

229-0

RIVERSIDE CONDOMINIUM

REPLAT OF LOTS 7 & 8 (LOT 8 INCLUDING A PORTION OF
VACATED 'A' STREET) BLOCK 12, NEHALEM ORIGINAL PLAT
SW 1/4, NE 1/4, SECTION 27, T3N, R10W, W.M.
CITY OF NEHALEM, TILLAMOOK COUNTY

FEBRUARY 1, 2010

SHEET 1 of 5

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (1) AND (2) BEARS NORTH 88°48'00" EAST, THE RECORD VALUE FROM MAP C-46, TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A REPLAT OF THE SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT #2008-003051, TILLAMOOK COUNTY DEED RECORDS AS LOT 7 AND 8, BLOCK 12, NEHALEM ORIGINAL PLAT PLUS ONE-HALF OF VACATED A STREET THAT INURES THERETO.

THE PURPOSE OF THIS SURVEY IS TO DEFINE CONDOMINIUM UNITS FOR RIVERSIDE CONDOMINIUMS IN COMPLIANCE WITH CHAPTER 100 OF THE OREGON REVISED STATUTES. THE PURPOSE OF THIS MAP IS ALSO TO MONUMENT THE EXTERIOR BOUNDARY OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT NUMBER.

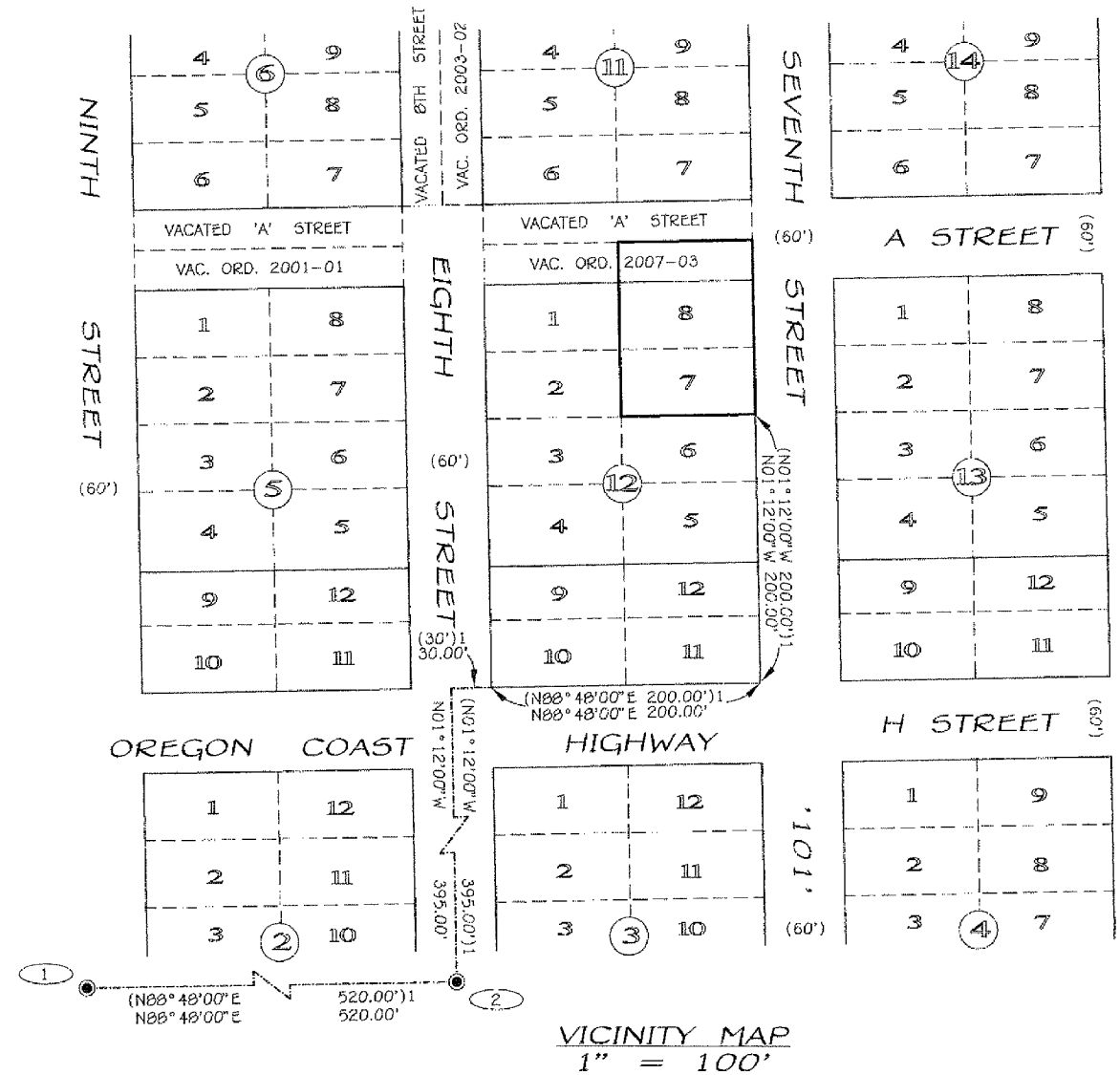
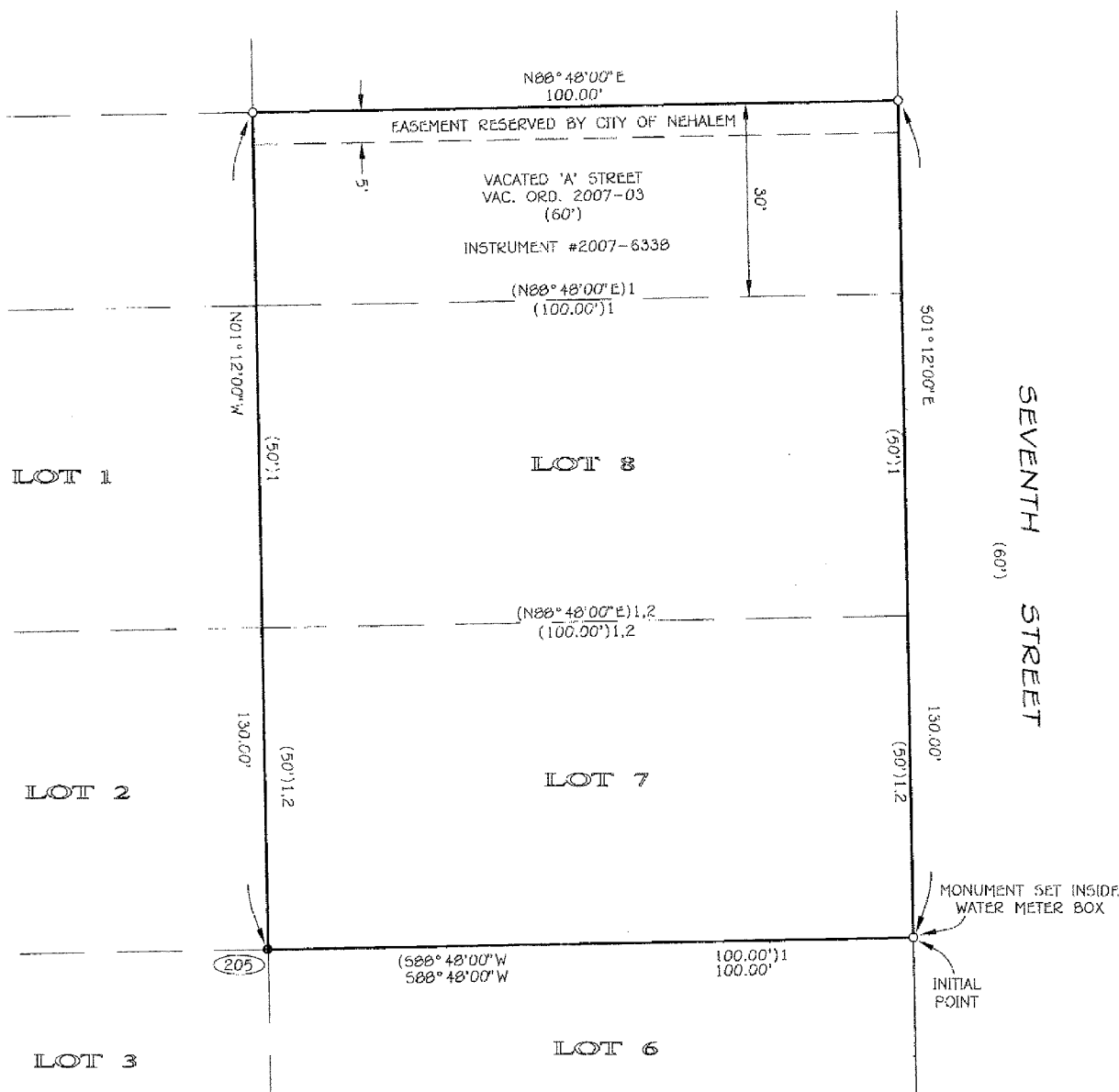
THE SUBJECT PROPERTY WAS LAID OUT AT RECORD PLAT VALUES FROM SAID PLAT.

LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "MARK TELLIED PLS 2766".
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- GCE INDICATES GENERAL COMMON ELEMENT.
- LCE INDICATES LIMITED COMMON ELEMENT.
- ()1 INDICATES RECORD VALUE FROM MAP A-110, TILLAMOOK COUNTY SURVEY RECORDS.
- ()2 INDICATES RECORD VALUE FROM MAP A-6436, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () INDICATES MEASURED VALUE.

SHEET INDEX

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VICINITY MAP
DETAIL MAP
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- SHEET 3: INTERIOR DIMENSIONS
- SHEET 4: ELEVATIONS
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SURVEYOR'S CERTIFICATE
CERTIFICATE OF COUNTY CLERK
ACKNOWLEDGMENT
ELEVATION DATUM
APPROVALS
PLAT RESTRICTIONS



MONUMENT NOTES

- (1) FOUND TILLAMOOK COUNTY BRASS CAP IN MONUMENT BOX, STAMPED "1990", HELD AS INITIAL POINT OF TOHL'S SECOND ADDITION TO NEHALEM, SEE REWITNESS BOOK 7, PAGE 28, TILLAMOOK COUNTY SURVEY RECORDS.
- (2) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HANDFURTH AND LARSON INC." TOP 0.15' BELOW, SEE MAP A-5596, HELD FOR BASIS OF BEARING.
- (205) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB INC" .03' NORTH AND .05' WEST OF CALCULATED POSITION, FLUSH IN GROUND, SEE MAP A-6436, TILLAMOOK COUNTY SURVEY RECORDS.

I, MARK H. TELLIED, PLS 2766, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

MARK H. TELLIED, PLS 2766

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 10, 1998
MARK H. TELLIED
2766
RENEWAL DATE: JUNE 30, 2010

