



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.

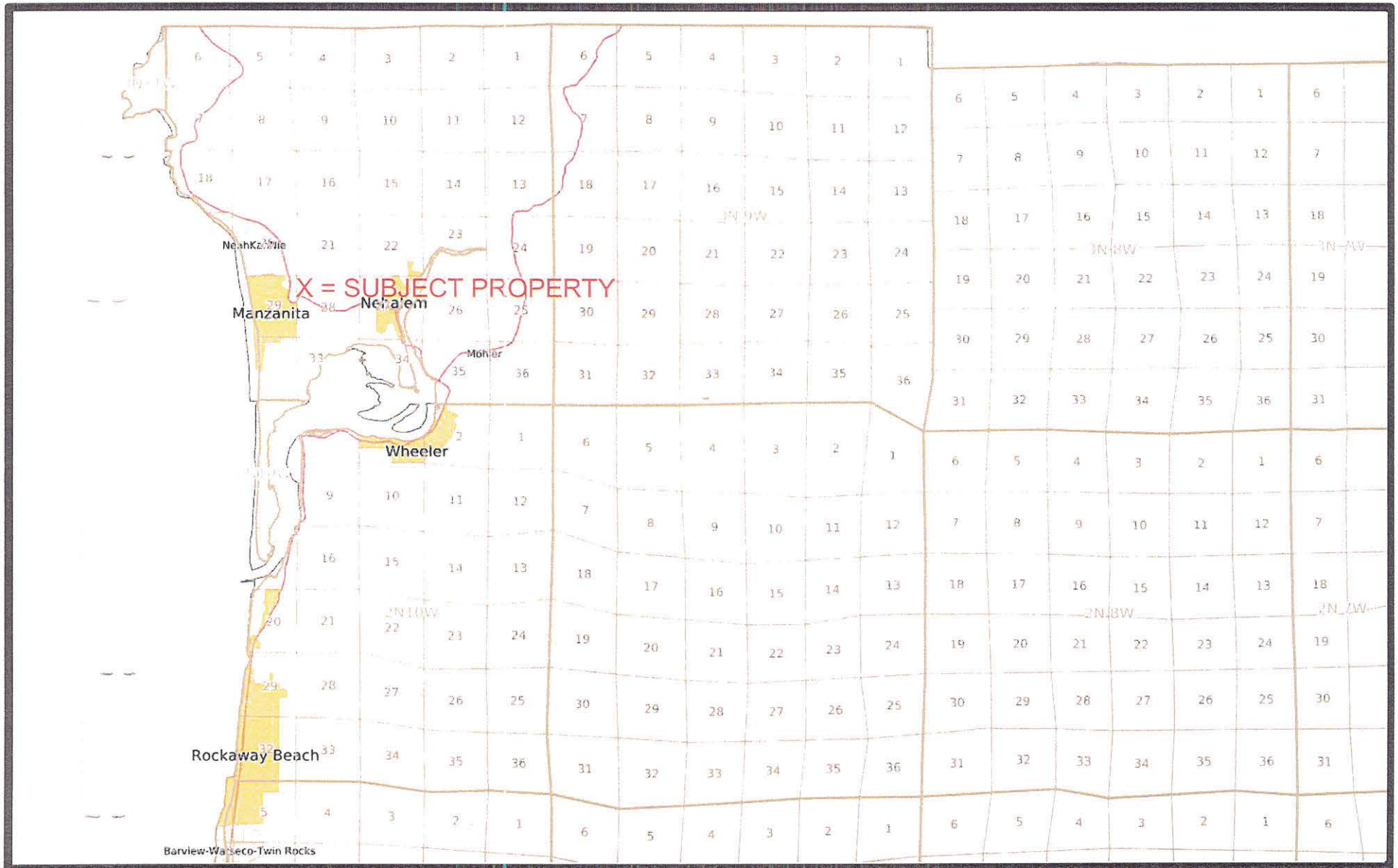
2. Future development shall adhere to the uses and development standards set forth in the applicable zoning standards, including all other applicable supplemental ordinance requirements of the City of Nehalem Zoning Ordinance. The existing zoning designations for all parcels shall remain the same and 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

