Tillamook County

DEPARTMENT OF COMMUNITY DEVELOPMENT BUILDING, PLANNING & ON-SITE SANITATION SECTIONS



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.

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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

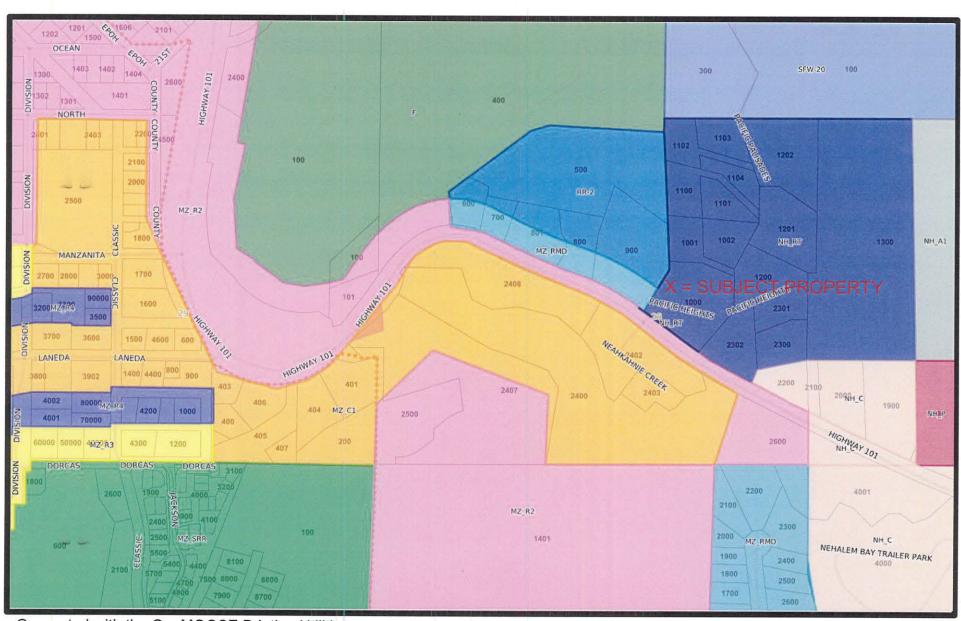


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| | NeahKz@Die | | | 23 | | 1 | | 3N | 9W | | | 18 | 17 | 16 | 15 | 14 | 13 | 18 |
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| | Manzan | ita ²⁸ | Netralem | 26 | 25 | 30 | 29 | 28 | 27 | 26 | 25 | 30 | 29 | 28 | 27 | 26 | 25 | 30 |
| | | 33 | 1 34 T | 35 Mol | n <mark>ër</mark> 36 | 31 | 32 | 33 | 34 | 35 | 36 | 30 | 29 | 20 | 21 | 26 | 23 | 30 |
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| | 20 | 21 | 2N10N 22 | N 23 | 24 | 19 | 2000 | ** | 13 | | | | | 2N | | | | 2N_7.W- |
| | 29 | 28 | | | | | 20 | 21 | 22 | 23 | 24 | 19 | 20 | 21 | 22 | 23 | 24 | 19 |
| | | | 27 | 26 | 25 | 30 | 29 | 28 | 27 | 26 | 25 | 30 | 29 | 28 | 27 | 26 | 25 | 30 |
| | Rockaway Be | ach ³³ | 34 | 35 | 36 | 31 | 32 | 33 | 34 | 35 | 36 | 31 | 32 | 33 | 34 | 35 | 36 | 31 |
| ~ ~ | 5 | 4 | 3 | 2 - | 1 | 6 | 5 | 4 | 3 | 2 | ī | 6 | 5 | 4 | 3 | 2 | 1 | 6 |
| | Barview-Wa seco-Twin R | ocks | | | | | | | | | | | | | | | | |

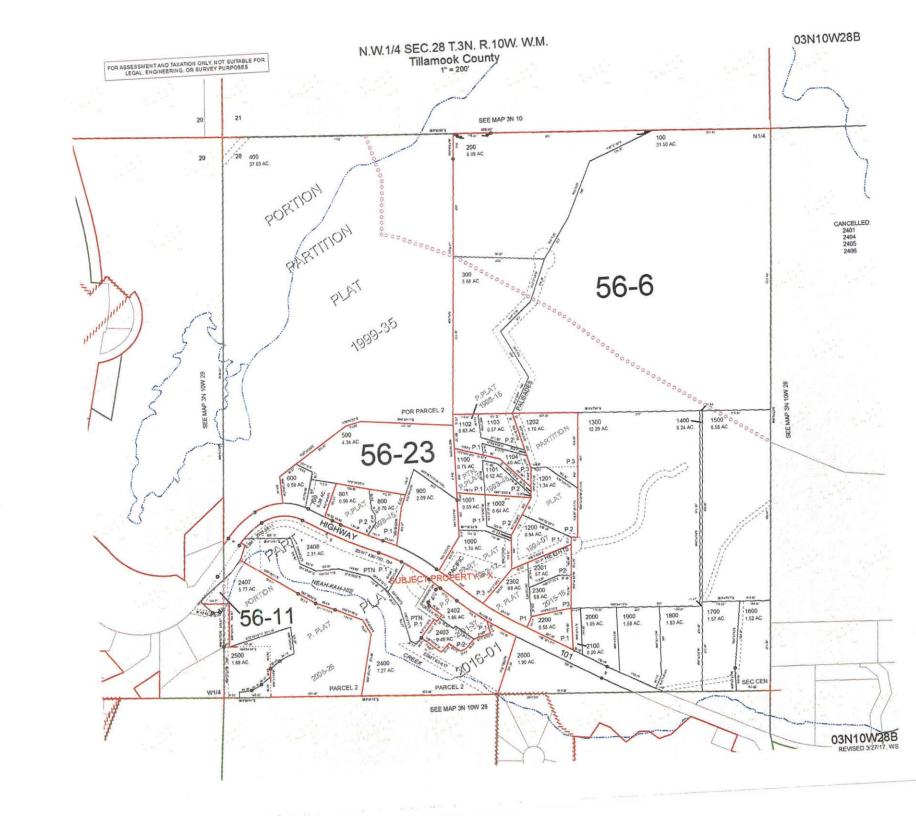
Generated with the GeoMOOSE Printing Utilities

