



Land of Cheese, Trees and Ocean Breeze

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Partition, 851-21-000446-PLNG: Slab Creek Farms, Inc. / Esplin
Administrative Decision & Staff Report

Decision: Approved with Conditions
Decision Date: May 9, 2022
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** A partition request to create three (3) parcels on a property located east of the unincorporated community of Neskowin.
- Location:** The subject properties are accessed via Slab Creek Road, a County Road, and designated as Tax Lots 200 of Section 5 in Township 6 South, Range 10 West W.M.
- Zone:** Small Farm and Woodlot 10 Acre (SFW-10) Zone
- Applicant:** Dallas Esplin, 11765 Hwy 101 S, Tillamook, OR 97141
- Property Owner:** Slab Creek Farms Inc, 8105 Slab Creek Rd, Neskowin, OR 97149

Description of Site and Vicinity: The subject properties are accessed via Slab Creek Road, a County Road, and is surrounded by SFW-10, Rural Residential 2-Acre (RR-2), Small Farm and Woodlot Zone (SFW-20), and Forest (F) Zones (Exhibit A). The subject property abuts Highway 101 to the west (Exhibit A). Tax lot 200 is approximately 56 acres and improved with two single-family dwellings and associated accessory structures according to Assessors records (Exhibit A). The neighboring properties are vacant or improved with single-family residences. To the south, Tax Lot 200 abuts Forest zoned federally owned property.

Applicant is requesting to partition the existing tax lot 200 into three total lots. This partition is part of the process to create residential home sites for an existing approved Group Residential development, approved through Conditional Use CU-92-11(a).

The subject property is in an area of geologic hazard and the standards of TCLUO Section 4.130: Development Requirements for Geological Hazards does apply (Exhibit A). The subject property has

Neskowin Creek and other unnamed streams running through the parcels and the standards of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization does apply (Exhibit A). The property is within 'Zone D' a Special Flood Hazard Area as depicted on FEMA FIRM #41057C1005F (Exhibit A).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.008: Small Farm and Woodlot 10 Acre (SFW-10) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- D. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on April 21, 2022. One (1) comment was received from the Oregon Department of Fish and Wildlife (Exhibit C).

A. 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;*

Findings: The applicability of the SFW-10 zone is addressed below. Additionally, these properties have a prior approved Group Development, per Conditional Use CU-92-11(a) to allow for the creation of additional homesites. CU-92-11(a) requires one residential unit per eight acres, located within a contiguous area. This proposal will meet those standards for density as approved in CU-92-11(a) to create homesites for the original 59.3 acres property.

- (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;*

Findings: The proposed plat maintains access to Slab Creek Road, a County Road (Exhibit B). The applicant has detailed a 50-foot wide access and utility easement to benefit the created parcels on the proposed plat off Slab Creek Road, with a 30-foot wide access utility easement throughout the property (Exhibit B). Applicant provided a statement from Stricker Engineering dated October 30, 2019 regarding bridge inspections on the subject property (Exhibit B). Sticker Engineering stated that two of the existing bridge access do not show signs of decay and recommends inspections by a qualified professional every 10 years (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply or can be met through compliance with the Conditions of Approval. Staff finds the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met.

- (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.*

Findings: Applicant provided a Verification of Water Source letter and well logs for the existing homesites, demonstrating water availability (Exhibit B). Properties have existing drain fields and sanitation systems. This criterion can be met through compliance with the Conditions of Approval.

Staff finds this criterion has been met.

B. TCLUO Section 3.008: Small Farm and Woodlot 10 Acre (SFW-10) Zone

STANDARDS: Land divisions and development in the SFW-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Lot sizes:

1. The minimum lot size for all permitted uses shall be ten acres, unless the property is developed as a residential group development.

2.

(a) If the property is developed as a residential group development, the average density shall be one unit per eight acres, on the condition that either all, or all but one of the home sites are located within a contiguous area that is not larger than 25 percent of the total property. Adequate buffers shall be provided to minimize potential conflicts with agricultural or forestry uses.

The Director may approve lot sizes at the minimum required to obtain approval for adequate on site sewage disposal. The procedures for approval of a residential group development shall be

those contained in Article 6, except that the criteria for review in Section 6.040 shall be replaced by the following:

1. The development will not create conflicts with neighboring farm or forest uses.
2. The development will not materially alter the stability of the overall land use pattern in the vicinity.
3. The development will not result in the alteration of significant wetlands identified in the comprehensive plan.
4. The development is not likely to result in hazards to life or property due to flooding or geologic conditions.
5. All homesites are located according to a plan of partition or subdivision, and are developed according to the requirements of the land division Ordinance.

(b) If a residential group development is approved, the Department shall maintain an active record showing that the use of the undeveloped portion of the property is limited to farm, forest, recreational, or other resource purposes, and that construction or placement of dwellings does not occur.

Findings: Applicant has provided a preliminary plat confirming the three (3) parcels created by the proposed partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). The proposed partition places one of the existing dwellings onto their own homesites, identified as proposed parcel 2.

The proposed partition will result in existing dwellings and their servicing sanitation systems, along with associated accessory structures, being placed within the boundaries of the created homesite (Exhibit B). Structures will adhere to development standards and setbacks per SFW-10 zone. Staff will require as a Conditional of Approval that future development adhere to setback and development standards as described in the SFW-10 zone.

C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

(1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

.....

(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

.....

(3) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts,

subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:

(a) For building or mobile home or manufactured home permits in areas identified in (1)

(b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.

Findings: The proposed partition is located within a geologic hazard area. Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

D. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

(1) The following areas of riparian vegetation are defined:

- (a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*
- (b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*
- (c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less*

Findings: Neskowin Creek borders the subject property to the northeast, with unnamed streams throughout the properties (Exhibit A). Comments were received by Oregon Department of Fish and Wildlife (ODFW) stating that future improvements should avoid impacts to the riparian areas and that future access over existing streams will require ODFW fish passage approval (Exhibit C). Staff finds that any future development will be required to comply with the development standards of TCLUO Section 4.140.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, that the applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/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 applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on May 23, 2022**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
3. The applicant shall include a note on the Final Plat referencing the Conditional Use approval of the Residential Group Development in the SFW-10 zone.
4. The applicant shall include a note on the Final Plat referencing no further residential development or land division permitted in the open space.

5. The applicant 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 Preliminary Plat approval.
6. The applicant shall record the Final Plat within (90) days from the date of final signature of the partition plat.
7. Future changes of use or new access to Slab Creek Road will require review and written approval from Tillamook County Public Works Department prior to development.
8. Future development is subject to setbacks and standards required by TCLUO Sections 3.008: Small Farm Woodlot 10 Acre (SFW-10) Zone, 4.130: Development Requirements for Geologic Hazard Areas, and 4.140: Development Requirements for Water Quality and Streambank Stabilization.

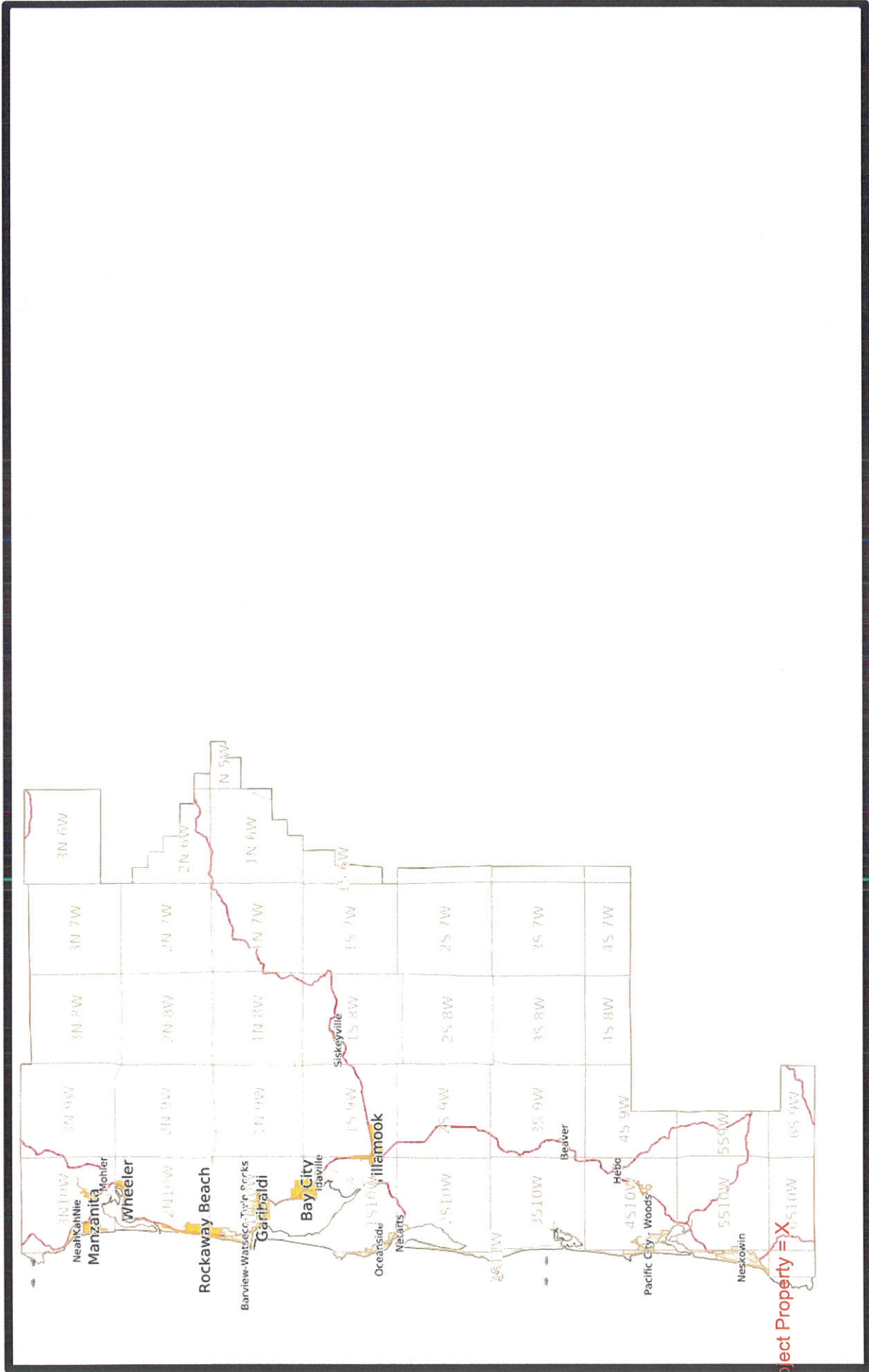
VI. EXHIBITS:

All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Applicable maps
- B. Applicant's submittal
- C. Agency comment

EXHIBIT A

Map

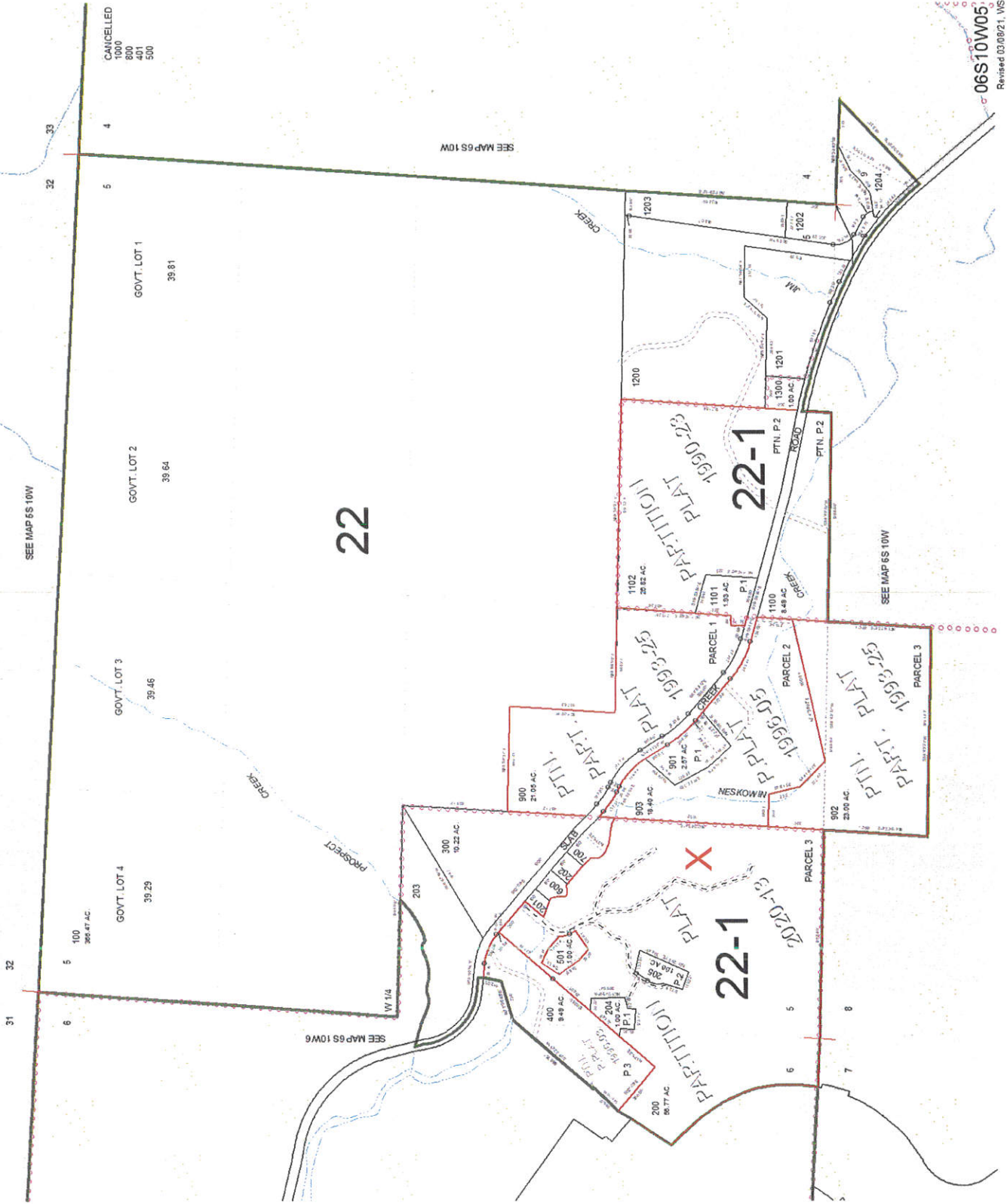
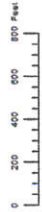


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 5 T.6S. R.10W. W.M.
TILLAMOOK COUNTY

