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 (800) 488-8280

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

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: March 31, 2022

REPORT PREPARED BY: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

Request:

A Partition request of a residential property to create two (2) residential parcels each improved

with an existing manufactured dwelling.

Location:

Tax Lot 1000 of Section 28B, Township 3 North, Range 10 West of the Willamette Meridian,

Tillamook County, Oregon.

Zone:

Nehalem Residential Trailer (NH RT).

Applicant:

Dallas Esplin, 11765 Hwy. 101 S., Tillamook, OR. 97141

Property Owner: Diane Henley, 1804 Oak Dr., Newberg, OR. 97132

Description of Site and Vicinity: The subject property is accessed via Pacific Heights Court, a private road, is irregularly shaped, approximately 1.74 acres in size, improved with 2 manufactured dwellings, and is slightly vegetated with grasses and trees. The subject property is located north of the Community of Bayside Gardens and south of the City of Manzanita, directly off Highway 101 to the east. The subject property is located within the City of Nehalem Urban Growth Boundary. The subject property is zoned Nehalem Residential Trailer (NH_RT) (Exhibit A). Applicant/Owner is requesting to partition the subject property into a total of two (2) parcels (Exhibit B).

The subject property is within an Area of Minimal Flood Hazard, Zone X, per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0206F. No mapped wetlands are located on the property according to the National Wetlands Inventory (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of The City of Nehalem Zoning Ordinance Section 57.261 are not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to for any future development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of The City of Nehalem Geologic Investigation Section 157.261. The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. City of Nehalem Zoning Ordinance 157.113 Residential Trailer RT Zone Standards
- B. City of Nehalem Subdivision Ordinance Chapter 156

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on March 4, 2022. No comments were received.

A. 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.
- (d) The minimum front yard shall be 20 feet.

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Findings: The subject properties meet the minimum parcel size requirements of 5,000 square feet, along with the minimum lot depth requirement of 85-feet and the minimum lot width requirement of 60-feet (Exhibit B).

The City of Nehalem Residential Trailer (RT) Zone, Section 157.113 outlines development standards. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

B. City of Nehalem Subdivision Ordinance Chapter 156

Minor Partitioning Standards 156.065-156.068

156.065 Minimum Standards

156.065(A) The minimum standards for design and improvements in a minor land partitioning shall conform to §§ 156.080 through 156.085 of this chapter.

156.065(B) The city may impose all or any of the requirements of § 156.086 of this chapter upon a minor land partitioning.

156.066: Initial Submission. Submittal requirements and payment of fees.

156.067: Information on a map. A tentative sketch map, drawn to scale, shall indicate the following:

(A) The location of existing and proposed boundaries and acreage of parcels in the proposed partition with the location, width, name and purpose of all adjacent streets or easements and the location and outline of existing buildings, etc.

156.068 Review and Approval. City of Nehalem review and approval process, including appeal process.

Findings: Preliminary Plat and submitted information confirm the criteria above are met (Exhibit B).

City of Nehalem Subdivision Ordinance Chapter 156, Design Standards 156.080, 156.082--156.083 156.080 General Requirements

- (A) Before the City Council or staff approval under expedited land division, approval of a final plat of a subdivision, or the final map of a major partition, the subdivider shall install required public facilities and/or repair damaged public facilities damaged in the development of the property or execute and file with the City Manager/Recorder an agreement between himself or herself and the city specifying the period within which required improvements and repairs shall be completed; and, providing that, if the work is not completed within that period specified, the city may complete the work and recover the full cost and expense together with court costs and attorney fees necessary to collect said amounts from the land developer.
- (B) The agreement shall also provide the reimbursement to the city for the cost of inspection by the city of the improvements to be installed.
- (C) The agreement may also provide for the construction and improvements to be completed in units and for an extension of time under the conditions therein specified. (Ord. 80-3, passed 04/12/2004)

156.082 Utility Easements

Easements for sewers, drainage, water mains, public utility installations including overhead or underground systems, and other like public purposes shall be dedicated, reserved or granted by the land divider in widths not less than five feet on each side of rear lots or parcel lines alongside lots or parcel lines and in planting strips whenever necessary, of lesser width as approved by the city.

156.083 Building Sites

- (A) Size and shape. The size, shape, width and orientation of building sites shall be appropriate for the type of development and use contemplated, and shall be consistent with the residential lot size provisions of Ch. 157 of this code of ordinances.
- (B) Access. Each lot and parcel shall abut upon a street other than an alley for a width of at least 20 feet.
- (C) Through lots and parcels. Through lots and parcels shall be avoided, except where they are essential to provide separation of residential development from major arterials or adjacent non-residential activities or to overcome specific disadvantages of topography and orientation.
- (D) Lot and parcel lines. The lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they face; except that, on curved streets they shall radial to the curve.

Findings: Staff finds that the proposed partition maintains frontage on the existing private road, Pacific Heights Court (Exhibit B).

The subject property holds existing service allowances served by the Nehalem Bay Wastewater District Agency and a well. Existing services are called out in the Preliminary Plot Map provided in the Applicant's submittal (Exhibit B) and confirmed with records on file within the existing property file (Exhibit C). The subject property is served by the Nehalem Fire and Rescue Department, Tillamook County Public Works, and Tillamook People's Utility District.

Staff finds that the applicable required information outlined in the City of Nehalem Subdivision Ordinance Chapter 156 has been included with this partition application (Exhibit B). Conditions of Approval can be made to require all easements be identified on the final plat.

Staff concludes these criteria have been met or can be met through compliance of the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, the City of Nehalem Zoning Ordinance, the City of Nehalem Subdivision Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED with CONDITIONS**, subject to the conditions listed in Section V below.

By accepting this approval, the applicant and property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant and property owners shall obtain all necessary local, state, and federal permits and comply with all applicable regulations for the proposed Partition and building sites.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before 4:00 PM on April 12, 2022.

V. CONDITIONS OF APPROVAL:

This approval is subject to the following conditions:

1. The property owners shall obtain all Federal, State, and Local permits, as applicable.

- 2. Future development shall adhere to the uses and development standards set forth in the applicable zoning standards, including all other applicable supplemental ordinance requirements of the City of Nehalem Zoning Ordinance. The existing zoning designations for all parcels shall remain the same and the standards for each zone continue to apply.
- 3. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
- 4. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
- 5. The applicant and property owner shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of tentative plat approval.
- 6. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
- 7. Future Development is subject to standards required by each applicable zone requirements, The City of Nehalem Geologic Investigation Section 157.261 and The City of Nehalem 157.113: Residential Trailer (RT) Zone Standards.

