



**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-26-000012-PLNG:
PORT OF TILLAMOOK BAY / ZWALD**

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

Date of Notice: January 28, 2026

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

#851-26-000012-PLNG: A partition request to create two (2) parcels. Located southeast of the Incorporated City of Tillamook, via Long Prairie Road and Brickyard Road, both county roads. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned General Industrial (M-1). Property owner is Port of Tillamook Bay and applicant is Zwald Property Management LLC.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 11, 2026**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject property 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. The decision will be rendered no sooner than February 12, 2026.

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: www.co.tillamook.or.us/commdev/landuseapps 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 arimoldi@co.tillamook.or.us.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.032: GENERAL INDUSTRIAL (M-1)

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) Building heights shall not exceed 75 feet.
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

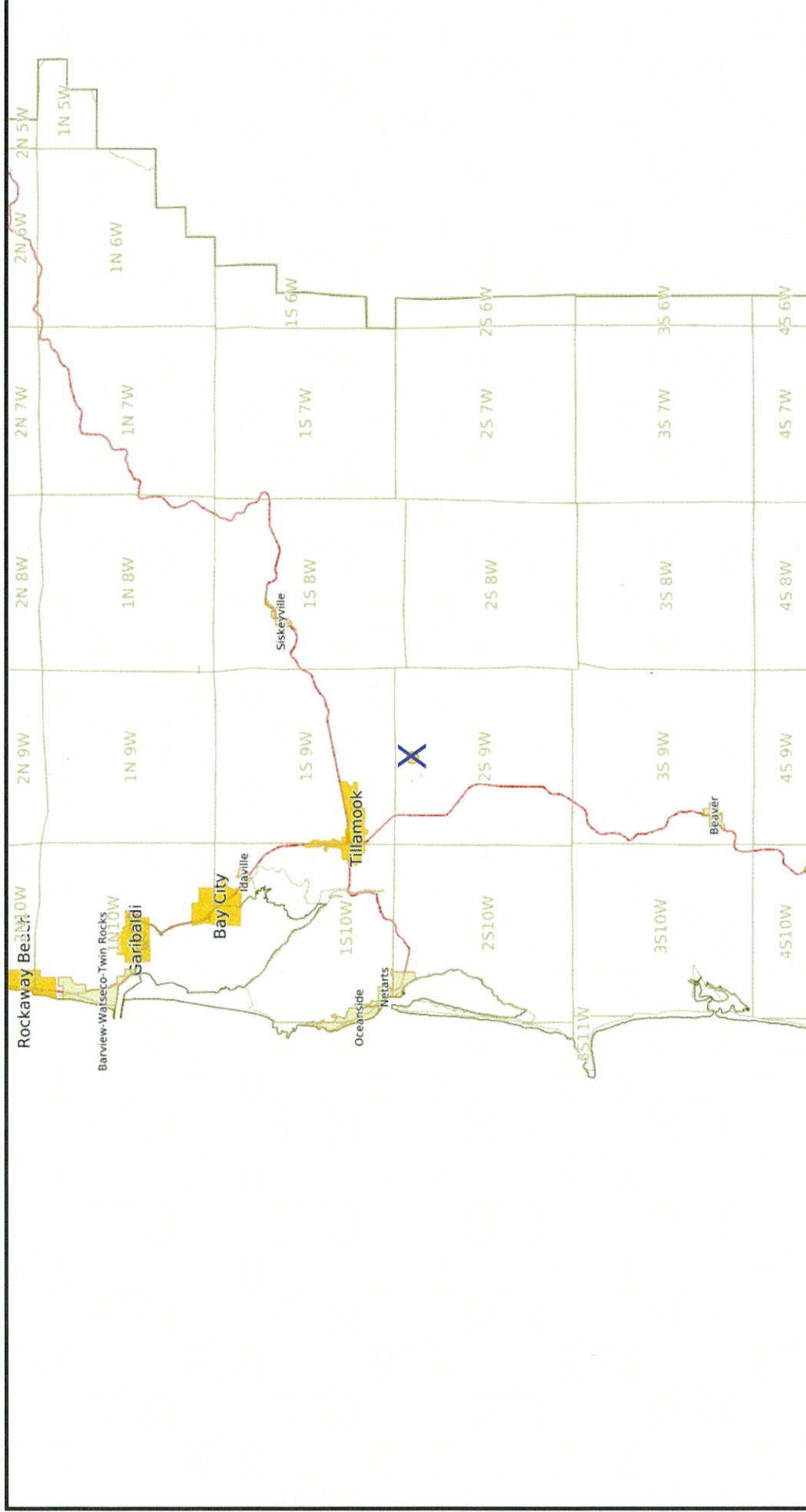
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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.