EXHIBIT A

Map

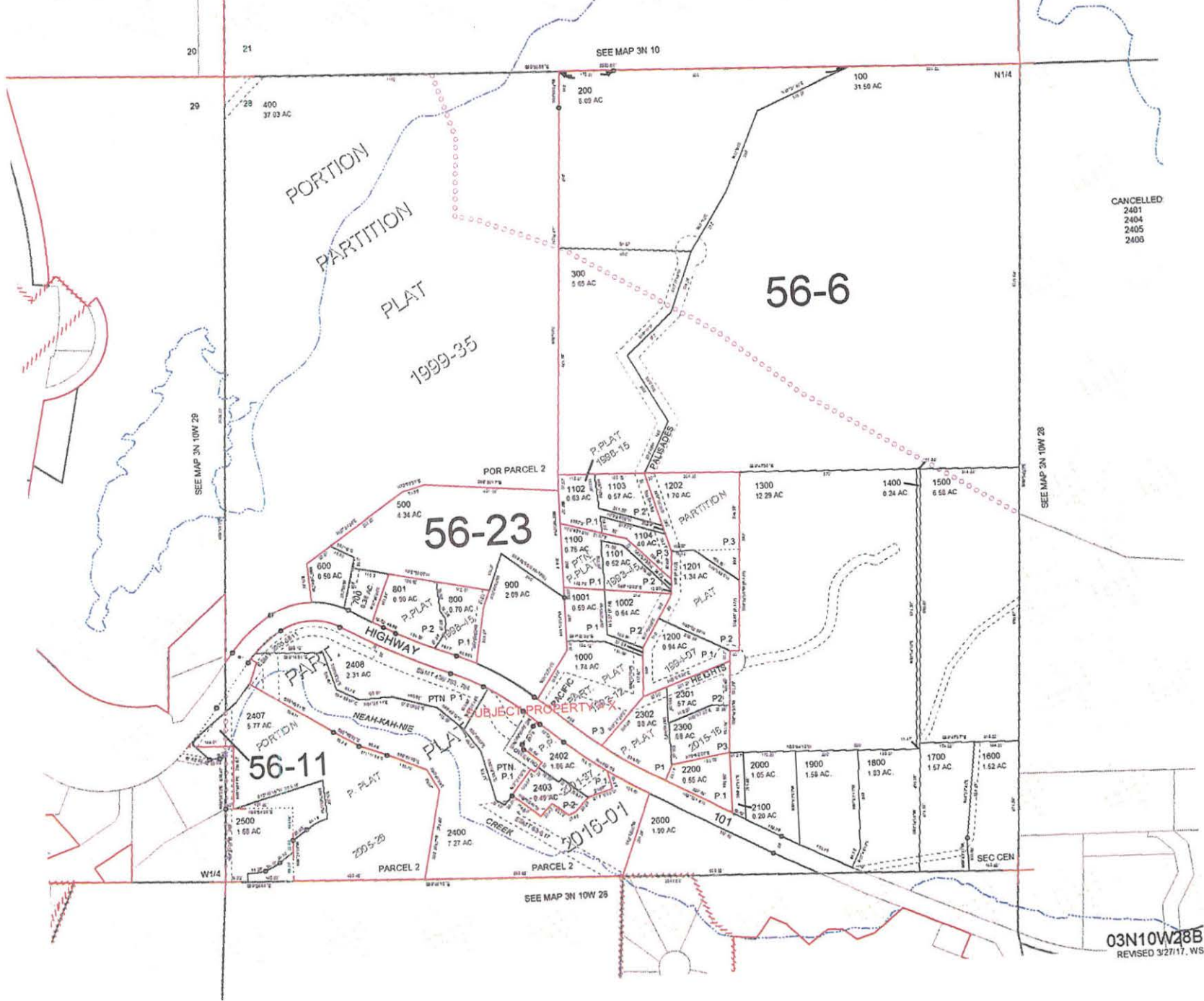


Generated with the GeoMOOSE Printing Utilities

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

N.W. 1/4 SEC. 28 T. 3N. R. 10W. W.M.
Tillamook County
1" = 200'