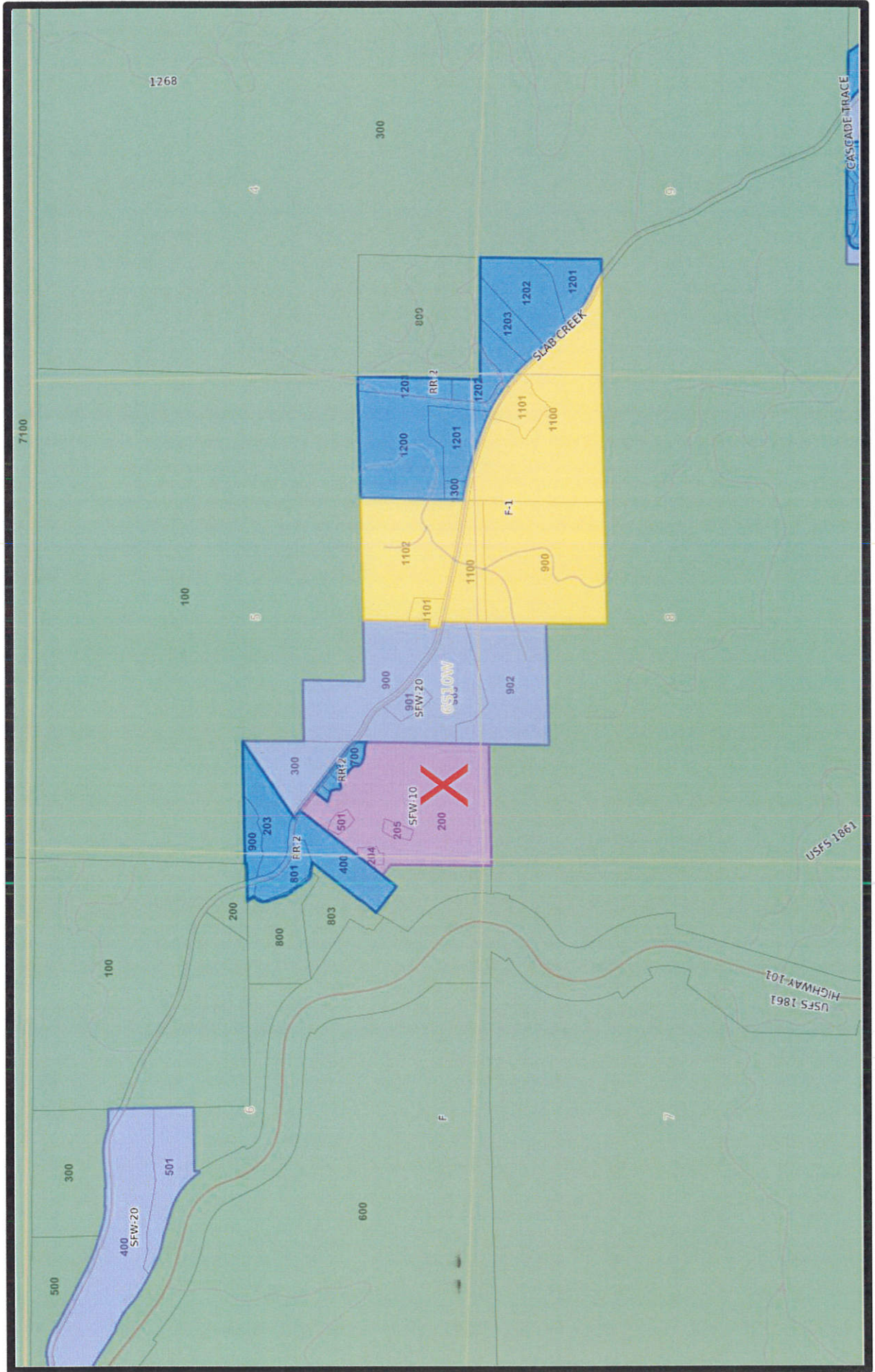
06S10W05

1" = 400'

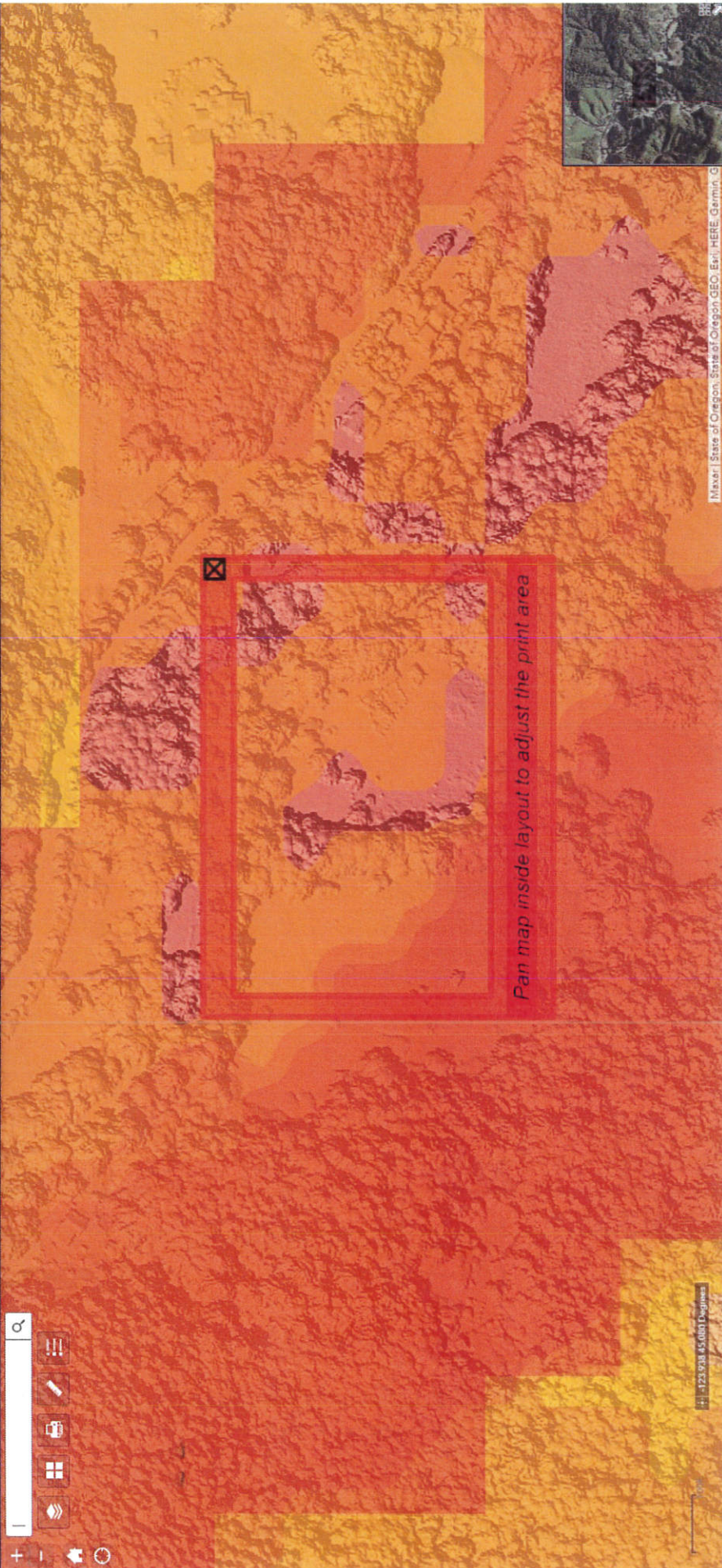


06S10W05
Revised 03/09/21, WS

Map



Map navigation controls including zoom in (+), zoom out (-), home, and search icons.



Pan map inside layout to adjust the print area

125,938.45 (ft)



U.S. Fish and Wildlife Service
National Wetlands Inventory

PARTITION #851-21-000446-PLNG SLAB



May 6, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- 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.

National Flood Hazard Layer FIRMette



123°56'43"W 45°4'50"N



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

123°56'6"W 45°4'25"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 AL, 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
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- 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 5/6/2022 at 2:21 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.

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: SLAB CREEK FARMS INC Phone: (503) 392-3927
 Address: 8105 SLAB CREEK RD
 City: NESKOWIN State: OR Zip: 97149
 Email: GALEOUSELE@EMBARQMAIL.COM

Location:

Site Address: 8105 SLAB CREEK RD

Map Number:	6S	10	5	500, 501, 200, 700
	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

OFFICE USE ONLY	
Date Stamp	DEC 22 2021
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	123640
Fees:	\$409.00
Permit No:	851-21-00446PLNG

Other information:

see attached documents

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.

Gabe Orsola

 Property Owner (*Required)
Dallas Explor

 Applicant Signature

Dec 16, 2021

 Date
 OCT 21, 2021

 Date

John Doyle <john@strickerengineering.com>
Joe Goodrich <jgoodrich49@icloud.com>
Bridge Report

1 Attachment, 242 KB

Thanks for the work Joe!

105 East Cypress Lane, Garibaldi, OR 97118
PO Box 366
Office:
Mobile:

1



Stricker Engineering LLC
PO Box 366
Garibaldi, Oregon 97118
john@strickerengineering.com
503-322-2442

Bridge Inspection

Date: 10-30-2019

Project: Slab Creek Bridge Inspection
Project Address: Slab Creek Road, Neskowin Oregon

Date of Site Visit: 10/28/2019
Inspector: John Doyle

At the request of Joe Goodrich, Stricker Engineering, LLC conducted a visual inspection of two bridges on Slab Creek Road in Neskowin.

Bridge #1 is approximately 13 feet wide and spans approximately 40 feet. The superstructure is a train car that rests on concrete abutments. The decking is 4" x 12" P.T. The concrete abutments are structurally sound and show no signs of being undermined. The steel train car shows signs of corrosion resulting in delamination of the steel. This process is normal, and is to be expected when raw steel is exposed to the environment. The P.T. decking does not show signs of decay at this time but should be inspected periodically and replaced as necessary. Based on the age of the bridge, and the extent of the corrosion, the superstructure should last at least 20 more years.

Bridge #2 is approximately 16 feet wide and spans approximately 28 feet. The superstructure consists of glulam beams that rest on concrete abutments. The decking is 4" x 12" P.T. The concrete abutments are structurally sound and show no signs of being undermined. There are no signs of decay in the glulam beams. The P.T. decking does not show signs of decay at this time but should be inspected periodically and replaced as necessary. Based on the age of the bridge, and the extent of the corrosion, the superstructure should last at least 20 more years.

The actual capacity of the bridges is unknown at this time. If you would like an analysis of the bridges to determine their capacity, please contact our office.

Recommendations: Inspections should be conducted by a qualified professional every 10 years, or as necessary if conditions change.

If you have any questions please don't hesitate to contact our office.

Regards,
John Doyle
Stricker Engineering, LLC

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1 AND 2, PARCEL 3 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 3, PARTITION PLAT 2020-13, TILLAMOOK COUNTY PLAT RECORDS, THE INITIAL POINT OF WHICH IS A 1/2" REBAR WHICH IS S 00°30'46" W 1322.06' AND S 36°12'11" W 197.83' FROM THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 8 TOWNSHIP 8 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN.

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

APPROVALS

APPROVED _____, 2022 AS PARTITION, --PLNG. ALSO REFER TO ADMINISTRATIVE DECISION CJ-92-11(a).
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 _____

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
>S.S.
COUNTY OF TILLAMOOK >
I HEREBY CERTIFY 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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SLAB CREEK FARM INC. 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 THREE (3) PARCELS, AS SHOWN ON THE ANNEXED MAP, AND CREATES A WELL AND WATERLINE EASEMENT OF VARYING WIDTH FOR THE EXCLUSIVE BENEFIT OF PARCEL 2, AND ONE FUTURE PARCEL ADJACENT TO PARCEL 2

GALE OUSELE, PRESIDENT

JOE GOODRICH, SECRETARY/TREASURER

ACKNOWLEDGMENT

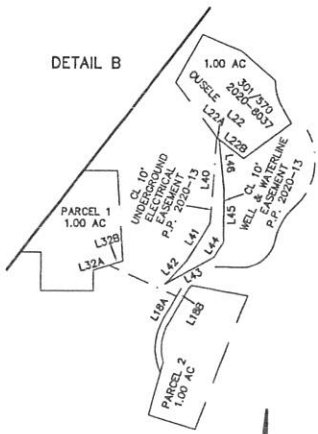
STATE OF OREGON >
> S.S.
COUNTY OF TILLAMOOK >
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (JOE GOODRICH, SECRETARY/TREASURER OF SLAB CREEK FARM INC.),
(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

ACKNOWLEDGMENT

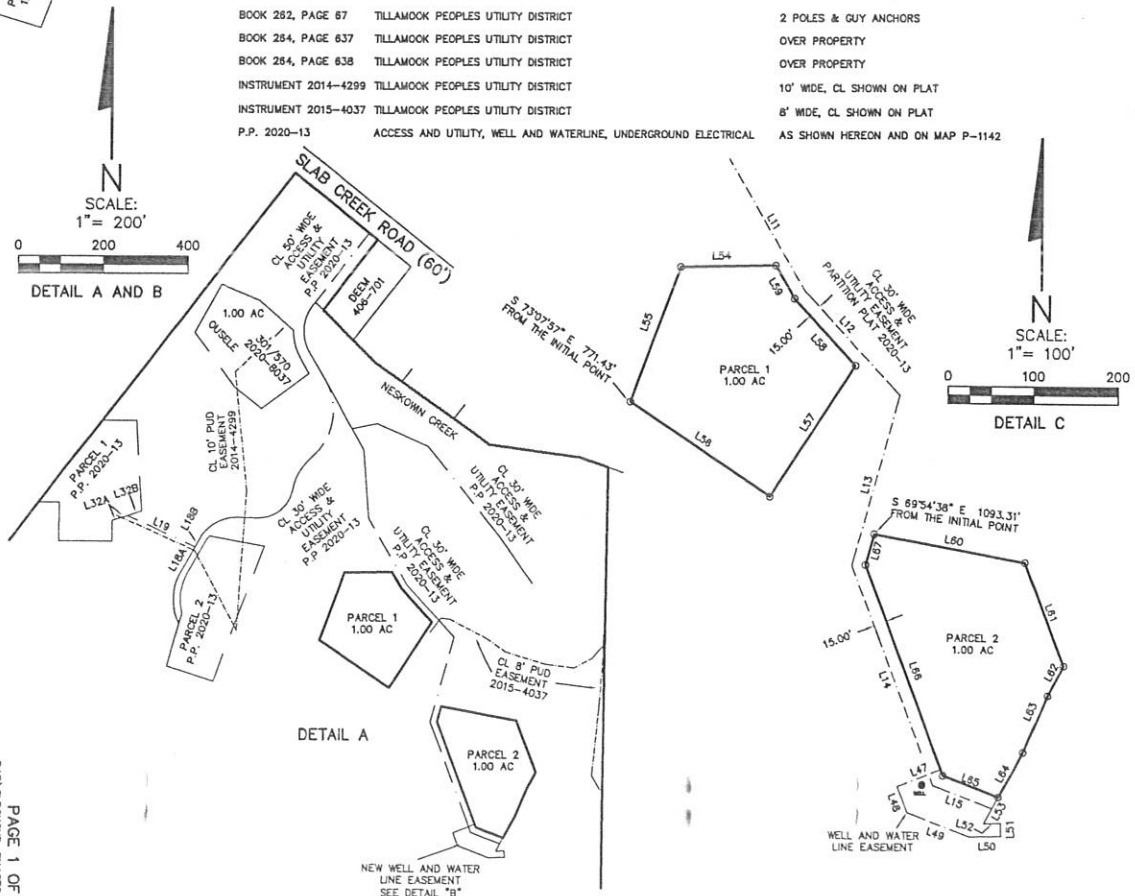
STATE OF OREGON >
> S.S.
COUNTY OF TILLAMOOK >
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (GALE OUSELE, PRESIDENT OF SLAB CREEK FARM INC.),
(SIGN) _____ (PRINT) _____
NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

EASEMENTS OF RECORD

- BOOK 282, PAGE 87 TILLAMOOK PEOPLES UTILITY DISTRICT 2 POLES & GUY ANCHORS
- BOOK 284, PAGE 637 TILLAMOOK PEOPLES UTILITY DISTRICT OVER PROPERTY
- BOOK 284, PAGE 638 TILLAMOOK PEOPLES UTILITY DISTRICT OVER PROPERTY
- INSTRUMENT 2014-4299 TILLAMOOK PEOPLES UTILITY DISTRICT 10' WIDE, CL SHOWN ON PLAT
- INSTRUMENT 2015-4037 TILLAMOOK PEOPLES UTILITY DISTRICT 8' WIDE, CL SHOWN ON PLAT
- P.P. 2020-13 ACCESS AND UTILITY, WELL AND WATERLINE, UNDERGROUND ELECTRICAL AS SHOWN HEREON AND ON MAP P-1142



DATE: OCTOBER 16, 2021
PROJECT: BAYSIDE SURVEYING
SURVEY BY: BAYSIDE SURVEYING
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551
PARTITION PLAT FOR: SLAB CREEK FARM INC
REPLAT OF PARCEL 3 PARTITION PLAT 2020-13
TILLAMOOK COUNTY PLAT RECORDS
SW 1/4 SECTION 6, T18S, R10W, W1M,
TILLAMOOK COUNTY, OREGON
JOB NUMBER: 48
PAGE 1 OF 2
PAR\SURCHORD-PLASZDOW SLOBRECK GRS



PARTITION PLAT 2022-

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 NORTH 48°52'23" WEST BETWEEN MONUMENTS 163 AND 158.