Map





Generated with the GeoMOOSE Printing Utilities





Tillamook County Department of Community Development 1510-B Third Street. Tillamook, OR 97141 / Tel: 503-842-3408

www.co.tillamook.or.us

Fax: 503-842-1819

Date Stamp

OFFICE USE ONLY

LAND DIVISION APPLICATION

| | | | | 0 |
|--|--|--|----------------------------|--|
| Applicant □ <i>(Check Box if Same as a</i> | | х ' п 🖼 К Бегоскі | | |
| Name: DALLAS ESPLIN Ph | one:503-842-5551 | | | |
| Address: 11765 HWY 101 SOUTH | | × | ПА | pproved Denied |
| City: TILLAMOOK St | ate:OR Zip: 97141 | | | eived by: |
| Email: BAYSIDESURVEYING@GMAIL.CO | M | | | eipt #: |
| Proporty Owner | | | | s: 409 - |
| Property Owner | 500 000 0000 | | | mit No: |
| 1 | one: ⁵⁰³⁻⁸⁹⁹⁻⁹⁶⁶⁹ | | 851 | L-22 -000034 -PLNG |
| Address: 1804 OAK DR | | | | |
| | ate: OR Zip: 97132 | | | |
| Email: BENNY5948@GMAIL.COM | | | | |
| Location: | | | | |
| Site Address: 10405 PACIFIC HEIO | 2HTS CT AND 10400 F | ACIEIC L | IEICHT | °C CT |
| | | A STATE OF THE STA | Marie Walks To the America | THE THE WAY AND THE PARTY OF TH |
| Map Number: 3N | 10 Range | 28 Sect | B | 001000 Tax Lot(s) |
| - Mari | | 500 | | Tax Lot(3) |
| Land Division Type: Partition (Tw | o or Three Lots, Type II) | Subdivision | (Four or | More Lots, Type III) |
| ☐ Preliminary I | | Final Plat (F | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| Various and various various sources and party and | | | 486.07 | |
| ☐ PRELIMINARY PLAT (LDO 060(1)(B)) | | | | |
| | General Information | | | |
| \square For subdivisions, the proposed name. | ☐ Parcel zoning and overlay | /s | | Fifteen (15) legible "to |
| Date, north arrow, scale of drawing. | ☐ Title Block | | | scale" hard copies |
| ☐ Location of the development | ☐ Clear identification of the | | | One digital copy |
| sufficient to development sufficient to | "Preliminary Plat" and da | | ition | |
| define its location, boundaries, and a legal description of the site. | ☐ Name and addresses of o | | | |
| regar description of the site. | developer, and engineer Existing Conditions | or surveyor | | |
| ☐ Existing streets with names, right-of- | ☐ Ground elevations shown | h hv | □ Othe | r information: |
| way, pavement widths, access points. | contour lines at 2-foot ve | | - Othe | i illioi illatioil. |
| ☐ Width, location and purpose of | interval. Such ground ele | | | |
| existing easements | shall be related to some e | established | - | |
| \square The location and present use of all | benchmark or other datu | | | |
| structures, and indication of any that | approved by the County S | 225000 mm 276 #15 60000 | | |
| will remain after platting. Location and identity of all utilities on | ☐ The location and elevatio closest benchmark(s) with | | () | - X |
| and abutting the site. If water mains | adjacent to the site | nin or | | |
| and sewers are not on site, show | ☐ Natural features such as o | drainage | - | |
| distance to the nearest one and how | ways, rock outcroppings, | 200 Table 1 | | |
| they will be brought to standards | recharge areas, wetlands, | | | |
| \square Location of all existing subsurface | beaches, dunes and tide f | | - | |
| sewerage systems, including | ☐ For any plat that is 5 acre | | | |
| drainfields and associated easements | the Base Flood Elevation, | | ė | |
| ť | Flood Insurance Rate Map | os | 4 | |
| Land Division Permit Application | Rev. 9/11/15 | | | Page 1 |

| | Proposed De | velopment | |
|--|---|--|---|
| □ 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 including all area dedicated as pub or reserved as op □ On slopes exceed grade of 10%, as | the property, s proposed to be lic right-of-way ben space ling an average shown on a raphic survey, the ion of lots nat future meet minimum s and applicable gn standards y plans for sewer, drainage when | □ 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 |
| منعالما الم | onal Information Re | anning d fam Code die | datama |
| □ Preliminary street layout of undivide □ Special studies of areas which appeadue to local geologic conditions □ Where the plat includes natural feature conditions or requirements contained Land Use Ordinance, materials shall I demonstrate that those conditions are requirements can be met □ Approximate center line profiles of street extensions for a reasonable distance of the proposed Subdivision, showing finished grades and the nature and extensions for a reasonable distance of the proposed Subdivision, showing finished grades and the nature and extensions | d portion of lot r to be hazardous ures subject to the d in the County's personal provided to and/or treets, including beyond the limits g the proposed | ☐ Profiles of prop ☐ In areas subject submitted to detect the Flood Hazar Land Use Ordin ☐ If lot areas are nature of cuts character of the Proposed method common improp | posed drainage ways at to flooding, materials shall be demonstrate that the requirements of ard Overlay (FHO) zone of the County's mance will be met to be graded, a plan showing the and fills, and information on the |
| | | | |
| | | | |
| | | | |
| | | | 8 |