03N10W28B



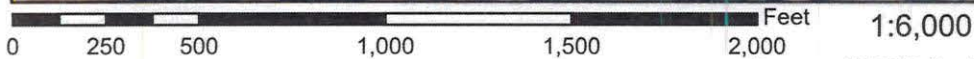
CANCELLED
2401
2404
2405
2406

03N10W28B
REVISED 3/27/17, WS

National Flood Hazard Layer FIRMette



123°55'35"W 45°43'24"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

123°54'58"W 45°42'59"N

Legend

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

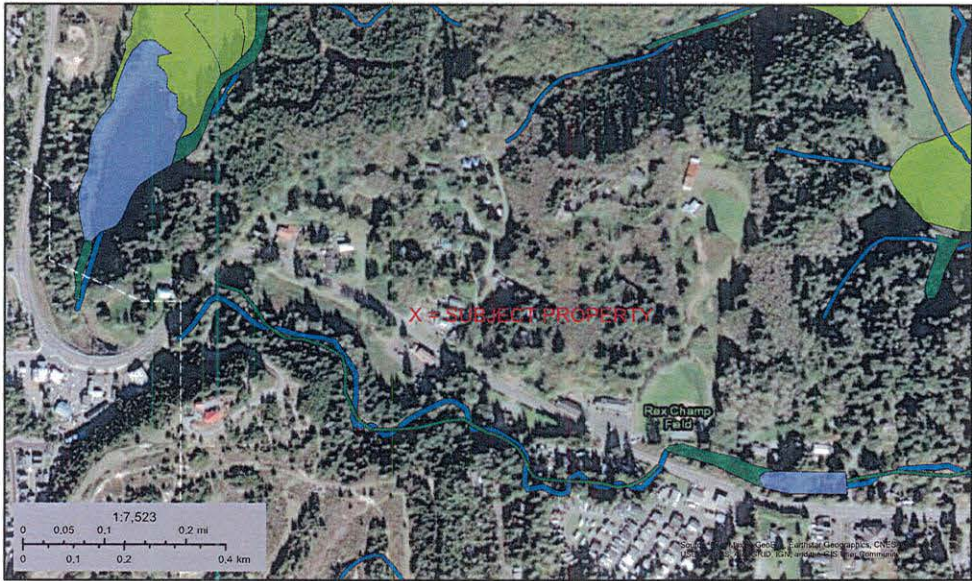
- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | No Digital Data Available |
| | | Unmapped |
| | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. | |



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 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.



March 29, 2022

- | | | |
|--|---|--|
| Wetlands |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Deepwater |  Freshwater Forested/Shrub Wetland |  Other |
|  Estuarine and Marine Wetland |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base 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 # 60971 Map # 3N1028B001000 Code - Tax # 5623-60971 Legal Descr PARTITION PLAT 1992-12 Lot - PARCEL 3 Mailing Name HENLEY, DIANE J Agent In Care Of Mailing Address 1804 OAK DR NEWBERG, OR 97132	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2006-6497 Sales Date/Price 07-26-2006 / \$0.00 Appraiser WHITNEY HOPKES
--	---

Prop Class	409	MA	SA	NH	Unit
RMV Class	409	02	AC	212	27201-1

Situs Address(s)	Situs City
ID# 1 10405 PACIFIC HEIGHTS CT	COUNTY
ID# 10400 PACIFIC HEIGHTS CT	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
5623	Land	91,110		Land	0
	Impr.	73,100		Impr.	0
Code Area Total		164,210	143,870		0
Grand Total		164,210	143,870		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
5623					LANDSCAPE - FAIR	100				500
5623	1	<input checked="" type="checkbox"/>		NH-R2	Market	103	A	1.74		73,610
5623					OSD - AVERAGE	100				8,500
5623					OSD - AVERAGE	100				8,500
Grand Total									1.74	91,110

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
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
Grand Total							4,839	73,100

Exemptions / Special Assessments / Potential Liability					
Code Area	5623				
SPECIAL ASSESSMENTS:					
<input checked="" type="checkbox"/> SOLID WASTE	Amount	24.00	Acres	0	Year 2021

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 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



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

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

Property Owner

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

Location:

Site Address: 10405 PACIFIC HEIGHTS CT AND 10400 PACIFIC HEIGHTS CT

Map Number: 3N 10 28 B 001000
Township Range Section Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

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

Other information:

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 409-
Permit No: 851-22-00034-PLNG

Proposed Development

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

Additional Information Required for Subdivisions

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

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

Certificates:

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

Additional Information:

Authorization

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

Deane Henley
Property Owner (*Required)