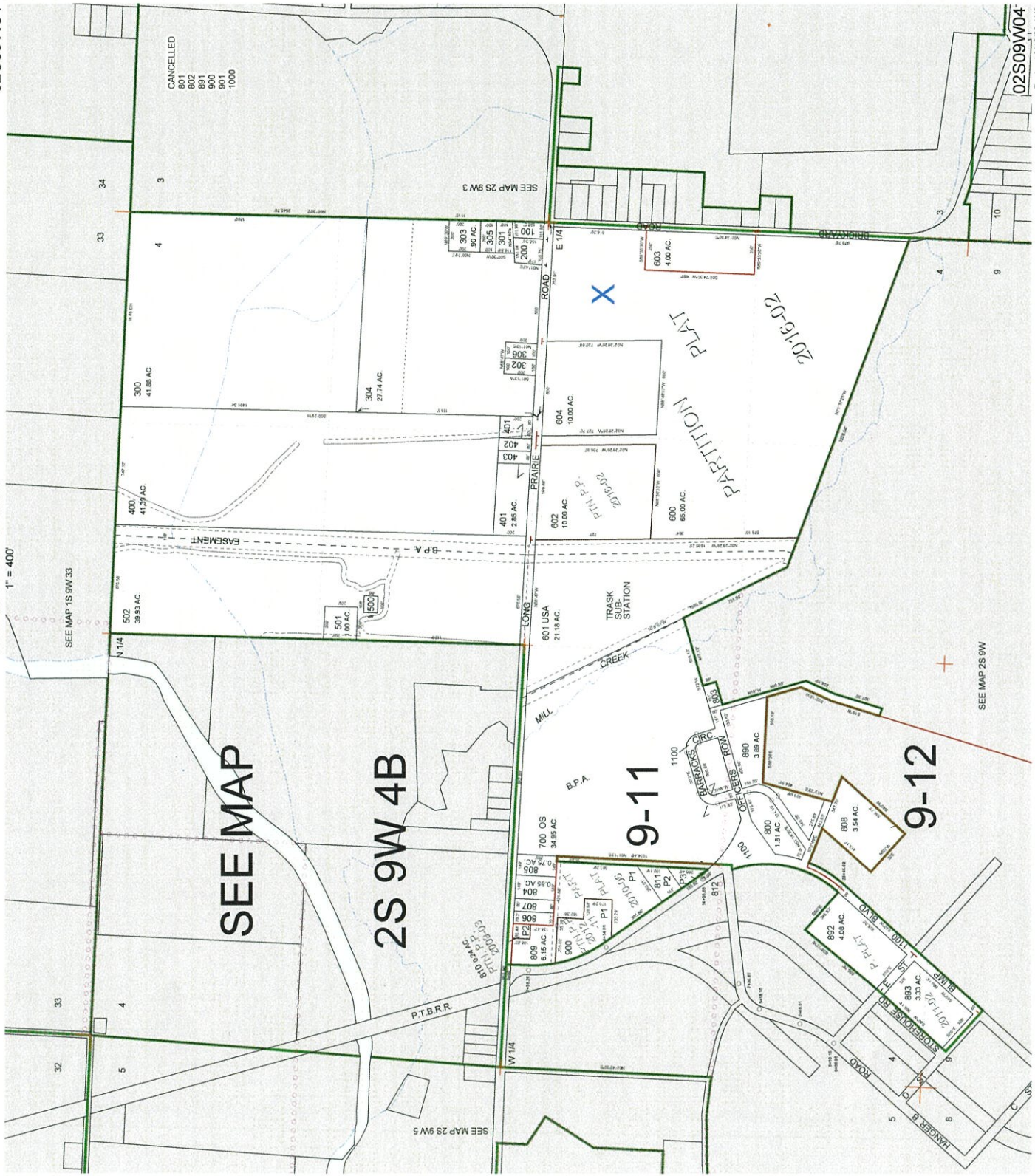
Tillamook County GIS



Created: Thu Jan 22 2026-14:32:15
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SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