VI. EXHIBITS

- A. Property Identification Maps and Summary Report
- B. Applicant's Submittal
- C. Property File Documents

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EXHIBITA

Map

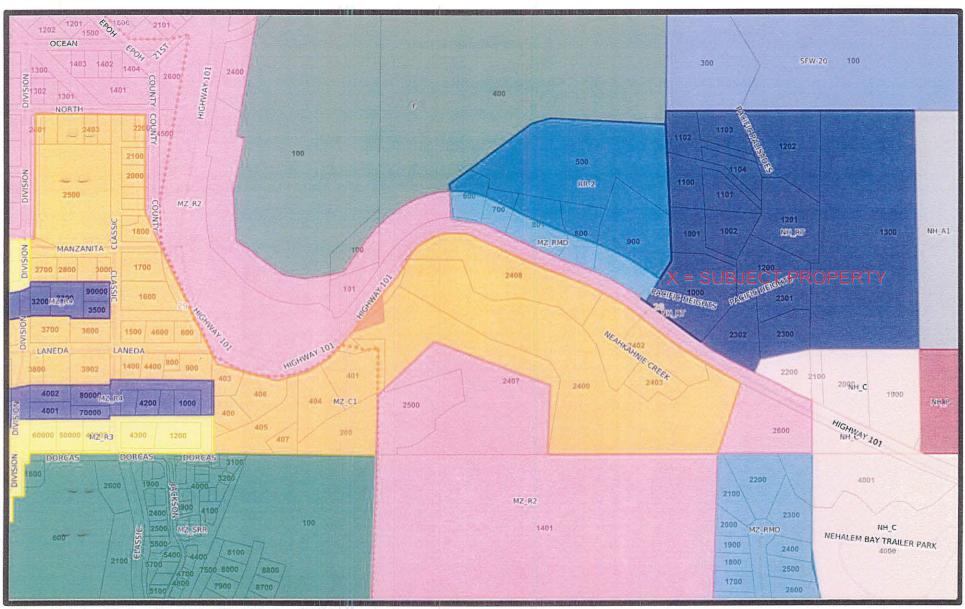


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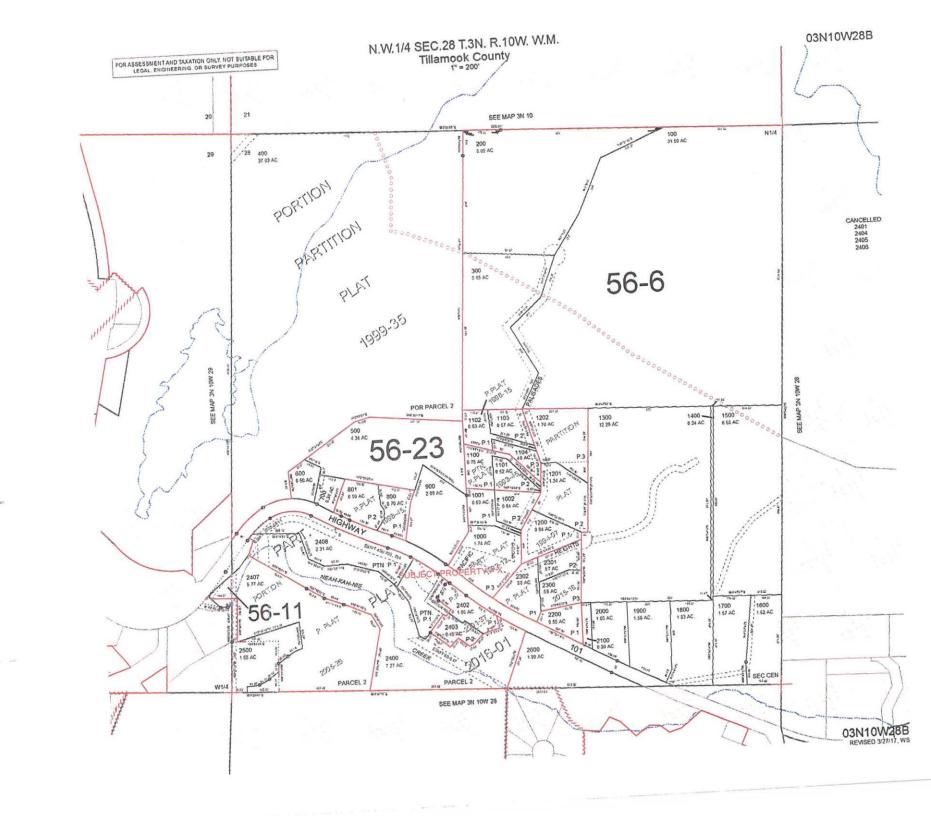
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Map



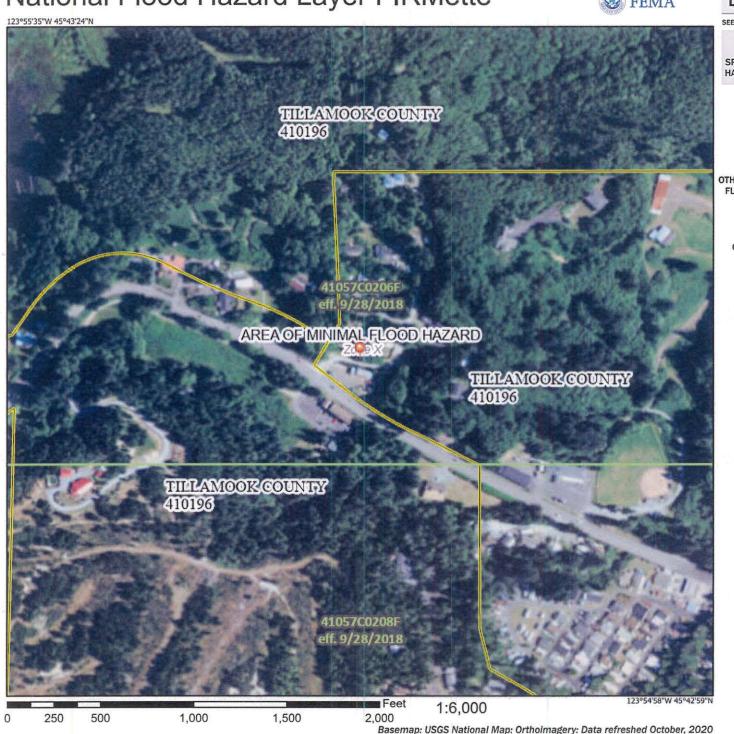


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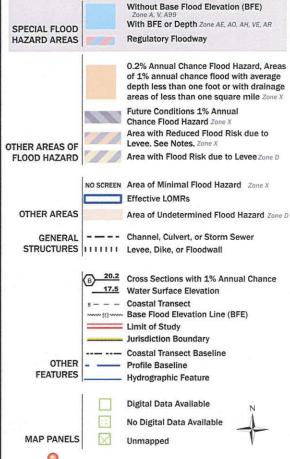
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The pin displayed on the map is an approximate

an authoritative property location.

point selected by the user and does not represent

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/29/2022 at 5:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Partition #851-22-000034-PLNG



March 29, 2022

Wetlands

Estuarine and Marine Deepwater Freshwater Forested/Shrub Wetland Other Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Pond

Lake Riverine This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the biase data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

TILLAMOOK County Assessor's Summary Report Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

March 29, 2022 1:41:25 pm

Account #

Map#

60971

3N1028B001000

5623-60971

Tax Status

ASSESSABLE

Acct Status Subtype

ACTIVE NORMAL

Code - Tax # Legal Descr

PARTITION PLAT 1992-12

Lot - PARCEL 3

Mailing Name Agent

HENLEY, DIANE J

Deed Reference # Sales Date/Price

2006-6497

07-26-2006 / \$0.00

In Care Of

Mailing Address 1804 OAK DR

Appraiser

WHITNEY HOPKES

Prop Class

NEWBERG, OR 97132

409

MA

NH Unit

RMV Class

409

SA

Situs Address(s)