ONION PEAK DESIGN

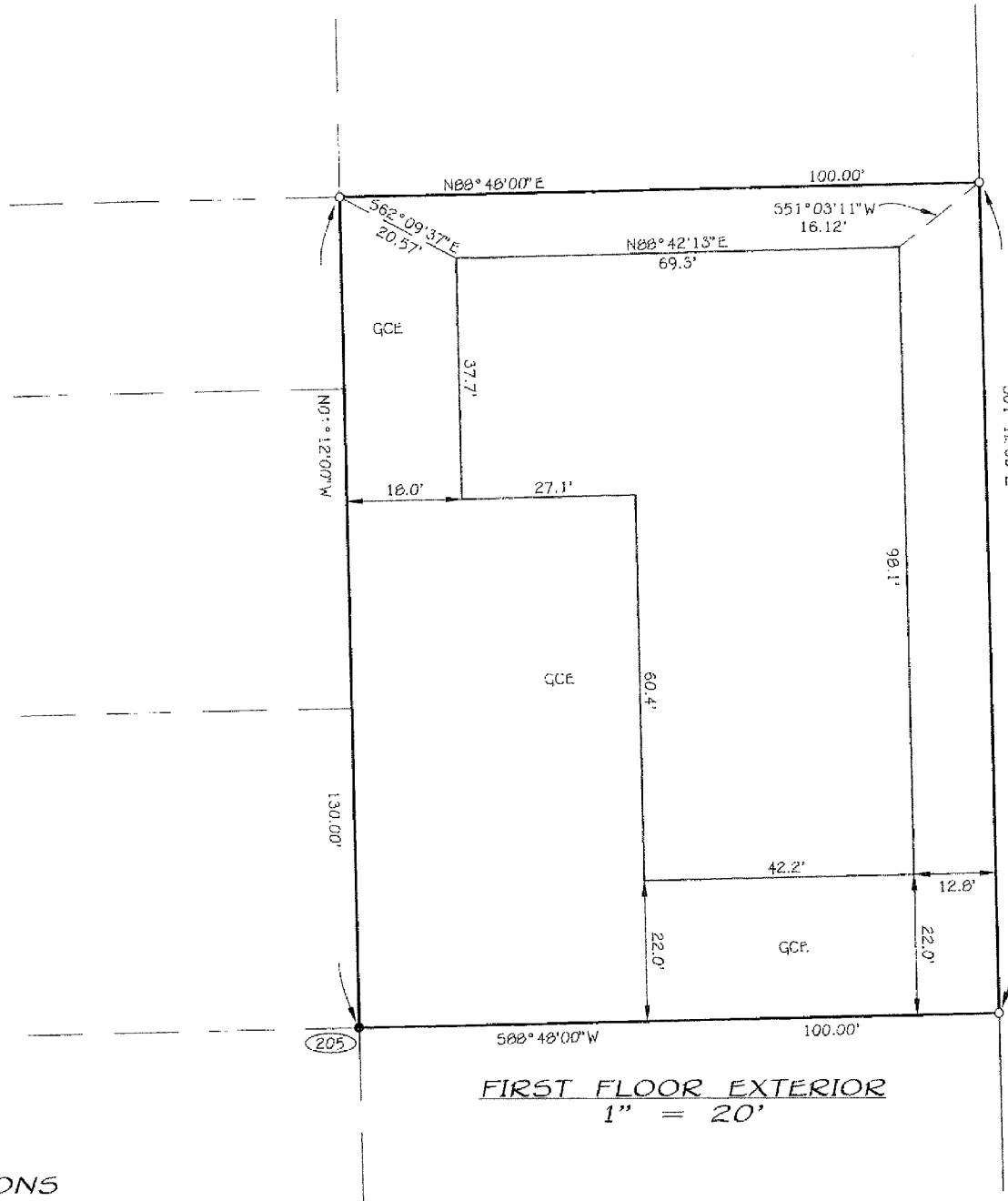
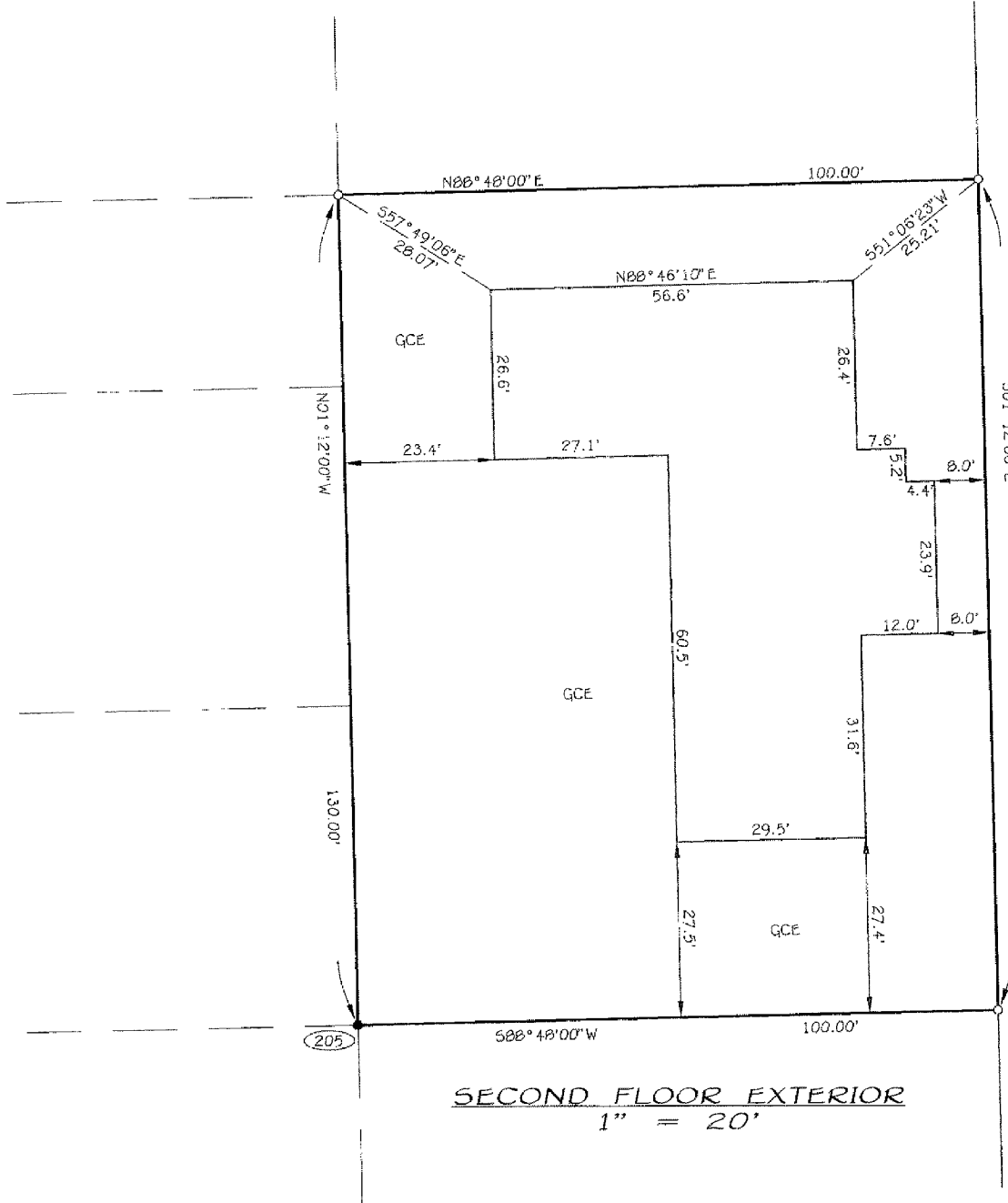
PO BOX 326
NEHALEM, OR 97131
(503) 368-6102
FAX (503) 368-6102
HOCWIL00902-CP.DWG "NEHALEM" #A2008

