



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

PARTITION REQUEST #851-22-000034-PLNG: HENLEY & ESPLIN

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: March 4, 2022

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-22-000034-PLNG: A Partition request of a residential property to create two (2) residential parcels each improved with an existing single-family dwelling. Located at Tax Lot 01000 of Section 28B0, Township 3 North, Range 10 West on a property zoned Nehalem Residential Trailer (RT). The subject property is accessed via Pacific Heights Court, a private road. The owner is Diane Henley, and the applicant is Dallas Esplin.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 18, 2022, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than March 21, 2022

Notice of the application, maps of the subject area, and the applicable criteria are being mailed to all property owners within 250-feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/> and is also available for inspection at the Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at: 503-842-3408 x 3315 or email: arimoldi@co.tillamook.or.us

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Vicinity, Zoning and Assessor Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

NEHALEM, OR. CODE OF ORDINANCES

CHAPTER 157 ZONING

City of Nehalem Zoning Ordinance 157.113 Residential Trailer – RT Zone Standards:

- (a) The minimum lot size shall be 5,000 square feet for a one-family dwelling, plus 2,500 square feet for each additional dwelling unit. Where public sewers are not available, the County Sanitarian may establish a minimum lot size greater than 5,000 square feet.
- (b) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 65 feet.
- (c) The minimum lot depth shall be 85 feet.

.....

