



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-22-000368-PLNG:
BOROUGH / ESPLIN**

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

Date of Notice: October 20, 2022

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

#851-22-000368-PLNG: A partition request to create three (3) parcels. Located north of the Incorporated City of Tillamook, via Highway 101 North, a state highway as well as Suppress Road, a county road. The subject property is designated as Tax Lot 1401 of Section 13D, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned General Industrial (M-1). Property owner is Michael Borough and applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on November 3, 2022**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than November 7, 2022.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: www.co.tillamook.or.us/commdev/landuseapps and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please contact the Department of Community Development at 503-842-3408 or arimoldi@co.tillamook.or.us.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

*Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps*

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.032: GENERAL INDUSTRIAL (M-1)

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

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

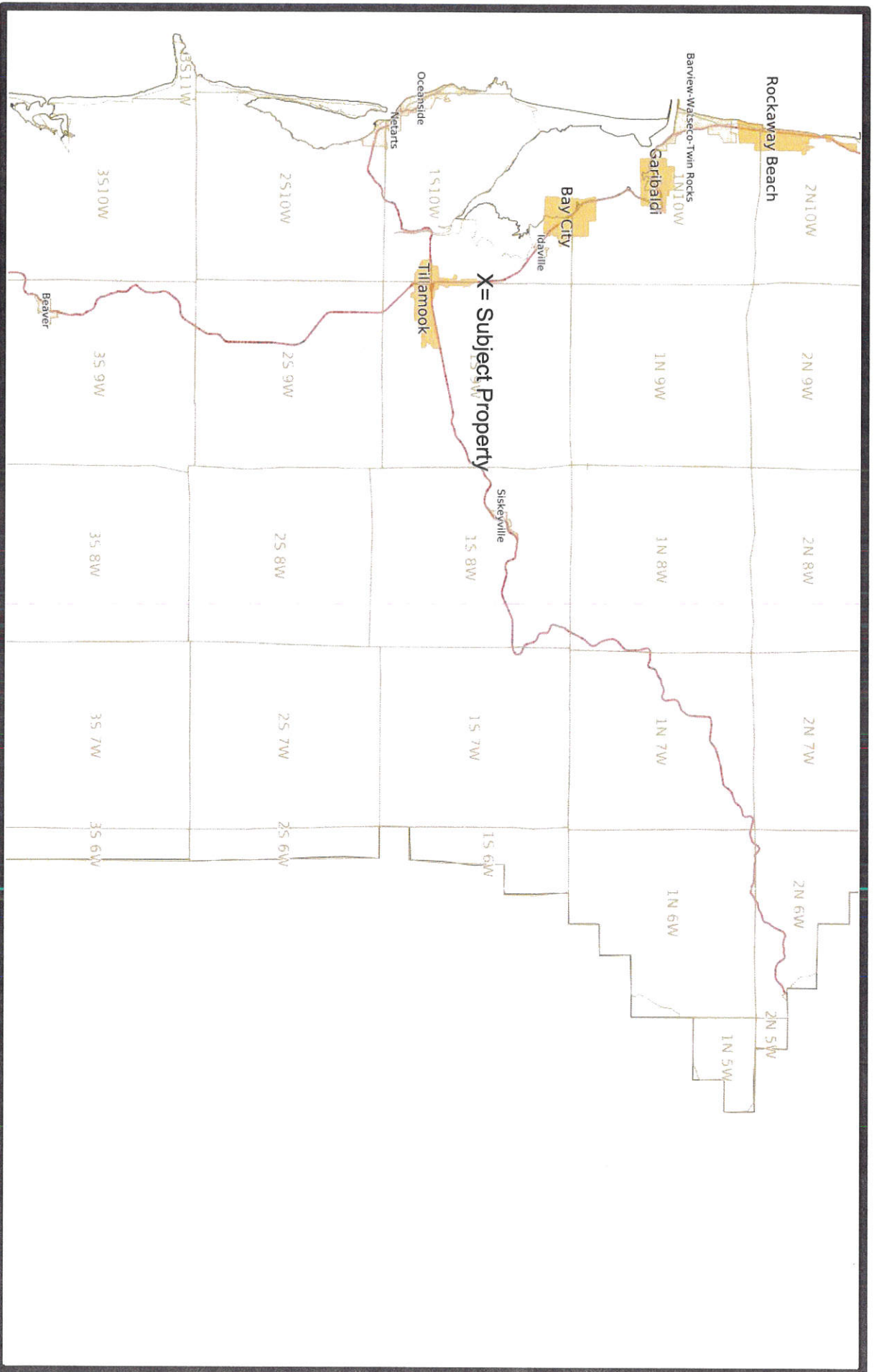
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

