



1510 Third Street Suite B
Tillamook, Oregon 97141
www.tillamook.or.us

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

Land of Cheese, Trees, and Ocean Breeze

**Partition Request #851-23-000098-PLNG:
Slab Creek Farms, Inc. / Esplin
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: May 25, 2023
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-maintained 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 property is accessed via Slab Creek Road, a county-maintained road, abuts state Highway 101 S. to the west, is irregular in size, is approximately 50+/- acres and improved with two single-family dwellings and associated accessory structures, is vegetated with grasses, bushes, and trees (Exhibit A and B). The topography of the subject property is generally flat with some sloped areas (Exhibit A). The subject property is zoned Small Farm and Woodlot 10 Acres (SFW-10), with surrounding areas zoned Rural Residential 2-Acre (RR-2) to the north, east and west, Small Farm and Woodlot (SFW-20) zone to the north and east, and Forest (F) Zone to the south and west (Exhibit A).

The 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 located within an area of geologic hazard (Exhibit A). Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Developmental Requirements for Geological Hazard Areas is not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of future development. The subject property contains mapped wetlands or natural features (Neskowin Creek and other unnamed streams) running through, therefore, the standards of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization does apply (Exhibit A). The property is also located within Zone D, a Special Flood Hazard Area, as depicted on FEMA FIRM Insurance Rate Map #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 May 5, 2023. One (1) comment was received from the Oregon Water Resources Department noting numerous wells registered within this tax lot (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-maintained 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). Proposed parcel 1 holds an existing onsite wastewater system; while proposed parcels 2 and 3 are vacant of an on-site wastewater system, therefore, a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if the site evaluation approval has not yet been obtained (Exhibit B). This criterion has been met or can be met through the Conditions of Approval.

The subject property is served by the Nestucca Rural Fire Protection District, Tillamook County Public Works Department, and the Tillamook County Sheriff's Office. Given the location of the property, and the availability of public services existing in the area, staff concludes these criteria have been met or can be met through 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 1; proposed parcels 2 and 3 are vacant of improvements.

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). 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 June 6, 2023**.

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:

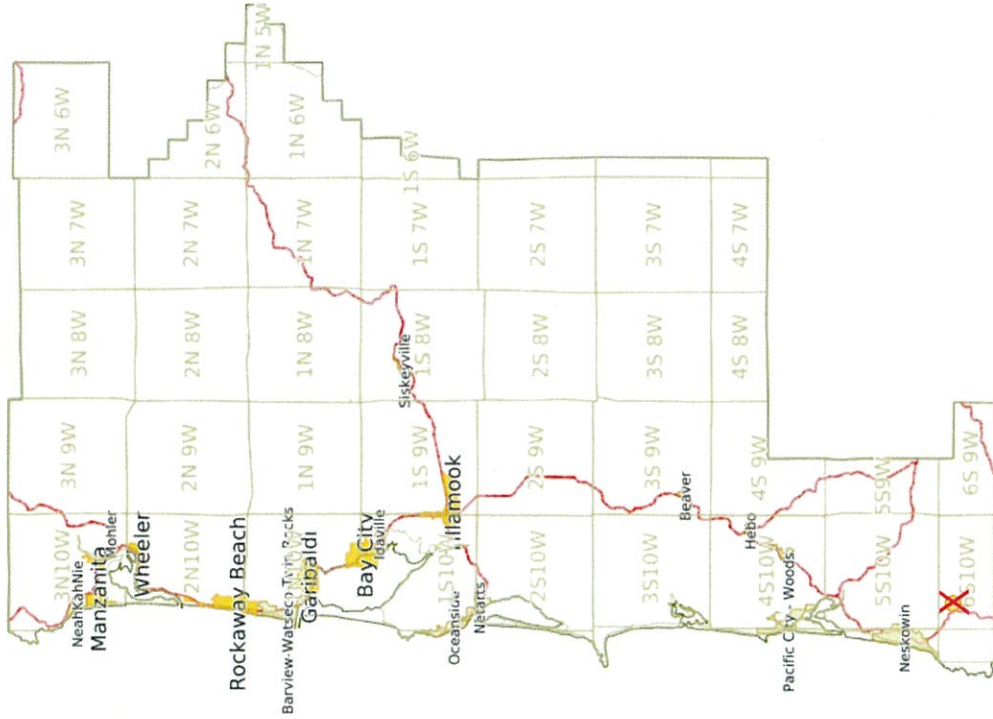
- A. Applicable maps
- B. Applicant's submittal
- C. Agency comment

EXHIBIT A



Tillamook County GIS

Vicinity Map
(X = Subject Property)



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

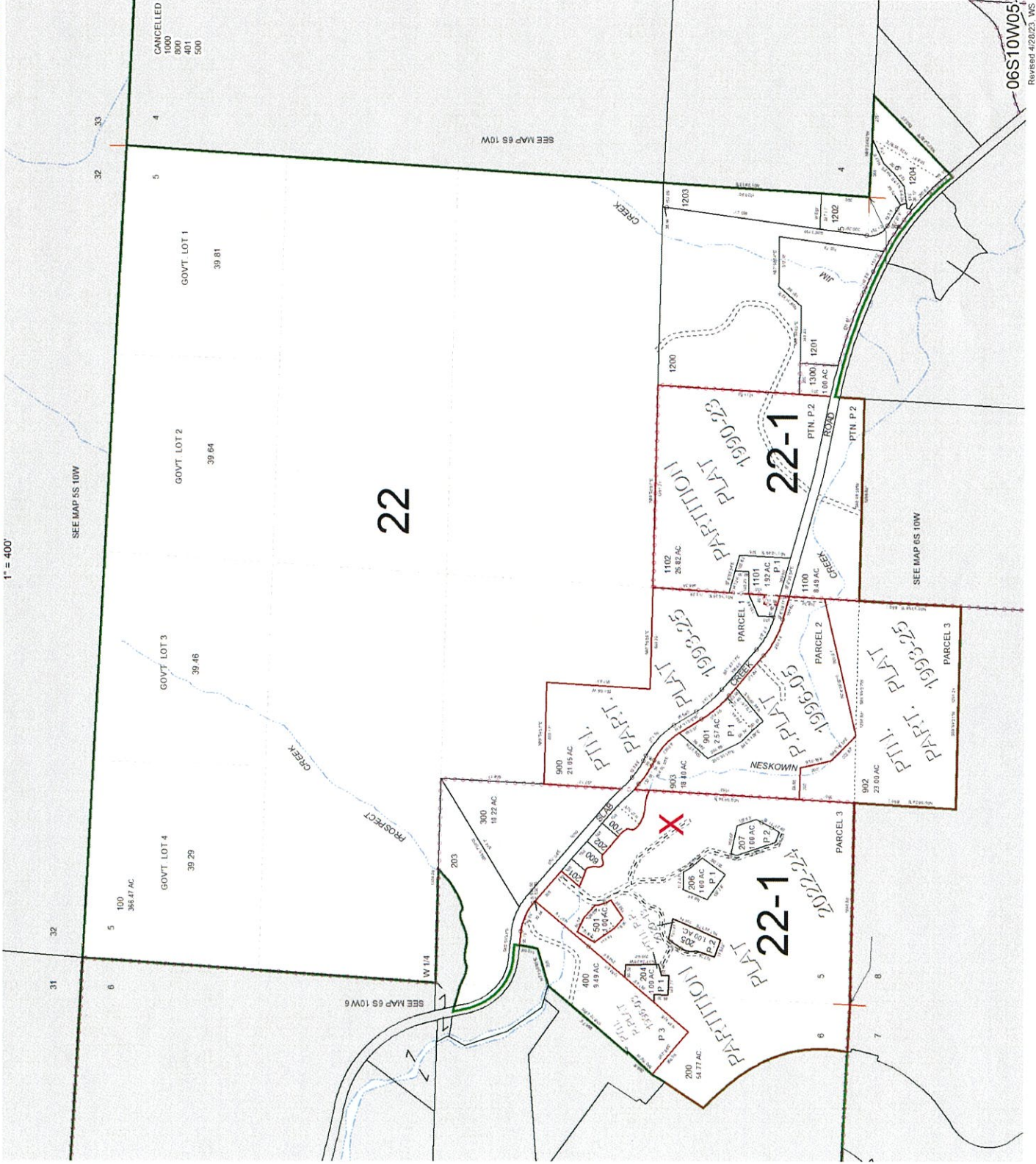
SECTION 5 T.6S. R.10W. W.M.
TILLAMOOK COUNTY