Jallon Estin
Applicant Signature

NOV - 2 - 2021
Date

OCTOBER 29, 2021
Date

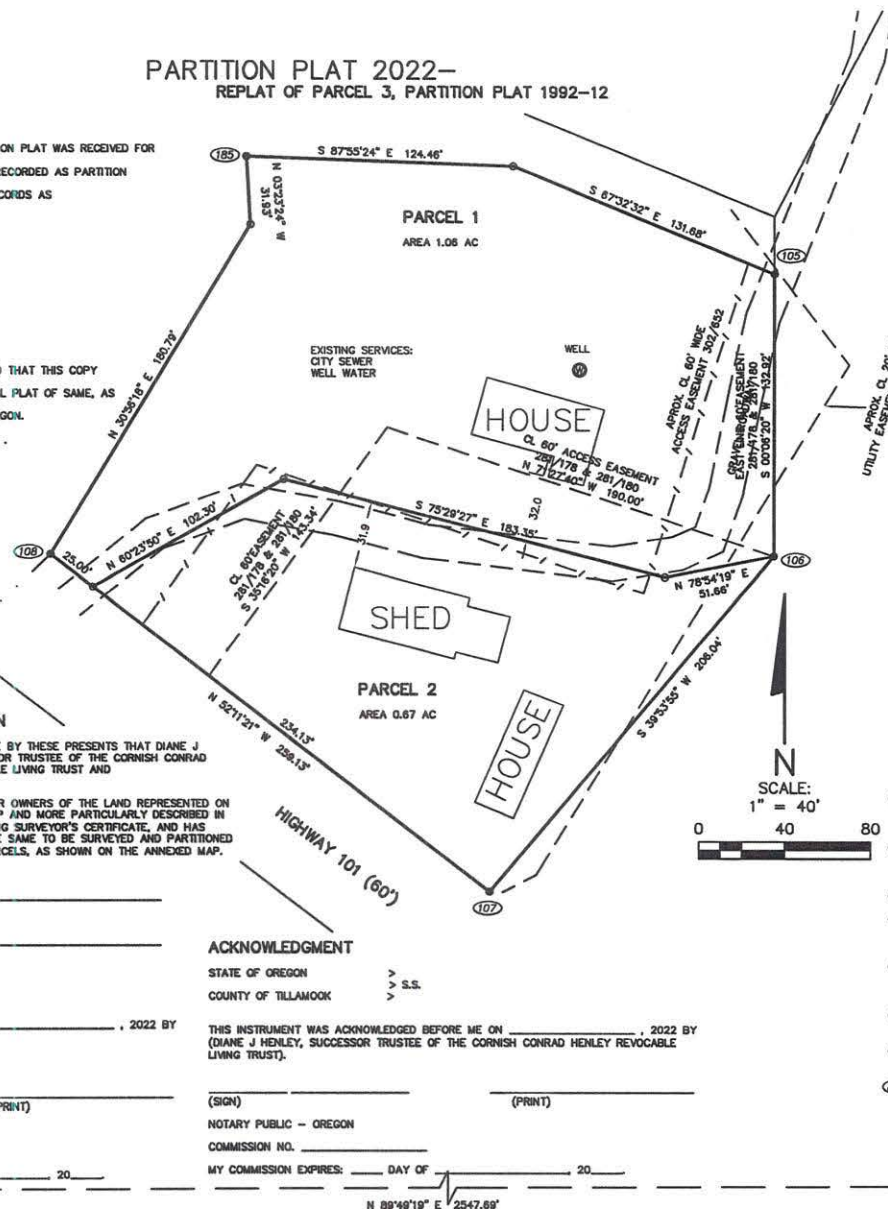
RECEIVED
FEB 17 2022
 BY:

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

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST STATE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19" WEST BETWEEN MONUMENTS 101 AND 102.
OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE
 OBLIQUE MERCATOR PROJECTION
 NORTH AMERICAN DATUM OF 1983
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N
 LONGITUDE OF LOCAL ORIGIN: 124°13'00" W
 FALSE NORTHING: -4,600,000.000 METERS
 FALSE EASTING: -300,000.000 METERS
 SKEW AXIS SCALE: 1.000 000 (EXACT)
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"
 (THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS)

NARRATIVE
 THIS IS A DEPENDENT SURVEY OF PARCEL 3, PARTITION PLAT 1992-12, TILLAMOOK COUNTY PLAT RECORDS, SEE MAP P-74, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE PARCEL INTO 2 PARCELS AS SHOWN HEREON.
 THE ANGLE POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND
 ○ SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
 ● FOUND MONUMENT AS NOTED, HELD
 ● FOUND MONUMENT AS NOTED
 () RECORD VALUE FROM MAP B-1570 OR P-74
 NO () MEASURED VALUE
MONUMENT NOTES
 SCALE: 1" = 40'
 0 40 80
 (101) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REWITNESS CARD 130, HELD
 (102) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 793 1970", SEE REWITNESS CARD 170, HELD
 (105) FOUND 5/8" REBAR, SEE MAP P-74, HELD
 (106) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
 (107) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
 (108) FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
 (145) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
 (87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD



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

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

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
 DALLAS W ESPLIN, PLS 83627
APPROVALS
 APPROVED 2021 AS PARTITION, 851- -PLNG.
 TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.
 TILLAMOOK COUNTY SURVEYOR _____
 TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
 TILLAMOOK COUNTY TAX COLLECTOR _____

DECLARATION
 KNOW ALL PEOPLE BY THESE PRESENTS THAT DIANE J HENLEY, SUCCESSOR TRUSTEE OF THE CORNISH CONRAD HENLEY REVOCABLE LIVING TRUST AND
 IS ARE THE OWNER OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

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

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

SURVEYOR'S CERTIFICATE
 I, DALLAS W ESPLIN, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°25'16" EAST 1168.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551
 DATE: DECEMBER 8, 2022
 EQUIPMENT: FC-6000 HYPER-V, ES-103
 FIELD: DCA/DWE/CJK/JAD/DWE
 DRAWN: DWE
 CHECKED: DWE
 JOB NUMBER: 735