| ☐ FINAL PLAT (LDO 090(1)) ☐ Date, scale, north arrow, legend, highways, and | Certificates: |
|---|--|
| railroads contiguous to the plat perimeter | ☐ Title interest & consent ☐ Water |
| □ Description of the plat perimeter□ The names and signatures of all interest holders in | ☐ Dedication for public use ☐ Public Works ☐ Engineering/Survey |
| the land being platted, and the surveyor | |
| Monuments of existing surveys identified, related | ☐ Additional Information: |
| to the plat by distances and bearings, and referenced to a document of record | |
| ☐ Exact location and width of all streets, pedestrian | The state of the s |
| ways, easements, and any other rights-of-way | |
| \square Easements shall be denoted by fine dotted lines, | x |
| 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 | |
| \square 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 | × 2 2 |
| any purpose, public or private, so as to be distinguishable from lots intended for sale | |
| distinguishable from lots interface for sale | Account to the second s |
| | * |
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| | |
| | |
| Authorization | s et ax nes gin |
| | |
| This permit application does not assure permit appro- | |
| responsible for obtaining any other necessary federal, s | tate, and local permits. Within two (2) years of final |
| review and approval, all final plats for land divisions s | |
| except as required otherwise for the filing of a plat to li | awfully 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. | |
| | × * * * * * * * * * * * * * * * * * * * |
| De L. 1 | |
| Property Owner (*Required) | NOU-2-2021 |
| Pallaz Espin | OCTOBER 29, 2021 |
| Applicant Signature | Date |
| X X | a * ** ** × |
| W. | |
| | |

Rev. 9/11/15

Land Division Permit Application

| | | | | ot vec | RECEIVED |
|-------|---|--|--|---|--|
| 20 | © CERTIFICATE OF COUNTY CLERK | PARTITION PLAT 20 REPLAT OF PARCEL 3. | 022— , partition plat 1992–12 | <i>j/;</i> | FEB/ 1 7 2022 |
| | COUNTY OF TILLAMOOK Ss.s. I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION | | | // | BY: |
| | RECORD ON THE DAY OF, 2022 AT O'CLOCK, AND REC | Z Z | | | S OF BEARINGS |
| - 1 | PLAT NO, TILLAMOOK COUNTY RECOR | S AS | PARCEL 1 AREA 1.06 AC | THE B OBSER SYSTE | ASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. VATIONS USING THE OREGON COAST ZONE COORDINATE M. THIS GIVES A BEARING OF SOUTH 00"25"19" WEST EN MONUMENTS 101 AND 102. |
| | BY: TASSI O'NELL COUNTY CLERK | - | AREA 1.06 AC | ORE | GON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE |
| - 1 | CERTIFICATE OF COUNTY CLERK | | | // ¹ / . | OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 |
| | STATE OF OREGON > SS.S. | ./ | a a | 3/// | LATITUDE OF LOCAL ORIGIN: 44"45"00" N |
| 1 | COUNTY OF TILLAMOOK > | EXISTING SERVIC | ES: WELL | 81 - | LONGITUDE OF LOCAL ORIGIN: 124'03'00" W FALSE NORTHING: -4,600,000.000 METERS FALSE EASTING: -300,000.000 METERS |
| | I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, CREGON AND TO OF PARTITION PLAT NO | | ™ ⊗ | Series Series | FALSE EASING: -300,000.000 METERS SKEW AXIS SCALE: 1.000 000 (EXACT) SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5700'00" |
| 1 | RECORDED IN PLAT CABINET 8 OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGO | 6/ | LICUSET STATE | · 20 m - 20 m 1 m | HE ABOVE INFORMATION IS RECORD FROM "OREGON |
| | RECORDED , 2022 AT O'CLOCK, AS INSTRUMENT NO | 7 | HOUSE SE | COORI | ONATE REFERENCE SYSTEM HANDBOOK AND MAP SET", ION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS) |
| - 4 | | 1 1 | NO PROPERTY OF THE PROPERTY OF | NARI | RATIVE |
| | TASSI O'NEIL | | 762740" W 180.00' 180.00' | | A DEPENDENT SURVEY OF PARCEL 3, PARTITION |
| 1 | | 10.30 | E 183.72. | P-74, OF THI PARCE | I A DEPENDENT SURVEY OF PARCEL 3, PARTITION 992-12, TILLAMOOK COUNTY FLAT RECORDS, SEE MAP TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE S AS SHOWN HEREON. |
