



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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

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*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION #851-23-000019-PLNG: LOHR**  
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:*  
*ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,*  
*IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW**  
**Date of Notice: April 4, 2023**

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

**#851-23-000019-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary by 80-feet to establish a 20-foot setback from the southeasterly (rear) property line.

The subject property is located at north of the Unincorporated Community of Pacific City/Woods, is zoned Rural Residential 2-Acre and is designated as Tax Lot 1100 in Section 29 of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owners are Jeffery and Johanna Lohr.

Written comments received by the Department of Community Development prior to 4:00p.m. on April 18, 2023, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than April 19, 2023.

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 parcel 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.

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: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck". The signature is fluid and cursive.

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, CBO, Director  
Enc. Applicable Ordinance Criteria, Maps

## REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (4) STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

...

- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.

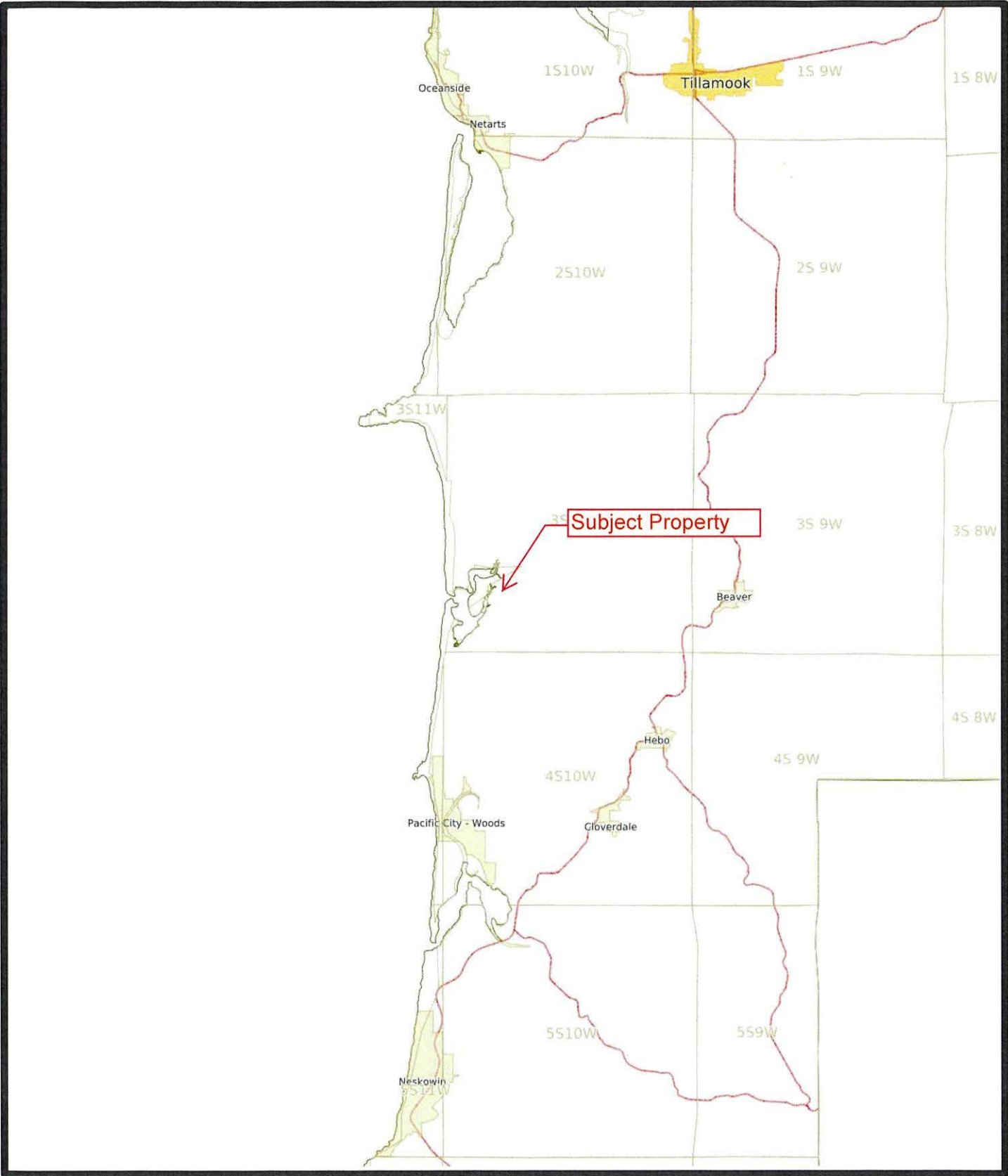
...