CHAPTER 156 SUBDIVISIONS

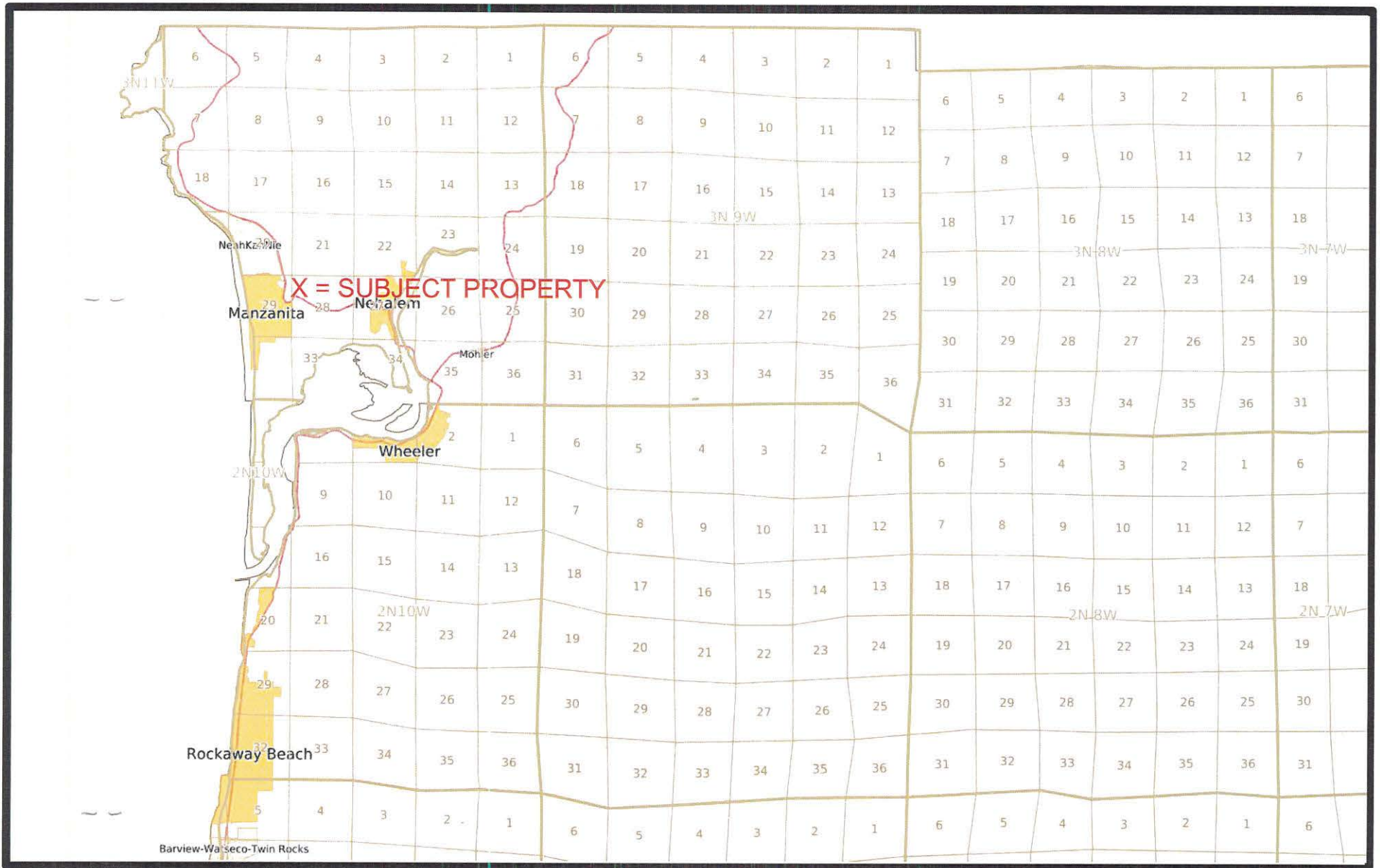
Minor Land Partitioning

- 156.065 Minimum Standards
- 156.066 Initial Submission
- 156.067 Information on Map
- 156.068 Review and Approval

Design Standards:

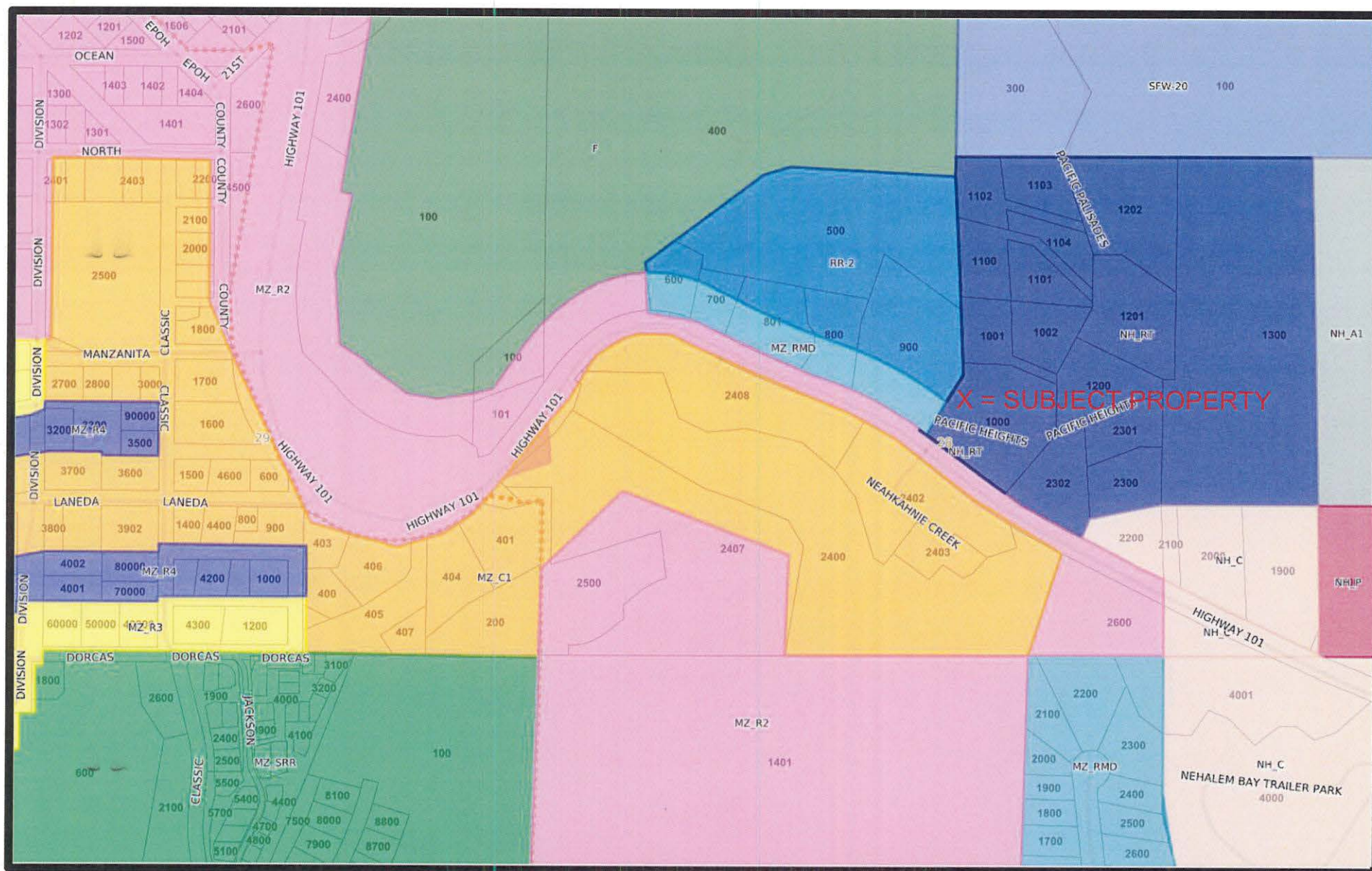
- 156.080 General Requirements
- 156.081 Streets
- 156.082 Utility Easements
- 156.083 Building Sites