| h | I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE. | 330, 4000 | —————————————————————————————————————— | | |
| 38.23 | | | | 754'19" E CORNE 51.66' AT REC | IGLE POINT ON THE WEST LINE WAS CALCULATED AT DISTANCES FROM THE NORTHWEST AND SOUTHWEST RS. THE ANGLE POINT ON THE NORTH LINE WAS SET CORD DISTANCE AND ANGLE OFF OF THE EAST LINE. |
| W | DALLAS W ESPLIN, PLS 83627 APPROVALS | / \ | HED 🦴 | LEGE | |
| 5,19 | APPROVED 2021 AS PARTITION, 851PLNG. | | ~/ // | ji o | SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627" |
| 00.25 | | PARC | 1/3 | 9 | FOUND MONUMENT AS NOTED, HELD |
| S | TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE DECLARATION | PARC AREA O | 167 AC /4/1 /5 | • | FOUND MONUMENT AS NOTED |
| Ī | 34 | THESE PRESENTS THAT DIANE J | 15/ 13 | () | RECORD VALUE FROM MAP 8-1570 OR P-74 |
| 1 | APPROVED THIS DAY OF, 2022. / HENLEY, SUCCESSOR HENLEY REVOCABLE IL | THESE PRESENTS THAT DIANE J RUSTEE OF THE CORNISH CONRAD ING TRUST AND | 18/ | N | MEASURED VALUE JMENT NOTES |
| 1 | . IS ARE THE OWNER O | NERS OF THE LAND REPRESENTED ON DIMORE PARTICULARLY DESCRIBED IN | [I] [! | SCALE: | FOUND 3" TILLAMOOK COUNTY BRASS CAP IN |
| | TILLAMOOK COUNTY SURVEYOR THE ACCOMPANYING S | D MORE PARTICULARLY DESCRIBED IN INFERENCE OF THE CONTROL OF THE C | \ \ // . | 1 = 40 | CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD |
| | TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022. | NERS OF THE LAND REPRESENTED ON DIMER PARTICULARLY DESCRIBED IN REPORTS CERTIFICATE, AND HAS BE TO BE SURVEYED AND PARTITIONED. AS SHOWN ON THE ANNEXED MAP. | | 100 | FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD |
| 1 | TILLAMOOK COUNTY TAX COLLECTOR | | (D) | (05) | FOUND 5/8" REBAR, SEE MAP P-74, HELD |
| Ĩ | ACKNOWLEDGMENT | | • | 106 | FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, |
| Ţ | , STATE OF OREGON > | ACKNOWLEDGMENT STATE OF OREGON > | | (107) | AND P-74, HELD FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB |
| 1 | COUNTY OF TILLAMOOK S.S. | | S.S. | | HCE SHOWN ON MAPS P-24, B-1570, AND P-74, |
| ł | THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON | . 2022 BY THIS INSTRUMENT WAS ACKNOWLEDGE | GED BEFORE ME ON, 2022 BY | 108 | FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD |
| 1 | | (DIANE J HENLEY, SUCCESSOR TRUS LIVING TRUST). | STEE OF THE CORNISH CONRAD HENLEY REVOCABLE | (45) | FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD |
| | / | | | 87104) | FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED |
| 1 | (SIGN) (PRIN | (SIGN) NOTARY PUBLIC — OREGON | (PRINT) | | "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD |
| 1/4 | COMMISSION NO. | COMMISSION NO. | | | |
| 1/4 | MY COMMISSION EXPIRES: DAY OF | 20 MY COMMISSION EXPIRES: DA | Y OF | | C 1/4 SEC 28 |
| 29 28 | | N 89*4 | 19'19" E V2547.69' | | PAR\CORMER-S.DWG |
| | SURVEYOR'S CERTIFICATE I, DALLAS W ESPLIN, CERTIFY THAT: | REGISTERED | * - OU - O / FEE | | DORMER-S.CR5 |
| | I HAVE CORRECTLY SURVEYED AND | PROFESSIONAL | SIDE SURVEY RE-PLAT | DIANE J HENLEY | · Y \ |
| | MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED | LAND SURVEYOR | 2 1/2 | PARCEL 3, PARTITION PLAT 199 | 2-12 |
| | PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL | Jallaz Egilin Q | 11765 HWY 101 SOUTH MAP | TILLAMOOK COUNTY PLAT RECO P-74, TILLAMOOK COUNTY SURVE | Y RECORDS |
| | POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59'35'16" EAST | DALLAS W ESPLIN | 503-842-5551 | NW 1/4 SECTION 28, T3N, R10W TILLAMOOK COUNTY, OREGO | w.m. |
| | 1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28. | RINEWS: DECEMBER 31, 2021 | FC-6000 | FIELD ORANN CHECKED | JOB NUMBER |
| | | | DECEMBER 8, 2022 HYPER-V, ES-103 | DCA/DWE/CJK/JADWE DWE | 735 |
| | | | | | |

