

DEED-VACAT

\$105.00 \$11.00 \$61.00 \$10.00 \$25.00 \$18.00 - Total = \$230.00



00227608202200042590210211

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Tassi O'Neil, Tillamook County Clerk

AFTER RECORDING, RETURN AND
SEND ALL TAX STATEMENTS TO:

Robert & Patricia Gortmaker
Tax Lot# 5S R11W 25CB #3100
7945 SW Maple Dr.
Portland, OR 97223

John Noble/DBA - Dry Power LLC
Tax Lot# 5S R11W 25CB #3000
2900 N Government Way Unit #163
Coeur D Alene, ID 83815

Mary Anne Earls
Tax Lot# 5S R11W 25CB #3200
4290 Amity Ave
Neskowin, OR 97149

Athena Douglas/The Sands Condominium
Association
Tax Lot# 5S R11W 25CB #80100
PO Box 356
Neskowin, OR 97149

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Vacation of)
A Portion of Amity Avenue,)
Neskowin, Tillamook County, Oregon)

ORDER
#22- 044

This matter came before the Tillamook County Board of Commissioners on June 29, 2022, at the request of Chris Laity, Public Works Director, at which time it appears that Road Vacation #21-567 was filed by the property owner on April 11, 2022, in accordance with ORS 368.341. The road to be vacated is described in the attached Exhibit A.

The Board of Commissioners being fully appraised of the records and files herein, finds as follows:

1. The Road Vacation Petition #21-567 was properly filed with the Tillamook County Clerk on April 11, 2022, in accordance with ORS 368.341.
2. The Petitioners own 100% percent of the properties fronting the road vacation.
3. The road to be vacated is legally a Public Road.

4. The road to be partially vacated is a County Road.
5. Public Notices were not required as a part of this petition as indicated in ORS 368.351.
6. The Tillamook County Director of Public Works prepared and filed with the Board of Commissioners a written report which includes the assessment that the proposed vacation would be in the public interest, in accordance with ORS 368.351.
7. Therefore, after considering the Tillamook County Director of Public Works' Engineer Report, records and files regarding this matter, the Board of Commissioners determines that the proposed vacation of the above described road is in the public interest, and that the above described road should be vacated.

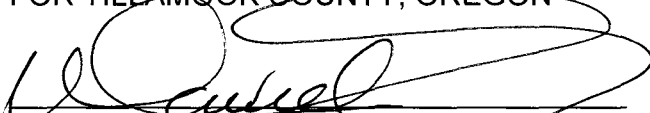
NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

8. In accordance with ORS 368.351, the road as described in Exhibit A be and hereby is vacated.

DATED this 21st day of June 2022.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent



David Yamamoto, Chair

6 _____ _____



Erin D. Skaar, Vice-Chair

 _____ _____



Mary Faith Bell, Commissioner

8 _____ _____

ATTEST: Tassi O'Neil
County Clerk

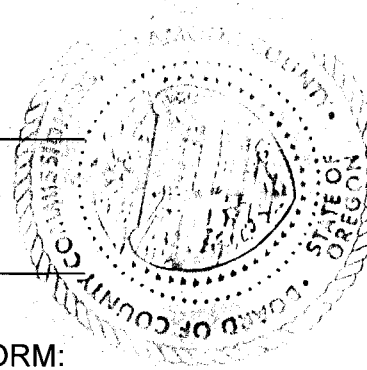
APPROVED AS TO FORM:

By: 

Special Deputy



William K. Sargent, County Counsel





PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees, and Ocean Breeze

PETITION TO VACATE PUBLIC RIGHT OF WAY #567 PUBLIC WORKS STAFF REPORT

Date: May 11, 2022

Report Prepared by: Jasper Lind, Engineering Technician
For Chris Laity, P.E., Director

I. GENERAL INFORMATION

Request: Petition to vacate a portion of Amity Avenue in Neskowin.

Area of Interest: Two portions of said dedicated Public Right of Way located in tax map T05S R11W Section 25CB and shown within the original Plat of Neskowin.

Petitioner: Tillamook County Public Works is the petitioner with all four fronting & abutting landowners providing signature sheets as supporters who represent 100% of private land abutting the Right of Way identified in the petition.

II. APPLICABLE STAUTES / ORDINANCES:

- 1) ORS 368.326 to 368.426
- 2) (By Reference from ORS Ch. 92.180 thru 92.192)

III. REVIEW:

1. Right of Way History

- 1) **Creation** – Petition #567 requests vacation of portions the Public Right of Way recorded as Amity Avenue which was originally dedicated on the 1910 Plat of Neskowin. The original Plat is recorded in the Tillamook County Surveyor's permanent records as Plat #C-45 and is also shown on the Re-Plat of Neskowin in County Survey #C-96.
- 2) **Prior Vacation / Dedication / Property Line Adjustment** – Since the original dedication there have been various private surveys recording changes to the private boundaries adjacent to the Right of Way, none of which affect the original Right of Way location. The current version of the Tillamook County Assessor's Tax Map accurately represents the adjacent private parcel configuration. Since the original dedication there has been no action recorded impacting the dedicated Right of Way identified in this Petition.

2. Current Petition to Vacate

- 1) The stated intent of the petitioner is to adjust the Public Right of Way width as indicated in the petition.
- 2) 100% of the adjacent or effected landowners are participating in the petition.

IV. PUBLIC ACCESS / TRANSPORTATION SYSTEM or FINANCIAL IMPACT:

- 1) There are no impacts to the County wide transportation system.
- 2) Financial costs to Tillamook County will include boundary survey time and document recording time.
- 3) This petition results in converting land originally dedicated, but subsequently impacted by residential development to private ownership. Roadway construction across the land identified in this petition would require demolition of long-standing improvements associated with the private parcels identified in the petition.
- 4) This petition does not eliminate any existing access to any rivers, beaches, or other recreational property.

V. STATUS OF PUBLIC UTILITIES

- 1) Existing public utilities in the existing Right of Way indicated in the petition have been relocated to the accommodate the new boundaries. No future development is anticipated as all private parcels are fully developed.

IV. PETITION CONCLUSION AND RECOMMENDATIONS:

- 1) Tillamook County Engineering staff has prepared the subject petition, supporting documentation, and visited the site.
- 2) The subject property is located along both North & South boundaries of the Amity Avenue Right of Way, West of Breakers Boulevard.
- 3) The expressed intent of the Petitioner is to remove all Public Right of Way as described in the survey documents provided with the Petition.
- 4) Engineering staff recommends **Approval** of Vacation Petition #567 with the following conditions:
 - a) Approval of this petition for vacation in no way relieves the affected private properties, their heirs, or assigns, from easements or encumbrances not identified herein.
 - b) All fees associated with professional services, document preparation and public recording are to be provided by Tillamook County. Final field survey and mapping are to be completed based on BOCC approval with all recording to be completed by the end of the current calendar year.
 - c) It is the sole responsibility of the petitioner, (Tillamook County), to maintain the remaining Right of Way as may be necessary to facilitate existing and future access, egress, and utilities over and across the remaining roadway resulting from approval of this petition.

V. EXHIBIT LIST:

- 1) Petition Verification letters from Tillamook County Clerk & Assessor
- 2) Original Petition with Surveyor's map and legal descriptions to be vacated
- 3) Current Tillamook County Assessor's Map mark up
- 4) Petition Vicinity Map with aerial image background
- 5) Local Images



Land of Cheese, Trees and Ocean Breeze

**TASSI O'NEIL
TILLAMOOK COUNTY CLERK
201 LAUREL AVENUE
TILLAMOOK, OR 97141
(503) 842-3402**

Tillamook County Board of Commissioners
201 Laurel Avenue
Tillamook, OR 97141

**RE: Petition No. 567 – Petition to vacate a portion of the Westerly end of
Amity Ave. Tillamook County Road #C 948**

Dear Commissioners:

Enclosed is a certified copy of Petition No. 567 filed April 11, 2022, to vacate a portion of the Westerly end of Amity Ave., Tillamook County Road #C 948

Certification from the Assessor regarding ownership was received on April 11, 2022, a copy of which is enclosed along with a certified copy of the Petition.

Thank you in advance for your assistance in this matter.

Sincerely,

Christy Biggs
Chief Deputy County Clerk

Enclosures

Tillamook County
Department of Assessment and Taxation
201 Laurel Avenue
Tillamook, Oregon 97141

April 11, 2022

FILED
APR 11 2022
TASSI O'NEIL
COUNTY CLERK

Tassi O'Neil
Tillamook County Clerk
201 Laurel Avenue
Tillamook, Oregon 97141

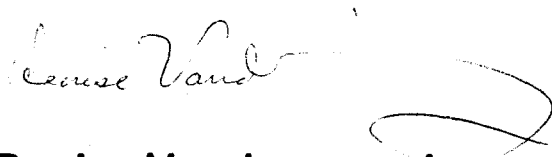
**RE: Petition No. 567 – Petition to vacate a portion of the Westerly end of Amity Ave.
Tillamook County Road #C 948**

Dear Ms. O'Neil:

I have researched our records and certify that the petitioners are the adjacent landowners in the proposed vacation.

