



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

*Land of Cheese, Trees and Ocean Breeze*

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-23-000122-PLNG:  
WOODARD / ESPLIN**

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

**Date of Notice: May 22, 2023**

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

**#851-23-000122-PLNG:** A partition request to create two (2) residential parcels, located east of the City of Tillamook, via Wilson River Highway, a state highway. The subject property is designated as Tax Lot 1200 of Section 11, Township 1 South, Range 08 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The property owner is Marc Woodard. The applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 5, 2023**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than June 6, 2023.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Angela Rimoldi', is written over a faint, larger version of the same signature.

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## REVIEW CRITERIA

### TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

#### SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.
- ...
- (e) The minimum lot width and depth shall both be 100 feet.
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

### TILLAMOOK COUNTY LAND DIVISION ORDINANCE

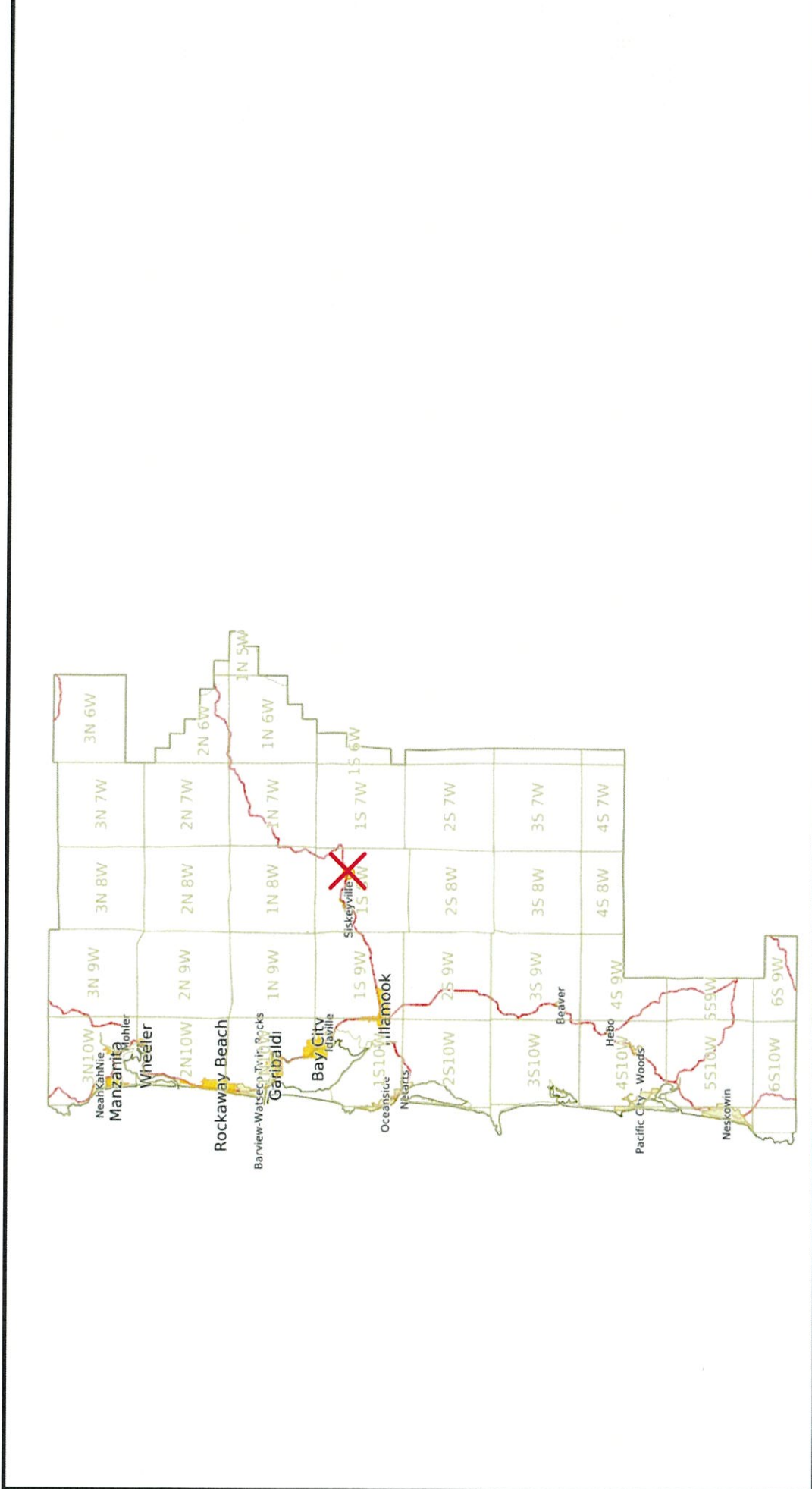
#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

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



# Tillamook County GIS



Created: Wed May 17 2023-16:4:35  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13859885.452183, 5625855.2203267, -13621401.923967, 5751976.3169797