| 20 | | K | PARTITION PLAT | 2022— EL 3, PARTITION PLAT 1992—12 | / | |
|----------|---|--|--|---------------------------------------|--|---|
| 29 | 28 STATE OF OREGON > | | REPLAT OF PARCE | EL 3, PARTITION PLAT 1992-12 | | |
| | COUNTY OF TILLAMOOK >S.S. | | | | / | |
| | | CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FO | S 8755 | 5'24" E 124.46" | | |
| - 1 | PLAT NO DAY OF | , 2021 AT O'CLOCK, AND RECORDED AS PARTITION | 2 | | | BASIS OF BEARINGS |
| 1 | INSTRUMENT NO. | PLAT CABINET 8, TILLAMOOK COUNTY RECORDS AS | 0323'24° 31.93' | \$ 6732 | 13° E 131.66° | 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 OC'25'19" WEST BETWEEN MONUMENTS 101 AND 102. |
| 1 | monomati no. | | 1 | PARCEL 1 | £ 131.88. | SYSTEM. THIS GIVES A BEARING OF SOUTH 00"25"19" WEST BETWEEN MONUMENTS 101 AND 102. |
| - 1 | BY: TASSI O'NEIL COUNTY CLERK | | | AREA 1.06 AC | \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ | OREGON COORDINATE REFERENCE SYSTEM OREGON COASTZONE |
| Ī | CERTIFICATE OF COUNTY CLERK | | | | 7 | COBLIQUE MERCATOR PROJECTION |
| | STATE OF OREGON > | | | | a/ \`\ | NORTH AMERICAN DATUM OF 1983 |
| | COUNTY OF TILLAMOOK >S.S. | | <i>\$</i> / | | | LATITUDE OF LOCAL ORIGIN: 44'45'00" N LONGITUDE OF LOCAL ORIGIN: 124'03'00" W |
| | I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE | QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY | .*/ | | 28. 192 S | LONGITUDE OF LOCAL ORIGIN: 12403'00' W FALSE NORTHING: -4,600,000,000 METERS FALSE EASTING: -300,000,000 METERS SKEW AXIS SCALE: 1.000 000 (EXACT) |
| 1 | | THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS | 7 | | A SEE / SEE | SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5'00'00" |
| - 1 | | PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. AS INSTRUMENT NO | | ~ | 2 1 2 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | (THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", |
| Į | . 2021 XI 0 CLOCK, | AS INSTRUMENT NO. | | CL 80' ACCORD | 281/77 281/77 8 00067 | ODOT RECORDS) |
| Í | TASSI O'NEIL | | I'mi | N 712740 & 281/18 | ENT / 320 5 | NARRATIVE |
| | IASSI UNELL | | 1,30,1 | \$ 7529'2 | | THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOCK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOCK COUNTY SURVEY RECORDS, THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCES AS SURVIN MEDICAL THE PARCEL INTO 2 |
| ř | 4 230 200 200 200 200 200 200 200 200 200 | | SE TO SETTING | E 183.35 | F/ | OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON. |
| 'n | I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A THE ORIGINAL PLAT AS REFERENCED ABOVE. | A FULL, COMPLETE AND TRUE COPY OF 108 (250, NeO'2) | 5000 | 7-1- | 7 106 | THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT |
| 38.2 | · · | × × | 7 55 | 7-1 | N 78"54"19" E | 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. |
| * | DALLAS W ESPLIN, PLS 83627 APPROVALS | / | 2 | | | LEGEND |
| 5.19 | APPROVED 2021 AS PARTITION, 851PLNG. | | _ / | | 1/3 | O SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827" |
| \$ 00.25 | | | X . | PARCEL 2 | 1/2 | FOUND MONUMENT AS NOTED, HELD |
| - 1 | TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT | DECLARATION | 25. | AREA 0.67 AC | // 🤌 | FOUND MONUMENT AS NOTED |
| | | KNOW ALL PEOPLE BY THESE PRESENTS THAT | | / | 33 | () RECORD VALUE FROM MAP 8-1570 OR P-74 |
| 1 | APPROVED THIS DAY OF | 2022 | Se.in | | Ň | NO () MEASURED VALUE MONUMENT NOTES |
| 1 | | ARE THE OWNERS OF THE LAND REPRESENTED ANNEXED MAP AND MORE PARTICULARLY DESC ACCOMPANYING SURVEYOR'S CERTIFICATE, AND | CRIBED IN THE | | SCALE: | WANTED TO THE RESIDENCE OF THE PARTY OF THE |
| | TILLAMOOK COUNTY SURVEYOR | THE SAME TO BE SURVEYED AND PARTITIONED PARCELS, AS SHOWN ON THE ANNEXED MAP. | INTO TWO (2) | | 1" = 40' 0 40 80 | (01) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD |
| 1 | TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022. | Notes | | \ // | | |
| | | | | | | FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REMITNESS CARD 170, HELD |
| | TILLAMOOK COUNTY TAX COLLECTOR | 3 | <u></u> | ® | | 105 FOUND 5/8" REBAR, SEE MAP P-74, HELD |
| | / | OWLEDGMENT | ACKNOWLEDGMENT | | | FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD |
| Ī | 4 | OWLEDGMEN I OF GREGON > | STATE OF OREGON | > | | (07) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB |
| - 1 | | OF TILLAMOOK > S.S. | COUNTY OF TILLAMOOK | > s.s. > | | INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD |
| 1 | THIS INS | STRUMENT WAS ACKNOWLEDGED BEFORE ME ON | THIS INSTRUMENT WAS ACKN | OWLEDGED BEFORE ME ON | , 2021 BY | (08) FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD |
| | | , | C | 7 | | FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD |
| ŀ | (SIGN) | (PRINT) | (SIGN) | (PRINT) | | |
| 1 | NOTARY | PUBLIC - OREGON | NOTARY PUBLIC - OREGON | | | #7104 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, HEID |
| 1/4 | / | SION NO | COMMISSION NO | DAY OF 20 | | C 1/4 |
| I | 72) MY COM | MISSION EXPIRES: DAY OF 20 | | | | C 1/4 SEC 28 |
| 29 28 | | | | N 89'49'19" E 2547.69' | | |
| | SURVEYOR'S CERTIFICATE | | | | | PAR\CORMER-S.DWG DORMER-S.CR5 |
| | I, DALLAS W ESPLIN, CERTIFY THAT: | | PROFESSIONAL | BELSIDE SURVEY | RE-PLAT FOR: CLIENT | |
| | I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND | | LAND SURVEYOR | PASS LLC | PARCEL 3, PARTITION PL | AT 1992-12 |
| | (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL | | Tallaz Esplin | 11765 HWY 101 SOUTH 6 | TILLAMOOK COUNTY PLA MAP P-74, TILLAMOOK COUNTY | T RECORDS |
| | POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH SQ"35'18" FAST | | OREGON DECEMBER 3, 2014 | TILLAMOOK, OR 97141 503-842-5551 | NW 1/4 SECTION 28, T3N TILLAMOOK COUNTY, | , R10W, W.M. |
| | 1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28. | | DALLAS W. ESPLIN 83627 RENEWS: DECEMBER 31, 2021 | DATE EQUIPMENT | PIELD DRAWN | OFFICIENT JOB NUMBER |
| | | | RENEWS: DECEMBER 31, 2021 | DATE FC-6000 HYPER-V, ES-103 | DCA/DWE/CJK/JADDWE | DWE 735 |
| | | | | | | |