This certification is in accordance with ORS 368.341(3)(f).

Respectfully,



Denise Vandecoevering
Assessor & Tax Collector

cc. Wendy Schink, GIS Cartographic Analyst
cc. KaSandra Larson, Chief Deputy of Assessment & Taxation

BEFORE THE BOARD OF COUNTY COMMISSIONERS

APR 11 2022

#567

FOR TILLAMOOK COUNTY, OREGON

TASSI O'NEIL
COUNTY CLERK

IN THE MATTER OF THE VACATION OF)
A Portion of The Westerly End of Amity Ave.) PETITION TO VACATE
Tillamook County Road #C 948)

I. The undersigned person(s) hereby petitions the Tillamook Board of County Commissioners to vacate the following described property:

Chris Laity, PE, Tillamook County Public Works Director

and certifies that all information contained in the Petition is true and complete.

II. The reasons for requesting this vacation are:

The proposed Vacation resolves long standing encroachments and equitably returns ownership to adjacent landowners. Vacation does not terminate beach access for public use.

III. Names and addresses of all persons holding record of interest in the property proposed to be vacated are: Tillamook County by authority through the original Plat of Neskowin recorded April 9, 1910

Area proposed for vacation was dedicated to the public on the original 1910 Plat of Neskowin. Tillamook County through its statutory authority to maintain the public transportation system is the only property rights owner.

Located in the Northwest Quarter of the Southwest Quarter of Section 25, Township 5 South, Range 11 West of the Willamette Meridian, in Tillamook County, Oregon, and more particularly described as follows:

Beginning at the Southeast Corner of Block 25, Replating of Neskowin (C-96) Tillamook County Survey Records, said point being marked by a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor" and as shown on attached "Exhibit A", said point being on the North line of Amity Avenue and the West line of Breakers Boulevard; thence South 66°52'10" West a distance of 29.16 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor"; thence North 82°10'00" West a distance of 175.00 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor"; thence North 7°50'00" East a distance of 15.00 feet to a point, said point being the Southwest Corner of Block 25, Replating of Neskowin; thence South 82°10'00" East a distance of 200.00 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor" being the **Point of Beginning** and as shown on attached "Exhibit A".

Also: **Beginning** at the Northeast Corner of Block 26, Replating of Neskowin (C-96) Tillamook County Survey Records, said point being marked by a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor" and as shown on attached "Exhibit A", said point being on the South line of Amity Avenue and the West line of Breakers Boulevard; thence North 70°51'25" West a distance of 25.50 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor"; thence North 82°10'00" West a distance of 175.00 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor"; thence South 7°49'35" West a distance of 5.00 feet to a point, said point being the Northwest Corner of Block 26, Replating of Neskowin; thence South 82°10'00" East a distance of 200.00 feet to a 5/8" Iron Rod with a red plastic cap marked, "Till. Co. Surveyor" being the **Point of Beginning** and as shown on attached "Exhibit A".

IV. The names and addresses of all persons (including utilities) owning any improvements constructed on the property proposed to be vacated:

Patricia Gortmaker
7945 SW Maple Dr.
Portland, OR 97223

Mary Anne Earls
4290 Amity Ave.
Neskowin, OR 97149

John Noble / DBA - Dry Power LLC
2900 N Government Way Unit #163
Coeur D Alene, ID 83815

Athena Douglas / The Sands Condominium Association
PO Box 356
Neskowin, OR 97149

V. The names and addresses of all persons owning any real property abutting the property proposed to be vacated are:

<u>NAME & ADDRESS</u>	<u>DESCRIPTION OF PROPERTY</u>
Patricia Gortmaker -	T05S R11W S25CB TL #3100
Mary Anne Earls -	T05S R11W S25CB TL #3200
John Noble DBA / Dry Power LLC -	T05S R11W S25CB TL #3000
Pacific Sands Condominium Assn. -	T05S R11W S25CB TL #80100

VI. Attached to this Petition are 4 pages containing the notarized signatures of:

- (X) Owners of 100% of the land abutting the property proposed to be vacated.
- () Owners of at least 60% of the land abutting the property to be vacated.
- () At least 60% of the owners of the land abutting the property proposed to be vacated.

VII. The property proposed to be vacated:

- (X) Will not be redivided in any manner.
- () Will be redivided as shown on the attached subdivision or partition plan.

This petition is being initiated by the Tillamook County Engineer to vacate the public rights as described above. With my signature I certify the above to be a complete and true description of record information available on this date necessary to complete the removal of public rights to the land described herein.

Signed: CHRIS LAITY Date: 3-16-2022

TILLAMOOK COUNTY
PETITION TO VACATE
SIGNATURE SHEET

Signature required in Section VI of the Petition to Vacate the following described property:

A Portion of Amity Avenue Located in Neskowin, Tillamook County, Oregon
And More Particularly Described on the Exhibit Map and Legal Descriptions
Provided Herein

Description of owned property that abuts the property proposed to be vacated (use Legal
Description or Tax Lot Number):

TL #3100, T05S R11W Sec. 25CB

I certify that I am the owner/legal representative of property that abuts the property to be
vacated and approve of the proposed vacation.

Signed and dated this 25th day of October, 2021

P M Gutmaker
Signature

7945 SW Maple Drive
Address

Signature

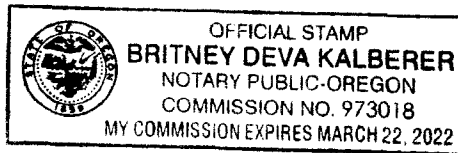
Portland, OR 97225
City, State, Zip

ACKNOWLEDGEMENT

NOTARY PUBLIC)
STATE OF OREGON) ss.
County of Multnomah)

On the October 25, 2021, the above named, Patricia Gutmaker, appeared before
me and acknowledged the foregoing instrument to be a voluntary act and deed.

Oregon



Oregon
Notary Public for the State of

My Commission Expires: March, 22, 2022

Britney Deva Kalberer

TILLAMOOK COUNTY
PETITION TO VACATE
SIGNATURE SHEET

Signature required in Section VI of the Petition to Vacate the following described property:

A Portion of Amity Avenue Located in Neskowin, Tillamook County, Oregon
And More Particularly Described on the Exhibit Map and Legal Descriptions
Provided Herein

Description of owned property that abuts the property proposed to be vacated (use Legal
Description or Tax Lot Number):

TL #3200, T05S R11W Sec. 25CB

I certify that I am the owner/legal representative of property that abuts the property to be
vacated and approve of the proposed vacation.

Signed and dated this 17 day of February, 2022

Mary Ann Earls
Signature

4290 Amity Ave
Address

Signature

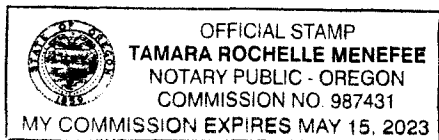
Neskowin, OR 97149
City, State, Zip

ACKNOWLEDGEMENT

NOTARY PUBLIC)
STATE OF OREGON) ss.
County of Tillamook)

On the 17th February, 2022, the above named, Mary Ann Earls, appeared before
me and acknowledged the foregoing instrument to be a voluntary act and deed.

Oregon



Tamara R Menefee
Notary Public for the State of

My Commission Expires: May 15 2023

TILLAMOOK COUNTY
PETITION TO VACATE
SIGNATURE SHEET

Signature required in Section VI of the Petition to Vacate the following described property:

A Portion of Amity Avenue Located in Neskowin, Tillamook County, Oregon
And More Particularly Described on the Exhibit Map and Legal Descriptions
Provided Herein

Description of owned property that abuts the property proposed to be vacated (use Legal
Description or Tax Lot Number):

TL #3000, T05S R11W Sec. 25CB

I certify that I am the owner/legal representative of property that abuts the property to be
vacated and approve of the proposed vacation.

Signed and dated this 29TH day of MARCH, 2022

DRY POWDER LLC

C/O JOHN NOBLE

2900 N. GOVERNMENT WAY # 163

Address

COEUR D'ALENE, ID 83815

City, State, Zip

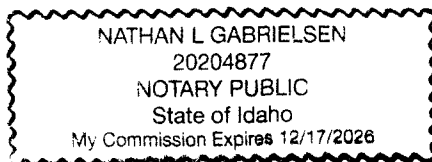
Signature

JOHN NOBLE, MANAGER

ACKNOWLEDGEMENT

NOTARY PUBLIC Idaho
STATE OF ~~OREGON~~) ss.
County of ~~Tillamook~~)
Kootenai

On the March 29, 2022, the above named, John Noble, appeared
before me and acknowledged the foregoing instrument to be a voluntary act and deed.