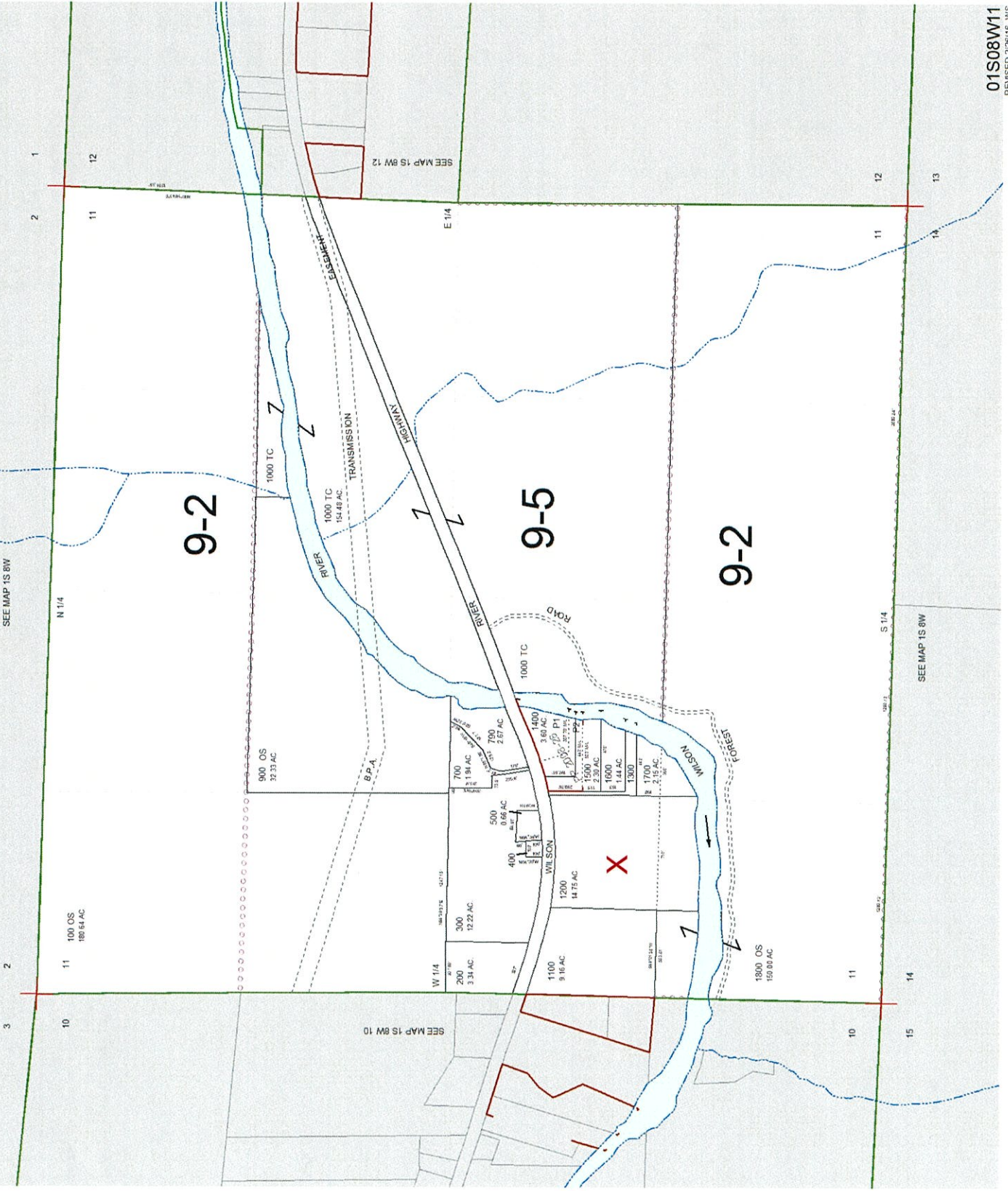
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES.

SECTION 11 T. 1S. R. 8W. W.M.  
Tillamook County

1" = 400'

01S08W11

CANCELLED:  
800  
800  
1401



01S08W11  
REVISED 2/26/16, WS





## LAND DIVISION APPLICATION

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

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

### Property Owner

Name: MARC THOMAS WOODARD Phone: (916) 367-9108  
 Address: P.O. BOX 23303  
 City: TIGARD State: OR Zip: 97281  
 Email: WOODAMARC@GMAIL.COM

### Location:

Site Address: 22355 WILSON RIVER HWY

Map Number: 1S-08-11-00-1200

Township

Range

Section

Tax Lot(s)

**Land Division Type:**  Partition (Two or Three Lots, Type II)  Subdivision (Four or More Lots, Type III)  
 Preliminary Plat (Pages 1-2)  Final Plat (Page 3)

### PRELIMINARY PLAT (LDO 060(1)(B))

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

### General Information

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

### Existing Conditions

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

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

Other information:

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OFFICE USE ONLY
Date Stamp <b>RECEIVED</b> APR 21 2023 BY: <i>Madeline SS</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: <i>1100.-</i>
Permit No: <i>851-23-00022-PLNG</i>

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

- Title interest & consent       Water
- Dedication for public use       Public Works
- Engineering/Survey

Additional information:

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**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.