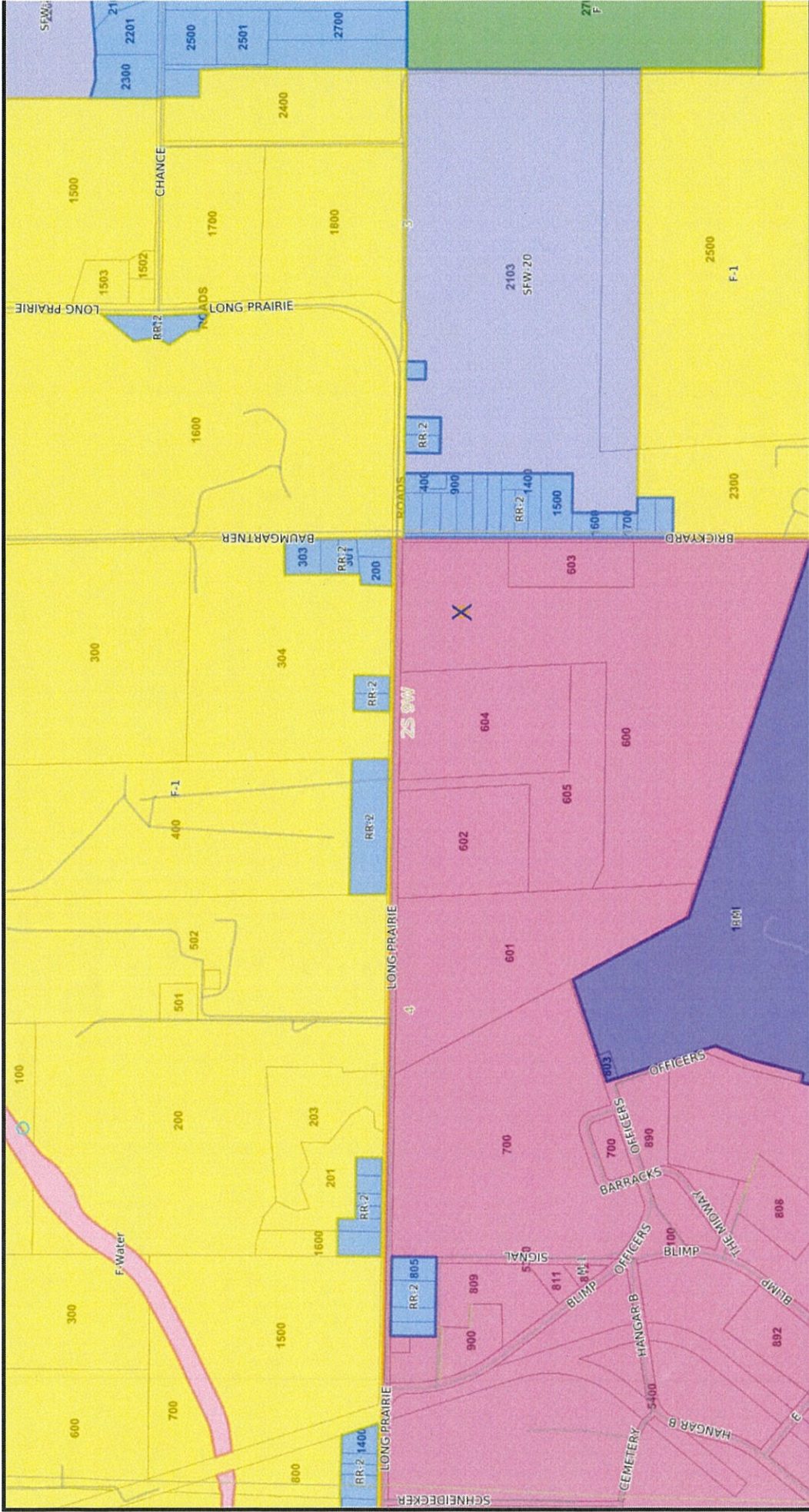
02S09W04



02S09W04
Revised 8/12/22, WS



Tillamook County GIS



Created: Thu Jan 22 2026-14:29:33
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Extent: -13781781.721658, 5687953.0316017, -13777943.149644, 5689892.6211941



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

LAND DIVISION APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Zwald Property Management LLC Phone: (503)842-1005

Address: 9980 South Prairie Rd

City: Tillamook State: OR Zip: 97141

Email: Heather@zwaldtransport.com

Property Owner

Name: Port of Tillamook Bay Phone: (503)354-8043

Address: 4000 Blimp Blvd

City: Tillamook State: OR Zip: 97141

Email: mbradley@potb.org

Location:

Site Address: Corner of Long Prairie Rd and Brickyard ~~Country~~ Rd

Map Number:	2S	09	04	600
	Township	Range	Section	Tax Lot(s)

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

☐ PRELIMINARY PLAT (LDO 060(1)(B))

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

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

General Information

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

Existing Conditions

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

- ☐ Fifteen (15) legible "to scale" hard copies
- ☐ One digital copy

☐ Other information:

OFFICE USE ONLY
Date Stamp RECEIVED JAN 08 2026 BY: <u>Drop off</u>
☐ Approved ☐ Denied
Received by: <u>WJ</u>
Receipt #: <u>1,627.50</u>
Fees: <u>146795</u>
Permit No: <u>851-26-0012</u> -PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none">☐ 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 | <ul style="list-style-type: none">☐ Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space☐ On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards☐ Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none">☐ The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable☐ Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone☐ Evidence of contact with the applicable road authority for proposed new street connections☐ Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development |
|---|---|--|

Additional Information Required for Subdivisions

- | | |
|---|--|