X = Subject Property

06S10W05



1" = 400'

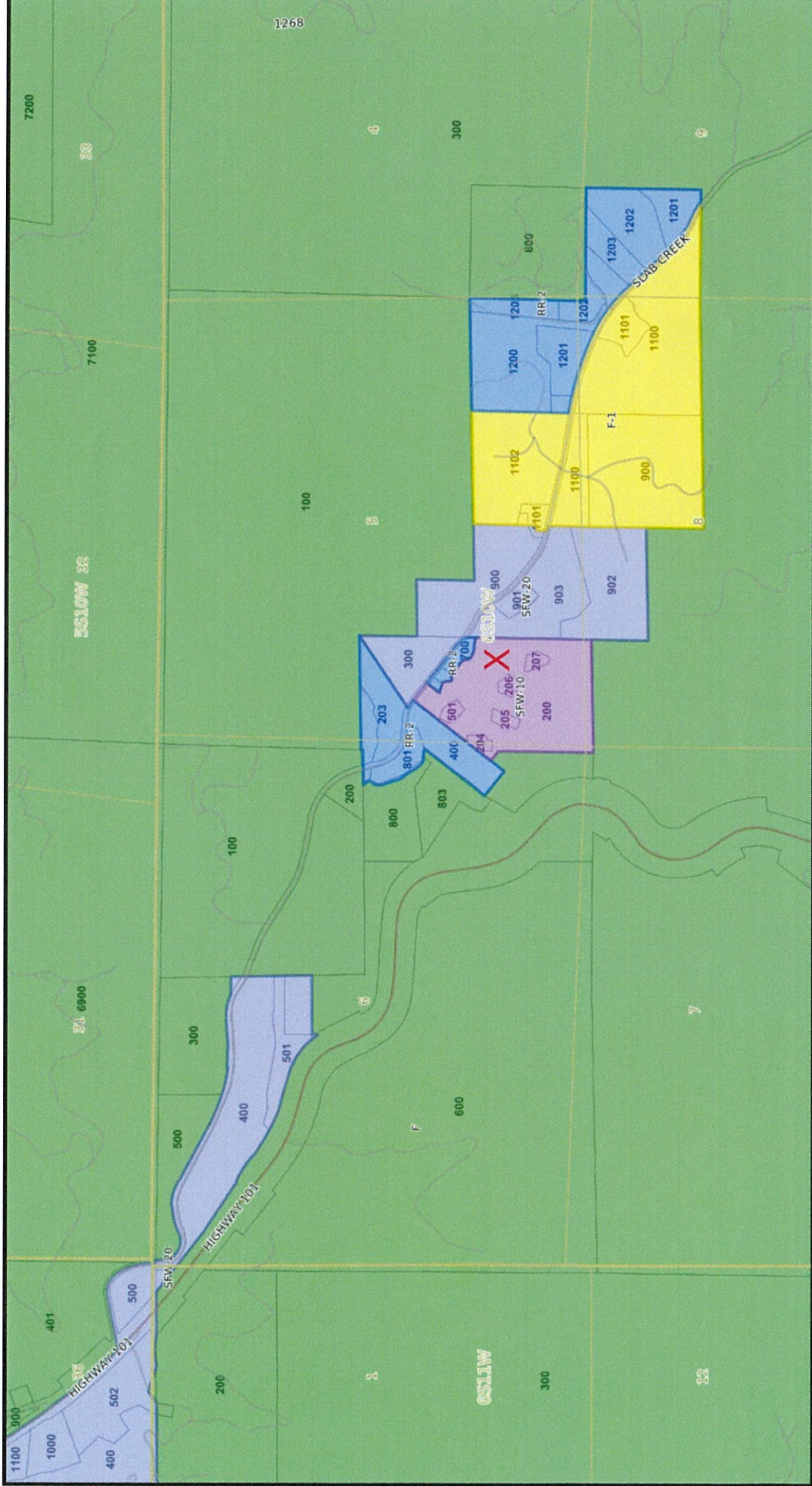


06S10W05
Revised 4/20/23, WS



Tillamook County GIS

Zoning Map (X = Subject Property)



Created: Thu May 04 2023-12:40:9
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
Extent: -13800942.932019, 5632136.0860327, -13793499.876391, 5636077.3703031

National Flood Hazard Layer FIRMette

123°56'48"W 45°4'53"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A199
- 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 draining areas of less than one square mile Zone 1
- 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 X

GENERAL STRUCTURES

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

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8

OTHER FEATURES

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

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 **5/22/2023 at 3:28 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.



