18'08" A DISTANCE OF 79.20 FEET (CHORD BEARS NORTH 20°03'18" EAST 77.88 FEET);

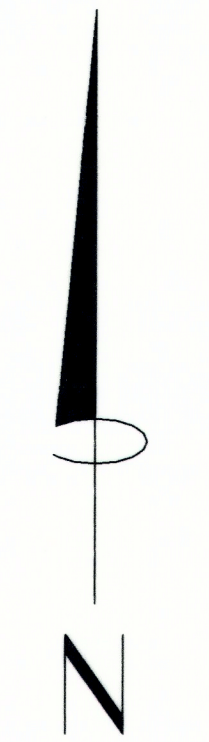
THENCE NORTH 38°12'22" EAST 88.66 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 389.78 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°38'36" A DISTANCE OF 58.80 FEET (CHORD BEARS NORTH 42°31'40" EAST 58.74 FEET);

THENCE NORTH 1°54'14" EAST 244.64 FEET TO THE INITIAL POINT.

Erick M. White
ERICK M. WHITE, PLS 78572

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



SCALE:
1" = 200'

HIGHLANDS 5

REPLAT OF TRACT 'M', HIGHLANDS 4 & BOOK 346, PAGE 194, TILLAMOOK COUNTY DEED RECORDS. NW 1/4, SW 1/4 OF SECTION 28 & NE 1/4, SE 1/4 OF SECTION 29, T3N, R10W, W.M. CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 22, 2022