[Signature]
Notary Public for the State of Idaho

My Commission Expires: 12/17/2026

TILLAMOOK COUNTY
PETITION TO VACATE
SIGNATURE SHEET

Signature required in Section VI of the Petition to Vacate the following described property:

A Portion of Amity Avenue Located in Neskowin, Tillamook County, Oregon
And More Particularly Described on the Exhibit Map and Legal Descriptions
Provided Herein

Description of owned property that abuts the property proposed to be vacated (use Legal
Description or Tax Lot Number):

TL #80100, T05S R11W Sec. 25CB

I certify that I am the owner/legal representative of property that abuts the property to be
vacated and approve of the proposed vacation.

Signed and dated this 29th day of March, 2022

Athena Douglas
Signature

3555 Deerfield Dr S
Address

Signature

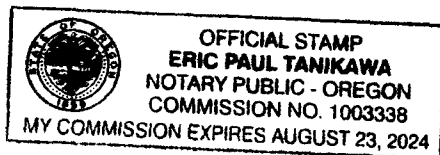
Salem, OR 97302
City, State, Zip

ACKNOWLEDGEMENT

NOTARY PUBLIC)
STATE OF OREGON) ss.
County of ~~Tillamook~~)
marion

On the 29th, 2022, the above named, Athena Douglas, appeared before
me and acknowledged the foregoing instrument to be a voluntary act and deed.

Oregon



Eric Paul Tanikawa
Notary Public for the State of OREGON

My Commission Expires: AUGUST 23, 2024

PROPOSED VACATION OF A PORTION OF AMITY AVENUE

LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 25, T. 5 S., R. 11 W., W.M.
TILLAMOOK COUNTY, OREGON
AUGUST 6th, 2021

"EXHIBIT A"

MONUMENTS:

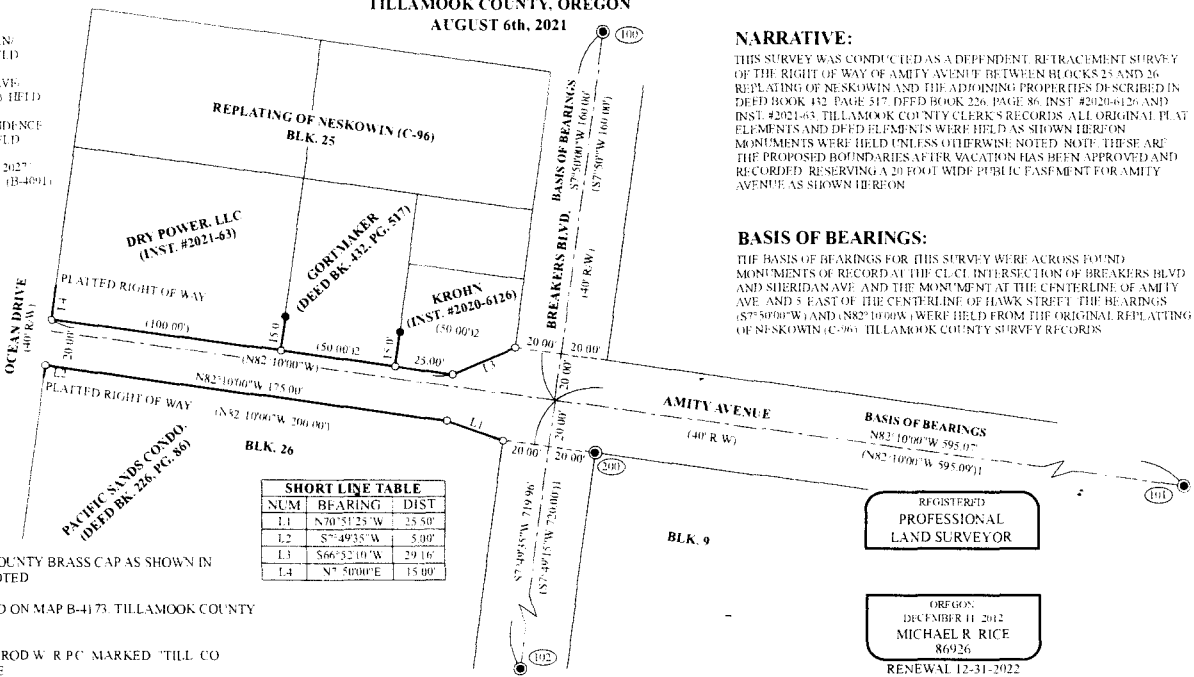
- (101) FND 3" TC BRASS CAP SHERIDAN BREAKERS 1996 (MAP B-2050) HELD
- (101) FND 3" TC BRASS CAP AMITY AVE HAWK STREET 1996 (MAP B-2050) HELD
- (102) FND 3" TC BRASS CAP INDEPENDENCE BREAKERS 1996 (MAP B-2050) HELD
- (100) FND 5/8" IR. YPC KELLOW PLS 2027 S49°16'25"E 9.97' FROM COMP POS (B-4091)



SCALE 1" = 40'

LEGEND:

- FOUND 3" DIA TILLAMOOK COUNTY BRASS CAP AS SHOWN IN MONUMENT NOTES OR AS NOTED
 - FOUND MONUMENT AS NOTED ON MAP B-4173 TILLAMOOK COUNTY SURVEY RECORDS HELD
 - PROPOSED SET 5/8" X 30" IRON ROD W R PC MARKED "TILL CO SURVEYOR" AT NEW R W LINE
 - (1) RECORD PER REPLATING OF NESKOWIN (C-96) TILLAMOOK COUNTY SURVEY RECORDS
 - (11) RECORD PER MAP B-2050 TILLAMOOK COUNTY SURVEY RECORDS
 - (12) RECORD PER DEED INSTRUMENT AS SHOWN
- NOTE: EQUALS MEASURED VALUE MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED



NARRATIVE:

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RETRACEMENT SURVEY OF THE RIGHT OF WAY OF AMITY AVENUE BETWEEN BLOCKS 25 AND 26 REPLATING OF NESKOWIN AND THE ADJOINING PROPERTIES DESCRIBED IN DEED BOOK 432 PAGE 517 DEED BOOK 226 PAGE 86 INST #2020-6126 AND INST #2021-63 TILLAMOOK COUNTY CLERK'S RECORDS. ALL ORIGINAL PLAT ELEMENTS AND DEED ELEMENTS WERE HELD AS SHOWN THEREON. MONUMENTS WERE HELD (UNLESS OTHERWISE NOTED). THESE ARE THE PROPOSED BOUNDARIES AFTER VACATION HAS BEEN APPROVED AND RECORDED, RESERVING A 20 FOOT WIDE PUBLIC EASEMENT FOR AMITY AVENUE AS SHOWN THEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WERE ACROSS FOUND MONUMENTS OF RECORD AT THE CL CL INTERSECTION OF BREAKERS BLVD AND SHERIDAN AVE AND THE MONUMENT AT THE CENTERLINE OF AMITY AVE AND 5' EAST OF THE CENTERLINE OF HAWK STREET. THE BEARINGS (S77°50'00" W) AND (N82°10'00" W) WERE HELD FROM THE ORIGINAL REPLATING OF NESKOWIN (C-96) TILLAMOOK COUNTY SURVEY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11 2012
MICHAEL R. RICE
86926
RENEWAL 12-31-2022

SURVEY FOR:
KROHN, GORTMAKER, DRY POWER LLC & PACIFIC SANDS CONDOMINIUM
LANDS DESCRIBED IN THE NW 1/4 SW 1/4
OF SEC 25 T 5 S R 11 W W.M
INST'S #2020-6126, BK 432 PG 517, #2021-63, BK 226 PG 86
TILLAMOOK COUNTY DEED RECORDS