Map



Generated with the GeoMOOSE Printing Utilities

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: 11765 HWY 101 SOUTH
 City: TILLAMOOK State: OR Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: DIANE HENLEY Phone: 503-899-9669
 Address: 1804 OAK DR
 City: NEWBERG State: OR Zip: 97132
 Email: BENNY5948@GMAIL.COM

Location:

Site Address: 10405 PACIFIC HEIGHTS CT AND 10400 PACIFIC HEIGHTS CT
 Map Number: 3N 10 28 B 001000
Township Range Section Tax Lot(s)

Land Division Type: Partition (Two or Three Lots, Type II) Subdivision (Four or More Lots, Type III)
 Preliminary Plat (Pages 1-2) Final Plat (Page 3)

PRELIMINARY PLAT (LDO 060(1)(B))

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

General Information

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

Existing Conditions

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

OFFICE USE ONLY

Date Stamp

Approved Denied

Received by:

Receipt #:

Fees: 409-

Permit No:
851-22-00034-PLNG

Other information:

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

Certificates:

- Title interest & consent Water
- Dedication for public use Public Works
- Engineering/Survey

Additional Information:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Diane Henley
Property Owner (*Required)

Jallas Espin
Applicant Signature

NOV - 2 - 2021
Date

OCTOBER 29, 2021
Date

RECEIVED

FEB 17 2022

BY:

PARTITION PLAT 2022- REPLAT OF PARCEL 3, PARTITION PLAT 1992-12

CERTIFICATE OF COUNTY CLERK
STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK >
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2022 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: TASSI O'NEIL, COUNTY CLERK
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 PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____
TASSI O'NEIL

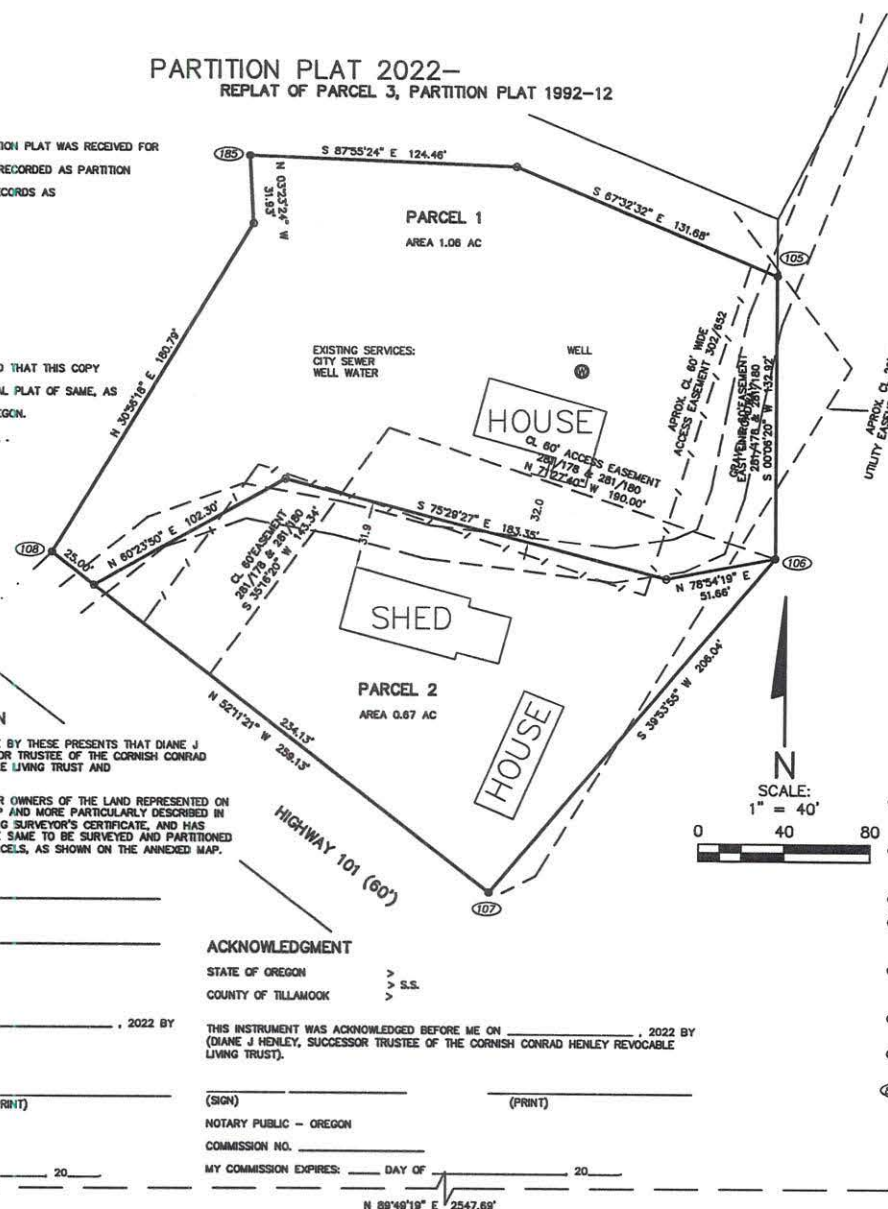
I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
DALLAS W ESPLIN, PLS 83627
APPROVALS
APPROVED 2021 AS PARTITION, 851- --PLNG.
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____
APPROVED THIS _____ DAY OF _____, 2022.
TILLAMOOK COUNTY SURVEYOR
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
TILLAMOOK COUNTY TAX COLLECTOR

