

C-564

144 LANEDA CONDOMINIUM

NE 1/4, SW 1/4, SEC. 29, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

SEPTEMBER 27, 2007

NARRATIVE

THIS SURVEY REPRESENTS A RE-PLAT OF THE SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT #2006-008765 & INSTRUMENT #2006-009365, TILLAMOOK COUNTY DEED RECORDS.

THE PURPOSE OF THIS SURVEY IS TO DEFINE CONDOMINIUM UNITS FOR 144 LANEDA CONDOMINIUM IN COMPLIANCE WITH CHAPTER 100 OF THE OREGON REVISED STATUTES.

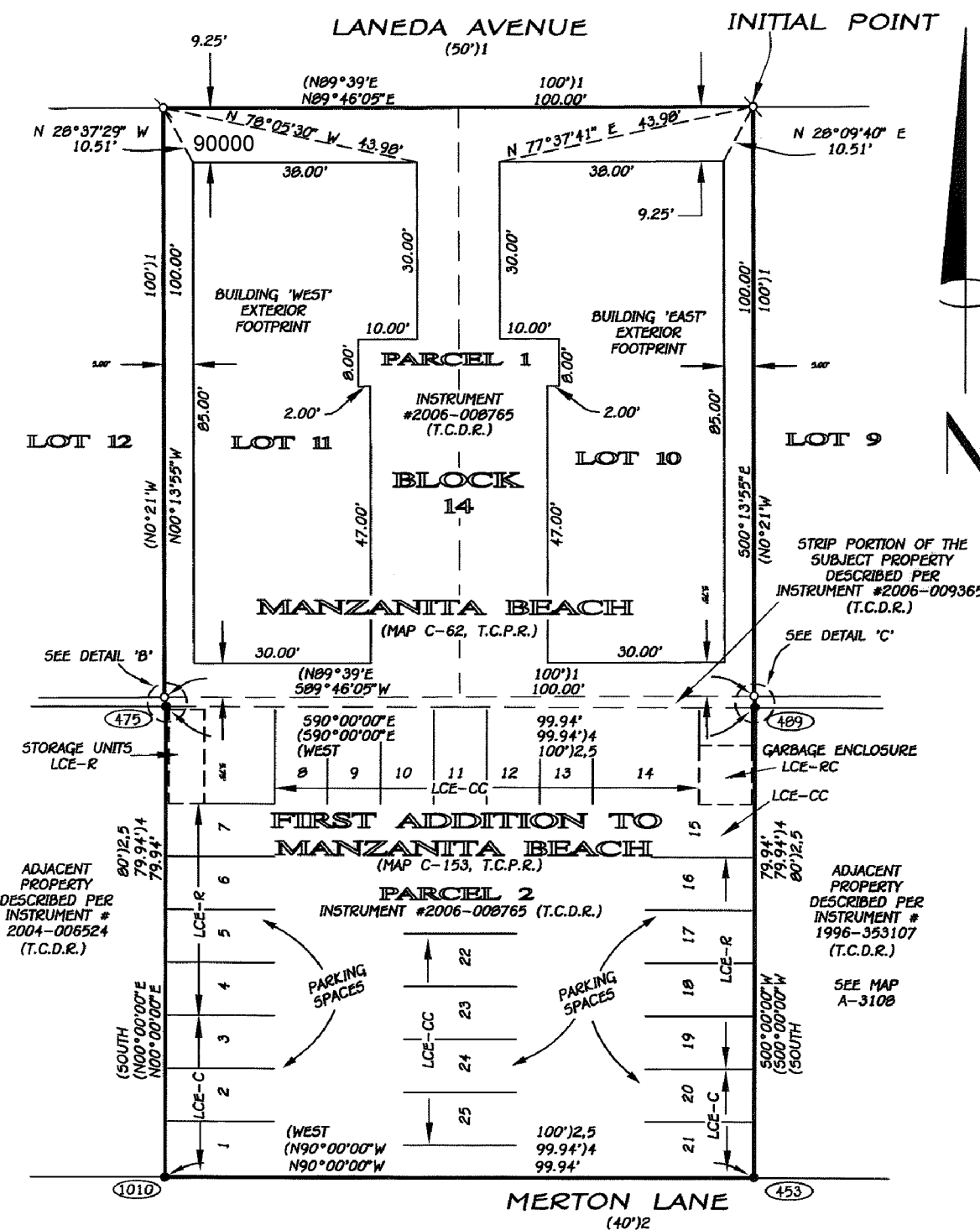
THE SUBJECT PROPERTY WAS LAID OUT AT RECORD VALUES PER SAID INSTRUMENT NUMBERS AND PER MAPS C-62 & C-153, TILLAMOOK COUNTY PLAT RECORDS, & MAP B-2970, TILLAMOOK COUNTY SURVEY RECORDS. SAID INSTRUMENTS DESCRIBE THE PROPERTY AS PARCEL 1: LOTS 10 AND 11, BLOCK 14, MANZANITA BEACH; PARCEL 2: AN 80' BY 100' PARCEL SOUTH OF SAID PARCEL 1 AS SHOWN HEREON; AND THE STRIP OF LAND BETWEEN THE PREVIOUSLY DESCRIBED PARCELS AS SHOWN HEREON. A PORTION OF THE SUBJECT PROPERTY WAS LAID OUT USING THE PROPORTIONALITY FACTOR ESTABLISHED PER MAPS B-2970 AND B-2755.