TILLAMOOK COUNTY
SURVEYOR'S OFFICE
1510 3rd STREET, SUITE C,
TILLAMOOK, OREGON 97141
OFFICE: (503) 842-3423



CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
TASSI O'NEIL

BY *Christy Basso* DEPUTY

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

N.W. 1/4 S.W. 1/4 SEC. 25 T.5S. R. 11W. W.M. Tillamook County

EXHIBIT 3

OCEAN

SEE MAP 5S 11W 25BC

BREAKERS CONDOMINIUM
92401 TO 92412
SEE SUPP. MAP NO. 2

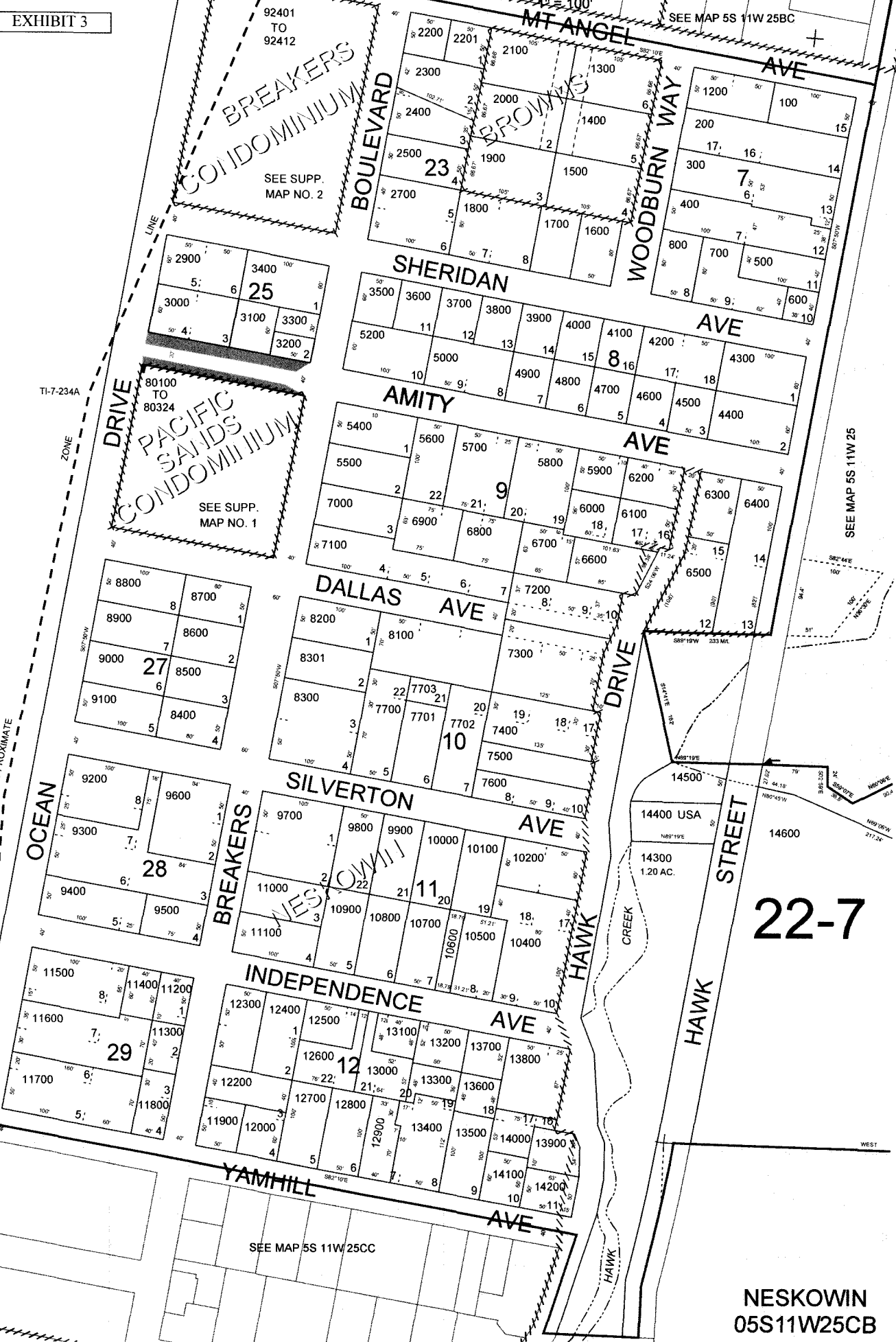
PACIFIC SANDS CONDOMINIUM
80100 TO 80324
SEE SUPP. MAP NO. 1

TI-7-234A

APPROXIMATE

TI-7-235

SEE MAP 5S 11W 25



22-7

SEE MAP 5S 11W 25CC

NESKOWIN 05S11W25CB

PROPOSED VACATION OF A PORTION OF AMITY AVENUE

LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 25, T. 5 S., R. 11 W., W.M.
TILLAMOOK COUNTY, OREGON

"EXHIBIT A"

AUGUST 6th, 2021

MONUMENTS:

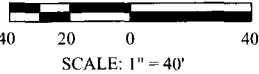
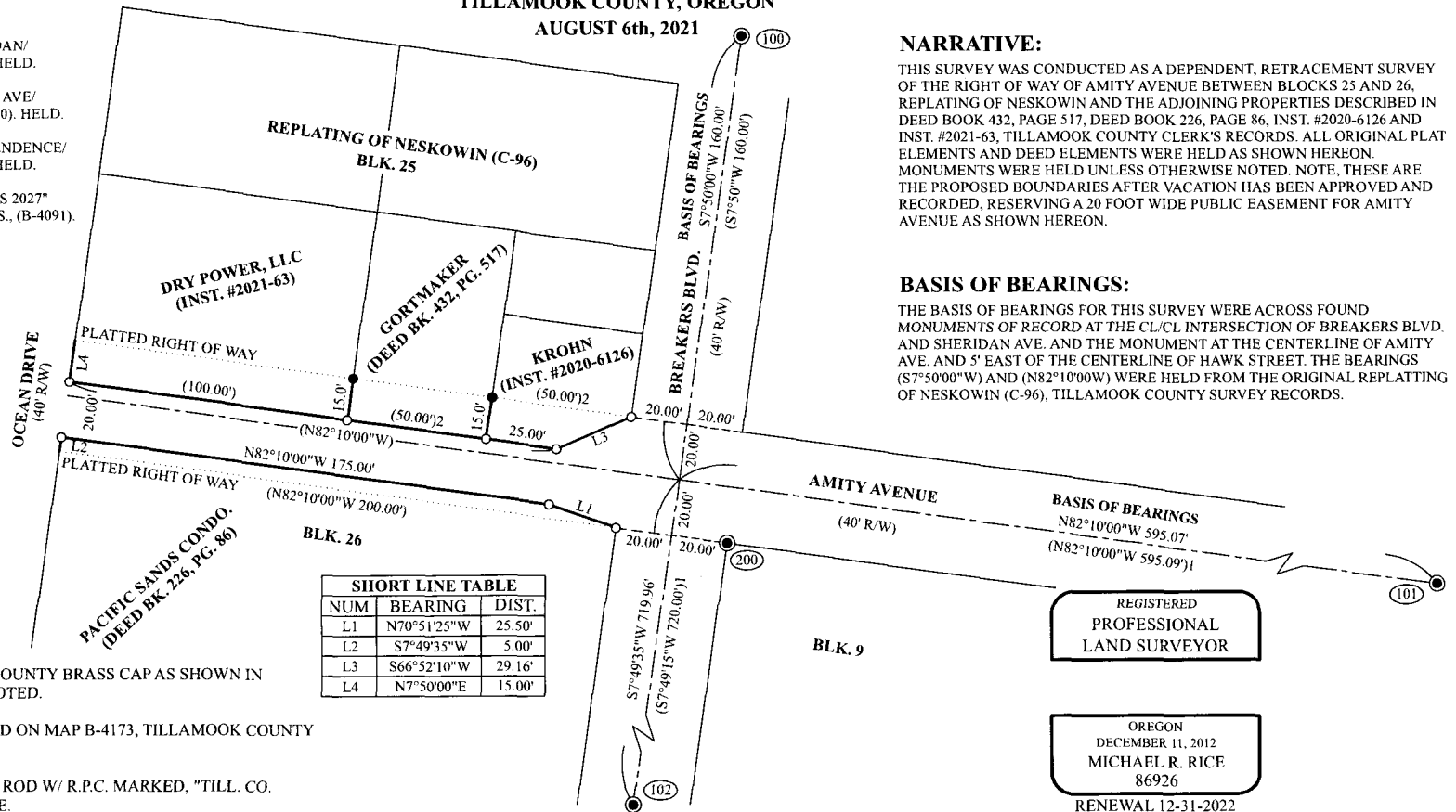
- (100) FND. 3" T.C. BRASS CAP, "SHERIDAN/ BREAKERS, 1996" (MAP B-2050), HELD.
- (101) FND. 3" T.C. BRASS CAP, "AMITY AVE/ HAWK STREET, 1996" (MAP B-2050), HELD.
- (102) FND. 3" T.C. BRASS CAP, "INDEPENDENCE/ BREAKERS, 1996" (MAP B-2050), HELD.
- FND. 5/8" I.R., Y.P.C. "KELLOW PLS 2027" S49°00'25"E 0.07' FROM COMP. POS., (B-4091).