C-577

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CITY OF NEHALEM, TILLAMOOK COUNTY
FEBRUARY 1, 2010

SHEET 2 of 5



NOTES
ALL INTERIOR WALL ANGLES ARE 90°
ALL MEASUREMENTS SHOWN HEREON ARE WITHIN 0.09' (+/-) OF THE
ACTUAL MEASUREMENTS OF THE UNITS AND LIMITED COMMON ELEMENTS
(LCE). UNITS ARE MEASURED FROM THE INTERIOR SURFACES OF THE
PERIMETER WALLS (STUD TO STUD). ALL GENERAL COMMON ELEMENTS
(GCE) ARE SHOWN FOR VISUAL PURPOSES ONLY.
EXTERIOR WALL THICKNESS = 0.50" (TYPICAL)
LCE = LIMITED COMMON ELEMENT
GCE = GENERAL COMMON ELEMENT
PS = PARKING SPACE
GA = GARBAGE AREA
X = STAIRS

I, MARK H. TELLEHED, PLS 2766, DO HEREBY CERTIFY THAT THIS IS A FULL,
COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
MARK H. TELLEHED, PLS 2766

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 10, 1998
MARK H. TELLEHED
2766
RENEWAL DATE: JUNE 30, 2010

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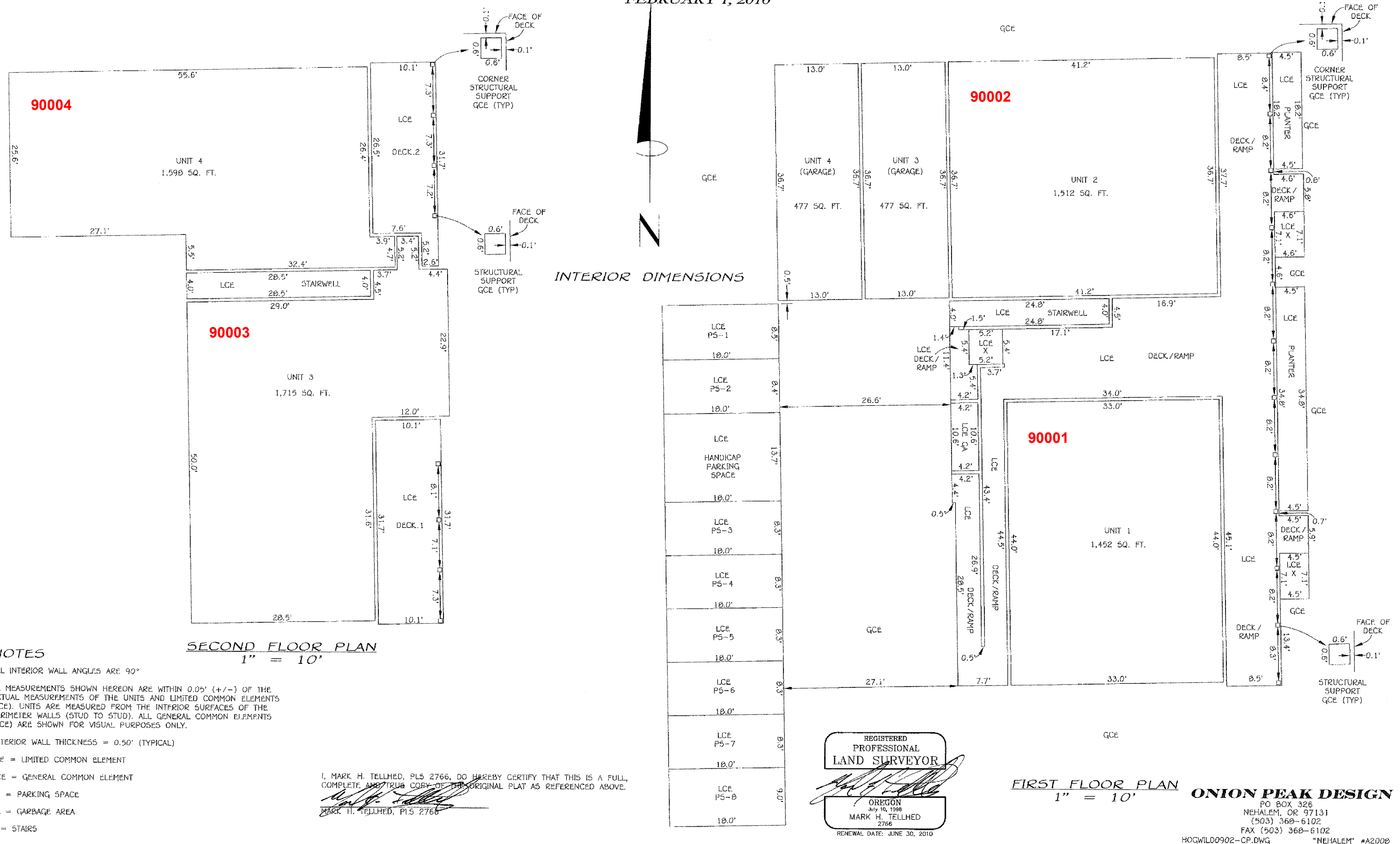
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FEBRUARY 1, 2010