PROPORTIONALITY FACTOR

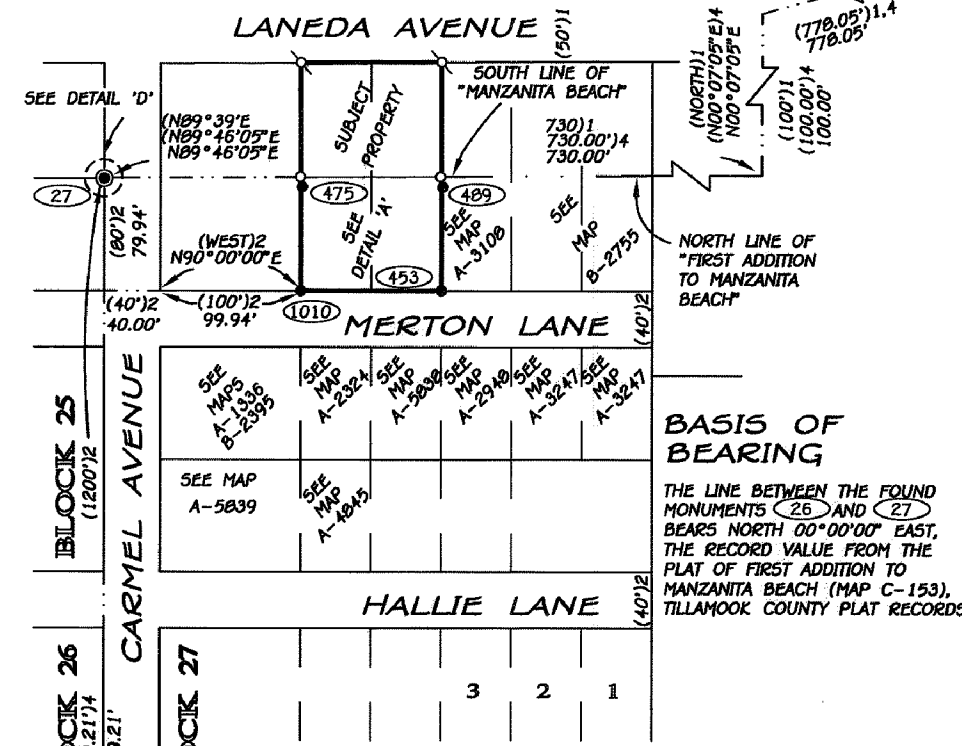
(AS ESTABLISHED PER MAP B-2970.)

NORTH-SOUTH
MEASURED = 1199.28' - 240' <STREETS> = 0.99925
RECORD = 1200.00' - 240' <STREETS>

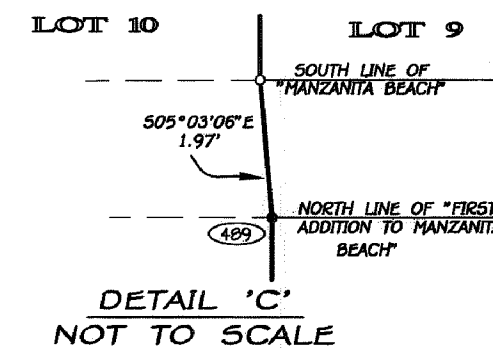
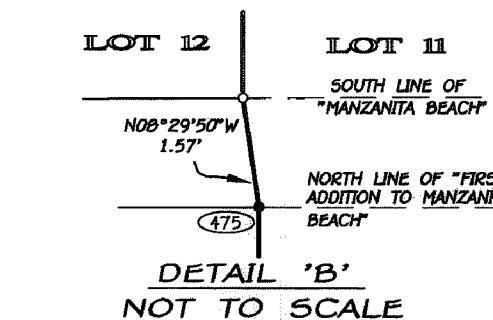
EAST-WEST (WITHOUT STREETS)
MEASURED = 1199.28' = 0.99940
RECORD = 1200.00'



DETAIL 'A'
SITE PLAN & EXTERIOR DIMENSIONS
SCALE: 1" = 20'

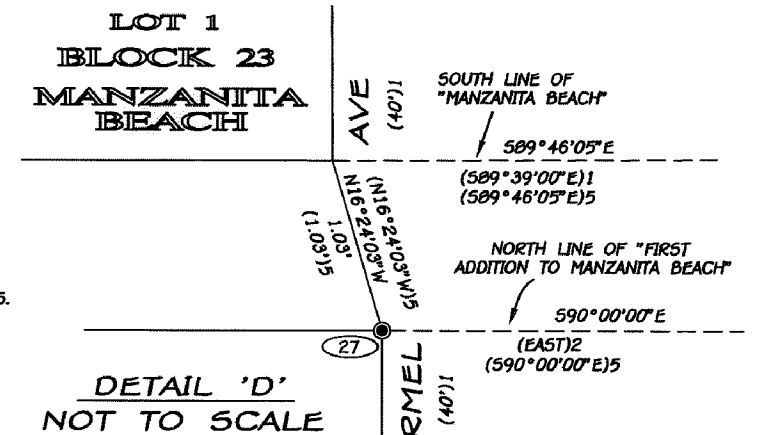


VICINITY MAP
SCALE: 1" = 100'