123°56'11"W 45°4'28"N

1:6,000

Feet

2,000

1,500

1,000

500

0

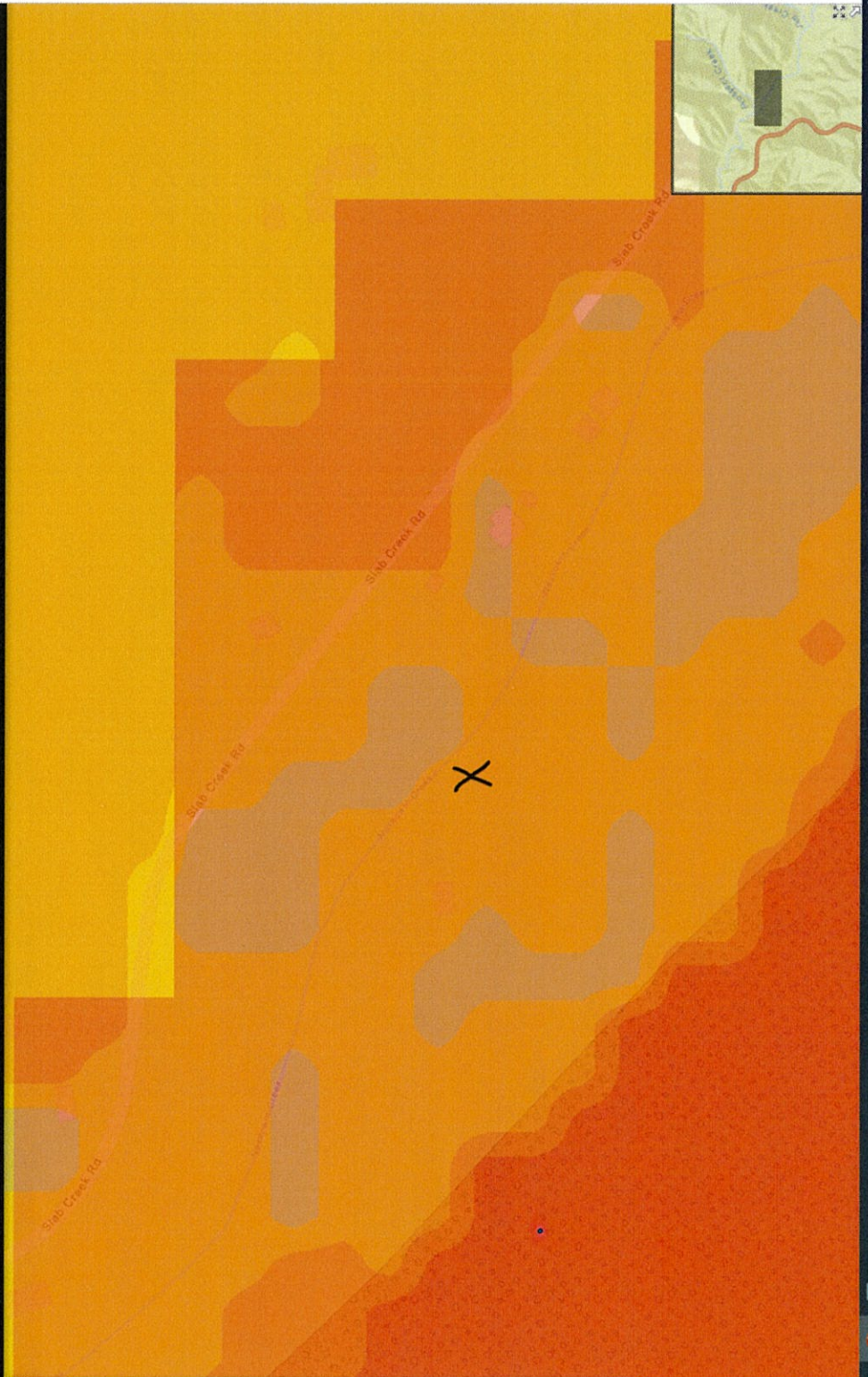


Oregon HazVu: Statewide Geohazards Viewer

Oregon Department of Geology and Mineral Industries | Help | More Information

Layers Currently Showing

- Earthquake Hazard**
 - Active Faults
 - Expected Earthquake Shaking
 - Violent
 - Severe
 - Very Strong
 - Strong
 - Moderate
 - Light
- Landslide Hazard**
 - Low - Landsliding Unlikely
 - Moderate - Landsliding Possible
 - High - Landsliding Likely
 - Very High - Existing Landslide
- Landslide Inventory**
 - Scarp
 - Head Scarp
 - Deposits
 - Talus-Colluvium
 - Fan
 - Landslide



123.947 45.081 Degrees

Windows taskbar with icons for Start, Search, File Explorer, Edge, Word, PowerPoint, Teams, OneDrive, and System Tray (Network, Volume, Battery, Time: 12:33 PM, Date: 5/27/2023).

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)

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
MAR 24 2023	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: <u>1100.-</u>	
Permit No: 851-23- 00098 -PLNG	

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:
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
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

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.

Only Opium
 Property Owner/Realtor
Jallas Explin

March 22, 2023
 Date 3/22/2023

Applicant Signature _____ Date _____



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, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 3, PARTITION PLAT 2022-24 AND MONUMENT THE NEW BOUNDARY.

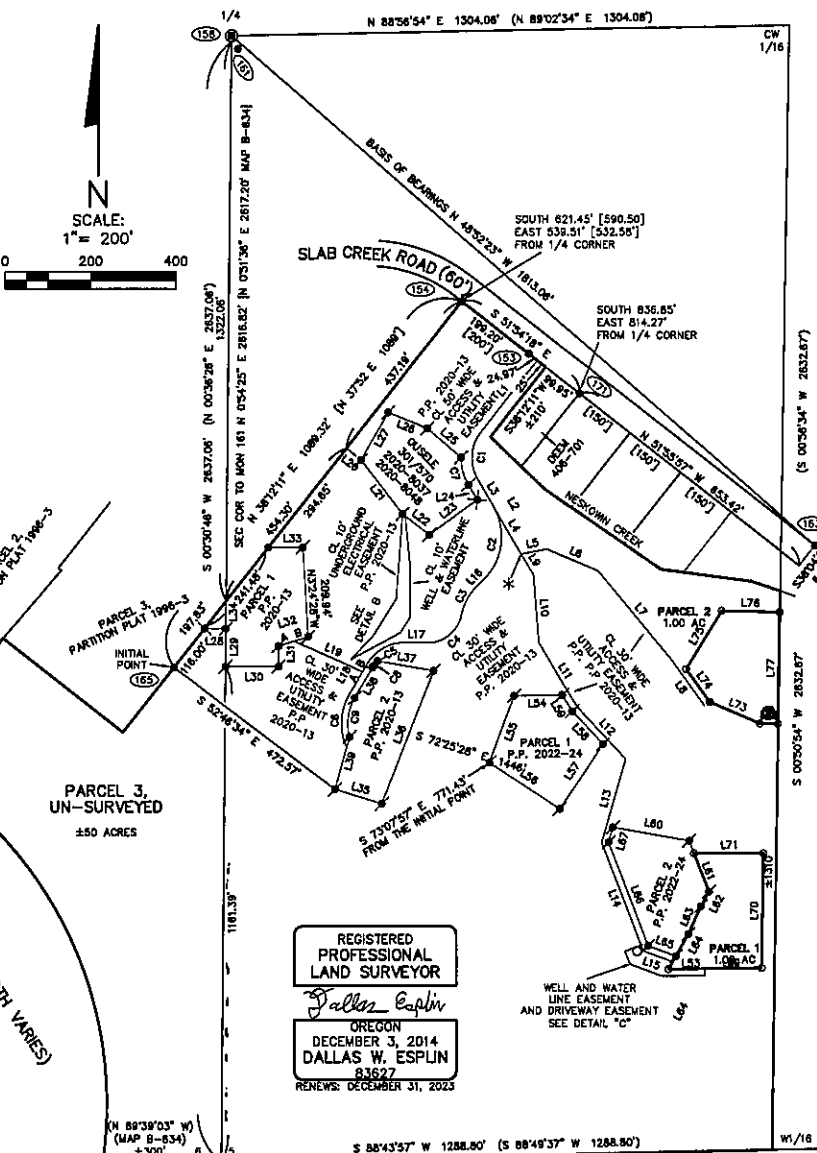
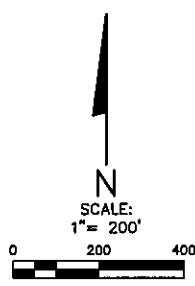
THE SLAB CREEK FARM DEED APPEARS TO HAVE A SCRIBENERS ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY. FROM THE SOUTH MOST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY, THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I LAID OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT USING MONUMENTS OF RECORD PER PARTITION PLAT 2020-13 AND MAP P-1142.