- (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 used; 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.*

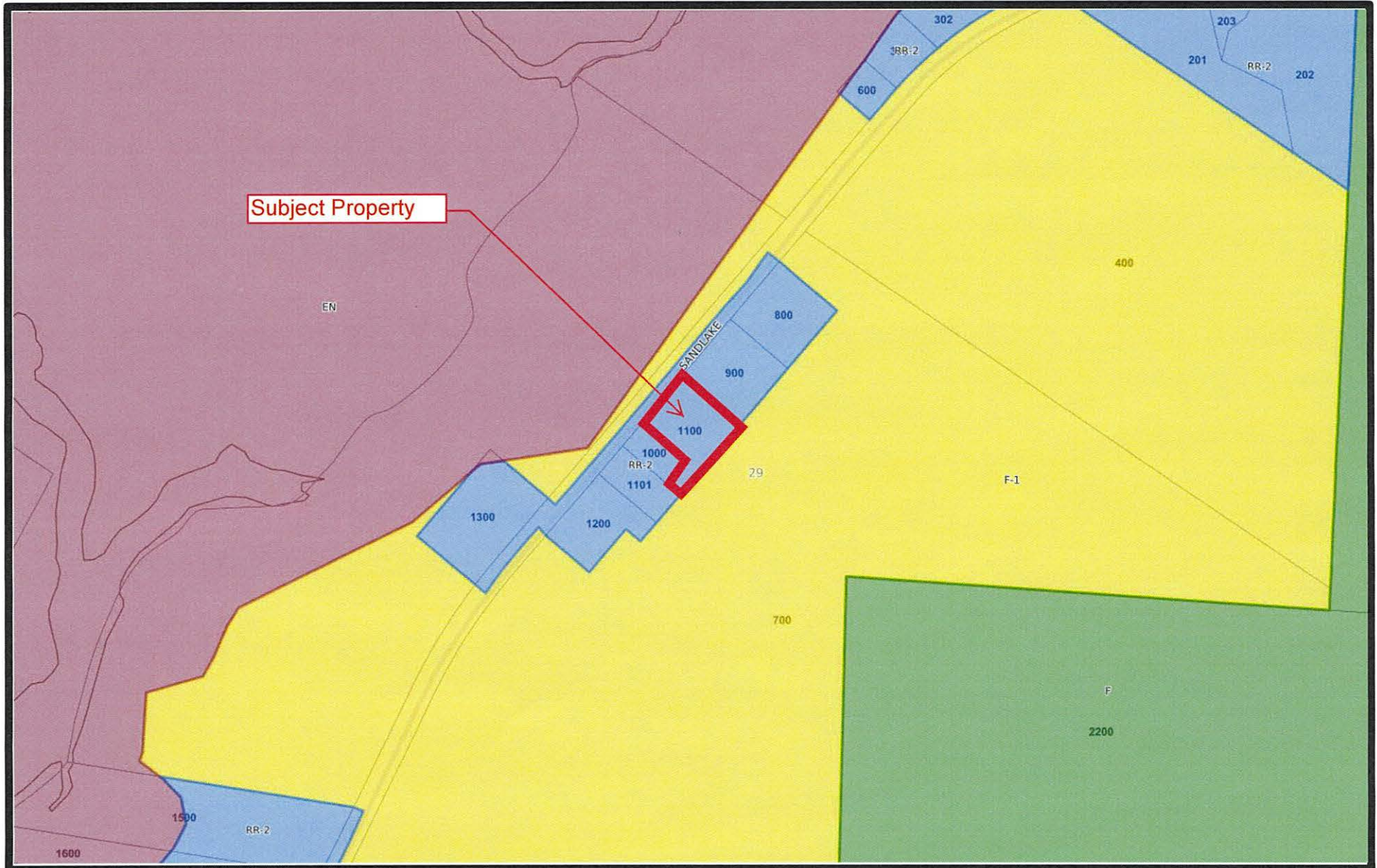
# EXHIBIT A



# Vicinity Map



# Zoning Map







# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

March 31, 2023 9:12:21 pm

<b>Account #</b> 217919 <b>Map #</b> 3S10290001100 <b>Code - Tax #</b> 0802-217919  <b>Legal Descr</b> See Record  <b>Mailing Name</b> LOHR, JEFFERY L & JOHANNA R <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> 13133 FAIRCOURT LN SE RAINIER, WA 98576  <b>Prop Class</b> 100 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b> <b>RMV Class</b> 100      06    SV    604   8447-1	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2022-2913 <b>Sales Date/Price</b> 04-28-2022 / \$80,000.00 <b>Appraiser</b> UNKNOWN
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<b>Situs Address(s)</b>	<b>Situs City</b>
-------------------------	-------------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0802    Land	66,410			Land	0
Impr.	0			Impr.	0
<b>Code Area Total</b>	66,410	31,020	31,020		0
<b>Grand Total</b>	66,410	31,020	31,020		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>			Market	125	A	0.82		66,410
<b>Grand Total</b>								0.82		66,410

