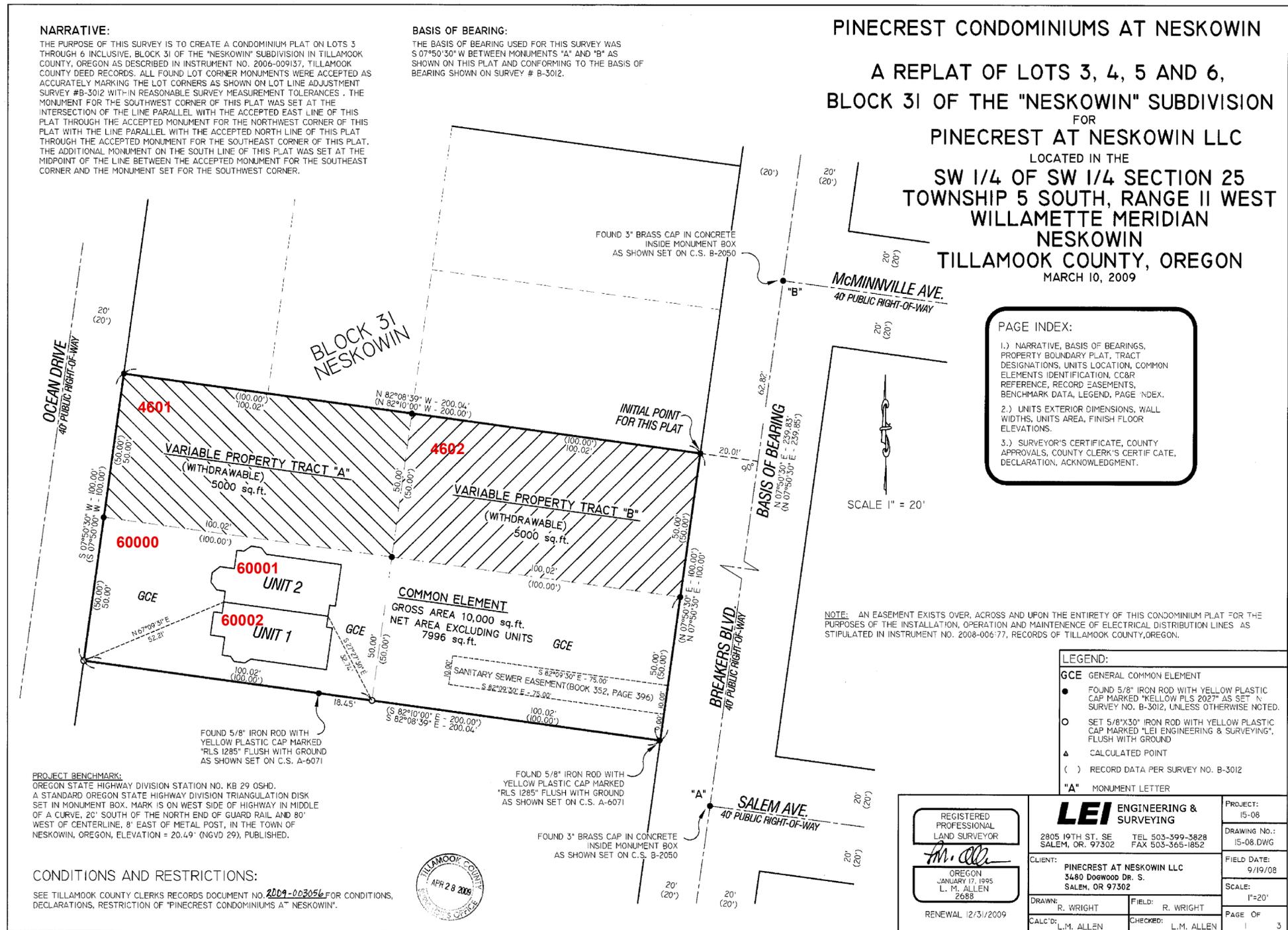


929-0



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT ON LOTS 3 THROUGH 6 INCLUSIVE, BLOCK 31 OF THE "NESKOWIN" SUBDIVISION IN TILLAMOOK COUNTY, OREGON AS DESCRIBED IN INSTRUMENT NO. 2006-009137, TILLAMOOK COUNTY DEED RECORDS. ALL FOUND LOT CORNER MONUMENTS WERE ACCEPTED AS ACCURATELY MARKING THE LOT CORNERS AS SHOWN ON LOT LINE ADJUSTMENT SURVEY #B-3012 WITHIN REASONABLE SURVEY MEASUREMENT TOLERANCES. THE MONUMENT FOR THE SOUTHWEST CORNER OF THIS PLAT WAS SET AT THE INTERSECTION OF THE LINE PARALLEL WITH THE ACCEPTED EAST LINE OF THIS PLAT THROUGH THE ACCEPTED MONUMENT FOR THE NORTHWEST CORNER OF THIS PLAT WITH THE LINE PARALLEL WITH THE ACCEPTED NORTH LINE OF THIS PLAT THROUGH THE ACCEPTED MONUMENT FOR THE SOUTHEAST CORNER OF THIS PLAT. THE ADDITIONAL MONUMENT ON THE SOUTH LINE OF THIS PLAT WAS SET AT THE MIDPOINT OF THE LINE BETWEEN THE ACCEPTED MONUMENT FOR THE SOUTHEAST CORNER AND THE MONUMENT SET FOR THE SOUTHWEST CORNER.

BASIS OF BEARING:
