

PREPARED FOR  
CRAIG G. GOODMAN  
3333 K STREET NORTHWEST, SUITE 110  
WASHINGTON, DC 20007  
(202) 422-8400

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT CRAIG G. GOODMAN, IS THE OWNER OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THIS REPLAT TO BE PREPARED AND THE PROPERTY REPLATTED INTO LOTS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. THERE IS NO INTENT BY THE CREATION OF THESE LOTS TO SUBMIT THEM, OR ANY PROPERTY CONTAINED THEREIN, TO THE DECLARATION OF OCEANSIDE ESTATES PLANNED DEVELOPMENT.

EASEMENT "A" AS SHOWN ON SHEET 2 OF 2 IS HEREBY DEDICATED FOR INGRESS/EGRESS AND UTILITIES (INSTALLATION & MAINTENANCE OF WATER, ELECTRIC, TV CABLE, TELEPHONE, SANITARY SEWER AND OTHER SUCH FACILITIES), FOR THE USE AND BENEFIT OF LOT 2.

*Craig G. Goodman 7/14/2011*  
CRAIG G. GOODMAN

**ACKNOWLEDGMENT**

STATE OF District of Columbia  
COUNTY OF S.S.

BE IT REMEMBERED THAT ON THIS 14 DAY OF July, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED CRAIG G. GOODMAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL INDIVIDUAL NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FREELY AND VOLUNTARILY, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC Kathleen Connors  
Kathleen Connors  
12-14-13

MY COMMISSION EXPIRES

**CITY OF BROOKINGS PLANNING NOTES**

- 1) DUE TO STEEP SLOPES ON LOT 1 AND LOT 2, PRIOR TO ISSUING A BUILDING PERMIT, SPECIFIC MATERIALS AS REQUIRED BY CHAPTER 17.100, HAZARDOUS BUILDING SITE PROTECTION/HILLSIDE DEVELOPMENT STANDARDS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- 2) HOMES ON THESE LOTS MUST BE CONSTRUCTED WITH FIRE SUPPRESSION SYSTEMS IF THE FIRE CHIEF DETERMINES ACCESS IS NOT ADEQUATE.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO REPLAT THAT PORTION OF OCEANSIDE ESTATES, A PLANNED DEVELOPMENT, DESIGNATED AS PROPOSED LOTS 11, 12, AND 15 OCEANSIDE ESTATES FIRST ADDITION, INTO TWO LOTS. BEARINGS WERE BASED ON TWO FOUND MONUMENTS ALONG THE SOUTHERLY LINE OF LOT 13 OF OCEANSIDE ESTATES, A PLANNED DEVELOPMENT, PLAT No. 1995-20, TAKEN TO BE N 57°53'55" E. I RESOLVE THE BOUNDARIES AS FOLLOWS:  
1) I HOLD THE RECORD BEARING (PLAT No. 1995-20) FROM THE MONUMENT FOUND AT THE INITIAL POINT AND PROJECT THIS LINE TO THE HIGH TIDE LINE OF THE PACIFIC OCEAN.  
2) REESTABLISH CORNERS "A" AND "B" BY HOLDING THE RECORD BEARING AND DISTANCE (PLAT No. 1995-20) FROM THE INITIAL POINT.  
3) REESTABLISH CORNER "C" AT A PROPORTIONATE DISTANCE BETWEEN CORNER "B" AND MONUMENT "D" AFTER ROTATING THE RECORD BEARINGS (PLAT No. 1995-20) BETWEEN CORNER "B" AND MONUMENT "D".  
4) CURVES 4, 5 AND 6 WERE REESTABLISHED BY HOLDING THE FOUND MONUMENTS AND THE RECORD RADII (PLAT 1995-20) BETWEEN THE MONUMENTS.  
5) REESTABLISH CORNER "F" BY DISTANCE-DISTANCE INTERSECT HOLDING THE RECORD DIMENSIONS (PLAT 1995-20) FROM FOUND MONUMENTS "E" AND "G".

THE MONUMENT FOUND NEAR CORNER "F" WAS NOT HELD AS IT WAS EITHER SET IN THIS POSITION BY MISTAKE OR HAS MOVED SIGNIFICANTLY FROM ITS ORIGINAL POSITION DO TO GEOLOGICAL MOVEMENT.

**CITY OF BROOKINGS**

THE CITY OF BROOKINGS HEREBY CERTIFIES THAT THIS PLAT IS IN CONFORMITY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF BROOKINGS PLANNING ORDINANCES.

