



Land of Cheese, Trees and Ocean Breeze

**Resource Zone Exception #851-22-000049-PLNG: PERRINE
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: **October 24, 2022**
Report Prepared By: **Melissa Jenck, CFM, Senior Planner**

I. GENERAL INFORMATION:

- Request:** An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 20-foot front yard setback to allow for the placement of a residential structure (single-family dwelling).
- Location:** The subject property is accessed via Kilchis Forest Road, a private forest road, is located east of the City of Bay City and is designated as Tax Lot 602 in Section 32 of Township 1 North, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Rural Residential 2-Acre (RR-2) Zone

Applicant & Property Owner: Michael Perrine, 620 N 8th Street, Carlton, OR 97111

Description of Site and Vicinity: Assessor records indicate the subject property encompasses approximately 2.09-acres, has variable topography, is vegetated with grasses and trees, and vacant of improvements. Wetlands and riparian features are mapped north of the subject property, with the subject property abutting Kilchis River. The subject property is accessed via Kilchis Forest Road, a private forest road, and is not within an area of landslide topography (Exhibit A).

A property to the west is also zoned Rural Residential 2 Acre (RR-2) and is undeveloped. There is a pocket of RR-2 zoned properties, generally improved with single-family dwellings and their accessory structures located north across the Kilchis River. Properties to the south and east are zoned Forest (F) and appears to be in Forest use. FEMA Flood Insurance Rate Map 41057C0414F dated September 28, 2018 confirms the subject property is partially located within a ‘Zone A’ area of the Special Flood Hazard Area (SFHA) (Exhibit A).

Applicant is proposing to reduce the 100-foot setback required from a resource zone boundary to 20-feet to allow for the placement of a single-family dwelling (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use 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. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- B. TCLUO Section 3.510: Flood Hazard Overlay (FH) zone
- C. 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 August 22, 2022. No comments were received regarding this request.

A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone

Section 3.011(4) Standards: *Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

...(k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential uses; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.

Findings: The southerly property boundary is the front property line of the parcel, which is also the boundary of the Forest (F) zone boundary. The subject property lies within 100-feet of the Forest (F) Zone along the southerly property line (Exhibit A & B). The subject property abuts the Forest (F) zone along the easterly property boundary. The Applicants site plan indicates that the structure shall maintain approximately 300-feet from the easterly property line, which would exceed the minimum 100-foot setback from the resource zone boundary at this property line (Exhibit B).

Staff finds that a residential structure could not otherwise be placed on the subject property without requiring a variance to the 100-ft setback due to the location of the F zone boundary near the southerly and easterly boundary of the subject property, along with the proximity of the Kilchis River and required zone setbacks (Exhibit B). The proposal would result in a reduction of the 100-foot resource zone setback of 80-feet, which would result in a 20-foot resource zone setback (Exhibit B). The resource zone setback reductions shall result in a 20-foot setback to the resource zone boundary, with all other riparian, rear, side and front yard setbacks being maintained (Exhibit B). Staff finds this standard is met.

B. Findings for TCLUO Section 3.510 Flood Hazard Overlay (FH) zone

Portions of the subject property are within an 'Zone A' Special Flood Hazard Area as depicted on FEMA FIRM 41057C0414F dated September 28, 2018 (Exhibit A). Applicant has provided a site plan which indicates portions of the proposed dwelling may be located outside the A flood zone boundary of the Flood Hazard Overlay Zone (Exhibit B). Staff finds that as a Condition of Approval, Applicant shall obtain an

approved Floodplain Development Permit demonstrating compliance with the requirements of TCLUO Section 3.510 or certification from a registered private land surveyor confirming the proposed development is outside of the Area of Special Flood Hazard and Flood Hazard Overlay Zone. Confirmation shall be demonstrated at the time of consolidated Zoning/Building Permit application submittal.

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

TCLUO Section 4.130(1)(c) defines areas of riparian vegetation as fifty (50) feet from the main stem of the Kilchis River.

Applicants site plan does not indicate the location of the riparian area on the subject property. Approximation of the site plan and aerial imagery would confirm that there is adequate area on the subject property to maintain the 50-foot riparian setback as required for the proposed residential structure (Exhibit A & B). Staff finds that the compliance can be met through Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for an exception to the Small Forest (F) zone setback subject to the Conditions of Approval in Section V of this report. This approval does not address any additional development of the subject property.

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

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on November 7, 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/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved consolidated Building/Zoning Permit from the Tillamook County Department of Community Development prior to siting the proposed dwelling.
3. Development shall be as shown on the approved site plan and shall maintain the approved reduced resource zone setback of a 20-foot setback from the southerly property line, each as indicated on the proposed site plan.
4. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks, riparian setbacks and reduced resource zone setbacks, at the time of consolidated Building/Zoning Permit application submittal.

5. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
6. Development shall comply with the applicable standards and requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization. A 50-foot riparian setback shall be maintained from the Kilchis River as defined in TCLUO Section 4.140.
7. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. Applicant shall obtain an approved Floodplain Development Permit demonstrating compliance with the requirements of TCLUO Section 3.510 prior to or at the time of consolidated Zoning and Building Permit application submittal.
8. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit C' shall be provided at the time of applying for Building and Zoning Permits.

9. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

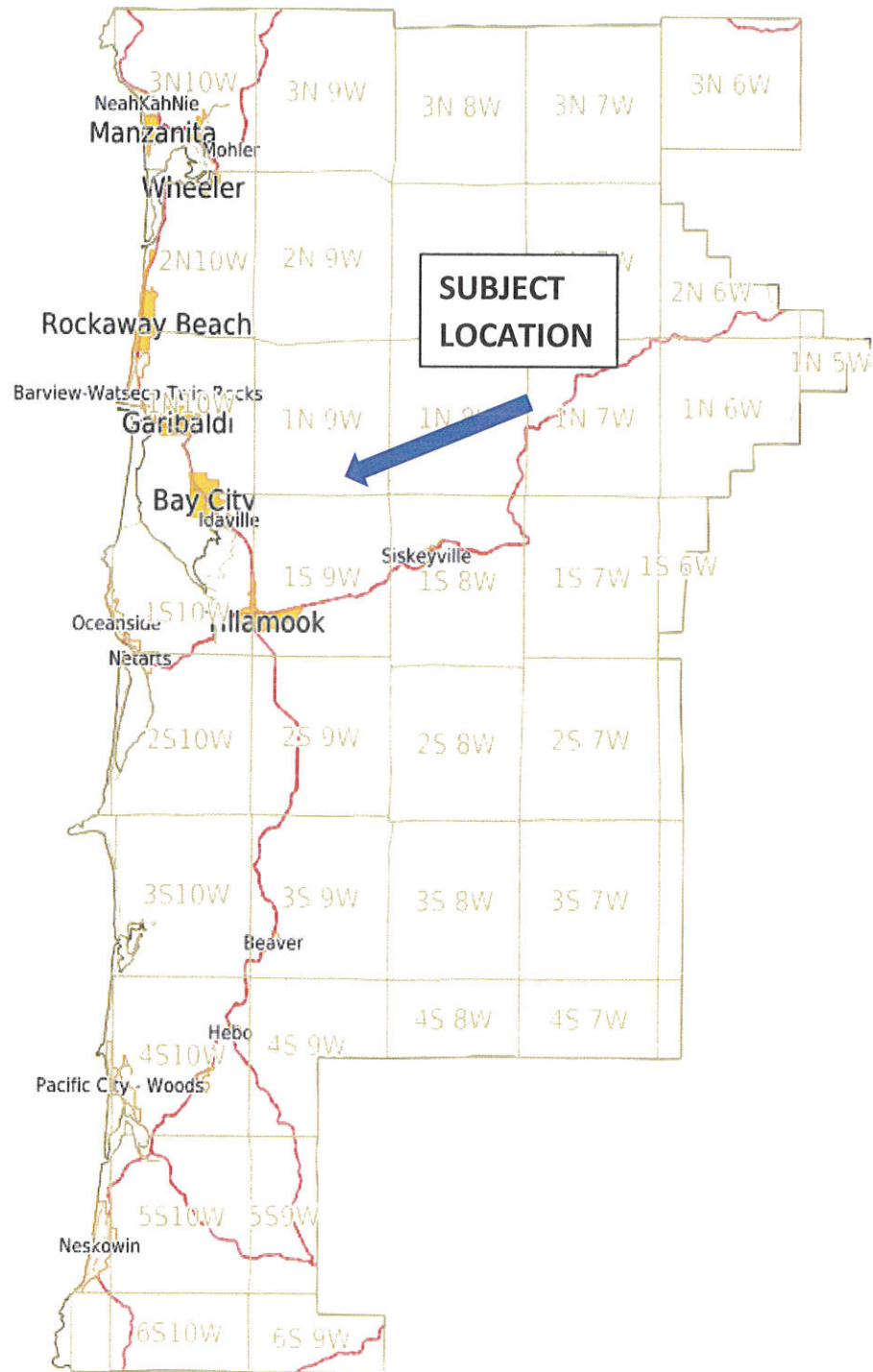
VI. EXHIBITS

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

- A. Vicinity map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Required Restrictive Covenant: Farm Forest Practices