27201-1 02 AC 212

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Code Are	a	RMV	MAV	Value Summary AV	RMV E	xception	CPR %
5623	Land Impr.	91,110 73,100			Land Impr.	0	-
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Code	Plan				Land Breakdow	n			Trended
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5623				OSD - AVERAGE	100				8,500
5623				OSD - AVERAGE	100				8,500
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5623	4	2002	364	LEAN-TO HEAVY WEIGHT	119	456		1,320
5623	5	2002	364	LEAN-TO HEAVY WEIGHT	119	551		1,590
5623	1	1996	910	M S Other Improvements	119	0		17,970
5623	2	1972	942	Class 4, Double Wide	105	1,120	R - 397986	13,130
5623	6	1997	345	GENERAL PURPOSE BUILDING	119	1,200		15,380
5623	3	1987	942	Class 4, Double Wide	105	1,512	R - 414279	23,710
				Gr	and Total	4,839		73,100

Exemptions / Special Assessments / Potential Liability

Code Area 5623

SPECIAL ASSESSMENTS:

■ SOLID WASTE

Amount

24.00 Acres Year 2021

0

MS Account(s): 5623-R-414279, R-397986

Comments:

5/29/07 Changed SA & Removed Ombudsman. LJ 6/21/07 MS ACCOUNT #397986 changed from personal to real.LM 03/05/09 New Real MS # 414279 - added second OSD and SW, added lean-tos and concrete not not on previous roll, added new

deck.ef 4/14/15 Reappraised land and tabled values. WH

5/23/17 Changed Eff. Age to 1980 for condition due to Property Appraisal conversion. LM

EXHIBIT B



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

www.co.tillamook.or.us

12-3408 Fax: 503-842-1819

Date Stamp

OFFICE USE ONLY

LAND DIVISION APPLICATION

Applicant □ (Check Box if Same as F	Property Owner)	W 1 W 2
Name: DALLAS ESPLIN Ph	one:503-842-5551	LED BE ME MAN TEN
Address: 11765 HWY 101 SOUTH		☐ Approved ☐ Denied
City: TILLAMOOK Sta	te:OR Zip: 97141	Received by:
Email: BAYSIDESURVEYING@GMAIL.CO	M	Receipt #:
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Property Owner	E03 900 0660	Permit No:
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Address: 1804 OAK DR		_
	te: OR Zip: 97132	-
Email: BENNY5948@GMAIL.COM		-
Location:		
Site Address: 10405 PACIFIC HEIC	HTS CT AND 10400 PACIFI	C HEIGHTS CT
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Township	Range	Section Tax Lot(s)
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☐ Preliminary F	Plat (Pages 1-2)	at (Page 3)
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☐ PRELIMINARY PLAT (LDO 060(1)(B))	General Information	
☐ For subdivisions, the proposed name.	☐ Parcel zoning and overlays	☐ Fifteen (15) legible "to
☐ Date, north arrow, scale of drawing.	☐ Title Block	scale" hard copies
Location of the development	☐ Clear identification of the drawin	
sufficient to development sufficient to	"Preliminary Plat" and date of pre	
define its location, boundaries, and a	☐ Name and addresses of owner(s),	
legal description of the site.	developer, and engineer or surve	
	Existing Conditions	, -,
☐ Existing streets with names, right-of-	☐ Ground elevations shown by	☐ Other information:
way, pavement widths, access points.	contour lines at 2-foot vertical	
☐ Width, location and purpose of	interval. Such ground elevations	
existing easements	shall be related to some establish	ed
☐ The location and present use of all	benchmark or other datum	
structures, and indication of any that	approved by the County Surveyor	9
will remain after platting.	\square The location and elevation of the	
☐ Location and identity of all utilities on	closest benchmark(s) within or	
and abutting the site. If water mains	adjacent to the site	
and sewers are not on site, show	☐ Natural features such as drainage	
distance to the nearest one and how	ways, rock outcroppings, aquifer	
they will be brought to standards	recharge areas, wetlands, marshe	25,
☐ Location of all existing subsurface	beaches, dunes and tide flats	
sewerage systems, including	☐ For any plat that is 5 acres or larg	
drainfields and associated easements	the Base Flood Elevation, per FEN Flood Insurance Rate Maps	100
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Land Division Permit Application	Rev. 9/11/15	Page 1

☐ Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of	Proposed Development ☐ Proposed uses of the property, including all areas proposed to dedicated as public right-of-way or reserved as open space	
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	On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, preliminary location of development on lots demonstrating that future development can meet minimu required setbacks and applicable engineering design standards Preliminary utility plans for sew water and storm drainage when these utilities are to be provide	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 le Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed
Additio	onal Information Required for Su	ubdivisions
 □ Preliminary street layout of undivide □ Special studies of areas which appeadue to local geologic conditions □ Where the plat includes natural feat conditions or requirements contained Land Use Ordinance, materials shall demonstrate that those conditions are requirements can be met □ Approximate center line profiles of sextensions for a reasonable distance of the proposed Subdivision, showing finished grades and the nature and expectation 	ar to be hazardous ar to be hazardous ar to be hazardous burnes subject to the ed in the County's be provided to and/or ar to be hazardous ar to be arbayed ar to be arbay	f proposed drainage ways ubject to flooding, materials shall be d to demonstrate that the requirements of Hazard Overlay (FHO) zone of the County's Ordinance will be met s are to be graded, a plan showing the cuts and fills, and information on the of the soil method of financing the construction of improvements such as street, drainage ver lines and water supply lines
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Rev. 9/11/15

Land Division Permit Application

and the state of t	
☐ FINAL PLAT (LDO 090(1))	W ×
☐ Date, scale, north arrow, legend, highways, and	Certificates:
railroads contiguous to the plat perimeter	☐ Title interest & consent ☐ Water
☐ Description of the plat perimeter	☐ Dedication for public use ☐ Public Works
☐ The names and signatures of all interest holders in	☐ 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	
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	
	4 86 a * 6
Authorization	1 H 1 H 5 T T H N 2 H
This permit application does not assure permit appro	and The applicant and/or property owner shall be
responsible for obtaining any other necessary federal,	30 200
review and approval, all final plats for land divisions	
except as required otherwise for the filing of a plat to	
The applicant verifies that the information submitted	is complete, accurate, and consistent with other
information submitted with this application.	
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0 11 1	
Chane denless	NOU-2-2021
Property Owner (*Required)	Date
Jacon copin	OCTOBER 29, 2021
Applicant Signature	Date
	# \$ # # # #
	× *** * * * * * * * * * * * * * * * * *

