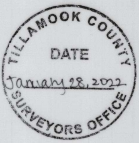


HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 29, 2021



APPROVALS

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

Wendy Wain 1/26/22 TILLAMOOK COUNTY SURVEYOR
Katrina Schenk Deputy 1/28/22 TILLAMOOK COUNTY ASSESSOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

Katrina Schenk Deputy 1/28/22 TILLAMOOK COUNTY TAX COLLECTOR
MF Biel 01/28/22 TILLAMOOK COUNTY COMMISSIONER

Wendy Wain 01/19/22 TILLAMOOK COUNTY COMMISSIONER
Prison Shaar 1/28/22 TILLAMOOK COUNTY COMMISSIONER

Wendy Wain 01/19/22 PLANNING COMMISSION CHAIRPERSON
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 23 LOTS, TRACTS 'F' THROUGH 'J' AND CREATE EASEMENTS E-9 THROUGH E-11 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 Oregon >
> S.S.
COUNTY OF Tillamook >

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 9th DAY OF December, 2021 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.

Jenni Melissa Townsend 12-09-2021
NOTARY'S SIGNATURE DATE
Jenni Melissa Townsend
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - Oregon COMMISSION NO.: 1012170

MY COMMISSION EXPIRES: July 19, 2025
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- 1249 OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED 28th January, 2022 AT 12:25pm O'CLOCK AS INSTRUMENT NO. 2022-1651.

Sandra Beth O'Neil
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

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 'E', HIGHLANDS 2.

THE INITIAL POINT BEING 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 R5793 1970".

Erick M. White
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

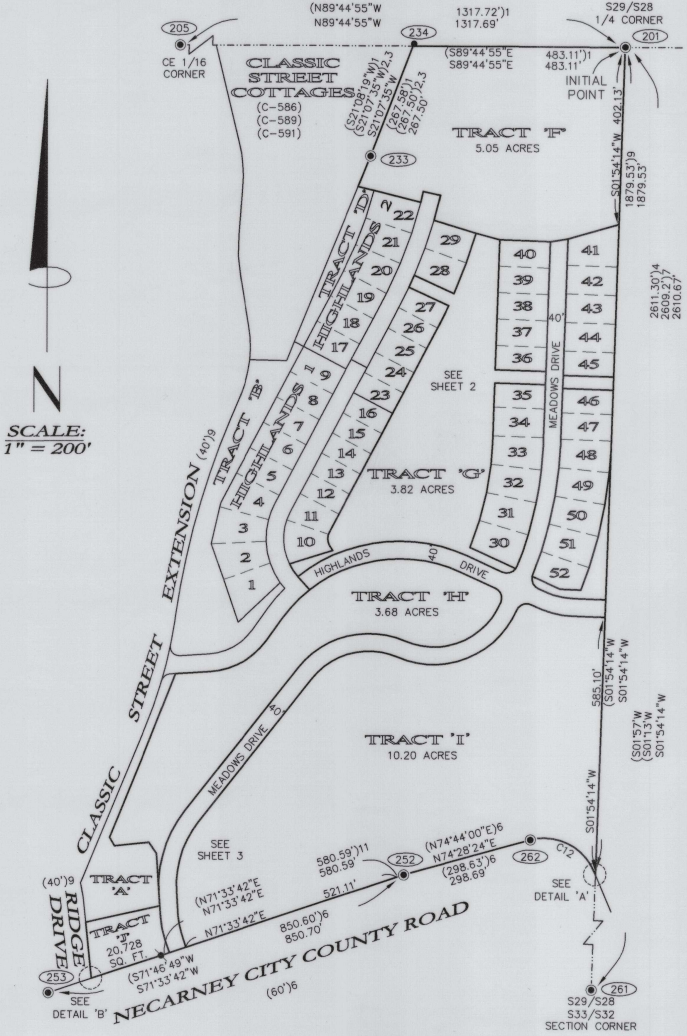
THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'E', HIGHLANDS 2 (MAP C-595), TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 23 LOTS, 5 TRACTS AND CREATE EASEMENTS E-9 THROUGH E-11 AS SHOWN HEREON. THE EXTERIOR BOUNDARY OF SAID TRACT 'E' WAS LAID OUT BY HOLDING RECORD VALUES AND MONUMENTS FROM SAID MAP C-595. SEE MAP C-595 FOR ADDITIONAL DETAILS. THE SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY OF MANZANITA FINDINGS OF FACT, CONCLUSIONS, AND ORDER NO. SUB 19-03.

