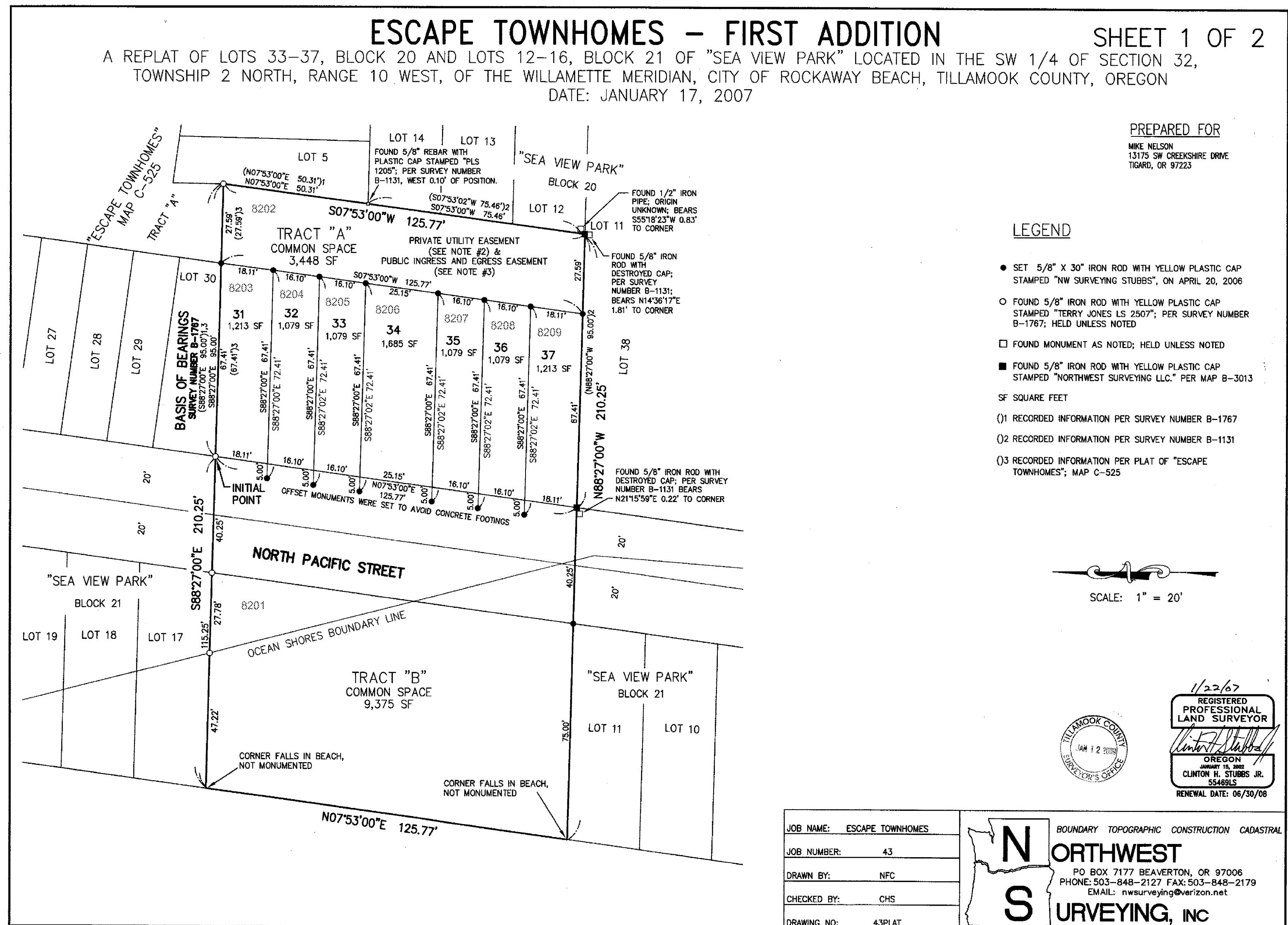


228-0



349-0

ESCAPE TOWNHOMES – FIRST ADDITION

SHEET 2 OF 2

A REPLAT OF LOTS 33–37, BLOCK 20 AND LOTS 12–16, BLOCK 21 OF "SEA VIEW PARK" LOCATED IN THE SW 1/4 OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF ROCKAWAY BEACH, TILLAMOOK COUNTY, OREGON
DATE: JANUARY 17, 2007