*[Handwritten Signature]*

Property Owner (Required) \_\_\_\_\_ Date: 4/19/2023

Applicant Signature J. Allen Caplin \_\_\_\_\_ Date: 4/18/2023

**CERTIFICATE OF COUNTY CLERK**

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

BY: TASSI O'NEIL COUNTY CLERK

**CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON > s.s.  
COUNTY OF TILLAMOOK >  
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_

TASSI O'NEIL

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

DALLAS W ESPLIN, PLS 83627

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_

FIRST NAME LAST NAME \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF OREGON > s.s.  
COUNTY OF TILLAMOOK >  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, (YEAR) BY (FIRST MIDDLE LAST).

(SIGN) \_\_\_\_\_ (PRINT)

NOTARY PUBLIC - OREGON  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**APPROVALS**

APPROVED MONTH, 20\_\_\_\_ AS PARTITION, 851-20-000473-PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENIOR OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1 OR 2.

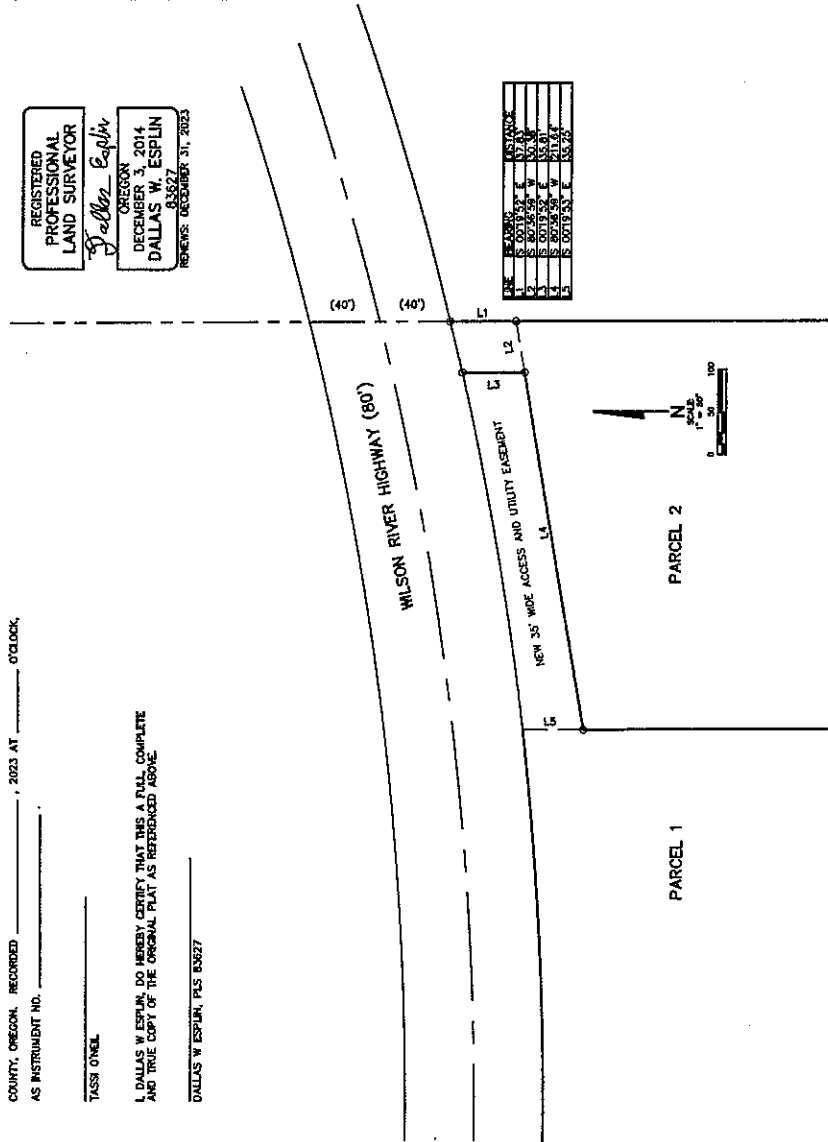
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TILLAMOOK COUNTY SURVEYOR \_\_\_\_\_

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR  
DALLAS W ESPLIN  
OREGON  
DECEMBER 3, 2014  
83627  
RENEW: DECEMBER 31, 2023



LINE	BEARING	DISTANCE	POINT
1	S 00°13'24" E	153.01	1
2	S 00°13'24" E	153.01	2
3	S 00°13'24" E	153.01	3
4	S 00°13'24" E	153.01	4
5	S 00°13'24" E	153.01	5



**SURVEYOR'S CERTIFICATE**

I, DALLAS W. ESPLIN, CERTIFY THAT:

- I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1).
- THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAN, BEING THE LAND SHOWN THEREIN, IS THE LAND DESCRIBED IN INSTRUMENT # 2022-4559.
- THE INITIAL POINT, WHICH IS A 1 1/2" IRON PIPE WHICH BEARS S 80°19'52" E 1336.1' FROM THE CW 1/16 SECTION 11.