SHEET INDEX

- SHEET 1: BASIS OF BEARINGS
NARRATIVE
LEGEND
SHEET INDEX
PROPORTIONALITY FACTOR
VICINITY MAP
DETAIL MAPS
EXTERIOR DIMENSIONS
SITE PLAN
PROPERTY BOUNDARY
- SHEET 2: INTERIOR DIMENSIONS
- SHEET 3: ELEVATIONS
SHEET 4: PARKING LOT DETAIL
SHEET 5: SURVEYOR'S CERTIFICATE
DECLARATION
ACKNOWLEDGMENT
CERTIFICATE OF COUNTY CLERK
PLAT RESTRICTIONS
ELEVATION DATUM
APPROVALS
MONUMENT NOTES



LEGEND

- INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB OTAK INC."
- ⊕ INDICATES SET BRASS TACK AND WASHER STAMPED "HLB OTAK INC."
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- XXX INDICATES MONUMENT NUMBER, SEE MONUMENT NOTES, SHEET 5.
- GCE INDICATES GENERAL COMMON ELEMENT.
- LCE-RC INDICATES LIMITED COMMON ELEMENT, TYPE AS SPECIFIED IN THE CONDOMINIUM DECLARATION FOR 144 LANEDA CONDOMINIUM.
- LCE-CC INDICATES TILLAMOOK COUNTY PLAT RECORD.
- T.C.D.R. INDICATES TILLAMOOK COUNTY DEED RECORD.
- ()1 INDICATES RECORD VALUE FROM THE PLAT OF MANZANITA BEACH, MAP C-62, T.C.P.R. OR MAP A-3796, TILLAMOOK COUNTY SURVEY RECORDS.
- ()2 INDICATES RECORD VALUE FROM THE PLAT OF FIRST ADDITION TO MANZANITA BEACH, MAP C-153, TILLAMOOK COUNTY PLAT RECORDS.
- ()3 INDICATES RECORD VALUE FROM MAP B-2755, TILLAMOOK COUNTY SURVEY RECORDS.
- ()4 INDICATES RECORD VALUE FROM MAP B-2970, TILLAMOOK COUNTY SURVEY RECORDS.
- ()5 INDICATES RECORD VALUE FROM INSTRUMENT #2006-008765, TILLAMOOK COUNTY DEED RECORDS.
- NO () INDICATES MEASURED VALUE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CHRISTOPHER J. MOORHEAD
JANUARY 9, 2007
RENEWAL DATE: DECEMBER 31, 2008

HO60065-01-03.DWG "BEACH" DISK 24



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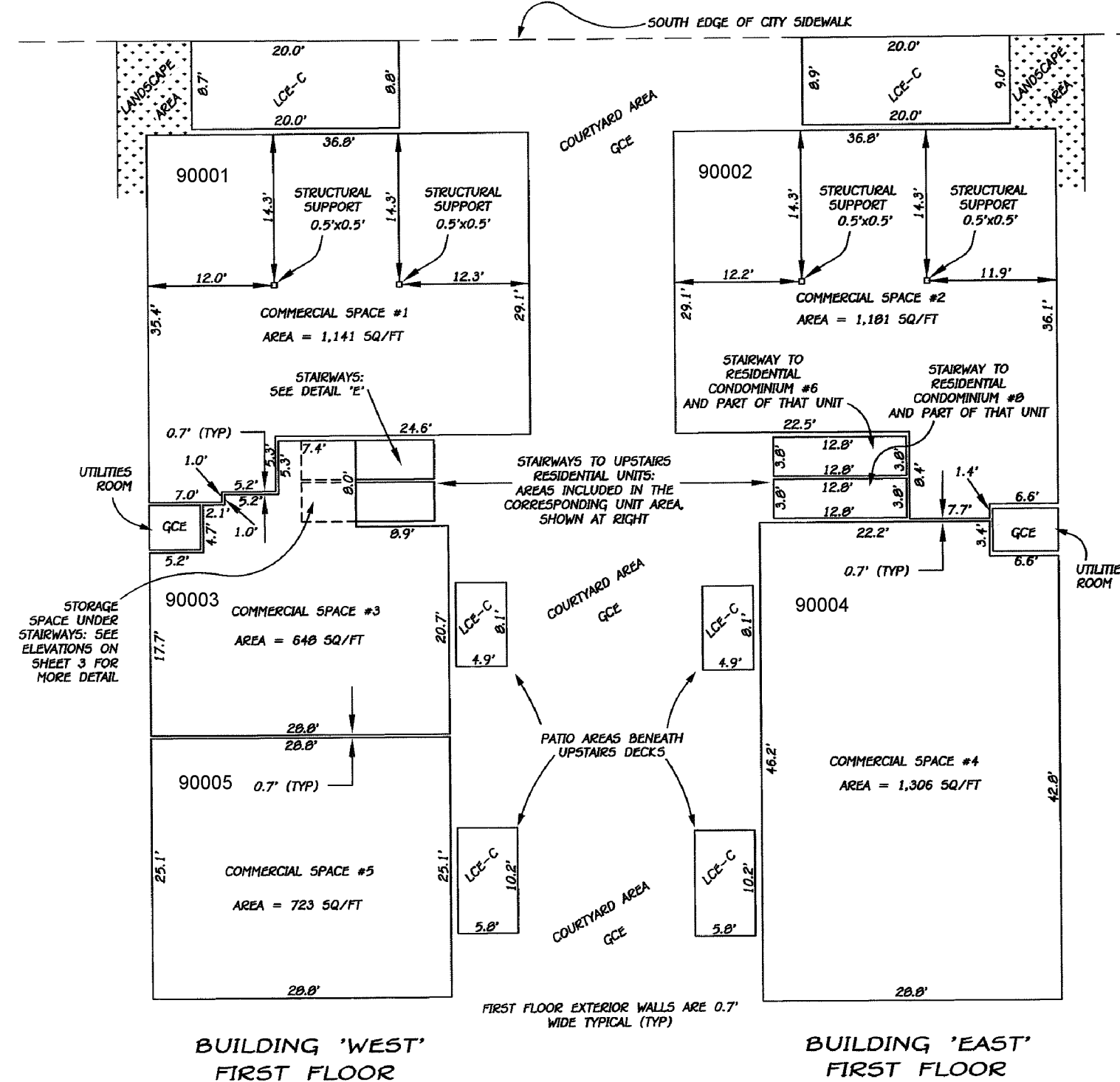
144 LANEDA CONDOMINIUM