APPROVED THIS 18 DAY OF July, 2011, BY THE CITY OF BROOKINGS File Sub-1-11 RE

*Dianne Morris*  
PLANNING DIRECTOR

*[Signature]*  
CHAIRMAN

**CURRY COUNTY**

*[Signature]*  
COMMISSIONER

*Bill Waddle*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

*[Signature]*  
ASSESSOR 7-21-2011

**COUNTY SURVEYOR APPROVAL**

I, GERARD FLOYD, CURRY COUNTY SURVEYOR, HEREBY APPROVE THIS PLAT.

APPROVED THIS 22<sup>nd</sup> DAY OF July, 2011, BY THE [Signature]  
CURRY COUNTY SURVEYOR

**COUNTY TAX COLLECTOR**

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 91-512 HAVE BEEN PAID AS OF 7-21, 2011

*[Signature]*  
CURRY COUNTY TAX COLLECTOR

**COUNTY CLERK CERTIFICATE**

FILED THIS 9<sup>th</sup> DAY OF AUG, 2011, AT 9:25 O'CLOCK A.M.

2011-2693  
CURRY COUNTY INSTRUMENT No.

4  
DRAWER No.

*BENEE KOLEN*  
COUNTY CLERK

*[Signature]*  
DEPUTY

**PLANNING NOTES**

DEED REFERENCE: INSTRUMENT No. 2005-7224  
ASSESSOR MAP: 40-14-36BC  
TAX LOTS: 1102 & 1202  
ZONE: R-1-6

PLAT NUMBER 2011-05  
INSTRUMENT NO. 2011-2693

REPLAT OF PROPOSED LOTS 11,12, AND 15  
OCEANSIDE ESTATES FIRST ADDITION, OF  
OCEANSIDE ESTATES  
A PLANNED DEVELOPMENT

LOCATED IN  
SW1/4 OF NW1/4, SECTION 36,  
T40S, R14W, WILLAMETTE MERIDIAN,  
CITY OF BROOKINGS, CURRY COUNTY, OREGON

**SURVEYOR'S CERTIFICATE**

I, RICHARD P. ROBERTS HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP. A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN, CITY OF BROOKINGS, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS:

"PROPOSED LOTS 11, 12, AND 15, OCEANSIDE ESTATES FIRST ADDITION" AS DESIGNATED ON THE PLAT OF OCEANSIDE ESTATES, A PLANNED DEVELOPMENT, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PROPOSED LOTS 11, 12 AND 15, OCEANSIDE ESTATES FIRST ADDITION AS DESIGNATED ON THE PLAT OF OCEANSIDE ESTATES, A PLANNED DEVELOPMENT, SAID POINT BEING MARKED WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 1868";

- THENCE NORTH 33°32'30" WEST, A DISTANCE OF 44.45 FEET;
- THENCE NORTH 46°18'30" EAST, A DISTANCE OF 5.00 FEET;
- THENCE NORTH 43°30'10" WEST, A DISTANCE OF 52.53 FEET;
- THENCE NORTH 35°03'39" WEST, A DISTANCE OF 14.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 35°12'05" WEST, A RADIAL DISTANCE OF 86.00 FEET;
- THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°43'05", A DISTANCE OF 23.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 50°46'00" EAST, A RADIAL DISTANCE OF 114.00 FEET;
- THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 38°06'52", A DISTANCE OF 75.84 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 12°19'27" WEST, A RADIAL DISTANCE OF 86.00 FEET;
- THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°36'45", A DISTANCE OF 38.44 FEET;
- THENCE SOUTH 83°40'05" WEST, A DISTANCE OF 252.41 FEET;
- THENCE SOUTH 62°47'11" WEST, A DISTANCE OF 215.75 FEET, MORE OR LESS, TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN;
- THENCE SOUTHERLY FOLLOWING THE HIGH TIDE LINE TO A POINT THAT BEARS SOUTH 57°53'55" WEST FROM THE POINT OF BEGINNING;
- THENCE NORTH 57°53'55" EAST, A DISTANCE OF 329.49 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BROOKINGS AREA

**VICINITY MAP**

NO SCALE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 25, 1995  
RICHARD P. ROBERTS  
2730  
EXPIRES 12/31/12

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

*[Signature]*  
RICHARD P. ROBERTS, PLS 2730

**Roberts & Associates**  
LAND SURVEYING INC.

611 SPRUCE STREET  
P.O. Box 1599  
Brookings, OR 97415  
Ph: 541-469-0162  
Fax: 541-469-5456

Drawn By: CEF	Date: 6/1/11
Checked By: RPR	Job No. 10-073
Drawing Name: FinalPlat	Sheet 1 of 2
Project Folder: 10-073	