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.

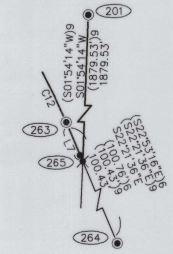
Erick M. White
ERICK M. WHITE, PLS 78572

BASIS OF BEARING

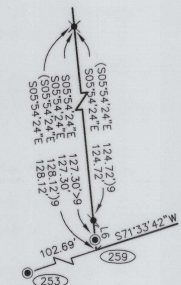


CURVE	END	BEARING TO RADIUS
(C12)9	NORTH	S15°29'40"E
C12	NORTH	S15°29'40"E
(C12)9	SOUTH	S66°54'55"W
C12	SOUTH	S66°54'55"W

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



DETAIL 'A' NOT TO SCALE



DETAIL 'B' NOT TO SCALE

- SHEET 1 APPROVALS
 - DECLARATION
 - ACKNOWLEDGMENT
 - CERTIFICATE OF COUNTY CLERK
 - SURVEYOR'S CERTIFICATE
 - VICINITY MAP
 - BASIS OF BEARING
 - NARRATIVE
 - POST MONUMENTATION CERTIFICATION
 - RADIAL TABLE
 - DETAIL 'A'
 - DETAIL 'B'
- SHEET 2 LOT CONFIGURATION LINE TABLE DETAIL 'C'
- SHEET 3 MONUMENT NOTES CURVE TABLE LEGEND
- SHEET 4 EASEMENT CONFIGURATION EASEMENTS OF RECORD EASEMENTS CREATED BY THIS PLAT

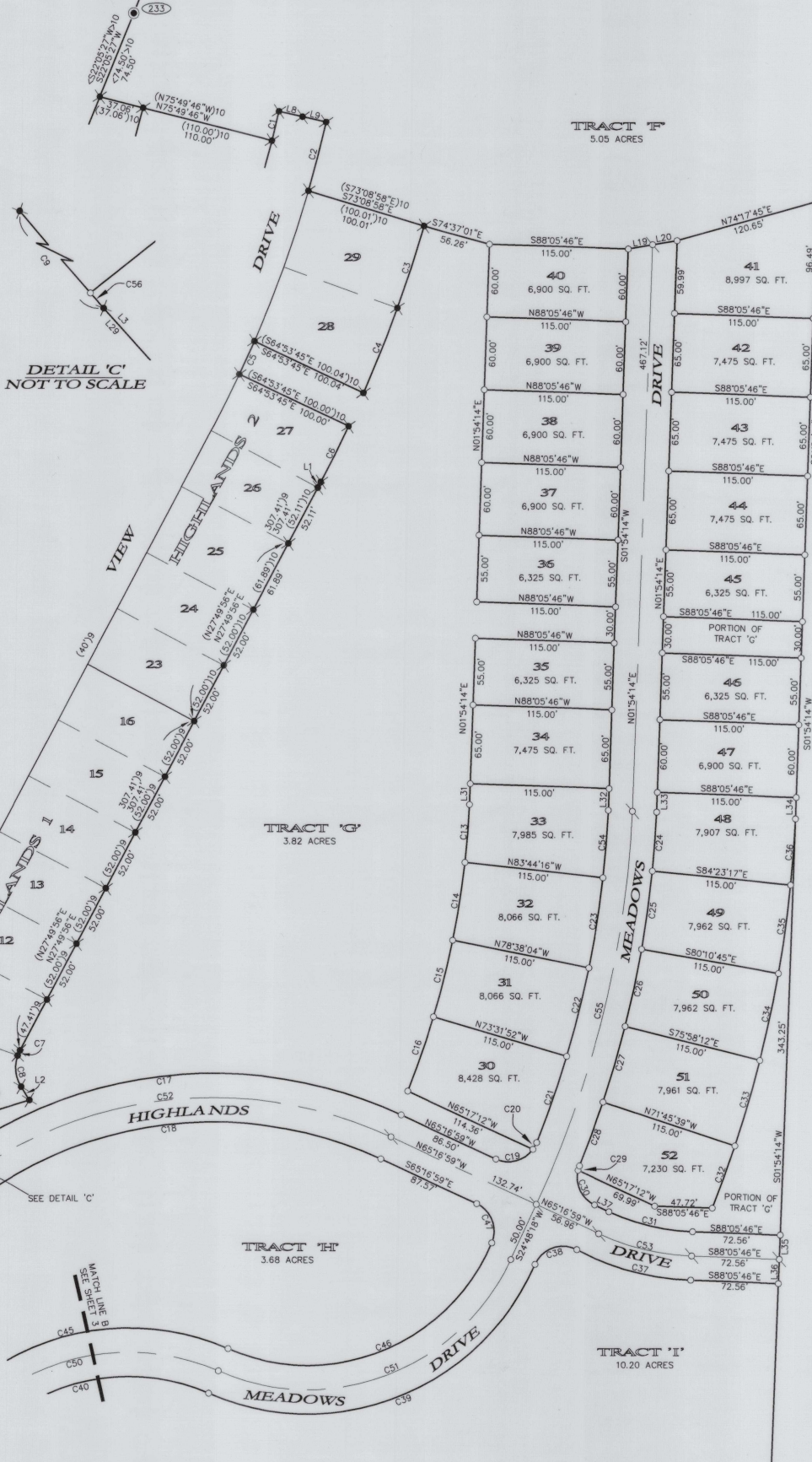
SHEET 1 OF 4
ONION PEAK DESIGN
11460 EVEGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