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

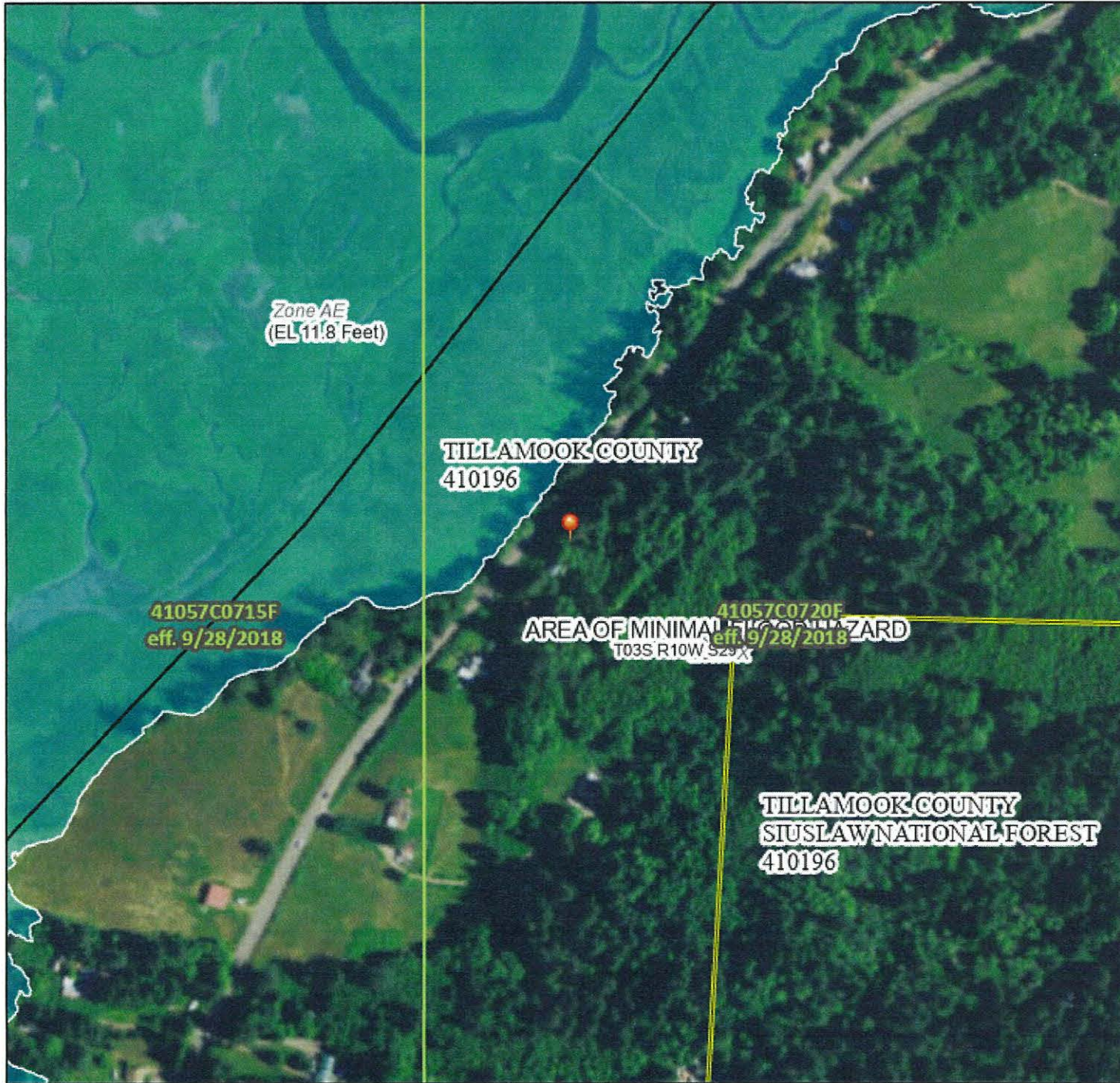
**Comments:**      4/27/17 Land reappraisal, tabled land. LM



# National Flood Hazard Layer FIRMeTte



123°56'29"W 45°17'9"N



## Legend

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

- |                             |  |  |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99   |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR  |
|                             |  | Regulatory Floodway  |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, 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   |
|                             |  | Area with Flood Risk due to Levee Zone D   |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X  |
|                             |  | Effective LOMRs  |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone   |
|                             |  | Channel, Culvert, or Storm Sewer   |
|                             |  | Levee, Dike, or Floodwall  |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                             |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                             |  | Coastal Transect   |
|                             |  | Base Flood Elevation Line (BFE)  |
|                             |  | Limit of Study   |
| MAP PANELS                  |  | 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 **3/31/2023 at 11:48 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.

