

DATED this 30th day of November, 2022.

BOARD OF COMMISSIONERS FOR
TILLAMOOK COUNTY, OREGON

David Yamamoto, Chair

Aye Nay Absent/Abstain

_____ _____ _____ / _____

Erin D. Skaar, Vice Chair

_____ _____ _____ / _____

Mary Faith Bell, Commissioner

_____ _____ _____ / _____

ATTEST: Tassi O'Neil, County Clerk

APPROVED AS TO FORM:

BY: _____
Special Deputy

William K. Sargent, County Counsel

EXHIBIT A

Beginning at a point located on the East side line of US Highway No. 101 right of way, whence the Northwest corner of Section 30, Township 1 South, Range 9 West, Willamette Meridian, City of Tillamook, Tillamook County, Oregon, bears North 1633.19 feet and West 134.38 feet; thence South 8°21' East 321.0 feet, along the East side line of US Highway No. 101 right of way, to the true point of beginning of the herein described tract; thence South 89°57' East 270.0 feet; thence South 0°03' West 10.5 feet; thence South 89°57' East 67.33 feet to a point; thence South 73°16' East 216.0 feet; thence South 89°57' East 79.96 feet to a point on the West line of a tract conveyed to Gertrude H. Teeters by deed recorded November 10, 1942, in Book 84, Page 62, Deed Records; thence North 0°03' East 74.0 feet to the Southerly right of way line of the Southern Pacific Railroad; thence Northwesterly, along the Southerly right of way line of said railroad, to the Easterly right of way line of Highway No. 101; thence South 8°21' East to the true place of beginning.

EXCEPTING that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded November, 1953, in Book 140, Page 511, Deed Records.

EXCEPTING ALSO the following described tract:

Beginning at a point located on the East side line of US Highway No. 101 right of way, whence the Northwest corner of Section 30, Township 1 South, Range 9 West of the Willamette Meridian bears North 1633.19 feet and West 134.38 feet; thence South 8°21' East 321 feet, along the East side line of US Highway No. 101 right of way, to the true place of beginning of the tract herein described; thence South 89°57' East 174 feet to the East boundary of a tract conveyed by H.J. Nelson to Pacific Coast Electrical Construction, Inc., by deed recorded February 18, 1959, in Book 165, Page 219, Deed Records; thence North 0°03' East 20 feet to the Northeast corner of said Pacific Coast Electrical Construction tract; thence North 89°57' West 174 feet, more or less, to a point on the East side line of US Highway No. 101 right of way; thence Southerly, along said right of way, 20 feet to the true place of beginning.

FURTHER EXCEPTING THEREFROM the following property awarded to the State of Oregon, by and through its Department of Transportation, by Stipulated General Judgment entered July 5, 2016, in Case No. 15CV25634, Circuit Court for the County of Tillamook, recorded October 3, 2016, Instrument No. 2016-006170:

A parcel of land lying in Lot 2 of Section 30, Township 1 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon, said parcel includes a portion of that property described in that Memorandum of Contract of Sale and Assignment of Rents for Security to Mark McClaskey and Tony McClaskey, recorded August 23, 1990, in Book 330, Page 205 of Tillamook County Record of Deeds, the said parcel being described as follows:

Beginning at the Southwest corner of that property described in that Memorandum of Land Sale Contract to Jian Yang Tan, recorded April 25, 2008, as Instrument No. 2008-003101, Tillamook County Record of Deeds, and being 2132.15 feet South and 334.91 feet East of the Northwest corner of Section 30, Township 1 South, Range 9 West Willamette Meridian; thence North 02°18'03" East, along the West line of said Instrument No. 2008-003101 property, 152.39 feet to the Northwest corner of said Instrument No. 2008-003101, property, said Northwest corner being on the South line of said Book 330, Page 205 property; thence South 87°41'57" East, along the South line of said Tract I, 38.67 feet; thence North 02°18'03" East a distance of 16.79 feet to a point on a 56.58 foot radius nontangent curve left; thence, on said 56.58 foot radius curve left (the long chord bears North 10°37'13" West 101.49 feet) 125.90 feet; thence North 17°48'49" East a distance of 13.70 feet to the Southerly line of that 40 foot wide strip of land described in that Right of Way Deed to Pacific Railway and Navigation Company, recorded July 11, 1910, in Book 16, Page 568 of Tillamook County Record of Deeds; thence, tracing the Southerly line of said Book 16, Page 568 strip along the following 6 courses: on a 935.37 foot radius nontangent curve left (the long chord of which bears North 77°38'58" West 178.10 feet) 178.37 feet; thence, on a 1126.28 foot radius curve left (the long chord of which bears North 83°51'44" West 29.49 feet) 29.49 feet; thence, on a 1412.69 foot radius curve left (the long chord of which bears North 85°12'44" West 29.59 feet) 29.59 feet; thence, on a 1890.08 foot radius curve left (the long chord of which bears North 86°15'44" West 29.69 feet) 29.69 feet; thence, on a 2844.93 foot radius curve left (the long chord of which bears North 87°00'44" West 29.79 feet) 29.79 feet; thence, on a 5709.65 foot radius curve left (the long chord of which bears North 87°26'56" West 27.23 feet) 27.23 feet to the East line of that parcel of land described in that Quitclaim Deed to the State of Oregon, by and through its State Highway Commission, recorded November 4, 1953, in Book 140, Page 511 of Tillamook County Record of Deeds;

EXHIBIT A, continued

thence South $02^{\circ} 23'06''$ West, along said East line, 171.25 feet to the Northeast corner of that property described in that Bargain and Sale Deed to Mark D. McClaskey, Tony McClaskey and McClaskey Brothers Inc., recorded June 25, 1996, in Book 379, Page 23 of Tillamook County Records of Deeds; thence South $02^{\circ} 18'03''$ West, along the East line of said Book 379, Page 23 property, 160.82 feet to the Southeast corner of said Book 379, Page 23 property; thence South $74^{\circ} 41'57''$ East, along the Northerly line of First Street, 92.78 feet to the point of beginning.

Bearings are based upon the Oregon Coordinate System 1983 (91), north zone.