

C-605

AVALON BY THE SEA CONDOMINIUM

A REPLAT OF LOTS 20, 21, AND 22, BLOCK 19,
"AVALON", LOCATED IN THE S.W. 1/4 SECTION 30,
T.1S., R.10W., W.M., CITY OF TILLAMOOK,
TILLAMOOK COUNTY, OREGON, OCTOBER 1, 2025,
SHEET ~~2~~ OF 2
1



NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT AND REPLAT OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 2024-00079, TILLAMOOK COUNTY DEED RECORDS, BEING LOTS 20, 21, AND 22, BLOCK 19, "AVALON", TILLAMOOK COUNTY PLAT RECORDS.

2. THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SURVEY NO. B-4549, TILLAMOOK COUNTY SURVEY RECORDS, HOLDING SOUTH 00°09'00" EAST BETWEEN FOUND MONUMENTS "A" AND "B" FOR BEARING BASIS.

PLAT RESTRICTIONS

1. THIS PLAT IS SUBJECT TO THE "DECLARATION SUBMITTING AVALON BY THE SEA CONDOMINIUM TO CONDOMINIUM OWNERSHIP" RECORDED IN DOCUMENT NO. 2024-464, TILLAMOOK COUNTY DEED RECORDS.

2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITION AND RESTRICTIONS PER DOCUMENT NO. 2005-001005, MULTNOMAH COUNTY DEED RECORDS, AND AMENDED IN DOCUMENT NO. 2008-003649, MULTNOMAH COUNTY DEED RECORDS, AND SUBJECT TO ASSIGNMENT OF ENFORCEMENT RIGHTS AS RECORDED IN DOCUMENT NO. 2008-003649.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SCOTT SOUTHWICK, THE OWNER OF THE LAND REPRESENTED ON THE ANNEKED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEKED MAP TO BE A CORRECT MAP OF THE CONDOMINIUM OF SAID PROPERTY AND DOES HEREBY COMMIT THE LAND DESCRIBED HEREON TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT ARE SUBJECT TO THE PROVISION OF THE OREGON REVISED STATUTES 100.005 TO 100.627.

SCOTT SOUTHWICK

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF CLATSOP) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF NOVEMBER, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT SOUTHWICK, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY SIGNATURE
Michelle L. Peterson
NOTARY PUBLIC - OREGON [PRINTED NAME]
COMMISSION NO.: 1061285
MY COMMISSION EXPIRES: Aug 18, 2029

SURVEYOR'S CERTIFICATE:

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED CONDOMINIUM MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT 2024-00079, TILLAMOOK COUNTY DEED RECORDS, BEING LOTS 20, 21, AND 22, BLOCK 19, "AVALON", TILLAMOOK COUNTY PLAT RECORDS, LOCATED IN THE S.W. 1/4 OF SECTION 30, T.1S., R.10W., W.M., CITY OF TILLAMOOK, TILLAMOOK COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "S & F LAND SERVICES" FOUND AT THE SOUTHEAST CORNER OF LOT 22 OF SAID BLOCK 19; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SOUTH AVENUE, BEING 15.00 FEET NORTH OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SOUTH 89°51'54" WEST, 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 19; THENCE ALONG THE EAST LINE OF SAID LOT 1, AND CONTINUING ALONG THE EAST LINES OF LOTS 2 AND 3 OF SAID BLOCK 19, NORTH 00°09'00" WEST, 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF LOT 19 OF SAID BLOCK 19, NORTH 89°51'54" EAST, 100.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE WEST RIGHT OF WAY LINE OF CRESCENT STREET, BEING 25.00 FEET WEST OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SOUTH 00°09'00" EAST, 75.00 FEET TO THE INITIAL POINT.

CONTAINING 7,500 SQUARE FEET

SIGNED ON: 05 NOV 25

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE COPY OF THE ORIGINAL PLAT.

TOBY G. BOLDEN, PLS 60377

CERTIFICATE OF COMPLETION

I, TOBY G. BOLDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "AVALON BY THE SEA CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

DATED THIS 05 DAY OF NOV, 2025

BY:

APPROVALS:

APPROVED THIS 23RD DAY OF JANUARY, 2026

BY:
TILLAMOOK COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 100.110 HAVE BEEN PAID AS OF January 27th, 2026

BY:
TILLAMOOK COUNTY TAX COLLECTOR

BY:
TILLAMOOK COUNTY TAX ASSESSOR

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON)
COUNTY OF TILLAMOOK) SS

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECEIVED FOR RECORD ON THE 4 DAY OF February 2026

AT 10:52 O'CLOCK AND RECORDED IN PLAT CABINET B-1451

OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON AS INSTRUMENT NO. 2026-465

CHRISTY NYSETH, COUNTY CLERK.