NE 1/4, SW 1/4, SEC. 29, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

SEPTEMBER 27, 2007

SHEET 2 of 5

DETAIL 'E': NOT TO SCALE



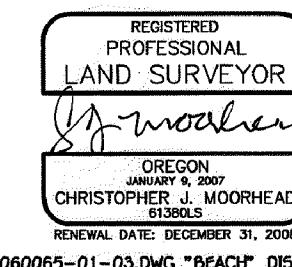
INTERIOR DIMENSIONS

SCALE:
1" = 10'

INTERIOR DIMENSION
NOTES:

ALL INTERIOR WALL ANGLES ARE 90 DEGREES.
ALL INTERIOR MEASUREMENTS SHOWN HEREON ARE WITHIN
0.05' (+/-) OF THE ACTUAL MEASUREMENTS AND ARE
MEASURED FROM STUD TO STUD.

INTERIOR DIMENSIONS



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TILLAMOOK COUNTY
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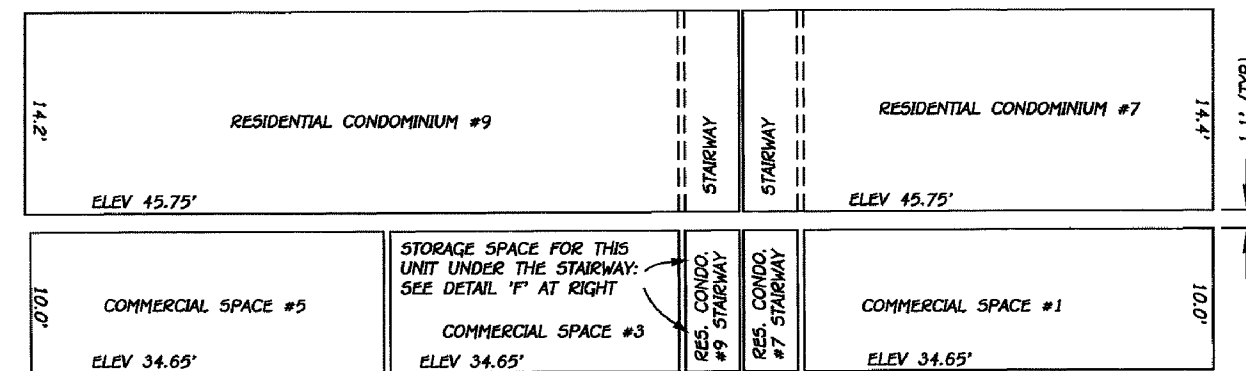
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144 LANEDA CONDOMINIUM

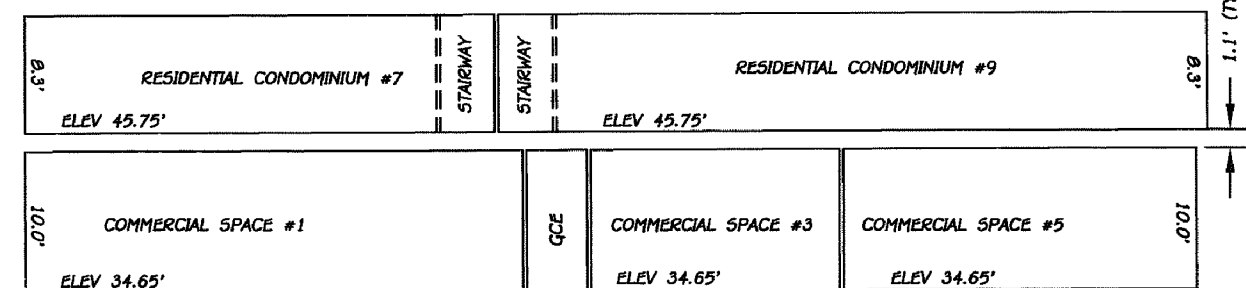
NE 1/4, SW 1/4, SEC. 29, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