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

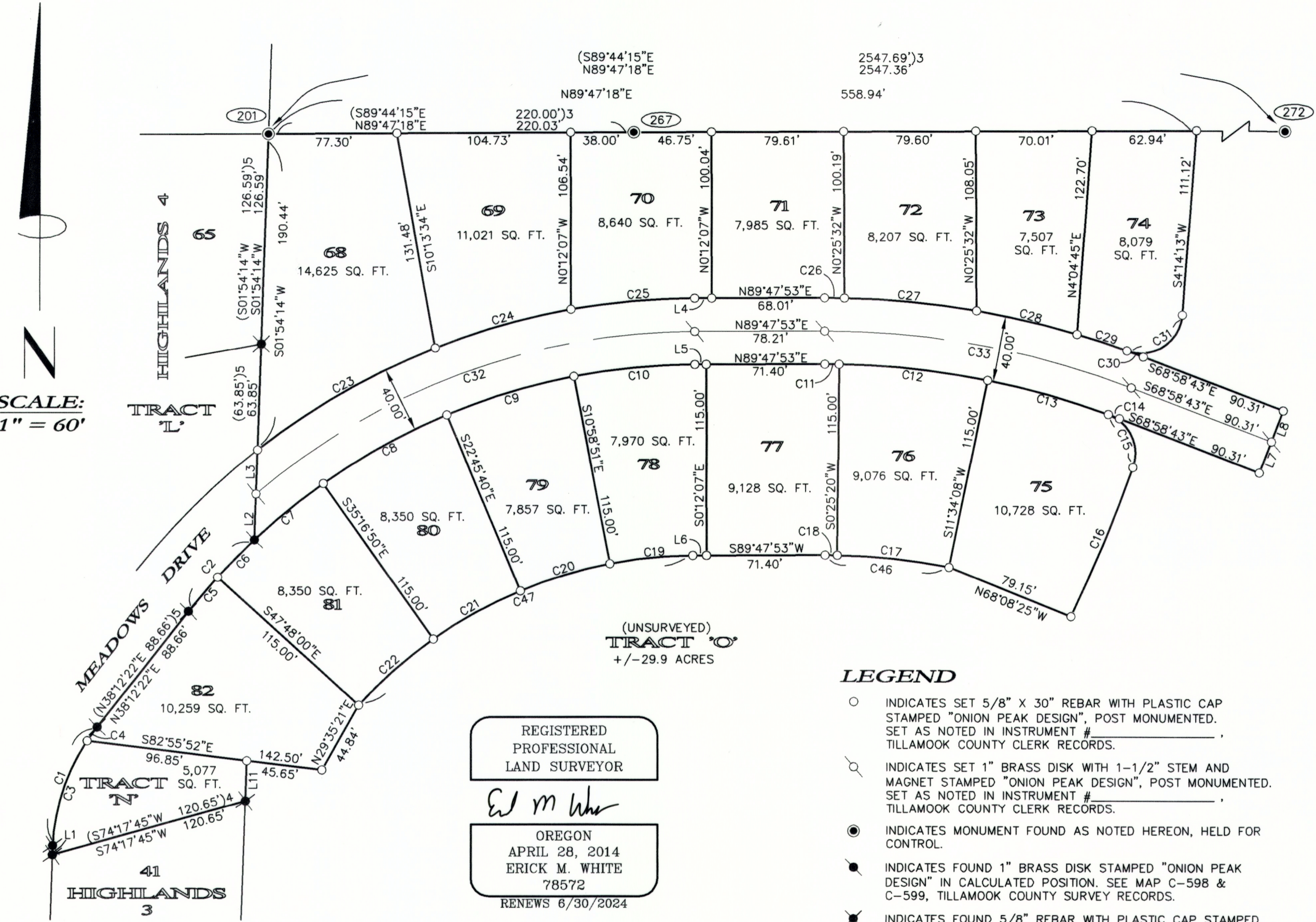
THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'M', HIGHLANDS 4 (MAP C-599), TILLAMOOK COUNTY SURVEY RECORDS AND THAT TRACT OF LAND DESCRIBED IN DEED BOOK 346, PAGE 194, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 15 LOTS, 1 TRACT AND CREATE EASEMENTS E-17 THROUGH E-23 AS SHOWN HEREON. THE EXTERIOR BOUNDARY OF SAID TRACT 'M' WAS LAID OUT BY HOLDING RECORD VALUES AND MONUMENTS FROM SAID MAP C-599. SEE MAP C-598 FOR ADDITIONAL DETAILS. THE NORTH AND WEST BOUNDARIES OF SAID BOOK 346, PAGE 194 WERE HELD AS THE CENTER SECTION LINE OF SECTION 28 AND THE WEST LINE OF SECTION 28. SAID SECTION LINES WERE LAID BY HOLDING FOUND MONUMENTS SHOWN HEREON. NO ATTEMPT WAS MADE TO DETERMINE THE EXTERIOR BOUNDARY OF THE REMAINING EXTERIOR BOUNDARY OF THE UNSURVEYED PORTION OF THE SUBJECT PROPERTY. THE SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY OF MANZANITA ON THE ORDER DATED 12-01-2022.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)5	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
C1	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
(C2)5	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C2	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C3	125.00'	68.97'	31°36'41"	N17°42'35"E	68.09'
C4	125.00'	10.23'	4°41'27"	N35°51'38"E	10.23'
C5	389.78'	27.17'	3°59'38"	N40°12'11"E	27.17'
C6	389.78'	31.63'	4°38'58"	N44°31'29"E	31.62'
C7	389.78'	53.54'	7°52'12"	N50°47'04"E	53.50'
C8	389.78'	85.17'	12°31'10"	N60°58'45"E	85.00'
C9	389.78'	80.14'	11°46'49"	N73°07'45"E	80.00'
C10	389.78'	73.33'	10°46'43"	N84°24'31"E	73.22'
C11	490.00'	8.60'	1°00'21"	S89°41'57"E	8.60'
C12	490.00'	90.10'	10°32'09"	S83°55'41"E	89.98'
C13	490.00'	75.62'	8°50'31"	S74°14'21"E	75.54'
C14	490.00'	7.18'	0°50'23"	S69°23'54"E	7.18'
C15	25.00'	38.88'	89°06'02"	S25°16'04"E	35.08'
C16	860.00'	97.37'	6°29'14"	S22°31'33"W	97.32'
C17	375.00'	67.73'	10°20'55"	N83°54'17"W	67.64'
C18	375.00'	7.35'	1°17'23"	N89°38'26"W	7.35'
C19	274.78'	50.29'	10°29'08"	S84°15'43"W	50.22'
C20	274.78'	56.50'	11°46'49"	S73°07'45"W	56.40'
C21	274.78'	60.04'	12°31'10"	S60°58'45"W	59.92'
C22	274.78'	60.04'	12°31'10"	S48°27'35"W	59.92'
C23	429.78'	123.68'	16°29'16"	N60°12'50"E	123.25'
C24	429.78'	85.14'	11°21'01"	N74°07'58"E	85.00'
C25	429.78'	74.84'	9°59'24"	N84°48'11"E	74.84'
C26	530.00'	11.99'	1°17'46"	S89°33'15"E	11.99'
C27	530.00'	80.09'	8°39'30"	S84°34'37"E	80.02'
C28	530.00'	62.13'	6°43'00"	S76°53'22"E	62.09'
C29	530.00'	31.60'	3°24'59"	S71°49'23"E	31.60'
C30	530.00'	10.51'	1°08'10"	S69°32'48"E	10.51'
C31	25.00'	46.10'	105°38'54"	N57°03'40"E	39.84'
C32	409.78'	287.59'	40°12'41"	N69°41'32"E	281.73'
C33	510.00'	188.91'	21°13'25"	S79°35'25"E	187.84'
C34	25.00'	31.95'	73°12'56"	S32°22'15"E	29.82'
C35	25.00'	39.96'	91°34'23"	S65°14'06"W	35.84'
C36	900.00'	190.08'	12°06'04"	S25°29'57"W	189.73'
C37	180.00'	57.19'	18°12'10"	S40°39'03"W	56.95'
C38	300.00'	127.39'	24°19'49"	S37°35'14"W	126.44'
C39	300.00'	32.50'	6°12'22"	S22°19'08"W	32.48'
C40	340.00'	36.83'	6°12'22"	N22°19'08"E	36.81'
C41	340.00'	144.38'	24°19'49"	N37°35'14"E	143.30'
C42	140.00'	44.48'	18°12'10"	N40°39'03"E	44.29'
C43	860.00'	86.76'	5°46'48"	N28°39'34"E	86.72'
C44	860.00'	75.70'	5°02'37"	N28°17'28"E	75.68'
C45	274.78'	25.29'	5°16'23"	N76°22'58"E	25.28'
C46	375.00'	75.08'	11°28'18"	N84°27'58"W	74.96'
C47	274.78'	226.87'	47°18'17"	S65°51'09"W	220.48'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)5	N1°54'14"E	3.94'
L1	N1°54'14"E	3.94'
(L2)5	N1°54'14"E	27.65'
L2	N1°54'14"E	27.65'
(L3)5	N1°54'14"E	26.55'
L3	N1°54'14"E	26.55'
L4	N89°47'53"E	10.19'
L5	N89°47'53"E	6.81'
L6	S89°47'53"W	8.21'
L7	N21°01'17"E	20.00'
L8	N21°01'17"E	20.00'
L9	S68°58'43"E	7.34'
L10	N68°08'25"W	7.08'
L11	S1°54'14"W	24.25'