ACKNOWLEDGMENT
STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK >
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (_____) (_____)
(SIGN) (PRINT)
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT DIANE J HENLEY, SUCCESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY REVOCABLE LIVING TRUST AND

IS ARE THE OWNER OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

ACKNOWLEDGMENT
STATE OF OREGON > S.S.
COUNTY OF TILLAMOOK >
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (DIANE J HENLEY, SUCCESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY REVOCABLE LIVING TRUST).
(SIGN) (PRINT)
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____



BASIS OF BEARINGS
THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19" WEST BETWEEN MONUMENTS 101 AND 102.
OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE

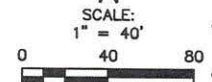
OBlique MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,600,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1,000 000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

NARRATIVE
THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.

THE ANGLE POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND
o SET 5/8" x 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
@ FOUND MONUMENT AS NOTED, HELD
● FOUND MONUMENT AS NOTED
() RECORD VALUE FROM MAP B-1570 OR P-74
NO () MEASURED VALUE

- MONUMENT NOTES
(101) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REMITNESS CARD 130, HELD
(102) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S28 S28 RS 793 1970", SEE REMITNESS CARD 170, HELD
(105) FOUND 5/8" REBAR, SEE MAP P-74, HELD
(106) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
(107) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
(108) FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
(145) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
(87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD



SURVEYOR'S CERTIFICATE
I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'16" EAST 1168.89' FROM THE QUARTER CORNER BETWEEN SECTIONS 28 AND 28.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

SURVEY BY:
BAYSIDE SURVEYING LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551
DATE: DECEMBER 8, 2022
EQUIPMENT: FC-6000 HYPER-V, ES-103

RE-PLAT FOR:
DIANE J HENLEY
PARCEL 3, PARTITION PLAT 1992-12
TILLAMOOK COUNTY PLAT RECORDS
MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS
NW 1/4 SECTION 28, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON
FIELD: DCA/DWE/CJK/JAD/DWE
DRAIN:
CHECKED: DWE
JOB NUMBER: 735

PAR_CORNER--S.DWG
DORMER--S.CRS
C 1/4
SEC 28
(87104)

20 21
101 CERTIFICATE OF COUNTY CLERK

29 28 STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: _____
TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B- _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2021 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

TASSI O'NEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851- -PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

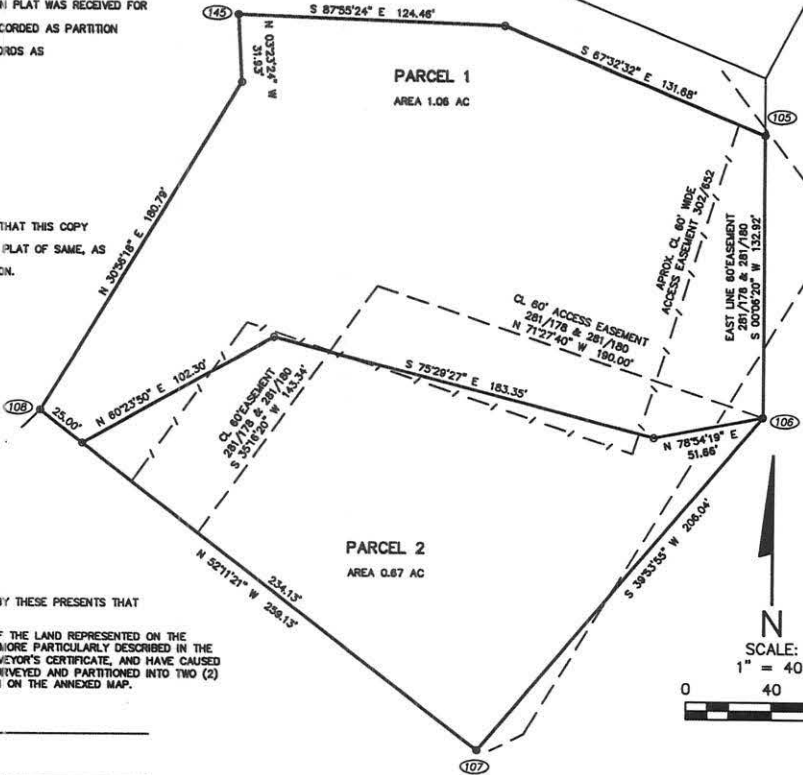
(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____ 20_____

