



*Land of Cheese, Trees and Ocean Breeze*

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**PARTITION #851-24-000616-PLNG:  
PARSONS / WYNTERGREEN SURVEYING CO., LLC  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions  
**Decision Date:** March 21, 2025  
**Report Prepared By:** Angela Rimoldi, Planning Permit Technician

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**I. GENERAL INFORMATION:**

- Request:** Partition request to create three (3) residential parcels (Exhibit B)
- Location:** Located northeast of the City of Tillamook via Westwood Drive, a private road. The subject property is designated as Tax Lot 302 of Section 16AC, Township 1 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A)
- Zone:** The subject property is zoned Rural Residential 2-Acre (RR-2) Zone (Exhibit A)
- Applicant:** Wyntergreen Surveying Co., LLC 23895 Sandlake Road, Cloverdale, OR. 97112
- Property Owner:** Rex Parsons, 4150 Westwood Drive, Tillamook, OR. 97141

**Description of Site and Vicinity:** The subject property is accessed via Westwood Drive, is irregular in shape, approximately 10 acres in size, holds no improvements, and is vegetated with grasses, bushes and trees (Exhibit A). The topography of the subject property is generally sloped with some flat areas. The subject property is located within the Rural Residential (RR-2) zone; is surrounded by properties to the north, south, east and southwest also zoned RR-2, and properties zoned Forest (F) to the west (Exhibit A).

The subject property is within an area of geologic hazard, contains some mapped natural features as indicated on the Statewide Wetlands Inventory map, and is located within Zone D an Area of Undetermined Flood Hazard as depicted on the FEMA Flood Insurance Rate Map (FIRM 41057C0581F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are 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 development.

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (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:** The subject property and subsequent parcels are to be served by a well; a water availability letter from Oregon Water Resources Department is included with submittal (Exhibit B). For the proposed parcels onsite wastewater services, 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 site evaluation approval has not yet been obtained (Exhibit B).

The subject property is also served by the Tillamook Fire District and Tillamook County Sheriff's Office. Given the location of the property, availability of public services existing in the area and absence of natural features on the subject property, staff conclude these criteria have been met or can be met through compliance with the Conditions of Approval.

**B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone**

*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.*
- (b) The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.*
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.*
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.*
- (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.*

**Findings:** The preliminary plat confirms the three (3) parcels created by the partition meet the minimum requirements for lot size and dimension standards as outlined above (Exhibit B). The subject property and subsequent parcels have no existing improvements (Exhibit B).

Staff find these standards have been met.

**C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas**

- (1) *The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*
- (a) *Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*
  - (b) *Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*
- .....
- (2) *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 subject property is within an area of geologic hazard (Exhibit A). Future development of the subject property may be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

**IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, 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 office, 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 April 2, 2025**.

**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. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. 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.

5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

**VI. EXHIBITS:**

All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property Identification Maps and Assessor's Summary Report
- B. Applicant's Submittal



Tillamook County, Oregon

# Invoice: 150144

Record ID: 851-18-000113-STVR

Department of Community  
Development  
1510-B Third St  
Tillamook, OR 97141  
503-842-3408  
Fax: 503-842-1819

[www.co.tillamook.or.us/gov/comdev/](http://www.co.tillamook.or.us/gov/comdev/)