RADIAL TABLE		
CURVE	END	BEARING TO RADIUS
C17	EAST	S11°16'10"W
C22	SOUTH	S47°48'00"E
C23	WEST	S38°01'48"E
C32	WEST	S40°24'48"E

SCALE: 1" = 60'



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

LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", POST MONUMENTED. SET AS NOTED IN INSTRUMENT # _____, TILLAMOOK COUNTY CLERK RECORDS.
- INDICATES SET 1" BRASS DISK WITH 1-1/2" STEM AND MAGNET STAMPED "ONION PEAK DESIGN", POST MONUMENTED. SET AS NOTED IN INSTRUMENT # _____, TILLAMOOK COUNTY CLERK RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES FOUND 1" BRASS DISK STAMPED "ONION PEAK DESIGN" IN CALCULATED POSITION. SEE MAP C-598 & C-599, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN". HELD FOR POSITION AS PER MAPS C-598 & C-599, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- (1) INDICATES RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535), TILLAMOOK COUNTY SURVEY RECORDS.
- (2) INDICATES RECORD VALUE FROM MAP B-730, TILLAMOOK COUNTY SURVEY RECORDS.
- (3) INDICATES RECORD VALUE FROM MAP B-2524, TILLAMOOK COUNTY SURVEY RECORDS.
- (4) INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 3 (MAP C-598), TILLAMOOK COUNTY SURVEY RECORDS.
- (5) INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 4 (MAP C-599), TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO () OR < > INDICATES MEASURED VALUE.