HIGHLANDS2108-S.DWG ENCORE.GGX #A2018

HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 29, 2021

LINE	BEARING	LENGTH
(L1)10	N27°49'56"E	3.33'
L1	N27°49'56"E	3.33'
(L2)9	N31°56'42"W	13.01'
L2	N31°56'42"W	13.01'
(L3)9	S41°52'49"E	39.40'
L3	S41°52'49"E	39.40'
(L4)9	S30°56'16"E	22.63'
L4	S30°56'16"E	22.63'
(L5)9	S34°05'32"E	30.72'
L5	S34°05'32"E	30.72'
(L6)8	N05°54'24"W	3.40'
L6	N05°54'24"W	3.40'
(L7)9	S22°21'36"E	9.84'
L7	S22°21'36"E	9.84'
(L8)10	S77°16'42"E	20.00'
L8	S77°16'42"E	20.00'
(L9)10	S77°16'42"E	20.00'
L9	S77°16'42"E	20.00'
L10	S71°33'42"W	19.48'
L11	S71°33'42"W	20.00'
L12	S71°33'42"W	20.00'
L13	N18°26'18"W	31.35'
L14	N18°26'18"W	31.35'
L15	N18°26'18"W	31.35'
L16	S03°49'56"E	25.54'
L17	S03°49'56"E	55.66'
L18	S03°49'56"E	55.66'
L19	N80°15'59"E	20.42'
L20	N80°15'59"E	20.42'
L21	S73°10'57"E	49.01'
L22	N73°29'58"E	3.74'
L23	S16°30'02"E	40.00'
L24	S73°29'58"W	7.42'
L25	S1°54'14"W	8.24'
L26	S80°18'59"W	40.84'
L27	N1°54'14"E	0.46'
L28	N73°10'57"W	46.94'
L29	S41°52'49"E	19.36'
L30	S41°52'49"E	20.04'
L31	N1°54'14"E	17.21'
L32	N1°54'14"E	17.80'
L33	N1°54'14"E	16.44'
L34	N1°54'14"E	17.57'
L35	S1°54'14"W	20.00'
L36	S1°54'14"W	20.00'
L37	N65°16'59"W	13.07'



DETAIL 'C'
NOT TO SCALE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M. White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2022

SCALE:
1" = 60'

SHEET 2 OF 4
ONION PEAK DESIGN
11460 EVEGREEN WAY
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HIGHLANDS2108-S.DWG ENCORE.CCX #A2018

HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 29, 2021

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)10	980.00'	24.85'	127°11'	N13°28'39"E	24.85'
C1	980.00'	24.85'	127°11'	N13°28'39"E	24.85'
(C2)10	1020.00'	58.50'	31°7'09"	N14°21'38"E	58.49'
C2	1020.00'	58.50'	31°7'09"	N14°21'38"E	58.49'
(C3)10	1120.00'	71.09'	3°38'13"	N17°53'51"E	71.08'
C3	1120.00'	71.09'	3°38'13"	N17°53'51"E	71.08'
(C4)10	1120.00'	75.32'	3°51'12"	N21°38'33"E	75.31'
C4	1120.00'	75.32'	3°51'12"	N21°38'33"E	75.31'
(C5)10	1020.00'	30.00'	141°07'	N24°15'41"E	30.00'
C5	1020.00'	30.00'	141°07'	N24°15'41"E	30.00'
(C6)10	1120.00'	53.33'	2°43'41"	N26°28'05"E	53.32'
C6	1120.00'	53.33'	2°43'41"	N26°28'05"E	53.32'
(C7)9	30.00'	4.61'	8°47'43"	S23°26'04"W	4.60'
C7	30.00'	4.61'	8°47'43"	S23°26'04"W	4.60'
(C8)9	30.00'	26.69'	50°58'55"	S06°27'14"E	25.82'
C8	30.00'	26.69'	50°58'55"	S06°27'14"E	25.82'
(C9)9	130.00'	35.57'	15°40'39"	S34°02'29"E	35.46'
C9	130.00'	35.57'	15°40'39"	S34°02'29"E	35.46'
(C10)9	330.00'	91.66'	15°54'51"	S43°38'14"W	91.36'
C10	330.00'	91.66'	15°54'51"	S43°38'14"W	91.36'
(C11)9	170.00'	150.91'	50°51'46"	N61°06'41"E	146.01'
C11	170.00'	150.91'	50°51'46"	N61°06'41"E	146.01'
(C12)6	122.45'	176.05'	82°22'44"	N64°04'38"W	161.27'
(C12)9	122.45'	176.12'	82°24'35"	N64°17'23"W	161.33'
C12	122.45'	176.12'	82°24'35"	N64°17'23"W	161.33'
C13	730.00'	47.81'	3°45'08"	S42°31'07"W	47.80'
C14	730.00'	65.02'	5°06'12"	S8°48'50"W	65.00'
C15	730.00'	65.02'	5°06'12"	S13°55'02"W	65.00'
C16	730.00'	65.02'	5°06'12"	S19°01'14"W	65.00'
C17	370.00'	410.06'	63°29'54"	N82°58'04"E	389.39'
C18	330.00'	363.56'	63°07'22"	N83°09'20"E	345.45'
C19	25.00'	34.25'	78°30'11"	N75°27'56"E	31.64'
C20	25.00'	6.39'	14°38'43"	N28°53'28"E	6.37'
C21	845.00'	75.21'	5°05'59"	N19°01'07"E	75.19'
C22	845.00'	75.27'	5°06'12"	N13°55'02"E	75.24'
C23	845.00'	75.27'	5°06'12"	N8°48'50"E	75.24'
C24	885.00'	48.57'	3°8'41"	S40°22'22"W	48.57'
C25	885.00'	65.02'	4°12'33"	S7°42'59"W	65.00'
C26	885.00'	65.02'	4°12'33"	S11°55'32"W	65.00'
C27	885.00'	65.02'	4°12'33"	S16°08'05"W	65.00'
C28	885.00'	56.24'	3°38'28"	S20°03'35"W	56.23'
C29	25.00'	3.76'	8°37'12"	S17°34'12"W	3.76'
C30	25.00'	34.27'	78°32'36"	S26°00'41"E	31.65'
C31	180.00'	71.67'	22°48'47"	S76°41'22"E	71.20'
C32	1000.00'	54.46'	3°07'14"	N19°47'58"E	54.46'
C33	1000.00'	73.46'	4°12'33"	N16°08'05"E	73.45'
C34	1000.00'	73.46'	4°12'33"	N11°55'32"E	73.45'
C35	1000.00'	73.46'	4°12'33"	N7°42'59"E	73.45'
C36	1000.00'	54.89'	3°08'41"	N4°02'22"E	54.88'
C37	220.00'	98.46'	25°38'39"	N75°16'28"W	97.64'
C38	25.00'	41.08'	84°09'00"	S70°28'19"W	36.61'
C39	205.00'	322.13'	90°01'52"	S66°24'45"W	289.99'
C40	165.00'	216.25'	75°05'29"	S75°52'57"W	201.10'
C41	230.00'	169.28'	42°10'08"	S17°15'08"W	165.48'
C42	165.00'	42.06'	14°36'22"	S11°08'07"E	41.95'
C43	205.00'	52.26'	14°36'22"	S11°08'07"E	52.12'
C44	270.00'	198.72'	42°10'08"	S17°15'08"W	194.26'
C45	205.00'	268.67'	75°05'29"	S75°52'57"W	249.85'
C46	165.00'	261.36'	60°45'08"	S68°02'57"W	234.88'
C47	25.00'	39.38'	87°57'12"	N21°18'23"W	34.72'
C48	185.00'	47.16'	14°36'22"	N11°08'07"W	47.03'
C49	250.00'	184.00'	42°10'08"	N17°15'08"E	179.87'
C50	185.00'	242.46'	75°05'29"	N75°52'57"E	225.48'
C51	185.00'	286.44'	88°42'40"	N69°04'21"E	258.67'
C52	350.00'	386.81'	63°19'17"	N83°03'22"E	367.42'
C53	200.00'	79.63'	22°48'47"	N76°41'22"W	79.11'
C54	845.00'	55.97'	3°47'42"	N4°21'53"E	55.96'
C55	865.00'	335.87'	22°45'51"	S13°35'27"W	333.77'
C56	130.00'	0.67'	01°17'41"	S41°43'59"E	0.67'
C57	335.00'	76.77'	14°54'36"	S80°38'15"E	76.55'
C58	300.00'	96.38'	16°24'29"	N82°42'13"E	95.97'
C59	35.00'	43.74'	71°35'44"	S37°42'06"W	40.95'
C60	33.00'	51.83'	89°59'47"	N43°05'39"W	46.67'
C61	335.00'	87.18'	14°54'36"	N80°38'15"W	86.93'
C62	1020.00'	40.06'	2°15'00"	N13°50'34"E	40.05'