| <ul style="list-style-type: none">☐ Preliminary street layout of undivided portion of lot☐ Special studies of areas which appear to be hazardous due to local geologic conditions☐ Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met☐ Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction | <ul style="list-style-type: none">☐ Profiles of proposed drainage ways☐ In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met☐ If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil☐ Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines |
|---|--|

☐ **FINAL PLAT (LDO 090(1))**

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

Certificates:

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

☐ Additional Information:

Authorization

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

Dorchee Bradley, Port of Tillamook Bay 11/14/25
Property Owner (*Required) Date
Neil Zuercher, Zuercher Transport 1/4/2026
Applicant Signature Date

SURVEYOR'S CERTIFICATE

I, ADAM B THOMPSON, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, THE WHOLE AS DEPICTED AS UNSURVEYED PARCEL 2 OF PARTITION PLAT 2025-11, TILLAMOOK COUNTY PLAT RECORDS, THE NEW PARTITIONED PARCEL 1 BEING DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 2, OF THAT PARTITION PLAT 2025-11, RECORDED AUGUST 29TH, 2025 IN PLAT CABINET B-1446, OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTION 3 AND 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, OF THE WILLAMETTE MERIDIAN, BEING MONUMENTED WITH A TILLAMOOK COUNTY BRASS CAP STAMPED "14 54 53 2015";

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 0°24'30" WEST 616.20 FEET, TO THE NORTHEAST CORNER OF THAT FROG EYES WASABI LLC TRACT DESCRIBED IN INSTRUMENT NUMBER 2021-1755;

THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89°35'30" WEST, 275.00 FEET TO THE NORTHWEST CORNER THEREOF;

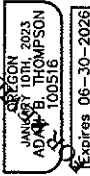
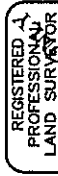
THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 0°24'30" WEST, 1354.2 FEET TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID FROG EYES WASABI LLC TRACT, AND THE EASTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF PARCEL 1 OF THAT PARTITION PLAT 2022-15, RECORDED JULY 28TH, 2022 IN PLAT CABINET B-1383, PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON;