MONUMENT NOTES

- (201) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "1/4 S29 S28 RS793 1970". SEE REWITNESS BOOK 8, PAGE 160, TILLAMOOK COUNTY SURVEY RECORDS.
- (205) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "RESET LS 49230 E 1/16 C-C S29 RS793 1970" AT NORTHEAST QUADRANT OF DIVISION STREET AND DORCAS LANE. SEE MAP A-7948, TILLAMOOK COUNTY SURVEY RECORDS.
- (261) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "S29 S28 S33 S32 RS793 1969". SEE REWITNESS BIN #151, TILLAMOOK COUNTY SURVEY RECORDS.
- (267) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC" 0.3' BELOW GROUND. HELD FOR POSITION. SEE MAP B-2524, TILLAMOOK COUNTY SURVEY RECORDS.
- (272) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "T3NR10W C1/4 S28 LS 793 1993". SEE REWITNESS BOOK 7, PAGE 165, TILLAMOOK COUNTY SURVEY RECORDS.

POST MONUMENTATION CERTIFICATION

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THE MONUMENTS OF THIS SUBDIVISION (DESCRIBED IN THE LEGEND AS POST MONUMENTED) WILL BE SET WITHIN 60 (SIXTY) DAYS OF COMPLETION OF UTILITY AND ROADWAY IMPROVEMENTS ASSOCIATED WITH THIS PLAT OR WITHIN ONE YEAR FROM THE DATE THAT THIS PLAT IS RECORDED, WHICHEVER COMES FIRST.

Erick M. White
 ERICK M. WHITE, PLS 78572

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH ORS 92.070(3)(b), THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN MARKED WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE ESTABLISHMENT OF SAID CORNERS AND IS RECORDED AS DOCUMENT NUMBER _____, TILLAMOOK COUNTY CLERK RECORDS.

TILLAMOOK COUNTY SURVEYOR _____ DATE _____

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

HIGHLANDS 5

REPLAT OF TRACT 'M', HIGHLANDS 4 & BOOK 346, PAGE 194, TILLAMOOK COUNTY DEED RECORDS. NW 1/4, SW 1/4 OF SECTION 28 & NE 1/4, SE 1/4 OF SECTION 29, T3N, R10W, W.M. CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 22, 2022

EASEMENTS OF RECORD

(SEE MAPS C-595 & C-598, TILLAMOOK COUNTY SURVEY RECORDS)

E-12 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-599.

E-13 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-599.

EASEMENTS CREATED BY THIS PLAT

E-17 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT OVER ALL ROADS SHOWN WITHIN THIS PLAT, HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

E-18 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-19 TEMPORARY FIRE TURNAROUND EASEMENT AND UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. TO BE EXTINGUISHED (FIRE) OR REPLACED (UTILITY) WITH PERMANENT EASEMENT WHEN TRACT 'O' IS REPLATTED.

E-20 TEMPORARY FIRE TURNAROUND EASEMENT AND UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. TO BE EXTINGUISHED (FIRE) OR REPLACED (UTILITY) WITH PERMANENT EASEMENT WHEN TRACT 'O' IS REPLATTED.

E-21 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-22 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-23 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

EASEMENTS NOT SHOWN THIS PLAT

THE FOLLOWING DOCUMENTS APPEAR ON THE TITLE REPORT FOR THE SUBJECT PROPERTY BUT ARE EITHER NOT APPLICABLE OR UNDETERMINABLE.