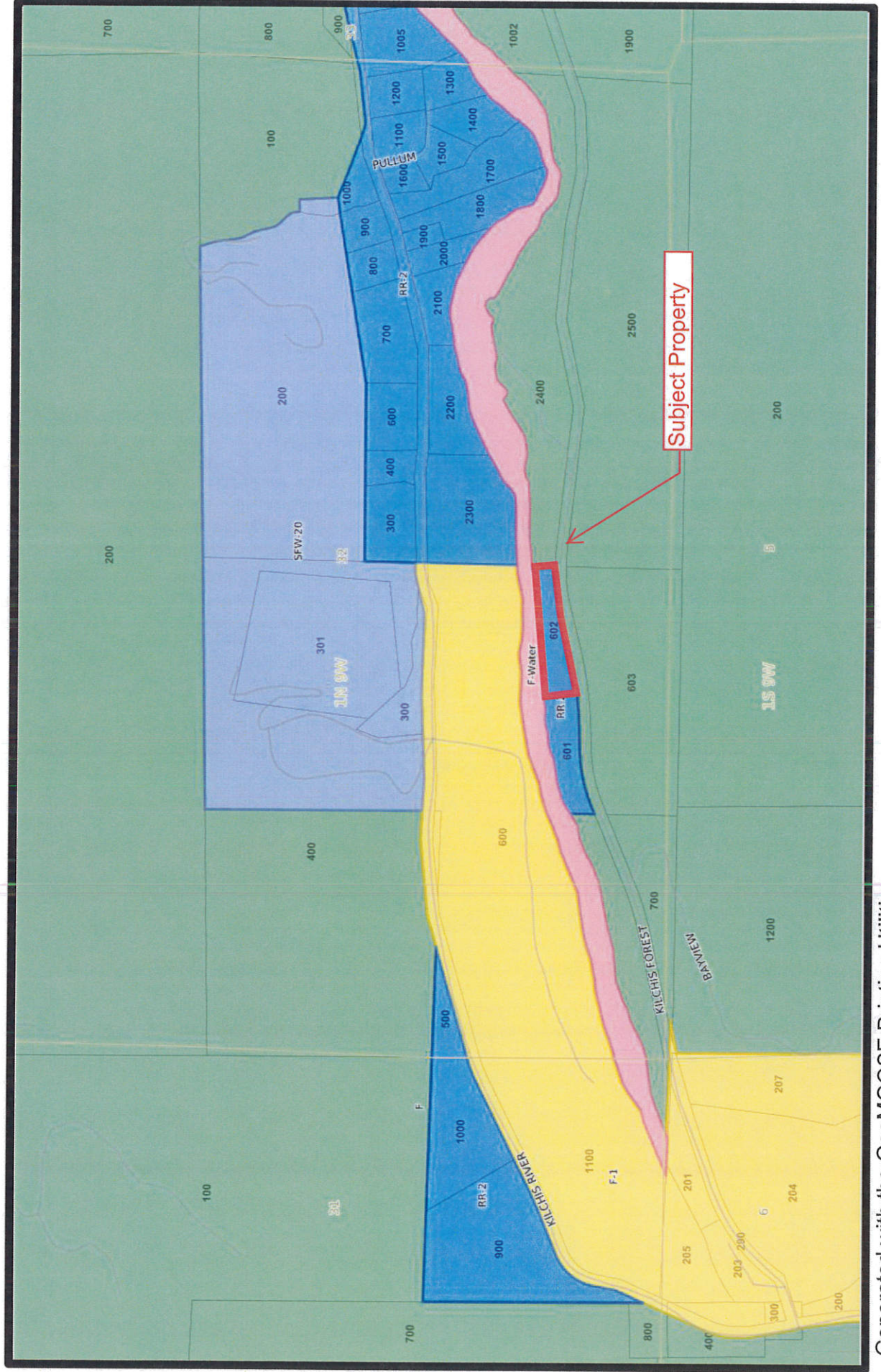
EXHIBIT A

VICINITY MAP



#851-22-000049-PLNG: PERRINE

Map



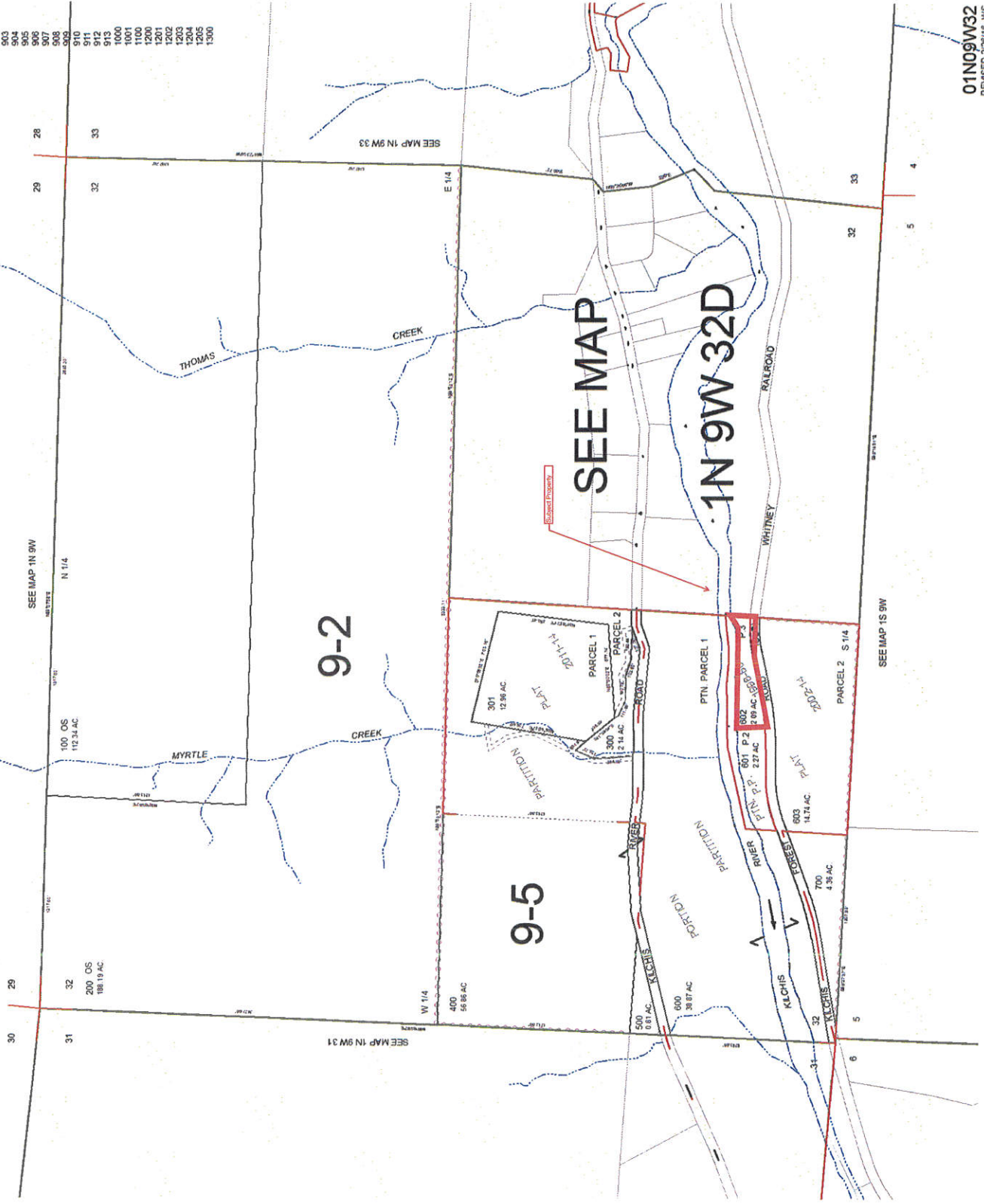
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 32 T.1N. R.9W. W.M.
Tillamook County

1" = 400'

01N09W32

CANCELLED:
800
900
901
902
903
904
905
906
907
908
909
910
911
912
913
1000
1100
1200
1201
1202
1203
1204
1205
1300



01N09W32
REVISED 2/28/16, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 21, 2022 11:38:10 am

Account # 399951
 Map # 1N09320000602
 Code - Tax # 0905-399951

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr PARTITION PLAT 1996-66
 Lot - PARCEL 3

Mailing Name PERRINE, SARAH LYNN &
 Agent
 In Care Of PERRINE, MICHAEL ADAM
 Mailing Address 620 N 8TH ST
 CARLTON, OR 97111

Deed Reference # 2020-1250
 Sales Date/Price 02-21-2020 / \$70,000.00
 Appraiser RICK PULLEN

Prop Class 400 MA SA NH Unit
 RMV Class 400 01 WF 103 1378-1

Situs Address(s) _____ Situs City _____

| Code Area | | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|-------|--------|--------|---------------------|---------------|-------|
| 0905 | Land | 68,430 | | | Land | 0 |
| | Impr. | 0 | | | Impr. | 0 |
| Code Area Total | | 68,430 | 92,450 | 68,430 | | 0 |
| Grand Total | | 68,430 | 92,450 | 68,430 | | 0 |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | TD% | LS | Size | Land Class | Trended RMV |
|--------------------|-----|------|--------------------------|-----------|--------------|-----|----|------|------------|-------------|
| 0905 | 0 | | <input type="checkbox"/> | RR-2 | Market | 104 | A | 2.09 | | 68,430 |
| Grand Total | | | | | | | | | | 68,430 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown | TD% | Total Sq. Ft. | Ex% MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|-------------|-----------------------|-----|---------------|---------------|-------------|
| Grand Total | | | | | | | | | 0 |