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SEASCAPE TOWNHOMES II, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE FEE TITLE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PLATTED INTO 7 LOTS AND TWO TRACTS (AS COMMON SPACE), AS SHOWN ON THE ANNEXED MAP, TO BE KNOWN AS ESCAPE TOWNHOMES – FIRST ADDITION, AND DO HEREBY DEDICATE THE UTILITY EASEMENT AND INGRESS EASEMENT OVER TRACT 'A' AS INDICATED HEREON, AND THE COMMON SPACE FOR THE USE INDICATED HEREON.

SEASCAPE TOWNHOMES II, LLC, AN OREGON LIMITED LIABILITY COMPANY

Michael A. Nelson

MICHAEL A. NELSON, SOLE MEMBER

ACKNOWLEDGMENT

STATE OF OREGON >
> S.S.
COUNTY OF *Washington* >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 16, 2008, BY
MICHAEL A. NELSON, SOLE MEMBER OF SEASCAPE TOWNHOMES II, LLC, ON ITS BEHALF.

NOTARY SIGNATURE *Jeannia Stubbs*

NOTARY PUBLIC OREGON *Jeannia Stubbs*

COMMISSION NO. 411635

MY COMMISSION EXPIRES November 5, 2010

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2005-009769, IN ACCORDANCE WITH THE ABOVE DECLARATION. THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 88°27'00" WEST BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS OF LOT 33, BLOCK 20 FROM THE PLAT OF "SEA VIEW PARK", PER SURVEY NUMBER B-1767. I HELD ALL FOUND MONUMENTS PER MY OUTER BOUNDARY SURVEY RECORDED AS SURVEY NUMBER B-3013 FOR THE RESOLUTION OF THE OUTER BOUNDARY OF THE SUBDIVISION.

PLAT NOTES

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL FROM THE CITY OF ROCKAWAY BEACH CASE FILE NUMBER APUD 05-21.
- 2) THERE SHALL BE A PRIVATE UTILITY EASEMENT OVER THE ENTIRETY OF TRACT 'A' TO THE BENEFIT OF LOTS 31 THROUGH 37.
- 3) THERE SHALL BE A PUBLIC INGRESS AND EGRESS EASEMENT OVER THE ENTIRETY OF TRACT 'A'.
- 4) TRACT 'B' SHALL BE OPEN SPACE OWNED AND MAINTAINED BY THE ESCAPE TOWNHOMES – FIRST ADDITION OWNERS ASSOCIATION.
- 5) TRACT 'B' IS SUBJECT TO THE OCEAN SHORE BOUNDARY LINE RESTRICTIONS PER THE OREGON REVISED STATUTES (ORS). THE LINE WAS ESTABLISHED BY USING THE COORDINATE INFORMATION DESCRIBING THE LINE, AS PROVIDED IN ORS 390.770. THIS LINE DEPICTS AN EASEMENT TO THE BENEFIT OF THE STATE OF OREGON OVER THE PROPERTY TO THE WEST OF THE LINE.