NW 1/4  
SW 1/4

**NARRATIVE**

THIS IS A REPERKUT SURVEY OF THE WOODRUFF TRACT DESCRIBED IN INSTRUMENT # 2022-4559, TILLAMOOK COUNTY, OREGON. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO PARCELS AS SHOWN HEREON. THE BOUNDARY WAS LOCATED BY MEASURING THE DISTANCE FROM MAP A-1619, ADJUSTED 00°16'31" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.

THE RIGHT-OF-WAY FOR WILSON RIVER HIGHWAY WAS DETERMINED BY HOLDING 40' FEET FROM APPARENT CENTERLINE.

**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 00°19'52" WEST BETWEEN MONUMENTS 112 AND 105.

THIS IS A ROTATION OF 00°16'31" COUNTERCLOCKWISE FROM MAP A-1619

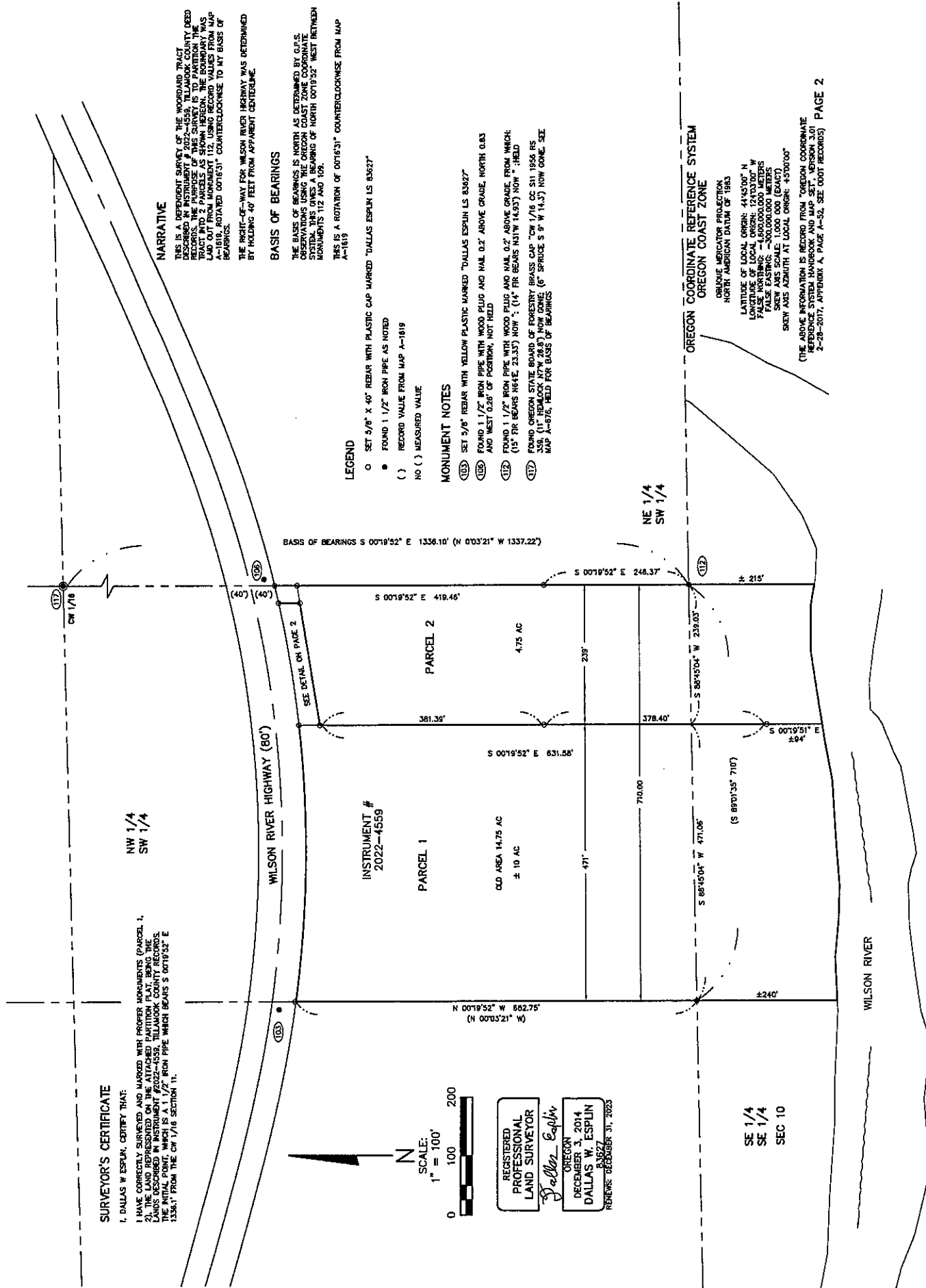
**LEGEND**

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND 1 1/2" IRON PIPE AS NOTED
- ( ) RECORD VALUE FROM MAP A-1619
- NO ( ) MEASURED VALUE