NARRATIVE:

THIS SURVEY WAS CONDUCTED AS A DEPENDENT, RETRACEMENT SURVEY OF THE RIGHT OF WAY OF AMITY AVENUE BETWEEN BLOCKS 25 AND 26, REPLATING OF NESKOWIN AND THE ADJOINING PROPERTIES DESCRIBED IN DEED BOOK 432, PAGE 517, DEED BOOK 226, PAGE 86, INST. #2020-6126 AND INST. #2021-63, TILLAMOOK COUNTY CLERK'S RECORDS. ALL ORIGINAL PLAT ELEMENTS AND DEED ELEMENTS WERE HELD AS SHOWN HEREON. MONUMENTS WERE HELD UNLESS OTHERWISE NOTED. NOTE, THESE ARE THE PROPOSED BOUNDARIES AFTER VACATION HAS BEEN APPROVED AND RECORDED, RESERVING A 20 FOOT WIDE PUBLIC EASEMENT FOR AMITY AVENUE AS SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WERE ACROSS FOUND MONUMENTS OF RECORD AT THE CL/CL INTERSECTION OF BREAKERS BLVD. AND SHERIDAN AVE. AND THE MONUMENT AT THE CENTERLINE OF AMITY AVE. AND 5' EAST OF THE CENTERLINE OF HAWK STREET. THE BEARINGS (S7°50'00"W) AND (N82°10'00"W) WERE HELD FROM THE ORIGINAL REPLATTING OF NESKOWIN (C-96), TILLAMOOK COUNTY SURVEY RECORDS.



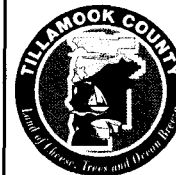
LEGEND:

- FOUND 3" DIA. TILLAMOOK COUNTY BRASS CAP AS SHOWN IN MONUMENT NOTES, OR AS NOTED.
- FOUND MONUMENT AS NOTED ON MAP B-4173, TILLAMOOK COUNTY SURVEY RECORDS. HELD.
- PROPOSED SET 5/8"x 30" IRON ROD W/ R.P.C. MARKED, "TILL. CO. SURVEYOR" AT NEW R/W LINE.
- () RECORD PER REPLATTING OF NESKOWIN (C-96), TILLAMOOK COUNTY SURVEY RECORDS.
- (1) RECORD PER MAP B-2050, TILLAMOOK COUNTY SURVEY RECORDS.
- (1)2 RECORD PER DEED INSTRUMENT AS SHOWN.

NO () EQUALS MEASURED VALUE. MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.

SHORT LINE TABLE		
NUM	BEARING	DIST.
L1	N70°51'25"W	25.50'
L2	S7°49'35"W	5.00'
L3	S66°52'10"W	29.16'
L4	N7°50'00"E	15.00'

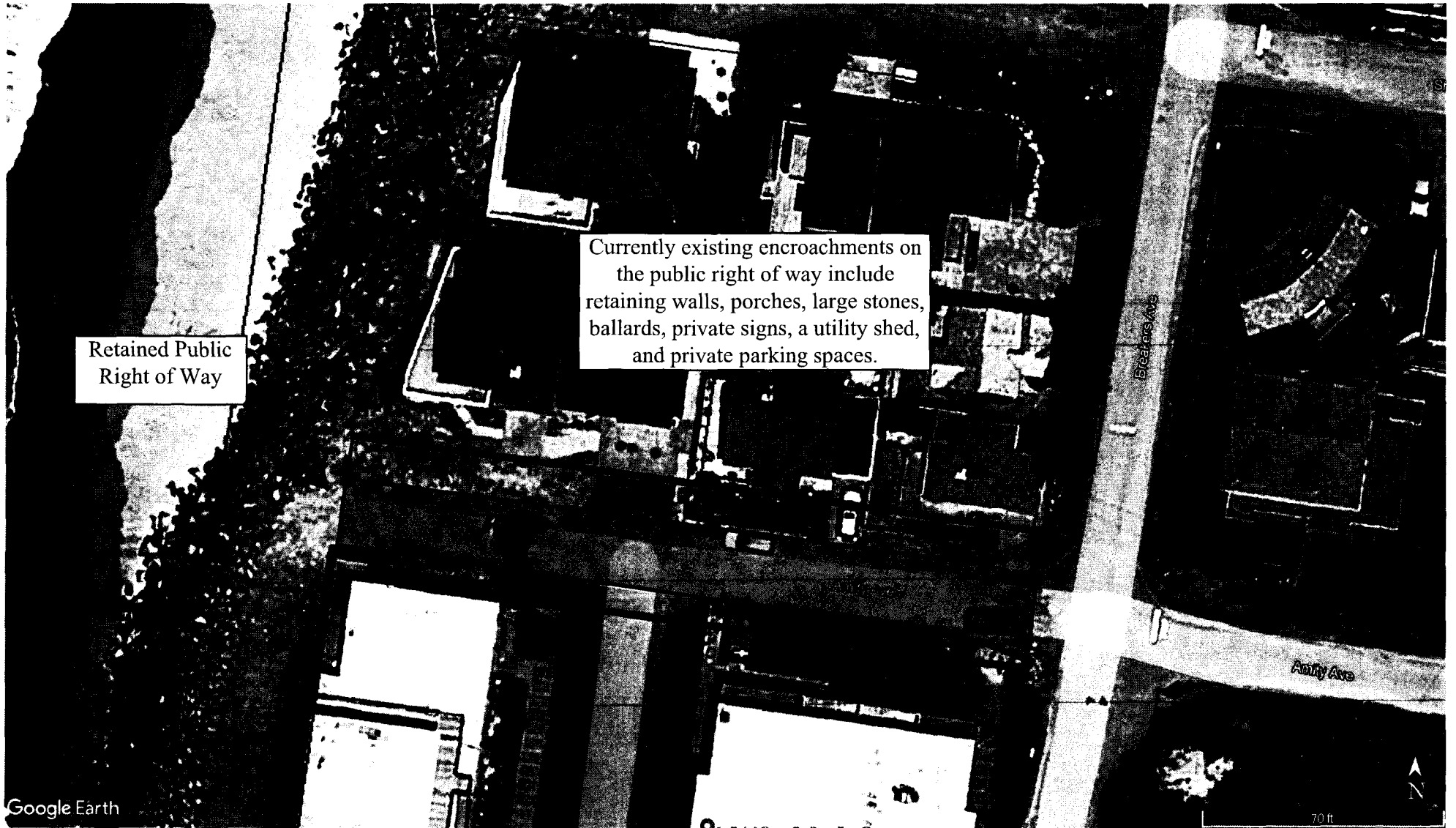
SURVEY FOR:
KROHN, GORTMAKER, DRY POWER LLC & PACIFIC SANDS CONDOMINIUM
LANDS DESCRIBED IN THE NW 1/4, SW 1/4
OF SEC. 25, T. 5 S., R. 11 W., W.M.
INST'S. #2020-6126, BK. 432/PG. 517, #2021-63, BK. 226/PG. 86
TILLAMOOK COUNTY DEED RECORDS