BY:
DEPUTY

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON)
COUNTY OF TILLAMOOK) SS

I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THIS CONDOMINIUM PLAT IS THE FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT OF "AVALON BY THE SEA CONDOMINIUM."

AS RECORDED IN PLAT CABINET B-1451 OF PLAT RECORDS, TILLAMOOK COUNTY, OREGON, RECORDED February 4, 2026

AT 10:52 O'CLOCK,

AS INSTRUMENT NO. 2026-465

CHRISTY NYSETH

BY:
DEPUTY



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\SOUTHWICK-CRESCENT-ST-120\DWG\CONDO-C3D.dwg

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AVALON BY THE SEA CONDOMINIUM

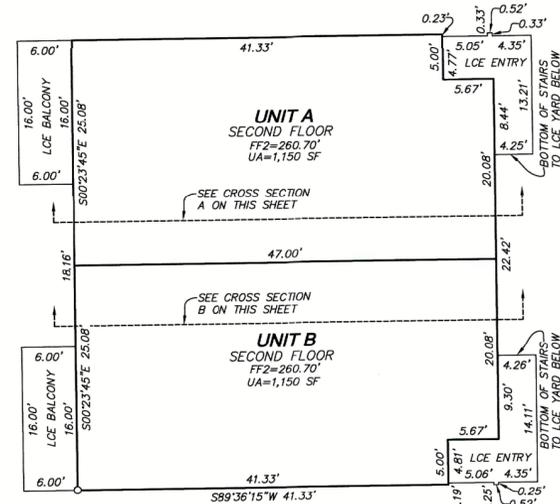
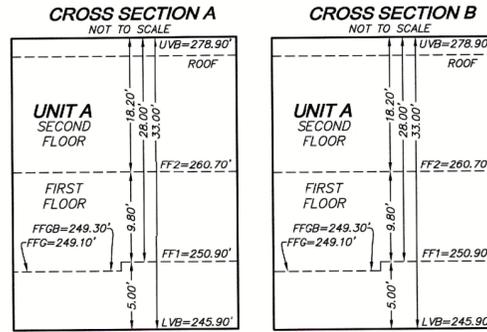
A REPLAT OF LOTS 20, 21, AND 22, BLOCK 19,
"AVALON", LOCATED IN THE S.W. 1/4 SECTION 30,
T.1S., R.10W., W.M., CITY OF TILLAMOOK,
TILLAMOOK COUNTY, OREGON, OCTOBER 1, 2025,
SHEET X OF 2, SCALE 1"=10'

NOTES:

- BUILDING, UNIT AND LCE CORNERS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- BUILDING IS MEASURED AT EXTERIOR SURFACE OF FOUNDATION STEM WALL AT GROUND LEVEL, AND EXTERIOR SURFACE OF STUDS AT UPPER FLOORS
- THE SQUARE FOOTAGE AREAS STATED IN THIS CONDOMINIUM PLAT AND THE ACCOMPANYING DECLARATION ARE BASED ON THE BOUNDARIES OF THE UNITS AS DESCRIBED IN THE DECLARATION AND MAY VARY FROM THE AREA OF UNITS CALCULATED FOR OTHER PURPOSES. LIVING SQUARE FOOTAGE ARE ILLUSTRATIONS ONLY, WHICH ARE BASED ON THE BOUNDARIES OF THE UNITS AND MAY VARY FROM THE AREA OF HOMES CALCULATED FOR OTHER PURPOSES OR BY OTHER METHODS.