| 20 21 CERTIFICATE OF COUNTY CLERK STATE OF OREGON S.S. COUNTY OF TILLAMOCK S.S. I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOCK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED RECORD ON THE DAY OF | (143) | BASIS OF BEARINGS THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY Q.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE |
|--|--|--|
| BY: TASSI O'NEIL, COUNTY CLERK CERTIFICATE OF COUNTY CLERK STATE OF OREGON | PARCEL 1 AREA 1.06 AC | OSSENTATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH OD'25'19" WEST BETWEEN MONUMENTS 101 AND 102. OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 |
| COUNTY OF TILLAMOOK S.S. L TASSI O'NGIL, 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 - O'CLOCK, AS INSTRUMENT NO. RECORDED . 2021 AT O'CLOCK, AS INSTRUMENT NO. | HOUSE | LATITUDE OF LOCAL ORIGIN: 44-45'00" N LOGITUDE OF LOCAL ORIGIN: 124-03'00" N FALSE NORTHINE: -4,600,000.000 METERS FALSE EASTING: -300,000.000 METERS SIGEW ANS SCALE: 1,000 000 (EXACT) SIGEW ANS SCALE: 1,000 000 (EXACT) (THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSON 3.01 2-28-2017, MPPHODIX A, PAGE 4-52, SEE |
| 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. | | NARRATIVE THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-7-1, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF ARCELS AS SHOWN HEREON. PARCELS AS SHOWN HEREON. |
| DALLAS W ESPUN, PLS 83627 APPROVALS APPROVED 2021 AS PARTITION, 851 PLNG. | SHED | THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE. LEGEND SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED DIALAS ESPLIN LS 83627" FOUND MONUMENT AS NOTED, HELD |
| TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE DECLARATION KNOW ALL PEOPLE BY THESE PRESENTS T APPROVED THIS | NIED ON THE DESCRIBED IN THE ADMINISTRATION OF THE PROPERTY OF | FOUND MONUMENT AS NOTED () RECORD VALUE FROM MAP 8-1570 OR P-74 NO () MEASURED VALUE MONUMENT NOTES SCALE: (D) FOUND 3" THE AMONG COUNTY BRASS CAR IN |
| TILLAMOOK COUNTY SURVEYOR THE SAME TO BE SURVEYED AND PARTITIC PARCELS, AS SHOWN ON THE ANNEXED MA TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022. TILLAMOOK COUNTY TAX COLLECTOR | ONED INTO TWO (2) | CONCRETE STAMPED "T3M RIOW \$20 \$21 \$29 \$28 RS 287 1974", SEE REWINESS CARD 130, HELD FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 \$29 \$28 RS 793 1970", SEE REWINESS CAP IN CONCRETE STAMPED "1/4 \$29 \$28 RS 793 1970", SEE REWINESS CARD 170, HELD FOUND 5/8" REBAR WITH PLASTIC CAP WARKED "R |
| ACKNOWLEDGMENT STATE OF OREGON STATE OF TILLAMOOK S.S. COUNTY OF TILLAMOOK THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON | ACKNOWLEDGMENT STATE OF CREGON > S.S. COUNTY OF TILLAMOOK > S.S. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22 | LARSON ES 2102" SHOWN ON MAPS, P-24, B-1570, AND P-74, HED 107 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD 108 109 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD 109 FOUND 5/8" REBAR 0.4" BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD |
| (SIGN) (PRINT) NOTARY PUBLIC — OREGON COMMISSION NO. | (SIGN) (PRINT) NOTARY PUBLIC — OREGON COMMISSION NO | FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "TON RIOW C 1/4 S28 LS 798 1983", IN CONCRETE, HAT SECTION WEST 1.5". SEE BOOK 7, PAGE 185, HELD |
| MY COMMISSION EXPIRES: DAY OF | MY COMMISSION EXPIRES: DAY OF | C 1/48 SEC 28 €7700 PAR\CORMER-S.DWG |
| JORNETORS JERNIFICATE I, DALLAS W ESPLIN, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS I, AND 2). THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL I, PARTITION PLAT, BEING PARCEL I, PARTITION PLAT 1992—12, THE INTIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 9573516" EAST 1186.80" FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28. | REGISTERED PROFESSIONAL LAND SURVEYOR Fallar Eaplin DECEMBER 3, 2014 DALLAS W. ESPLIN 8,3627 RENEWS: DECEMBER 31, 2021 DATE REGISTERED PROFESSIONAL 11765 HWY 101 SOUTH C TILLAMOOK, OR 97141 503-842-5551 DATE RENEWS: DECEMBER 31, 2021 DATE RENEWS: DECEMBER 31, 2021 | 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 PRILD GRAMM GROSS DCA/DWE/C.K/JADDWE DWE 735 |