**MONUMENT NOTES**

- 105 SET 5/8" REBAR WITH YELLOW PLASTIC MARKED "DALLAS ESPLIN LS 83627"
- 106 FOUND 1 1/2" IRON PIPE WITH WOOD PILE AND NAIL 0.2' ABOVE GRADE, NORTH 0.83 AND WEST 0.28' OF POSITION, NOT FIELD
- 112 FOUND 1 1/2" IRON PIPE WITH WOOD PILE AND NAIL 0.2' ABOVE GRADE, FROM WHICH (15' FR BEARS N41°W 23.33' NOW 3; (14' FR BEARS N41°W 14.93' NOW 4, FIELD
- 117 FOUND OREGON STATE BOARD OF FORESTRY BRASS CAP "CW 1/16 CC S11 1955 RS (1) 117" BEARING 117.5° FROM MONUMENT 105. THIS IS THE BASIS OF BEARINGS FOR MAP A-1619, FIELD FOR BASIS OF BEARINGS

BASIS OF BEARINGS S 00°19'52" E 1336.10' (N 00°03'21" W 1337.22')



OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983  
LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
FALSE EASTING: -1,600,000.00 METERS  
FALSE NORTING: 0.00 METERS  
SCHEMATIC SCALE: 1:625,000 (EACR17)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: 43°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.0, 2-28-2017, APPENDIX A, PAGE A-52. SEE COOT RECORDS) PAGE 2

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Dallas Espin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWED DECEMBER 31, 2023

SE 1/4  
SE 1/4  
SEC 10

**RECEIVED**  
 MAY 11 2023  
 BY: .....

PARTITION PLAT 2023-

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	1949.86	50.76	S 75°54'09" W	50.76	15.38	2°56'18"
C2	1949.86	50.76	S 80°28'01" W	50.76	15.38	2°56'18"
C3	1949.86	50.76	N 89°28'59" W	50.76	15.38	2°56'18"

**NARRATIVE**

THIS IS A REPERMITS SURVEY OF THE WOODARD TRACT DESCRIBED IN INSTRUMENT #2022-4559, TILLAMOOK COUNTY, OREGON. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO 2 PARCELS AS SHOWN HEREON. THE BOUNDARY WAS Laid OUT FROM THE EXISTING SURVEY MONUMENTS AND BEARS. THE BEARS WERE ROTATED 00°16'31" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS. THE RIGHT-OF-WAY FOR WILSON RIVER HIGHWAY WAS DETERMINED BY HOLDING 40 FEET FROM APPARENT CENTERLINE.

**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 00°19'52" WEST BETWEEN MONUMENTS 112 AND 109.

THIS IS A ROTATION OF 00°16'31" COUNTERCLOCKWISE FROM MAP A-1619

**LEGEND**

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND 1 1/2" IRON PIPE AS NOTED
- ⊙ FOUND MONUMENT AS SHOWN HEREON, HELD
- ( ) RECORD VALUE FROM MAP A-1619
- NO ( ) MEASURED VALUE

**MONUMENT NOTES**

- (103) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE, N 17°58'20" W 0.97' FROM CALCULATED POSITION, SEE MAP A-1619, NOT HELD
- (106) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, 1.0' BELOW GRADE, N 01°30'00" E 2.49' FROM CALCULATED POSITION, SEE MAP A-1619, NOT HELD
- (112) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE, FROM WHICH: (1) BEARS TO MONUMENT 22 FIR 19.3'; (14" FIR BEARS N31°W 14.93') NOW 18" 11.2'; SEE MAP A-1619, HELD
- (109) FOUND OREGON STATE BOARD OF FORESTRY BRASS CAP "CW 1/16 CC S11 1956 RS 1956" (1) BEARS TO MONUMENT 22 FIR 26.8' NOW GONE; (6" SPRUCE 9" W 14.3') NOW GONE, SEE MAP A-1619, HELD
- (136) FOUND 2 1/2" BRASS CAP "S 1/16 S10 S11 #287 1968", FROM WHICH: (10" FIR BEARS N 88°45'30" E 1263.63' NOW GONE; (12" BRASS CAP N 82° W 7.33') NOW 20" FIR 6.93' WITH ILLIGIBLE TAG, SEE REINITIATION CARD #172
- (137) FOUND 3/4" IRON PIPE 0.6' ABOVE GRADE, BEARS N 42° 42' 19" W 2.06' FROM S 1/16 CORNER, SEE MAP A-1619, NOT HELD

**OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE**

ORLOVE MERCATOR PROJECTION  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE NORTHING: -4,600,000.000 METERS  
 FALSE EASTING: -300,000.000 METERS  
 SKewed AXIS AZIMUTH AT LOCAL ORIGIN: -45°00'00"