SURVEYOR'S CERTIFICATE

I, CLINTON H. STUBBS JR., CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND AS REPRESENTED ON THE ATTACHED SUBDIVISION MAP, BEING A REPLAT OF LOTS 33–37, BLOCK 20 AND LOTS 12–16, BLOCK 21 OF "SEA VIEW PARK", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING MARKED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" AT THE NORTHWEST CORNER OF LOT 33, BLOCK 20 FROM THE PLAT OF "SEA VIEW PARK", BEING THE INITIAL POINT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 33, SOUTH 88°27'00" EAST 95.00 FEET TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507"; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 33–37, SOUTH 07°53'00" WEST 125.77 FEET TO A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "NORTHWEST SURVEYING, LLC"; THENCE ALONG THE SOUTHERLY LINE OF LOT 37 TOGETHER WITH ITS WESTERLY EXTENSION AND ALSO THE NORTHERLY LINE OF LOT 11, BLOCK 21 OF SEA VIEW PARK, NORTH 88°27'00" WEST 210.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 21, NORTH 07°53'00" EAST 125.77 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK 21 OF SEA VIEW PARK; THENCE SOUTH 88°27'00" EAST 115.25 FEET TO THE INITIAL POINT.

CONTAINING 26,281 SQUARE FEET, MORE OR LESS.

PREPARED FOR

MIKE NELSON
13175 SW CREEKSHIRE DRIVE
TIGARD, OR 97223

APPROVALS

Terrill 1-8-09
TILLAMOOK COUNTY COMMISSIONER DATE
Mark J. Abbott 1-7-09
TILLAMOOK COUNTY COMMISSIONER DATE
Charles J. Hurlburt 1-7-2009
TILLAMOOK COUNTY COMMISSIONER DATE
Salima Pearson 7-1-2008
ROCKAWAY BEACH CITY PLANNER DATE
Shawn 6-17-08
ROCKAWAY BEACH PUBLIC WORKS DIRECTOR DATE

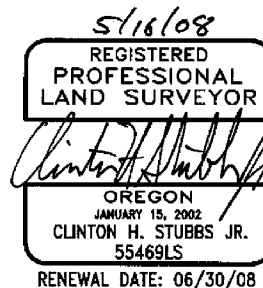
Danney R. McNeill JANUARY 7, 2009
TILLAMOOK COUNTY SURVEYOR DATE

Terrill 1-6-2009
TILLAMOOK COUNTY ASSESSOR DATE

ATTESTS: BY: _____
TILLAMOOK COUNTY CLERK

TAXES HAVE BEEN PAID IN FULL TO June 30, 2009

Shirley Tomack 1-6-07
TILLAMOOK COUNTY TAX COLLECTOR DATE

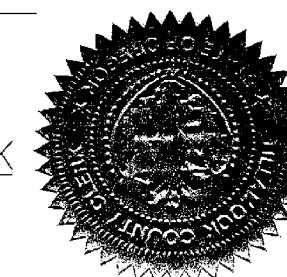


CERTIFICATE OF COUNTY CLERK

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

I, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS PLAT OF "ESCAPE TOWNHOMES – FIRST ADDITION" WAS RECEIVED FOR RECORD ON THE 12 DAY OF January, 2009 AT 2:07pm O'CLOCK AND RECORDED IN PLAT CABINET B- 1092-0 OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, AS INSTRUMENT NO. 2009-000217

BY: *Terrill Marshall* Deputy
COUNTY CLERK



CERTIFICATE OF COUNTY CLERK

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

I, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF "ESCAPE TOWNHOMES – FIRST ADDITION" IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B- 1092-0 OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED January 12, 2009 AT 2:07pm O'CLOCK, AS INSTRUMENT NO. 2009-000217

BY: *Terrill Marshall* Deputy
COUNTY CLERK

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

Clinton H. Stubbs Jr. 5/16/08
CLINTON H. STUBBS JR., PLS 55469

JOB NAME:	ESCAPE TOWNHOMES	NORTHWEST PO BOX 7177 BEAVERTON, OR 97006 PHONE: 503-848-2127 FAX: 503-848-2179 EMAIL: nwsurveying@verizon.net SURVEYING, INC
JOB NUMBER:	43	
DRAWN BY:	NFC	
CHECKED BY:	GHS	
DRAWING NO:	43PLAT	

349-2