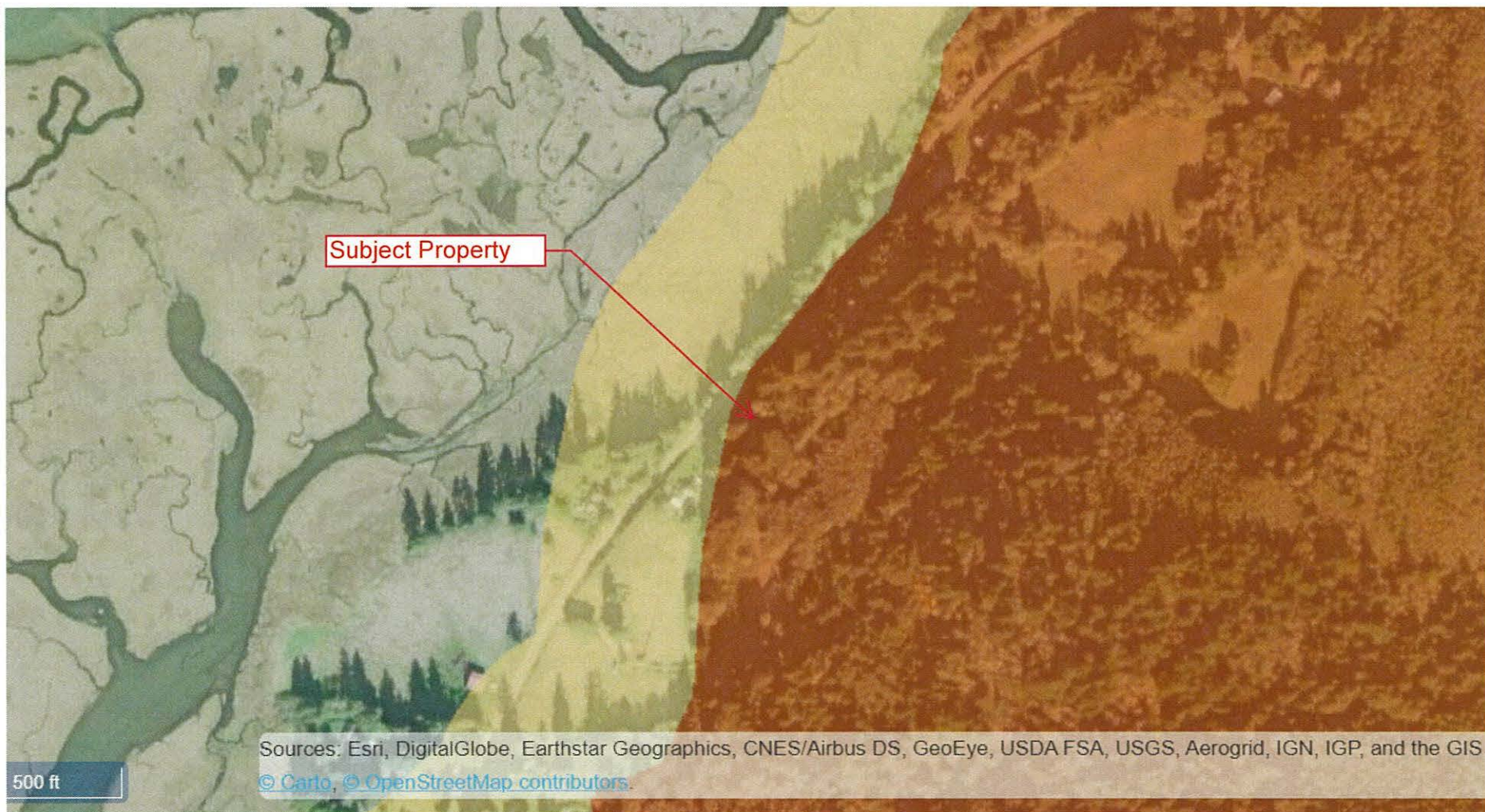
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Lohr Hazard Map

▼ Physical


- ★ Debris Flow fans
- ★ Deep Landslide Susceptibility
  - High Susceptibility
  - Moderate Susceptibility