THENCE LEAVING SAID POINT OF INTERSECTION AND WEST BOUNDARY LINE, ALONG SAID PROLONGATED SOUTH BOUNDARY LINE, NORTH 88°46'57" WEST, FOR A DISTANCE OF 438.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE EAST LINE OF SAID PARCEL 1, NORTH 2°28'26" WEST, FOR A DISTANCE OF 787.00' TO THE NORTH LINE OF SAID PARCEL 2;

THENCE ALONG SAID NORTH LINE, SOUTH 88°46'57" EAST, FOR A DISTANCE OF 752.91 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.98 MORE OR LESS ACRES.



ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF TILLAMOOK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025 BY
(JACK MULDER, PRESIDENT OF THE BOARD OF COMMISSIONERS, PORT OF TILLAMOOK BAY)

SIGN _____ PRINT _____

NOTARY PUBLIC - OREGON

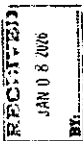
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

EASEMENTS LISTED IN THE PROVIDED TITLE REPORT NOT SHOWN HEREON

BOOK 186, PAGE 195 GRANTED TO: TILLAMOOK PEOPLES UTILITY DISTRICT
RIGHT OF WAY TO CONSTRUCT AND MAINTAIN AN ELECTRIC TRANSMISSION OF DISTRIBUTION LINE OF SYSTEM
RECORDED: MAY 29TH, 1993

BOOK 217, PAGE 277 GRANTED TO: PACIFIC NORTHWEST BELL TELEPHONE COMPANY
RIGHT OF WAY TO CONSTRUCT AND MAINTAIN A TELEPHONE LINE
RECORDED: OCTOBER 6TH, 1989



PARTITION PLAT 2025-
RE-PLAT OF A PORTION PARCEL 2,
PARTITION PLAT 2025-11
SE 1/4, SECTION 4, T.2S., R.9W. W.M.,
TILLAMOOK COUNTY, OREGON

JOB NO: 3713
DATA COLLECT: 12-4-2025
DRAWING DATE: 12-4-2025
SHEET 1 OF 2

APPROVALS

APPROVED _____, 2025 AS PARTITION, _____ DATE

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 2025.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO _____, 2025.

TILLAMOOK COUNTY TAX COLLECTOR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PORT OF TILLAMOOK BAY, A MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

JACK MULDER, PRESIDENT OF THE BOARD OF COMMISSIONERS, PORT OF TILLAMOOK BAY

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK

I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, CORRECT AND TRUE COPY OF THE ORIGINAL PLAT OF SAME AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2025 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

CHRISTY NYSETH

I, ADAM B THOMPSON, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

ADAM B THOMPSON, PLS 100516

PLS ENGINEERING
Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539

SHEET 2 OF 2

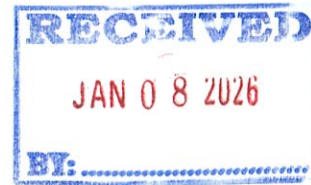
Engineering - Surveying - Planning
504 W. Evergreen Blvd., Vancouver, WA 98666
PH: (360) 944-6519 Fax: (360) 944-6531



THIS IS A DEPENDENT SURVEY OF A PORTION OF PARCEL 2 OF PARTITION PLAT 2023-11, BEING A PORTION OF PARCEL 2 OF PARTITION PLAT 2022-15. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THAT PORTION OF PARCEL 2 INTO TWO PARCELS SHOWN HEREON.