THE BOUNDARIES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 WERE LAID OUT FROM THE QUARTER CORNER BETWEEN SECTION 5 AND 6 (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 CALCULATED AT PROPORTIONAL DISTANCES BETWEEN 163 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 STATE HIGHWAY COMMISSION BOOK 205, PAGE 269
- { } RECORD EASEMENT VALUE FROM BOOK
- [] RECORD VALUE FROM MAP A-1073
- NO (), { }, or [] MEASURED VALUE AND MAP P-1142



LINE	BEARING	DISTANCE
CENTERLINE OF 60' WIDE EASEMENT		
L1	S 30°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	81.26'
L6	S 88°41'08" W	130.34'
L7	S 30°28'22" E	288.03'
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°01'30" E	165.24'
L13	S 18°48'59" W	204.00'
L14	S 20°48'23" E	271.37'
L15	S 89°30'19" E	73.68'
L16	S 44°59'49" W	24.13'
L17	N 88°54'17" E	48.50'
L18	S 30°27'19" W	82.50'
L19	S 30°27'19" W	82.27'
L19B	S 30°27'19" W	20.23'
L19C	N 65°02'02" W	175.58'

LINE	BEARING	DISTANCE
OUSLE TRACT		
L20	S 51°17'49" E	44.08'
L21	S 37°30'54" E	159.82'
L22	S 82°21'42" E	78.28'
L22A	S 82°21'42" E	7.89'
L22B	S 82°21'42" E	71.57'
L23	N 53°22'49" E	136.61'
L24	N 30°13'50" W	40.37'
L25	N 49°27'50" W	105.28'
L26	N 87°43'28" W	88.54'
L27	S 20°48'23" E	128.13'
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°16'44" E	48.30'
L32	N 72°54'18" E	72.06'
L32A	N 72°54'18" E	36.03'
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°54'18" E	115.22'
L36	N 21°20'27" E	334.48'
L37	N 80°01'23" W	133.91'
L38	S 30°27'19" W	82.50'
L39	S 15°48'28" W	127.24'

LINE	BEARING	DISTANCE
CL 10' WIDE UNDERGROUND ELECTRICAL EASEMENT		
L40	S 04°20'53" W	199.64'
L41	S 32°12'11" W	102.29'
L42	S 43°18'40" W	74.98'
CL 10' WIDE WELL & WATERLINE EASEMENT		
L43	N 61°58'24" E	131.64'
L44	N 32°29'07" E	40.89'
L45	N 00°22'18" E	122.34'
L46	N 05°43'18" W	116.88'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CENTERLINE OF 50' WIDE EASEMENT					
C1	100.00'	119.44'	112.47'	S 03°58'11" W	88°28'01"
CENTERLINE OF 30' WIDE EASEMENT					
C2	140.00'	183.82'	170.89'	S 07°23'00" W	75°13'59"
C3	128.50'	76.47'	75.36'	S 28°04'49" W	33°50'00"
C4	81.88'	114.14'	103.08'	S 51°17'34" W	80°03'30"
C5	103.63'	108.93'	104.85'	S 60°50'19" W	80°48'00"
C6	133.30'	128.80'	123.85'	S 02°48'28" W	55°21'42"
OUSLE TRACT					
C7	125.00'	87.15'	86.35'	N 14°50'23" W	30°48'53"
PARCEL 2, PARTITION PLAT 2020-13					
C8	88.85'	19.22'	19.18'	S 38°39'58" W	12°28'14"
C9	118.30'	84.93'	82.40'	S 07°28'04" W	43°54'30"

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

SLAB CREEK FARM INC
 REPLAT OF PARCEL 3 PARTITION PLAT 2022-24
 TILLAMOOK COUNTY PLAT RECORDS
 WEST 1/2 OF THE SW 1/4 SECTION 5
 AND SE 1/4 OF THE SE 1/4 SECTION 6, T6S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 Dallas W. Esplin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

DATE: OCTOBER 19, 2023
 DRAWN BY: FC-3000
 CHECKED BY: ES-103
 TITLE: REPLAT OF PARCEL 3 PARTITION PLAT 2022-24
 DATE/TIME/DRAWN BY: JAMES
 DATE/TIME: 46

PAGE 2 OF 2
 PARCEL 3 UN-SURVEYED
 ±50 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR
 Dallas W. Esplin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

MONUMENT NOTES

- (X) CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A US CGS BRASS CAP STAMPED "CASCADE 1908 1941", MAD 83 (1991) POSITION LAT 45° 03' 40.84789" N LONG 123° 58' 006.16034" 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-847, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
- (155) FOUND 3 1/4" USFS ALUMINUM CAP STAMPED "T6S R10W 1/4 S8 S5 LS 1084 1988", FROM WHICH: 18" ALDER (S 17° E 26.2'); 33" SPRUCE (S 36° E 44.2'); DRANGE 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 1988" WITH ORANGE CARSONITE POST EAST 2.0' BEARS N 0°48'10" W 54.51'; FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "NYHUS LS 2315" WITH STEEL POST NORTH 1.0'. ORIGIN UNKNOWN, BEARS N 1°34'11" E 19.89". SEE MAP B-1373, HELD.
- (161) FOUND 2" BRASS CAP STAMPED "X0000000000 AN 1973 X000" ON 2" IRON PIPE SET ON MAP B-834, 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-5694, HELD FOR PC @ STA 179+48.2, 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 783", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L55	S 29°18'37" W	54.83'
L61	S 21°14'53" E	86.00'
L62	S 28°27'13" W	59.34'
L63	S 24°08'22" W	71.83'
L64	S 29°18'37" W	59.21'
L66	N 89°08'15" E	217.71'
L70	N 09°11'58" E	248.33'
L71	N 89°08'15" W	182.41'

LINE	BEARING	DISTANCE
L72	N 88°47'43" W	82.83'
L73	N 88°52'28" W	127.85'
L74	N 39°39'30" W	84.80'
L75	N 31°11'27" E	158.84'
L76	S 88°48'07" E	136.41'
L77	S 00°30'54" W	261.63'

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°32'23" 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, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 3, PARTITION PLAT 2024-24 AND MONUMENT THE NEW BOUNDARY.

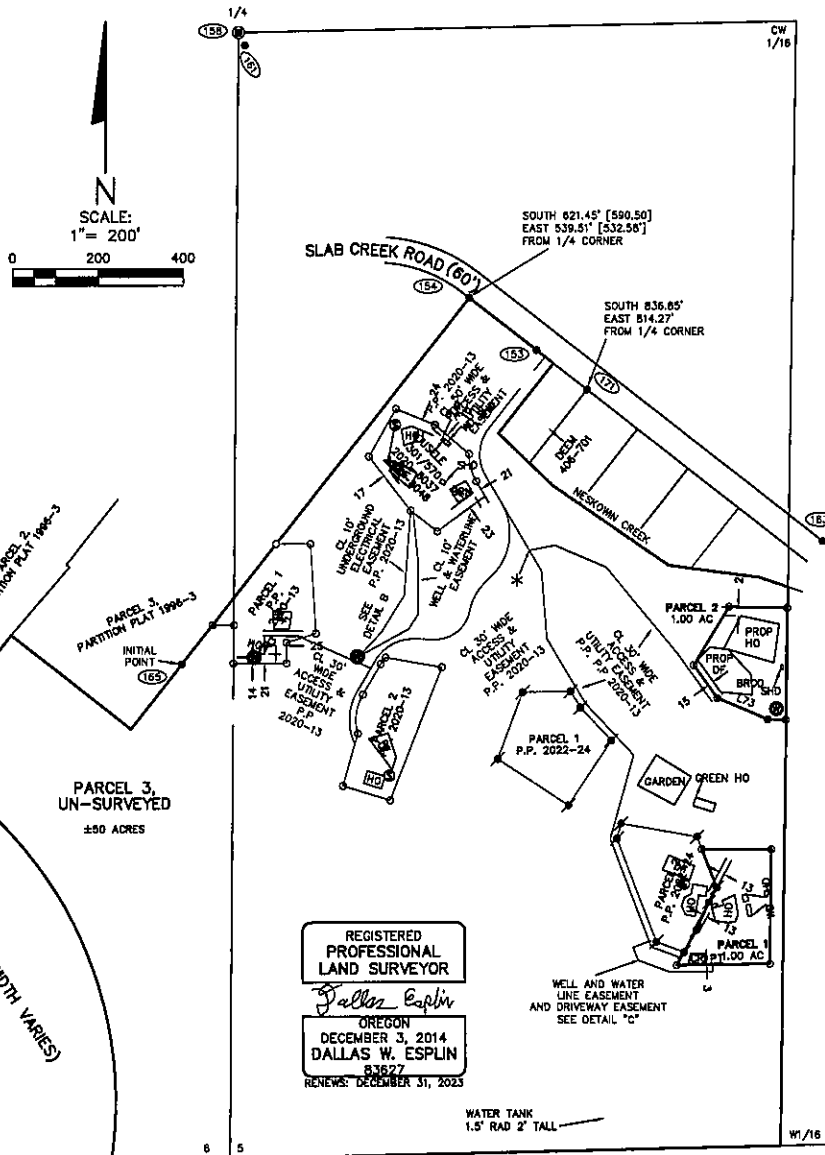
THE SLAB CREEK FARM DEED APPEARS TO HAVE A SCRIVENERS ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY. FROM THE THE SOUTH MOST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY. THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I LAID OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT USING MONUMENTS OF RECORD PER PARTITION PLAT 2020-13 AND MAP P-1142.