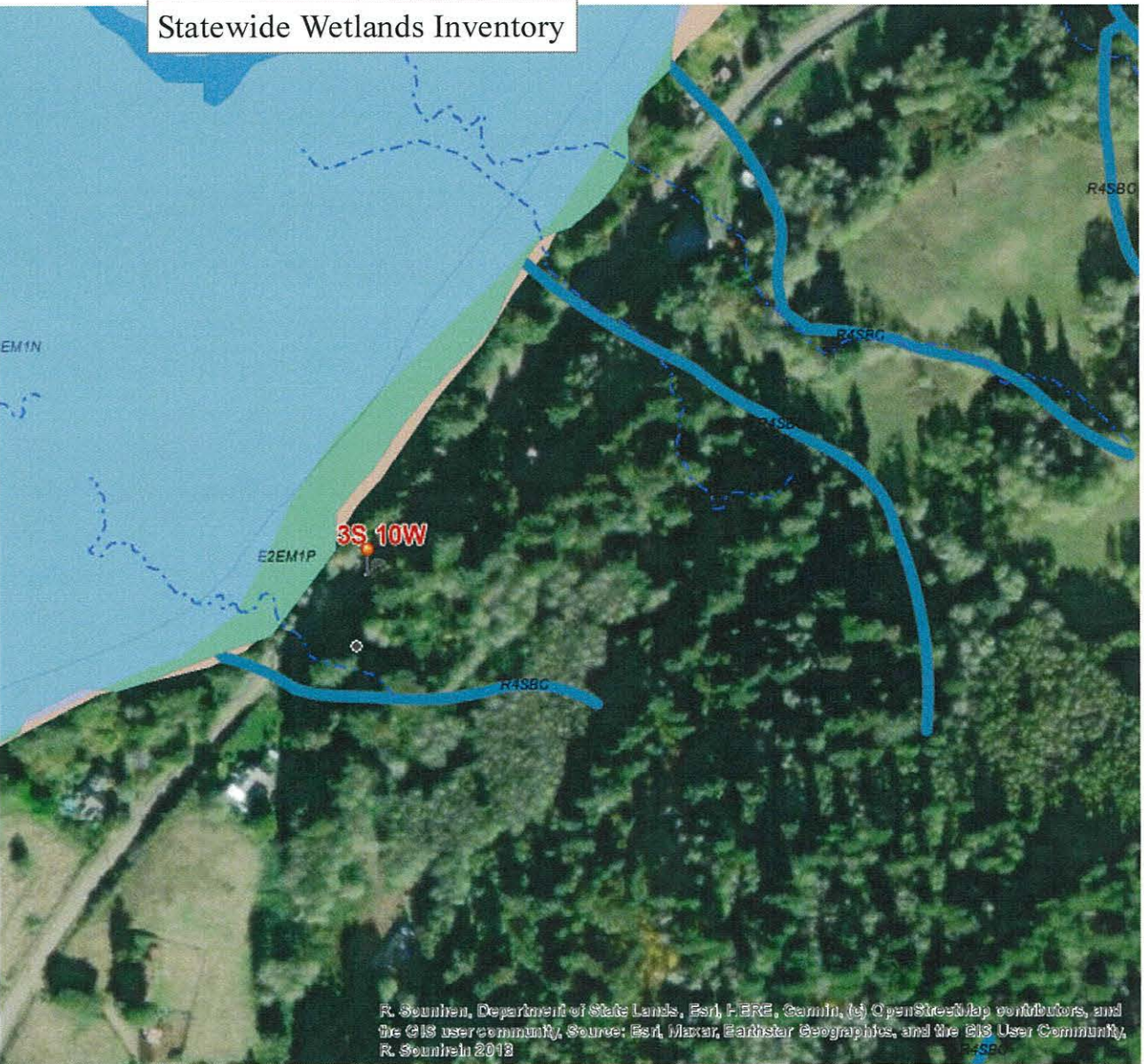


**Disclaimer:** The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.



# Statewide Wetlands Inventory

-  Townships
-  LWM 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 Map Units
-  SWI Agate-Winlo Soils



R. Souinen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Souinen 2013



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



Date: 3/31/2023





# EXHIBIT B





## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: JEFFERY & JOHANNA LOHR Phone: 360-259-5191  
 Address: 13133 FAIRCOURT LN SE  
 City: RAINIER State: WA Zip: 98576  
 Email: jefflohr@gmail.com

**Property Owner**

Name: Phone:  
 Address:  
 City: State: Zip:  
 Email:

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
JAN 23 2023	
BY: Counter	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>WA</i>	
Receipt #: 130070	
Fees: \$1,300	
Permit No: 851-23-000019-PLNG	

Request: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary and establish a 20-foot setback to allow for the placement of a residential structure (single-family dwelling). Exception is needed due to existing driveway placement, sloping of property and required setbacks from driveway, septic and well.

*unbuildable without exceptions.*

- | Type II   | Type III   | Type IV   |
|---|--|---|
| <input type="checkbox"/> Farm/Forest Review                                   | <input type="checkbox"/> Appeal of Director's Decision           | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Conditional Use Review                               | <input type="checkbox"/> Extension of Time                       | <input type="checkbox"/> Ordinance Amendment                    |
| <input type="checkbox"/> Variance   | <input type="checkbox"/> Detailed Hazard Report                  | <input type="checkbox"/> Large-Scale Zoning Map Amendment       |
| <input checked="" type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment        |
| <input type="checkbox"/> Nonconforming Review (Major or Minor)                | <input type="checkbox"/> Ordinance Amendment                     |   |
| <input type="checkbox"/> Development Permit Review for Estuary Development    | <input type="checkbox"/> Map Amendment                           |   |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone                       | <input type="checkbox"/> Goal Exception                          |   |
| <input type="checkbox"/> Fore-dune Grading Permit Review                      |  |   |
| <input type="checkbox"/> Neskowin Coastal Hazards Area                        |  |   |

**Location:**

Site Address: TL 1100 Sandlake Road Cloverdale, OR 97112  
 Map Number: 3S 10 29 1100  
Township Range Section Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