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2019 Stipulation Agreement.
- CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2020

Code Area 0905

FIRE PATROL:

■ FIRE PATROL NORTHWEST Amount 18.75 Acres 2.09 Year 2021

Comments:

03/07/16 Reappraised land; tabled values. Updated size per GIS calculations. RBB
 11/13/18 Removed farmland potential additional tax notation. JB
 2/24/20 Change to valuation judgment due to stipulated agreement, owner provided development costs, rolled values forward. JB
 11/19/20 - Changes to Valuation Judgment. Owner requested review of property. Lowered value to private appraisal price.
 Brought values forward from 2020 correction. RP

National Flood Hazard Layer FIRMette

123°49'12"W 45°31'35"N



Legend

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

| | |
|--|--|
| | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |

0.2% Annual Chance Flood Hazard, Area 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

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard (Zone X)

Effective LOMIRs

OTHER AREAS Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

| | |
|--|---|
| | 20.2 Cross Sections with 1% Annual Chance |
| | 17.5 Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |

| | |
|--|---------------------------|
| | 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.



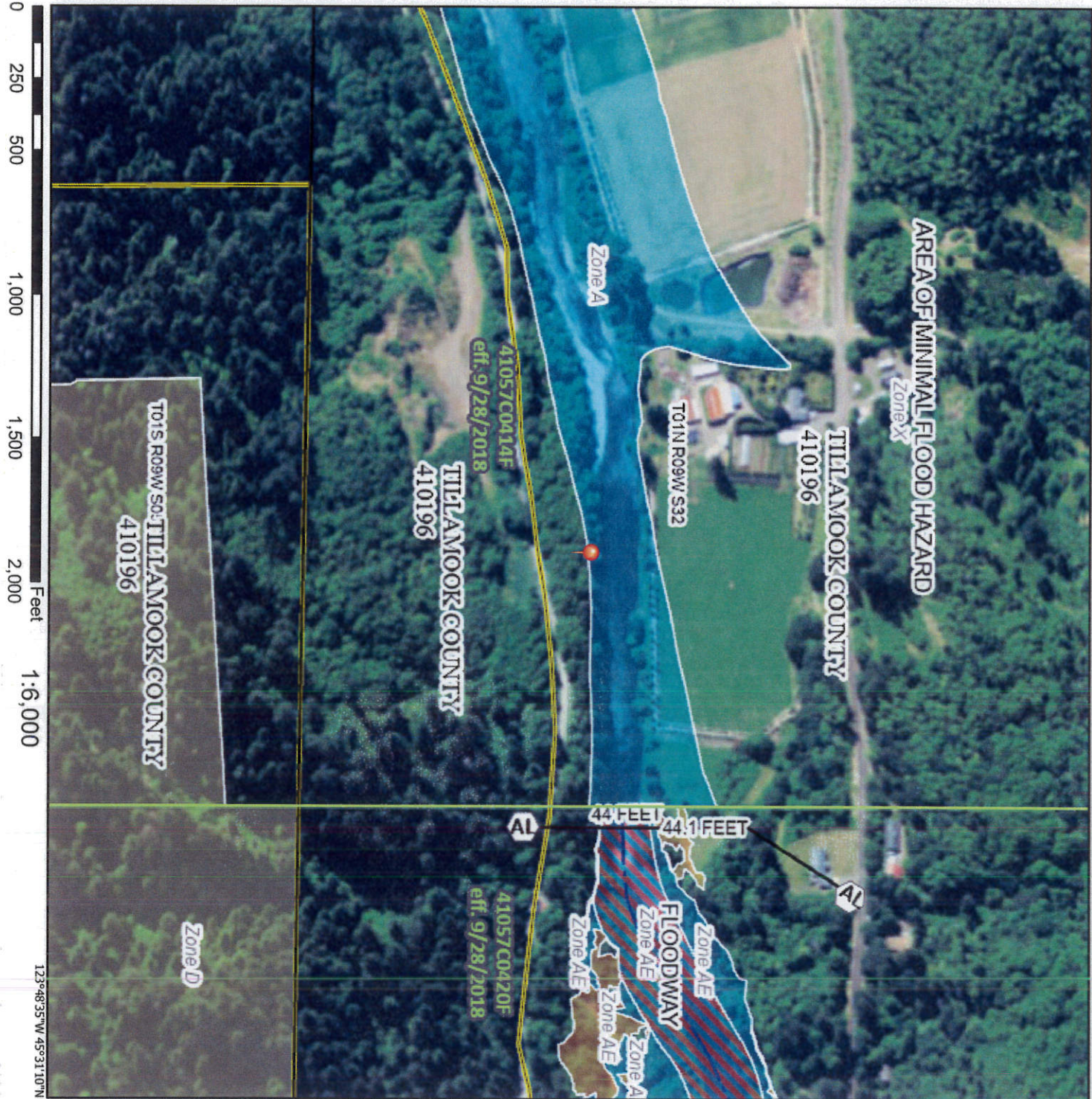
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/24/2022 at 2:35 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 unmapped areas cannot be used for regulatory purposes.






