| (| RECORD ON THE DAY OF PLAT NO INSTRUMENT NO BY: TASSI O'NEL, COUNTY CLERK CERTIFICATE OF COUNTY CLERK STATE OF OREGON | ALFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITIO , 2021 AT | THAT THIS COPY PLAT WAS RECEIVED FOR REPLAT OF SAME, AS \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | HOUSE a grant Accepts | A CONTRACTOR OF THE CONTRACTOR | BASIS OF BEARINGS THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY C.P.S. THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY C.P.S. THE GIVES A BEARING OF SOUTH OD2519* WEST BETWEEN MONIMENTS 101 AND 102. OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM, OF 1983 SEL AITUDE OF LOCAL, ORIGIN: 4-4500° N LONGTUBE OF LOCAL, ORIGIN: 4-4500° N LONGTUBE OF LOCAL, ORIGIN: 4-5500° N LONGTUBE OF LOCAL, ORIGIN: 4-5500° N LONGTUBE OF LOCAL, ORIGIN: 4-500° O' SIEW ASS SAZIBUTH AT LOCAL, ORIGIN: 4-500° O' SIEW ASS AZBUTH AT LOCAL, ORIGIN: 4-500° O' CORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET, VEISION 3.01 2-22-2000 TRECORDS; NARRATIVE THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1892-12, TILLAUDOK COUNTY FLAT RECORDS, SEE MAP P-74, TILLAMOK COUNTY SURVEY PECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEEROM. |
|--------------------------|---|---|---|--|--|--|
| S 0025'19" W 2438.23" | THE ORIGINAL PLAT AS REFERENCED ABOVE DALLAS W ESPLIN, PLS 83627 APPROVALS APPROVED 2021 AS PARTITION, 851——PLING, TILLAMOCK COUNTY DEPT. OF COMMUNITY DEVEL APPROVED THIS | OPMENT DATE DECLARATION KNOW ALL PEOPLE E ARE THE OWNERS OI ANNEXED MAP AND ACCOMPANYING SUR THE SAME TO BE SU PARCELS, AS SHOWN | EY THESE PRESENTS THAT IF THE LAND REPRESENTED ON THE MORE PARTICULARLY DESCRIBED IN THE MORE PARTICULARLY DESCRIBED INTO THIS MOYEN'S CERTIFICATE, AND MANE CAUSED WE'VE'DE AND PARTITIONED INTO THIS (2) N' ON THE ANNEXED MAP. | SHED PARCEL 2 AREA 0.57 AC | N 1553.68 N SCALE: 1" = 40' 0 40 80 | THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE MORTHWEST AND SOUTHWEST CORNERS. THE ANGE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGE OFF OF THE EAST LINE. LEGEND SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827" FOUND MONUMENT AS NOTED, HELD FOUND MONUMENT AS NOTED () RECORD VALUE FROM MAP B-1570 OR P-74 NO () MEASURED VALUE MONUMENT NOTES TO FOUND 3" RLANGOK COUNTY BRASS CAP IN CONCRETE STAMPED "TON PROVINCES CARD 130, HELD FOUND 3" TILLANGOK COUNTY BRASS CAP IN CONCRETE STAMPED "TON PROVINCES CARD 130, HELD FOUND 3" TILLANGOK COUNTY BRASS CAP IN CONCRETE STAMPED "TON PROVINCES CARD 130, HELD FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, BI-1570, LSD FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, BI-1570, |
| | | ACKNOWLEDGMENT STATE OF OREGON COUNTY OF TILLAMOOK THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON (SIGN) (PRINT) ONDTARY PUBLIC — OREGON COMMISSION NO. | (900) | N S.S. MOOK S.S. WAS ACKNOWLEDGED BEFORE ME ON | , 2021 BY | AND P-74, HELD FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD SYSTEM TO SYSTE |
| 1/4 (1/4 (2/4) | <u> </u> | MY COMMISSION EXPIRES: DAY OF | | ED NAME SOUTH TILLAMOOK, OR 97141 SOJ-84E SPLIN EXPRISE DATE SOJ-84E SPLIN EXPRESE DATE SOJ-84E SOJ-84 | MAP P-74, TILLAMOOK COUNTY NW 1/4 SECTION 28, T3N, TILLAMOOK COUNTY, C | RECORDS SURVEY RECORDS R10W, W.M. |