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

C 1/4 SEC 28
 PAR\CORNER-S.DWG DORMER-S.CRS

20 21
29 28
CERTIFICATE OF COUNTY CLERK

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

BY: _____
TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

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

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851- PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

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

TILLAMOOK COUNTY TAX COLLECTOR _____

ACKNOWLEDGMENT

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

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

(SIGN)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT

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

ACKNOWLEDGMENT

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

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

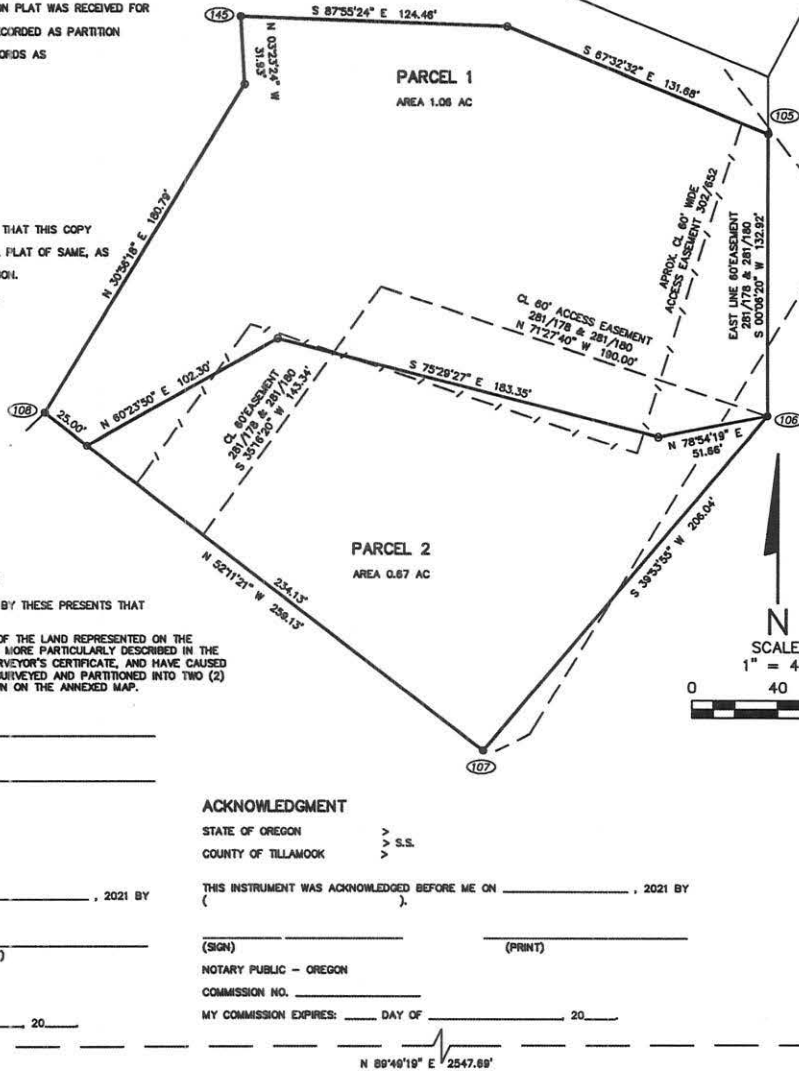
(SIGN)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

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

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



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19\"/>

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST-ZONE

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

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

NARRATIVE

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

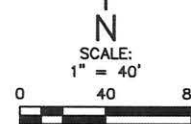
THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGLE POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

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

MONUMENT NOTES

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



SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'10" EAST 1188.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

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

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

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

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DATE	FC-6000 HYPER-V, ES-103	DCA/DWE/CJK/JAD/DWE	DWE	DWE	735

PAR CORNER-S.DWG
DORMER-S.CRS

C 1/4
SEC 28
(87104)

20 21
29 28
107
CERTIFICATE OF COUNTY CLERK

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

BY: _____
TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

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

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851- --PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