SEPTEMBER 27, 2007

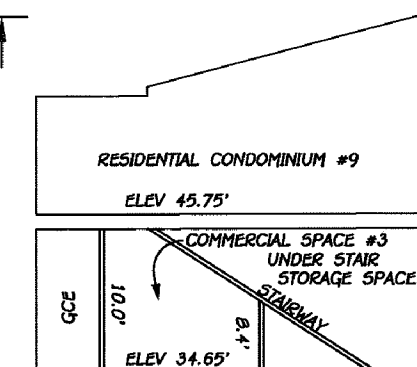
SHEET 3 of 5



'WEST' BUILDING
EAST SIDE ELEVATION VIEW
LOOKING WESTERLY

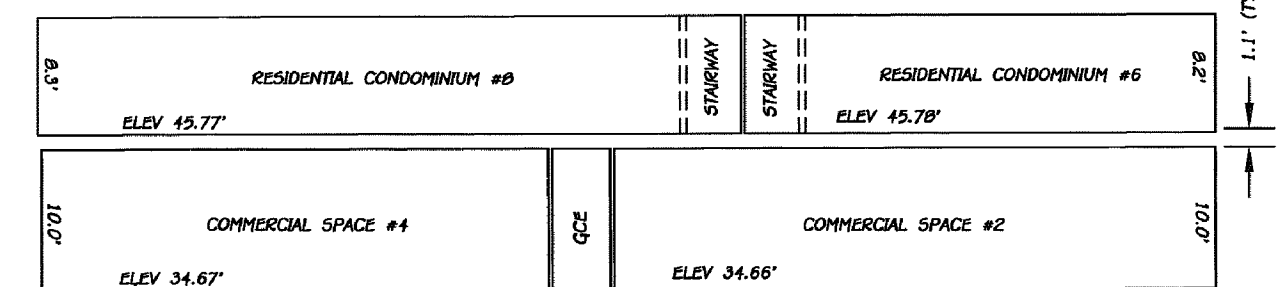


'WEST' BUILDING
WEST SIDE ELEVATION VIEW
LOOKING EASTERLY

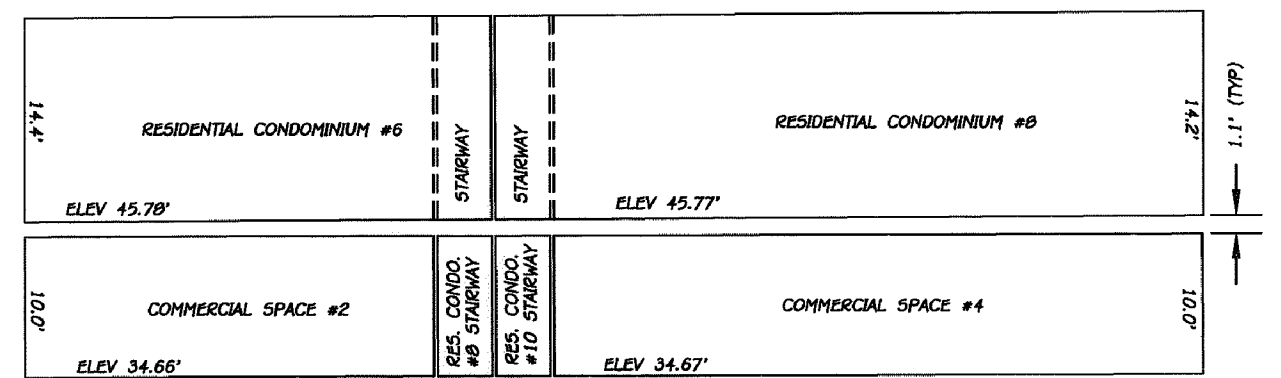


DETAIL 'F'
NOT TO SCALE

ELEVATION DATUM
SEE SHEET 5.