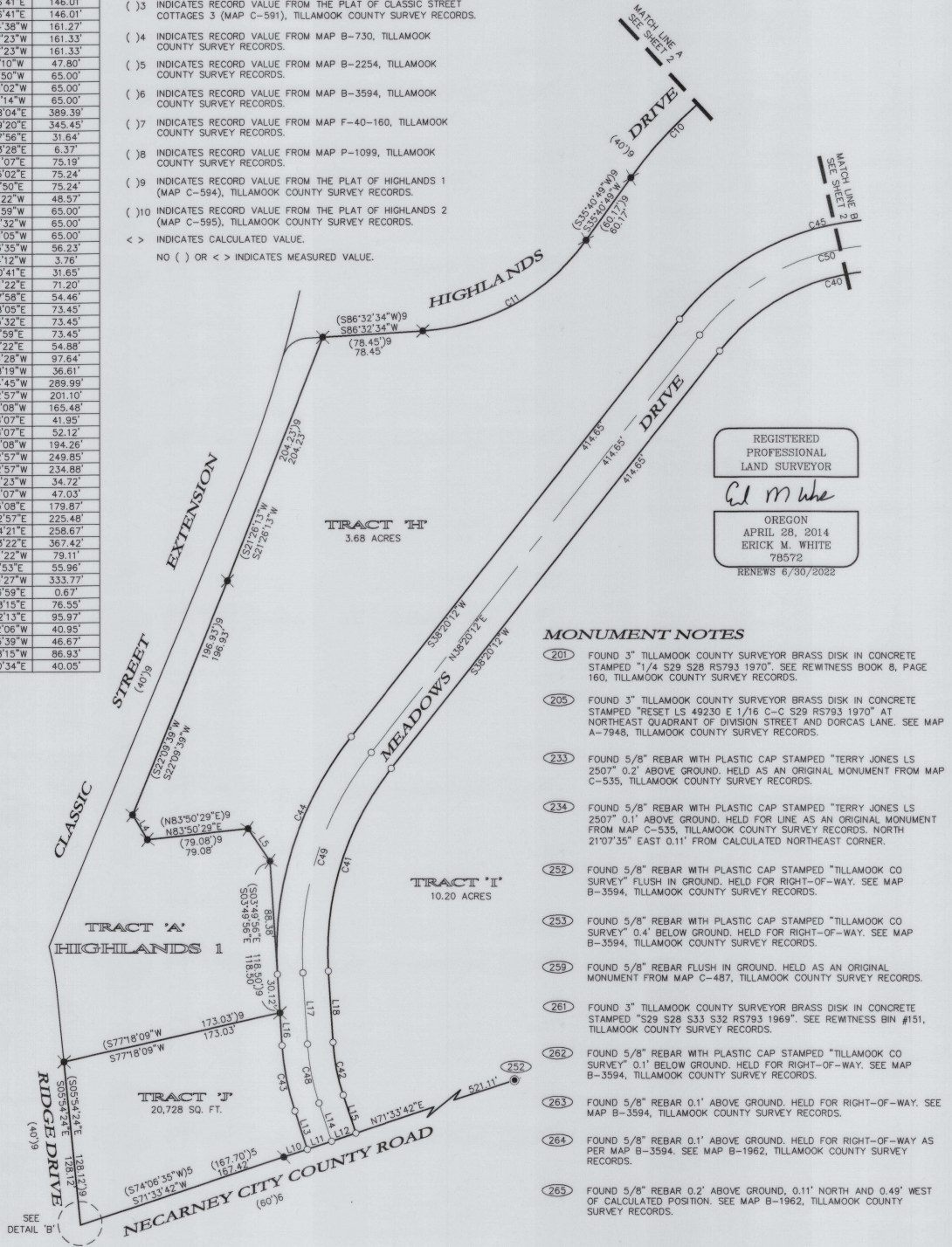
LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", POST MONUMENTED.
- INDICATES SET 1" BRASS DISK WITH 1-1/2" STEM AND MAGNET STAMPED "ONION PEAK DESIGN", POST MONUMENTED.
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" IN CALCULATED POSITION. SEE MAP P-1099, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN", HELD FOR POSITION AS PER MAPS C-594 & C-595, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- () INDICATES RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES 2 (MAP C-589), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF CLASSIC STREET COTTAGES 3 (MAP C-591), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-730, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-2254, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP F-40-160, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM MAP P-1099, TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 1 (MAP C-594), TILLAMOOK COUNTY SURVEY RECORDS.
- () INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 2 (MAP C-595), TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO () OR < > INDICATES MEASURED VALUE.