Rev. 9/11/15

Land Division Permit Application

									RECEIVED
							1	/1	
20		CERTIFICATE OF COUNTY CL	EDV.	PAR	TITION PLAT 2022	<u>!</u> —:	//	j	FEB 1 7 2022
29	000	STATE OF OREGON >	-nn		REPLAT OF PARCEL 3, PAR	TITION PLAT 1992-12	//	,	
1		COUNTY OF TILLAMOOK >	FIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED	n FOR	C OTWELS IS		/ /		BY:
- 1		RECORD ON THE DAY OF	, 2022 AT O'CLOCK, AND RECORDED AS PARTITION		S 8755'24" E 124.4		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		OF BEARINGS
1		PLAT NO	IN PLAT CABINET 8, TILLAMOOK COUNTY RECORDS AS		31.9	CEL 1	E 131.68*	THE BAS OBSERVA SYSTEM.	SIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. ATIONS USING THE OREGON COAST ZONE COORDINATE THIS GIVES A BEARING OF SOUTH 00"25"19" WEST
1					AREA AREA	1.06 AC	(31.68	BETWEEN	ON COORDINATE REFERENCE SYSTEM
1		TASSI O'NEL, COUNTY CLERK					777	9	OREGON COAST ZONE OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983
		FICATE OF COUNTY CLERK		./				200%	LATITUDE OF LOCAL ORIGIN: 44"45"00" N
f		OF TILLAMOOK >S.S.	THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY	8	EXISTING SERVICES: CITY SEWER WELL WATER	WELL	8 7 E 9 S	317/48	LONGITUDE OF LOCAL ORIGIN: 124'03'00" W FALSE NORTHING: -4,600,000,000 METERS FALSE EASTING: -300,000,000 METERS
			IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS	<u>.</u>	WELL WATER			2 N	SKEW AXIS SCALE: 1.000 000 (EXACT) KEW AXIS AZIMUTH AT LOCAL ORIGIN: +5'00'00" E ABOVE INFORMATION IS RECORD FROM "OREGON
1		ED IN PLAT CABINET 8 O'CLC	OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.	3/		(HOUSE)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COORDII	NATE REFERENCE SYSTEM HANDBOOK AND MAP SET", NA J.OI 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)
- 1					ria!	00 ACCUS EASEMED N 7 278 & 281 / 180	7 3 5 6 8 /	NARR.	ATIVE
	TASSI O			10° E 10°	3 / S 3 / S	182027" E 183.18"		PLAT 19 P-74, T OF THIS	A DEPENDENT SURVEY OF PARCEL 3, PARTITION 92-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP ILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE SURVEY IS TO RE-PLAT THE PARCEL INTO 2 8 AS SHOWN HEREON.
28.23	I, DALLA	S W ESPLIN, DO HEREBY CERTIFY THAT TO SINAL PLAT AS REFERENCED ABOVE.	THIS A FULL, COMPLETE AND TRUE COPY OF 108 100 100 100 100 100 100 100 100 100	0133			N 785419" E	THE AND RECORD CORNERS	GLE POINT ON THE WEST LINE WAS CALCULATED AT DISTANCES FROM THE NORTHWEST AND SOUTHWEST S. THE ANGLE POINT ON THE NORTH LINE WAS SET AND DISTANCE AND ANGLE OFF OF THE EAST LINE.
W 2953		W ESPLIN, PLS 83627		</td <td>M L SHE</td> <td>D</td> <td>7/</td> <td>LEGEN</td> <td></td>	M L SHE	D	7/	LEGEN	
6	APPROVED	VALS 2021 AS PARTITION, 851——PLNG.		/	/	\sim	1/23		SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827"
\$ 00.25	TILL AMOON	COUNTY DEPT. OF COMMUNITY DEVELOPM	MENT DATE	,	PARCEL 2	! /-	1/3		FOUND MONUMENT AS NOTED, HELD FOUND MONUMENT AS NOTED
1	IILLAMOUR	COUNTY DEPT. OF COMMONTY DEVELOPS	DECLARATION		AREA 0.67 AC	157 /	\$ P	()	RECORD VALUE FROM MAP B-1570 OR P-74
			KNOW ALL PEOPLE BY THESE PRESENTS TO HENLEY, SUCCESSOR TRUSTEE OF THE COR	THAT DIANE J ORNISH CONRA	· ***	21	Ň	0.00	MEASURED VALUE
- 1	APPROVED	THIS DAY OF	, 2022. HENLEY REVOCABLE LIVING TRUST AND	D DEDDESENTE	70 ON	[Z] [!	SCALE:		MENT NOTES FOUND 3" TILLAMOOK COUNTY BRASS CAP IN
	TILLAMOOK	COUNTY SURVEYOR	IS ARE THE OWNER OWNERS OF THE LAND THE ANNEXED MAP AND MORE PARTICULAR THE ACCUMPANYING SURVEYOR'S CERTIFICA MAVE CAUSED THE SAME TO BE SURVEYED	ARLY DESCRIBE	ED IN HIGHW	~ //	1" = 40' 0 40 8	0	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 HA	VE BEEN PAID IN FULL TO JUNE 30, 2022	INTO TWO (2) PARCELS, AS SHOWN ON TH	THE ANNEXED I	DO IN TIGHWAY TOT (60)				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			7	@		(106)	FOUND 5/8" REBAR, SEE MAP P-74, HELD FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R
		/	ACKNOWLEDGMENT		ACKNOWLEDGMENT				LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
- 3			STATE OF OREGON > S.S.		STATE OF OREGON > S.S. COUNTY OF TILLAMOOK >			200	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
		/	THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON	2022 BY	THIS INSTRUMENT WAS ACKNOWLEDGED BE	FORE 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 TRUSTEE OF LIVING TRUST).	F THE CORNISH CONRAD HENLEY REVOC	CABLE	(145)	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
l	,	/	(SIGN) (PRINT) NOTARY PUBLIC - OREGON		(SIGN) NOTARY PUBLIC - OREGON	(PRINT)	<u> </u>		FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 \$28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5". SEE BOOK 7, PAGE 165, HELD
1/4	1		COMMISSION NO		COMMISSION NO.				C 1/4 SEC 28
	<u> </u>		MY COMMISSION EXPIRES: DAY OF 20		MY COMMISSION EXPIRES: DAY OF	//		_ = = = = = = = = = = = = = = = = = = =	<u>67109</u> ⊚
29 2		SURVEYOR'S CERTIFICATE			N 89'49'19"				PAR\CORMER-S.DWG DORMER-S.CR5
		I, DALLAS W ESPLIN, CERTIFY THAT:		1	REGISTERED PROFESSIONAL	IDE SURVEL OF	RE-PLAT FOR: DIANE J H	FNI FY	
		HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS		1	LAND SURVEYOR	LLC CL	PARCEL 3, PARTITION	PLAT 199	2-12
		(PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1,			Faller Eaplin OF 117	765 HWY 101 SOUTH C	MAP P-74, TILLAMOOK COUNTY F	ITY SURVE	Y RECORDS
		PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59"35"16" EAST			DECEMBER 3, 2014 DALLAS W. ESPLIN	503-842-5551	NW 1/4 SECTION 28, 1 TILLAMOOK COUNT	Y, OREGON	Assessed as
		1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.		1	83627	EQUIPMENT FC-8000 HYPER-V, ES-103	DCA/DWE/CJK/JADDWE	DWE	JOB HUMBER 735
					Name of the last o	The state of the s		- Carrown	

