

999-3

SURVEYOR'S CERTIFICATION AND NARRATIVE:

I HARVEY L. BARBER CERTIFY THAT: I HAVE CORRECTLY SURVEYED THE LAND REPRESENTED ON THE ATTACHED PLAT.
THE PURPOSE BEING TO CONVERT THE BUILDING THEREON TO CONDOMINIUMS; I BEGIN AT THE SOUTHWEST CORNER OF PARTITION PLAT 2006-01, A DULY RECORDED PLAT IN THE CENTER OF HAPPY CAMP ROAD, A PUBLIC EASEMENT, 36-FOOT WIDE, IN THE SOUTHEAST ONE-QUARTER OF SECTION 31, T.1S. R.10W. W.M., TILLAMOOK COUNTY, OREGON, THE INITIAL POINT OF HAPPY CAMP 1 CONDOMINIUMS; THENCE ON RANDOM N79°21'40"W 410.57 FEET TO THE SOUTHWEST CORNER OF PARCEL 1, PP 2003-01, MY INITIAL POINT, A 5/8-INCH IRON ROD W/PC INSCRIBED DON MARK PLS 332 (PP 1990-07); THENCE THE BOUNDS OF PARCEL 1 WHICH ARE DESCRIBED AS FOLLOWS: N15°07'38"E 18.27 FEET TO THE CENTER OF HAPPY CAMP ROAD, A 5/8-INCH IRON ROD W/PC INSCRIBED BARKER PLS 636, A SURVEY IN PROGRESS, FROM WHICH I FOUND A 5/8-INCH IRON ROD W/PC INSCRIBED TERRY JONES LS 2507 (PP 2001-31), DISTURBED, N14°48'15"E 17.93 FEET, AND I FOUND A BENT 5/8-INCH IRON ROD WHICH I STRAIGHTENED AND RESET WHERE FOUND, CAP GONE, (B-1318 DON MARK PLS 332) N16°23'30"E 19.15 FEET; THENCE FROM THE CENTER OF SAID ROAD: N15°06'48"E 226.96 FEET (N15°19'30"E 227.10 FEET, PP-1990-07) TO THE NORTHWEST CORNER OF SAID PARCEL 1, A 5/8-INCH IRON ROD, CAP GONE, (PP-1990-07 DON MARK PLS 332), A POINT ON A NON-TANGENT 220-FOOT RADIUS CURVE OF OREGON STATE HIGHWAY NO. 131; THENCE ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°41'35", AN ARC DISTANCE OF 41.008 FEET, THE CHORD BEARS S76°18'12"E 41.000 FEET, (S76°04'50"E 41.10 FEET, PP 2003-01) TO A 5/8-INCH IRON ROD W/PC INSCRIBED C WAYNE COOK PLS 1098, THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE S08°33'17"W 218.30 FEET (S08°41'08"W 218.40 FEET, PP 2003-01) TO A 5/8-INCH IRON ROD W/PC INSCRIBED BARKER PLS 636, SURVEY IN PROGRESS, IN THE CENTER OF HAPPY CAMP ROAD, A 5/8-INCH IRON ROD W/PC INSCRIBED C WAYNE COOK PLS 1098, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD, A 5/8-INCH IRON ROD W/PC INSCRIBED BARKER PLS 636, A PARCEL CORNER IN THE CENTER OF SAID ROAD; THENCE S20°02'46"W 18.60 FEET (S19°57'15"W 18.57 FEET, PP-2003-01) TO A 5/8-INCH IRON ROD W/PC INSCRIBED C WAYNE COOK PLS 1098, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD, A 5/8-INCH IRON ROD W/PC INSCRIBED BARKER PLS 636, A PARCEL CORNER IN THE CENTER OF SAID ROAD; THENCE ON SAID LINE N84°25'53"W 166.24 FEET (N84°18'04"W 166.24 FEET PP-2003-01) TO MY INITIAL POINT.

