



**BASIS OF BEARING**  
 THE LINE BETWEEN FOUND MONUMENTS (7013) AND (7017) BEARS SOUTH 88°22'30" EAST, THE RECORD VALUE PER MAP B-12778, WHICH IS BASED ON OREGON STATE PLANE COORDINATE SYSTEM-NORTH ZONE NAD83(CORS96).

SCALE:  
 1" = 50'

**NARRATIVE**  
 THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF TRACTS A AND B OF THE PLAT OF HERITAGE DUNES, RECORDED IN TOWN PLATS BOOK 15, PAGES 208 & 209, INSTRUMENT NO. 200809669, CLATSOP COUNTY CLERK'S RECORDS, LESS THAT PORTION OF TRACT B DESCRIBED IN INSTRUMENT NO. 201307755. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PROPERTY BEING PARCEL 3 OF PARTITION PLAT 2014-013 INTO TWO PARCELS AS SHOWN HEREON.

THE SUBJECT PROPERTY WAS ORIGINALLY CREATED AS TRACTS A AND B OF THE PLAT OF HERITAGE DUNES. THE BOUNDARY LINE BETWEEN TRACTS A AND B WAS ADJUSTED PER MAP B-12906. THE REMAINDER OF TRACTS A AND B WERE PARTITIONED INTO THREE PARCELS PER PARTITION PLAT 2014-013 RECORDED AS INSTRUMENT NO. 201406295. ALL FOUND MONUMENTS SHOWN HEREON WERE HELD AS EITHER ORIGINAL PLAT MONUMENTS PER THE PLAT OF HERITAGE DUNES OR AS SET PER MAP B-12778, MAP B-12906 AND PARTITION PLAT 2014-013.

**SURVEYOR'S CERTIFICATE**  
 I, DALE N. BARRETT, PLS 1979, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 & 2 IN ACCORDANCE WITH ORS 92.080, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:  
 PARCEL 3 OF PARTITION PLAT NO. 2014-013 RECORDED AS INSTRUMENT NO. 201406295.

- MONUMENT NOTES**
- (1001) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1002) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1003) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1004) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1005) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1050) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1051) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1052) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1054) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. HELD FOUND POSITION.
  - (1055) FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "MENDENHALL LS 2001". SET PER PLAT OF HERITAGE DUNES. POSITION.
  - (5000) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
  - (5001) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
  - (5002) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OTAK INC.". SET PER MAP B-12906. HELD FOUND POSITION.
  - (7013) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC.". SET PER MAP B-12778. HELD FOUND POSITION.
  - (7017) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC.". SET PER MAP B-12778. HELD FOUND POSITION.

**DECLARATION**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT ROMINE CONSTRUCTION LLC 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 PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. OWNER DOES HEREBY DEDICATE A 25' WIDE STRIP OF LAND ACROSS PARCEL 2 AS A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

RAY ROMINE- ROMINE CONSTRUCTION LLC  
 AS BENEFICIARY OF A DEED OF TRUST FOR THIS PROPERTY, BANK OF THE PACIFIC HEREBY CONSENTS TO THIS PARTITION, DECLARATION AND DEDICATION IN ACCORDANCE WITH O.R.S. CHAPTER 92.  
 DAVID CLYDE, VICE PRESIDENT BANK OF THE PACIFIC

**NOTE**  
 PROPERTY WITHIN THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING MATTERS:  
 1. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF HERITAGE DUNES RECORDED AS INSTRUMENT #200809667, RECORDS OF CLATSOP COUNTY, OREGON.

**ACKNOWLEDGMENTS**  
 STATE OF OREGON >  
 COUNTY OF CLATSOP > S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2017, BY RAY ROMINE, PRESIDENT OF ROMINE CONSTRUCTION LLC.

NOTARY PUBLIC - SIGNATURE \_\_\_\_\_ NOTARY PUBLIC - PRINTED NAME \_\_\_\_\_  
 MY COMMISSION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

STATE OF OREGON >  
 COUNTY OF CLATSOP > S.S.  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2017, BY DAVID CLYDE, VICE PRESIDENT OF BANK OF THE PACIFIC.

NOTARY PUBLIC - SIGNATURE \_\_\_\_\_ NOTARY PUBLIC - PRINTED NAME \_\_\_\_\_  
 MY COMMISSION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF OREGON >  
 COUNTY OF CLATSOP > S.S.  
 I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_, CLATSOP COUNTY RECORDS.  
 BY: \_\_\_\_\_ CLATSOP COUNTY CLERK

**PRELIMINARY PARTITION PLAT NO. \_\_\_\_\_**

		PACIFIC COUNTY (360) 642-4454 TILLAMOOK COUNTY (503) 388-5394 WWW.HLB-OTAK.COM	PRELIMINARY PARTITION PLAT FOR: <b>ROMINE CONSTRUCTION LLC</b> BEING A REPLAT OF TRACT A & A PORTION OF TRACT B, HERITAGE DUNES NW 1/4 SECTION 3, T6N, R10W, W.M. CITY OF GEARHART, CLATSOP COUNTY, OREGON	REGISTERED PROFESSIONAL LAND SURVEYOR <b>PRELIMINARY</b> OREGON JULY 16, 1982 DALE N. BARRETT 1979 RENEWS: DECEMBER 31, 2017	
DATE	JOB NO.	EQUIPMENT	FIELD	DRAWN	CHECKED
MAR. 14, 2017	67462A	TRIMBLE RB/TSC3	MSM	JLW	DNB

S67462Y206.DWG