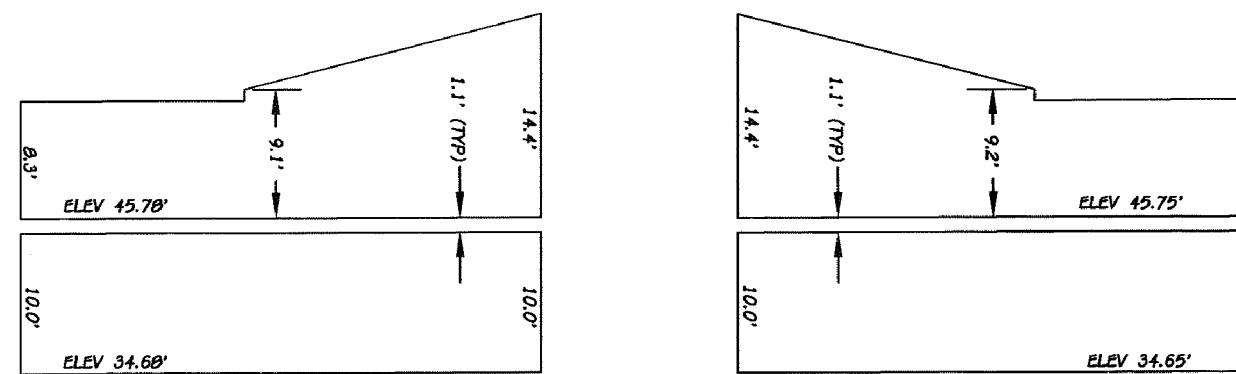


'EAST' BUILDING
EAST SIDE ELEVATION VIEW
LOOKING WESTERLY

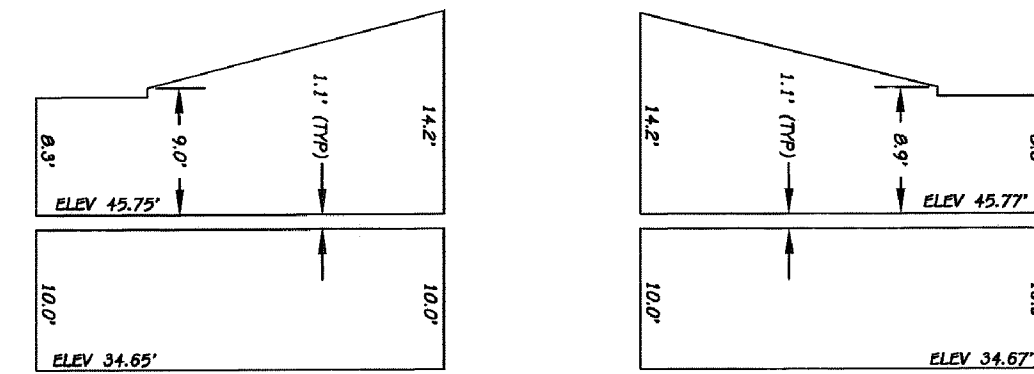


'EAST' BUILDING
WEST SIDE ELEVATION VIEW
LOOKING EASTERLY

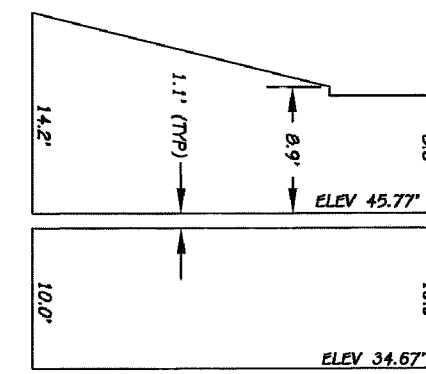
SCALE: 1" = 10'



'WEST' BUILDING
NORTH SIDE ELEVATION VIEW
LOOKING SOUTHERLY



'WEST' BUILDING
SOUTH SIDE ELEVATION VIEW
LOOKING NORTHERLY



'EAST' BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Christopher J. Moorhead
OREGON
JANUARY 8, 2007
CHRISTOPHER J. MOORHEAD
6138013

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RENEWAL DATE: DECEMBER 31, 2008
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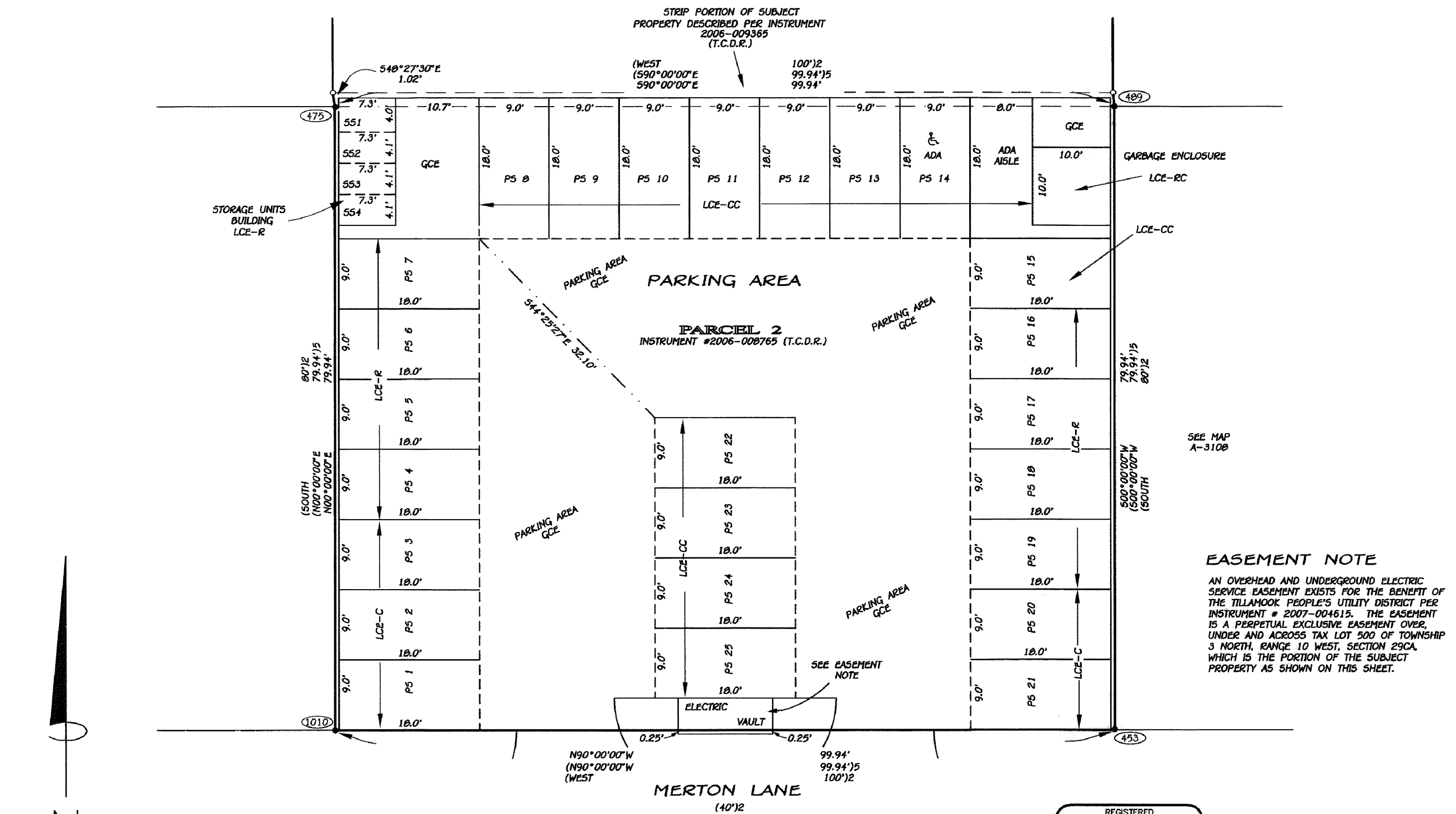
C-564