PARTITION PLAT 2022-
REPLAT OF PARCEL 3, PARTITION PLAT 1992-12



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 02°25'19\"/>

OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST-ZONE

OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00\"/>

NARRATIVE

THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.

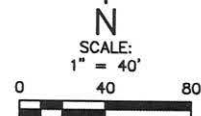
THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

- SET 5/8\"/>

MONUMENT NOTES

- 101 FOUND 3\"/>



ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____ 20_____

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8\"/>

REGISTERED PROFESSIONAL LAND SURVEYOR
DALLAS W. ESPLIN
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

SURVEY BY:
BAYSIDE SURVEYING LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

RE-PLAT FOR:
CLIENT
PARCEL 3, PARTITION PLAT 1992-12
TILLAMOOK COUNTY PLAT RECORDS
MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS
NW 1/4 SECTION 28, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

PAR/CORNER-S.DWG
DORMER-S.CRS

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
	FC-8000 HYPER-V, ES-103	DCA/DWE/CJK/JAD/DWE		DWE	735

S 00°25'19\"/>

C 1/4
SEC 28
87104

20 21
 29 28 **CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON >
 COUNTY OF TILLAMOOK >S.S.
 I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: _____
 TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
 COUNTY OF TILLAMOOK >S.S.
 I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B- _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
 RECORDED _____, 2021 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

TASSI O'NEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS B3627

APPROVALS

APPROVED 2021 AS PARTITION, B51- -PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR _____

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

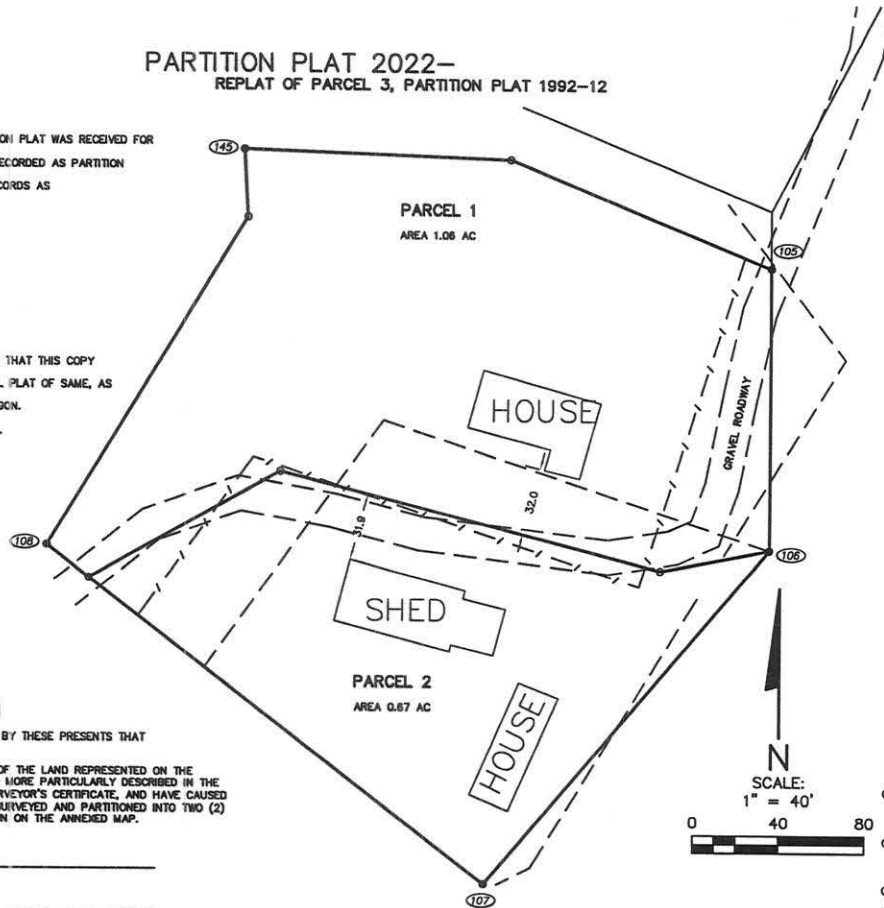
(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

PARTITION PLAT 2022-
 REPLAT OF PARCEL 3, PARTITION PLAT 1992-12



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 02°25'19" WEST BETWEEN MONUMENTS 101 AND 102.