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

TILLAMOOK COUNTY TAX COLLECTOR _____

ACKNOWLEDGMENT

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

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

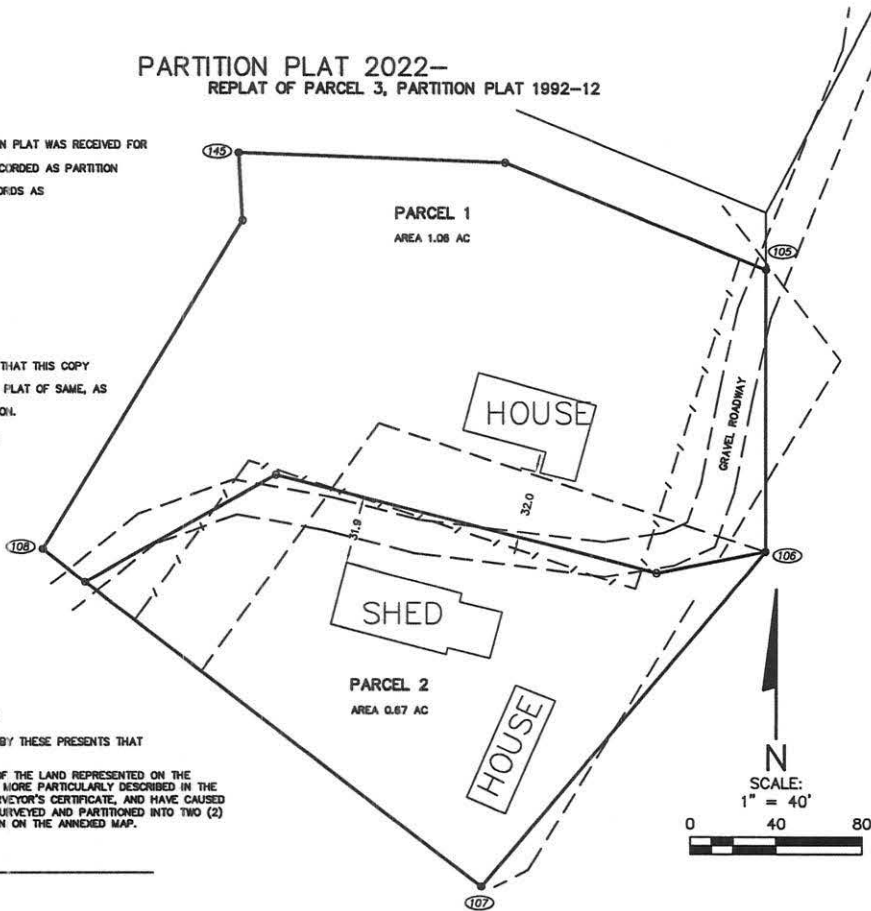
(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

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



BASIS OF BEARINGS

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

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983

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

(THE ABOVE INFORMATION IS RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS)

NARRATIVE

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

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

LEGEND

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

MONUMENT NOTES

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

C 1/4
SEC 28
87104

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT

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

ACKNOWLEDGMENT

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

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

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'10" EAST 1188.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

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

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

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

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

PAR\CORNER-S.DWG
DORMER-S.CR5

20 21
28 28
CERTIFICATE OF COUNTY CLERK

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

BY: _____
TASSI O'NEIL, COUNTY CLERK
CERTIFICATE OF COUNTY CLERK

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

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627
APPROVALS
APPROVED 2021 AS PARTITION, 851- --PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

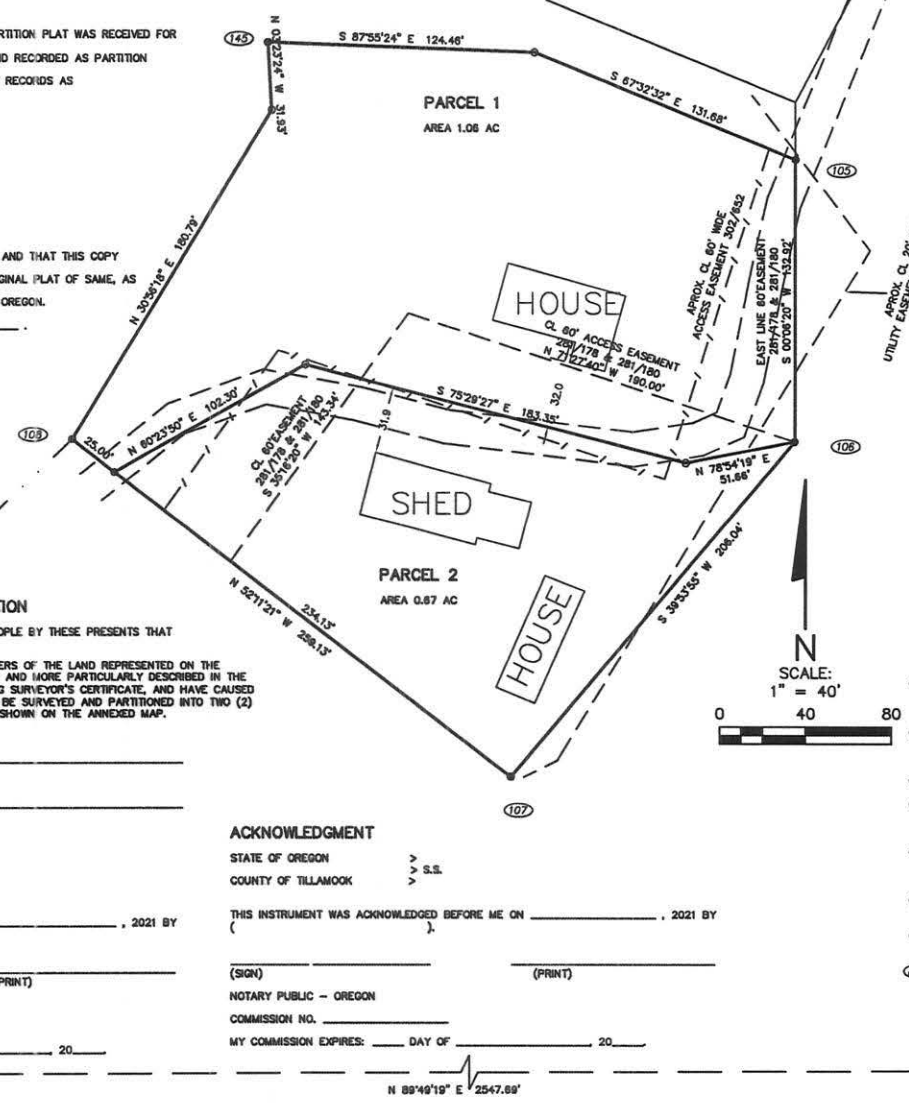
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____
(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