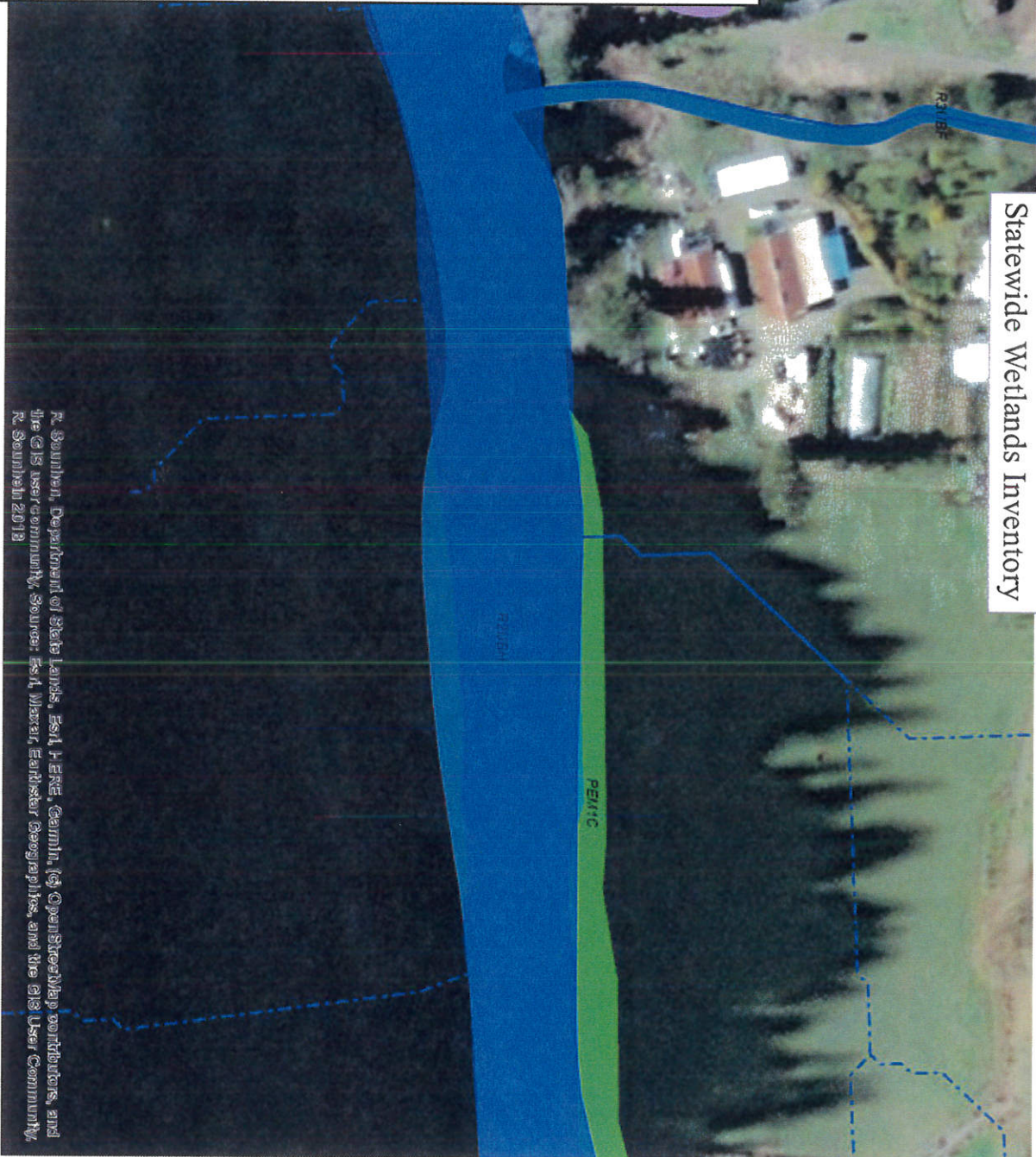
123°48'35"W 45°31'10"N



Statewide Wetlands Inventory



-  Sections
-  LMI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
 -  Perennial
 -  Intermittent
 -  Ephemeral
 -  Unknown
 -  Canal/Ditch
 -  NHD Area
 -  NHD Waterbody
- Wetlands**
 -  Estuarine and Marine Deepwater
 -  Estuarine and Marine Wetland
 -  Freshwater Emergent Wetland
 -  Freshwater Forested/Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Riverine
 -  SWI/Predominantly Hydric Soil/MU
 -  SWI/Agate/Wrnp



R. Souther, Department of State Lands, EsL PERC, Camlin (Q) OpenStreetMap contributors, and the GIS User Community, Source: EsL Water, Earthstar Geographics, and the GIS User Community, R. Souther 2013

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as more information becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as swales and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Perrine



October 21, 2022

Bare Earth Lidar Hillshade

High : 11243

Low : -22

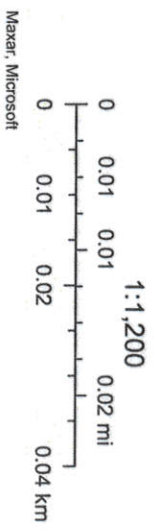


EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Michael Perrine Phone: 503-459-1998

Address: 620 N 8th st.

City: Carlton State: OR Zip: 97111

Email: pfenzer@hotmail.com

Property Owner

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

| OFFICE USE ONLY |
|---|
| Date Stamp <u>RECEIVED</u> <u>FEB 04 2022</u> |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by: _____ |
| Receipt #: <u>124293</u> |
| Fees: <u>1089.</u> |
| Permit No: <u>851-22-000049-PLNG</u> |

Request: To change the 100' setback requirement to a 50' setback from the forest land (privately owned rock quarry #603) to the south in the prospect of building a small, single-family residence and garage on lot 602.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: No assigned address

Map Number: Tillamook 01N09W32 602

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: _____

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. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature]
 Property Owner Signature (Required)

2-4-22
 Date

[Signature]
 Applicant Signature

2-4-22
 Date

01N09W32
LOT #600

845ft approx.

Kilchis River

Kilchis River

01N09W32
Lot#
2400

01N09W32
LOT #602

Michael and Sarah Perrine
620 N 8th Street, Carlton, OR 97111
503-459-1998



100' from #603

50' from #603 REQUESTED

13f wide

Kilchis Forest Road



01N09W32
LOT #603 Forest Land/Rock Quarry

01N09W32
Lot#
601

187ft approx

SECTION 8.030: REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

No other land owners will be affected by this variance in regards to their rights or enjoyment of their own property. The owner of lot#603 will not be able to see any structures placed due to a large hill the already obstructs the view. The owner of #600 will not be affected as the variance doesn't adjust any distance in regards to their property.

- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

In order for a small, single-family dwelling to be constructed, the variance is required. Without it, setbacks from the north and south prevent any structure from being constructed.

- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

No hindrance of land use or enjoyment of land will be applied with this variance request. The land to the south (Lot#603) is deemed Forest land, however it is privately owned and used for commercial purposes. Heavy foliage surrounding the property (Lot #602) provide adequate shielding from other properties seeing into the area where a home may be constructed.

- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

Without the variance, no home, or structure for that matter, would be allowed to be placed on the property. Moving a future structure to the west would place it in the same zone as the entirety of the property is long and narrow. Placing the home in the requested space would be the most prudent choice as it is the highest point above the flood plain and therefor presents minimal risk of flooding.

ARTICLE IV
SUPPLEMENTARY REGULATIONS
SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;

No private open space is adjusted or changed.

- (2) To ensure that adequate light and air are available to residential and commercial structures;

No changes to adequate light and air are changed.

- (3) To adequately separate structures for emergency access;

No structures exist on the property requiring the variance.

- (4) To enhance privacy for occupants of residences;

No residences are affected by this variance.

- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

No homes, buildings, driveways, parking spaces or access to roads are affected.

- (6) To ensure that driver visibility on adjacent roads will not be obstructed;

The road bend closest to the variance request curves in such a way that no obstruction for passing vehicles will take place. No road changes are required.

- (7) To ensure safe access to and from common roads;

No common roads, ie: Kilchis Forest Road, are affected

- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

No pleasing views are obstructed or changed in any way by the variance.

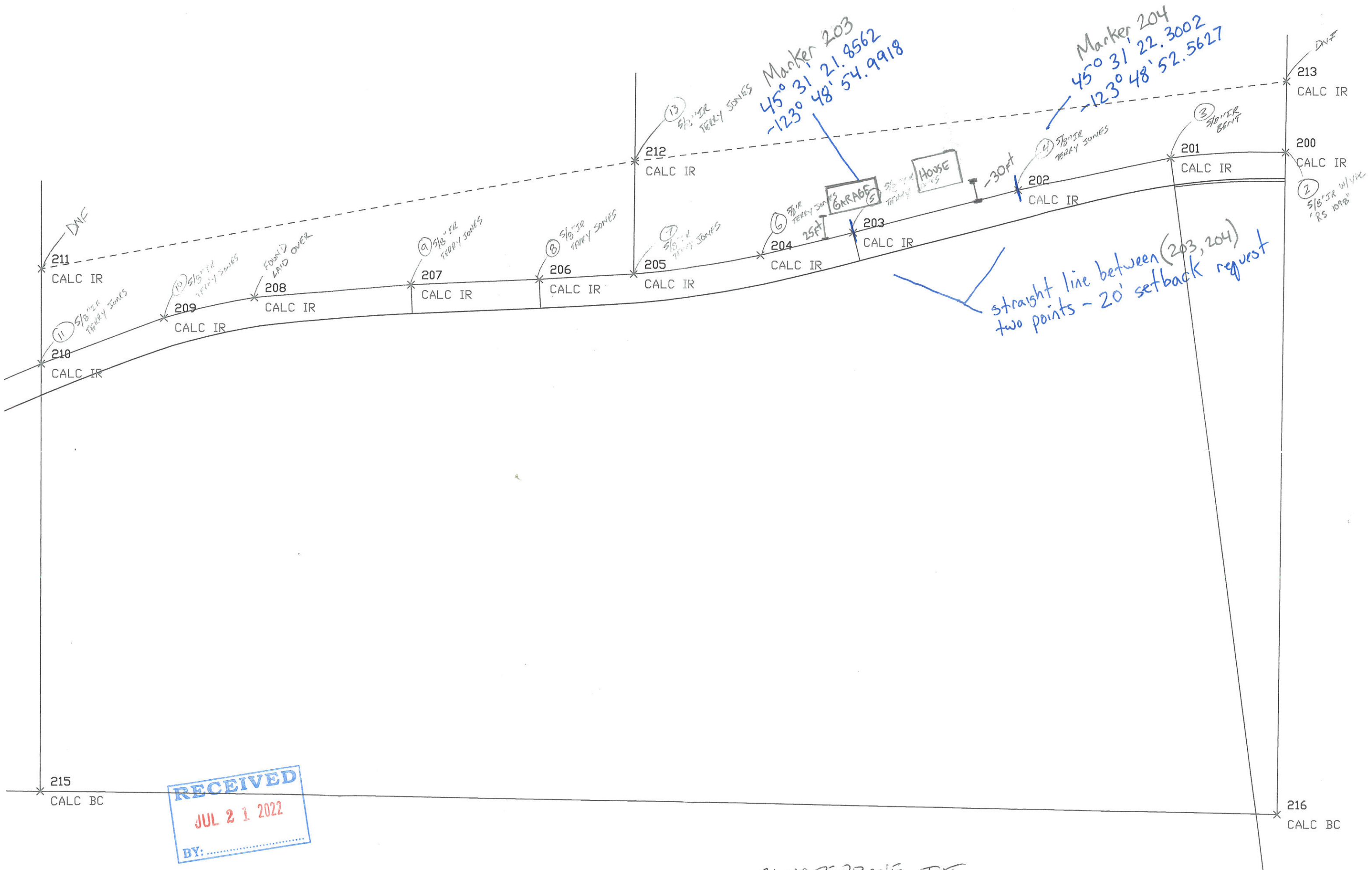
- (9) To separate potentially incompatible land uses;

No land use changes are requested.

- (10) To ensure access to solar radiation for the purpose of alternative energy production.

Access to solar radiation is for any adjacent property is not affected by the variance.

EXHIBIT C



RECEIVED
 JUL 21 2022
 BY:

9648PERRINE.TXT

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE COLBY TRACT AS RECORDED IN BOOK 379, PAGE 52, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT TRACT INTO THREE PARCELS AS INDICATED HEREON, PARCEL 1 BEING UN-SURVEYED.

THE WEST 1/16 CORNER ON THE SOUTH LINE OF SECTION 32 WAS SET AT MID POINT BETWEEN MONUMENTS (31) AND (61). THE 1/4 CORNER COMMON TO SECTIONS 31 AND 32 WAS CALCULATED BY PROJECTING A LINE FROM MONUMENT (31) THROUGH (35) AND AT RECORD DISTANCE FROM MONUMENT (35). THE CENTER 1/4 CORNER WAS CALCULATED BY PROJECTING A LINE FROM MONUMENT (31) THROUGH MONUMENT (35) AND INTERSECTING A RECORD BEARING LINE FROM THE WEST 1/4 CORNER. THE SW 1/4 OF SECTION 32 WAS SUBDIVIDED PER THE BLM MANUAL.