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION
 NORTH AMERICAN DATUM OF 1983

LATITUDE OF LOCAL ORIGIN: 44°45'00" N
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
 FALSE NORTHING: -4,600,000.000 METERS
 FALSE EASTING: -300,000.000 METERS
 SKEW AXIS SCALE: 1.000 000 (EXACT)
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE FOOT RECORDS)

NARRATIVE

THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.

THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS B3627"
- ⊙ FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP B-1570 OR P-74
- NO () MEASURED VALUE

MONUMENT NOTES

- 101 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD
- 102 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD
- 105 FOUND 5/8" REBAR, SEE MAP P-74, HELD
- 106 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- 107 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- 108 FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
- 145 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
- 87104 FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 788 1983", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT

ARE THE OWNERS 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 SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'18" EAST 1168.89' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Dallas W. Esplin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 B3627
 RENEWS: DECEMBER 31, 2021

SURVEY BY:
BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

RE-PLAT FOR:
CLIENT
 PARCEL 3, PARTITION PLAT 1992-12
 TILLAMOOK COUNTY PLAT RECORDS
 MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS
 NW 1/4 SECTION 28, T3N, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT FC-8000 HYPER-V, ES-103	FIELD DCA/DWE/CJK/JAP/DWE	DRAWN	CHECKED DWE	JOB NUMBER 735
------	---	------------------------------	-------	----------------	-------------------

PAR\CORNER-S.DWG
 DORMER-S.CRS

C 1/4
 SEC 28
 87104

20 21
①01 CERTIFICATE OF COUNTY CLERK

29 28 STATE OF OREGON >
>S.S.
COUNTY OF TILLAMOOK >
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: _____
TASSI O'NEIL, COUNTY CLERK

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 PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2021 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

TASSI O'NEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851- PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR _____

ACKNOWLEDGMENT

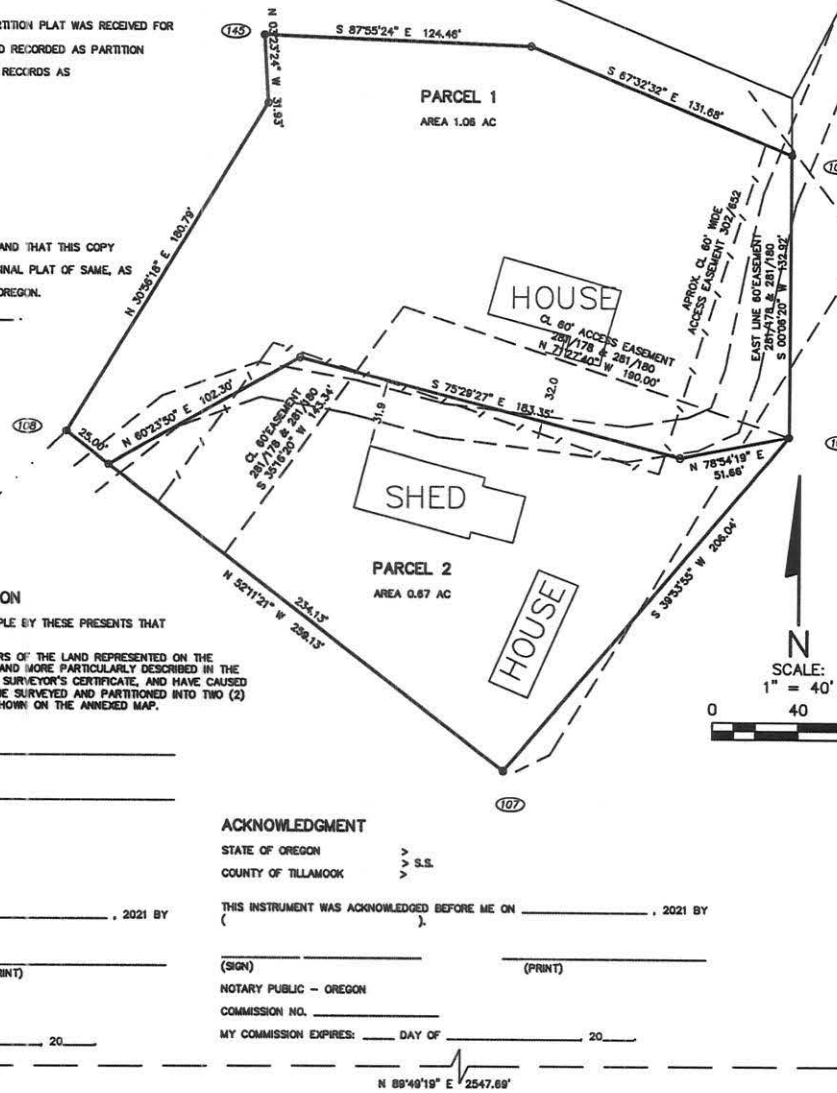
STATE OF OREGON >
>S.S.
COUNTY OF TILLAMOOK >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