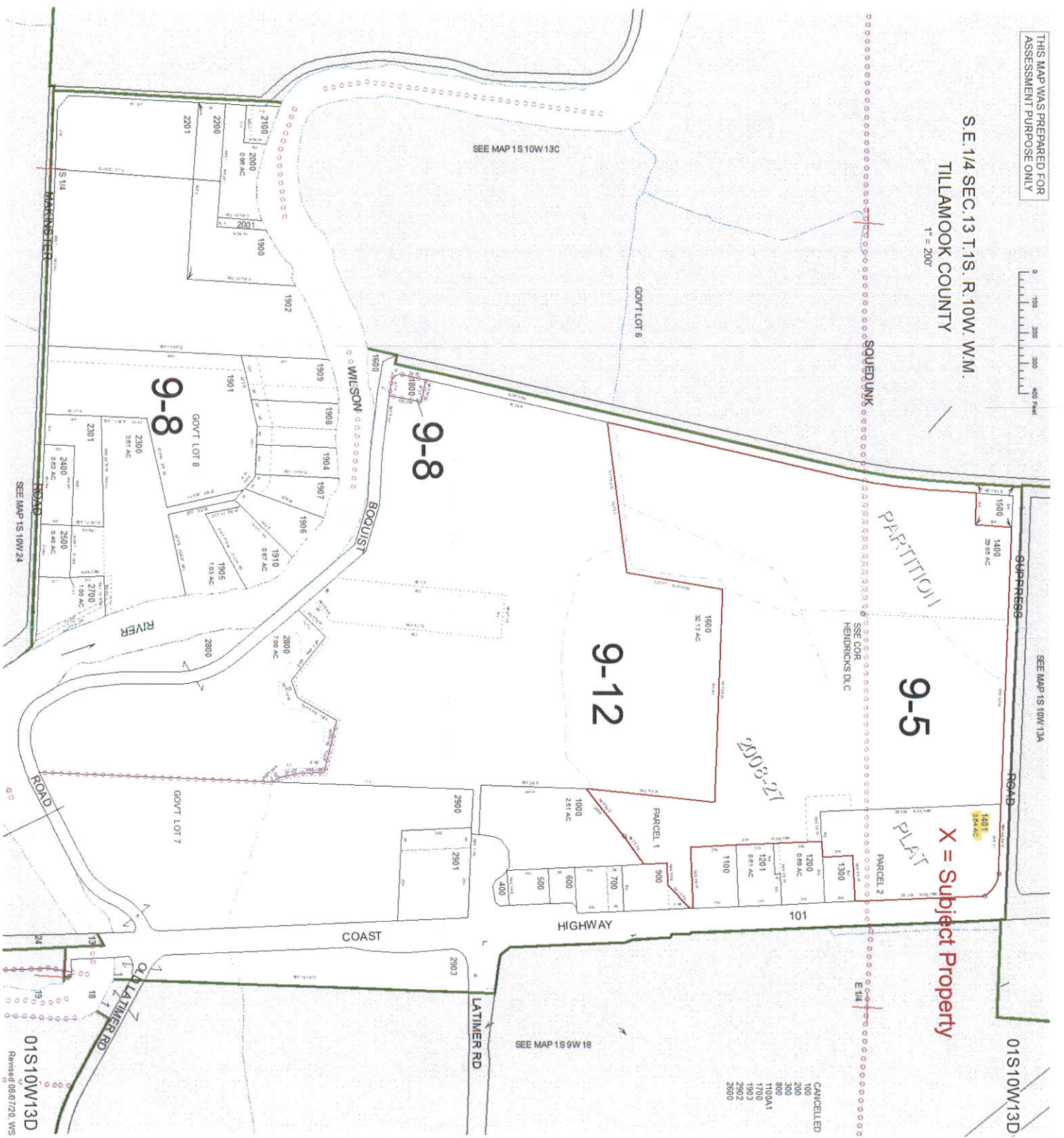
Map - Vicinity



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S. E. 1/4 SEC. 13 T. 1 S. R. 10 W. W.M.
TILLAMOOK COUNTY
1" = 200'