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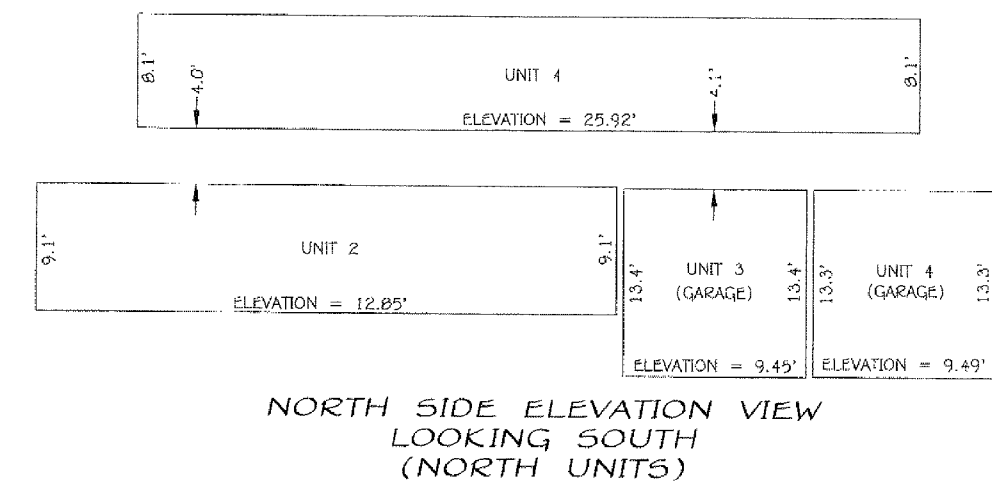
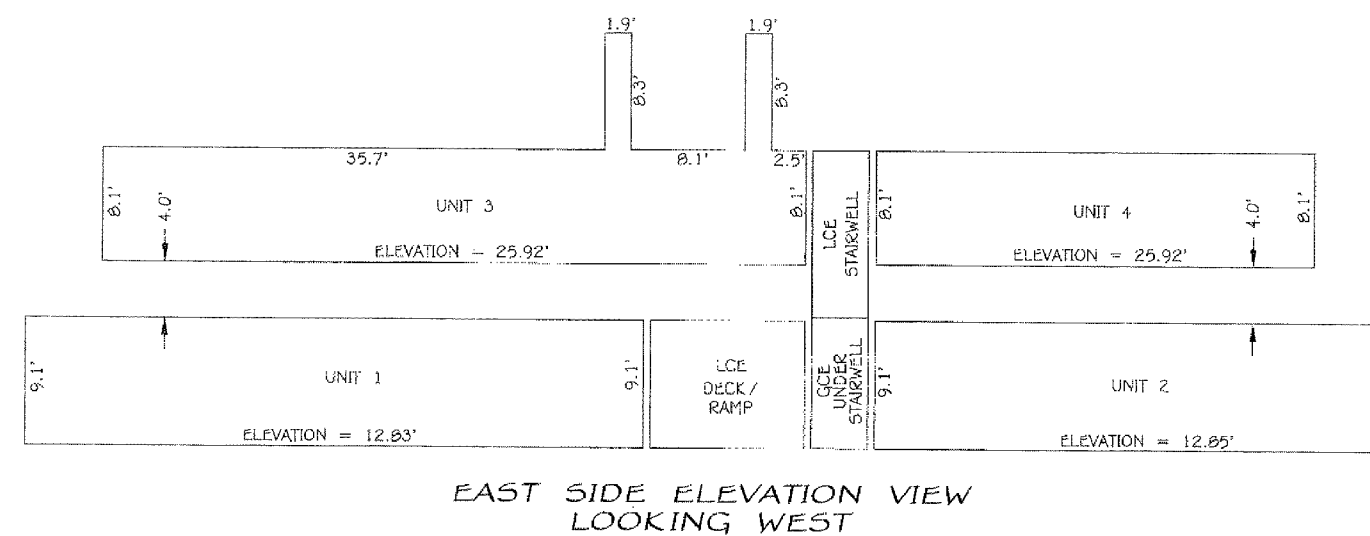