SCALE:
1" = 60'

SHEET 3 OF 4
ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

HIGHLANDS2106-S-DWG ENCORE.CGX #A2018



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ed M. White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWES 6/30/2022

MONUMENT NOTES

- (201) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "1/4 S29 S28 R5793 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-S29 R5793 1970" AT NORTHEAST QUADRANT OF DIVISION STREET AND DORCAS LANE. SEE MAP A-7948, TILLAMOOK COUNTY SURVEY RECORDS.
- (233) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507' 0.2' ABOVE GROUND, HELD AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS.
- (234) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TERRY JONES LS 2507' 0.1' ABOVE GROUND, HELD FOR LINE AS AN ORIGINAL MONUMENT FROM MAP C-535, TILLAMOOK COUNTY SURVEY RECORDS. NORTH 21°07'35" EAST 0.11' FROM CALCULATED NORTHEAST CORNER.
- (252) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" FLUSH IN GROUND, HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (253) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" 0.4' BELOW GROUND, HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (259) FOUND 5/8" REBAR FLUSH IN GROUND, HELD AS AN ORIGINAL MONUMENT FROM MAP C-487, TILLAMOOK COUNTY SURVEY RECORDS.
- (261) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE STAMPED "S29 S28 S33 S32 R5793 1969". SEE REWITNESS BIN #151, TILLAMOOK COUNTY SURVEY RECORDS.
- (262) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "TILLAMOOK CO SURVEY" 0.1' BELOW GROUND, HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (263) FOUND 5/8" REBAR 0.1' ABOVE GROUND, HELD FOR RIGHT-OF-WAY. SEE MAP B-3594, TILLAMOOK COUNTY SURVEY RECORDS.
- (264) FOUND 5/8" REBAR 0.1' ABOVE GROUND, HELD FOR RIGHT-OF-WAY AS PER MAP B-3594. SEE MAP B-1962, TILLAMOOK COUNTY SURVEY RECORDS.
- (265) FOUND 5/8" REBAR 0.2' ABOVE GROUND, 0.11' NORTH AND 0.49' WEST OF CALCULATED POSITION. SEE MAP B-1962, TILLAMOOK COUNTY SURVEY RECORDS.