MONUMENT NOTES

- (31) FOUND TILL. CO. BRASS CAP IN CONCRETE, TOP 0.2' BELOW ROAD SURFACE, STAMPED "TIN R9W 531 532 56 55 T15 R9W 1990", SEE REMITTANCE RECORDED IN BOOK 6, PAGE 483, TILLAMOOK COUNTY SURVEY RECORDS, (BEARING TREES AS INDICATED IN REMITTANCE), HELD.
(35) FOUND BLM BRASS CAP ON 2" IRON PIPE, TOP 1.2' ABOVE GROUND, STAMPED "W1/16 55 1999", WITH 2 1/2" (21") SPRUCE TREE WITH HEALED FACE BEARS (523"W 31.5 LK.S.), SEE REMITTANCE RECORDED IN BOOK 3, PAGE 108, TILLAMOOK COUNTY SURVEY RECORDS, SHOWN FOR REFERENCE ONLY.
(36) FOUND OSBF BRASS CAP IN CONCRETE, TOP FLUSH WITH GROUND, STAMPED "51/16 531 532 1971 25 401", WITH HAT SECTION 1.5' NORTH; 4" X 4" WHITE WOOD POST 1' NORTH; AND 30"(20") SPRUCE TREE WITH HEALED FACE BEARS (N73 1/2"W 60"), SEE REMITTANCE CARD #13 AND MAP B-663, TILLAMOOK COUNTY SURVEY RECORDS, HELD FOR BASIS OF BEARINGS AND SOUTH 1/16 CORNER.
(39) FOUND SPIKE WITH ALUM. WASHER STAMPED "PLS 1098", TOP FLUSH WITH ROAD SURFACE, ON NORTH EDGE A/C, SEE MAP B-1784, HELD FOR NORTH-SOUTH CENTERLINE SECTION 32.
(60) FOUND 5/8" REBAR, NO CAP, TOP 0.1' BELOW ROAD SURFACE, 4.3' NORTH OF CENTERLINE STRIPE, SEE MAP B-1784, HELD FOR CENTERLINE OF THE KILCHIS RIVER COUNTY ROAD, STATION 120+19.4, AS INDICATED ON MAP F-46-44.
(61) FOUND BLM BRASS CAP ON 2" IRON PIPE, TOP 0.2' ABOVE GROUND, STAMPED "TIN R9W 1/4 532 1959", BOTH BEARING TREES ARE BLOW DOWN, SEE REMITTANCE RECORDED IN BOOK 3, PAGE 108, TILLAMOOK COUNTY SURVEY RECORDS, HELD FOR SOUTH 1/4 CORNER FOR SECTION 32 ONLY.
(62) FOUND BLM BRASS CAP ON 2" IRON PIPE, TOP 1' ABOVE GROUND AND LEANING NORTHWESTERLY, DOWN HILL, STAMPED "T15 R9W 1/4 55 1959", I DID NOT CHECK BEARING TREES, SEE REMITTANCE RECORDED IN BOOK 3, PAGE 163, TILLAMOOK COUNTY SURVEY RECORDS, SHOWN FOR REFERENCE ONLY.
(45) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RS 1098", TOP FLUSH WITH GROUND, AT POSITION, SEE MAP A-3712.
(47) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RS 1098", TOP FLUSH WITH GROUND, AT POSITION, SEE MAP A-3712.

LEGEND

- o INDICATES 5/8" X 40" REBAR SET WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507"
o INDICATES MONUMENT FOUND AS NOTED HEREON, USED FOR CONTROL
o INDICATES MONUMENT FOUND AS NOTED HEREON
()^1 INDICATES RECORD VALUE MAP B-663
()^2 INDICATES RECORD VALUE MAP B-952
()^3 INDICATES RECORD VALUE MAP B-1784
()^4 INDICATES RECORD VALUE MAP A-3712
()^5 INDICATES RECORD VALUE MAP F-40-44
()^6 INDICATES RECORD VALUE DEED BOOK 161, PAGE 244
< > INDICATES CALCULATED VALUE
NO () OR < > INDICATES MEASURED VALUE

BASIS OF BEARING

THE LINE BETWEEN THE FOUND MONUMENTS (31) AND (35) AS SHOWN HEREON, BEARS NORTH 00° 05' 02" EAST, THE RECORD BEARING FROM MAPS B-663 AND B-952, TILLAMOOK COUNTY SURVEY RECORDS.

SURVEYOR'S CERTIFICATE

I, TERRY L. JONES, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 2 AND 3, PARCEL 1 BEING UNSURVEYED, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

- BEGINNING AT A 5/8" REBAR AT THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 32 AND THE NORTH LINE OF THE KILCHIS FOREST ROAD, AS DESCRIBED IN BOOK 161, PAGE 244, BEING NORTH 0°43'45" EAST 681.87 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32;
THENCE NORTHERLY ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 32 TO THE CENTER-SOUTH 1/16 CORNER;
THENCE WESTERLY ALONG THE 1/16, BEING THE EAST-WEST CENTERLINE OF THE SW 1/4 OF SECTION 32, TO THE CENTERLINE OF THE KILCHIS RIVER COUNTY ROAD;
THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF THE KILCHIS RIVER COUNTY ROAD TO THE WESTERLY LINE OF SECTION 31;
THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 31 TO THE CENTERLINE LINE OF THE KILCHIS FOREST ROAD;
THENCE EASTERLY ALONG THE CENTERLINE OF THE KILCHIS FOREST ROAD TO THE NORTH-SOUTH CENTERLINE OF THE SW 1/4 OF SECTION 32;
THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE WEST 1/16 CORNER OF SECTION 32;
THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 32 TO THE SOUTH 1/4 CORNER OF SAID SECTION 32;
THENCE NORTH 0° 43' 45" EAST 681.87 FEET, ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 32, TO THE INITIAL POINT.

PARTITION PLAT 1996-66

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > 5.5.
COUNTY OF TILLAMOOK > 5.5.

I, JOSEPHINE VETTRI, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 1996-66 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-508-2 OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED DECEMBER 30, 1996 AT 9:12 AM O'CLOCK, AS INSTRUMENT NO. 1235666.