[100]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "H-54 S-3 2016" (PER REMITTANCE BOOK L PAGE 47, TILLAMOOK COUNTY SURVEY RECORDS) (HELD)
[101]	FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T28 RHW S-43 98.50 01 58 287 197Z" (PER REMITTANCE BOOK L PAGE 81, TILLAMOOK COUNTY SURVEY RECORDS) (HELD)
[102]	FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "H-13 BHM S-5 2004" (PER REMITTANCE BOOK 7, PAGE 67, TILLAMOOK COUNTY SURVEY RECORDS) (HELD)
[103]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507 PER PARTITION PAUL 2022-15 (AT POSITION)"
[104]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507 PER PARTITION PAUL 2022-15 (AT POSITION)"
[105]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507 PER PARTITION PAUL 2022-15 (HELD)"
[106]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507 PER PARTITION PAUL 2022-15 (HELD)"
[107]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4181, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)
[108]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4181, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION ON LINE WITH WESTERN RIGHT OF WAY OF BROCKLAND COUNTY SURVEY RECORDS) (HELD)
[109]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4181, TILLAMOOK COUNTY SURVEY RECORDS) (HELD)
[110]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4181, TILLAMOOK COUNTY SURVEY RECORDS) (HELD)
[111]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESTABL S 83627" (SEE PARTITION PAUL 2022-11) (AT POSITION)
[112]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESTABL S 83627" (SEE PARTITION PAUL 2022-11) (AT POSITION)
[113]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESTABL S 83627" (SEE PARTITION PAUL 2022-11) (AT POSITION)
[114]	FOUND 58" IRON ROD .036" ABOVE GROUND (SEE MAP B-506, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)
[115]	FOUND 58" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2507" (SEE MAP B-4442, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)

Clyde Wagner
Wagner Waterworks
clyde@wagnerwaterworks.com
7155 Vaughn Road
Tillamook, Oregon 97141
503-812-9751



November 14, 2025
Andrew Gunther
PLS Engineering
andrew@plsengineering.com

Re: Water Availability

Dear Mr. Gunther,

This letter is to inform you that water service is available from Long Prairie Water District to Tillamook County tax lot **2S09040 00600**.

Please contact me if you have any questions or concerns.

Sincerely,

Clyde Wagner
Operator
Long Prairie Water District
503-812-9751
clyde@wagnerwaterworks.com

FIRST AMERICAN 3924769

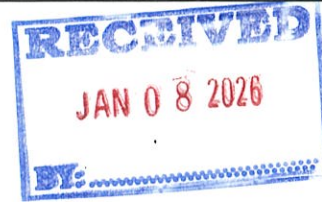
AFTER RECORDING RETURN TO:

Jordan Ramis PC
Two Centerpointe Dr Ste 600
Lake Oswego OR 97035
(43075-79955 – JXS)

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

Port of Tillamook Bay
Attn: Michele Bradley
4000 Blimp Blvd Ste 100
Tillamook OR 97141-9695

Tillamook County, Oregon
08/15/2022 11:23:01 AM
DEED-DBS
\$20.00 \$11.00 \$10.00 \$61.00 - Total =\$102.00
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



This space is reserved for recorder's use.

**BARGAIN AND SALE DEED
(Resultant Lot 2)**

Port of Tillamook Bay, an Oregon Port District, Grantor, conveys to Port of
Tillamook Bay, an Oregon Port District, Grantee, the following described real property
("Property"):

See Exhibit A attached hereto and incorporated herein by this
reference.

This Deed is to confirm the legal description of the Property following completion
of the partition approved by the Tillamook County Department of Community
Development in Partition, 851-22-000147-PLNG.

The true consideration for this conveyance is \$-0-; however, the actual
consideration consists of other good and valuable consideration, which is the whole
thereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5
TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of August, 2022.

GRANTOR

Port of Tillamook Bay,
an Oregon Port District

By: Sierra
Name: SIERRA E LAUDER
Title: PRESIDENT

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

[Acceptance and Acknowledgment follow on next page]

ACCEPTED BY:

Port of Tillamook Bay,
an Oregon Port District

By: [Signature]
Name: Sierra E. Lauder
Title: President

STATE OF OREGON)
) ss.
County of Tillamook)