20 21		PARTITION PLAT 2022-
29 28	TOTAL THE PROPERTY OF THE PROP	REPLAT OF PARCEL 3, PARTITION PLAT 1992-12
	COUNTY OF TILLAMOOK >	
1	I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED	DAGG OF PEADWOO
	RECORD ON THE DAY OF, 2021 ATO'CLOCK, AND RECORDED AS PARTITION PLAT NO, TILLAMOOK COUNTY RECORDS AS	" 10
1	INSTRUMENT NO.	THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE ORGON COAST ZONE COORDINATE SYSTEM, HIS GIVES A EXAMPLE OF SOUTH OD2519° WEST
		AREA 1.08 AC
Ī	TASSI O'NELL, COUNTY CLERK	OREGON COAST-ZONE
- 1	CERTIFICATE OF COUNTY CLERK	OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983
Į.	STATE OF OREGON > S.S.	S LATITUDE OF LOCAL ORIGIN: 44-45'00' N LONGTUDE OF LOCAL ORIGIN: 44-45'00' N LONGTUDE OF LOCAL ORIGIN: 44-43'00' N FALSE NORTHWIG: -4,600,000.000 METERS S FALSE EASTING: -3,000,000.000 METERS
- 1	COUNTY OF TILLAMOOK >	FALSE MORTHING: -4,600,000.000 METERS FALSE EASTING: -300,000.000 METERS FALSE EASTING: -300,000.000 METERS SECH ANS SCALE 1.000 000 (EXACT)
	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	SKEW ARIS AZMUTH AT LOCAL ORIGIN: +500'00"
F	RECORDED IN PLAT CABINET B OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGOIL	(THE ABOVE INFORMATION IS RECORD FROM "OREGON AND MAP SET", STATE OF 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)
	RECORDED, 2021 ATO'CLOCK, AS INSTRUMENT NO	C. 60' ACCESS AC
120		NARRATIVE
	TASSI O'NEIL	THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1892—12, TILLANCOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLANCOK COUNTY SURVEY RECORDS. SEE MAP P-74, TILLANCOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SOUNDH HERECOK.
(l		OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.
	I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.	
38.23	. ~	THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST TAND SOUTHWEST CORNERS. THE ANGE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.
7	DALLAS W ESPUN, PLS 83627	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
· 1	APPROVALS PPROVED 2021 AS PARTITION, 851PLING.	O SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
00.25		PARCEL 2
σ T	ILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE DECLARATION	POUND MONUMENT AS NOTED
1	KNOW ALL PEOPLE BY THESE PRESENTS	THAT () RECORD VALUE FROM MAP B-1570 OR P-74 NO () MEASURED VALUE
		Water Committee
ì	PPROVED THIS DAY OF	CONCRETE SCALE: SCALE: 1" = 40' FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STANDED THE BRINE SOR SOL SOR SOR
ī	THE SAME TO BE SUITNEYED AND PARTITION ON THE ANNEXED IN PARCELS, AS SHOWN ON THE ANNEXED IN	0 40 80 RS 287 1974*, SEE REWINNESS CAND 130, HELD
1 1	AXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.	102 FOUND 3" TILLAHOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 SES S28 RS 793 1970", SEE REWINESS CAPO 170, HELD
	/,6	SEE REMITNESS CARD 170, HELD (105) FOUND 5/8" REBAR, SEE MAP P-74, HELD
Ţ	ILLAMOOK COUNTY TAX COLLECTOR	(DE) FOUND S/R" BERAP WITH DI ACTIC CAP MARKET "P
	ACKNOWLEDGMENT	ACKNOWLEDGMENT LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
i.	STATE OF OREGON	STATE OF OREGON > S.S. FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC." SHOWN ON MAPS P-24, "B-1570, AND P-74,
	COUNTY OF TILLAMOOK > S.S.	COUNTY OF TILLAMOOK STATE SEE MAPS (78) FOUND 5/8" REBAR, 0.4" BELOW GRADE, SEE MAPS
Ţ		D21 BY THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON, 2021 BY B-1570, AND P-74, HELD
- 1	, , , , , , , , , , , , , , , , , , ,	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
ļ	(SIGN) (PRINT)	(SIGN) (PRINT) (87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "TON RIOW C 1/4 \$28 LS 798 1993", IN CONCRETE,
Ĭ	NOTARY PUBLIC - OREGON	NOTARY PUBLIC - OREGON HAT SECTION WEST 1.5', SEE BOOK 7, PAGE 165, HELD COMMISSION NO.
1/4	COMMISSION NO	MY COMMISSION EXPIRES: DAY OF 20 C 1/4 SSC 28
	MI COMMISSION EAFIRES:	
29 28		N 89'49'19" E 1/2547.89'
	SURVEYOR'S CERTIFICATE I, DALLAS W ESPLIN, CERTIFY THAT:	REGISTERED O RE-PLAT FOR:
	LAME CORRECT & CURVEYED AND	PROFESSIONAL LAND SURVEYOR LLC SURVEY
	MARKED WITH PROPERTINGUILMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEINE PARCEL 1,	Tables 6 plin A THEOREMS
	PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992—12, THE INITIAL	OREGON TILLAMOOK, OR 97141 NW 1/4 SECTION 28, T3N, R10W, W.M.
	PARTITION PLAT 1982—12, THE INTIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59"35"16" EAST 1188.60" FROM THE QUARTER CORNER	DALLAS W ESPLIN
	BETWEEN SECTIONS 29 AND 28.	RDNEWS: DECEMBER 31, 2021 DATE FC-8000 DCA/DWE/C/M/JADDWE DWE 735

