

## **Nehalem Bay Health District - New Clinic Lot Line Issue**

### **Land Valuation Per Mayor Kemp:**

Land value for Tract B, Tax lot 4400 is at \$11.89 per square foot. That would value the dirt at property adjustment lines of 3600 square feet at \$11.89 or \$42,792.00.

From a practical sense, nothing can be done with the land by the City such as future development, etc. The NBHD can incorporate the sliver of land into their parcel, maintain, improve, and pay property taxes on, and relieve city of any future responsibility for it. My recommendation is for the City to do a lot line adjustment, thus conveying property into Tract A, LOT 400 of NBHD parcel. This would put the City in good standing with NBHD for future considerations, as well as a donation or write off possibilities in the future. Any costs/fees for title searches, reconveyance, recording, escrow, etc., should be borne by NBHD.

### **Legal Description Provided by NBHD's Property Title Report:**

EXHIBIT "A"

Legal Description

Preliminary Report Printed: 12.28.20 @ 07:37 AM

OR-TT---SPS1-20-360420009209

Beginning at a point on the Section line between Sections 2 and 3, in Township 2 North, Range 10 West of, the Willamette Meridian, Tillamook County, Oregon, which is 235.63 feet South of the intersection of said Section line with the Southerly right-of-way line of Nehalem Boulevard in the Town of Wheeler; thence North along said Section line 119.7 feet to the Southerly line of that tract conveyed to the Methodist Episcopal Church of Wheeler by deed recorded September 7, 1920 in Book 42, page 52 Deed Records of Tillamook County, Oregon; thence North 56°49' East 99.1 feet to the Southeast corner of said Church tract; thence North 33°10' West 96 feet to the Southerly right-of-way line of said Nehalem Boulevard; thence North 57°46' East along said Southerly right-of-way line 264 feet; thence South 5°46' East 100 feet; thence South 24°46' East 97 feet to a point of the Southerly line of Lot 9, Block 23, WHEELER ADDITION, which is South 55°30' West 62.5 feet from the Southeast corner of said Lot 9; thence South 55°30' West along the North right-of-way line of First Street 373.09 feet to the point of beginning.

ALSO that parcel: Beginning at a point on the South line of Nehalem Boulevard in the City of Wheeler at the intersection of said South line with the line between Sections 2 and 3 of Township 2 North, Range 10 West, Willamette Meridian, Tillamook County, Oregon; thence Easterly along the South boundary of Nehalem Boulevard, 35.2 feet; thence South 33°10' East 96 feet; thence South 56°49' West 99.1 feet; thence North along the line between said Sections 2 and 3, a distance of 115.9 feet to the point of beginning.

EXCEPTING FROM both parcels above any portion lying within streets, roads and highways.

**NOTES**

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTIES. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN THE SUBJECT PROPERTIES SHOWN HEREON.  
TRACT 'B' IS WHEELER CITY TALL. NOTE THAT THE DEED BOUNDARIES DIFFER FROM THOSE SHOWN ON THE ASSESSOR'S MAPS. THE PURPOSE OF THIS ADJUSTMENT IS TO ADJUST THE BOUNDARY TO THE STATE DETERMINED COSTED ROAD. PRELIMINARY AND WILL NOT BE FINAL UNLESS THE COMPLETED BOUNDARY LINE ADJUSTMENT AND LEGAL DESCRIPTIONS HAVE BEEN FILED WITH TILLAMOOK COUNTY. SAID DIMENSIONS ARE SUBJECT TO CHANGE AS FIELD MEASUREMENTS AND CONDITIONS DICTATE. CHANGES WILL BE AS MINIMAL AS POSSIBLE AND FINAL LAYOUT WILL BE CONSISTENT WITH THAT SHOWN HEREON.

**AREAS**

TRACT 'A',  
2N 10 3 DA TAX LOT 400  
AREA PRIOR TO ADJUSTMENT = 1.30 ACRES (56,420 SQ. FT.)  
AREA AFTER ADJUSTMENT = 1.37 ACRES (59,474 SQ. FT.)  
TRACT 'B',  
2N 10 2 CB TAX LOT 4400  
AREA PRIOR TO ADJUSTMENT = 27,700 SQ. FT.  
AREA AFTER ADJUSTMENT = 24,628 SQ. FT.

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	2715.74'	22.88'	0°28'58"	N56°59'36"E	22.88'
C2	7045.81'	442.53'	3°35'58"	N55°35'58"E	283.43'
C3	165.94'	99.83'	34°30'09"	S17°15'04"E	98.42'
C4	89.96'	99.83'	55°30'00"	S27°45'00"W	83.78'
C5	7045.81'	143.51'	1°10'01"	N53°22'33"E	143.51'
C6	215.94'	131.20'	3°44'42"	N17°24'21"W	129.19'
C7	139.96'	18.56'	7°35'54"	N3°47'57"E	18.56'

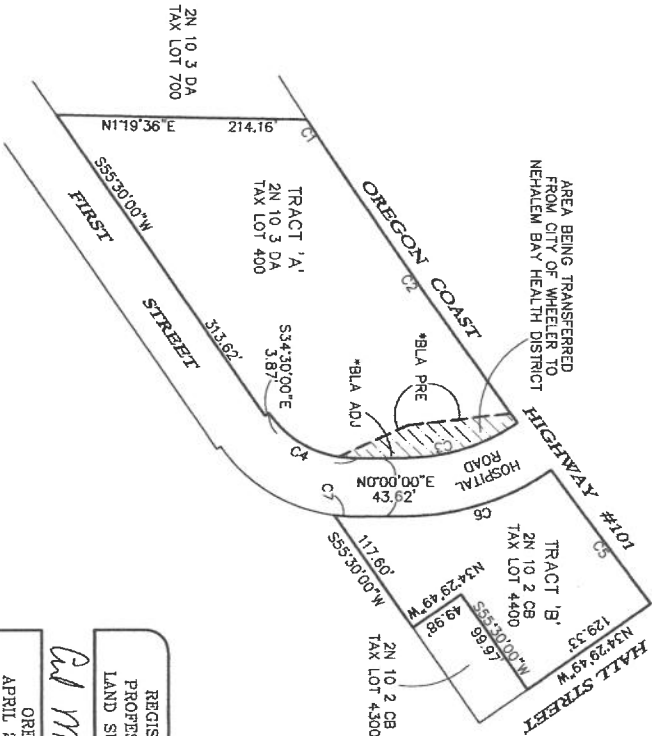
\*BLA PRE = BOUNDARY PRIOR TO ADJUSTMENT  
\*BLA ADJ = BOUNDARY AFTER ADJUSTMENT

**OWNERS**

2N 10 3 DA TAX LOT 400  
NEHALEM BAY HEALTH DISTRICT  
PO BOX 8  
WHEELER, OR 97147  
2N 10 2 CB TAX LOT 4400  
CITY OF WHEELER  
PO BOX 177  
WHEELER, OR 97147



SCALE:  
1" = 100'



PROPOSED ADJUSTMENT FOR:  
NEHALEM BAY HEALTH DISTRICT  
& CITY OF WHEELER  
BETWEEN  
2N 10 2 CB TAX LOT 4400  
& 2N 10 3 DA TAX LOT 400  
SW 1/4 SEC. 2 & SE 1/4, SEC. 3, T2N, R10W, W.M.  
TILLAMOOK COUNTY  
JUNE 1, 2021

**ONION PEAK  
DESIGN**  
11460 EVERGREEN WAY  
NEHALEM, OR 97131  
(503) 440-4403

NBH02312-EX.DWG

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erick M. White*  
ORRIGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 8/30/2024