THE BASIS OF BEARING USED FOR THIS SURVEY WAS S 07°50'30" W BETWEEN MONUMENTS "A" AND "B" AS SHOWN ON THIS PLAT AND CONFORMING TO THE BASIS OF BEARING SHOWN ON SURVEY # B-3012.

PINECREST CONDOMINIUMS AT NESKOWIN
A REPLAT OF LOTS 3, 4, 5 AND 6,
BLOCK 31 OF THE "NESKOWIN" SUBDIVISION
FOR
PINECREST AT NESKOWIN LLC
LOCATED IN THE
SW 1/4 OF SW 1/4 SECTION 25
TOWNSHIP 5 SOUTH, RANGE II WEST
WILLAMETTE MERIDIAN
NESKOWIN
TILLAMOOK COUNTY, OREGON
MARCH 10, 2009

PAGE INDEX:
1.) NARRATIVE, BASIS OF BEARINGS, PROPERTY BOUNDARY PLAT, TRACT DESIGNATIONS, UNITS LOCATION, COMMON ELEMENTS IDENTIFICATION, CO&R REFERENCE, RECORD EASEMENTS, BENCHMARK DATA, LEGEND, PAGE INDEX.
2.) UNITS EXTERIOR DIMENSIONS, WALL WIDTHS, UNITS AREA, FINISH FLOOR ELEVATIONS.
3.) SURVEYOR'S CERTIFICATE, COUNTY APPROVALS, COUNTY CLERK'S CERTIF GATE, DECLARATION, ACKNOWLEDGMENT.

NOTE: AN EASEMENT EXISTS OVER, ACROSS AND UPON THE ENTIRETY OF THIS CONDOMINIUM PLAT FOR THE PURPOSES OF THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION LINES AS STIPULATED IN INSTRUMENT NO. 2008-00677, RECORDS OF TILLAMOOK COUNTY, OREGON.