SEE MAP 1S 10W 13A

01S10W13D

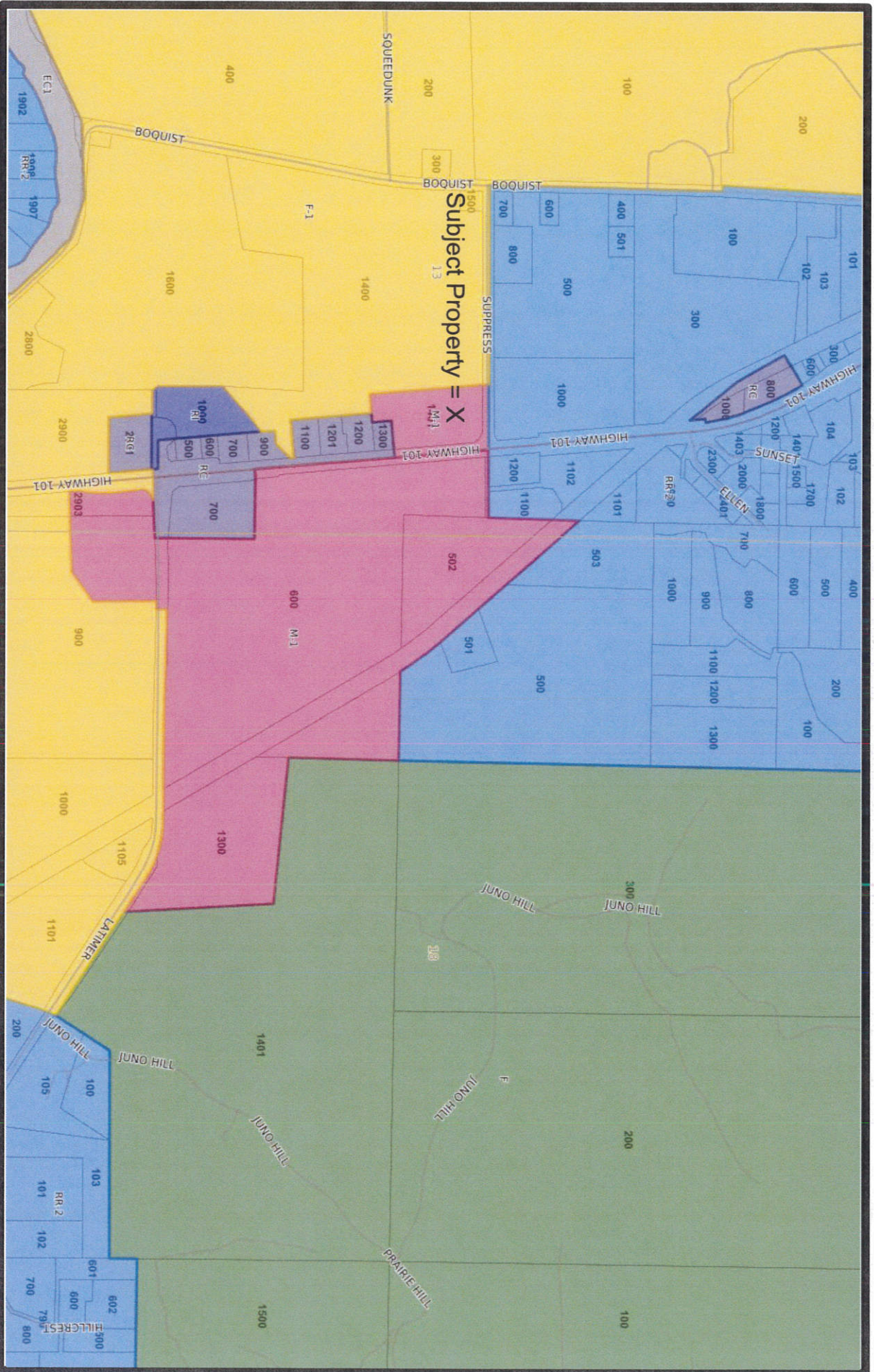
SEE MAP 1S 9W 18

- CANCELLED
- 100
- 200
- 300
- 400
- 500
- 600
- 700
- 800
- 900
- 1000
- 1100A-1
- 1200
- 1300
- 1400
- 1500
- 1600
- 1700
- 1800
- 1900
- 2000
- 2100
- 2200
- 2300
- 2400
- 2500
- 2600
- 2700
- 2800
- 2900
- 3000

SEE MAP 1S 10W 24

01S10W13D
Revised 08/07/20 WS

Map - Zoning





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: P.O. BOX 880
 City: TILLAMOOK State: OR Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: MICHAEL BOROUGH Phone: (503) 812-5633
 Address: 4190 HWY 101 N
 City: TILLAMOOK State: OR Zip: 97141
 Email:

Location:

Site Address: 4190 HWY 101 N

Map Number: 1S 10 13D 1401
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))

General Information

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

Existing Conditions

- 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
- 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
- Other information:

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>1100.-</u>	
Permit No: <u>851-22-000308</u> PLNG	

Proposed Development

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

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Profiles of proposed drainage ways
- Special studies of areas which appear to be hazardous due to local geologic conditions
- 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
- 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
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- 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
- 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.



Property Owner (*Required)

Dallas Espin

Applicant Signature

9-14-2022

Date

SEPTEMBER 13, 2022

Date

**PARTITION PLAT 2022 -
RE-PLAT OF PARCEL 2, PARTITION PLAT 2008-27**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY
(MICHAEL BOROUGH AND CARA BOROUGH).