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



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

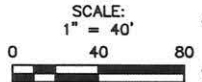
OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE
OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM, OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,600,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1,000,000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS)

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

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

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

- MONUMENT NOTES**
- 101 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", SEE REMITTANCE CARD 130, HELD
 - 102 FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 783 1970", SEE REMITTANCE CARD 170, HELD
 - 105 FOUND 5/8" REBAR, SEE MAP P-74, HELD
 - 106 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
 - 107 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB INC" SHOWN ON MAPS P-24, B-1570, AND P-74, HELD
 - 108 FOUND 5/8" REBAR, 0.4' BELOW GRADE, SEE MAPS B-1570, AND P-74, HELD
 - 143 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LS 475" SEE MAP P-74, HELD
 - 87104 FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 788 1993", IN CONCRETE, HAT SECTION WEST 1.5'. SEE BOOK 7, PAGE 165, HELD



ACKNOWLEDGMENT
STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021 BY _____
(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE
I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'18" EAST 1188.68' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

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

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

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

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
	FC-9000 HYPER-V, ES-103	DCA/DWE/CJK/JAD/DWE	DWE	DWE	735

C 1/4
SEC 28
PAR CORNER-S.DWG
DORNER-S.CR5

CERTIFICATE OF COUNTY CLERK

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

BY: _____
 TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

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

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627

APPROVALS

APPROVED 2021 AS PARTITION, 851--PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