PARTITION PLAT 2022-
REPLAT OF PARCEL 3, PARTITION PLAT 1992-12



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19" WEST BETWEEN MONUMENTS 101 AND 102.

OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE

OBlique MERCATOR PROJECTION
NORTH AMERICAN DATUM, OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,600,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1,000 000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE COOT RECORDS)

NARRATIVE

THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.

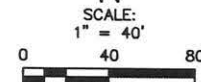
THE ANGLE POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

- SET 5/8" x 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED, HELD
- () RECORD VALUE FROM MAP B-1570 OR P-74
- NO () MEASURED VALUE

MONUMENT NOTES

- ①01 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1874", SEE REWITNESS CARD 130, HELD
- ①02 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD
- ①05 FOUND 5/8" REBAR, SEE MAP P-74, HELD
- ①06 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- ①07 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- ①08 FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
- ①45 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
- ①7104 FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 789 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT

ARE THE OWNERS 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 SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____

(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'16" EAST 1188.89' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

REGISTERED PROFESSIONAL LAND SURVEYOR
DALLAS W. ESPLIN
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

SURVEY BY:
BAYSIDE SURVEYING LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

RE-PLAT FOR:
CLIENT
PARCEL 3, PARTITION PLAT 1992-12
TILLAMOOK COUNTY PLAT RECORDS
MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS
NW 1/4 SECTION 28, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

PAR\CORNER-S.DWG
DORNER-S.CRS
DATE _____ EQUIPMENT FC-6000 HYPER-V, ES-103 FIELD DCA/DWE/CJK/JAD/DWE DRAWN DWE CHECKED DWE JOB NUMBER 735

C 1/4
SEC 28
①7104

20 21
101 CERTIFICATE OF COUNTY CLERK

29 28 STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2022 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: _____
TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

TASSI O'NEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851- --PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY _____

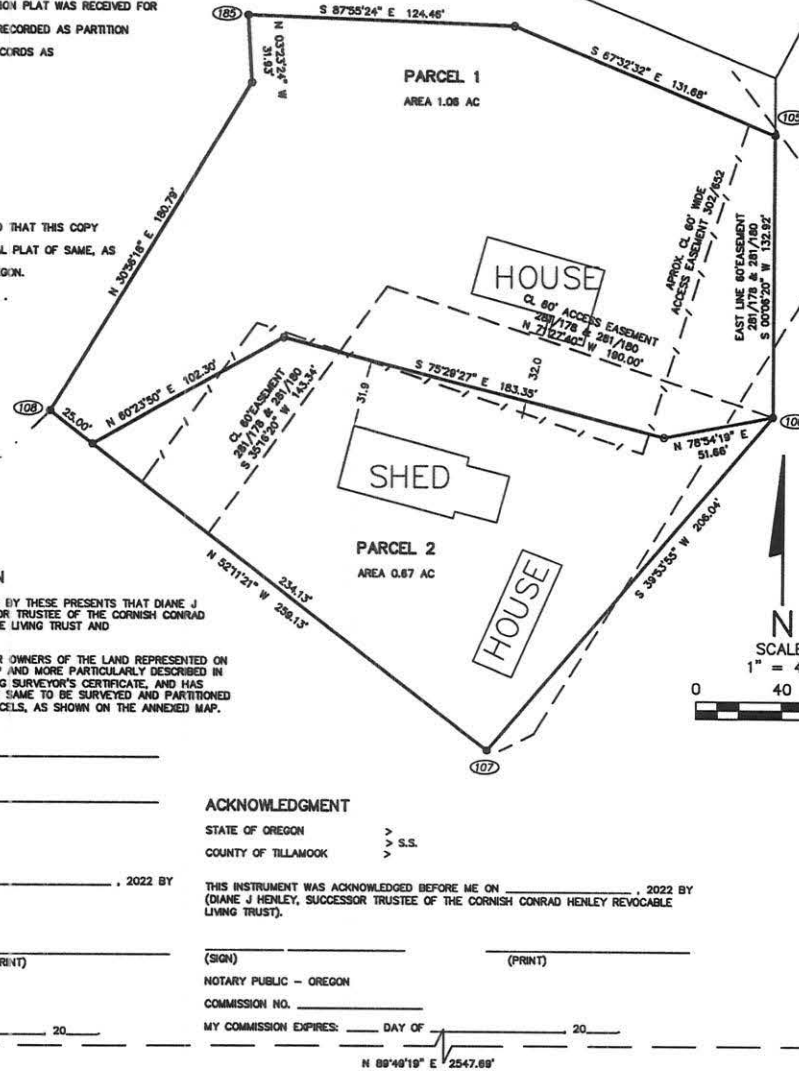
(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