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____ 20____

APPROVALS
APPROVED, 2022 AS PARTITION 861- --PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE _____
NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SEWER OR SITE EVALUATION
APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1 OR 2.

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR

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

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627

EASEMENTS LISTED ON TITLE REPORT

- BOOK 142, PAGE 182 POWER POLE EASEMENT APPEARS TO BE TAX LOT 402 AS EXISTED IN 1984, LOCATION SOMEWHERE IN SECTION 13
- BOOK 192, PAGE 90 POWER POLE EASEMENT LOCATED ON THIS AND OTHER PROPERTY
- BOOK 273, PAGE 336 POWER POLE EASEMENT LOCATED ON THIS AND OTHER PROPERTY
- INSTRUMENT 2003-423792 HOLD, UNLESS AGREED, APPEARS TO ATTACH TO SPECIFIC INDIVIDUALS AND NOT THE LAND
- INSTRUMENT 2007-7215 TEMPORARY EASEMENT EXPIRED IN 2010, PERMANENT EASEMENT IS SOUTH 475' OF SUBJECT TRACT; NOT APPLICABLE
- INSTRUMENT 2008-1564 RIGHT TO PLACE ELECTRICAL INFRASTRUCTURE ON THE TRACT TO THE WEST OF THIS PARTITION. (SEE PARTITION PLAT FOR ADJUSTMENT PROPERTY (THIS PARTITION) TO ACCESS AND USE THIS EASEMENT.
- INSTRUMENT 2008-8683 BENEFITS SUBJECT TRACT, INCLUDES AGREEMENT TO PURCHASE ADDITIONAL PROPERTY FOR WETLAND DELINEATION, NO LONGER APPLICABLE.
- INSTRUMENT 2008-8686 BENEFITS SUBJECT TRACT, BRAIN FIELD EASEMENT SHOWN HEREON. BENEFITS PARCEL 2, PARTITION PLAT 2008-27
- INSTRUMENT 2010-125 BENEFITS SUBJECT TRACT, WETLAND EASEMENT SHOWN HEREON. BENEFITS PARCEL 2, PARTITION PLAT 2008-27

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > s.s.
COUNTY OF TILLAMOOK >

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

BY: TASSI O'NEIL, COUNTY CLERK

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL BOROUGH AND CARA BOROUGH, ARE THE OWNERS OF THE LAND REPRESENTED ON THE UNIMPROVED MAP, AND THE EASEMENTS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE (3) PARCELS, AND CREATED UP WITH SEWER LINE AND 3. AND CREATE 2 ACCESS EASEMENTS OF VARIABLE WIDTH FOR THE BENEFIT OF PARCELS 1, 2, AND 3, AS SHOWN ON THE ANNEXED MAP.

MICHAEL BOROUGH

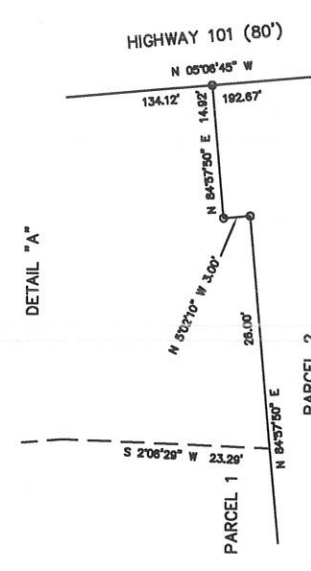
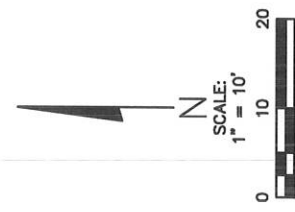
CARA BOROUGH

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:

1. I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 2 AND 3) THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 2 OF PARTITION PLAT 2008-27, THE INITIAL POINT OF WHICH IS A 5/8" REBAR WHICH IS SET FROM THE 1/4 CORNER BETWEEN SECTION 13 AND 18.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas W. Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWES DECEMBER 31, 2025