LEGEND:
GCE GENERAL COMMON ELEMENT
● FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "YELLOW PLS 2027" AS SET IN SURVEY NO. B-3012, UNLESS OTHERWISE NOTED.
○ SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LEI ENGINEERING & SURVEYING", FLUSH WITH GROUND
▲ CALCULATED POINT
() RECORD DATA PER SURVEY NO. B-3012
"A" MONUMENT LETTER

PROJECT BENCHMARK:
OREGON STATE HIGHWAY DIVISION STATION NO. KB 29 OSHD. A STANDARD OREGON STATE HIGHWAY DIVISION TRIANGULATION DISK SET IN MONUMENT BOX. MARK IS ON WEST SIDE OF HIGHWAY IN MIDDLE OF A CURVE, 20' SOUTH OF THE NORTH END OF GUARD RAIL AND 80' WEST OF CENTERLINE, 8' EAST OF METAL POST, IN THE TOWN OF NESKOWIN, OREGON, ELEVATION = 20.49' (NGVD 29), PUBLISHED.

CONDITIONS AND RESTRICTIONS:
SEE TILLAMOOK COUNTY CLERK'S RECORDS DOCUMENT NO. 2009-003056 FOR CONDITIONS, DECLARATIONS, RESTRICTION OF "PINECREST CONDOMINIUMS AT NESKOWIN".



| | | |
|---|--|---|
| REGISTERED PROFESSIONAL LAND SURVEYOR <i>L.M. Allen</i> OREGON JANUARY 17, 1995 L. M. ALLEN 2688 RENEWAL 12/31/2009 | LEI ENGINEERING & SURVEYING 2805 19TH ST. SE SALEM, OR. 97302 TEL 503-399-3828 FAX 503-365-1852 | PROJECT: 15-08 DRAWING NO.: 15-08.DWG FIELD DATE: 9/19/08 SCALE: 1"=20' PAGE OF 3 |
| | CLIENT: PINECREST AT NESKOWIN LLC 3480 Dogwood Dr. S. SALEM, OR 97302 | DRAWN: R. WRIGHT CALC'D: L.M. ALLEN |

C-576

925-0

PINECREST CONDOMINIUMS AT NESKOWIN

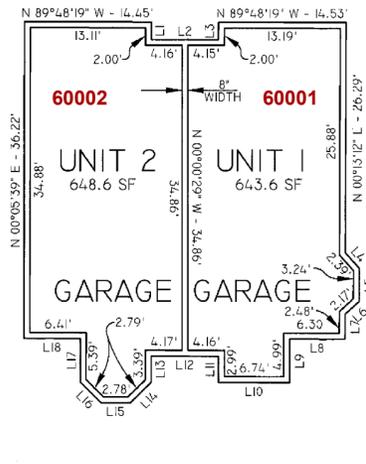
A REPLAT OF LOTS 3, 4, 5 AND 6,
BLOCK 31 OF THE "NESKOWIN" SUBDIVISION

FOR
PINECREST AT NESKOWIN LLC
LOCATED IN THE
SW 1/4 OF SW 1/4 SECTION 25
TOWNSHIP 5 SOUTH, RANGE II WEST
WILLAMETTE MERIDIAN
NESKOWIN
TILLAMOOK COUNTY, OREGON
MARCH 10, 2009

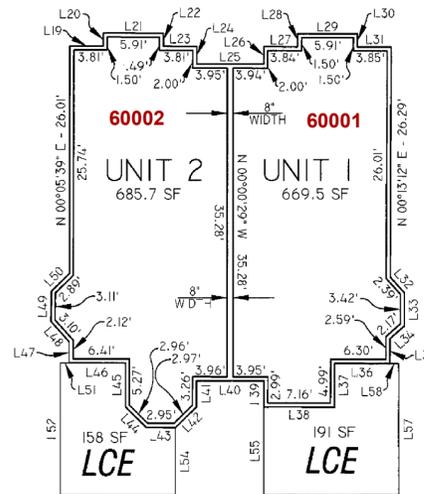
UNITS 1 & 2

| |
|----------------|
| C.E. = 60.94 |
| F.F.E. = 52.94 |
| C.E. = 51.85 |
| F.F.E. = 43.85 |
| C.E. = 42.16 |
| F.F.E. = 33.91 |