I HEREBY CERTIFY THAT I AN THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR	SIS OF BEARINGS BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. ERVATIONS USING THE OREGON COAST ZONE COORDINATE
PLAT NO IN PLAT CABINET B, TILLAMOOK COUNTY RECORDS AS PARCEL 1 AREA 1.06 AC	ERVATIONS USING THE OREGON COAST ZONE COORDINATE FEM. THIS GIVES A BEARING OF SOUTH 00'25'19" WEST WEEN MONUMENTS 101 AND 102.
BY: TASSI O'NEL, COUNTY CLERK CERTIFICATE OF COUNTY CLERK	OREGON COAST ZONE OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983
STATE OF OREGON >	LATITUDE OF LOCAL ORIGIN: 44"45"00" N
COUNTY OF TILLAMOOK SS.S. I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY	LONGTUDE OF LOCAL, ORIGIN: 124-03'00" W FALSE NORTHING: -4,000,000.000 METERS FALSE EASTING: -300,000.000 METERS SKEW AMS SCALE: 1,000 000 (EXACT) SKEW AMS AZIMUTH AT LOCAL, ORIGIN: +5'00'00"
RECORDED IN PLAT CABINET B OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED, 2021 AT O'CLOCK, AS INSTRUMENT NO	(THE ABOVE INFORMATION IS RECORD FROM "OREGON RIDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", RSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)
TASSI O'NEIL TASSI O'NEIL TASSI O'NEIL	RRATIVE IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION I 1892-12, TILLANDON COUNTY PLAT RECORDS, SEE MAP IN, TILLANDON COUNTY SURVEY RECORDS. THE PURPOSE THIS WINNEY IS TO RE-PLAT THE PARCEL INTO 2 25LS AS SHOWN HEREON.
CORN.	ANGEL POINT ON THE WEST LINE WAS CALCULATED AT DRO DISTANCES FROM THE MORTHWEST AND SOUTHWEST NERS. THE ANGLE POINT ON THE NORTH LINE WAS SET RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE. SEND
APPROVALS SHED LEG SHED	SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED
APPROVED 2021 AS PARTITION, 851PLNG.	"DALLÁS ESPLIN LS 83627" FOUND MONUMENT AS NOTED, HELD
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE	FOUND MONUMENT AS NOTED
DECLARATION AREA 0.67 AC	RECORD VALUE FROM MAP 8-1570 OR P-74
) MEASURED VALUE
AND ITED UNIVERS OF THE OWN THE PROPERTY OF THE AND THE SCALE:	NUMENT NOTES
ACCOMPANTING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE AMERICAD MAP. O 40 80	FOUND 3" TILLAMOOK COUNTY BRASS CAP IN 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.	CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REMITNESS CARD 170, HELD
TILLAMOOK COUNTY TAX COLLECTOR	
ACKNOW FECAMENT	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
STATE OF OREGON > STATE OF OREGON > S.S.	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
COUNTY OF TILLAMOOK >	MANAGEMENT SHAPPING TO THE POST OF THE STATE
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON, 2021 BY (19)	
(SIGN) (PRINT) (SIGN) (PRINT) (27103) NOTARY PUBLIC — OREGON) 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 185, HELD
COMMISSION NO	C 1/4
1/4 MY COMMISSION EXPIRES: DAY OF	SEC 28
29 28	PAR\CORMER-S.DWG
SURVEYOR'S CERTIFICATE L DALLAS W ESPLIN, CERTIFY THAT: REGISTERED RE-PLAT FOR:	DORMER-S.CR5
I HAVE CORRECTLY SURVEYED AND PROFESSIONAL I AND SURVEYED AND	Ϋ́
MARKED WITH PROPER MONUMENTS (PARCEL 3, PARTITION PLAT 18 (PARCE	CORDS
	RVEY RECORDS OW, W.M.
POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 50"35"16" EAST 1188.69" FROM THE QUARTER CORNER DECEMBER 3, 2014 DALLAS W. ESPLIN DECEMBER 3, 2014 DALLAS W. ESPLIN DALLAS W. ESPLIN DECEMBER 3, 2014 DECEMBER 3, 2014 DALLAS W. ESPLIN DECEMBER 3, 2014 DECEMBER 3, 2014 DALLAS W. ESPLIN DECEMBER 3, 2014 DECEMBER 3, 2014 DALLAS W. ESPLIN DECEMBER 3, 2014 DECEMBER 3, 2014 DALLAS W. ESPLIN DECEMBER 3, 2014 DECEMBER 3, 20	
BETWEEN SECTIONS 28 AND 28. RENEWS: DECEMBER 31, 2021 DATE BETWEEN SECTIONS 28 AND 28. BETWEEN SECTIONS 28 AND 28. BETWEEN SECTIONS 28 AND 28.	