TILLAMOOK COUNTY SURVEYOR'S OFFICE
1510 3rd STREET, SUITE C,
TILLAMOOK, OREGON 97141
OFFICE: (503) 842-3423

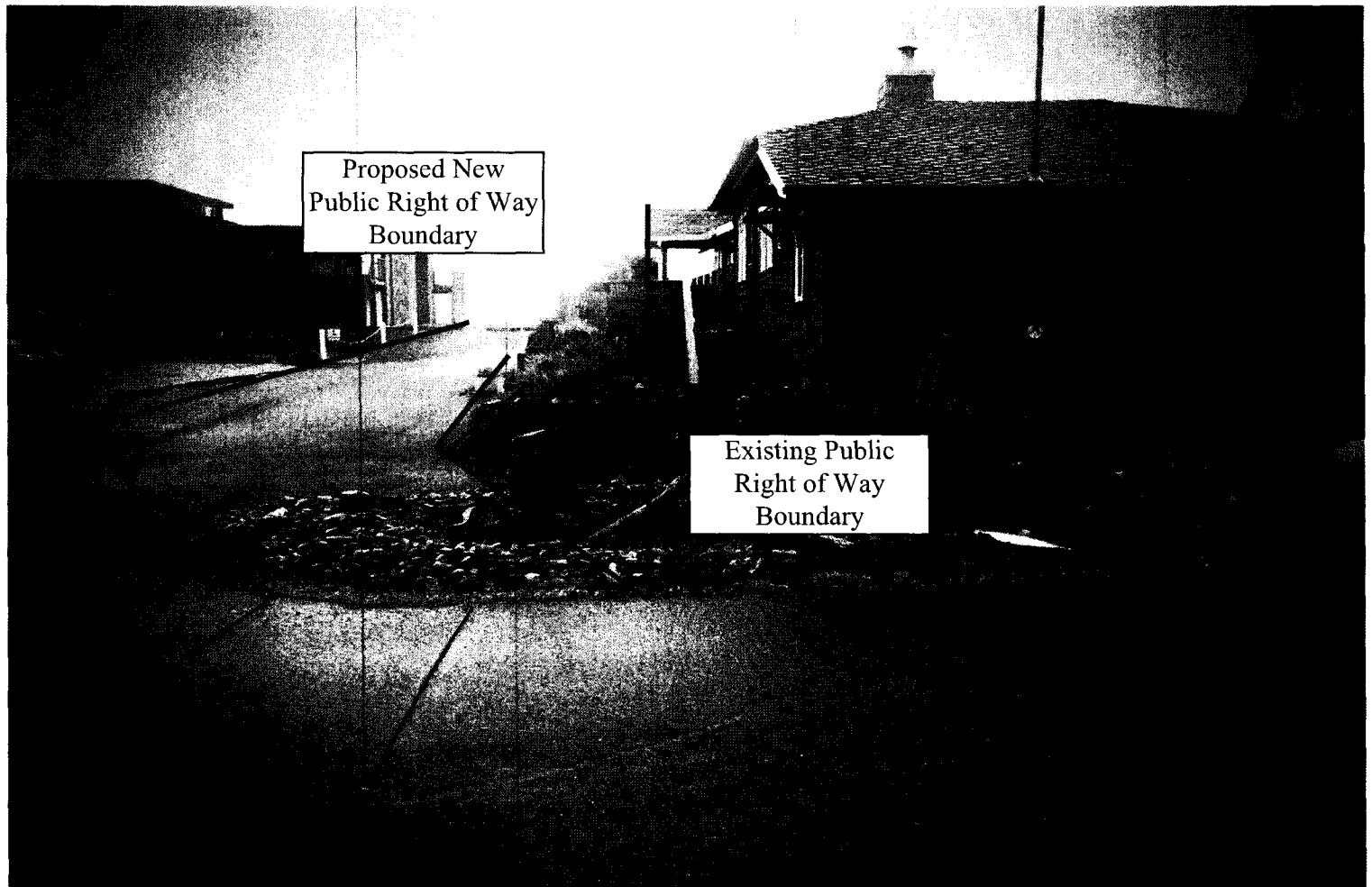
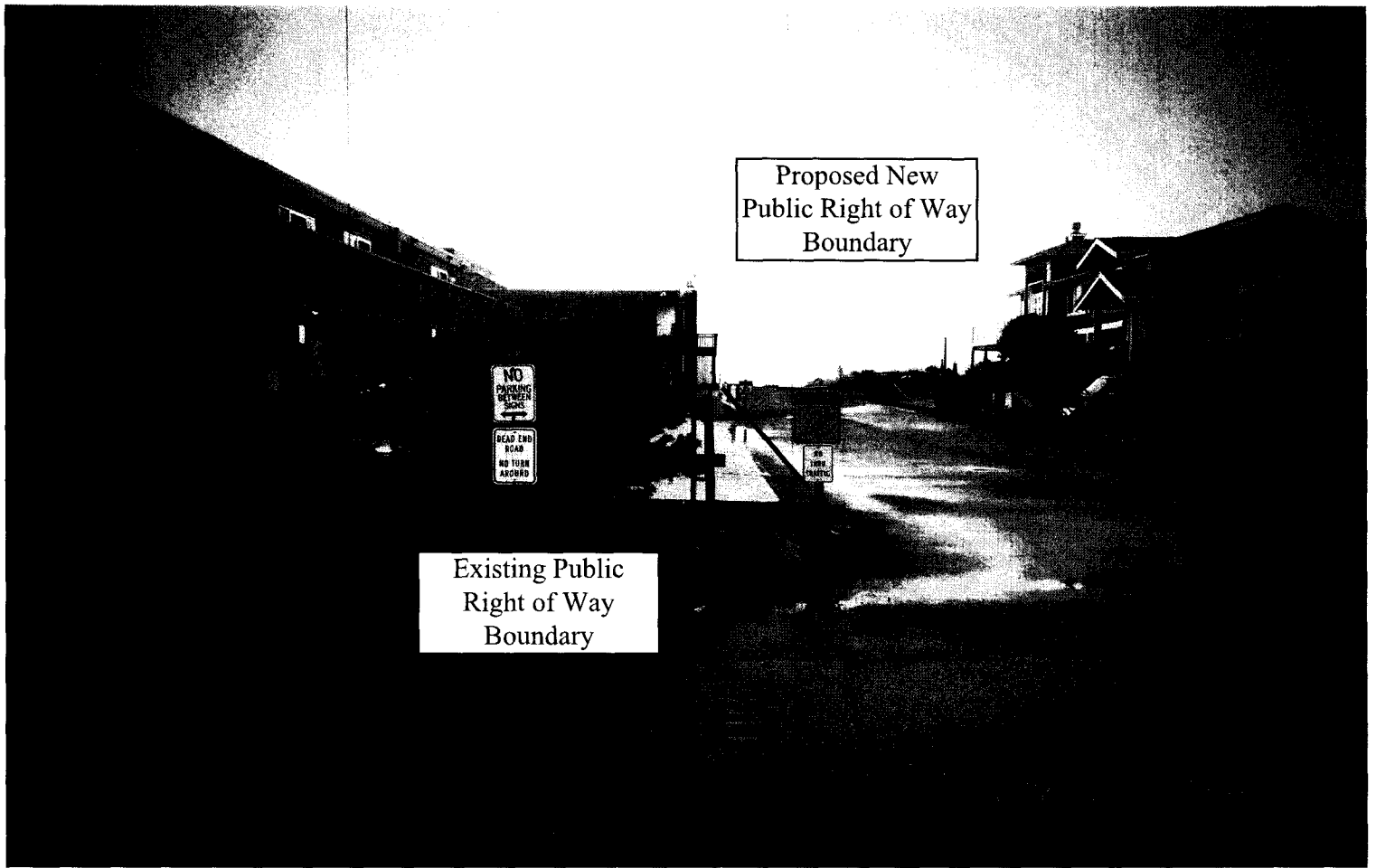
REGISTERED
PROFESSIONAL
LAND SURVEYOR

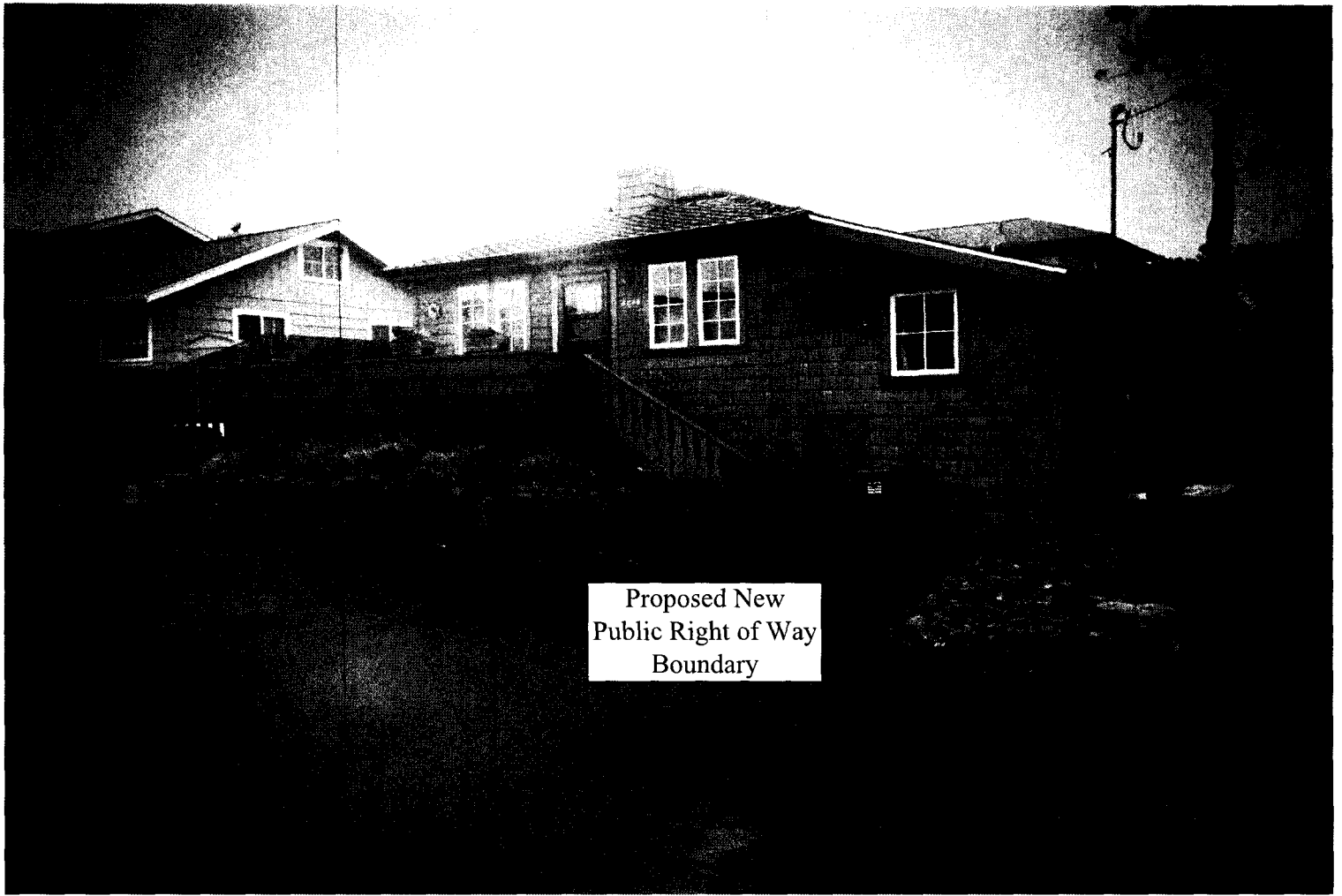
OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
86926
RENEWAL 12-31-2022