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

DATE _____
EQUIPMENT NO. _____
HYPER-CAD, ES-103

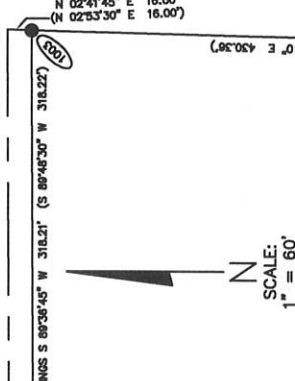
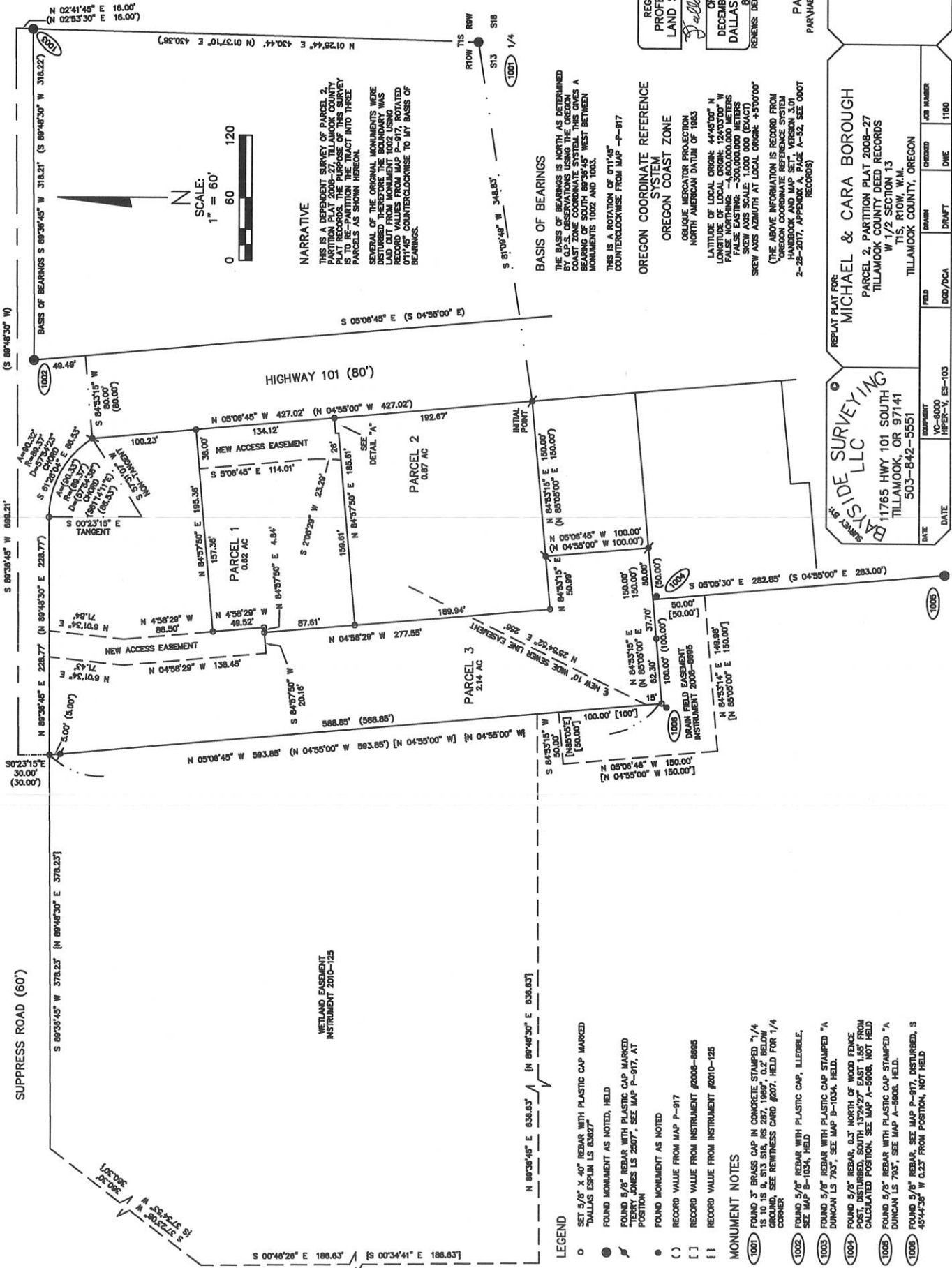
REPEAT PLAT FOR:
MICHAEL & CARA BOROUGH
PARCEL 2, PARTITION PLAT 2008-27
TILLAMOOK COUNTY DEED RECORDS
W 1/2 SECTION 13
T1S R10W, W4M
TILLAMOOK COUNTY, OREGON

FIELD DCD/DCA
DRAIN DRAFT
CREATED DNE
JOB NUMBER 1180

RE-PLAT OF PARCEL 2, PARTITION PLAT 2008-27

PARTITION PLAT 2022-

1022



NARRATIVE
 THIS IS A DEPOSIT SURVEY OF PARCEL 2, PARTITION PLAT 2008-27, TILLAMOOK COUNTY PLAT RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PARTITION THE TRACT INTO THREE PARCELS AS SHOWN HEREON.
 SEVERAL OF THE ORIGINAL MONUMENTS WERE DISTURBED THEREFORE THE BOUNDARY WAS RE-DETERMINED BY GPS OBSERVATIONS. THE RECORDED VALUES FROM MAP P-917, ROTATED COUNTERCLOCKWISE TO MY BASIS OF 071°45' COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY GPS OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 89°38'45" WEST BETWEEN MONUMENTS 1002 AND 1003.
 THIS IS A ROTATION OF 071°45' COUNTERCLOCKWISE FROM MAP P-917