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE SLAB CREEK FARM INC TRACT DESCRIBED IN BOOK 356 PAGE 724 AND THE OUSELE TRACT DESCRIBED IN BOOK 301 PAGE 570, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO MONUMENT A BOUNDARY LINE ADJUSTMENT BETWEEN THE TWO TRACTS AND PARTITION THE REMAINDER INTO THREE PARCELS AS SHOWN HEREON.

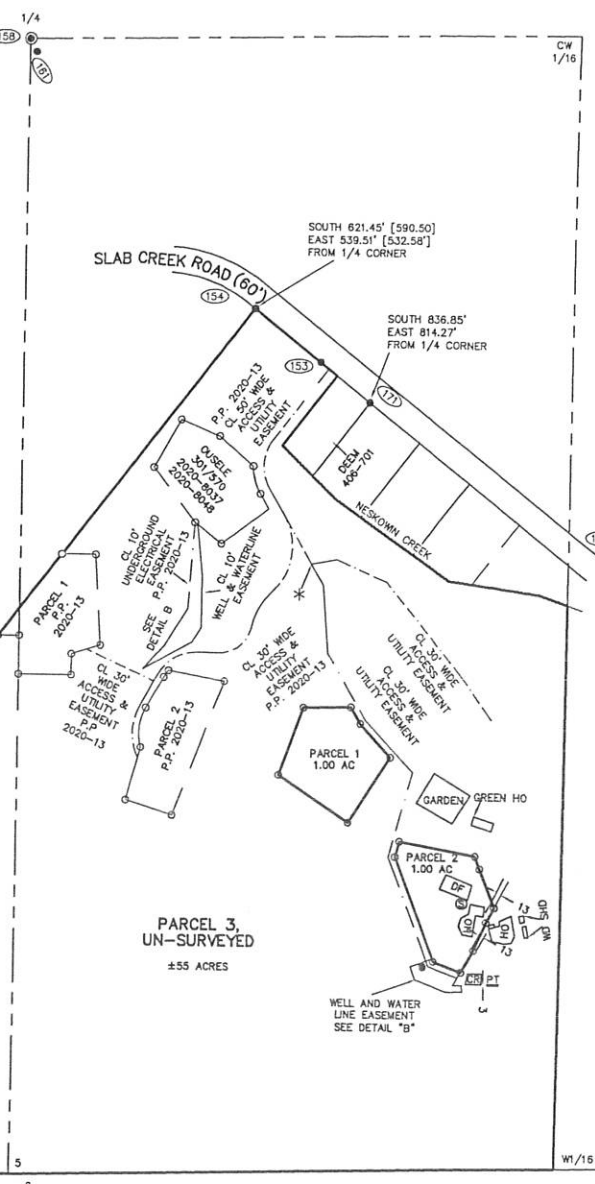
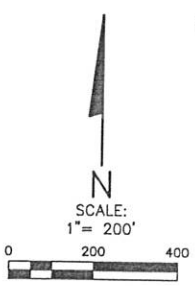
THE SLAB CREEK FARM DEED APPEARS TO HAVE A SCRIVENER'S ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY. FROM THE SOUTH MOST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY. THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I LAID OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT.

THE BOUNDARIES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 WERE LAID OUT FROM THE QUARTER CORNER BETWEEN SECTION 5 AND 8 (MONUMENT 158) USING ROTATED RECORD VALUES FROM MAP B-1373. MONUMENT 158 AND "CASCADE RESET" (MONUMENT X) WERE USED TO ROTATE THE BEARINGS TO MY BASIS OF BEARINGS.

MONUMENTS 154, 153, 171 AND A POINT 60' SOUTHWESTERLY OF MONUMENT 153 WERE HELD FOR THE SOUTH RIGHT-OF-WAY OF SLAB CREEK ROAD. THE CORNER BETWEEN MONUMENTS 153 AND 171 WAS CALCULATED AT PROPORTIONAL DISTANCES BETWEEN 153 AND 171.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627", SEE MAP P-1142, AT POSITION
- ⚡ FOUND RAILROAD PIKE WITH CENTER PUNCH, SEE MAP P-1142, AT POSITION
- ⊙ FOUND MONUMENT AS NOTED HELD.
- ⊙ CALCULATED MONUMENT, POSITION HELD
- FOUND MONUMENT AS NOTED
- * END OF 50' WIDE EASEMENT
- () RECORD VALUE FROM MAP B-1373
- [] RECORD EASEMENT VALUE FROM BOOK
- [] RECORD VALUE FROM MAP A-1073
- NO (), [], OR [] MEASURED VALUE AND MAP P-1142



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

SURVEY BY
BAYSIDE SURVEYING
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551
 PARTITION PLAT FOR:
SLAB CREEK FARM INC
 REPEAT OF PARCEL 3 PARTITION PLAT 2020-13
 TILLAMOOK COUNTY PLAT RECORDS
 SW 1/4 SECTION 5 AND SE 1/4 SECTION 6, T5S, R10W, W4M,
 TILLAMOOK COUNTY, OREGON
 DATE: OCTOBER 16, 2021
 DRAWN BY: DMC/TLU/DCA
 CHECKED BY: DMC
 DATE: 10/16/21
 JOB NUMBER: 46
 PAR. SECTION - PLAT RECORDS
 SLAB CREEK FARM INC

LINE	BEARING	DISTANCE
CENTERLINE OF 50' WIDE EASEMENT		
L1	S 38°12'11" W	211.79'
L2	S 30°13'50" E	201.83'
L3	S 30°13'50" E	73.22'
L4	S 30°13'50" E	128.81'
CENTERLINE OF 30' WIDE EASEMENT		
L5	N 79°09'47" E	61.26'
L6	S 86°41'08" E	130.34'
L7	S 39°28'22" E	266.03'
L8	S 35°39'30" E	135.17'
L9	S 30°13'50" E	58.45'
L10	S 04°28'05" E	158.47'
L11	S 30°36'43" E	177.00'
L12	S 43°01'43" E	165.24'
L13	S 15°48'59" W	204.00'
L14	S 20°48'23" E	271.37'
L15	S 69°30'19" E	73.68'
L16	S 44°59'49" W	24.13'
L17	N 88°46'41" W	48.50'
L18	S 30°27'19" W	82.50'
L18A	S 30°27'19" W	82.27'
L18B	S 30°27'19" W	20.23'
L19	N 85°50'20" W	175.58'
OUSELE TRACT		
L20	S 51°47'49" E	44.08'
L21	S 37°30'54" E	159.92'
L22	S 52°21'42" E	79.28'
L22A	S 52°21'42" E	7.89'
L22B	S 52°21'42" E	71.57'
L23	N 53°52'49" E	138.81'
L24	N 30°13'50" W	40.37'
L25	N 49°35'40" W	105.28'
L26	N 67°43'28" W	98.54'
L27	S 29°45'38" W	128.15'
PARCEL 1 PARTITION PLAT 2020-13		
L28	EAST	50.03'
L29	S 00°30'48" W	89.30'
L30	EAST	123.77'
L31	N 00°18'44" E	48.30'
L32	N 72°54'18" E	72.09'
L32A	N 72°54'18" E	38.03'
L32B	N 72°54'18" E	34.06'
L33	WEST	80.32'
L34	N 00°30'48" E	84.31'
PARCEL 2 PARTITION PLAT 2020-13		
L35	S 72°44'21" E	115.22'
L36	N 21°20'27" E	334.49'
L37	N 80°01'25" W	133.91'
L38	S 30°27'19" W	82.50'
L39	S 15°48'28" W	127.24'
CL 10' WIDE UNDERGROUND ELECTRICAL EASEMENT		
L40	S 04°20'53" W	199.54'
L41	S 32°12'11" W	102.29'
L42	S 43°15'40" W	74.98'
CL 10' WIDE WELL & WATERLINE EASEMENT		
L43	N 81°38'24" E	131.48'
L44	N 32°59'07" E	40.99'
L45	N 00°22'18" E	122.34'
L46	N 05°43'18" W	116.88'

WELL AND WATERLINE EASEMENT

LINE	BEARING	DISTANCE
L47	S 89°11'37" W	55.00'
L48	N 20°48'23" W	32.25'
L49	N 69°30'19" W	77.57'
L50	S 89°08'15" W	37.88'
L51	N 00°51'45" W	15.00'
L52	S 89°08'15" W	20.00'
L53	S 29°18'37" W	34.93'

PARCEL 1

LINE	BEARING	DISTANCE
L54	N 88°48'49" E	112.47'
L55	N 20°29'48" E	168.94'
L56	N 56°39'43" W	197.78'
L57	N 33°29'12" E	181.99'
L58	N 43°01'43" W	105.80'
L59	S 30°36'43" E	44.36'

PARCEL 2

LINE	BEARING	DISTANCE
L60	S 79°53'28" E	180.57'
L61	N 21°14'53" W	127.53'
L62	S 28°27'13" W	39.34'
L63	N 24°06'22" E	71.63'
L64	S 29°18'37" W	59.21'
L65	N 69°30'19" W	69.22'
L66	S 20°48'23" E	259.62'
L67	S 15°48'59" W	36.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CENTERLINE OF 50' WIDE EASEMENT					
C1	100.00'	119.44'	112.47'	S 03°59'11" W	68°26'01"
CENTERLINE OF 30' WIDE EASEMENT					
C2	140.00'	183.82'	170.89'	S 07°23'00" W	75°13'39"
C3	129.50'	76.47'	75.36'	S 28°04'49" W	33°50'00"
C4	81.69'	114.14'	105.06'	S 51°11'34" W	80°03'30"
C5	103.85'	109.93'	104.85'	S 80°50'19" W	60°46'00"
C6	133.30'	128.80'	123.85'	S 02°48'28" W	55°21'42"
OUSELE TRACT - NEW BOUNDARY					
C7	125.00'	67.15'	66.35'	N 14°50'23" W	30°48'53"
PARCEL 2, PARTITION PLAT 2020-13					
C8	88.55'	19.22'	19.18'	S 36°39'58" W	12°25'14"
C9	118.30'	94.93'	92.40'	S 07°28'04" W	45°58'30"

MONUMENT NOTES

- (X) CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A US CGS BRASS CAP STAMPED "CASCADE 1908 1941", NAD 83 (1991) POSITION LAT 45° 03' 40.84769" N LONG 123° 58' 06.16034" W (RECORD FROM NOS DATA SHEET) HELD NOS DATA SHEET POSITION TO ROTATE MAP B-1373 TO MY BASIS OF BEARINGS.
- (153) FOUND 5/8" REBAR, SEE MAP A-1073, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (154) FOUND 5/8" REBAR, SEE MAP A-1073 AND B-647, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (158) FOUND 3 1/4" USFS ALUMINUM CAP STAMPED "TBS RIOW 1/4 S8 S5 LS 1084 1989", FROM WHICH: 18" ALDER (S 17° E 28.2); 33" SPRUCE (S 38° E 44.2); ORANGE CARSONITE POST NORTH 3.0'; ORANGE CARSONITE POST EAST 3.0'; 3 1/4" USFS ALUMINUM CAP STAMPED "RM 1/4 S8 SDT7E 54.8 FT LS 1084 1989" WITH ORANGE CARSONITE POST EAST 2.0' BEARS N 0°46'10" W 54.51'; FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "NYHUS LS 2515" WITH STEEL POST NORTH 1.0'. ORIGIN UNKNOWN, BEARS N 1°34'11" E 19.89'. SEE MAP B-1373, HELD.
- (161) FOUND 2" BRASS CAP STAMPED "XXXXXXXXXX AM 1993 XXXX" ON 2" IRON PIPE SET ON MAP B-634, REJECTED AS 1/4 CORNER BY MAP B-1373, BEARS S 41°02'49" E 27.14' FROM 1/4 CORNER
- (163) FOUND 1/2" IRON PIPE, SEE MAP F-27-24, AND MAPS A-1073, A-5894, HELD FOR PC @ STA 179+46.2, 30.00' LEFT OF CL
- (165) FOUND 1/2" REBAR, SEE MAP A-1073, HELD
- (171) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

PARTITION PLAT 2022-

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 NORTH 48°52'23" WEST BETWEEN MONUMENTS 163 AND 158.

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE SLAB CREEK FARM INC TRACT DESCRIBED IN BOOK 358 PAGE 724 AND THE OUSELE TRACT DESCRIBED IN BOOK 301 PAGE 570, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO MONUMENT A BOUNDARY LINE ADJUSTMENT BETWEEN THE TWO TRACTS AND PARTITION THE REMAINDER INTO THREE PARCELS AS SHOWN HEREON.

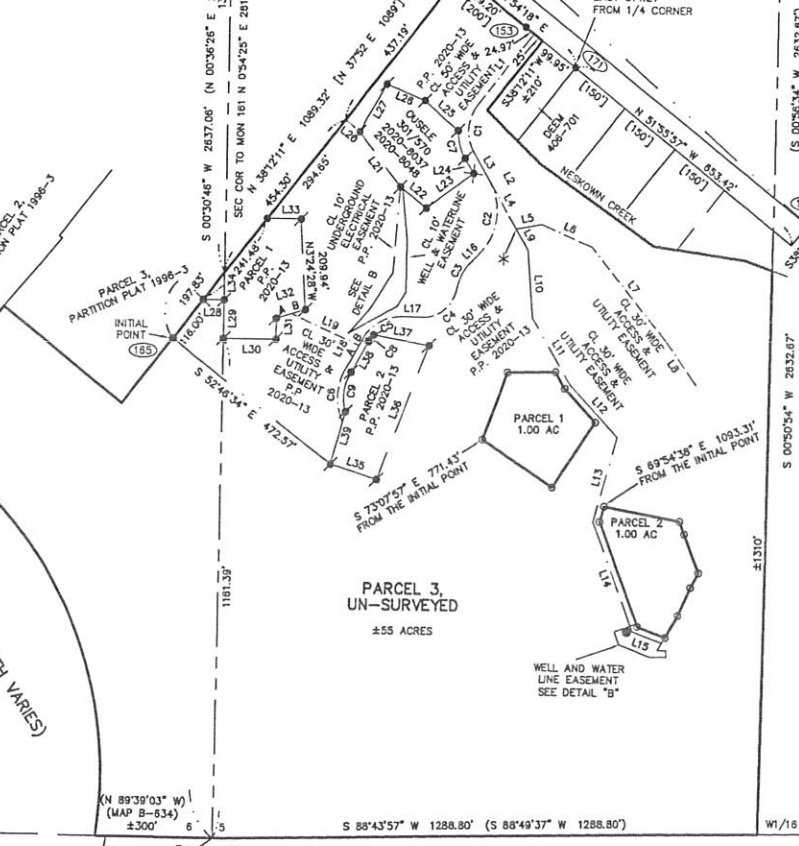
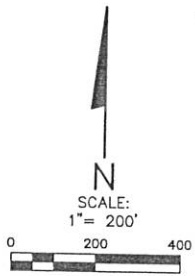
THE SLAB CREEK FARM DEED APPEARS TO HAVE A SCRIVENERS ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY, FROM THE SOUTH MOST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY, THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I LAID OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT.