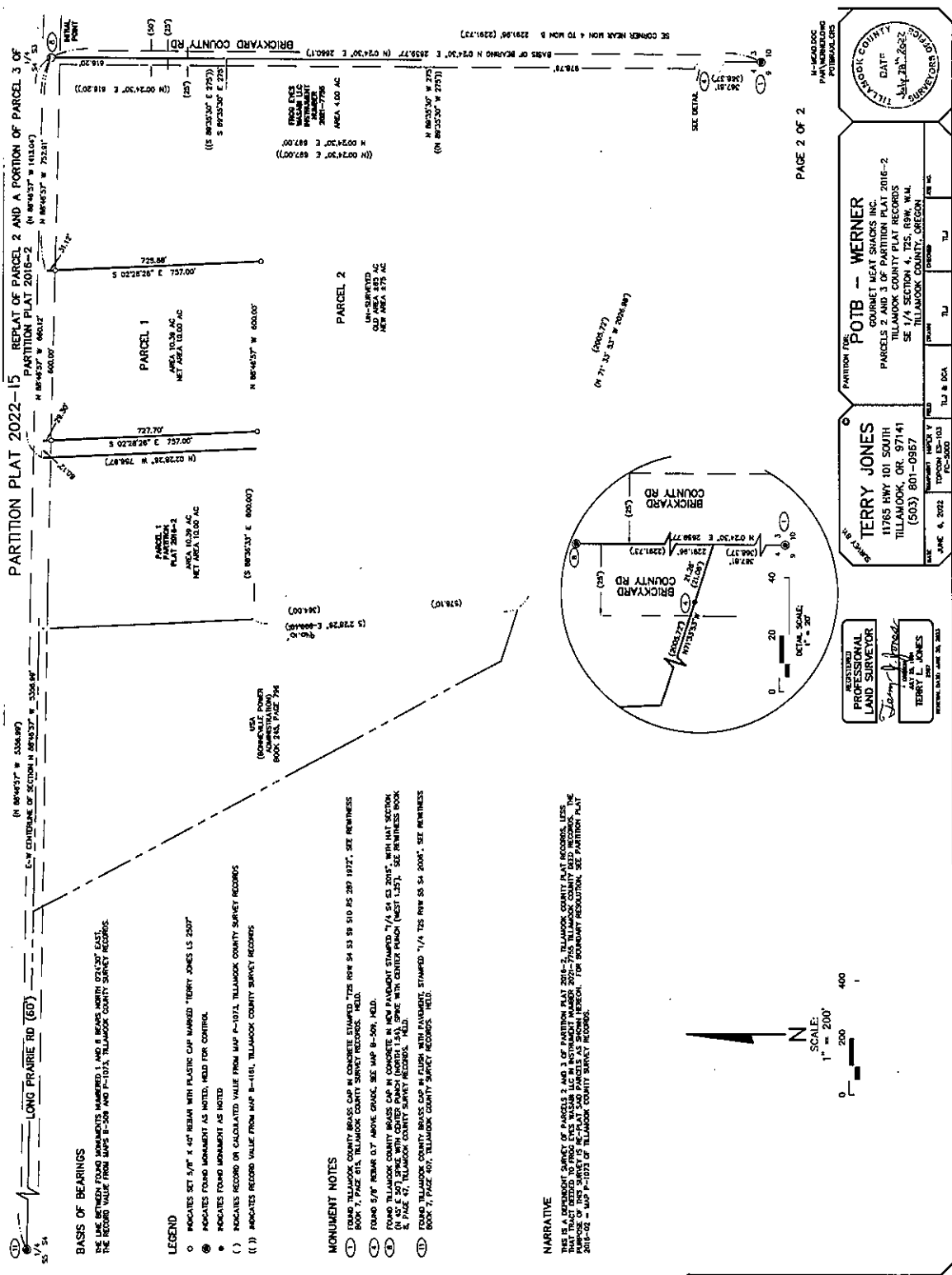
This instrument was acknowledged before me this 12th day of August, 2022, by
Sierra Lauder, President of Port of
Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and
deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

Exhibit A
Legal Description

Parcel 2, Partition Plat No. 2022-15, Tillamook County, Oregon, as recorded July 28, 2022
in Plat Cabinet B-1363, Partition Plat Records, Tillamook County, Oregon.