**Authorization**

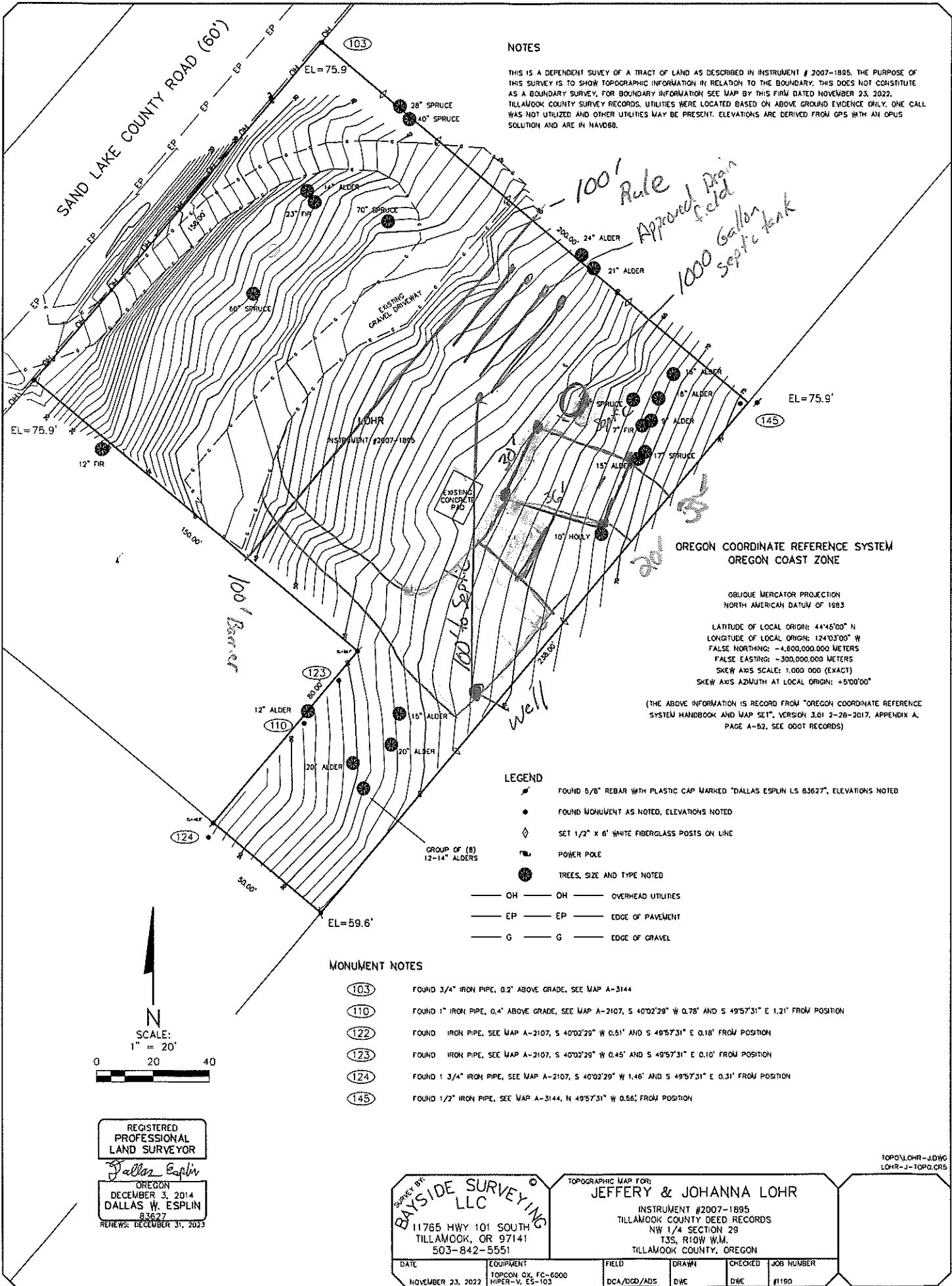
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) *Johanna Lohr* Date *1/23/2023*  
 Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_



**NOTES**

THIS IS A DEPENDENT SURVEY OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT # 2007-1895. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC INFORMATION IN RELATION TO THE BOUNDARY. THIS DOES NOT CONSTITUTE AS A BOUNDARY SURVEY. FOR BOUNDARY INFORMATION SEE MAP BY THIS FIRM DATED NOVEMBER 23, 2022. TILLAMOOK COUNTY SURVEY RECORDS. UTILITIES WERE LOCATED BASED ON ABOVE GROUND EVIDENCE ONLY. ONE CALL WAS NOT UTILIZED AND OTHER UTILITIES MAY BE PRESENT. ELEVATIONS ARE DERIVED FROM GPS WITH AN OPUS SOLUTION AND ARE IN NAVD83.



**OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE**

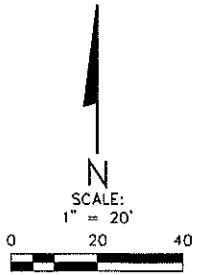
OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983  
LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
FALSE NORTHING: -4,800,000.000 METERS  
FALSE EASTING: -300,000.000 METERS  
SKEW AXIS SCALE: 1.000 000 (EXACT)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"  
  
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 000T RECORDS)

**LEGEND**

- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L.S. 63627", ELEVATIONS NOTED
- FOUND MONUMENT AS NOTED, ELEVATIONS NOTED
- SET 1/2" X 6" WHITE FIBERGLASS POSTS ON LINE
- POWER POLE
- TREES, SIZE AND TYPE NOTED
- OH — OH — OVERHEAD UTILITIES
- EP — EP — EDGE OF PAVEMENT
- G — G — EDGE OF GRAVEL

**MONUMENT NOTES**

- (103) FOUND 3/4" IRON PIPE, 0.2' ABOVE GRADE, SEE MAP A-3144
- (110) FOUND 1" IRON PIPE, 0.4' ABOVE GRADE, SEE MAP A-2107, S 40°02'29" W 0.78' AND S 49°57'31" E 1.21' FROM POSITION
- (122) FOUND IRON PIPE, SEE MAP A-2107, S 40°02'29" W 0.51' AND S 49°57'31" E 0.18' FROM POSITION
- (123) FOUND IRON PIPE, SEE MAP A-2107, S 40°02'29" W 0.45' AND S 49°57'31" E 0.10' FROM POSITION
- (124) FOUND 1 3/4" IRON PIPE, SEE MAP A-2107, S 40°02'29" W 1.46' AND S 49°57'31" E 0.31' FROM POSITION
- (145) FOUND 1/2" IRON PIPE, SEE MAP A-3144, N 49°57'31" W 0.56' FROM POSITION



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Dallas Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
63627  
RENEWALS: DECEMBER 31, 2023

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

TOPOGRAPHIC MAP FOR:  
**JEFFERY & JOHANNA LOHR**  
INSTRUMENT #2007-1895  
TILLAMOOK COUNTY DEED RECORDS  
NW 1/4 SECTION 29  
T3S, R10W W.M.  
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
NOVEMBER 23, 2022	TOPCON CX, FC-6000 HIPER-V, ES-103	DCA/DGD/ADS	DWE	DWE	#1190