20 2		CIEDA	PA	RTITION PLAT	2022-),	/! /	
29 2				REPLAT OF PARCE	L 3, PARTITION PLAT 1992-12		<i>i</i>	
1		QUALIFIED CLERK OF TILLAMOOK COUNTY AND TO	HAT THIS PARTITION PLAT WAS RECEIVED FOR O'CLOCK, AND RECORDED AS PARTITION	(145) 2 S 8755	'24" E 124.46'		BASIS OF	BEARINGS
	PLAT NO	IN PLAT CABINET B, TILLAM	OOK COUNTY RECORDS AS	24° ₩	PARCEL 1	732'32* £ 131.68*	OBSERVATION: SYSTEM, THIS	F BEARINGS IS NORTH AS DETERMINED BY G.P.S. S USING THE OREGON COAST ZONE COORDINATE GIVES A BEARING OF SOUTH 00"25"19" WEST UMENTS 101 AND 102.
	BY: TASSI O'NELL COUNTY CLERK			र्व	AREA 1.06 AC	1		COORDINATE REFERENCE SYSTEM OREGON COAST ZONE
1	CERTIFICATE OF COUNTY CLER	:K				, // X (1)	26	OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983
- 1	STATE OF OREGON > S.S.		À/				S" LONG	TITUDE OF LOCAL ORIGIN: 44'45'00" N DITUDE OF LOCAL ORIGIN: 124'03'00" W SE NORTHING: -4,600,000.000 METERS
		AM THE QUALIFIED CLERK OF TILLAMOOK COUN	ITY, OREGON AND THAT THIS COPY		~	25 25 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	8 FA	LSE EASTING: -300,000.000 METERS KEW AXIS SCALE: 1.000 000 (EXACT)
Į.	OF PARTITION PLAT NO IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS			HOUSE		Talk Land	THE ABO	DAS AZIMUTH AT LOCAL ORIGIN: +5'00'00" VE INFORMATION IS RECORD FROM "OREGON
		O'CLOCK, AS INSTRUMENT NO.	OK COUNTY, OREGON.	rec par	HOUSE/	1 UNE 89 470 A 80 470	VERSION 3.0	REFERENCE SYSTEM HANDBOOK AND MAP SET", 01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)
Ī	TASSI O'NEIL			- Fire	N 7/27/401 W	EASEMENT SIN W	NARRATIV	
			TO CONTRACT OF THE PARTY OF THE	8 3 T	S 7529'27" € 183.35"	- + +	PARCELS AS	PENDENT SURVEY OF PARCEL 3, PARTITION 2, TILLAMOSK COUNTY PLAT RECORDS, SEE MAP OOK COUNTY SURVEY RECORDS. THE PURPOSE EYY IS TO RE-PLAT THE PARCEL INTO 2 SHOWN HEREON.
38.23	I, DALLAS W ESPLIN, DO HEREBY CERTIFY THE ORIGINAL PLAT AS REFERENCED ABOVE.	HAT THIS A FULL, COMPLETE AND TRUE COPY (Tage week			N 78'34'19" E 106	CORNERS, THE	OINT ON THE WEST LINE WAS CALCULATED AT NOCES FROM THE NORTHWEST AND SOUTHWEST EARCH POINT ON THE NORTH LINE WAS SET ISTANCE AND ANGLE OFF OF THE EAST LINE.
250.0	DALLAS W ESPLIN, PLS 83627 APPROVALS	5	/ /	7	SHED		LEGEND	
	APPROVED 2021 AS PARTITION, 851PLNG.		./ \			//as	"DALL	i/8" x 40" rebar with plastic cap marked as esplin LS 83627"
\$ 00.2				, ,	PARCEL 2	1/5		D MONUMENT AS NOTED, HELD D MONUMENT AS NOTED
-1	TILLAMOOK COUNTY DEPT. OF COMMUNITY DEV		DECLARATION	EN St. St.	AREA 0.67 AC	135		RD VALUE FROM MAP B-1570 OR P-74
		. KNOW ALL PEOPLE BY THESE PRESENTS THAT	(S)	Ň	NO () MEASI			
11.0	ANNEXED MAP AND MORE		RE THE OWNERS OF THE LAND REPRESENTED ON T NNEXED MAP AND MORE PARTICULARLY DESCRIBED	IN THE	$\langle \mathcal{Z} \mathcal{Z} \mathcal{Z} $	SCALE:	MONUMEN 100 FOUND	IT NOTES 3" TILLAMOOK COUNTY BRASS CAP IN
ļ	TILLAMOOK COUNTY SURVEYOR	A S	CCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE HE SAME TO BE SURVEYED AND PARTITIONED INTO ARCELS, AS SHOWN ON THE ANNEXED MAP.	THO (2)		1" = 40'	BO RS 28	RETE STAMPED "T3N R10W S20 S21 S29 S28 37 1974", SEE REWITNESS CARD 130, HELD
1	TAXES HAVE BEEN PAID IN FULL TO JUNE 30,	2022.					SEE R	D 3" TILLAMOOK COUNTY BRASS CAP IN RETE STAMPED "1/4 S29 S28 RS 793 1970", LEWITNESS CARD 170, HELD
1	TILLAMOOK COUNTY TAX COLLECTOR	1 85 5 TO			(II)		(706) FOUND	0 5/8" REBAR, SEE MAP P-74, HELD 0 5/8" REBAR WITH PLASTIC CAP MARKED "R
	/	ACKNOWLEDGMENT		ACKNOWLEDGMENT	•		LARSO AND E	ON LS 2102" SHOWN ON MAPS P-24, B-1570, P-74, HELD
1	**	STATE OF OREGON > S.S.		STATE OF OREGON COUNTY OF TILLAMOOK	> s.s. >		INC" :	D 5/8" REBAR WITH PLASTIC CAP MARKED "HLB SHOWN ON MAPS P-24, B-1570, AND P-74,
1		THIS INSTRUMENT WAS ACKNOWLEDGED BEFO	RE ME ON , 2021 BY	THIS INSTRUMENT WAS ACKN	OWLEDGED BEFORE ME ON	, 2021 BY	B-157	0 5/8" REBAR, 0.4" BELOW GRADE, SEE MAPS 70, AND P-74, HELD
1		()					(45) FOUND	0 5/8" REBAR WITH PLASTIC CAP MARKED "LS SEE MAP P-74, HELD
		(SIGN)	(PRINT)	(SIGN)	(PRINT)	*	"T3N	3" TILLAMOOK COUNTY BRASS CAP STAMPED R10W C 1/4 S28 LS 788 1993", IN CONCRETE,
		NOTARY PUBLIC - OREGON COMMISSION NO		NOTARY PUBLIC - OREGON COMMISSION NO			HELD	SECTION WEST 1.5'. SEE BOOK 7, PAGE 165,
1/4	/	MY COMMISSION EXPIRES: DAY OF	20	MY COMMISSION EXPIRES:	DAY OF, 20	 .		C 1/4 SEC 28 87100
29 28	-				N 89'49'19" E 2547.69'			
23 20	SURVEYOR'S CERTIFICA	TE				· /	**************************************	PAR\CORMER-S.DWG DORMER-S.CR5
	I, DALLAS W ESPLIN, CERTIFY THA			PROFESSIONAL	STESIDE SURVEY	RE-PLAT FOR:	١T	Y
	I HAVE CORRECTLY SURVEYED AN MARKED WITH PROPER MONUMENT (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED	ś		LAND SURVEYOR	STELLC TO	PARCEL 3, PARTITION		
	PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INI	ITIAL		Jallaz Eaplin OREGON	11765 HWY 101 SOUTH TILLAMOOK, OR 97141		NTY SURVEY RE	CORDS
	POINT OF WHICH IS A 5/8" REBAI THAT IS NORTH 59"35"16" EAST 1168.68" FROM THE QUARTER COR			DECEMBER 3, 2014 DALLAS W. ESPLIN	503-842-5551 BATE EQUIPMENT	TILLAMOOK COUN	TY, OREGON	OR NUMBER
	BETWEEN SECTIONS 29 AND 28.	and the second		83627 RENEWS: DECEMBER 31, 2021	DATE FC-6000 HYPER-V, ES-		20,7001	735