Retained Public
Right of Way

Currently existing encroachments on
the public right of way include
retaining walls, porches, large stones,
ballards, private signs, a utility shed,
and private parking spaces.

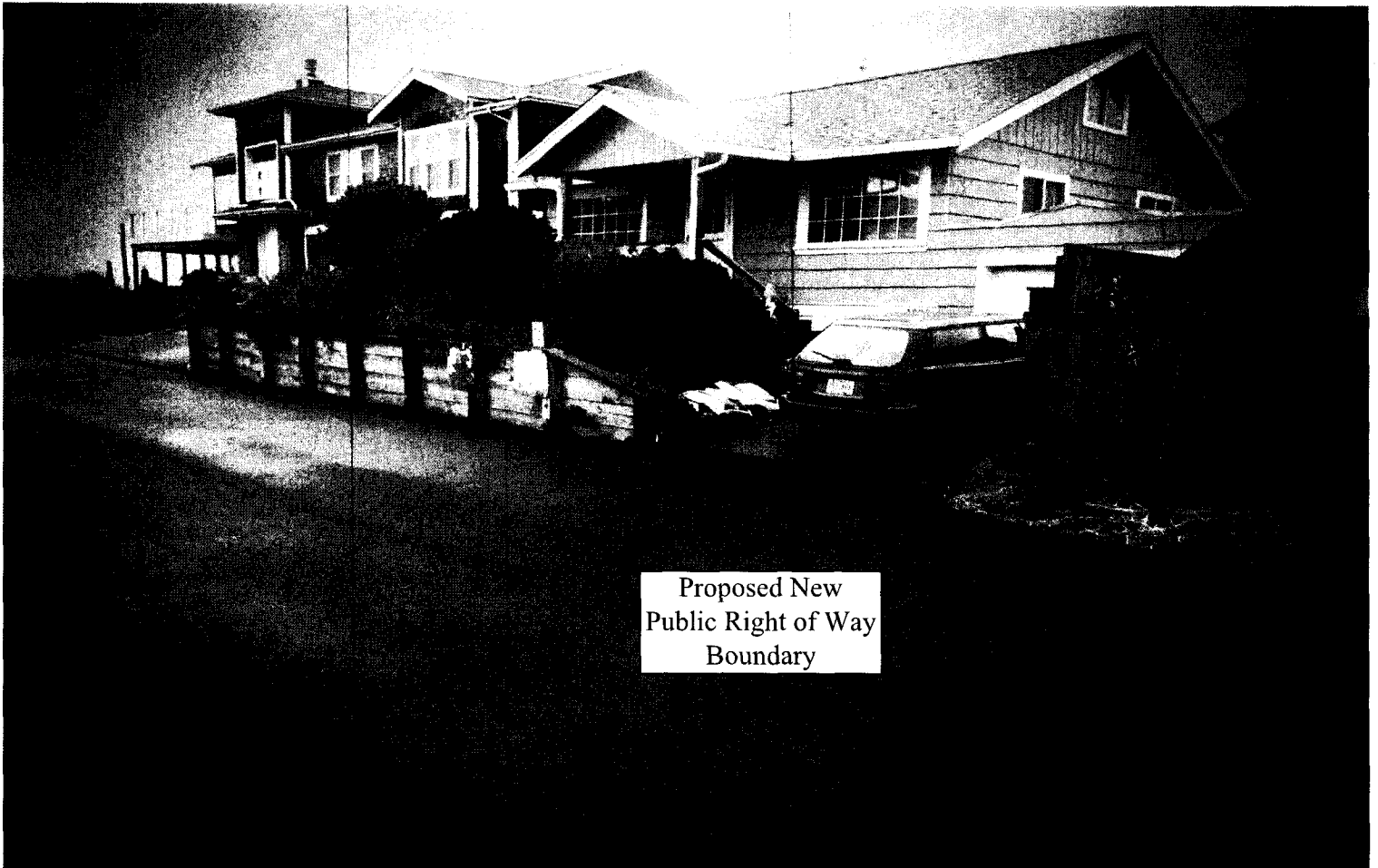




Proposed New
Public Right of Way
Boundary



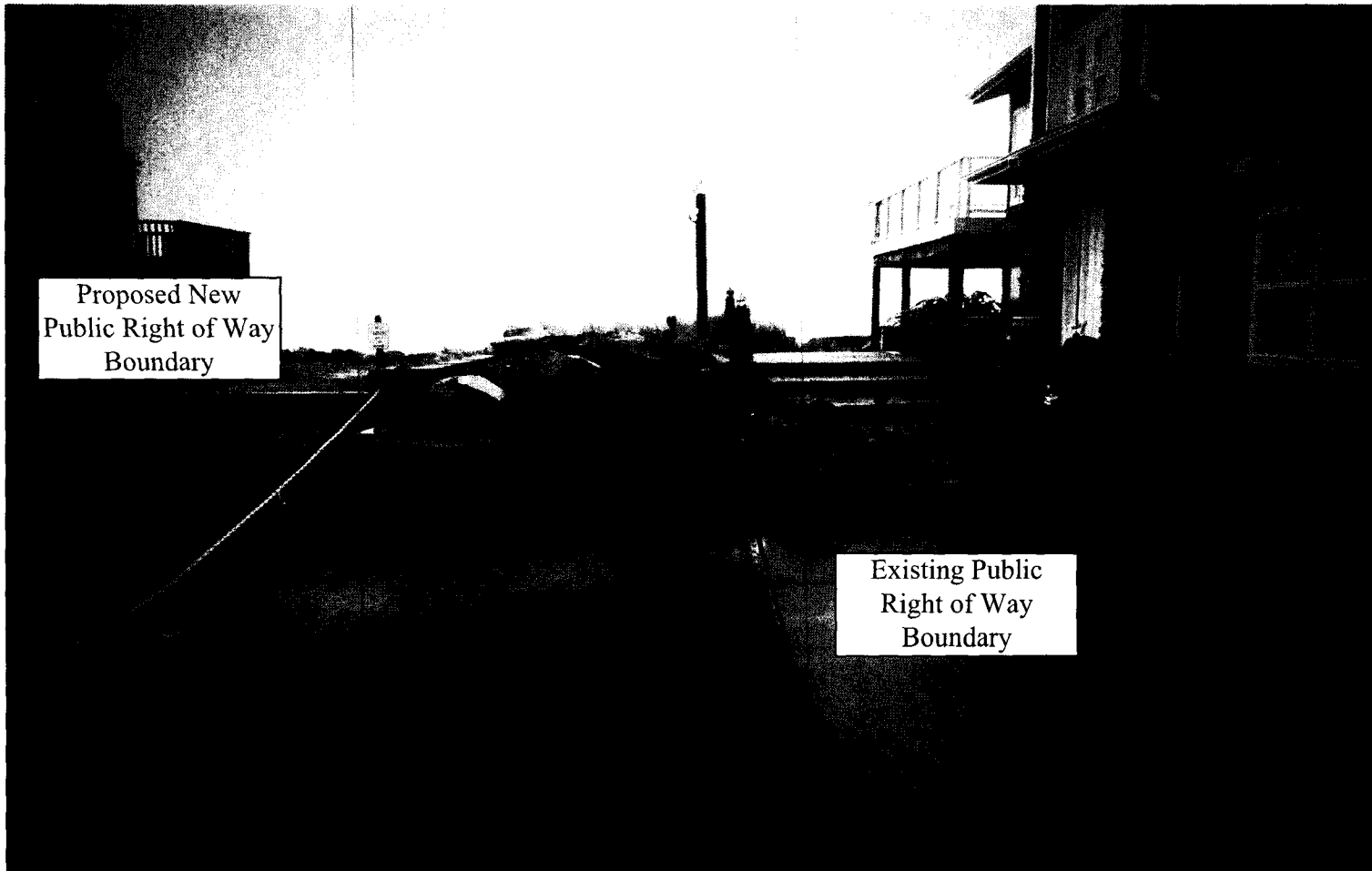