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 156) USING ROTATED RECORD VALUES FROM MAP P-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 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



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

SLAB CREEK FARM INC
 REPLAT OF PARCEL 3 PARTITION PLAT 2020-13
 TILLAMOOK COUNTY PLAY RECORDS
 WEST 1/2 OF THE SW 1/4 SECTION 5
 AND SE 1/4 OF THE SW 1/4 SECTION 5
 TILLAMOOK COUNTY, OREGON

PARCEL 3 UN-SURVEYED
 ±80 ACRES

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

MONUMENT NOTES

- (X) CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A UGCS BRASS CAP STAMPED "CASCADE 1908 1841", HAD 83 (1891) POSITION LAT 43° 03' 40.84768" N LONG 123° 58' 008.16034" 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 "TBS R10W 1/4 S6 S5 LS 1084 1989", FROM WHICH: 18" ALDER (5' 17" E 24.2); 33" SPRUCE (S 38° E 44.2); ORANGE CARBONITE POST NORTH 3.0; ORANGE CARBONITE POST EAST 3.0; 3 1/4" USFS ALUMINUM CAP STAMPED "RM 1/4 S6 5077E 54.6 FT LS 1084 1989" WITH ORANGE CARBONITE 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 18.89; SEE MAP B-1373, HELD.
- (181) FOUND 2" BRASS CAP STAMPED "0000000000 AM 1973 3000" ON 2" IRON PIPE SET ON MAP B-534, REJECTED AS 1/4 CORNER BY MAP B-1373, BEARS S 41°02'48" E 27.14' FROM MAPS A-1073, A-5894, HELD FOR PC @ STA 178+48.2, 30.00' LEFT OF CL
- (183) FOUND 1/2" IRON PIPE, SEE MAP F-27-24, AND MAPS A-1073, A-5894, HELD FOR PC @ STA 178+48.2, 30.00' LEFT OF CL
- (185) FOUND 1/2" REBAR, SEE MAP A-1073, HELD
- (171) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 783", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

WELL AND WATERLINE EASEMENT
 SEE DETAIL "C"

PARCEL 1 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L147	S 60°11'33" W	55.60'
L148	N 20°48'23" W	32.25'
L149	N 60°30'18" W	80.18'
L150	S 89°08'15" W	100.46'
L151	N 00°51'45" W	15.95'
L152	S 89°08'15" W	85.00'
L153	S 29°18'57" W	34.83'

PARCEL 2 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L160	S 72°53'28" E	180.67'
L161	N 21°14'53" W	127.53'
L162	S 28°27'13" W	39.34'
L163	N 24°08'22" E	71.63'
L164	S 29°18'57" W	59.21'
L165	N 60°30'18" W	88.22'
L166	S 20°48'23" E	259.82'
L167	S 15°48'59" W	36.82'

PARCEL 3 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L168	S 88°48'48" E	112.47'
L169	N 20°28'48" E	158.84'
L170	N 56°39'43" W	187.78'
L171	N 33°28'12" E	181.99'
L172	N 43°01'43" W	105.80'
L173	S 30°38'43" E	44.38'

PARCEL 4 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L174	S 88°48'48" E	112.47'
L175	N 20°28'48" E	158.84'
L176	N 56°39'43" W	187.78'
L177	N 33°28'12" E	181.99'
L178	N 43°01'43" W	105.80'
L179	S 30°38'43" E	44.38'

PARCEL 5 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L180	S 88°48'48" E	112.47'
L181	N 20°28'48" E	158.84'
L182	N 56°39'43" W	187.78'
L183	N 33°28'12" E	181.99'
L184	N 43°01'43" W	105.80'
L185	S 30°38'43" E	44.38'

PARCEL 6 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L186	S 88°48'48" E	112.47'
L187	N 20°28'48" E	158.84'
L188	N 56°39'43" W	187.78'
L189	N 33°28'12" E	181.99'
L190	N 43°01'43" W	105.80'
L191	S 30°38'43" E	44.38'

PARCEL 7 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L192	S 88°48'48" E	112.47'
L193	N 20°28'48" E	158.84'
L194	N 56°39'43" W	187.78'
L195	N 33°28'12" E	181.99'
L196	N 43°01'43" W	105.80'
L197	S 30°38'43" E	44.38'

PARCEL 8 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L198	S 88°48'48" E	112.47'
L199	N 20°28'48" E	158.84'
L200	N 56°39'43" W	187.78'
L201	N 33°28'12" E	181.99'
L202	N 43°01'43" W	105.80'
L203	S 30°38'43" E	44.38'

PARCEL 9 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L204	S 88°48'48" E	112.47'
L205	N 20°28'48" E	158.84'
L206	N 56°39'43" W	187.78'
L207	N 33°28'12" E	181.99'
L208	N 43°01'43" W	105.80'
L209	S 30°38'43" E	44.38'

PARCEL 10 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L210	S 88°48'48" E	112.47'
L211	N 20°28'48" E	158.84'
L212	N 56°39'43" W	187.78'
L213	N 33°28'12" E	181.99'
L214	N 43°01'43" W	105.80'
L215	S 30°38'43" E	44.38'

PARCEL 11 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L216	S 88°48'48" E	112.47'
L217	N 20°28'48" E	158.84'
L218	N 56°39'43" W	187.78'
L219	N 33°28'12" E	181.99'
L220	N 43°01'43" W	105.80'
L221	S 30°38'43" E	44.38'

PARCEL 12 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L222	S 88°48'48" E	112.47'
L223	N 20°28'48" E	158.84'
L224	N 56°39'43" W	187.78'
L225	N 33°28'12" E	181.99'
L226	N 43°01'43" W	105.80'
L227	S 30°38'43" E	44.38'

PARCEL 13 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L228	S 88°48'48" E	112.47'
L229	N 20°28'48" E	158.84'
L230	N 56°39'43" W	187.78'
L231	N 33°28'12" E	181.99'
L232	N 43°01'43" W	105.80'
L233	S 30°38'43" E	44.38'

PARCEL 14 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L234	S 88°48'48" E	112.47'
L235	N 20°28'48" E	158.84'
L236	N 56°39'43" W	187.78'
L237	N 33°28'12" E	181.99'
L238	N 43°01'43" W	105.80'
L239	S 30°38'43" E	44.38'

PARCEL 15 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L240	S 88°48'48" E	112.47'
L241	N 20°28'48" E	158.84'
L242	N 56°39'43" W	187.78'
L243	N 33°28'12" E	181.99'
L244	N 43°01'43" W	105.80'
L245	S 30°38'43" E	44.38'

PARCEL 16 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L246	S 88°48'48" E	112.47'
L247	N 20°28'48" E	158.84'
L248	N 56°39'43" W	187.78'
L249	N 33°28'12" E	181.99'
L250	N 43°01'43" W	105.80'
L251	S 30°38'43" E	44.38'

PARCEL 17 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L252	S 88°48'48" E	112.47'
L253	N 20°28'48" E	158.84'
L254	N 56°39'43" W	187.78'
L255	N 33°28'12" E	181.99'
L256	N 43°01'43" W	105.80'
L257	S 30°38'43" E	44.38'

PARCEL 18 PARTITION PLAT 2022-24

LINE	BEARING	DISTANCE
L258	S 88°48'48" E	112.47'
L259	N 20°28'48" E	158.84'
L260	N 56°39'43" W	187.78'
L261	N 33°28'12" E	181.99'
L262	N 43°01'43" W	105.80'
L263	S 30°38'43	

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY C.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 398 PAGE 724, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 3, PARTITION PLAT 2020-13 AND MONUMENT THE NEW BOUNDARY.