THE BOUNDARIES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 WERE LAID OUT FROM THE QUARTER CORNER BETWEEN SECTION 5 AND 8 (MONUMENT 158) USING ROTATED RECORD VALUES FROM MAP B-1373. MONUMENT 158 AND "CASCADE RESET" (MONUMENT X) WERE USED TO ROTATE THE BEARINGS TO MY BASIS OF BEARINGS.

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LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- ✱ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627", SEE MAP P-1142, AT POSITION
- ✱ FOUND RAILROAD PIKE WITH CENTER PUNCH, SEE MAP P-1142, AT POSITION
- FOUND MONUMENT AS NOTED HELD.
- ⊙ CALCULATED MONUMENT, POSITION HELD
- ★ FOUND MONUMENT AS NOTED
- ◆ END OF 50' WIDE EASEMENT
- () RECORD VALUE FROM MAP B-1373
- [] RECORD EASEMENT VALUE FROM BOOK
- [] RECORD VALUE FROM MAP A-1073
- NO (), [], OR [] MEASURED VALUE AND MAP P-1142



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

BAYSIDE SURVEYING
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

REPLAT OF PARCEL 3 PARTITION PLAT 2020-13
 TILLAMOOK COUNTY DEED RECORDS
 SW 1/4 SECTION 5 AND SE 1/4 SECTION 6, 16S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

DATE: OCTOBER 19, 2021
 INSTRUMENT: FS-800
 REVISION: ET-103

SECTION: 5
 DWG/TITLE/DCA: DME
 DRAWN: JDN
 CHECKED: JDN
 DATE: 4/5

PARTITION PLAT FOR: SLAB CREEK FARM INC
 PARASUBORDINATE PLAT 2022-DWG
 PAGE 2 OF 2
 SLD-REF:K05

LINE	BEARING	DISTANCE
CENTERLINE OF 50' WIDE EASEMENT		
L1	S 38°12'11" W	211.79'
L2	S 30°13'50" E	201.83'
L3	S 30°13'50" E	73.22'
L4	S 30°13'50" E	128.61'
CENTERLINE OF 30' WIDE EASEMENT		
L5	N 79°09'47" E	81.28'
L6	S 86°41'08" E	130.34'
L7	S 39°28'22" E	268.03'
L8	S 35°39'30" E	135.17'
L9	S 30°13'50" E	55.45'
L10	S 04°28'05" E	158.47'
L11	S 30°36'43" E	177.00'
L12	S 43°01'43" E	165.24'
L13	S 15°48'59" W	204.00'
L14	S 20°48'23" E	271.37'
L15	S 69°30'19" E	73.59'
L16	S 44°59'49" W	24.13'
L17	N 88°46'41" W	48.50'
L18	S 30°27'19" W	82.50'
L19	S 30°27'19" W	82.27'
L20	S 30°27'19" W	20.23'
L21	N 65°50'20" W	175.59'
OUSELE TRACT		
L22	S 51°47'49" E	44.08'
L23	S 37°30'54" E	159.92'
L24	S 52°21'42" E	79.28'
L25	S 52°21'42" E	7.59'
L26	N 53°52'49" E	138.61'
L27	N 30°13'50" W	40.37'
L28	N 49°27'50" W	105.28'
L29	N 67°43'28" W	98.54'
L30	S 29°45'38" W	128.15'
PARCEL 1 PARTITION PLAT 2020-13		
L31	EAST	50.03'
L32	S 00°30'48" W	89.30'
L33	EAST	123.77'
L34	N 00°18'44" E	48.30'
L35	N 72°54'18" E	72.09'
L36	N 72°54'18" E	38.03'
L37	N 72°54'18" E	34.08'
L38	WEST	80.32'
L39	N 00°30'48" E	84.31'
PARCEL 2 PARTITION PLAT 2020-13		
L40	S 72°44'21" E	115.22'
L41	N 21°20'27" E	334.49'
L42	N 80°01'23" W	133.91'
L43	S 30°27'19" W	82.50'
L44	S 15°48'59" W	127.24'
CL 10' WIDE UNDERGROUND ELECTRICAL EASEMENT		
L45	S 04°20'53" W	199.54'
L46	S 32°12'11" W	102.29'
L47	S 43°15'40" W	74.98'
CL 10' WIDE WELL & WATERLINE EASEMENT		
L48	N 81°38'24" E	131.44'
L49	N 32°59'07" E	40.99'
L50	N 00°22'16" E	122.34'
L51	N 05°43'18" W	116.88'

MONUMENT NOTES

- (X) CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A US CGS BRASS CAP STAMPED "CASCADE 1908 1941", NAD 83 (1991) POSITION LAT 45° 03' 40.84789" N LONG 123° 58' 008.18034" W (RECORD FROM NGS DATA SHEET) HELD NGS DATA SHEET POSITION TO ROTATE MAP B-1373 TO MY BASIS OF BEARINGS.
- (153) FOUND 5/8" REBAR, SEE MAP A-1073 AND B-847, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (154) FOUND 5/8" REBAR, SEE MAP A-1073 AND B-847, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (158) FOUND 3 1/4" USFS ALUMINUM CAP STAMPED "TBS RIOW 1/4 SB 58 LS 1084 1989", FROM WHICH 18" ALDER (S 17° E 28.2); 33" SPRUCE (S 38° E 44.2); ORANGE CARSONITE POST NORTH 3.0'; ORANGE CARSONITE POST EAST 3.0'; 3 1/4" USFS ALUMINUM CAP STAMPED "RM 1/4 SB 5017E 54.8 FT LS 1084 1989" WITH ORANGE CARSONITE POST EAST 2.0'; BEARS N 8°48'10" W 54.51'; FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "NYHUS LS 2515" WITH STEEL POST NORTH 1.0', ORIGIN UNKNOWN, BEARS N 13°41' E 19.89". SEE MAP B-1373, HELD.
- (161) FOUND 2" BRASS CAP STAMPED "XXXXXXXXXX AM 1993 XXXX" ON 2" IRON PIPE SET ON MAP B-634, REJECTED AS 1/4 CORNER BY MAP B-1373, BEARS S 41°02'49" E 27.14' FROM 1/4 CORNER
- (163) FOUND 1/2" IRON PIPE, SEE MAP P-27-24, AND MAPS A-1073, A-5894, HELD FOR PC @ STA 179+46.2, 30.00' LEFT OF CL
- (165) FOUND 1/2" REBAR, SEE MAP A-1073, HELD
- (171) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CENTERLINE OF 50' WIDE EASEMENT					
C1	100.00'	119.44'	112.47'	S 03°59'11" W	68°28'01"
CENTERLINE OF 30' WIDE EASEMENT					
C2	140.00'	183.82'	170.89'	S 07°33'00" W	75°13'39"
C3	129.50'	76.47'	75.38'	S 28°04'49" W	38°50'00"
C4	81.89'	114.14'	105.08'	S 11°11'34" W	80°03'30"
C5	103.85'	109.93'	104.85'	S 80°50'19" W	80°48'00"
C8	133.30'	128.80'	123.85'	S 02°48'28" W	55°21'42"
OUSELE TRACT - NEW BOUNDARY					
C7	125.00'	67.15'	58.35'	N 14°50'23" W	30°48'53"
PARCEL 2, PARTITION PLAT 2020-13					
C8	88.55'	19.22'	19.18'	S 36°39'56" W	12°25'14"
C9	118.30'	94.93'	92.40'	S 07°28'04" W	45°58'30"

PARTITION PLAT 2022-

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1 AND 2, PARCEL 3 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A PORTION OF THE LANDS DESCRIBED IN BOOK 356 PAGE 724 AND BOOK 301 PAGE 570, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 1/2" REBAR WHICH IS S 00°30'46" W 1322.06' AND S 38°12'11" W 197.83' FROM THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN;

THENCE N 38°12'11" E 1089.32'

THENCE S 51°54'18" E 249.17'

THENCE S 38°12'11" W 210', MORE OR LESS, TO THE CENTER OF NESKOWIN CREEK;

THENCE SOUTHEASTERLY ALONG THE CENTER OF THE CREEK TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5;

THENCE S 00°50'54" W 1310', MORE OR LESS, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5;

THENCE S 88°43'57" W 1288.80', ALONG THE SOUTH LINE OF SECTION 5 TO THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8;

THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 6 300', MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY OF THE RELOCATED HIGHWAY 101;

THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF THE RELOCATED HIGHWAY 101, 1000' MORE OR LESS, TO THE SOUTH MOST CORNER OF THE STATE OF OREGON TRACT DESCRIBED IN DEED BOOK 205, PAGE 289;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID STATE OF OREGON TRACT TO THE SOUTHERLY BOUNDARY OF PARTITION PLAT 1998-3;

THENCE EASTERLY ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF PARTITION PLAT 1998-3, TO THE INITIAL POINT;

LESS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A 5/8" REBAR WHICH IS S 00°30'46" W 1322.06', N 38°12'11" E 454.30', AND S 51°47'49" E 44.08' FROM THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 37°30'54" EAST 159.92 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 52°21'42" EAST 79.26 FEET TO A 5/8 INCH REBAR;

THENCE NORTH 53°52'49" EAST 138.61 FEET TO A 5/8 INCH REBAR;

THENCE NORTH 30°13'50" WEST 40.37 FEET TO A 5/8 INCH REBAR AND THE BEGINNING OF A ARC TO THE RIGHT WITH A RADIUS OF 125.00 FEET;

THENCE THENCE ALONG SAID ARC A DISTANCE OF 87.15 FEET, THROUGH AN INTERIOR ANGLE OF 30°46'53", THE LONG CHORD OF WHICH BEARS NORTH 14°50'23" WEST 66.35 FEET

THENCE NORTH 49°27'50" WEST 105.28 FEET TO A 5/8 INCH REBAR;

THENCE NORTH 67°43'28" WEST 98.54 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 29°45'38" WEST 128.15 FEET TO THE POINT OF BEGINNING

APPROVALS

APPROVED AS PARTITION, 851- PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE

APPROVED THIS DAY OF 2020.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2021.

TILLAMOOK COUNTY TAX COLLECTOR

CERTIFICATE OF COUNTY CLERK

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE DAY OF 2020 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 2020 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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SLAB CREEK FARM INC. 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 THREE (3) PARCELS, AS SHOWN ON THE ANNEXED MAP, AND CREATES A 50' WIDE ACCESS AND UTILITY EASEMENT, AND CREATES A 30' WIDE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON, AND CREATES A WELL AND WATERLINE EASEMENT TO BENEFIT THE OUSELE TRACT, AS SHOWN HEREON.

EASEMENTS CREATED HEREON ARE FOR THE EXCLUSIVE BENEFIT OF PARCELS 1, 2, AND 3 AND THE OUSELE TRACT, AS SHOWN HEREON, AND FUTURE DEVELOPMENT OF PARCEL 3.

GALE OUSELE, PRESIDENT

JOE GOODRICH, SECRETARY/TREASURER

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2020 BY (GALE OUSELE, PRESIDENT OF SLAB CREEK FARM INC).

(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 2020 BY (JOE GOODRICH, SECRETARY/TREASURER OF SLAB CREEK FARM INC).

(SIGN) (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES: DAY OF 20

EASEMENTS OF RECORD

- BOOK 282, PAGE 67 TILLAMOOK PEOPLES UTILITY DISTRICT 2 POLES & GUY ANCHORS
- BOOK 284, PAGE 637 TILLAMOOK PEOPLES UTILITY DISTRICT OVER PROPERTY
- BOOK 284, PAGE 638 TILLAMOOK PEOPLES UTILITY DISTRICT OVER PROPERTY
- INSTRUMENT 2014-4299 TILLAMOOK PEOPLES UTILITY DISTRICT 10' WIDE, CL SHOWN ON PLAT
- INSTRUMENT 2015-4037 TILLAMOOK PEOPLES UTILITY DISTRICT 8' WIDE, CL SHOWN ON PLAT

DATE DATE

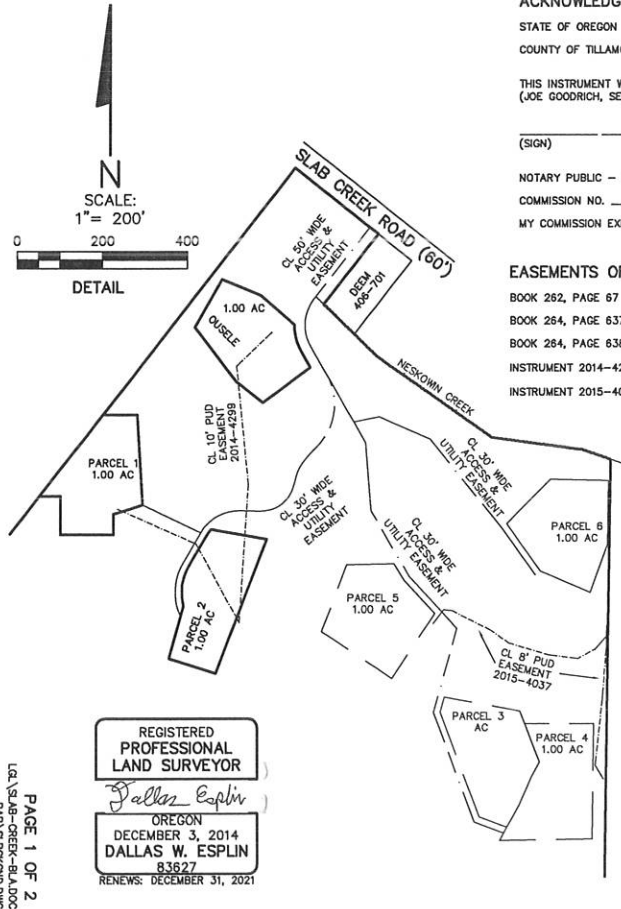
Survey by: BAYSIDE SURVEYING LLC

11785 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551

PARTITION PLAT FOR: SLAB CREEK FARM INC

BOOK 356 PAGE 724 (S.C.F. TRACT) BOOK 301 PAGE 570 (OUSELE TRACT) TILLAMOOK COUNTY DEED RECORDS SW 1/4 SECTION 5 AND SE 1/4 SECTION 6, T6S, R10W, W.M. TILLAMOOK COUNTY, OREGON

FC-5100 HPR V. TORCON ES-103 DME/TJL/DCA DME DME CAC/CD JDB/MSB



REGISTERED PROFESSIONAL LAND SURVEYOR

Dallas Espin

OREGON

DECEMBER 31, 2014

DALLAS W. ESPLIN

83627

RENEWS: DECEMBER 31, 2021

PAGE 1 OF 2

L.A. SLOAN-CREER-BLAND PC/SABREKON/DWG SLABREK/CRS

PARTITION PLAT 2020- SHADOW PLAT

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 NORTH 48°52'23" WEST BETWEEN MONUMENTS 163 AND 158.