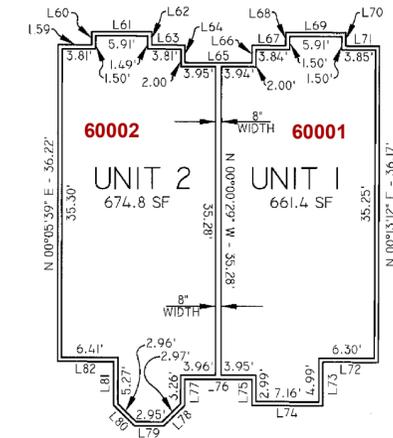
| LINE TABLE | | | | | |
|------------|--------|-------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 2.00 | N00°11'41"E | L61 | 6.83 | N89°48'19"W |
| L2 | 7.64 | N89°48'19"W | L62 | 1.49 | N00°00'00"W |
| L3 | 2.00 | N00°11'41"E | L63 | 3.81 | N89°37'50"W |
| L4 | 2.39 | N41°59'45"W | L64 | 2.00 | N00°11'41"E |
| L5 | 3.80 | N00°11'41"E | L65 | 7.64 | N89°48'19"W |
| L6 | 2.17 | N48°00'15"E | L66 | 2.00 | N00°11'41"E |
| L7 | 2.85 | N00°13'12"E | L67 | 3.84 | N89°48'19"W |
| L8 | 6.30 | N89°52'45"W | L68 | 1.50 | N00°11'41"E |
| L9 | 4.99 | N00°07'15"E | L69 | 6.83 | N89°48'19"W |
| L10 | 8.08 | N89°51'08"W | L70 | 1.50 | N00°11'41"E |
| L11 | 2.99 | N00°07'15"E | L71 | 3.85 | N89°48'19"W |
| L12 | 7.66 | N89°52'45"W | L72 | 6.30 | N89°52'45"W |
| L13 | 3.00 | N00°07'15"E | L73 | 4.99 | N00°07'15"E |
| L14 | 3.35 | N45°28'55"E | L74 | 8.08 | N89°51'08"W |
| L15 | 3.33 | N89°52'32"W | L75 | 2.99 | N00°07'15"E |
| L16 | 3.34 | N45°11'25"W | L76 | 7.66 | N89°52'45"W |
| L17 | 5.00 | N00°07'15"E | L77 | 3.00 | N00°07'15"E |
| L18 | 6.41 | N89°52'45"W | L78 | 3.35 | N45°28'55"E |
| L19 | 3.81 | N89°48'19"W | L79 | 3.33 | N89°52'32"W |
| L20 | 1.50 | N00°00'00"E | L80 | 3.34 | N45°11'25"W |
| L21 | 6.83 | N89°48'19"W | L81 | 5.00 | N00°07'15"E |
| L22 | 1.49 | N00°00'00"E | L82 | 6.41 | N89°52'45"W |
| L23 | 3.81 | N89°37'50"W | | | |
| L24 | 2.00 | N00°11'41"E | | | |
| L25 | 7.64 | N89°48'19"W | | | |
| L26 | 2.00 | N00°11'41"E | | | |
| L27 | 3.84 | N89°48'19"W | | | |
| L28 | .50 | N00°11'41"E | | | |
| L29 | 6.83 | N89°48'19"W | | | |
| L30 | .50 | N00°11'41"E | | | |
| L31 | 3.85 | N89°48'19"W | | | |
| L32 | 2.39 | N41°59'45"W | | | |
| L33 | 3.80 | N00°11'41"E | | | |
| L34 | 2.17 | N48°00'15"E | | | |
| L35 | 2.85 | N00°13'12"E | | | |
| L36 | 6.30 | N89°52'45"W | | | |
| L37 | 4.99 | N00°07'15"E | | | |
| L38 | 8.08 | N89°51'08"W | | | |
| L39 | 2.99 | N00°07'15"E | | | |
| L40 | 7.66 | N89°52'45"W | | | |
| L41 | 3.00 | N00°07'15"E | | | |
| L42 | 3.35 | N45°28'55"E | | | |
| L43 | 3.33 | N89°52'32"W | | | |
| L44 | 3.34 | N45°11'25"W | | | |
| L45 | 5.00 | N00°07'15"E | | | |
| L46 | 6.41 | N89°52'45"W | | | |
| L47 | 2.41 | N00°05'39"E | | | |
| L48 | 3.10 | N41°59'45"W | | | |
| L49 | 3.48 | N00°39'05"E | | | |
| L50 | 2.88 | N45°16'41"E | | | |
| L51 | 1.00 | N90°00'00"W | | | |
| L52 | 15.08 | N00°00'00"E | | | |
| L53 | 13.10 | S90°00'00"W | | | |
| L54 | 7.70 | N00°00'00"E | | | |
| L55 | 10.04 | N00°00'00"W | | | |
| L56 | 15.39 | N90°00'00"W | | | |
| L57 | 15.00 | N00°00'00"E | | | |
| L58 | 1.00 | N90°00'00"W | | | |
| L59 | 3.81 | N89°48'19"W | | | |
| L60 | .50 | N00°00'00"W | | | |