PARTITION PLAT 2022--
REPLAT OF PARCEL 3, PARTITION PLAT 1992-12



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19" WEST BETWEEN MONUMENTS 101 AND 102.

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,600,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1.000 000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE "CDOT RECORDS")

NARRATIVE

THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS. SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.

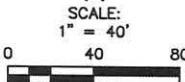
THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP B-1570 OR P-74
- NO () MEASURED VALUE

MONUMENT NOTES

- 101 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD
- 102 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD
- 105 FOUND 5/8" REBAR, SEE MAP P-74, HELD
- 106 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- 107 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- 108 FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
- 145 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
- 87104 FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD



ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY _____ (DIANE J HENLEY, SUCCESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY REVOCABLE LIVING TRUST).

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12. THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 56°35'16" EAST 1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas W. Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWS: DECEMBER 31, 2021

SURVEY BY:
BAYSIDE SURVEYING LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551
DATE: DECEMBER 8, 2022
EQUIPMENT: FC-6000 HYPER-V, ES-103

RE-PLAT FOR:
DIANE J HENLEY
PARCEL 3, PARTITION PLAT 1992-12
TILLAMOOK COUNTY PLAT RECORDS
MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS
NW 1/4 SECTION 28, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON
FIELD: DCA/DWE/CJK/JAD/DWE
DRAWN: DWE
CHECKED: DWE
JOB NUMBER: 735

PAR\CORNER-SLOW DORMER-S.C85

C 1/4
SEC 28
87104

Tillamook County, Oregon 2006-006497
07/26/2006 10:02:18 AM
DEED-DPERS
\$10.00 \$11.00 \$10.00 - Total = \$31.00



I hereby certify that the within
Instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk



AFTER RECORDING RETURN TO:

Christian K. Hooley
Attorney at Law
P.O. Box 220
Tillamook, OR 97141

SEND TAX STATEMENTS TO:

Diane J. Henley, Trustee
1804 Oak Drive
Newberg, OR 97132

PERSONAL REPRESENTATIVES DEED

Daniel K. Henley, Personal Representative of the Estate of Cornish Conrad Henley, hereinafter called Grantor, hereby grants, bargains, sells and conveys unto Diane J. Henley, Successor Trustee of the Cornish Conrad Henley Revocable Living Trust, dated January 30th, 1996 hereinafter called Grantee, all the aforementioned estate's interest (such interest being an undivided one-half interest) in all that real property situated in Tillamook County, Oregon, as more particularly described as follows:

Tract 1

Parcel 3 of Partition Plat 1992-012, in Tillamook County, Oregon.

Tract 2

Parcel 2 of Partition Plat 1993-045, in Tillamook County, Oregon.

Tract 3

Parcel 3 of Partition Plat 1996-015, in Tillamook County, Oregon.

There is no dollar consideration for this conveyance, it being made pursuant to the General Judgment of Final Distribution of the Estate of Cornish Conrad Henley in Tillamook County Oregon Circuit Court Case No. P-6551.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITTING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON

LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

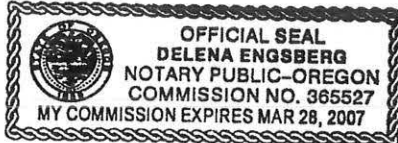
IF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505, ORS 358.515 REQUIRES NOTIFICATION TO THE STATE HISTORIC PRESERVATION OFFICER OF SALE OR TRANSFER OF THIS PROPERTY.

DATED: 7/26, 2006.

Daniel K. Henley
DANIEL K. HENLEY,
Personal Representative of the Estate
of Cornish Conrad Henley

STATE OF OREGON)
) ss.
County of Tillamook)

On the 26th day of July, 2006 personally appeared the above named Daniel K. Henley, Personal Representative of the Estate of Cornish Conrad Henley, and acknowledged the above instrument before me.



DeLena Engsberg
Notary Public for Oregon