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE SLAB CREEK FARM INC TRACT DESCRIBED IN BOOK 358 PAGE 724 AND THE OUSELE TRACT DESCRIBED IN BOOK 301 PAGE 570, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO MONUMENT A BOUNDARY LINE ADJUSTMENT BETWEEN THE TWO TRACTS AND PARTITION THE REMAINDER INTO THREE PARCELS AS SHOWN HEREON.

THE SLAB CREEK FARM DEED APPEARS TO HAVE A SCRIVENERS ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY. FROM THE THE SOUTH MOST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY. THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I LAID OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT.

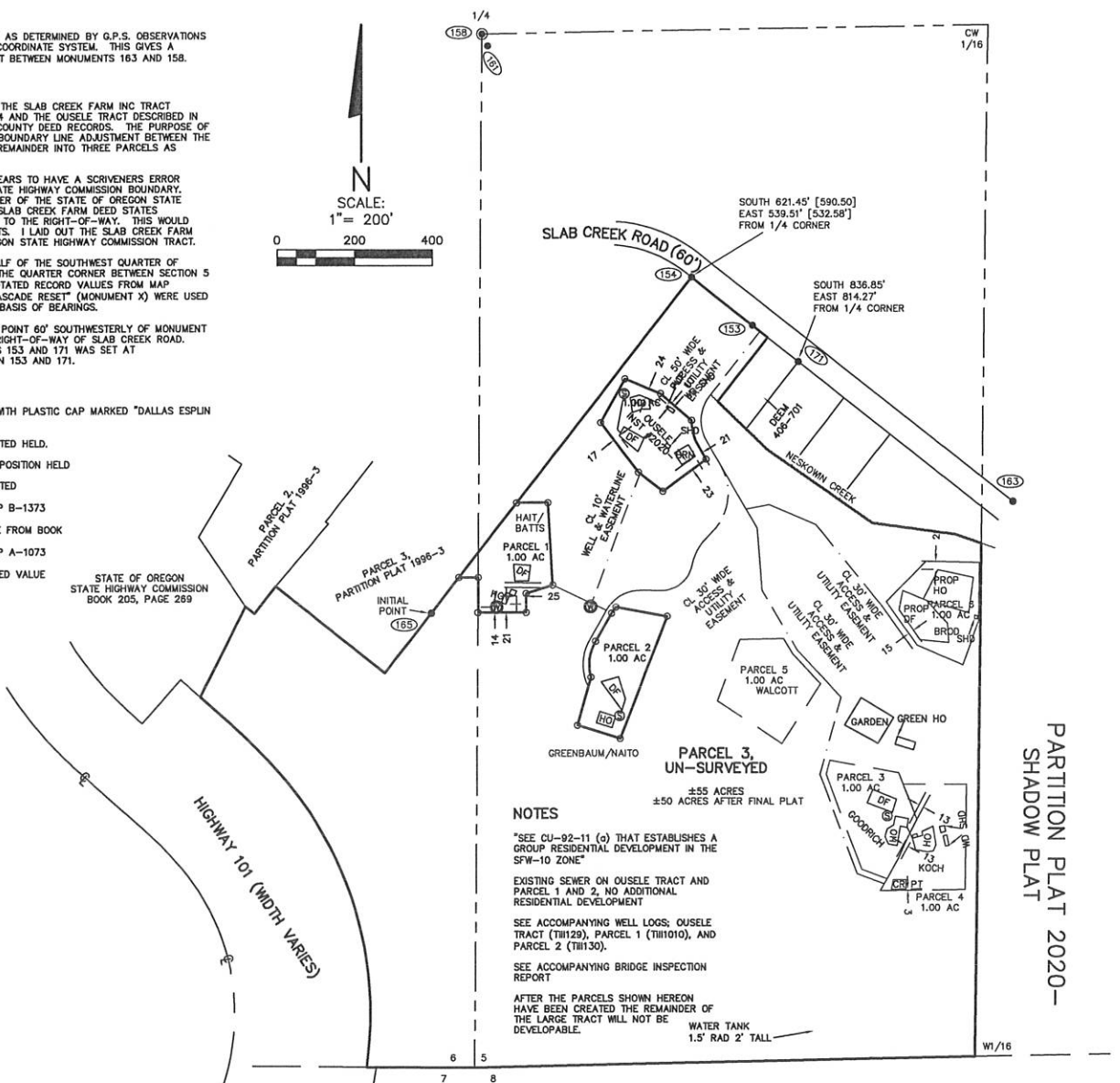
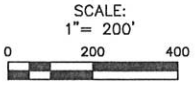
THE BOUNDARIES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 WERE LAID OUT FROM THE QUARTER CORNER BETWEEN SECTION 5 AND 8 (MONUMENT 158) USING ROTATED RECORD VALUES FROM MAP B-1373. MONUMENT 158 AND "CASCADE RESET" (MONUMENT X) WERE USED TO ROTATE THE BEARINGS TO MY BASIS OF BEARINGS.

MONUMENTS 154, 153, 171 AND A POINT 60' SOUTHWESTERLY OF MONUMENT 163 WERE HELD FOR THE SOUTH RIGHT-OF-WAY OF SLAB CREEK ROAD. THE CORNER BETWEEN MONUMENTS 153 AND 171 WAS SET AT PROPORTIONAL DISTANCES BETWEEN 153 AND 171.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- ⊙ FOUND MONUMENT AS NOTED HELD.
- ⊙ CALCULATED MONUMENT, POSITION HELD
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP B-1373
- { } RECORD EASEMENT VALUE FROM BOOK
- [] RECORD VALUE FROM MAP A-1073
- NO (), { }, OR [] MEASURED VALUE

STATE OF OREGON
STATE HIGHWAY COMMISSION
BOOK 205, PAGE 289



NOTES

"SEE CU-92-11 (a) THAT ESTABLISHES A GROUP RESIDENTIAL DEVELOPMENT IN THE SFW-10 ZONE"

EXISTING SEWER ON OUSELE TRACT AND PARCEL 1 AND 2, NO ADDITIONAL RESIDENTIAL DEVELOPMENT

SEE ACCOMPANYING WELL LOGS; OUSELE TRACT (T11129), PARCEL 1 (T11010), AND PARCEL 2 (T11130).

SEE ACCOMPANYING BRIDGE INSPECTION REPORT

AFTER THE PARCELS SHOWN HEREON HAVE BEEN CREATED THE REMAINDER OF THE LARGE TRACT WILL NOT BE DEVELOPABLE.

WATER TANK
1.5" RAD 2' TALL

MONUMENT NOTES

- (X) CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A US CGS BRASS CAP STAMPED "CASCADE 1908 1941", NAD 83 (1991) POSITION LAT 45° 03' 40.84769" N LONG 123° 58' 06.18034" W (RECORD FROM NGS DATA SHEET) HELD NGS DATA SHEET POSITION TO ROTATE MAP B-1373 TO MY BASIS OF BEARINGS.
- (153) FOUND 5/8" REBAR, SEE MAP A-1073, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (154) FOUND 5/8" REBAR, SEE MAP A-1073 AND B-847, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (158) FOUND 3 1/4" USFS ALUMINUM CAP STAMPED "TRS R10W 1/4 S8 S5 LS 1084 1989", FROM WHICH: 18" ALDER (S 17° E 28.2'); 33" SPRUCE (S 38° E 44.2'); ORANGE CARSONITE POST NORTH 3.0'; ORANGE CARSONITE POST EAST 3.0'; 3 1/4" USFS ALUMINUM CAP STAMPED "RM 1/4 S8 S017E 54.8 FT LS 1084 1989" WITH ORANGE CARSONITE POST EAST 2.0' BEARS N 0°46'10" W 54.51'; FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "NYHUS LS 2315" WITH STEEL POST NORTH 1.0', ORIGIN UNKNOWN, BEARS N 13°41' E 19.89". SEE MAP B-1373, HELD.
- (161) FOUND 2" BRASS CAP STAMPED "XXXXXXXXXX AM 1993 XXXXX" ON 2" IRON PIPE SET ON MAP B-634, REJECTED AS 1/4 CORNER BY MAP B-1373, BEARS S 41°02'49" E 27.14' FROM 1/4 CORNER
- (163) FOUND 1/2" IRON PIPE, SEE MAP F-27-24, AND MAPS A-1073, A-5894, HELD FOR PC @ STA 179+46.2, 30.00' LEFT OF CL
- (165) FOUND 1/2" REBAR, SEE MAP A-1073, HELD
- (171) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

LINE	BEARING	DISTANCE
CENTERLINE OF 50' WIDE EASEMENT		
L1	S 38°12'11" W	211.79'
L2	S 30°13'50" E	201.83'
L3	S 30°13'50" E	73.22'
L4	S 30°13'50" E	128.61'
CENTERLINE OF 30' WIDE EASEMENT		
L5	N 79°09'47" E	61.28'
L6	S 68°41'08" E	130.34'
L7	S 39°28'22" E	285.03'
L8	S 35°39'30" E	135.17'
L9	S 30°13'50" E	56.45'
L10	S 04°28'05" E	158.47'
L11	S 30°38'43" E	177.00'
L12	S 43°01'43" E	165.24'
L13	S 15°48'59" W	204.00'
L14	S 20°48'23" E	271.37'
L15	S 69°30'19" E	73.68'
L16	S 44°59'49" W	24.13'
L17	N 88°48'41" W	48.50'
L18	S 30°27'19" W	82.50'
L19	N 64°57'11" W	152.21'
OUSELE TRACT		
L20	S 51°47'49" E	44.08'
L21	S 37°30'54" E	159.92'
L22	S 22°14'22" E	79.26'
L23	N 53°52'49" E	138.61'
L24	N 30°13'50" W	40.37'
L25	N 49°27'50" W	105.28'
L26	N 87°43'28" W	PAR98864'
L27	S 29°43'38" W	128.15'
PARCEL 1		
L28	EAST	50.03'
L29	S 00°30'46" W	89.30'
L30	EAST	123.77'
L31	N 00°16'44" E	48.30'
L32	N 72°54'18" E	72.00'
L33	WEST	80.32'
L34	N 00°30'48" E	64.31'
PARCEL 2		
L35	S 72°44'21" E	115.22'
L36	N 11°20'27" E	334.48'
L37	N 80°01'23" W	133.91'
L38	S 30°27'19" W	82.50'
L39	S 15°48'26" W	127.24'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CENTERLINE OF 50' WIDE EASEMENT					
C1	100.00'	119.44'	112.47'	S 03°59'11" W	68°28'01"
CENTERLINE OF 30' WIDE EASEMENT					
C2	140.00'	183.92'	170.89'	S 07°23'00" W	75°13'39"
C3	129.50'	76.47'	75.36'	S 28°04'49" W	33°50'00"
C4	81.69'	114.14'	105.08'	S 51°11'34" W	80°03'30"
C5	103.65'	109.93'	104.85'	S 60°50'19" W	80°46'00"
C6	133.30'	128.80'	123.85'	S 02°48'28" W	55°21'42"
OUSELE TRACT					
C7	125.00'	67.15'	66.35'	N 14°50'23" W	30°48'53"
PARCEL 2					
C8	88.65'	19.22'	19.18'	S 36°39'56" W	12°25'14"
C9	118.30'	94.93'	92.40'	S 07°28'04" W	45°58'30"

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

DATE: _____ DATE: _____
SURVEY BY: BAYSIDE SURVEYING
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551
EQUIPMENT: HIBEN V. TOPCON ES-103
FIELD: DME/TLL/DCA
DRAWN: _____
CHECKED: _____
JOB NUMBER: 48
PARTITION PLAT FOR: SLAB CREEK FARM INC
BOOK 358 PAGE 724 (S.C.F. TRACT)
BOOK 301 PAGE 570 (OUSELE TRACT)
TILLAMOOK COUNTY DEED RECORDS
SW 1/4 SECTION 5 AND SE 1/4 SECTION 6, T6S, R10W, W.M.
TILLAMOOK COUNTY, OREGON
PAGE 1 OF 2
L&L/S&B-CREK-BLDG
PAR/S&B-CR/DWG
S&B-CR/RS



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

1510 B Third St
Tillamook, Oregon 97141

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

VERIFICATION of WATER SOURCE
WITHIN TILLAMOOK COUNTY

DATE: March 16, 2022

TO: TILLAMOOK COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT
201 LAUREL AVENUE, TILLAMOOK, OR 97141

FAX: 503-842-1819

RE: WATER SOURCE REVIEW This letter is valid for one year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 6S Range: 10 West Section: 5 Tax Lot(s): 200

Situs address (if known): 8105 SLAB Creek Rd NESSKOWIN, OR 97149

According to records, the legal owner is/are: Slab Creek Farm, Inc and/or Gail O'Connell

Contact telephone #: 503-393-3927 or 541 921 1481

Water source: well

Comments: see attached TILL 53055



Building permit applicants who will be using a private water source will be required to have the District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75.00 shall be collected when a private water source verification is required. This fee is collected by the Department of Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD. Owners of wells constructed after July 1, 2009 must submit a one-time fee of \$300 to record the exempt use with OWRD in Salem.

Building permit applicants who will be connecting to a local water district will be required to have the water district provide verify proof of service from the water district.

Nikki Hendricks

Nikki Hendricks
Oregon Water Resources Department
Watermaster, District 1
4000 Blimp Blvd, Ste 400
Tillamook, OR 97141-9680
(503) 815-1967 Fax (503) 815-1968
Email: Nikki.M.Hendricks@wrd.state.or.us

Revised 09/24/2015

*****FOR OFFICE USE ONLY*****
Date: _____ Received by: _____ Fee Paid: _____ Receipt: _____

March 16, 2022

TO:

Tillamook County Dept of Community Development
Attn: Angela Rimoldi
1510-B Third Street
Tillamook, OR 97141

RE: Partition App. # 851-21-000446-PLNG

This is an attachment to: "Verification of Water Source Within Tillamook County"
6S 10W section 5 Tax lot 200

To Whom It May Concern:

In the interest of clarity, I submit the following information:

The current partition parcels are Parcel 3 and Parcel 5.
The well associated with Parcel 3 is Till 53055, ID# 138913

The well associated with Parcel 5 is Till 53056, ID# 138914

If you need further information or clarification, please feel free to contact me.