144 LANEDA CONDOMINIUM

NE 1/4, SW 1/4, SEC. 29, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

SEPTEMBER 27, 2007

SHEET 4 of 5



EASEMENT NOTE

AN OVERHEAD AND UNDERGROUND ELECTRIC SERVICE EASEMENT EXISTS FOR THE BENEFIT OF THE TILLAMOOK PEOPLE'S UTILITY DISTRICT PER INSTRUMENT # 2007-004615. THE EASEMENT IS A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TAX LOT 500 OF TOWNSHIP 3 NORTH, RANGE 10 WEST, SECTION 29CA, WHICH IS THE PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS SHEET.

SCALE:
1" = 10'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Christopher J. Moorhead

OREGON
JANUARY 9, 2007

CHRISTOPHER J. MOORHEAD
61380LS

RENEWAL DATE: DECEMBER 31, 2008
M060065-01-03.DWG "BEACH" DISK 24

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SHEET 4
3N 10 29CA
SUPPLEMENTAL
MAP NO. 1

REVISÉ 12/12/07, WS

495-0

144 LANEDA
CONDOMINIUM
NE 1/4, SW 1/4, SEC. 29, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON
SEPTEMBER 27, 2007

SHEET 5 of 5

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER J. MOORHEAD, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AND FLOOR PLANS OF 144 LANEDA CONDOMINIUM, FULLY AND ACCURATELY DEPICT THE BOUNDARIES OF THE UNITS, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS DEPICTED ON SAID PLAT AND FLOOR PLANS WAS COMPLETED ON November 20th, 2007.

FURTHER, I DO CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND REPRESENTED ON THE ATTACHED MAP THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 14, MANZANITA BEACH, SAID POINT MARKED WITH A BRASS TACK AND WASHER STAMPED "HLB OTAK INC";
THENCE SOUTH 00°13'55" EAST 100.00 FEET ON THE WEST LINE OF SAID LOT 9 TO A POINT ON THE SOUTH BOUNDARY LINE OF MANZANITA BEACH, SAID POINT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB OTAK INC";
THENCE SOUTH 05°03'06" EAST 1.97 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF FIRST ADDITION TO MANZANITA BEACH AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #1996-353107, TILLAMOOK COUNTY DEED RECORDS, SAID POINT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PE 3510";
THENCE SOUTH 00°00'00" WEST 79.94 FEET ON THE WEST LINE OF SAID INSTRUMENT #1996-353107, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISTON LANE, SAID POINT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PE 3510";
THENCE NORTH 90°00'00" WEST 99.94 FEET ON SAID RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #2004-006524, TILLAMOOK COUNTY DEED RECORDS, SAID POINT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC INC";
THENCE NORTH 00°00'00" EAST 79.94 FEET ON THE EAST LINE OF SAID INSTRUMENT #2004-006524 TO A POINT ON THE NORTH BOUNDARY LINE OF FIRST ADDITION TO MANZANITA BEACH, SAID POINT MARKED BY A 5/8" REBAR;
THENCE NORTH 08°29'50" WEST 1.57 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 14 OF MANZANITA BEACH AND A POINT ON THE SOUTH BOUNDARY LINE OF MANZANITA BEACH, SAID POINT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB OTAK INC";
THENCE NORTH 00°13'55" WEST 100.00 FEET ON THE EAST LINE OF SAID LOT 12 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LANEDA AVENUE, SAID POINT MARKED BY A BRASS TACK AND WASHER STAMPED "HLB OTAK INC";
THENCE NORTH 89°46'05" EAST 100.00 FEET ON SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CHRISTOPHER J. MOORHEAD 61380LS

DATED THIS 20th DAY OF November, 2007

ELEVATION DATUM

THE ELEVATIONS ON THIS MAP ARE BASED UPON OSHO MONUMENT NB-10, LOCATED AT THE INTERSECTION OF LANEDA AVENUE AND CARMEL AVENUE. SAID ELEVATION = 31.33 FEET (NGVD)

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HANS TONGES, MANAGER FOR 144 LANEDA LLC, IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP OF "144 LANEDA CONDOMINIUM", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL UNITS BEING OF THE DIMENSIONS SHOWN ON SAID MAP. 144 LANEDA LLC DOES HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 100 OF THE OREGON REVISED STATUTES.