OREGON COORDINATE REFERENCE SYSTEM
 OREGON COAST ZONE
 OBLIQUE MERCATOR PROJECTION
 NORTH AMERICAN DATUM OF 1983
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
 FALSE NORTHING: -4,600,000.00 METERS
 FALSE EASTING: 300,000.00 METERS
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +45700700"

(THE ABOVE INFORMATION IS RECORD FROM THE OREGON COORDINATE REFERENCE SYSTEM HANDBOOK, 2008 EDITION, CHAPTER 2, PAGES 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS)

REGISTERED PROFESSIONAL LAND SURVEYOR
 Dallas Espin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83827
 RENEWS: DECEMBER 31, 2023

PAGE 2 OF 2
 PAR\HABITAT-RESTORE.DWG
 HABITAT.CRS

REPLAT PLAT FOR:
MICHAEL & CARA BOROUGH
 PARCEL 2, PARTITION PLAT 2008-27
 TILLAMOOK COUNTY DEED RECORDS
 W 1/2 SECTION 13
 T1S. R10W. W4E
 TILLAMOOK COUNTY, OREGON

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

DATE	REVISION	BY	DATE	JOB NUMBER
	1002	DCD/DCI	DRAFT	1160

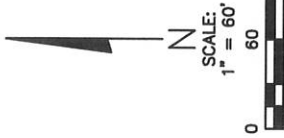
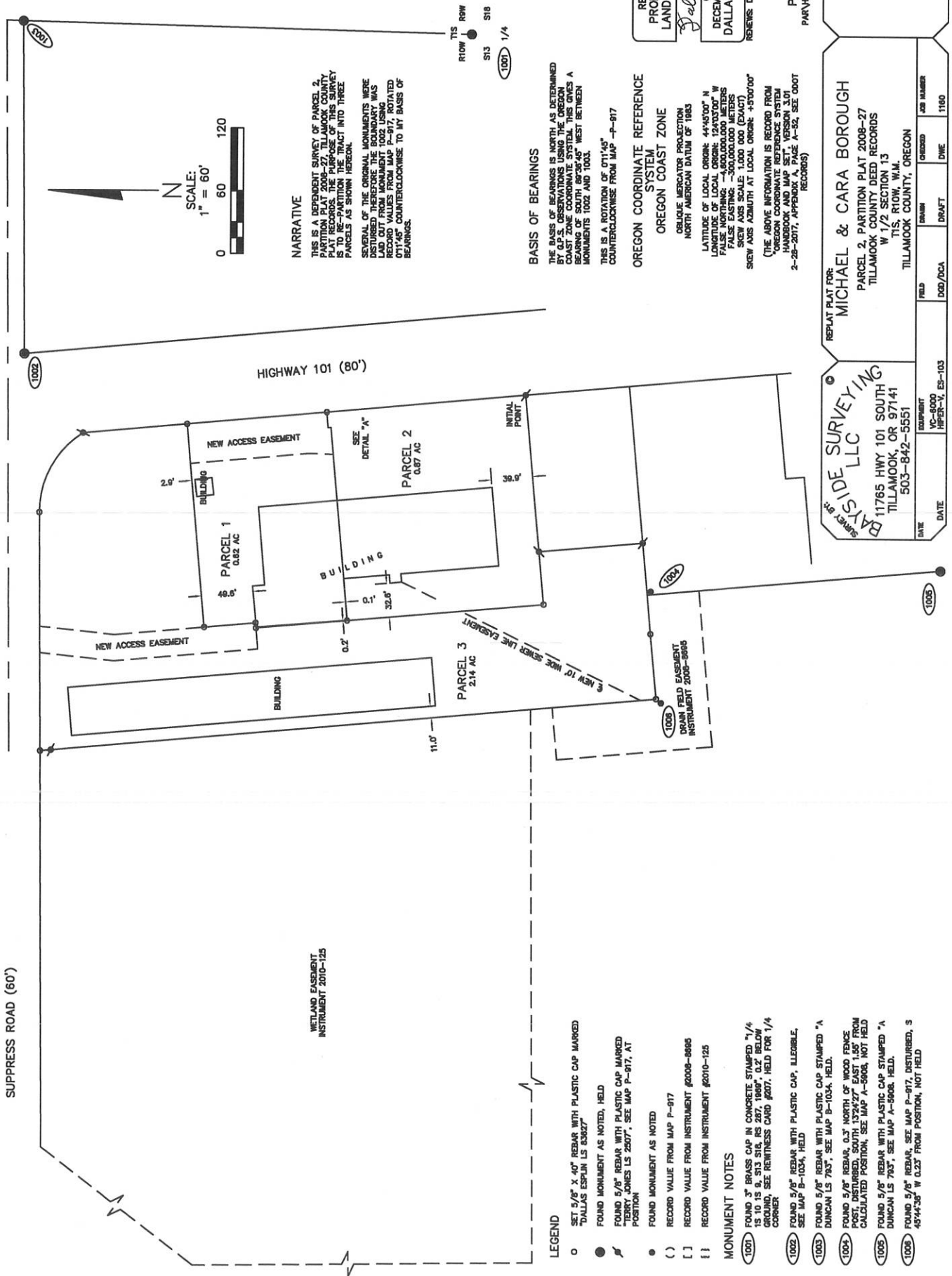
- LEGEND**
- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED DALLAS ESPLIN LS 63827
 - FOUND MONUMENT AS NOTED, HELD
 - ⚡ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED TERRY JONES LS 2807. SEE MAP P-917, AT POSITION
 - FOUND MONUMENT AS NOTED
 - () RECORD VALUE FROM MAP P-917
 - [] RECORD VALUE FROM INSTRUMENT #2008-9995
 - [] RECORD VALUE FROM INSTRUMENT #2010-125