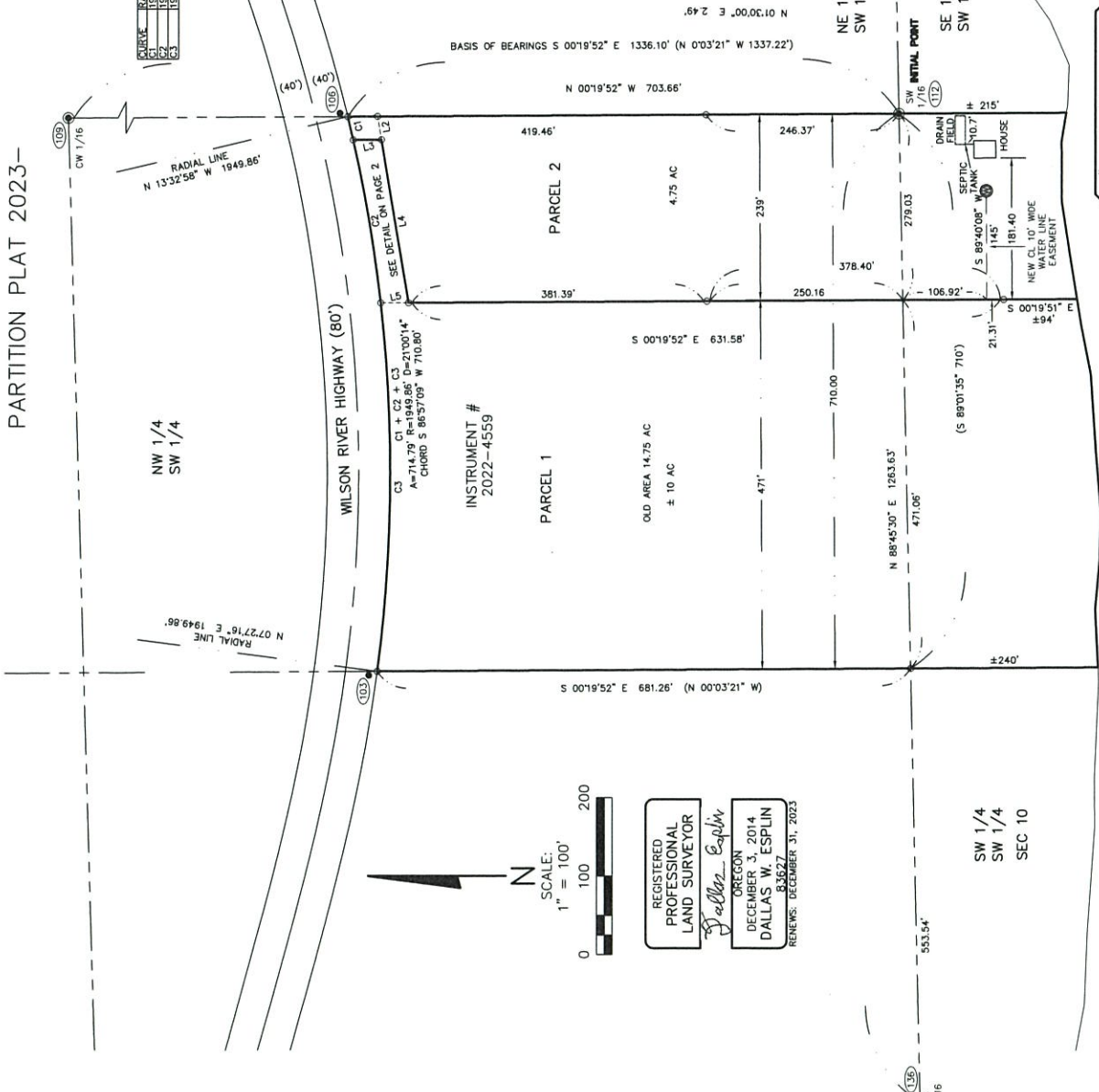
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM" TILLAMOOK AND MAP SET PERSON 3.01 2-28-2017, APPENDIX A, PAGE A-32, SEE 0001 RECORDS)

**PARTITION PLAT FOR:**

**MARC WOODARD**  
 INSTRUMENT NUMBER 2022-4559  
 TTS RWB SECTION 11, W.M.

TILLAMOOK COUNTY, OREGON

DATE	JANUARY 6, 2023	EQUIPMENT	FC-6000/ES-103 TOPCON HIPER V
FIELD	SOP, DROD, TLJ, DCA	DRAWN	DNE
CHECKED	DNE	JOB NUMBER	1256



PAGE 2 OF 2  
 WOODARD-M.DWG  
 WOODARD-M.TXT

851-23-000122-  
PLNG

Tillamook County

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



Land of Cheese, Trees and Ocean Breeze

RECEIVED  
MAY 17 2023  
BY: D Dixon

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

paid chk# 4855737379

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

TO: 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: 15 Range: 8 West Section: 11 Tax Lot(s): 1200

Situs address (if known): 22355 WILSON RIVER HWY

According to records, the legal owner is/are: MARC WOODARD + JENNIFER WOODARD

Contact telephone number: 503-842-5551

Water Source: WELL

Comments: TLL 426 10.gpm

Building permit applicants who will be using a private water source will be required to have District I 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 I 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: 5-8-2023

Nikki Hendricks  
Oregon Water resources Department (OWRD)  
District I Watermaster  
4000 Blimp Blvd Ste 400, Tillamook, OR 97141  
Phone: (503) 815-1967 Email: [Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

Revised 2/22/2023

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

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

TILL 426



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem Oregon 97301
(503) 586-0900
www.oregon.gov/owrd

Application for Well ID Number

RECEIVED

MAR 24 2023

OWRD

Do not complete if the well already has a Well Identification Number.