Hans Tonges
HANS TONGES, MANAGER
144 LANEDA LLC

ACKNOWLEDGMENT:

STATE OF Oregon >
COUNTY OF Tillamook > S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

November 20, 2007, BY HANS TONGES, MANAGER

144 LANEDA LLC.

Karen K. Lorens November 20, 2007
NOTARY'S SIGNATURE DATE

Karen K. Lorens
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - OR COMMISSION NO.: 412849
STATE

MY COMMISSION EXPIRES: January 4, 2011
DATE

CERTIFICATE OF COUNTY CLERK

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

I DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-1035-0, OF PLAT RECORDS OF TILLAMOOK COUNTY, RECORDED November 29, 2007, AT 2:07pm O'CLOCK, AS INSTRUMENT NUMBER 2007-009833.

BY Christy Ann C. Quint
TILLAMOOK COUNTY CLERK

I, CHRISTOPHER J. MOORHEAD, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

Christopher J. Moorhead
CHRISTOPHER J. MOORHEAD 61380LS

APPROVALS:

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

EXAMINED AND APPROVED BY THE FOLLOWING:

Danny R. McNeil NOVEMBER 28, 2007
COUNTY SURVEYOR DATE

Tim J. H. Nov 29, 2007
COUNTY ASSESSOR DATE

TAXES ARE PAID IN FULL TO JUNE 30, 2008.

Boyd Harris Deputy 11-29-07
COUNTY TAX COLLECTOR DATE

APPROVALS:

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

I DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS CONDOMINIUM PLAT WAS RECEIVED FOR RECORD ON November 29, 2007, AT 2:07pm O'CLOCK, AND RECORDED IN PLAT CABINET B-1035-0 IN PLAT RECORDS OF TILLAMOOK COUNTY, AS INSTRUMENT NUMBER 2007-009833. TILLAMOOK COUNTY RECORDS BY TASSI O'NEIL, TILLAMOOK COUNTY CLERK.

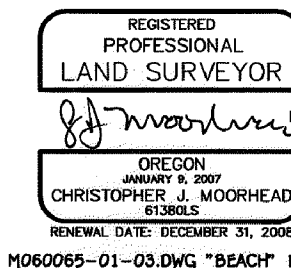
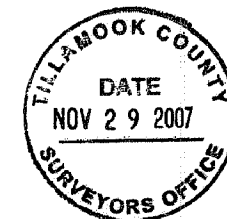
Christy Ann C. Quint 11-29-07
TILLAMOOK COUNTY CLERK DATE

PLAT RESTRICTIONS:

SUBJECT TO THE "DECLARATIONS SUBMITTING 144 LANEDA CONDOMINIUM TO OWNERSHIP" RECORDED AS INSTRUMENT NUMBER 2007-009833 TILLAMOOK COUNTY DEED RECORDS.

MONUMENT NOTES

- (26) FOUND COUNTY SURVEYOR'S BRASS CAP, INITIAL POINT TO SECOND ADDITION TO MANZANITA BEACH, HELD FOR BASIS OF BEARING, SEE REWITNESS BIN #154, TILLAMOOK COUNTY SURVEY RECORDS.
- (27) FOUND COUNTY SURVEYOR'S BRASS CAP, INITIAL POINT TO FIRST ADDITION TO MANZANITA BEACH, HELD FOR BASIS OF BEARING, SEE REWITNESS BIN #153, TILLAMOOK COUNTY SURVEY RECORDS.
- (453) FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "PE 3510", 0.1' BELOW GROUND, IN POSITION. SEE MAP A-310B, TILLAMOOK COUNTY SURVEY RECORDS.
- (475) FOUND 5/8 INCH REBAR 0.3' ABOVE GROUND, IN POSITION. SEE MAP A-3796, TILLAMOOK COUNTY SURVEY RECORDS.
- (489) FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "PE 3510", 0.8' BELOW GROUND, IN POSITION. SEE MAP A-310B, TILLAMOOK COUNTY SURVEY RECORDS.
- (1010) FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "HLB & ASSOC INC", FLUSH TO SURFACE, IN POSITION. SEE MAP B-2970, TILLAMOOK COUNTY SURVEY RECORDS.



M060065-01-03.DWG "BEACH" DISK 24



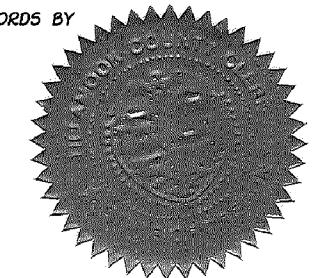
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