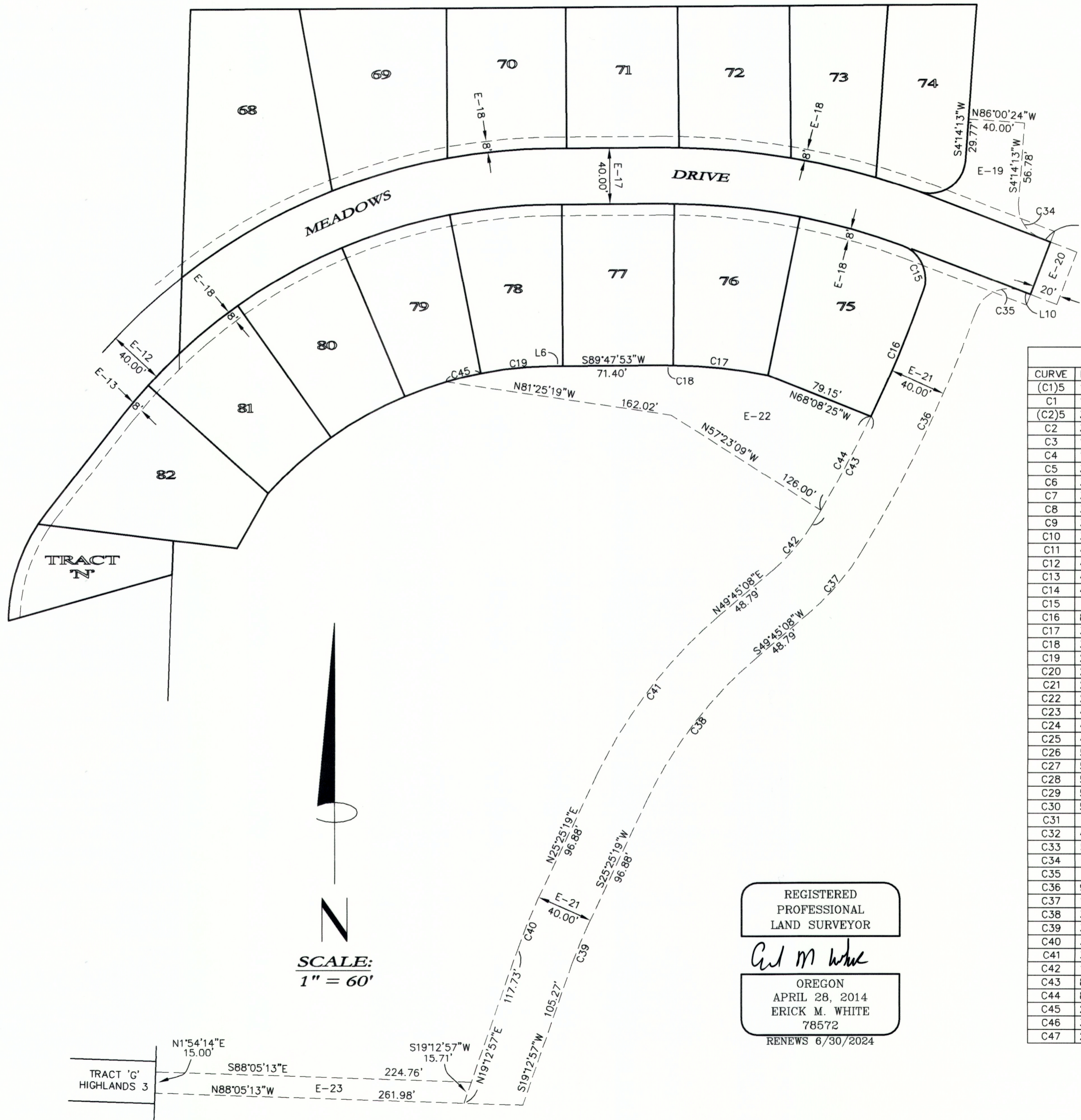
THE AGREEMENT DESCRIBED IN DEED BOOK 78, PAGE 129 PROVIDED UTILITY EASEMENTS OVER FUTURE RIGHT-OF-WAYS CREATED ON THE SUBJECT PROPERTY. MOUNTAIN STATES POWER COMPANY NO LONGER PROVIDES POWER IN THIS AREA. SIMILAR UTILITY EASEMENTS ARE CREATED FOR ALL UTILITIES IN E-17.

THE ACCESS ROADWAY EASEMENT DESCRIBED IN BOOK 91, PAGE 426 IS NO LONGER ACTIVE. THE AREA DESCRIBED IN SAID BOOK 91, PAGE 426 IS NO LONGER USED FOR THE COUNTY DUMP PROJECT AND THEREFOR REVERTED BACK TO THE GRANTOR.

THE LEGIBLE PORTIONS OF THE TELEPHONE AND TELEGRAPH LINE EASEMENTS DESCRIBED IN DEED BOOK 114, PAGE 72 AND BOOK 116, PAGE 493 DO NOT AFFECT THE SUBJECT PROPERTY.

BUILDING SETBACKS

ALL LOTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS OF THE ZONING ORDINANCE AT THE TIME OF CONSTRUCTION.