Josephine Vеттри, by Susan Holmes, deputy
JOSEPHINE VETTRI

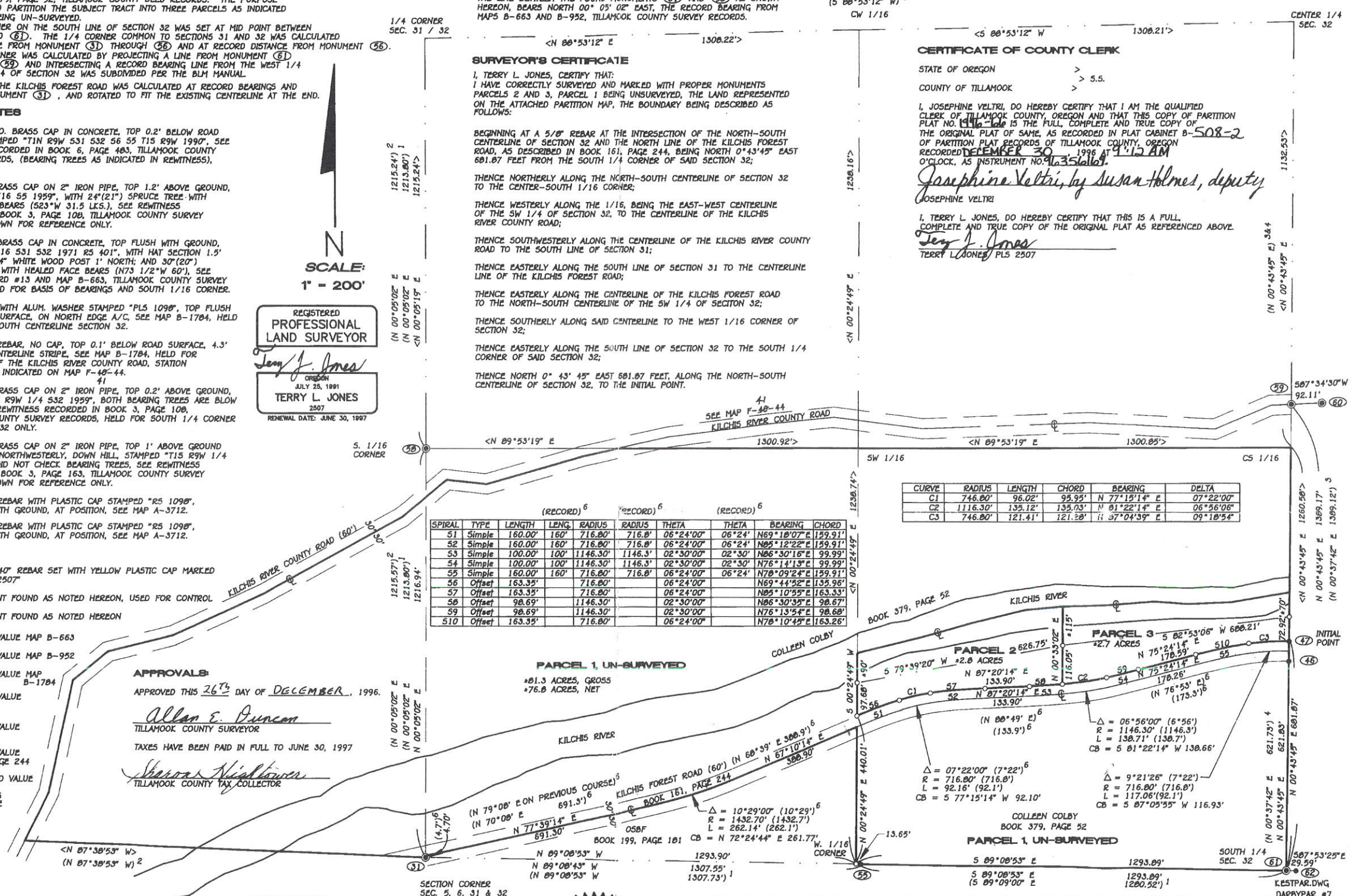
I, TERRY L. JONES, DO HEREBY CERTIFY THAT THIS IS A FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
Terry L. Jones
TERRY L. JONES PLS 2507

REGISTERED PROFESSIONAL LAND SURVEYOR

Terry L. Jones
JULY 25, 1991
TERRY L. JONES
2507
RENEWAL DATE: JUNE 30, 1997

Table with columns: SPIRAL, TYPE, LENGTH, LENG., RADIUS, RADIUS, THETA, THETA, BEARING, CHORD. Contains data for spirals 51 through 510.

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains data for curves C1, C2, and C3.

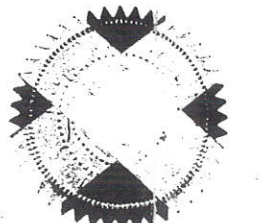


APPROVALS:
APPROVED THIS 26th DAY OF DECEMBER, 1996.
Allan E. Duncan
TILLAMOOK COUNTY SURVEYOR
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 1997
Susan Nightower
TILLAMOOK COUNTY TAX COLLECTOR

RECEIVED
JUL 21 2022
BY:

DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT COLLEEN COLBY IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO THREE PARCELS AS SHOWN ON THE ANNEXED MAP, PARCEL 1 BEING UNSURVEYED.
Colleen Colby
COLLEEN COLBY

ACKNOWLEDGEMENT
STATE OF OREGON > 5.5.
COUNTY OF TILLAMOOK > 5.5.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER 26, 1996, BY (COLLEEN COLBY).
Jan S. Salas
NOTARY PUBLIC
MY COMMISSION EXPIRES:



SURVEY BY:
BAYSIDE SURVEYING
6205 SHORT ST.
BAYCITY, OR. 97107
(503) 377-2242

PARTITION PLAT FOR:
COLLEEN COLBY
THAT PARCEL OF LAND
AS DESCRIBED IN
BOOK 379, PAGE 52
SE1/4 SE1/4 SEC 31 & SW1/4 SEC 32 T1N, R9W, W.M.
TILLAMOOK COUNTY



Table with columns: DATE, EQUIPMENT, FIELD, DRAWN, CHECKED, JOB NO. Values: DEC. 3, 1996; TOPCON GT5-303 TDS 480; TLJ/CJH; T.L.C.; TLJ; 723