Sincerely,

Gale Ousele,
President
Slab Creek Farm, Inc

8105 Slab Creek Road
Neskowin, OR 97149

503 392-3927 or
541 921-1489

Well Information [\(Click to Collapse...\)](#)

Identification

Type of Report: Water Well
 Type of Work: NEW
 Well Report: TILL 53056 [View Log](#)
 Well Label: 138914
 Start Card: 218212
 Original Report:
 Owner Well Nbr:
 Company Job Nbr:
 Primary Use: DOMESTIC
 Complete Date: 06/22/2021

Land Owner

Name: SAMANTHA MCKINNEY MOORE
 Company:
 Address: 38000 S WEDGEFORD RD 426
 ARIVACA, AZ 85601

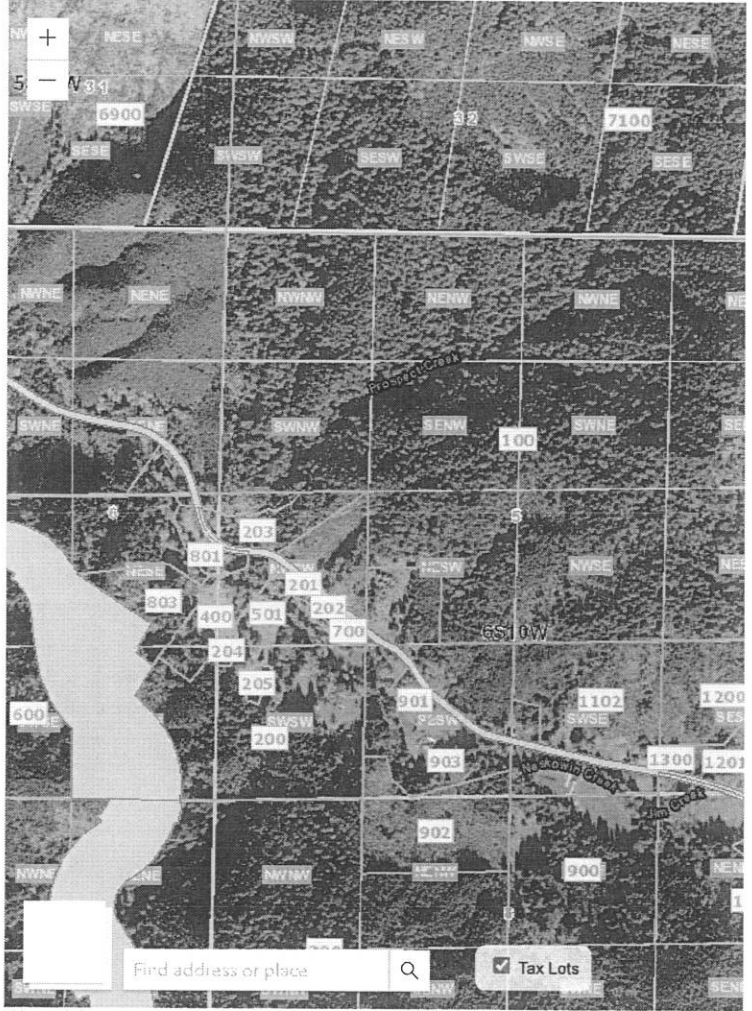
Location [\(Click to Collapse...\)](#)

Latitude/Longitude

Latitude:
 Longitude:
 Horiz. Error: ft.

Location

County: TILL
 TRSQQ: WM6.00S10.00W5SWSW
 Tax Map:
 Tax Lot: 200
 Lot:
 Block:
 Subdivision:
 Street of Well: 8105 SLAB CREEK RD (NEXT TO), NESKOWIN
 WM District: 1
 Surface Elev:
[Well Report Mapping Tool](#)



Maxar | Oregon Water Resources Department and Bureau of Land Management | Respective

Note: Tax lot overlay available only for a few counties.

Well Construction [\(Click to Collapse...\)](#)

<p>Construction</p> <p>Start Date: 06/22/2021 Completed Date: 06/22/2021 Drill Method: Rotary Air Depth of Completed Well: 105.00 Est. Depth Drilled: 105.00 Special Standards: <input type="checkbox"/> Seal Placed Method: C Abandonment Start Date: Abandonment Completed Date:</p>	<p>Backfill</p> <p>Backfill Placement: ft to ft Backfill Material: Explosives Used: <input type="checkbox"/> Explosive Type: Explosive Amount:</p>	<p>Filter Pack</p> <p>Filter Pack: Filter Pack Material: Filter Pack Size:</p>
---	---	---

Bore Hole

Row	Diameter (in)	From (ft)	To (ft)
1	10.00	0.00	23.00
2	6.00	23.00	105.00

Seal

No data matches search criteria.

Abandonment Log

No data matches search criteria.

Casing/Liner

Row	Casing/Liner	Diameter (in)	From (ft)	To (ft)	Gauge	Material	Weld	Glue	Thread	Shoe Inside	Shoe Outside	Shoe Other	Shoe Location
1	C	6.00	-1.50	23.00	.250	ST	•						
2	L	4.00	0.00	105.00	.160	PL	•						23.50

Temporary Casing

No data matches search criteria.

Perforations

Row	Method	Material	Casing/Liner	Diameter (in)	From (ft)	To (ft)	Perforation Size	Screen/Slot Size Width	Slot Length	Nbr of Slots	Tele/Pipe size
1	1/4 HOLES DRILLED		L	4.00	45.00	105.00		0.250	0.250	300	

Screens

No data matches search criteria.

Well Test

(Click to Collapse...)

Well Test

Temperature: 58 F

Lab Analysis:

Lab Analysis Done By:

Total Dissolved Solids: 125.00

Water Quality Concerns:

Well Test

Test Type	Yield (gpm)	Drawdown	Drill Stem/ Pump Depth	Duration (hr)	Calculated Specific Capacity (gpm/ft)
Air	3.0		100	1.0	

Analysis

No data matches search criteria.

Static Water Level

(Click to Collapse...)

Static Water Level

Depth First Water: 55.00

Pre-Static Water Level:

Pre-Static Water Level Date:

Post-Static Water Level: 7.0

Post-Static Water Level Date: 06/22/2021

Static Water Level

Row	Date	From(ft)	To(ft)	SWL	Est. Flow Rate	PSI
1	6/22/2021	55.00	58.00	7.00		3.0

Lithology

(Click to Collapse...)

Material

Row	From	To	Material	Static Water Level
1	0.00	3.00	BROWN TOPSOIL	
2	3.00	16.00	BROWN CLAY WITH SMALL COBBLES	
3	16.00	23.00	BLUE BASALT/BROWN STREAKS	
4	23.00	55.00	BLUE BASALT (HARD)	
5	55.00	58.00	BLUE BASALT FRACTURED	
6	58.00	65.00	BLUE BASALT (HARD)	
7	65.00	105.00	GRAY SANDSTONE (SOFT)	

Well Constructor

(Click to Collapse...)

Bonded Driller Name: CLINTON KINNEY
 Bonded Driller Company: CORVALLIS DRILLING CO INC
 Bonded Driller Number: 1753
 Bonded Date Signed: 06/22/2021

Unbonded Name:
 Unbonded Company:
 Unbonded Number:
 Unbonded Date Signed:
 Other Name:
 Other Affiliation:
 Other License Nbr:

Geologist Engineer:
 Geologist Date Signed:

TILL 53056

STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

WELL I.D. LABEL# 138914
 START CARD # 218212
 ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D.
 First Name Somantha Last Name McKinney - moore
 Company _____
 Address 38000 S Wedgeford RD #426
 City ARIVACA State AZ Zip 85601

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stl Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 105 ft.
 BORE HOLE SEAL

Dia	From	To	Material	From	To	Amt	lbs
10	0	23	Cement	0	23	7	
6	23	105				7	Calculated
							Calculated

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount Pounds Actual Amount Pounds

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6		1 1/2	23	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4		0	105	160%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

 Shoe Inside Outside Other Location of shoe(s) 23 1/2
 Temp casing Yes Dia _____ From _____ To _____

(7) PERFORATIONS/SCREENS 1/4 Rand Holes Drilled
 Perforations Method _____
 Screens Type _____ Material _____

Perf/S	Casing/Screen	Screen/Slot	Slot	# of	Tele/		
green	Dia	From	To	width	length	slots	pipe size
<input checked="" type="checkbox"/>	4	45	105		1/4RH	300	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

3		100	1
---	--	-----	---

Temperature 58 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 125

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County Tillamook Twp 6 N S Range 10 E W M
 Sec 5 SW 1/4 of the 5W 1/4 Tax Lot 200
 Tax Map Number _____ Lot _____
 Lat _____ " or _____ DMS or DD
 Long _____ " or _____ DMS or DD
 Street address of well Nearest address

LOC TO 8105 SLAB CREEK RD NESKOWAN, OR 97149

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	6-22-21		7

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 55

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
6-22-21	55	58	3		7

(11) WELL LOG Ground Elevation _____

Material	From	To
Brew Topsoil	0	3
Brew clay w/ small Cobble	3	16
Blue Basalt/Brown shales	16	23
Blue Basalt (Hard)	23	55
Blue Basalt (Fracture)	55	58
Blue Basalt (Hard)	58	65
Gray sand. Sbc (Soft)	65	105

 RECEIVED
 JUL 12 2021
 OWRD

Date Started 6-22-21 Completed 6-22-21

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1753 Date 6-22-21
 Signed Cit King
 Contact Info (optional) _____

Well Information (Click to Collapse...)

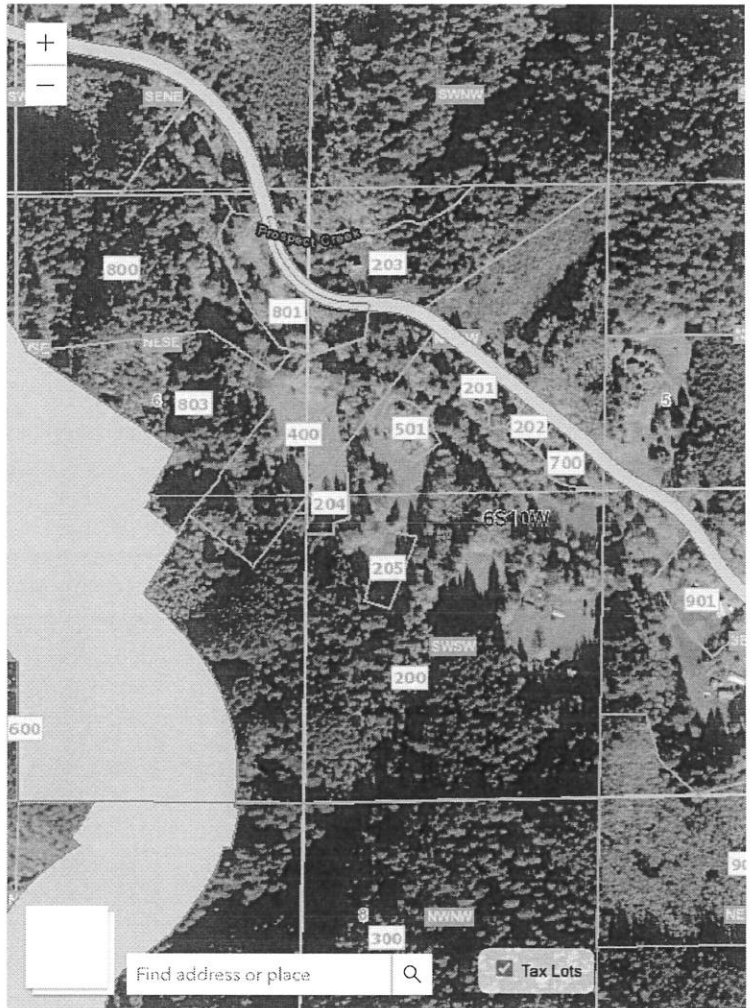
Identification
 Type of Report: Water Well
 Type of Work: NEW
 Well Report: TILL 53055 [View Log](#)
 Well Label: 138913
 Start Card: 218207
 Original Report:
 Owner Well Nbr:
 Company Job Nbr:
 Primary Use: DOMESTIC
 Complete Date: 06/17/2021

Land Owner
 Name: JOE GOODRICH
 Company:
 Address: 8105 SLAB CREEK RD
 TILLAMOOK, OR 97149

Location (Click to Collapse...)

Latitude/Longitude
 Latitude:
 Longitude:
 Horiz. Error: ft.

Location
 County: TILL
 TRSQQ: WM6.00S10.00W5SWSW
 Tax Map:
 Tax Lot: 200
 Lot:
 Block:
 Subdivision:
 Street of Well: 8105 SLAB CREEK RD
 WM District: 1
 Surface Elev:
[Well Report Mapping Tool](#)



Maxar | Oregon Water Resources Department and Bureau of Land Management | Respective

Note: Tax lot overlay available only for a few counties.

Well Construction (Click to Collapse...)

Construction
 Start Date: 06/16/2021
 Completed Date: 06/17/2021
 Drill Method: Rotary Air
 Depth of Completed Well: 35.00
 Est. Depth Drilled: 35.00
 Special Standards:
 Seal Placed Method: C
 Abandonment Start Date:
 Abandonment Completed Date:

Backfill
 Backfill Placement: ft to ft
 Backfill Material:
 Explosives Used:
 Explosive Type:
 Explosive Amount:

Filter Pack
 Filter Pack:
 Filter Pack Material:
 Filter Pack Size:

Bore Hole

Row	Diameter (in)	From (ft)	To (ft)
1	10.00	0.00	28.00
2	6.00	28.00	35.00

No data matches search criteria.

No data matches search criteria.

Seal

Abandonment Log

Casing/Liner

Row	Casing/Liner	Diameter (in)	From (ft)	To (ft)	Gauge	Material	Weld	Glue	Thread	Shoe Inside	Shoe Outside	Shoe Other	Shoe Location
1	C	6.00	-1.00	35.00	.250	ST	•				•		35.50

Temporary Casing

No data matches search criteria.

Perforations

No data matches search criteria.

Screens

No data matches search criteria.

Well Test

(Click to Collapse...)

Well Test

Temperature: 58 F

Lab Analysis:

Lab Analysis Done By:

Total Dissolved Solids: 65.00

Water Quality Concerns:

Well Test

Test Type	Yield (gpm)	Drawdown	Drill Stem/ Pump Depth	Duration (hr)	Calculated Specific Capacity (gpm/ft)
Air	7.0		30	1.0	

Analysis

No data matches search criteria.

Static Water Level

(Click to Collapse...)

Static Water Level

Depth First Water: 34.00

Pre-Static Water Level:

Pre-Static Water Level Date:

Post-Static Water Level: 13.0

Post-Static Water Level Date: 06/17/2021

Static Water Level

Row	Date	From(ft)	To(ft)	SWL	Est. Flow Rate	PSI
1	6/17/2021	34.00	35.00	13.00		7.0

Lithology

(Click to Collapse...)

Material

Row	From	To	Material	Static Water Level
1	0.00	2.00	BROWN TOPSOIL	
2	2.00	12.00	BROWN CLAY SMALL COBBLES	
3	12.00	14.00	BROWN/BLUE CLAY BIG COBBLES	
4	14.00	23.00	BLUE (FRACTURED) BASALT	
5	23.00	34.00	BLUE BASALT (SHARD)	
6	34.00	35.00	BLUE (FRACTURED) BASALT	

Well Constructor

(Click to Collapse...)