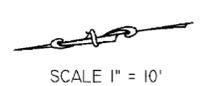
BASEMENT
(ALL WALLS 8" IN WIDTH)



FIRST FLOOR
(ALL WALLS 5-5/8" IN WIDTH
UNLESS SHOWN OTHERWISE)



SECOND FLOOR
(ALL WALLS 5-5/8" IN WIDTH
UNLESS SHOWN OTHERWISE)



SCALE 1" = 10'



| | | |
|--|--|--|
| REGISTERED PROFESSIONAL LAND SURVEYOR <i>L.M. Allen</i> OREGON JANUARY 17, 1995 L. M. ALLEN 2688 RENEWAL 2/31/2009 | LEI ENGINEERING & SURVEYING 2805 19TH ST. SE SALEM, OR, 97302 TEL 503-599-3828 FAX 503-365-1852 | PROJECT: 15-08 DRAWING NO.: 15-08.DWG FIELD DATE: 9/19/08 SCALE: 1"=10' PAGE OF 2 3 |
| | CLIENT: PINECREST AT NESKOWIN LLC 3480 Dogwood Dr. S. SALEM, OR 97302 | DRAWN: R. WRIGHT CALC'D: L.M. ALLEN |

C-576

929-0

PINECREST CONDOMINIUMS AT NESKOWIN
A REPLAT OF LOTS 3, 4, 5 AND 6,
BLOCK 31 OF THE "NESKOWIN" SUBDIVISION
FOR
PINECREST AT NESKOWIN LLC
LOCATED IN THE
SW 1/4 OF SW 1/4 SECTION 25
TOWNSHIP 5 SOUTH, RANGE II WEST
WILLAMETTE MERIDIAN
NESKOWIN
TILLAMOOK COUNTY, OREGON
MARCH 10, 2009

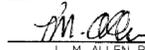
SURVEYORS CERTIFICATE:

I, L. M. ALLEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED
AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS
CONDOMINIUM PLAT, WHICH IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 3, 4, 5 AND 6, BLOCK 31 OF THE "NESKOWIN" SUBDIVISION,
TILLAMOOK COUNTY, OREGON.

THE INITIAL POINT FOR THIS CONDOMINIUM PLAT IS THE NORTHEAST CORNER OF
LOT 3, BLOCK 31, "NESKOWIN" SUBDIVISION MARKED WITH A 3/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED "KELLOW PLS 2027".

I, L. M. ALLEN, A PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE PLAT AND FLOOR PLANS OF PINECREST
CONDOMINIUMS, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES
OF THE UNITS, AND THE CONSTRUCTION OF THE IMPROVEMENTS ON
THIS PLAT. UNIT 1 AND UNIT 2 WERE COMPLETED PRIOR TO JUNE 3,
2008.