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

TILLAMOOK COUNTY TAX COLLECTOR _____

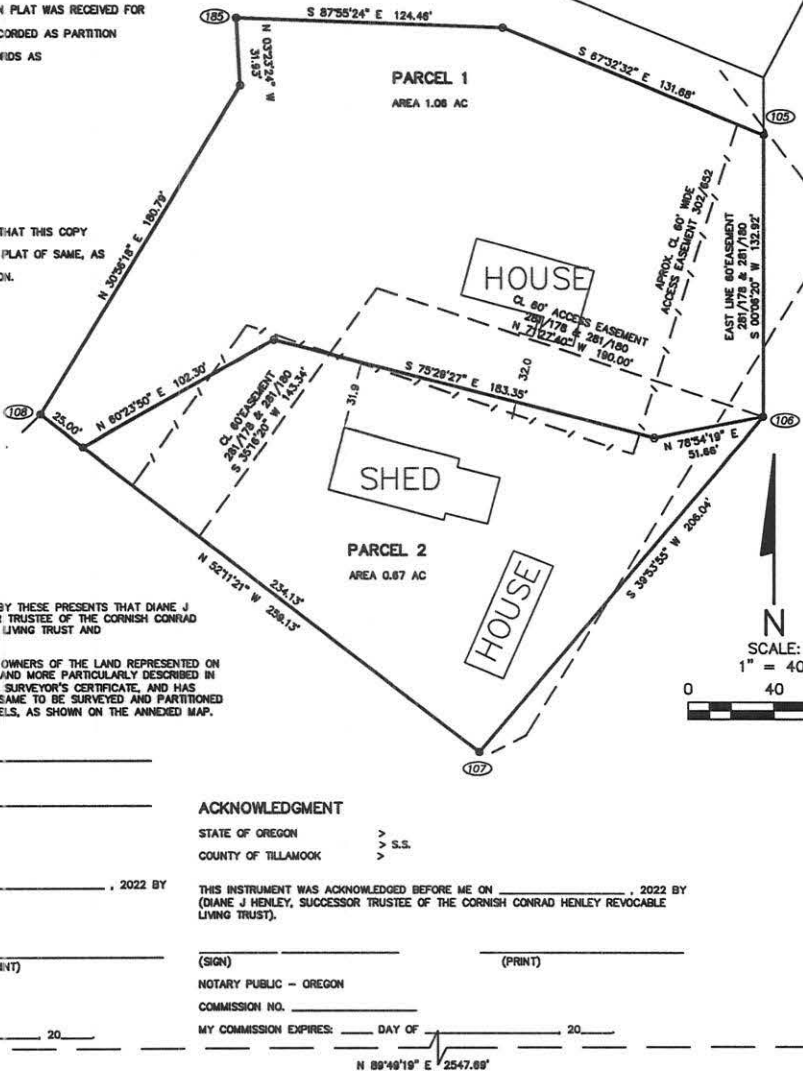
ACKNOWLEDGMENT

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

ACKNOWLEDGMENT

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

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



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 00°25'19\"/>

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

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

(THE ABOVE INFORMATION IS RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS)

NARRATIVE

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

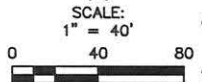
THE ANGEL POINT ON THE WEST LINE WAS CALCULATED AT RECORD DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. THE ANGEL POINT ON THE NORTH LINE WAS SET AT RECORD DISTANCE AND ANGLE OFF OF THE EAST LINE.

LEGEND

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

MONUMENT NOTES

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



SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 1, PARTITION PLAT 1992-12, THE INITIAL POINT OF WHICH IS A 5/8" REBAR THAT IS NORTH 59°35'18" EAST 1186.69' FROM THE QUARTER CORNER BETWEEN SECTIONS 29 AND 28.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

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

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2022	FC-8000 HYPER-VS, ES-103	DCA/DWE/CJK/JAD/DWE	DWE	DWE	735

PAR\CORNER-S.DWG
 DORMER-S.CR5

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



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



Tassi O'Neil, Tillamook County Clerk

AFTER RECORDING RETURN TO:
Christian K. Hooley
Attorney at Law
P.O. Box 220
Tillamook, OR 97141

SEND TAX STATEMENTS TO:
Diane J. Henley, Trustee
1804 Oak Drive
Newberg, OR 97132

PERSONAL REPRESENTATIVES DEED

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

Tract 1

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

Tract 2

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

Tract 3

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

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

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

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

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

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

DATED: 7/26, 2006.

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

STATE OF OREGON)
) ss.
County of Tillamook)

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

Deena Engsborg
Notary Public for Oregon

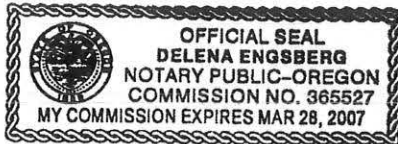


EXHIBIT C



Nehalem Bay Wastewater Agency

Date: 9-17-07

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 28B Tax Lot # 1000

Owner of Record (If Known): Dane Henley

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.

Janet Loason BWA
Signature of Authorized Representative

Executive Assistant 368-5125
Title and Phone Number

COPY



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

DATE 9/14/07

TO: TILLAMOOK COUNTY BUILDING DEPARTMENT

RE: WATER SERVICE AVAILABILITY - Property would need water main extension to be served by City, or by the City of Manzanita. However, property is served by wells (private). - M/M.

Attention: Building Department

I confirm that water service is available to the following lot(s) within our water

Service district:

TOWNSHIP 3W RANGE 10 SECTION 28B TAX LOT(S) 1000

PROPERTY ADDRESS: 10405 PACER HEIGHTS COURT

NAME Dan Henley PHONE # 368-5063

ADDRESS PO Box 490

Nehalem OR 97131

Single Family Duplex/Multi Family _____ Other _____

COMMENTS: _____

Smiley, E.J. Myers



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

COPY

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 #10405 Pacific Heights Court

Nearest cross Street(s) Highway 101 W.

Legal Property Owner(s) Dan Diane Henley

Mailing Address 1804 Oak Drive

City Newberg State OR Zip Code 97132

Phone Number(s) (503) 536-4888 5948

Proposed Development/Construction Residential (Manufactured dwelling)

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.

***** Fire District to complete information below *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
- The road access is not passable for Emergency Vehicles

Comments _____

2. Review of water supply for fire district use to the property resulted in the following:

- 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 Notzsch Title City Manager

Signature [Signature] Date 9/14/07