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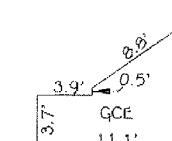


NOTES

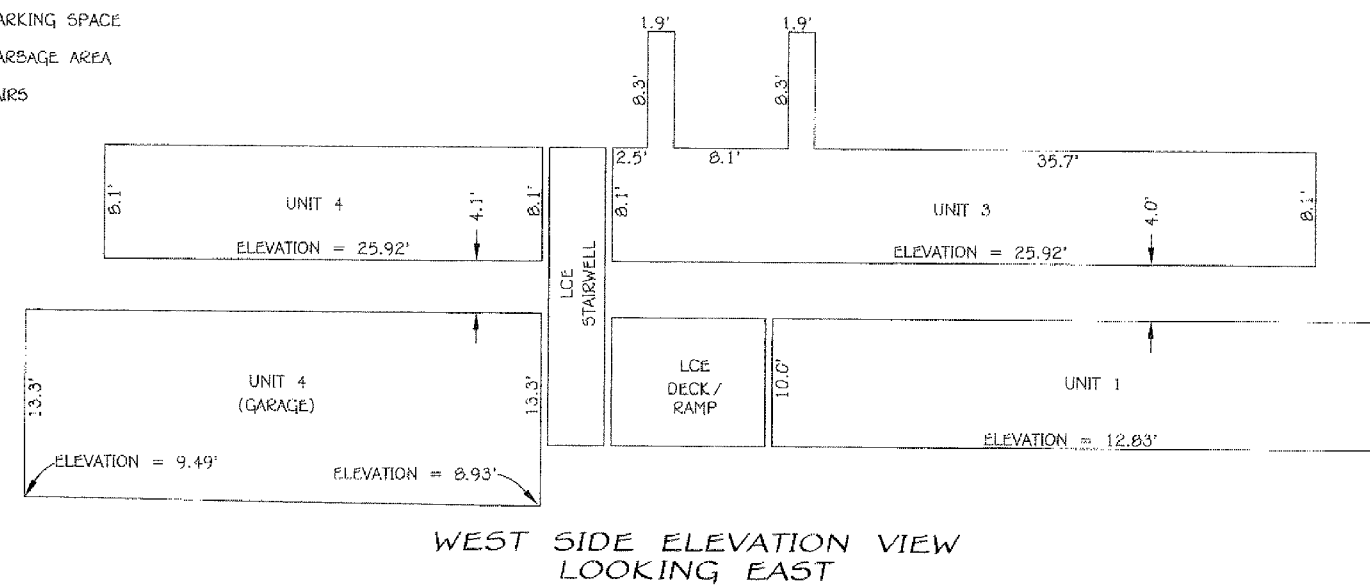
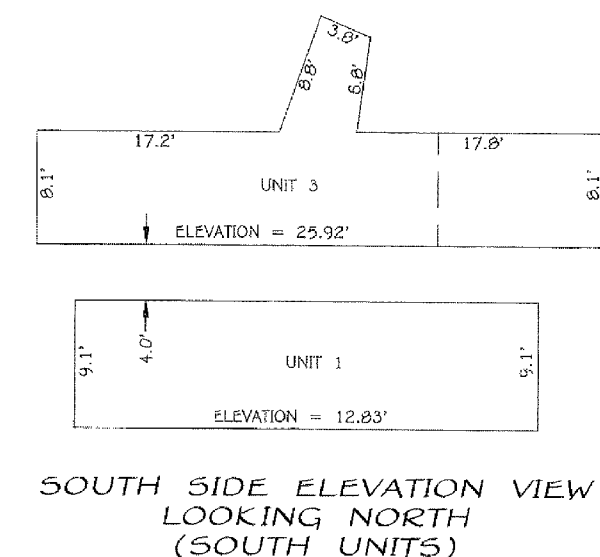
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GA = GARBAGE AREA
X = STAIRS

ELEVATION DATUM
SEE SHEET 5

SCALE: 1" = 10'



STORAGE UNDER STAIRS
LOOKING NORTH



I, MARK H. TELLHED, PLS 2766, DO HEREBY CERTIFY THAT THIS IS A FULL
COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
MARK H. TELLHED, PLS 2766



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SHEET 5 of 5

SURVEYOR'S CERTIFICATE

I, MARK H. TELLIED, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AND FLOOR PLANS OF RIVERSIDE 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 DECEMBER 2, 2009.