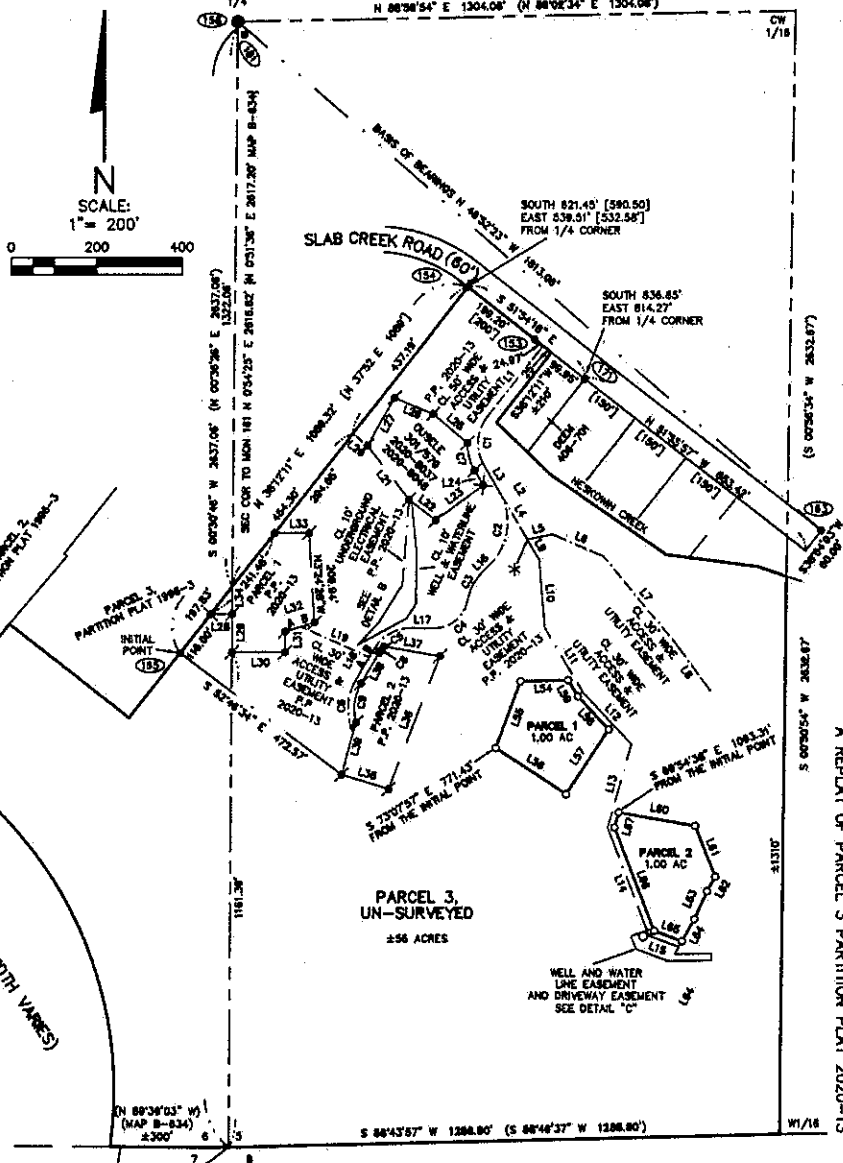
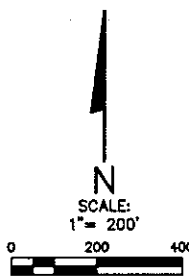
THE SLAB CREEK FARM DEED APPEARS TO HAVE A SURVEYORS ERROR ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION BOUNDARY. FROM THE SOUTH WEST CORNER OF THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT THE SLAB CREEK FARM DEED STATES NORTHEASTERLY AT RIGHT ANGLES TO THE RIGHT-OF-WAY. THIS WOULD LEAVE A GAP BETWEEN THE TRACTS. I Laid OUT THE SLAB CREEK FARM TRACT ALONG THE STATE OF OREGON STATE HIGHWAY COMMISSION TRACT USING MONUMENTS OF RECORD PER PARTITION PLAT 2020-13 AND MAP P-1142.

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 CALCULATED AT PROPORTIONAL DISTANCES BETWEEN 153 AND 171.

LEGEND

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827"
○ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827", 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
HO () [] OR [] MEASURED VALUE AND MAP P-1142



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

Professional seal for Bayside Surveying, Inc. and Slab Creek Farm Inc. including registration details and company information.

Table with columns: LINE BEARING, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DATA ANGLE. Contains data for various easements and parcels.

MONUMENT NOTES

- CALCULATED POSITION FOR "CASCADE RESET" WHICH IS A US CGS BRASS CAP STAMPED "CASCADE 1908 18411", HAD 83.1981...
○ FOUND 5/8" REBAR, SEE MAP A-1073, HELD FOR RIGHT-OF-WAY AND CORNER OF TRACT SHOWN ON MAP A-1073
○ 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
○ FOUND 3 1/4" UBF'S ALUMINUM CAP STAMPED "TBS R10W 1/4 S4 S6 LS 1084 1908", FROM WHICH 16" ALDER (S 17° E 26.2' X 33" SPRUCE (S 36° E 44.2'); ORANGE CARBONITE POST NORTH 3.0'; ORANGE CARBONITE POST EAST 3.0'; 3 1/4" UBF'S ALUMINUM CAP STAMPED "RM 1/4 S8 S017E 54.8 FT LS 1084 1908" WITH ORANGE CARBONITE POST EAST 2.5' BEARS N 04°41'0" W 55.8'; FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HYHUS LS 2515" WITH STEEL POST NORTH 1.0', ORIGIN UNKNOWN, BEARS N 134°11' E 18.80". SEE MAP B-1373, HELD.
○ FOUND 2" BRASS CAP STAMPED "XXXXXXXXXX AM 1973 XXXXX ON 2" IRON PIPE SET ON MAP B-834, REJECTED AS 1/4 CORNER BY MAP B-1373, BEARS S 41°02'48" E 27.14' FROM 1/4 CORNER
○ FOUND 1/2" IRON PIPE, SEE MAP E-27-24, AND MAPS A-1073, A-5884, HELD FOR PC @ STA 1784+48.2, 30.00' LEFT OF CL
○ FOUND 1/2" REBAR, SEE MAP A-1073, HELD
○ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 783", ORIGIN UNKNOWN, HELD FOR CORNER OF TRACT SHOWN ON MAP A-1073 AND RIGHT-OF-WAY

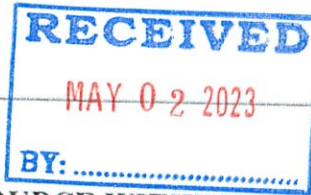
PARTITION PLAT 2022-24
A REPLAT OF PARCEL 3 PARTITION PLAT 2020-13



Land of Cheese, Trees and Ocean Breeze

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

1510 Third St. Suite B
Tillamook, Oregon 97141
(503) 842-3408



VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

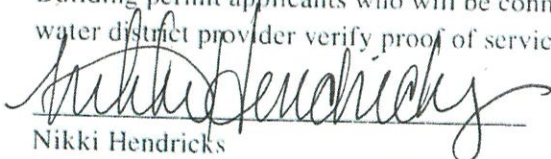
The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 6S Range: 10 West Section: 5 Tax Lot(s): 200
Situs address (if known): 8105 SLABCREEK RD, NESKOWIN OR 97149
According to records, the legal owner is/are: CHARLES BROD
Contact telephone number: 503-842-5551
Water Source: WELL
Comments: Two registered wells TILL 9054, 53055.