TOPO\LOHR-J.DWG  
LOHR-J-TOPO.CRS







Tillamook County  
 1510 - B Third St  
 Tillamook, OR 97141  
 503-842-3408

# Septic Permit

## Repair (Major) - Residential - New

### 851-22-000178-PRMT

Website: tillamook.or.us

**Date issued:** 12/13/22 **Expiration date:** 12/13/23  
**Work description:** MAJOR REPAIR PERMIT

**Applicant:** Huddleston Construction  
**Address:** 1980 S Drift Creek Rd  
 Lincoln City OR 97367  
**Phone:** (541) 992-3550  
**Email:** akhuddleston@yahoo.com

**Primary contractor:** Huddleston Construction  
**Installer License:** 38614  
**Address:** 1980 S Drift Creek Rd  
 Lincoln City OR 97367  
**Phone:** (541) 992-3550  
**Email:** akhuddleston@yahoo.com

**Business License:** N/A

**Owner:** LOHR, JEFF  
**Address:** 13133 FAIRCOURT LANE  
 RAINEER WA 98576

**Parcel:** 3S10 2900 01100 - Primary **Township:** 3S **Range:** 10 **Section:** 29

<b>Lot size:</b> 0.82 acres	<b>Water supply:</b> Well
<b>Zoning:</b> Rural Residential 2 Acre and 10 Acre (RR-2, RR-10)	<b>City/County/UGB:</b> County
<b>Land use approval:</b> N/A	<b>County:</b> N/A
<b>Action:</b> New	<b>Type of application:</b> Repair (Major) - Residential
<b>System failure:</b> N/A	<b>Septic tank last number:</b> N/A

**Category of construction:** Single Family Dwelling

	Existing	Proposed
<b>Use of structure:</b>	Vacant	Single-Family Dwelling
<b>Number of bedrooms:</b>	0	2

**System Specifications**

<b>Type:</b> Seepage Trench	<b>ATT description:</b> N/A
<b>Max peak design flow:</b> 300 gpd.	<b>Proposed flow:</b> 300 gpd.
<b>Min septic tank volume:</b> 1000 gal.	<b>Min dosing tank volume:</b> N/A

**Drain Field Specifications**

<b>Drain field type:</b> Standard	<b>System distribution Ttpe:</b> Serial
<b>Drainfield sizing:</b> N/A	<b>Distribution method:</b> Serial
<b>Trench length:</b> 100 linear ft.	<b>Rock above pipe:</b> 2 in.
<b>Total rock depth:</b> 18 in.	<b>Rock below pipe:</b> 12 in.
<b>Max depth:</b> 36 in.	<b>Undisturbed soil between trenches:</b> 8 ft.
<b>Min depth:</b> 24 in.	<b>Capping fills-min depth of fill material:</b> N/A

**Special Requirements**

<b>Stake out required:</b> No	<b>Groundwater depth:</b> N/A
<b>Groundwater type:</b> Not Applicable	

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

SAND LAKE COUNTY

THIS IS A PRELIMINARY SURVEY OF A TRACT OF LAND... THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS... THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS... THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS...

100' of drainfield  
Deepend Trenches

1000 gallon Concrete  
SEPTIC TANK

OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE

UNIQUE SPHERICAL PROJECTION  
WITH MERCATOR TANGENT OF 46°

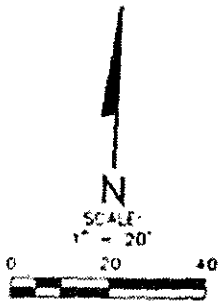
LENGTH OF LOCAL MERIDIAN 1247500' IN  
FALSE NORTHING 1480000000 METERS  
FALSE EASTING 1300000000 METERS  
MERIDIAN SCALE 1:200,000 (FAACT)  
TRUE ANGLE APPROX AT LOCAL ORIGIN 1450000"

THE ABOVE INFORMATION IS RECEIVED FROM THE OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET, VERSION SET 2-20-2011 APPENDIX A, PAGE 2-62. SEE DEED RECORDS.

- LEGEND**
- FOUND 6" IRON REBAR WITH PLASTIC CAP NAMED "ALLEN" (SEE MAP 8-2114) ELEVATIONS NOTED
  - FOUND MONUMENT AS NOTED ELEVATIONS NOTED
  - SET 1/2" x 8" WHITE FIBERGLASS POSTS ON LINE
  - POWER POLE
  - TREE SIZE AND TYPE NOTED
  - OH — OH — OVERHEAD UTILITIES
  - EP — EP — EDGE OF PAVEMENT
  - G — G — TOPE OF GRADE