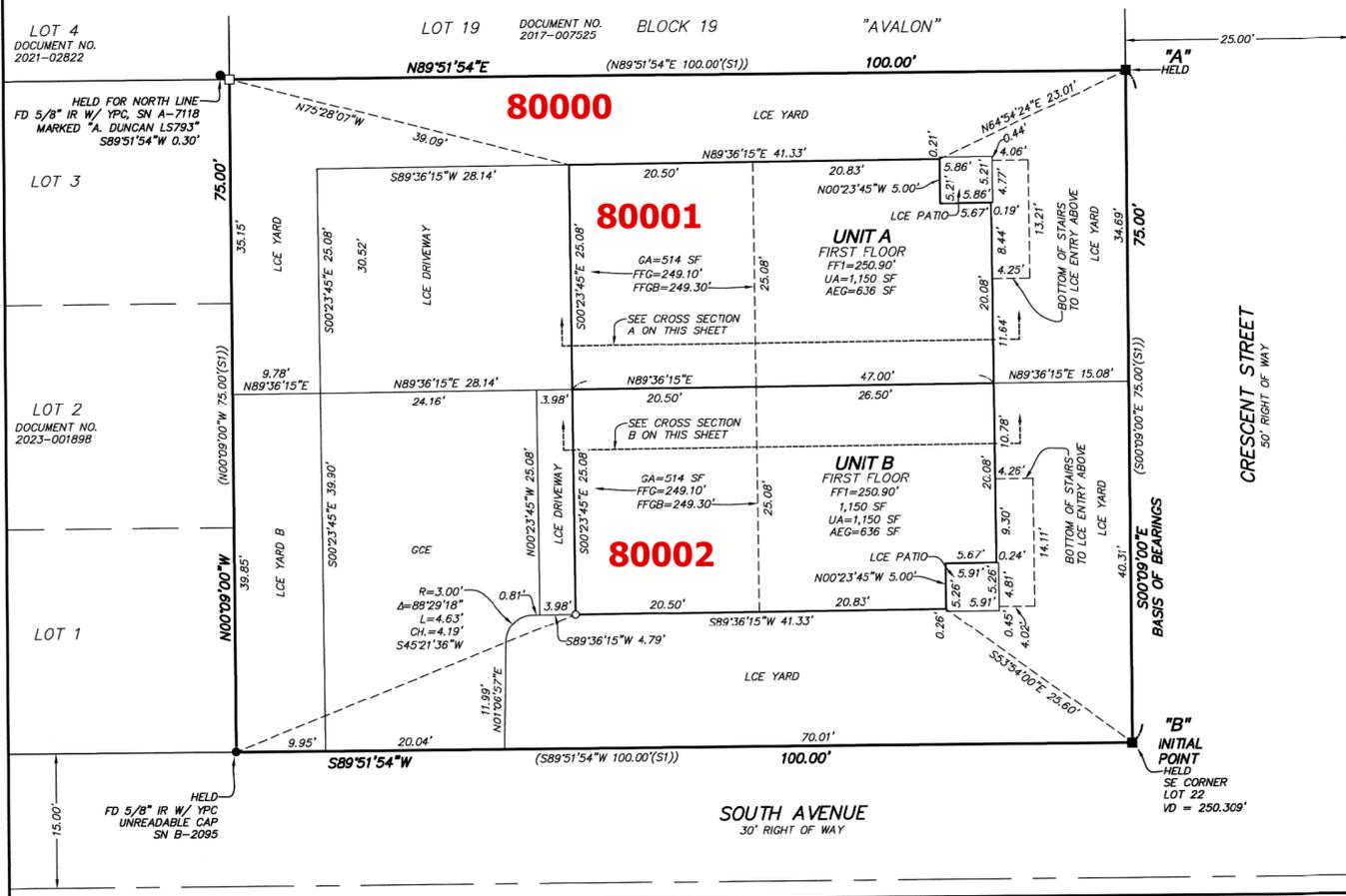
VERTICAL BOUNDARY

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON POST-PROCESSED GPS STATIC OBSERVATION OF INDEPENDENT CONTROL, PROCESSED THROUGH OPUS, DATUM IS NAVD 83, ELEVATION IS 250.309' AT FOUND MONUMENT "B".



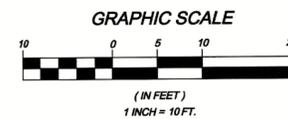
LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "S & F LAND SERVICES" FROM SN B-4089
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON OCTOBER 1, 2025
- = COMMON POINT BETWEEN FLOORS
(XXX(X)) = RECORD BEARING AND DISTANCE
IR = IRON ROD
FD = FOUND
W/ = WITH
SF = SQUARE FEET
GCE = GENERAL COMMON ELEMENT
LCE = LIMITED COMMON ELEMENT
LVB = LOWER VERTICAL BOUNDARY
LVB = LOWER VERTICAL BOUNDARY
FF1 = FINISHED FLOOR ELEVATION OF FIRST FLOOR
FF2 = FINISHED FLOOR ELEVATION OF SECOND FLOOR
FFG = FINISHED FLOOR ELEVATION OF GARAGE AT FRONT OF GARAGE
FFGB = FINISHED FLOOR ELEVATION OF GARAGE AT BACK OF GARAGE
UA = UNIT AREA
GA = GARAGE AREA
AEG = AREA EXCLUDING GARAGE
VD = VERTICAL DATUM ELEVATION
DOCUMENT NO. = DOCUMENT NUMBER TILLAMOOK COUNTY DEED RECORDS
SN = SURVEY NUMBER TILLAMOOK COUNTY SURVEY RECORDS
S1 = SN B-4549



UNIT AREA TABLE - SEE NOTE 3 ON THIS SHEET

UNIT	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT A	1,150 SF	1,150 SF	2,300 SF
UNIT B	1,150 SF	1,150 SF	2,300 SF



SIGNED ON: *OSNINZS*
REGISTERED PROFESSIONAL LAND SURVEYOR
TGS
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS
RENEWS: DECEMBER 31, 2025



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