I. OWNER INFORMATION

Current Owner Name (please print): Marc Woodard

Mailing Address: 10093 SW Woodard Lane

City, State, Zip: Tigard, OR 97223

Mail Well ID to: [X] SAME AS ABOVE [ ] In Care Of (C/O)

Name & Address:

City, State, Zip:

II. WELL LOCATION INFORMATION (Please fill out as completely as possible)

Township: 1 S (North / South) Range: 8 W (East / West) Section: 11 SW 1/4 of the SW 1/4

Tax Lot (usually last 3-5 numbers of Tax Map #): 1200 County Tillamook

GPS Coordinates: 45.487883 -123.638921

Street Address of Well, City: 22355 Wilson River Hwy

If the property had a different street address in the past:

III. GENERAL WELL INFORMATION (Please fill out as completely as possible, AND attach copy of Well Report, if available)

Use of Well (domestic, irrigation, commercial, industrial, monitoring): domestic

Date Well Constructed (or property built): 11-13-72 Total Well Depth: 68' Casing Diameter: 6"

Owner at time the well was constructed (if known): Charles L. Woodard Well Report # (if known): TILL 426

Other Information:

SUBMITTED BY (please print): Marc Woodard

PHONE: 916-367-9108 EMAIL &/or FAX: woodamarc@gmail.com

To send the completed application, you may MAIL it to: Oregon Water Resources Dept. 725 Summer St NE, Suite A, Salem, Oregon 97301. Or EMAIL the completed PDF form to: Ladeena.K.Ashley@water.oregon.gov, or FAX it to: (503) 586-0902.

For Official Use Only by the Oregon Water Resources Department:

Received Date: 3-24-2023

Well Report Number: TILL 426

Well Identification #: L-151403

NOTICE TO WATER WELL CONTRACTOR  
The original and first copy  
of this report are to be  
filed with the

STATE ENGINEER, SALEM, OREGON 97310  
within 30 days from the date  
of well completion.

WATER WELL REPORT

STATE OF OREGON

(Please type or print)

(Do not write above this line)

RECEIVED

NOV 15 1972

STATE ENGINEER

SALEM, OREGON

WELL No. 19/8W-11  
426

(1) OWNER:

Name Charles L. Woodard  
Address 10215 SW Walnut  
TIGARD ORE.

(2) TYPE OF WORK (check):

New Well  Deepening  Reconditioning  Abandon   
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary  Driven   
Cable  Jetted   
Dug  Bored

(4) PROPOSED USE (check):

Domestic  Industrial  Municipal   
Irrigation  Test Well  Other

CASING INSTALLED:

Threaded  Welded   
6" Diam. from 0 ft. to 20' 24" ft. Gage 17"  
" Diam. from " ft. to " ft. Gage  
" Diam. from " ft. to " ft. Gage

PERFORATIONS:

Perforated?  Yes  No  
Type of perforator used  
Size of perforations in. by in.  
perforations from " ft. to " ft.  
perforations from " ft. to " ft.  
perforations from " ft. to " ft.

(7) SCREENS:

Well screen installed?  Yes  No  
Manufacturer's Name  
Type Model No.  
Diam. Slot size Set from " ft. to " ft.  
Diam. Slot size Set from " ft. to " ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level  
Was a pump test made?  Yes  No If yes, by whom?  
Yield: gal./min. with ft. drawdown after hrs.  
" " " " " "  
" " " " " "  
Bailer test 10 gal./min. with 42 ft. drawdown after 1 hrs.  
Artesian flow g.p.m.  
Temperature of water Normal Depth artesian flow encountered " ft.

(9) CONSTRUCTION:

Well seal—Material used Bentonite and Cement  
Well sealed from land surface to 18 ft.  
Diameter of well bore to bottom of seal 10 in.  
Diameter of well bore below seal 6 in.  
Number of sacks of cement used in well seal 1 sacks  
Number of sacks of bentonite, used in well seal 1 sacks  
Brand name of bentonite INTERNATIONAL Gel  
Number of pounds of bentonite per 100 gallons  
of water Dry lbs./100 gals.  
Was a drive shoe used?  Yes  No Plugs " Size: location " ft.  
Did any strata contain unusable water?  Yes  No  
Type of water? " depth of strata "  
Method of sealing strata off "  
Was well gravel packed?  Yes  No Size of gravel: "  
Gravel placed from " ft. to " ft.