SURVEYOR'S CERTIFICATION:

I, HARVEY L. BARBER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AND FLOOR PLANS OF THE HERON CONDOMINIUMS FULLY AND ACCURATELY DEPICT THE BOUNDS OF THE UNITS, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS ON THIS PLAT WERE COMPLETED PRIOR TO 29 July 2007.
HARVEY L. BARBER PLS 679

LEGEND:

- () = RECORD DATA FROM PLAT OR AS NOTED.
- O = FOUND 5/8-INCH IRON ROD W/PC.
- W/PC = WITH PLASTIC CAP.
- L.C.E. = LIMITED COMMON ELEMENTS.
- G.C.E. = GENERAL COMMON ELEMENTS.
- PP = PARTITION PLAT.

BEARING BASE:
WEST LINE OF PP 2006-01
N30°56'27"E.

RECORDING REFERENCE:
(ORS 209.250 (3) (a)).
PARTITION PLATS: 1990-07, 1993-24,
2001-31, 2002-13, 2003-01 & 2006-01

NATIONAL GEODETIC VERTICAL DATUM 1929
SOURCE OF ELEVATION IS FROM A SPIKE,
YELLOW PLASTIC COATED, IN THE SOUTHWEST
SIDE OF POWER POLE #317303, ON HAPPY
CAMP ROAD, SET BY WAYNE COOK SURVEYOR,
CERTIFIED BY THE COUNTY SURVEYOR TO BE A
KNOWN BENCH MARK AT 16 FEET ABOVE SEA LEVEL.
ELEVATION: 16.00 FEET.

NO.	RADIUS	ARC	DELTA	CHORD	CHORD-BEARING
1	220.00	41.08	010°41'55"	41.00	S76°18'11.6"E

THE HERON CONDOMINIUMS
FOR HARDY-GARNER PROPERTIES, INC.
A REPLAT OF PARCEL 1, PARTITION PLAT 2003-01
IN THE SE 1/4 SECTION 31, T.1S. R.10W. W.M.
TILLAMOOK COUNTY, OREGON
SCALE: 1" = 20 FEET DATE: 29 JULY 2007

CONDITIONS AND RESTRICTIONS:

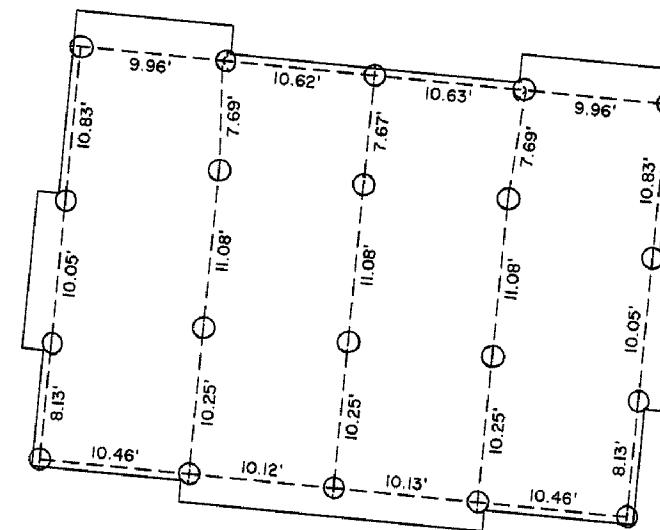
SEE TILLAMOOK COUNTY CLERKS RECORDS DOCUMENT NO. 2007-010539
FOR CONDITIONS, DECLARATIONS, RESTRICTIONS, AND PROTECTIVE
COVENANTS FOR CONDOMINIUMS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT
HARDY-GARNER PROPERTIES, INC. ARE THE
OWNERS OF THE LAND AS REPRESENTED ON THE
ANNEXED MAP; DO HEREBY, ANNEX, CREATE,
ESTABLISH, AND DECLARE, THE ANNEXED MAP
OF THE HERON CONDOMINIUMS TO BE A TRUE
AND CORRECT PLAT THEREOF, ALL UNITS BEING
OF THE DIMENSIONS SHOWN, AND THE LIMITED
COMMON ELEMENTS ARE AS DESIGNATED, AND DO
HEREBY SUBMIT SAID LAND TO THE PROVISIONS
OF THE OREGON CONDOMINIUM ACT, OREGON REVISED
STATUTES 100.005 TO 100.025, THE GENERAL
COMMON ELEMENTS ARE WELL DEFINED IN THE STATUTE.