LINE TABLE

LINE	BEARING	LENGTH
(L1)5	N1°54'14"E	3.94'
L1	N1°54'14"E	3.94'
(L2)5	N1°54'14"E	27.65'
L2	N1°54'14"E	27.65'
(L3)5	N1°54'14"E	26.55'
L3	N1°54'14"E	26.55'
L4	N89°47'53"E	10.19'
L5	N89°47'53"E	6.81'
L6	S89°47'53"W	8.21'
L7	N21°01'17"E	20.00'
L8	N21°01'17"E	20.00'
L9	S68°58'43"E	7.34'
L10	N68°58'43"W	7.08'
L11	S1°54'14"W	24.25'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)5	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
C1	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
(C2)5	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C2	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C3	125.00'	68.97'	31°36'41"	N17°42'35"E	68.09'
C4	125.00'	10.23'	4°41'27"	N35°51'38"E	10.23'
C5	389.78'	27.17'	3°59'38"	N40°12'11"E	27.17'
C6	389.78'	31.63'	4°38'58"	N44°31'29"E	31.62'
C7	389.78'	53.54'	7°52'12"	N50°47'04"E	53.50'
C8	389.78'	85.17'	12°31'10"	N60°58'45"E	85.00'
C9	389.78'	80.14'	11°46'49"	N73°07'45"E	80.00'
C10	389.78'	73.33'	10°46'43"	N84°24'31"E	73.22'
C11	490.00'	8.60'	1°00'21"	S89°41'57"E	8.60'
C12	490.00'	90.10'	10°32'09"	S83°55'41"E	89.98'
C13	490.00'	75.62'	8°50'31"	S74°14'21"E	75.54'
C14	490.00'	7.18'	0°50'23"	S69°23'54"E	7.18'
C15	25.00'	38.88'	89°06'02"	S25°16'04"E	35.08'
C16	860.00'	97.37'	6°29'14"	S22°31'33"W	97.32'
C17	375.00'	67.73'	10°20'55"	N83°54'17"W	67.64'
C18	375.00'	7.35'	1°7'23"	N89°38'26"W	7.35'
C19	274.78'	50.29'	10°29'08"	S84°15'43"W	50.22'
C20	274.78'	56.50'	11°46'49"	S73°07'45"W	56.40'
C21	274.78'	60.04'	12°31'10"	S60°58'45"W	59.92'
C22	274.78'	60.04'	12°31'10"	S48°27'35"W	59.92'
C23	429.78'	123.68'	16°29'16"	N60°12'50"E	123.25'
C24	429.78'	85.14'	11°21'01"	N74°07'58"E	85.00'
C25	429.78'	74.84'	9°59'24"	N84°48'11"E	74.84'
C26	530.00'	11.99'	1°17'46"	S89°33'15"E	11.99'
C27	530.00'	80.09'	8°39'30"	S84°34'37"E	80.02'
C28	530.00'	62.13'	6°43'00"	S76°53'22"E	62.09'
C29	530.00'	31.60'	3°24'59"	S71°49'23"E	31.60'
C30	530.00'	10.51'	1°08'10"	S69°32'48"E	10.51'
C31	25.00'	46.10'	105°38'54"	N57°03'40"E	39.84'
C32	409.78'	287.59'	40°12'41"	N69°41'32"E	281.73'
C33	510.00'	188.91'	21°13'25"	S79°35'25"E	187.84'
C34	25.00'	31.95'	7°31'56"	S32°22'15"E	29.82'
C35	25.00'	39.96'	91°34'23"	S65°14'06"W	35.84'
C36	900.00'	190.08'	12°06'04"	S25°29'57"W	189.73'
C37	180.00'	57.19'	18°12'10"	S40°39'03"W	56.95'
C38	300.00'	127.39'	24°19'49"	S37°35'14"W	126.44'
C39	300.00'	32.50'	6°12'22"	S22°19'08"W	32.48'
C40	340.00'	36.83'	6°12'22"	N22°19'08"E	36.81'
C41	340.00'	144.38'	24°19'49"	N37°35'14"E	143.30'
C42	140.00'	44.48'	18°12'10"	N40°39'03"E	44.29'
C43	860.00'	86.76'	5°46'48"	N28°39'34"E	86.72'
C44	860.00'	75.70'	5°02'37"	N28°17'28"E	75.68'
C45	274.78'	25.29'	5°16'23"	N76°22'58"E	25.28'
C46	375.00'	75.08'	11°28'18"	N84°27'58"W	74.96'
C47	274.78'	226.87'	47°18'17"	S65°51'09"W	220.48'

REGISTERED PROFESSIONAL LAND SURVEYOR
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 APRIL 28, 2014
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