HIGHLANDS 3

REPLAT OF TRACT 'E', HIGHLANDS 2. SE 1/4, SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 29, 2021

EASEMENTS OF RECORD

(SEE MAPS C-594 & C-595, TILLAMOOK COUNTY SURVEY RECORDS)

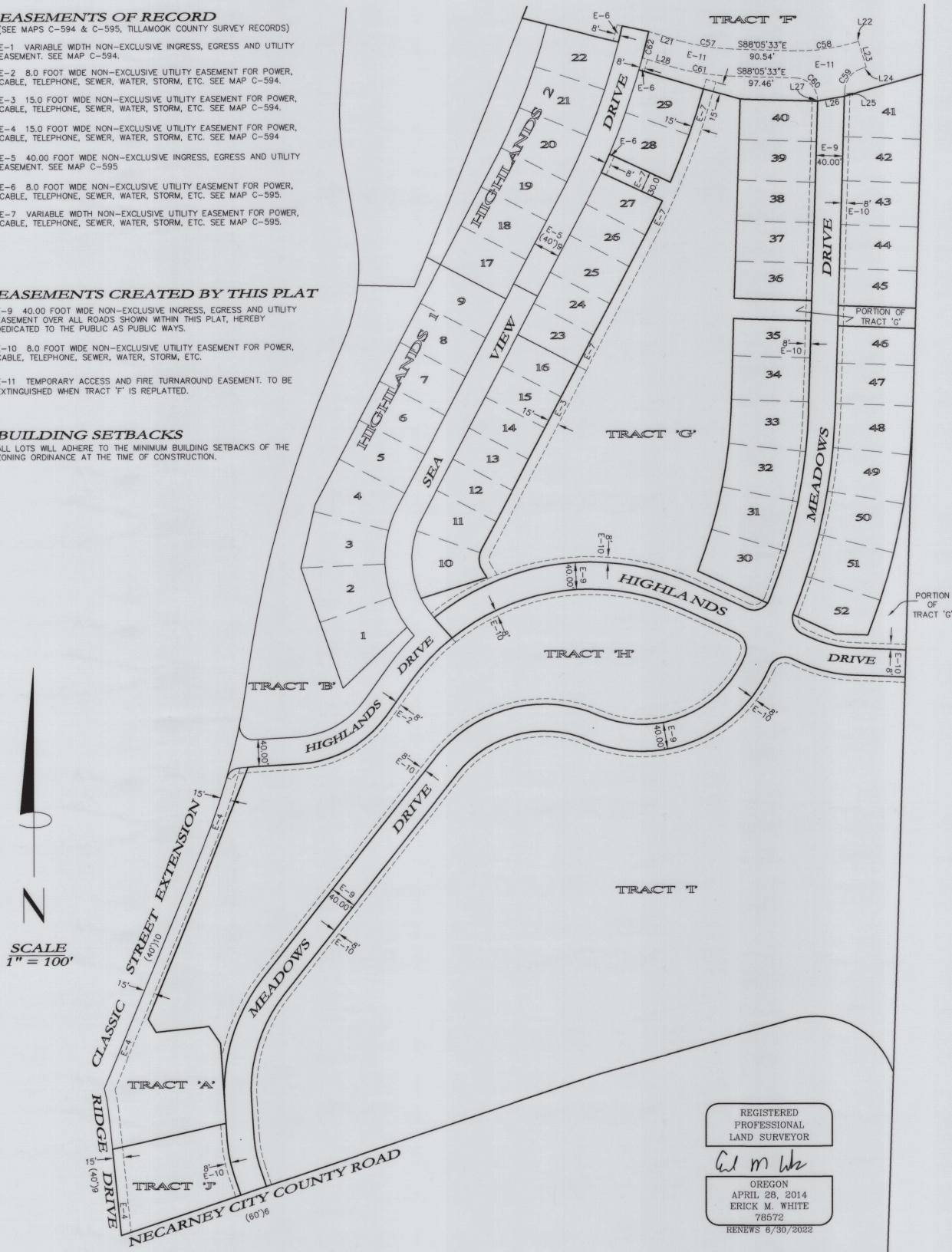
- E-1 VARIABLE WIDTH NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-594.
- E-2 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594.
- E-3 15.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594.
- E-4 15.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-594.
- E-5 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-595
- E-6 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-595.
- E-7 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-595.

EASEMENTS CREATED BY THIS PLAT

- E-8 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-10 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.
- E-11 TEMPORARY ACCESS AND FIRE TURNAROUND EASEMENT. TO BE EXTINGUISHED WHEN TRACT 'F' IS REPLATTED.

BUILDING SETBACKS

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M. White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2022

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