GRANT B. GARNER
VICE PRESIDENT

MICHELLE H. GARNER
SECRETARY TREASURER



FOUNDATION
18-INCH DIA. CONC. PIERS
BLDG. CORNERS OR WALL LINES
ARE ON PIER CENTERS.
SCALE: 1-INCH = 10-Feet

UPPER VERTICAL BOUNDARY ELEV. 49.9 FT.	
UPPER FLOOR	ELEV. 33.9 FT.
CEILING	ELEV. 32.8 FT.
UNIT 1	
MAIN FLOOR	ELEV. 24.5 FT.
CEILING	ELEV. 23.4 FT.
GROUND FLOOR	ELEV. 15.1 FT.
UNIT 2	
CEILING	ELEV. 23.4 FT.
GROUND FLOOR	ELEV. 15.1 FT.
LOWER VERTICAL BOUNDARY ELEV. 11.1 FT.	

FRONT ELEVATION
SCALE: 1-INCH = 10-Feet.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 1993
HARVEY L. BARBER
679

RENEWAL DATE: 31 DEC. 2007
1202 NINTH STREET
TILLAMOOK, OR, 97141

SHEET 1 OF 2

C-565

C-565-0

THE HERON CONDOMINIUMS
FOR HARDY-GARNER PROPERTIES INC.
A REPLAT OF PARCEL 1, PARTITION PLAT 2003-01
IN THE SE 1/4 OF SECTION 31, T1S, R10W, W.M.
TILLAMOOK COUNTY, OREGON
SCALE 1" = 6 (60 SCALE) FEET DATE: 29 JULY 2007

ACKNOWLEDGEMENT:
GRANT B. & MICHELLE H. GARNER APPEARED
BEFORE ME AND ACKNOWLEDGED THIS INSTRUMENT
STATE OF OREGON S.S. ON October 29 2007.
COUNTY OF TILLAMOOK Barbara A. Stillman
NOTARY PUBLIC MY COMMISSION EXPIRES December 18-20-2010 Notary Public - Oregon
Commission NO. 410901

APPROVALS: TILLAMOOK COUNTY.
Timothy J. Lutz 12/31/2007
COUNTY ASSESSOR DATE
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2008.
Timothy J. Lutz 12/31/2007
TAX COLLECTOR DATE
Danny R. Mc Nutt DECEMBER 19, 2007
COUNTY SURVEYOR DATE

CERTIFICATE OF COUNTY CLERK
STATE OF OREGON S.S.
COUNTY OF TILLAMOOK
I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECEIVED
FOR RECORD ON THE 31st DAY OF December 2007 AT 1:29p
O'CLOCK AND RECORDED IN PLAT CABINET B 1041-0 OF PLAT
RECORDS OF TILLAMOOK COUNTY, OREGON AS INSTRUMENT # 2007-010540.
TASSI O'NEIL, COUNTY CLERK.
BY: Sharon Mena, Deputy

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 1041-0 OF PLAT RECORDS,
TILLAMOOK COUNTY, OREGON. RECORDED December 31 2007.
AT 1:29p M O'CLOCK, AS INSTRUMENT 2007-010540.
TASSI O'NEIL
BY: Sharon Mena, Deputy

I, HARVEY L. BARBER HEREBY CERTIFY
THAT THIS IS A TRUE AND COMPLETE COPY
OF THE ORIGINAL PLAT.
Harvey L. Barber
HARVEY L. BARBER, PLS 679

RENEWAL DATE: 31 DEC. 2007
1202 NINTH STREET
TILLAMOOK, OR. 97141

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
10-7-9-1985
HARVEY L. BARBER
679

UNIT 1
OUTSIDE WALL AREA 687 SQ. FT.
UNIT 2
OUTSIDE WALL AREA 687 SQ. FT.
COMMON WALL
UPPER FLOOR
SCALE: 6 (60 SCALE)
MAIN FLOOR
SCALE: 6 (60 SCALE)
UNIT AREA = 687 SQ. FT.

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