Bonded Driller Name: CLINTON KINNEY
 Bonded Driller Company: CORVALLIS DRILLING CO INC
 Bonded Driller Number: 1753
 Bonded Date Signed: 06/17/2021

Unbonded Name:
 Unbonded Company:
 Unbonded Number:
 Unbonded Date Signed:
 Other Name:
 Other Affiliation:
 Other License Nbr:

Geologist Engineer:
 Geologist Date Signed:

))
))

TILL 53055

STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

WELL I.D. LABEL# L 138913
 START CARD # 218207
 ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. _____
 First Name Jac Last Name Goodrich
 Company _____
 Address 8105 SLABCREEK RD
 City Tillamook State OR Zip 97149
 (2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stl Plstc Wld Thrd
 Casing:
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 35 ft.
 BORE HOLE SEAL

Dia	From	To	Material	From	To	Amt (sacks)	lbs
10	0	28	Cement	0	28	9	
6	28	35				Calculated	8
						Calculated	

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Pounds Actual Amount _____ Pounds

(6) CASING/LINER

Casing	Liner	Dia	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	1	35	250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Shoe Inside Outside Other Location of shoe(s) 35 1/2
 Temp casing Yes Dia 10 From 0 To 20

(7) PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Type _____ Material _____

Perf/Sreen	Casing/Liner	Dia	From	To	Sem/slot width	Slot length	# of slots	Teel/pipe size

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
 Yield gal/min 7 Drawdown _____ Drill stem/Pump depth 30 Duration (hr) 1
 Temperature 58 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 65

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County Tillamook Twp 6 N S Range 10 E W M
 Sec 5 SW 1/4 of the SW 1/4 Tax Lot 200
 Tax Map Number _____ Lot _____
 Lat _____ " or _____ DMS or DD
 Long _____ " or _____ DMS or DD
 Street address of well Nearest address

SAME

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	<u>6-17-21</u>		<u>13</u>

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 34

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
<u>6-17-21</u>	<u>34</u>	<u>35</u>	<u>7</u>		<u>13</u>

(11) WELL LOG Ground Elevation _____

Material	From	To
<u>Brown Topsoil</u>	<u>0</u>	<u>2</u>
<u>Brown Clay small cobbles</u>	<u>2</u>	<u>12</u>
<u>Brown/Blue Clay Big cobbles</u>	<u>12</u>	<u>14</u>
<u>Blue Fractured Basalt</u>	<u>14</u>	<u>23</u>
<u>Blue Basalt (Hard)</u>	<u>23</u>	<u>34</u>
<u>Blue (Fractured) Basalt</u>	<u>34</u>	<u>35</u>

RECEIVED

JUL 12 2021

OWRD

Date Started 6-16-21 Completed 6-17-21

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1753 Date 6-17-21
 Signed Carl King
 Contact Info (optional) _____

After recording return to:
Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

Tax statements: no change

Tillamook County, Oregon
11/12/2020 09:21:59 AM
DEED-DBS
\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00
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

BARGAIN AND SALE DEED

(Property Line Adjustment)
(Ousele to Slab Creek Farm, Inc.)
(ORS 92.190(4))

David Ousele and Gale Ousele ("Grantor") are the owners of the real property with the legal description provided in Exhibit A ("Ousele Property"). Slab Creek Farm, Inc., a corporation registered with the Oregon Secretary of State ("Grantee"), owns the property with the legal description as provided in Exhibit B ("Slab Creek Property").

Grantor hereby conveys unto Grantee the real property described in Exhibit C ("Adjustment Area"), subject to all restrictions, encumbrances, and other matters of record. Grantor warrants that Grantor the Adjustment Area is not subject to any monetary encumbrances, other than real property taxes owing but not yet due, but makes no other warranties or representations regarding the condition of title of the Adjustment Area. The parties agree to allocate the real property taxes assessed for the 2020-2021 real property tax year between the Ousele Property and Slab Creek Property between themselves in a reasonable manner. The true consideration for this instrument is \$0.00 but consists of other good and valuable consideration, including a reciprocal grant of an adjustment area conveyed from Grantee to Grantor by separate deed.


The purpose of this Bargain and Sale Deed is to perfect a property line adjustment between the Ousele Property and the Slab Creek Property, which has been reviewed and approved by the Tillamook County Department of Community Development, File 851-20-000090-PLNG.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

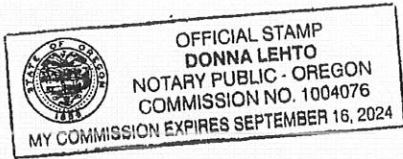
In witness whereof, this instrument has been executed on the date referenced herein.

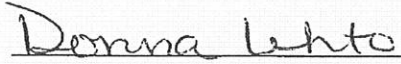

David Ousele Date 10/26/20


Gale Ousele Date 10-26-20

STATE OF OREGON)
) ss.
County of Tillamook)

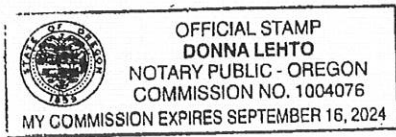
This instrument was acknowledged before me on this 26 day of October, 2020 by David Ousele.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-16-2024

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 26 day of October, 2020 by Gale Ousele.



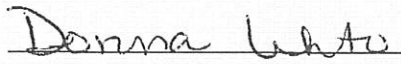

NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-16-2024

Exhibit A
(Ousele Property)

A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 360.8 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded in Book 187, page 256, Tillamook County Deed Records, said point also being North 1655.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

Exhibit B
(Slab Creek Farm Property)

A tract of land in Sections 5 and 6, Township 6 South, Range 10 West of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Section 6, Township 6 South, Range 10 West of the Willamette Meridian; thence West to the East right of way line of the relocated Oregon Coast Highway; thence Northerly along said East right of way line to the most Southerly corner of that tract of land conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded January 16, 1967 in Book 205, Page 269, Deed Records; thence Northeasterly at right angles to said East right of way line to the Southerly line of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded August 2, 1963 in Book 187, Page 256, Deed Records, thence South 52 degrees 8 minutes East to the most Southerly corner of said Affolter tract; thence: North 37 degrees 52 minutes East along the Easterly line of said Affolter tract to U.S. Highway 101; thence Southeasterly 250 feet along the Southerly right of way line of U.S. Highway 101; thence South 37 degrees 53 minutes West to the center of Neskowin Creek; thence Southeasterly along the center of Neskowin Creek to the East line of the West one-half of the Southwest quarter of Section 5, Township 6 South, Range 10 West of the Willamette Meridian; thence South along said West line to the South line of said Section 5; thence West along said South line to the point of beginning, all situated in Tillamook County, Oregon.

EXCEPTING A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 360.8 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded in Book 187, page 256, Tillamook County Deed Records, said point also being North 1655.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

EXHIBIT C

11765 HWY 101 SOUTH TILLAMOOK, OR 97141

OFFICE 503-842-5551 FAX 503-842-5552

BAYSIDESURVEYING@GMAIL.COM BAYSIDESURVEYING.LAND

BAYSIDE SURVEYING LLC

Quality where every inch counts

AUGUST 24, 2020

LEGAL DESCRIPTION FOR: OUSELE TO SLAB CREEK FARM

ALL OF THE OUSELE TRACT DESCRIBED IN BOOK 301 PAGE 570, TILLAMOOK COUNTY DEED RECORDS LYING OUTSIDE OF THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°30'46" WEST 1322.06 FEET; THENCE NORTH 38°12'11" EAST 454.30 FEET; THENCE SOUTH 51°47'49" EAST 44.08 FEET TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 37°30'54" EAST 159.92 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 52°21'42" EAST 79.26 FEET TO A 5/8 INCH REBAR;

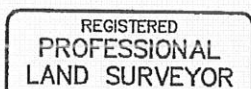
THENCE NORTH 53°52'49" EAST 138.61 FEET TO A 5/8 INCH REBAR;

THENCE NORTH 30°13'50" WEST 40.37 FEET TO A 5/8 INCH REBAR AND THE BEGINNING OF AN ARC TO THE RIGHT WITH A RADIUS OF 125.00 FEET;

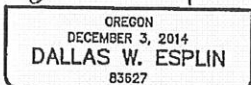
THENCE THENCE ALONG SAID ARC A DISTANCE OF 67.15 FEET, THROUGH AN INTERIOR ANGLE OF 30°46'53", THE LONG CHORD OF WHICH BEARS NORTH 14°50'23" WEST 66.35 FEET TO A 5/8" REBAR.

THENCE NORTH 49°27'50" WEST 105.28 FEET TO A 5/8 INCH REBAR; THENCE NORTH 67°43'26" WEST 98.54 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 29°45'38" WEST 128.15 FEET TO THE POINT OF BEGINNING

THIS DESCRIPTION IS BASED ON MAP BY THIS FIRM DATED AUGUST 11, 2020 AND ON FILE AT THE TILLAMOOK COUNTY SURVEY OFFICE.



Dallas Esplin



RENEWAL DATE: DECEMBER 31, 2021

C:\USERS\TJ2\DROPBOX\BSS\LGL\SLAB-CREEK-BLA.DOCX

After recording return to:
Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

Tillamook County, Oregon
11/12/2020 09:02:59 AM
DEED-DBS
\$25.00 \$11.00 \$10.00 \$61.00 - Total =\$107.00
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

Tax statements: no change

BARGAIN AND SALE DEED

(Property Line Adjustment)
(Slab Creek Farm, Inc. to Ousele)
(ORS 92.190(4))

Slab Creek Farm, Inc., a corporation registered with the Oregon Secretary of State ("Grantor"), owns the property with the legal description as provided in Exhibit A ("Slab Creek Property"). David Ousele and Gale Ousele ("Grantee") are the owners of the real property with the legal description provided in Exhibit B ("Ousele Property").

Grantor hereby conveys unto Grantee the real property described in Exhibit C ("Adjustment Area"), subject to all restrictions, encumbrances, and other matters of record. Grantor warrants that Grantor the Adjustment Area is not subject to any monetary encumbrances, other than real property taxes owing but not yet due, but makes no other warranties or representations regarding the condition of title of the Adjustment Area. The parties agree to allocate the real property taxes assessed for the 2020-2021 real property tax year between the Ousele Property and Slab Creek Property between themselves in a reasonable manner. The true consideration for this instrument is \$0.00 but consists of other good and valuable consideration, including a reciprocal grant of an adjustment area conveyed from Grantee to Grantor by separate deed.

The purpose of this Bargain and Sale Deed is to perfect a property line adjustment between the Ousele Property and the Slab Creek Property, which has been reviewed and approved by the Tillamook County Department of Community Development, File 851-20-000090-PLNG.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

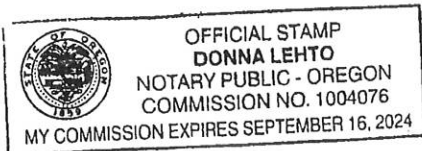
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In witness whereof, this instrument has been executed on the date referenced herein.

Gale Ousele 10-26-20
Slab Creek Farm, Inc. Date
By: Gale Ousele
Its: President

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 26 day of October, 2020 by Gale Ousele, President of Slab Creek Farm, Inc.



Donna Lehto
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-16-2020

Exhibit A
(Slab Creek Property)

A tract of land in Sections 5 and 6, Township 6 South, Range 10 West of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Section 6, Township 6 South, Range 10 West of the Willamette Meridian; thence West to the East right of way line of the relocated Oregon Coast Highway; thence Northerly along said East right of way line to the most Southerly corner of that tract of land conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded January 16, 1967 in Book 205, Page 269, Deed Records; thence Northeasterly at right angles to said East right of way line to the Southerly line of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded August 2, 1963 in Book 187, Page 256, Deed Records, thence South 52 degrees 8 minutes East to the most Southerly corner of said Affolter tract; thence: North 37 degrees 52 minutes East along the Easterly line of said Affolter tract to U.S. Highway 101; thence Southeasterly 250 feet along the Southerly right of way line of U.S. Highway 101; thence South 37 degrees 53 minutes West to the center of Neskowin Creek; thence Southeasterly along the center of Neskowin Creek to the East line of the West one-half of the Southwest quarter of Section 5, Township 6 South, Range 10 West of the Willamette Meridian; thence South along said West line to the South line of said Section 5; thence West along said South line to the point of beginning, all situated in Tillamook County, Oregon.

EXCEPTING A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 360.8 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded in Book 187, page 256, Tillamook County Deed Records, said point also being North 1655.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

))
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Exhibit B
(Ousele Property)

A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 360.8 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded in Book 187, page 256, Tillamook County Deed Records, said point also being North 1655.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

))
))

EXHIBIT C

DALLAS W. ESPLIN, MANAGER

11765 HWY 101 SOUTH TILLAMOOK, OR 97141

OFFICE 503-842-5551 FAX 503-842-5552

BAYSIDESURVEYING@GMAIL.COM BAYSIDESURVEYING.LAND

BAYSIDE SURVEYING LLC

Quality where every inch counts

AUGUST 24, 2020

LEGAL DESCRIPTION FOR: SLAB CREEK FARM TO OUSELE

COMMENCING AT THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°30'46" WEST 1322.06 FEET; THENCE NORTH 38°12'11" EAST 454.30 FEET; THENCE SOUTH 51°47'49" EAST 44.08 FEET TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 37°30'54" EAST 159.92 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 52°21'42" EAST 79.26 FEET TO A 5/8 INCH REBAR;

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THENCE NORTH 30°13'50" WEST 40.37 FEET TO A 5/8 INCH REBAR AND THE BEGINNING OF A ARC TO THE RIGHT WITH A RADIUS OF 125.00 FEET;

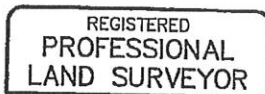
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THENCE NORTH 49°27'50" WEST 105.28 FEET TO A 5/8 INCH REBAR;

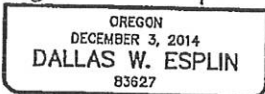
THENCE NORTH 67°43'26" WEST 98.54 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 29°45'38" WEST 128.15 FEET TO THE POINT OF BEGINNING

THIS DESCRIPTION IS BASED ON MAP BY THIS FIRM DATED AUGUST 11, 2020 AND ON FILE AT THE TILLAMOOK COUNTY SURVEY OFFICE.



Dallas Esplin



RENEWAL DATE: DECEMBER 31, 2021

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DALLAS W. ESPLIN, MANAGER

After recording return to:
Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

Tax statements: no change

Tillamook County, Oregon 11/12/2020 09:02:59 AM DEED-DBS \$25.00 \$11.00 \$10.00 \$61.00 - Total =\$107.00 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	2020-08037
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BARGAIN AND SALE DEED

(Property Line Adjustment)
(Slab Creek Farm, Inc. to Ousele)
(ORS 92.190(4))

Slab Creek Farm, Inc., a corporation registered with the Oregon Secretary of State ("Grantor"), owns the property with the legal description as provided in Exhibit A ("Slab Creek Property"). David Ousele and Gale Ousele ("Grantee") are the owners of the real property with the legal description provided in Exhibit B ("Ousele Property").

Grantor hereby conveys unto Grantee the real property described in Exhibit C ("Adjustment Area"), subject to all restrictions, encumbrances, and other matters of record. Grantor warrants that Grantor the Adjustment Area is not subject to any monetary encumbrances, other than real property taxes owing but not yet due, but makes no other warranties or representations regarding the condition of title of the Adjustment Area. The parties agree to allocate the real property taxes assessed for the 2020-2021 real property tax year between the Ousele Property and Slab Creek Property between themselves in a reasonable manner. The true consideration for this instrument is \$0.00 but consists of other good and valuable consideration, including a reciprocal grant of an adjustment area conveyed from Grantee to Grantor by separate deed.

The purpose of this Bargain and Sale Deed is to perfect a property line adjustment between the Ousele Property and the Slab Creek Property, which has been reviewed and approved by the Tillamook County Department of Community Development, File 851-20-000090-PLNG.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

Exhibit A
(Slab Creek Property)

A tract of land in Sections 5 and 6, Township 6 South, Range 10 West of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Section 6, Township 6 South, Range 10 West of the Willamette Meridian; thence West to the East right of way line of the relocated Oregon Coast Highway; thence Northerly along said East right of way line to the most Southerly corner of that tract of land conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded January 16, 1967 in Book 205, Page 269, Deed Records; thence Northeasterly at right angles to said East right of way line to the Southerly line of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded August 2, 1963 in Book 187, Page 256, Deed Records, thence South 52 degrees 8 minutes East to the most Southerly corner of said Affolter tract; thence: North 37 degrees 52 minutes East along the Easterly line of said Affolter tract to U.S. Highway 101; thence Southeasterly 250 feet along the Southerly right of way line of U.S. Highway 101; thence South 37 degrees 53 minutes West to the center of Neskowin Creek; thence Southeasterly along the center of Neskowin Creek to the East line of the West one-half of the Southwest quarter of Section 5, Township 6 South, Range 10 West of the Willamette Meridian; thence South along said West line to the South line of said Section 5; thence West along said South line to the point of beginning, all situated in Tillamook County, Oregon.