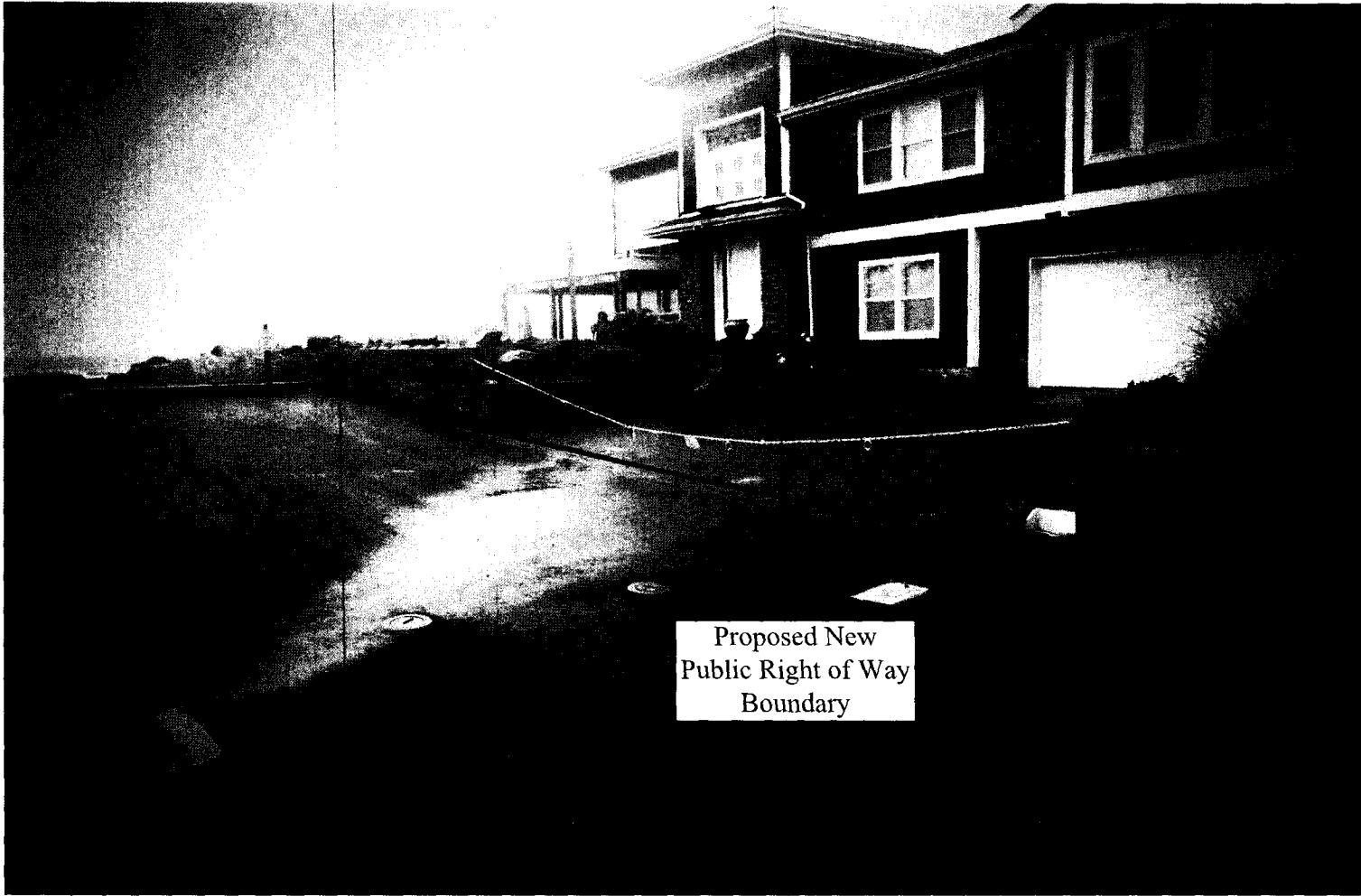
Existing Public
Right of Way
Boundary

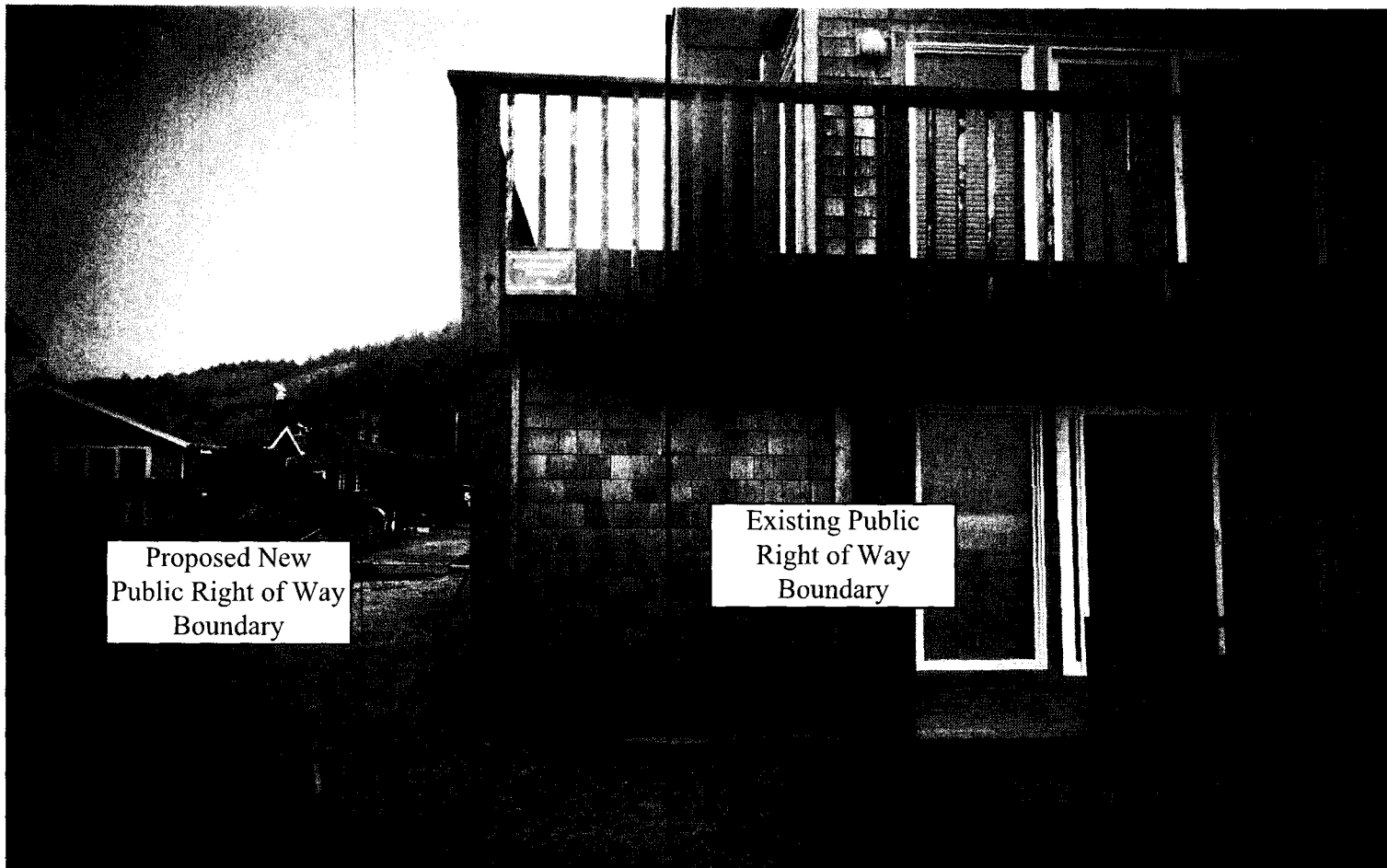


Proposed New
Public Right of Way
Boundary



Existing Public
Right of Way
Boundary





Proposed New
Public Right of Way
Boundary

Existing Public
Right of Way
Boundary



Proposed New
Public Right of Way
Boundary

Existing Public
Right of Way
Boundary