**MONUMENT NOTES**

- (113) FOUND 3/4" IRON PIPE, 0.7' ABOVE GRADE, SEE MAP 8-2114
- (116) FOUND 1" IRON PIPE, 0.4' ABOVE GRADE, SEE MAP 8-2117, S 40°22'29" W 0.17' AND S 49°57'31" E 1.21' FROM POINT
- (127) FOUND 1" IRON PIPE, SEE MAP 8-2107, S 40°22'29" W 0.17' AND S 49°57'31" E 0.10' FROM POINT
- (123) FOUND 1" IRON PIPE, SEE MAP 8-2107, S 40°22'29" W 0.17' AND S 49°57'31" E 0.10' FROM POINT
- (124) FOUND 1 1/2" IRON PIPE, SEE MAP 8-2117, S 40°22'29" W 1.46' AND S 49°57'31" E 0.31' FROM POINT
- (145) FOUND 1/2" IRON PIPE, SEE MAP 8-2114, S 49°57'31" W 0.56' FROM POINT



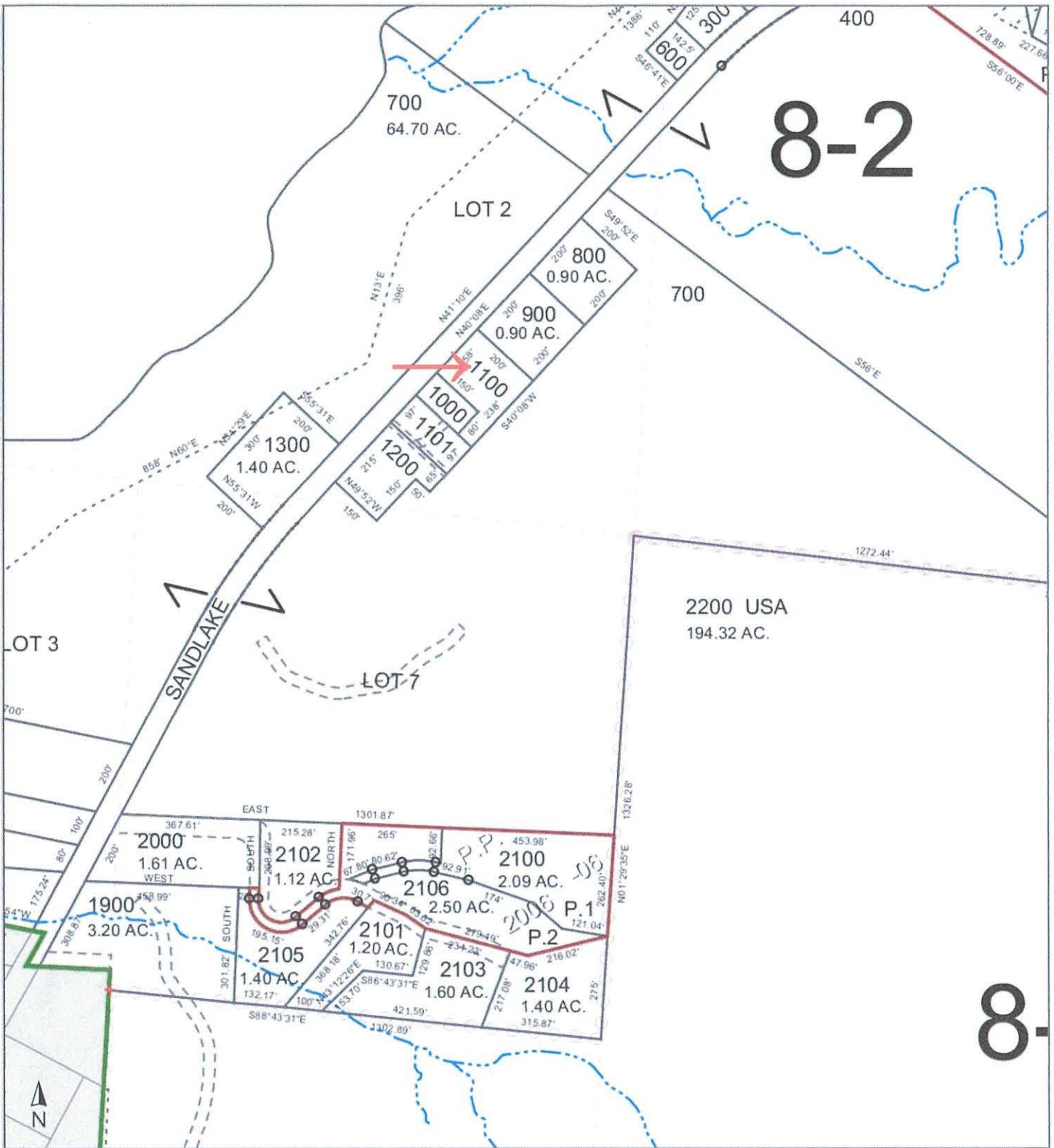
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Dallas W. Esplin*  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
#7622  
RENEWAL: DECEMBER 3, 2023

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

TOPOGRAPHIC MAP FOR  
**JEFFERY & JOHANNA LOHR**  
INSTRUMENT #2007-1895  
TILLAMOOK COUNTY DEED RECORDS  
NW 1/4 SECTION 29  
T3S, R10W, N4E  
TILLAMOOK COUNTY, OREGON

DATE	COMPILED	FIELD	DRAWN	CHECKED	JOB NUMBER
NOVEMBER 25, 2011	TORRENCE OR, 05, 2008 MAY 14, 2011	DECEMBER 14, 2011	DM	DM	8190





**ParcelID: 217919R**  
**Tax Account #: 3S10290001100**  
**, OR 97112**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.