Building permit applicants who will be using a private water source will be required to have 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 shall be collected when a private water source verification is required. This fee is collected by 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.

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


Nikki Hendricks

Issue Date: 5-1-2023

Oregon Water resources Department (OWRD)

District 1 Watermaster

4000 Blimp Blvd Ste 400, Tillamook, OR 97141

Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov

Revised 2/22/2023

*****FOR OFFICE USE ONLY*****

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____

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

Identification
 Type of Report: Water Well
 Type of Work: NEW
 Well Report: TILL 53054 [View Log](#)
 Well Label: 138915
 Start Card: 218213
 Original Report:
 Owner Well Nbr:
 Company Job Nbr:
 Primary Use: DOMESTIC
 Complete Date: 06/30/2021

Land Owner
 Name: CHARLES BROD
 Company:
 Address: 2728 SE TIBBETTS ST
 PORTLAND, OR 97202

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

Construction
 Start Date: 06/29/2021
 Completed Date: 06/30/2021
 Drill Method: Rotary Air
 Depth of Completed Well: 80.00
 Est. Depth Drilled: 80.00
 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	18.50
2	6.00	18.50	80.00

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	18.50	.250	ST							
2	L	4.00	0.00	80.00	.160	PL	•						

TILL 53054

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

WELL I.D. LABEL# L 138915
 START CARD # 218213
 ORIGINAL LOG # _____

(1) LAND OWNER
 Owner Well I.D. _____
 First Name Charles Last Name BRAD
 Company _____
 Address 2728 SE Tibbets ST.
 City Portland State OR Zip 97202

(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 80 ft.
 BORE HOLE SEAL Sacks

Dia	From	To	Material	From	To	Amt	lbs
10	0	18 1/2	Cement	0	18 1/2	8	
6	18 1/2	80				Calculated 6	
						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 type="checkbox"/>	6		1 1/2	18 1/2	1750	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4		0	80	1640	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

 Shoe Inside Outside Other Location of shoe(s) _____
 Temp casing Yes Dia 10 From 0 To 10

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

Perf/S	Casing/Screen	Scr/slot	Slot	# of	Teel/		
green	Dia	From	To	width	length	slots	pipe size
<input checked="" type="checkbox"/>	4	20	80	1/4" H	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)
1/2		80	1

 Temperature 58 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 150

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

8105 SLABCREER RD NESKOWIN, OR 97419

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	6-30-21		5

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 38

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
6-30-21	38	39	1/2		5

(11) WELL LOG
 Ground Elevation _____

Material	From	To
Rock	0	1
Brew Topsoil	1	3
Brew sandy soil / Boulders	3	9
Gray sand stone	9	38
Gray sand stone Fractured	38	39
Gray/Blue sand stone (mixed)	39	80

RECEIVED

JUL 12 2021

OWRD

Date Started 6-29-2021 Completed 6-30-2021

(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 6-30-2021
 Signed At King
 Contact Info (optional) _____

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

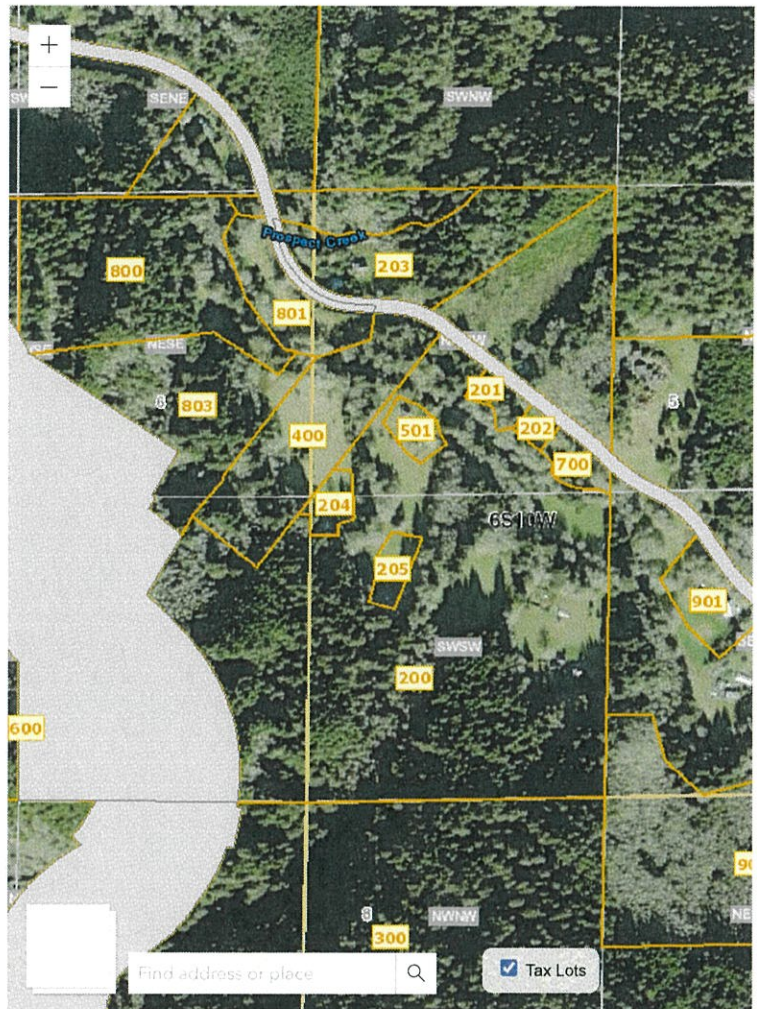
Identification
 Type of Report: Water Well
 Type of Work: NEW
 Well Report: TILL 53055 [View Log](#)
 Well Label: 138913
 Start Card: 218207
 Original Report:
 Owner Well Nbr:
 Company Job Nbr:
 Primary Use: DOMESTIC
 Complete Date: 06/17/2021

Land Owner
 Name: JOE GOODRICH
 Company:
 8105 SLAB CREEK RD
 Address:
 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:

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 Stil 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 35 ft.