MONUMENT NOTES

- 1001 FOUND 3" BRASS CAP IN CONCRETE STAMPED 7/4 15 15 9, 513 516, RS 287, 1989, 0.2' BELOW GROUND, SEE REWITNESS CARD #207. HELD FOR 1/4 CORNER
- 1002 FOUND 5/8" REBAR WITH PLASTIC CAP, ALLEGIBLE. SEE MAP B-1004, HELD
- 1003 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "A" DUNCAN LS 7837, SEE MAP B-1004, HELD.
- 1004 FOUND 5/8" REBAR, 0.3' NORTH OF WOOD FENCE NOTED SOUTH OF 537277 EAST 1.05' FROM CALCULATED POSITION, SEE MAP A-9968, NOT HELD
- 1005 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "A" DUNCAN LS 7837, SEE MAP A-9906, HELD.
- 1006 FOUND 5/8" REBAR, SEE MAP P-917, DISTURBED, S 45°44'38" W 0.23' FROM POSITION, NOT HELD

PARTITION PLAT 2022—
RE-PLAT OF PARCEL 2, PARTITION PLAT 2008-27

SUPPRESS ROAD (60')



NARRATIVE
THIS IS A REPARTITION SURVEY OF PARCEL 2, PARTITION PLAT 2008-27, AS SHOWN ON THE PLAT RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PARTITION THE TRACT INTO THREE PARCELS AS SHOWN HEREON.
SEVERAL OF THE ORIGINAL MONUMENTS WERE DISTURBED THEREFORE THE BOUNDARY WAS RE-SURVEYED AND THE MONUMENTS RE-LOCATED TO VALUES FROM MAP P-917. THE MONUMENTS WERE RE-LOCATED TO MY BASIS OF BEARINGS.

T15 ROW
S13 S18
1/4
1001

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY THE NORTH AMERICAN DATUM OF 1983. A COAST ZONE COORDINATE SYSTEM WITH THE GIVES A BEARING OF SOUTH 89°32'45" WEST BETWEEN MONUMENTS 1002 AND 1003.

THIS IS A ROTATION OF 0°11'48" COUNTERCLOCKWISE FROM MAP P-917

OREGON COORDINATE REFERENCE SYSTEM

OREGON COAST ZONE
OBLOQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,800,000.000 METERS
FALSE EASTING: -3,600,000.000 METERS
SCALE FACTOR: 0.999 999 999 999 999 999
SKEW ANGLE: 0.000 000 (EXACT)
SKEW ANGLE ADJUST: AT LOCAL ORIGIN: +9300.00"
(THE ABOVE INFORMATION IS RECORD FROM THE OREGON COORDINATE REFERENCE SYSTEM (NAD 83) FOR THE YEAR 2011. THE YEAR OF 2-28-2017, APPROPRIATE PAGE N-58, SEE FOOT RECORDS)

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
RENEWED: DECEMBER 31, 2023

PAGE 2 OF 2
PARK/HABITAT-RESTORING HABITATS

REPLAT PLAT FOR:
MICHAEL & CARA BOROUGH
PARCEL 2, PARTITION PLAT 2008-27
TILLAMOOK COUNTY DEED RECORDS
W 1/2 SECTION 13
T15, R10W, W4M
TILLAMOOK COUNTY, OREGON