FURTHER, I DO CERTIFY:
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 SOUTHEAST CORNER OF LOT 7, BLOCK 12, NEHALEM ORIGINAL PLAT, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "MARK TELLIED PLS 2766", SAID POINT BEING THE INITIAL POINT;
THENCE SOUTH 88°48'00" WEST 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 01°12'00" WEST 130.00 FEET ALONG THE WEST LINE OF SAID LOT 7 AND LOT 8 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF VACATED 'A' STREET, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "MARK TELLIED PLS 2766";
THENCE NORTH 88°48'00" EAST 100.00 FEET ALONG SAID CENTERLINE TO WEST RIGHT-OF-WAY LINE OF SEVENTH STREET, SAID POINT BEING MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "MARK TELLIED PLS 2766";
THENCE SOUTH 01°12'00" EAST 130.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE INTERSECTION.

MARK H. TELLIED, PLS 2766

DATED THIS 1ST DAY OF FEBRUARY, 2010.

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 COPY OF CONDOMINIUM PLAT IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-1112, OF CONDOMINIUM PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED FEBRUARY 22, 2010 AT 2:43 P.M. O'CLOCK AS INSTRUMENT # 2010-1079.

TASSI O'NEIL

I, MARK H. TELLIED, DO HEREBY CERTIFY THAT THIS IS A FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

MARK H. TELLIED, PLS 2766

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRUCE HIBBS, MANAGING MEMBER OF HOQWILD CONSTRUCTION, LLC, IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "RIVERSIDE 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. HOQWILD CONSTRUCTION, LLC DOES HEREBY ACKNOWLEDGE AND AGREE THAT THE PROPERTY AND THE IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT ARE SUBJECT TO THE OREGON CONDOMINIUM ACT AS SET FORTH IN CHAPTER 100 OF THE OREGON REVISED STATUTES.

BRUCE O. HIBBS, MANAGER
HOQ WILD CONSTRUCTION, LLC

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/1/2010, 2010 BY BRUCE O. HIBBS AS MANAGER OF HOQ WILD CONSTRUCTION, LLC

Morgan Phillips
NOTARY SIGNATURE DATE 2/1/2010

Morgan Phillips
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - OREGON COMMISSION NO.: 415526

MY COMMISSION EXPIRES: March 20, 2011
FULL NAME OF MONTH, 2 DIGIT DATE
AND COMPLETE YEAR

ELEVATION DATUM

THE ELEVATIONS ON THIS MAP ARE BASED UPON THE REFERENCE BENCH MARK "RM-1", PER THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NEHALEM, COMMUNITY-PANEL NUMBER 410200-0001-C, REVISED DECEMBER 7, 1982. SAID BENCH MARK ELEVATION = 8.74' (NGVD) 29). SAID BENCH MARK HAS RECENTLY BEEN DESTROYED BY SIDEWALK CONSTRUCTION IN THE DOWNTOWN NEHALEM AREA, BUT WAS REFERENCED BEFORE ITS DESTRUCTION FOR USE ON THIS SURVEY.

APPROVALS

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

EXAMINED AND APPROVED BY THE FOLLOWING:

Mark H. Tellied 2/1/2010
CITY OF NEHALEM DATE

Danmy R. McVitt 2/22/2010
TILLAMOOK COUNTY SURVEYOR DATE

Wendy K. Schindler 2/19/10
TILLAMOOK COUNTY ASSESSOR DATE

TAXES ARE PAID IN FULL THROUGH JUNE 30, 2010

Cheryl D. Brown 2/19/10
TILLAMOOK COUNTY TAX COLLECTOR DATE

APPROVALS

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

I, DO HEREBY CERTIFY THAT THE CONDOMINIUM PLAT WAS RECEIVED FOR RECORD ON February 22, 2010, AND RECORDED AS INSTRUMENT NUMBER 2010-1079, TILLAMOOK COUNTY RECORDS BY TASSI O'NEIL, TILLAMOOK COUNTY CLERK.

TASSI O'NEIL 2-22-10
TILLAMOOK COUNTY CLERK DATE

PLAT RESTRICTIONS

SUBJECT TO THE "DECLARATIONS SUBMITTING RIVERSIDE CONDOMINIUM TO OWNERSHIP" RECORDED AS INSTRUMENT NUMBER 2010-001077, TILLAMOOK COUNTY DEED RECORDS.



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