BORE HOLE			SEAL			Amt sacks lbs
Dia	From	To	Material	From	To	
10	0	28	Cement	0	28	9
6	28	35				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	Stil	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6		1	35	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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/S green	Casing/ Liner	Screen Dia	From	To	Scm/slot width	Slot length	# of slots	Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
7		30	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/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	6-17-21		13

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 34

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

(11) WELL LOG Ground Elevation _____

Material	From	To
Brown Topsoil	0	2
Brown clay small cobbles	2	12
Brown/Blue clay Big cobbles	12	14
Blue Fractured Basalt	14	23
Blue Basalt (shred)	23	34
Blue Fractured Basalt	34	35

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 H. J.
 Contact Info (optional) _____

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

Construction
 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:
 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	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	•				•		23.50
2	L	4.00	0.00	105.00	.160	PL	•						

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# L 138914
 START CARD # 218212
 ORIGINAL LOG #

(1) LAND OWNER
 First Name Samantha Owner Well I.D.
 Last Name McKinney - Moore

Company
 Address 38000 S Wedgford RD #476
 City ARTVACA 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 Thrld
 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

Dia	From	To	Material	SEAL	From	To	Amt	sacks
10	0	23	Cement	0	23	7		
6	23	105				7		
						Calculated	7	
						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	Thrld
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6		1 1/2	23	250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4		0	105	160	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Shoe Inside Outside Other Location of shoe(s) 29 1/2
 Temp casing Yes Dia _____ From _____ To _____

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

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

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
 Yield gal/min 3 Drawdown 100 Drill stem/Pump depth 1 Duration (hr) 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 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

LOCAT TO 8105 SLAB CREEK RD NECKSTOWN, 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
Brown Topsoil	0	3
Brown clay with small cobble	3	16
Blue Basalt/Gravel streak	16	23
Blue Basalt (Hard)	23	55
Blue Basalt (Frothy)	55	58
Blue Basalt (Hard)	58	65
Gray sand stone (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 C. King
 Contact Info (optional) _____

John Doyle <john@strickerengineering.com> 
joe goodrich <jgoodrich49@icloud.com>
Bridge Report

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

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

Tillamook County, Oregon
11/12/2020 09:02:59 AM **2020-08037**
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

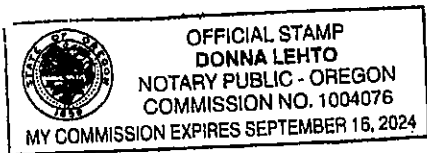
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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.

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;

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 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

DALLAS W. ESPLIN, MANAGER

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

Tax statements: no change

Tillamook County, Oregon	2020-08048
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.

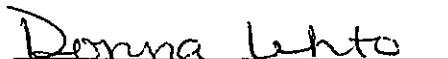

David Ousele Date 10/26/20


Gale Ousele Date 10-26-20

STATE OF OREGON)
) ss.
County of Tillamook)

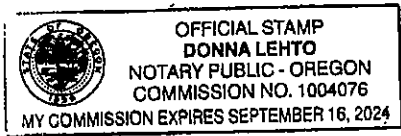
This instrument was acknowledged before me on this 26 day of October, 2020 by David Ousele.




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.



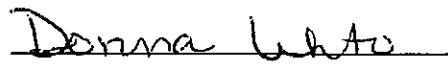

NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-16-2024

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;

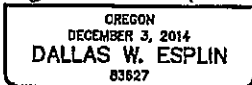
THENCE THENCE ALONG SAID ARC A DISTANCE OF 67.15 FEET, THROUGH AN INTERIOR ANGLE OF 30°46'53", THE LONG CHORD OF WHICH BEARS NORTH 14°50'23" WEST 66.35 FEET TO A 5/8" REBAR.

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

INDEXED

FORM No. 22 - WARRANTY DEED (Individual or Corporate)

WARRANTY DEED

BOOK 301 PAGE 570

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 said by: DAVID GUSELE and GALE GUSELE, husband and wife

hereinafter called the grantee, 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 360.4 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 127, 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° West 150.0 feet; thence North 45° East 150.0 feet to the point of beginning.

638365
6510 6 0129
650 5 0129

THIS INSTRUMENT WILL NOT AFFECT THE TITLE TO THE PROPERTY DESCRIBED HEREIN UNLESS THE APPLICABLE RECORDING LAWS AND REGULATIONS REQUIRING RECORDATION OF THIS INSTRUMENT, THE REASON THEREFOR BEING THAT THE PROPER RECORDING OFFICE IS THE COUNTY CLERK'S OFFICE IN PORTLAND, OREGON.

IF SPACE UNAVAILABLE, CONTINUE DESCRIPTION ON REVERSE PAGE

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 circumstances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (include which). (The sentence between the brackets, if not applicable, should be deleted. See OHS 1200.)

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, 19 85. 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.

DAVID S. BERRY
LAURA J. BERRY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Clerk
County of Tillamook
November 26, 19 85.

STATE OF OREGON, County of Tillamook

Personally appeared _____, who, being duly sworn, each in turn 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: _____

Notably appeared the above named David S. Berry and Laura J. Berry and acknowledged the foregoing instrument as their voluntary act and deed.
Cathy Proberg
Notary Public for Oregon
My commission expires: 10-10-88

David S. Berry
525 Mineral Way, North
Bainbridge Island, Washington 98110
DAVID S. BERRY AND ADDRESS

David Gusele, et ux
8850 Sand Creek Road
Newtown, Oregon 97149
DAVID GUSELE AND ADDRESS

Willamette Valley Title Co
P.O. Box 595
Lincoln City, Oregon 97137
NAME, ADDRESS, ETC.

If it is desired to request all persons to whom it may be sent the following address:
Mr. and Mrs. David Gusele
8850 Sand Creek Road
Newtown, Oregon 97149
NAME, ADDRESS, ETC.

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 _____/volume No. _____ page _____ or as document/fee/file/instrument/serial No. _____ Record of Deeds of said county.
Witness my hand and seal of County aforesaid.

NAME TITLE
By _____ Deputy

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 89, 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 198, 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 628, 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, Vendee,
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
Vendee: 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 B. 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 17 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, Daye Berry & Laura Berry, husband and wife, Robert Goodwin & Patty 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 to vague and uncertain to identify.

18. Interest, if any, of Helen Warren Wald, 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 to vague and uncertain to identify.

EXHIBIT "B"

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

1985-86 : \$ 20.41
 1984-85 : \$ 33.74
 1983-84 : \$ 54.47
 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. : 354060

1985-86 : \$ 267.75
 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 salary installment
 was received for record etc.



Tillamook County Official Capacity
 (Please print name and year office)
 JUNE WADSWORTH, County Clerk

J. Wadsworth
 18-00 Deputy

INDEXED

BOOK 356 PAGE 724

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

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, Neskowin, Oregon 97149.

DATE: 12-20, 1993. Elizabeth I. Swartz
ELIZABETH I. SWARTZ

STATE OF FLORIDA)
County of MARTIN) ss.
DEC 20, 1993,
Elizabeth I. Swartz and acknowledged the foregoing instrument,
Before me:



Theresa 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. Mountris, et ux, recorded September 27, 1963, in Book 188, Page 340, Records of Tillamook County, Oregon.

3 2 9 | 1 4

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

DATE: 12/29/66
MID: [initials]
Lian: [initials]
NS: [initials]

1590
\$20

EXHIBIT C

Angela Rimoldi

From: Lynn Tone
Sent: Monday, May 8, 2023 4:19 PM
To: Angela Rimoldi
Subject: FW: EXTERNAL: RE: 851-23-000098-PLNG
Attachments: Water Rights Handout.docx

From: HENDRICKS Nikki M * WRD <Nikki.M.HENDRICKS@water.oregon.gov>
Sent: Monday, May 8, 2023 1:22 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: RE: 851-23-000098-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.]

Thank you.

There appears to be numerous wells registered to this taxlot so water for exempt uses shouldn't be an issue.

Cheers,

Nikki Hendricks

District 1 Watermaster
4000 Blimp Blvd Ste 400
Tillamook, OR 97141
Office: 503-815-1967
Cell: 503-457-8989
Nikki.M.Hendricks@water.oregon.gov

"When the well is dry, we know the worth of water." -Benjamin Franklin

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Friday, May 5, 2023 3:29 PM
To: Angela Rimoldi <arimoldi@co.tillamook.or.us>
Subject: 851-23-000098-PLNG

Please see link for Notice of Administrative Review, thank you
<https://www.co.tillamook.or.us/commdev/project/851-23-000098-plng>

Thank you