| 20 21 (9 101) | CERTIFICATE OF COUNTY CLERK | | PARTITION PLA | AT 2022- | / | |
|------------------|--|---|--|---|--|--|
| 29 28 | STATE OF OREGON > | | REPLAT OF PA | RCEL 3, PARTITION PLAT 1992-12 | / | |
| l | COUNTY OF TILLAMOOK > | | | | | |
| 1 | RECORD ON THE DAY OF | RK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED F | FOR BS S E | 57'55'24" E 124,46" | _ / | BASIS OF BEARINGS |
| | The state of the s | CABINET B- , TILLAMOOK COUNTY RECORDS AS | 293 | 5.0 | | |
| i | INSTRUMENT NO. | | 03723'24" | PARCEL 1 | Z32* € 131.6g· | THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES AS BEARING OF SOUTH 00'25'19" WEST |
| | | | / = | AREA 1.06 AC | 31.68 | DREGON COORDINATE REFERENCE SYSTEM |
| ř. | TASSI O'NEL, COUNTY CLERK | • | | | | OREGON COAST ZONE |
| CER | TIFICATE OF COUNTY CLERK | | | | <i>(</i>). | OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 |
| 1 | OF OREGON > S.S. | | à/ | | | LATITUDE OF LOCAL ORIGIN: 44'45'00" N |
| S 2000 | Y OF TILLAMOOK > | LIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY | § / | | 20/ 5 N | LATITUDE OF LOCAL ORIGIN: 44'45'00" N LONGTUDE OF LOCAL ORIGIN: 124'03'00" W FALSE NOTHING: -4,800,000.000 METERS FALSE EASTING: -300,000.000 METERS |
| | | FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS | Y | | A 32.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1 | SKEW ANS SZIMUTH AT LOCAL ORIGIN: +500'00" |
| RECOF | DED IN PLAT CABINET B OF PAR | TITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. | / | HOUSE | * * * * * * * * * * * * * * * * * * * | (THE ABOVE INFORMATION IS RECORD FROM "OREGON |
| RECOR | DED, 2022 ATO'CLOCK, AS | INSTRUMENT NO | | 200 40 | 85.22 / SE | (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 OOOT RECORDS) |
| 1 | | | r's | N 707 178 ES EAS | 1 2 2 X | NARRATIVE |
| TASSI | O'NEIL | | -d 2 | S 78m. 0 180 | 000 | 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 PARCES AS SALVIAM HEREON. |
| | | | TO E 102 | 0 183 35° | | P-74, TILLAMOCK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON. |
| I, DAL | AS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FRIGINAL PLAT AS REFERENCED ABOVE. | JLL, COMPLETE AND TRUE COPY OF 108 | S. S | i + | 7 (706) | |
| 38.23 | | | | | N 7854'19" E | 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. |
| 25,000 | S W ESPLIN, PLS 83627 OVALS | | 1 % | L SHED > | | LEGEND |
| 6 | ED 2021 AS PARTITION, 851— —PLNG. | | / / | 325 | 1/3 | O SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627" |
| 002 | | » * | \times | 54565 | 1/20 | FOUND MONUMENT AS NOTED, HELD |
| TILLAMO | OK COUNTY DEPT. OF COMMUNITY DEVELOPMENT | DATE | 1 43 | PARCEL 2 AREA 0.67 AC | 1/3 | FOUND MONUMENT AS NOTED |
| Ĩ | | DECLARATION KNOW ALL PEOPLE BY THESE PRESENTS THA | A Salitan Adams | 15/ | /35 | () RECORD VALUE FROM MAP B-1570 OR P-74 |
| APPROV | ED THIS DAY OF | HENLEY, SUCCESSOR TRUSTEE OF THE CORN HENLEY, REVOCABLE LIVING TRUST AND HENLEY REVOCABLE LIVING TRUST AND | AT DIANE J | . /8/ / | Ņ | NO () MEASURED VALUE |
| E | | | | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | SCALE: | MONUMENT NOTES |
| TILLAMO | OK COUNTY SURVEYOR | IS ARE THE OWNER OWNERS OF THE LAND R THE ANNEXED MAP AND MORE PARTICULAR! THE ACCOMPANYING SURVEYOR'S CENTROLIAN! HAVE CAUSED THE SAME TO BE STREYED INTO TWO (2) PARCELS, AS SHOWN ON THE | Y DESCRIBED IN E. AND HAS | | 1" = 40' | TOT FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "TID RIOW S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD |
| TAXES | AVE BEEN PAID IN FULL TO JUNE 30, 2022. | HAVE CAUSED THE SAME TO BE SURVEYED A | AND PARTITIONED ANNEXED MAP. | | 0 40 8 | The state of the s |
| 1,,,,,,, | , 2021 1 AD IN 1012 10 UNIC 30, 2022 | A. | | | V 2—224 (=110 / 111 − 11 − 12 − 12 − 12 − 12 − 12 − 1 | FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD |
| TILLAMO | IK COUNTY TAX COLLECTOR | | To the control of the | 1 | | 105 FOUND 5/8" REBAR, SEE MAP P-74, HELD |
| | / * | OWLEDGMENT | - ACKNOW FROME | | | 106) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, |
| I | / | OF OREGON > | ACKNOWLEDGMEN STATE OF OREGON | " | | AND P-74, HELD TO FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB |
| 1 | COUNTY | OF TILLAMOOK > S.S. | COUNTY OF TILLAMOOK | > s.s. | | INC" SHOWN ON MAPS P-24, B-1570, AND P-74, |
|] | THIS IN: | STRUMENT WAS ACKNOWLEDGED BEFORE ME ON, 20 | 22 BY THIS INSTRUMENT WAS A | ACKNOWLEDGED BEFORE ME ON | _ , 2022 BY | 108) FOUND 5/8" REBAR, 0.4" BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD |
| 1 | 2 " | | (DIANE J HENLEY, SUCCE | ESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY RE | EVOCABLE | (145) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS |
| | / | | 34 | | | 4/5" SEE MAP P-74, HELD |
| 1 | (SIGN) | (PRINT) | (SIGN) NOTARY PUBLIC - OREG | (PRINT) | | 87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "TJN R10W C 1/4 S28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5". SEE BOOK 7, PAGE 165, |
| | | PUBLIC - OREGON | COMMISSION NO | ON | | HELD |
| 1/4 | | MISSION EXPIRES: DAY OF 20 | MY COMMISSION EXPIRES | DAY OF 20 | | C 1/4 SEC 28 |
| 29 28 - | | | | N 89'49'19" E 2547.69' | | |
| | SURVEYOR'S CERTIFICATE | | | | | PAR\CORMER-S.DWG DORMER-S.CRS |
| | I, DALLAS W ESPLIN, CERTIFY THAT: | | REGISTERED PROFESSIONAL | SIDE SURVEY | RE-PLAT FOR: | |
| | HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS | | LAND SURVEYOR | STISIULLO CH | DIANE J H PARCEL 3, PARTITION | |
| | (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992—12, THE INITIAL | | Tallaz Espli | 11765 HWY 101 SOUTH & | TILLAMOOK COUNTY I | PLAT RECORDS |
| | POINT OF WHICH IS A 5/8" REBAR | | OREGON DECEMBER 3, 2014 | TILLAMOOK, OR 97141 | MAP P-74, TILLAMOOK COUI NW 1/4 SECTION 28, | T3N, R10W, W.M. |
| | THAT IS NORTH 59'35'16" EAST 1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28. | | DALLAS W. ESPLI | N DATE EQUIPMENT | TILLAMOOK COUNT | TY, OREGON OREGON JOS MARKER |
| | SECTIONS AS AND AG. | | 83627 RENEWS: DECEMBER 31, 2 | DECEMBER 8, 2022 FC-6000 HYPER-V, ES-103 | DCA/DWE/CJK/JADDWE | DWE 735 |
| | | | | | | |

Tillamook County, Oregon 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

2006-006497

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 I. 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 2of 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.

Personal Representative of the Estate

of Cornish Conrad Henley

STATE OF OREGON

County of Tillamook

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

OFFICIAL SEAL DELENA ENGSBERG
NOTARY PUBLIC-OREGON
COMMISSION NO. 365527
MY COMMISSION EXPIRES MAR 28, 2007