Public Record

1. DORIS L. JONES, CREDITED NAME:
WAS CONSIDERED ASSIGNED AND LINKED WITH GROUP MEMBERSHIP (NUMBER 1,
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833,

STATE OF OREGON
COUNTY OF TILLAMOOK

2
J.E.S.
2

I, TASSO OWEN, DO HEREBY CERTIFY THAT I AM THE QUARTER CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THE PARTITION PLAT OF THE QUARTER PLAT OF SAME, AS RECORDED IN PLAT CACKET 8 - 1063, OF TILLAMOOK COUNTY, OREGON, IS THE SAME AS RECORDED IN PLAT CACKET 8 - 1063, OF TILLAMOOK COUNTY, OREGON.

RECORDED 30446 28th
NOV 1922 4811

RECORDED 30446 28th
NOV 1922 4811

Christy Biggs, Chief Deputy
JACK ORNL
I, TERRY L. JONES, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE
AND TRUE COPY OF THE ORIGINAL PLAT AS NOTICED ABOVE.
Terry L. Jones
TERRY L. JONES / JUL 25/07

STATE OF OREGON
COUNTY OF TILLAMOOK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022,
BY _____
Toddman Incorporated
(PRINT)

NOTARY PUBLIC - OREGON
COMMISSION NO. 998997
MY COMMISSION EXPIRES: 27 DAY OF AUG 2021

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PORT OF BELLMOCK BAY, A MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

SHERA LALOR, PRESIDENT OF BOARD OF COMMISSIONERS

APPROVED JULY 1, 2022 AS PARTITION, 851-22-000147-PLUG.

Sarah C. Gibson
TELLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT
DATE *July 24, 2022*

NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENER ON SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1 OR 2.

APPROVED THIS 27TH DAY OF JULY, 2022.

W. L. Smith
TULARE COUNTY SURVIVOR

W. L. Smith
TULARE COUNTY TAX COLLECTOR

(11) EASEMENTS LISTED IN BOOK 263, PAGE 8 ALL PERTAIN TO OTHER PROPERTY LISTED IN THE DEED WHICH LIES WEST OF THE PROPERTY BEING PARTITIONED.

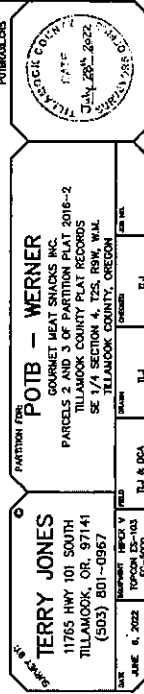
(12) THE WATER RIGHT IS ON THE SMALL CREEK WHICH CROSSED THE SOUTHERN PORTION OF PARCEL 2.

(13) BLANKMOK PEOPLE'S UTILITY DISTRICT RECORDED IN INSTRUMENT NUMBER 2021-3664 DOES NOT PERTAIN TO THIS PARTITION. THE PUD IMPROVEMENTS ARE LOCATED ON THE EAST SIDE OF PARTITION PLAT 2018-2 AND/OR THE PUD DOES NOT HAVE LIC TRACT



PAGE 1 OF 2

U-HEAD.DOC
PAR\MERPLONE



P-1177

Letter of Transmittal



Engineering • Surveying • Planning
604 W Evergreen Blvd
Vancouver, WA 98660
360-944-6519

Date: 1/07/2026	Job#: 3713
Attn:	Melissa Jenck
Regarding:	Port/Zwald Partition Plat
PLS Transmittal Tech:	Andrew Gunther

To:

Tillamook County Community Development
1510-B Third St.
Tillamook, OR 97141

Copies	Date	No.	Description
1		3	Land Division Application
1	12/8/25	2	Partition Plat drawings
1	12/19/25	6	Deed
1	11/14/25	1	Water Availability Letter from Long Prairie Water District

☐ For your use ☒ For review/comment ☐ For approval
☐ Approved as submitted ☐ As requested ☐ Approved as noted

Melissa,
Here are application documents related to the proposed partition plat at the Port of Tillamook Bay for the Port and Zwald Transport.

Please let me know if anything else is needed.

Thanks,

Copy To:

Signed: Andrew Gunther