EXCEPTING A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 360.8 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded in Book 187, page 256, Tillamook County Deed Records, said point also being North 1655.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

Exhibit B
(Ousele Property)

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EXHIBIT C

DALLAS W. ESPLIN, MANAGER

11765 HWY 101 SOUTH TILLAMOOK, OR 97141

OFFICE 503-842-5551 FAX 503-842-5552

BAYSIDESURVEYING@GMAIL.COM BAYSIDESURVEYING.LAND

BAYSIDE SURVEYING LLC

Quality where every inch counts

AUGUST 24, 2020

LEGAL DESCRIPTION FOR: SLAB CREEK FARM TO OUSELE

COMMENCING AT THE UNITED STATES FOREST SERVICE QUARTER CORNER COMMON TO SECTIONS 5 AND 6 TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°30'46" WEST 1322.08 FEET; THENCE NORTH 38°12'11" EAST 454.30 FEET; THENCE SOUTH 51°47'49" EAST 44.08 FEET TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING;

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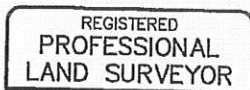
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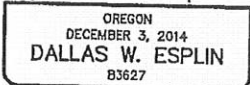
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THIS DESCRIPTION IS BASED ON MAP BY THIS FIRM DATED AUGUST 11, 2020 AND ON FILE AT THE TILLAMOOK COUNTY SURVEY OFFICE.



Dallas Esplin



RENEWAL DATE: DECEMBER 31, 2021

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DALLAS W. ESPLIN, MANAGER

INDEXED

FORM No. 231 - WARRANTY DEED (Individual or Corporation)

WARRANTY DEED

BOOK 301 PAGE 570

6383165

KNOW ALL MEN BY THESE PRESENTS, That DAVID S. BERRY and LAURA J. BERRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID OUSELE and GALE OUSELE, husband and wife

the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Tillamook and State of Oregon, described as follows, to-wit:

A parcel of land in Tillamook County, Oregon, lying in Section 5, Township 6 South, Range 10 West, Willamette Meridian, described as follows: Beginning at a point which is South 350.0 feet and West 26.1 feet from the Northeast corner of that tract of land conveyed to Lee H. Affolter, et ux, by deed recorded in Book 137, page 256, Tillamook County Deed Records, said point also being North 1555.8 feet and East 534.7 feet from the Southwest corner of said Section 5; from said point of beginning run thence North 45° West 150.0 feet; thence South 45° West 150.0 feet; thence South 45° East 130.0 feet; thence North 45° East 150.0 feet to the point of beginning.

6383165
6510 S 200
6510 S 0159

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ANY APPLICABLE LAWS.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances subject to exceptions as shown on attached Exhibit "A" (pages 1 and 2) and Exhibit "B" (page 3) attached hereto and made a part hereof by this reference.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the verbs and, if not applicable, should be deleted. See O.R.S. 97.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of November, 1985. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

If executed by a corporation, affix corporate seal

DAVID S. BERRY

LAURA J. BERRY

STATE OF OREGON, }
County of Tillamook }
November 26, 1985.

STATE OF OREGON, County of Tillamook

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires: _____

Personally appeared the above named David S. Berry and Laura J. Berry.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 10-10-88

David S. Berry
523 Hinalow Way, West
Bainbridge Island, Washington 98110

David Ousele, et ux
8850 Slab Creek Road
Neskowin, Oregon 97149

Willamette Valley Title Co.
P.O. Box 595
Lincoln City, Oregon 97351

Mr. and Mrs. David Ousele
8850 Slab Creek Road
Neskowin, Oregon 97149

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ page _____ or as document/film/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDERS USE

(OFFICIAL SEAL)

EXHIBIT "A"

Subject to the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following:

1. For tax information, see Exhibit "B" attached hereto.
2. The assessment roll and the Tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.
3. Rights of the public in and to that portion of said premises lying within streets, roads and highways.
4. We find no apparent means of ingress or egress to or from the above property, according to the Assessor's maps. (affects parcel 1)
NOTE: The above exception will be removed upon satisfactory evidence that there actually is a means of ingress and egress to and from the said property.
5. An easement created by Instrument, including the terms and provisions thereof;
Recorded: September 15, 1928, in Book 59, page 499, Deed Records in Favor of: The Pacific Telephone and Telegraph Company
6. Reservation of mineral rights, including the terms and provisions thereof, as set forth in deed from Leo A. Moultrie, et ux, recorded September 27, 1969, in Book 188, page 340, Deed Records.
NOTE: That certain Quit Claim Deed from Leo A. Moultrie, et ux, recorded October 29, 1970, in Book 221, page 235, purports to extinguish said reservations; however, prior to said Quit Claim Deed the mineral rights were conveyed to A. C. Moultrie by deed recorded January 9, 1964, in Book 190, page 48, Deed Records.
7. An easement created by Instrument, including the terms and provisions thereof;
Dated: February 14, 1979
Recorded: March 23, 1979 in Book 262, Page 67, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation
8. An easement created by Instrument, including the terms and provisions thereof; Dated: June, 1979
Recorded: August 16, 1979, in Book 264, page 638, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation
9. An easement created by Instrument, including the terms and provisions thereof;
Dated: July 5, 1979
Recorded: August 16, 1979 in Book 264, Page 637, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation
10. Unrecorded Contract of Sale, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,
Dated: June 1, 1972
Between: Linda Susan Yates formerly Linda Susan Swartz, Vendor and Samuel D. McKinney and Patricia S. McKinney, husband and wife, Vendees,
as disclosed by the following assignment:

The vendor's interest in said Contract was assigned by Instrument
Dated: October 20, 1972
Recorded: February 6, 1979, in Book 261, page 337, Deed Records,
To: Harry E. Swartz and Elizabeth I. Swartz, husband and wife.
11. Contract of Sale, including the terms and provisions thereof,
Dated: February 1, 1973
Recorded: May 12, 1975, in Book 240, page 377, Deed Records,
Vendor: Samuel D. McKinney and Patricia S. McKinney
Vendees: Slab Creek Farm, Inc., an Oregon corporation
12. The interest, if any, of Samuel D. McKinney and Patricia S. McKinney by virtue of the contract shown as Exception 10 above and by that certain Warranty Deed from Harry E. Swartz, et ux, recorded September 1, 1972, in Book 228, page 775, Deed Records.

EXHIBIT "A" (cont'd.)

13. The effect of that certain Bargain and Sale Deed from Samuel D. McKinney and Patricia S. McKinney, husband and wife, to Harry E. Swartz and Elizabeth I. Swartz, husband and wife, dated January 25, 1979, recorded February 6, 1979 in Book 261, page 339, Deed Records.

14. Addendum to Contract of Sale and Assignment of Contract, including the terms and provisions thereof, between Harry E. Swartz and Elizabeth I. Swartz, husband and wife as sellers, and Dick Lawrence, et al, as buyers, dated February 15, 1979, recorded July 23, 1979, in Book 264, page 189, Deed Records, which purports to terminate contract shown as Exception 11 above; to substitute vendee's in contract shown as Exception 10 above and to assign the substituted vendee's interest to Slab Creek Farm, Inc. The seller therein does consent to said assignment to Slab Creek Farm, Inc., without the seller waiving any rights that the seller may have with any of the individual buyers.

15. The interest of Dick Lawrence, Marvin Greenbaum & Mary Jane Greenbaum, husband and wife, Joe Goodrich & Karen Goodrich, husband and wife, Dave Barry & Laura Barry, husband and wife, Robert Goodwin & Patry Goodwin, husband and wife and Richard Vaughn, as individual buyers and assignors in Addendum shown as Exception 14 above.

16. We are unable to determine the exact location of the herein described property due to an ambiguous point of beginning. (affects Parcel 1)

NOTE: A segregation of the herein described property or a change in ownership will not be made by Tillamook County until taxes on said property are brought current. (affects Parcel 1)

17. Interest, if any, of Craig Herwin Stewart, as disclosed by deed recorded March 21, 1984 in Book 292, page 114, Tillamook County Deed Records, purports to affect some portion of property. Description is too vague and uncertain to identify.

18. Interest, if any, of Helen Warren Weld, as disclosed by deed recorded March 21, 1984 in Book 292, page 115, Tillamook County Deed Records, purports to affect some portion of property. Description is too vague and uncertain to identify.

EXHIBIT "B"

Taxes for the following years, unpaid, plus interest, if any.

1985-86 : \$ 28.41
 1984-85 : \$ 33.74
 1983-84 : \$ 34.47
 Account No. : 6510 6 700
 Code No. : 22-1
 Key No. : 239110

1985-86 : \$ 318.47
 1984-85 : \$ 307.33
 1983-84 : \$ 247.97
 Account No. : 6510 5 500
 Code No. : 22-1
 Key No. : 239012

1985-86 : \$ 318.39
 1984-85 : \$ 319.03
 1983-84 : \$ 1,172.88
 Account No. : 6510 5 200
 Code No. : 22-1
 Key No. : 238932

1985-86 : \$ 434.81
 1984-85 : \$ 424.11
 Account No. : 6510 5 200 SU1
 Code No. : 22-1
 Key No. : 354048

1985-86 : \$ 267.79
 1984-85 : \$ 256.56
 Account No. : 6510 5 200 SU2
 Code No. : 22-1
 Key No. : 354057

1985-86 : \$ 259.09
 1984-85 : \$ 247.83
 Account No. : 6510 5 200 SU3
 Code No. : 22-1
 Key No. : 354066

1985-86 : \$ 232.11
 1984-85 : \$ 220.77
 Account No. : 6510 5 200 SU4
 Code No. : 22-1
 Key No. : 354075

273823

State of Oregon, County of Tillamook
 I hereby certify that the above instrument
 was prepared for record as:



Tillamook County Official Seal
 Witness my hand and seal of office
 JUNE 18 1985, County Clerk

J. [Signature]
 Deputy

After Recording Return to:
Campbell, Moberg & Canessa, P.C.
Post Office Box 220
Tillamook, OR 97141

BOOK 356 PAGE 724

INDEXED

STATUTORY WARRANTY DEED

ELIZABETH I. SWARTZ, surviving spouse of Harry E. Swartz, hereinafter called Grantor, conveys to SLAB CREEK FARM, INC., an Oregon Corporation, hereinafter called Grantee, all that real property more particularly described upon Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration of this conveyance being in fulfillment of that contract of sale between Samuel D. McKinney and Patricia S. McKinney as seller and Slab Creek Farm, Inc., an Oregon corporation, dated February 1, 1973, recorded May 12, 1975, in Book 240, Page 377, Records of Tillamook County, Oregon, the vendors' interest in said contract having been conveyed to the Grantor herein by document recorded February 6, 1979 in Book 261, Page 339, Records of Tillamook County, Oregon, said contract being conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest, or encumbrance subsequent to said date whether arising by, through, or under the purchaser in said contract, or their assignees, or otherwise, and shall not apply to any taxes, assessments, or other charges levied, assessed, or becoming due subsequent to the date of said contract.

Grantor covenants that she is the surviving owner of the above described property, free and clear of all encumbrances and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to: Slab Creek Farm, Inc., 8105 Slab Creek Road, Nestkwin, Oregon 97149.

DATED: 12-20, 1993.

Elizabeth I. Swartz
ELIZABETH I. SWARTZ

STATE OF FLORIDA)
) ss.

County of MARTIN)
DEC 20, 1993. Personally appeared the above named Elizabeth I. Swartz and acknowledged the foregoing instrument.
Before me: *Teresa M. Hassett*



Teresa M. Hassett
Notary Public for Florida

EXHIBIT "A"

A tract of land in Sections 5 and 6, Township 6 South, Range 10 West of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Section 6, Township 6 South, Range 10 West of the Willamette Meridian; thence West to the East right of way line of the relocated Oregon Coast Highway; thence Northerly along said East right of way line to the most Southerly corner of that tract of land conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded January 16, 1967 in Book 205, Page 269, Deed Records; thence Northeasterly at right angles to said East right of way line to the Southerly line of that tract of land conveyed to Lee W. Affolter, et ux, by deed recorded August 2, 1963 in Book 187, Page 256, Deed Records; thence South 52 degrees 8 minutes East to the most Southerly corner of said Affolter tract; thence North 37 degrees 52 minutes East along the Easterly line of said Affolter tract to U.S. Highway 101; thence Southeasterly 250 feet along the Southerly right of way line of U.S. Highway 101; thence South 37 degrees 53 minutes West to the center of Neskowin Creek; thence Southeasterly along the center of Neskowin Creek to the East line of the West one-half of the Southwest quarter of Section 5, Township 6 South, Range 10 West of the Willamette Meridian; thence South along said West line to the South line of said Section 5; thence West along said South line to the point of beginning, all situated in Tillamook County, Oregon.

SUBJECT TO:

1. Rights of the public in and to that portion lying within streets, roads and highways.
2. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below high water mark of the Neskowin Creek, including any ownership rights which may be claimed by the State of Oregon below the high water mark.
3. Any adverse claim based upon the assertion that: Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Neskowin Creek; Some portion of said land has been created by artificial means or has accreted to such portion so created; and, Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Neskowin Creek or has been formed by an accretion to any such portion.
4. Easement, including the terms and provisions thereof, granted to the Public Telephone and Telegraph Company, by instrument recorded September 15, 1928, in Book 59, Page 490, Deed Records.

5. Easement for entering upon the disposing of rock and other materials for correction of and elimination of slide conditions as disclosed by instrument dated December 29, 1966, recorded January 25, 1967 in Book 205, Page 349, Tillamook County Records.

6. Reservation of mineral rights, including the terms and provisions thereof, contained in deed from Leo A. Mountrie, et ux, recorded September 27, 1963, in Book 188, Page 340, Records of Tillamook County, Oregon.

329114

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



Witness my hand and seal affixed,
JOSEPHINE VELTRI, County Clerk

Josephine Veltri, Deputy

Doc	ART	\$20
Mfg	REC	\$20
Lien	Adm	\$20
NS		\$20

15.00

EXHIBIT C

Angela Rimoldi

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, April 29, 2022 8:26 AM
To: Angela Rimoldi
Cc: Sarah Absher
Subject: EXTERNAL: FW: 851-21-000446-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Angela,

In regard to this partition, ODFW recommends the county make the applicant aware that future development will be subject to applicable riparian setbacks and possibly other local, state and federal regulations.

ODFW administers the state's fish passage laws. Since Neskowin Creek and two fish bearing tributaries are present, the applicant should also be made aware that any proposed stream crossings or repair/replacement of existing crossings will require consultation with and approval from ODFW.

Thank you.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

Note new email address as of 4/26/21: Robert.Bradley@odfw.oregon.gov

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Thursday, April 21, 2022 2:37 PM
To: PHIPPS Lisa * DLCD <Lisa.PHIPPS@dlcd.oregon.gov>
Subject: 851-21-000446-PLNG

Notice of Administrative Review Partition Request 851-21-000446-PLNG

<https://www.co.tillamook.or.us/commdev/project/851-21-000446-plng>

Thank you,