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

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
	TC-9000 REFLECTOR, ES-103	DGD/DCA	DRAFT	DNE	1160

- LEGEND**
- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 130827"
 - FOUND MONUMENT AS NOTED, HELD
 - ⚡ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DUNCAN LS 733"; SEE MAP P-917, AT POSITION
 - FOUND MONUMENT AS NOTED
 - () RECORD VALUE FROM MAP P-917
 - [] RECORD VALUE FROM INSTRUMENT #2006-9905
 - [] RECORD VALUE FROM INSTRUMENT #2010-125
- MONUMENT NOTES**
- 1001 FOUND 3" BRASS CAP IN CONCRETE STAMPED "1/4 15 10 15 9, S13 S18, RS 287, 1989", 0.2' BELOW GROUND, SEE REWITNESS CARD #207, HELD FOR 1/4 CORNER
 - 1002 FOUND 5/8" REBAR WITH PLASTIC CAP, ILLGOBLE, SEE MAP B-105A, HELD
 - 1003 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "A DUNCAN LS 733", SEE MAP B-105A, HELD.
 - 1004 FOUND 5/8" REBAR, 0.3' NORTH OF WOOD FENCE POST, DISTURBED, SOUTH 137°47'27" EAST 1.05' FROM CALCULATED POSITION, SEE MAP A-5808, NOT HELD
 - 1005 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "A DUNCAN LS 733", SEE MAP A-5808, HELD.
 - 1006 FOUND 5/8" REBAR, SEE MAP P-917, DISTURBED, S 45°44'38" W 0.23' FROM POSITION, NOT HELD



NEW ACCESS EASEMENT

NEW ACCESS EASEMENT

NEW 10" DFE SENEER LINE EASEMENT

EXISTING DRAIN FIELD EASEMENT

Tillamook RV-Repair

Committed Motorsports

May 10, 2022

This letter is to confirm water service availability from Juno non-profit Water Company to the property located at 4190 Hwy 101 N., currently housing the Habitat for Humanity business.

Please let us know if you have any questions regarding such.

Nonda Zwald

Nonda Zwald

Operator

Juno non-profit Water Company

FIDELITY NATIONAL TITLE COMPANY OF OREGON 13-29462



Fidelity National Title Company

After Recording Return To:
Fidelity National Title Company
2310 First Street, Suite 2
PO Box 760
Tillamook OR 97141-0760

Send Tax Statements To:
Michael Borough
Cara Borough
8180 Hughey Lane
Tillamook OR 97141

Tillamook County, Oregon 2008-006691
09/19/2008 01:44:54 PM
DEED-DWARR
\$15.00 \$11.00 \$10.00 - Total = \$36.00



00077647200800066910030033

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

Title Order No. 13-29392
Escrow No. 13-29392
Tax Account No. Portion of 0905
1S10130D 1400 #155922, Portion
of 0912 1S10130D 1400 #408004

WARRANTY DEED (ORS 93.850)

Terry Boquist, an estate in fee simple, Grantor, conveys and warrants to Michael Borough and Cara Borough, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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. 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.

The true consideration for this conveyance is \$225,000.00.

Dated this 19 day of September, 2008.

Terry Boquist
Terry Boquist

State of OR, County of Tillamook)ss.

This instrument was acknowledged before me on 9-19-, 2008
by Terry Boquist.

Debra Jo Huffman
Notary Public

My commission expires: Oct 13, 2011

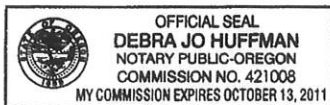


EXHIBIT 'A'Legal Description:

Parcel 2 of PARTITION PLAT NO. 2008-027, in Tillamook County, Oregon.

Subject to:

The assessment and tax rolls disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land. In addition thereto, a penalty may be levied if notice of disqualification is not timely given.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: April 12, 1954
Book: 142 Page: 162
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: June 12, 1964
Book: 192
Instrument No.: 172432
in Tillamook County, Oregon.

Lease, including the terms and provisions thereof,

Lessor: Harold Boquist, et ux
Lessee: H. L. Robinson Company
Dated: January 7, 1965
Recorded: January 21, 1965
Book: 3
Instrument No.: 174264
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: December 8, 1980
Book: 273 Page: 338
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: April 13, 1981
Book: 275 Page: 520
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: March 5, 2008
Instrument No.: 2008-001594
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: August 6, 2003
Instrument No.: 2003-423792
in Tillamook County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

Recorded: August 23, 2007
Instrument No.: 2007-007215
in Tillamook County, Oregon.

Title No. 13-29392 Escrow No. 13-29392
An Easement created by instrument, including the terms and provisions thereof,
Recorded: March 5, 2008
Instrument No.: 2008-001594
in Tillamook County, Oregon.