L. M. ALLEN, PLS 2688

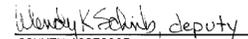


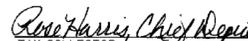
I, L. M. ALLEN HEREBY CERTIFY THAT THIS IS A TRUE AND
COMPLETE COPY OF THE ORIGINAL PLAT.

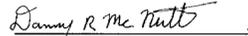

L. M. ALLEN, PLS 2688



APPROVALS: TILLAMOOK COUNTY


Wendy K. Schaub, deputy 4/23/09
COUNTY ASSESSOR DATE


Rene Harris, Chief Deputy 4/28/09
TAX COLLECTOR DATE


Danny R. Mc Nutt APRIL 24, 2009
COUNTY SURVEYOR DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT PINECREST AT NESKOWIN, L.L.C. AN
OREGON LIMITED LIABILITY COMPANY, MICHAEL D. FREEMAN AND MELANIE S. FREEMAN
BEING ALL THE MEMBERS OF SAID LLC AND BEING THE OWNERS OF THE LAND DESCRIBED
IN THE SURVEYOR'S CERTIFICATE HEREON DO HEREBY, ANNEX, CREATE, ESTABLISH, AND
DECLARE, THE MAP OF PINECREST CONDOMINIUMS AT NESKOWIN TO BE A TRUE AND
CORRECT PLAT "HEREOF", ALL UNITS BEING OF THE DIMENSIONS SHOWN, AND GENERAL
LIMITED COMMON ELEMENTS ARE AS DESIGNATED, AND DO HEREBY SUBMIT SAID LAND TO
THE PROVISIONS OF THE OREGON CONDOMINIUM ACT, OREGON REVISED STATUTES 100.05
TO 100.625. THE GENERAL COMMON ELEMENTS ARE DEFINED IN THE STATUTE.
IN WITNESS WHEREOF WE SET OUR HAND AND SEAL THIS 16 DAY OF March, 2009.

PINECREST AT NESKOWIN, LLC
AN OREGON LIMITED LIABILITY COMPANY

BY: 
MICHAEL D. FREEMAN, MEMBER

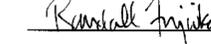

MELANIE S. FREEMAN, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON S.S.

COUNTY OF TILLAMOOK

NOTARY PUBLIC-OREGON MY COMMISSION EXPIRES 5/12/2012





MICHAEL D. FREEMAN AND MELANIE S. FREEMAN BEING ALL THE MEMBERS OF
PINECREST AT NESKOWIN, LLC, APPEARED BEFORE ME TO ACKNOWLEDGED THIS
INSTRUMENT.

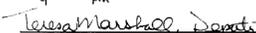
ON March 16, 2009

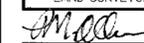
CERTIFICATE OF COUNTY CLERK
STATE OF OREGON

S.S.

COUNTY OF TILLAMOOK

I TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF
TILLAMOOK COUNTY, OREGON AND THAT THIS CONDOMINIUM PLAT IS
THE FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT OF SAME
AS RECORDED IN PLAT CABINET B 1107
OF PLAT RECORDS, TILLAMOOK COUNTY, OREGON, RECORDED April 28
2009, AT 3:54 M O'CLOCK, AS INSTRUMENT 2009-3067


TASSI O'NEIL

| | | |
|---|--|---------------------------|
| REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 17, 1995 L. M. ALLEN 2688 RENEWAL 12/31/2009 | LEI ENGINEERING & SURVEYING 2805 19TH ST. SE TEL 503-399-3628 SALEM, OR. 97302 FAX 503-365-1852 | PROJECT: 15-08 |
| | | DRAWING No.: 15-08.DWG |
| CLIENT: PINECREST AT NESKOWIN LLC 3480 Dogwood Dr. S. SALEM, OR 97302 | | FIELD DATE: 9/19/08 |
| DRAWN: R. WRIGHT | FIELD: R. WRIGHT | SCALE: N/A |
| CALC'D: L.M. ALLEN | CHECKED: L.M. ALLEN | PAGE OF 3 3 |

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