20 2 (a)	100	CERTIFICATE OF COUNTY C	LERK	PAF	RTITION PLAT 202 REPLAT OF PARCEL 3, P	22- ARTITION PLAT 1992-12			
1		COUNTY OF TILLAMOOK >	LIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS	BECEIVED FOR	C symplets				
1		RECORD ON THE DAY OF			S 8755'24" E 12	24.46'	_ /		S OF BEARINGS
- 1			_ IN PLAT CABINET 8, TILLAMOOK COUNTY RECORDS AS		03.2524 31.85	ARCEL 1		THE B	ASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. IVATIONS USING THE OREGON COAST ZONE COORDINATE M. THIS GIVES A BEARING OF SOUTH 00"25"19" WEST
1		INSTRUMENT NO.				ARGEL I	£ 131.68	BEIME	EN MONUMENTS 101 AND 102. GON COORDINATE REFERENCE SYSTEM
		BY:						OIL	OREGON COAST ZONE
1	CERT	IFICATE OF COUNTY CLERK					~ / \	978	OBLIQUE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983
Į		OF OREGON > S.S.		À/	/			300	LATITUDE OF LOCAL ORIGIN: 44*45*00" N LONGITUDE OF LOCAL ORIGIN: 124*03*00" W
1			I THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS CO	DPY		1400	292 SE	32%	LONGTUDE OF LOCAL ORIGIN: 124'03'00" W FALSE NORTHING: -4,600,000.000 METERS FALSE EASTING: -300,000.000 METERS SKEW AMS SCALE: 1,000 000 (EXACT)
1	OF PARTITION PLAT NO				W 250 A			S E	SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5'00'00" THE ABOVE INFORMATION IS RECORD FROM "OREGON
					HOUSE IN SECTION		178 / 620 / 64	S COOR	DINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", SION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)
Ţ					ria !	N ZON TOO EASEM	EAST UP	NAR	RATIVE
	TASSI O'NEIL		J.		4	\$ 78mm	7	THIS I	S A DEPENDENT SURVEY OF PARCEL 3, PARTITION 1992—12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE IS SURVEY IS TO RE—PLAT THE PARCEL INTO 2
ł			/	E)		₹ 183.35°	· /	PARCE	IS AS SHOWN HEREON.
	I, DALL	AS W ESPLIN, DO HEREBY CERTIFY THAT IGNAL PLAT AS REFERENCED ABOVE.	THIS A FULL, COMPLETE AND TRUE COPY OF	b. 1 6023	\$ 2.5 / /	141	106 106	THE A	NGEL POINT ON THE WEST LINE WAS CALCULATED AT ID DISTANCES FROM THE NORTHWEST AND SOUTHWEST FRS. THE ANGLE POINT ON THE NORTH LINE WAS SET CORD DISTANCE AND ANGLE OFF OF THE EAST LINE.
2823	50116	W ESPLIN, PLS 83627	nat 13 tak	\times $^{\prime}$	***		N 785419° E	AT RE	
- 10		OVALS	/	\times	"/ LSH	ED 7		O	SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED
00.25'19"	APPROVE	D 2021 AS PARTITION, 851PLNG.			\checkmark	\sim	1 Sagar	a	"DALLÁS ESPLIN LS 83627" FOUND MONUMENT AS NOTED. HELD
250/10	TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE			PARCEL		1/3	•	FOUND MONUMENT AS NOTED	
i i	DECLARATION				AREA Q.87 AC			()	RECORD VALUE FROM MAP B-1570 OR P-74
	APPROVED THIS DAY OF		KNOW ALL PEOPLE BY THESE PR HENLEY, SUCCESSOR TRUSTEE OF HENLEY REVOCABLE LIVING TRUST	ESENTS THAT DIANE THE CORNISH CONF T AND	RAD REU.	18/	Ń) MEASURED VALUE UMENT NOTES
Ti-	Arrotto ilis on G	IS ARE THE OWNER OWNERS OF THE LAND REPRESE THE ANNEXED MAP AND MORE PARTICULARLY DESIGN		SCALE:			@	FOUND 3" TILLAMOOK COUNTY BRASS CAP IN	
	TILLAMOO	OK COUNTY SURVEYOR	THE ANNEXED MAP AND MORE P, THE ACCOMPANYING SURVEYOR'S HAVE CAUSED THE SAME TO BE	CERTIFICATE, AND I	IBED IN HAS RTITIONED	\ \ //	0 40 8		CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD
ï	TAXES H	AVE BEEN PAID IN FULL TO JUNE 30, 20	INTO TWO (2) PARCELS, AS SHOT	IN ON THE ANNEXED	D MAP.	\ //		102	FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD
1						W		105	FOUND 5/8" REBAR, SEE MAP P-74, HELD
î	TILLAMOO	K COUNTY TAX COLLECTOR	ACKNOWLEDGMENT			•		106	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
		./	STATE OF OREGON		ACKNOWLEDGMENT STATE OF OREGON >			107	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB
1		/	COUNTY OF TILLAMOOK > S.S.		COUNTY OF TILLAMOOK > S.	5.			INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
			THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON	, 2022 BY	THIS INSTRUMENT WAS ACKNOWLEDGED	BEFORE ME ON	, 2022 BY	108	FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
1	© " ©;			INS INSTROMERY WAS ADDRONGEDUED BEFORE HE ON (DANE J HENLEY, SUCCESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY REVOCABLE LIVING TRUST).			(145)	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD	
ļ			(SIGN) (PRINT)		(SIGN)	(PRINT)		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,
		n	NOTARY PUBLIC - OREGON		NOTARY PUBLIC - OREGON				HELD
1/4	/		COMMISSION NO DAY OF 20_		COMMISSION NO DAY	OF 20			C 1/4 SEC 28
29 28			an commission by mes.		N 89:49'	19" E 2547,69"			
25 20		SURVEYOR'S CERTIFICATE	ii. Di				,		PAR\CORMER-S.DWG DORMER-S.CR5
		I, DALLAS W ESPLIN, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND			PROFESSIONAL PROFESSIONAL	SIDE SURVEY	RE-PLAT FOR: DIANE J H	ENLE	Y Y Y
		MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1,			78 11 0 11	1	PARCEL 3, PARTITION TILLAMOOK COUNTY F	PLAT 19	92-12 XXRDS
		PARTITION PLAT 1992-12, THE INITIA	ũ		OREGON	11765 HWY 101 SOUTH TILLAMOOK, OR 97141	MAP P-74, TILLAMOOK COUN NW 1/4 SECTION 28, 7	TY SURY	VEY RECORDS
		POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59'35'16" EAST 1188.69' FROM THE QUARTER CORNER	₹		DECEMBER 3, 2014 DALLAS W. ESPLIN	503-842-5551 EQUIPMENT	TILLAMOOK COUNT	Y, OREG	
		BETWEEN SECTIONS 29 AND 28.			RENEWS: DECEMBER 31, 2021	ECEMBER 8, 2022 FC-8000 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

0.00

2006-006497

I hereby certify that the Within instrument was received for record and recorded in the County of Tilliamook, 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 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.

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

STATE OF OREGON

SS.

County of Tillamook

On the day of _______, 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.

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

Notary Public for Oregon

EXHBIT C



Nehalem Bay Wastewater Agency

Date: 4-17-81
To: Tillamook County Building Department (Fax# 503-842-1819)
From: Nehalem Bay Wastewater Agency
Re: Sewer Availability
I confirm that sewer is available to the following lot within our district:
3N 10 28 B Tax Lot # 1000 Owner of Record (If Known): 1 we Herrieu
Other Information: Single Family Duplex/Other - Explain
Adding an additional house to area.
This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an officer, or employee thereof, for the services described above.
Janes Lagronsburg
Signature of Authorized Representative
Executive Hessistant 368-5125
Title and Phone Number





City of Nehalem 35900 8th Street - P.O. Box 143 Nehalem, OR 97131 Tel. (503) 368-5627 Tax. (503) 368-4175

DATE 9/14/07

TO: TILLAMOOK COUNTY BUILDING DEPARTMENT	NT Lugter main					
RE: WATER SERVICE AVAILABILITY - Propert Attention: Building Department TO: TILLAMOOK COUNTY BUILDING DEPARTMENT Cxtension to is served by	be served by City, or by					
Attention: Building Department	y Wells (provate) MN.					
I confirm that water service is available to the following lot(s) within our water						
Service district:						
TOWNSHIP 3M RANGE 10 SECTION 28B	TAX LOT(S) /OUC					
PROPERTY ADDRESS: 10405 Pacien Hayluts	Cart					
NAME Dan Henley	PHONE # 368-5063					
ADDRESS PO BOR 490						
Mehding of 9713.1						
Single FamilyDuplex/Multi Family	Other					
COMMENTS:						

milhity Eig myer



Nehalem Volunteer Fire Department P.O. Box 143 Nehalem, Oregon 97131 (503) 368-6800



Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or Manufactured Dwelling Placement Permit.
Township 3W Range 10 Section 28B Tax Lot 1000
Street Name \$ 10.40 5 Pacific Heights Cont
Nearest cross Street(s) Highway 101 W.
Legal Property Owner(s) Diane Henley
Mailing Address 1807 Oak Drove
City Newberg State FOR Zip Code 97132
Phone Number(s) (\$23) 536 - 455 5948
Proposed Development/Construction Resident (Mandactural dwelly)
Water Source: [] Water District (list name of district) [Well * [] Creek * [] Spring * * You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. ***********************************
 2. Review of water supply for fire district use to the property resulted in the following: [V] There is adequate water available to the property for Fire Suppression (Minimum of 250 GPM for a 4 hour duration. ISO Rural Water Supply Requirement.) [] There is not adequate water available to the property for Fire Suppression Comments
3. Action Taken:
[I have reviewed the information regarding the property listed above and Approve. [] I have reviewed the information regarding the property listed above and do not Approve.
Printed Name Michael Not25che Title City Monger
Signature mill not Date 9/14/07