PLAT NUMBER 2011-05  
 INSTRUMENT NO. 2011-2693

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 OCEANSIDE ESTATES FIRST ADDITION, OF  
 OCEANSIDE ESTATES  
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LOCATED IN  
 SW1/4 OF NW1/4, SECTION 36,  
 T40S, R14W, WILLAMETTE MERIDIAN,  
 CITY OF BROOKINGS, CURRY COUNTY, OREGON

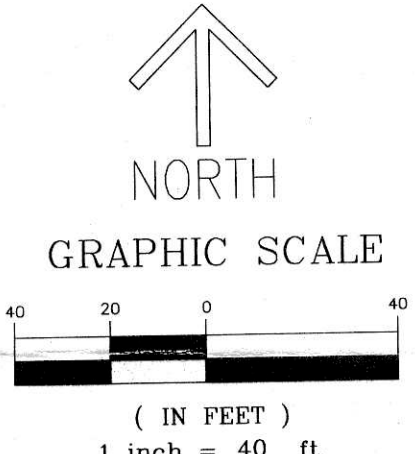
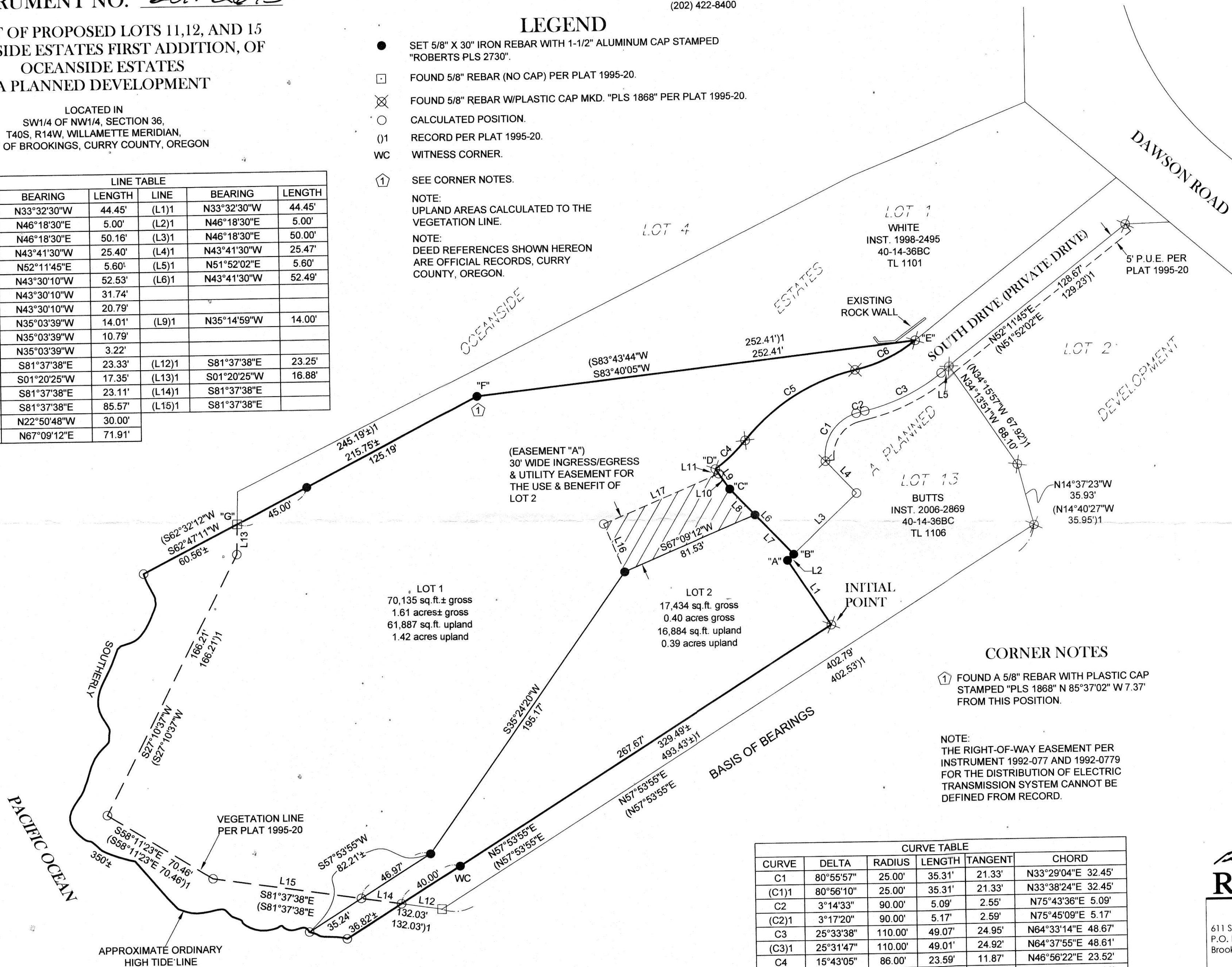
LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "ROBERTS PLS 2730".
- FOUND 5/8" REBAR (NO CAP) PER PLAT 1995-20.
- ⊗ FOUND 5/8" REBAR W/PLASTIC CAP MKD. "PLS 1868" PER PLAT 1995-20.
- CALCULATED POSITION.
- (1) RECORD PER PLAT 1995-20.
- WC WITNESS CORNER.
- ① SEE CORNER NOTES.