(10) LOCATION OF WELL:

County TILLAMOOK Driller's well number  
1/4 1/4 Section 11 T. 15 R. 8W W.M.  
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 60 ft.  
Static level 26 ft. below land surface. Date NOV 6  
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6"  
Depth drilled 68 ft. Depth of completed well 68 ft.  
Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Brown Sandy Clay	0	3	
Brown Sandy Clay w/ Boulders	3	15	
Blue Grey Shale	15	34	
Brown Shale	34	68	42

Work started Oct 31 1972 Completed NOV 6 1972

Date well drilling machine moved off of well NOV 7 1972

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Stanley Hunt Date NOV 13, 1972  
(Drilling Machine Operator)

Drilling Machine Operator's License No. 216

Water Well Contractor's Certification:


This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name A.J. GAUNT & SON  
(Person, firm or corporation) (Type or print)

Address Albion Ore

[Signed] A.J. Gaunt  
(Water Well Contractor)

Contractor's License No. 4 Date NOV 13, 1972

<p>Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, Grantor 10093 SW Woodard Lane Tigard, Oregon 97223</p> <p>Marc Thomas Woodard, Grantee 10093 SW Woodard Lane Tigard, Oregon 97223</p> <p>AND Jennifer Ann Williams-Woodard, Grantee 10097 SW Woodard Lane Tigard, Oregon 97223</p> <p>After Recording, return to: Valerie I. Kirkendall, Esq. 9250 S.W. Tigard St. Tigard, Oregon 97223</p> <p>Until requested otherwise, send all tax statements to: Marc Thomas Woodard 10093 SW Woodard Lane Tigard, Oregon 97223</p>	<p style="text-align: right;">FOR RECORDING PURPOSES</p> <p>Tillamook County, Oregon <b>2022-004559</b> 07/20/2022 09:37:28 AM DEED-DBS \$10.00 \$11.00 \$61.00 \$10.00 - Total = \$92.00</p>  <p>00228060202200045690020028</p> <p>I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.</p> <p style="text-align: right;">Tassi O'Neil, Tillamook County Clerk</p>
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**BARGAIN AND SALE DEED – STATUTORY FORM**

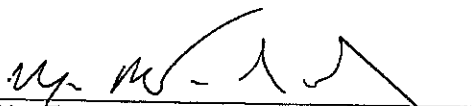
MARC THOMAS WOODARD, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, (Certification of Trust attached as Exhibit A) hereinafter called Grantor, CONVEYS TO MARC THOMAS WOODARD, an undivided forty percent interest, and TO JENNIFER ANN WILLIAMS-WOODARD, an undivided sixty percent interest, hereinafter called Grantees, the following real property situated Tillamook County, State of Oregon, described as follows:

The Easterly 710 feet of that portion of the Northwest quarter of the Southwest quarter of Section 11, Township 1 South, Range 8 West of the Willamette Meridian, lying South of the Wilson River Highway; and  
All that portion of the Easterly 710 feet of the Southwest quarter of the Southwest quarter of Section 11, Township 1 South, Range 8 West of the Willamette Meridian lying North of the Northerly high water line of Wilson River.

The true and actual consideration paid for this conveyance is \$0.00.

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

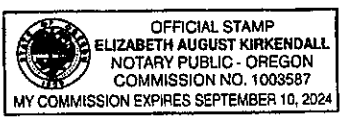
DATED 7/14/22

  
\_\_\_\_\_  
Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, Grantor

STATE OF OREGON            )  
                                          )ss.  
County of Washington    )

This instrument was acknowledged before me on July 14, 2022, by Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON



CERTIFICATION OF TRUST

I, Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust dated May 22, 2009, make this certification pursuant to ORS 130.860.

- 1. **Trust.** The trust is presently in existence. It was executed on May 22, 2009.
- 2. **Settlers and Trustees.** The Settlor was Charles Leo Woodard, now deceased. The co-trustees, Arlie Charlene Woodard and Jon Niklas Woodard, are also deceased. I am currently the sole trustee of the trust.
- 3. **Trust Powers.** Under the terms of the trust agreement, the trustee is given powers granted a trustee under the Oregon Uniform Trust Code set forth in Chapter 130 of the Oregon Revised Statutes; including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the trust estate on such terms as the trustee shall determine.
- 4. **Trustee's Mailing Address.** The mailing addresses of the current acting trustees are: Marc Thomas Woodard, 10093 SW Woodard Lane, Tigard, Oregon 97223.
- 5. **Trust Irrevocable.** The trust is irrevocable.
- 6. **Modification of Trust.** The trust cannot be modified, amended or revoked.
- 7. **One Trustee Only.** I am acting alone as trustee and have authority to exercise trust powers alone.
- 6. **Taxpayer Identification Number.** The trust identification number is [REDACTED].
- 7. **Title To Trust Property.** Trust property may be titled as follows: Marc Thomas Woodard, Trustee, Charles Woodard Disclaimer Trust, u/i/d May 22, 2009.
- 8. **Jurisdiction.** The governing law of the trust is the state of Oregon.
- 9. **No Change In Trust.** The trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.

DATED: 7/14/22

*Marc Thomas Woodard*  
Marc Thomas Woodard, Trustee

STATE OF OREGON )  
County of Washington ) ss.

This instrument was acknowledged before me on July 14, by Marc Thomas Woodard, as acting trustees.

*Elizabeth August Kirkendall*  
NOTARY PUBLIC FOR OREGON

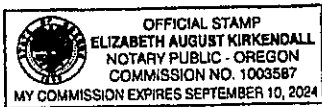


EXHIBIT A