NOTE:  
 UPLAND AREAS CALCULATED TO THE  
 VEGETATION LINE.

NOTE:  
 DEED REFERENCES SHOWN HEREON  
 ARE OFFICIAL RECORDS, CURRY  
 COUNTY, OREGON.

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N33°32'30"W	44.45'	(L1)1	N33°32'30"W	44.45'
L2	N46°18'30"E	5.00'	(L2)1	N46°18'30"E	5.00'
L3	N46°18'30"E	50.16'	(L3)1	N46°18'30"E	50.00'
L4	N43°41'30"W	25.40'	(L4)1	N43°41'30"W	25.47'
L5	N52°11'45"E	5.60'	(L5)1	N51°52'02"E	5.60'
L6	N43°30'10"W	52.53'	(L6)1	N43°41'30"W	52.49'
L7	N43°30'10"W	31.74'			
L8	N43°30'10"W	20.79'			
L9	N35°03'39"W	14.01'	(L9)1	N35°14'59"W	14.00'
L10	N35°03'39"W	10.79'			
L11	N35°03'39"W	3.22'			
L12	S81°37'38"E	23.33'	(L12)1	S81°37'38"E	23.25'
L13	S01°20'25"W	17.35'	(L13)1	S01°20'25"W	16.88'
L14	S81°37'38"E	23.11'	(L14)1	S81°37'38"E	
L15	S81°37'38"E	85.57'	(L15)1	S81°37'38"E	
L16	N22°50'48"W	30.00'			
L17	N67°09'12"E	71.91'			



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 RICHARD P. ROBERTS  
 2730  
 EXPIRES 12/31/12

CORNER NOTES

- ① FOUND A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 1868" N 85°37'02" W 7.37' FROM THIS POSITION.

NOTE:  
 THE RIGHT-OF-WAY EASEMENT PER  
 INSTRUMENT 1992-077 AND 1992-0779  
 FOR THE DISTRIBUTION OF ELECTRIC  
 TRANSMISSION SYSTEM CANNOT BE  
 DEFINED FROM RECORD.

I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND EXACT COPY OF THE ORIGINAL.

RICHARD P. ROBERTS, PLS 2730

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	80°55'57"	25.00'	35.31'	21.33'	N33°29'04"E 32.45'
(C1)1	80°56'10"	25.00'	35.31'	21.33'	N33°38'24"E 32.45'
C2	3°14'33"	90.00'	5.09'	2.55'	N75°43'36"E 5.09'
(C2)1	3°17'20"	90.00'	5.17'	2.59'	N75°45'09"E 5.17'
C3	25°33'38"	110.00'	49.07'	24.95'	N64°33'14"E 48.67'
(C3)1	25°31'47"	110.00'	49.01'	24.92'	N64°37'55"E 48.61'
C4	15°43'05"	86.00'	23.59'	11.87'	N46°56'22"E 23.52'
(C4)1	15°37'28"	86.00'	23.45'	11.88'	N46°56'17"E 23.38'
C5	38°06'52"	114.00'	75.84'	39.38'	N58°17'26"E 74.44'
(C5)1	38°16'16"	114.00'	76.15'	39.56'	N58°15'41"E 74.74'
C6	25°36'45"	86.00'	38.44'	19.55'	N64°52'11"E 38.12'
(C6)1	25°31'47"	86.00'	38.32'	19.48'	N64°37'56"E 38.00'

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