Invoice Date: 3/17/25 1:17 pm

Project Name: SHORT TERM VACATION RENTAL APPLICATION

Worksite address: 7350 SUMMIT RD, PACIFIC CITY, OR 97135

Parcel: 4S10 30AC 03100

Owner: HARWOOD, CATHLEEN, 43785 OLD 77 JEWELL LN, SEASIDE, OR 97138

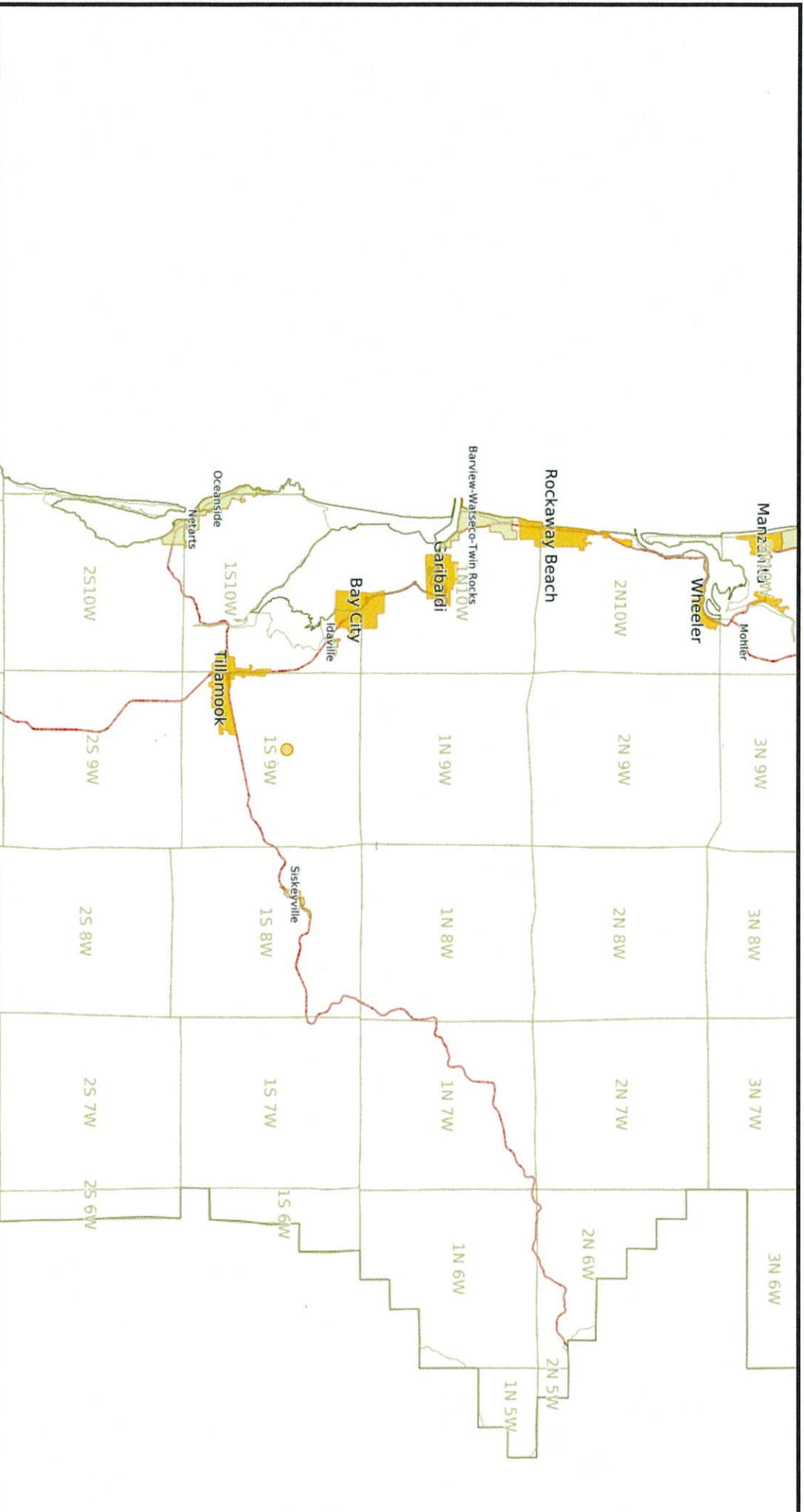
Units	Description	Fee Amount	Balance Due	
8.00 Qty	STVR OPERATOR'S FEE- ANNUAL	\$(600.00) Credited	\$0	Other - please provide comment
		<hr/>	<hr/>	
		\$(600.00)	\$0	

Due Upon Receipt

# EXHIBIT A



# Tillamook County GIS

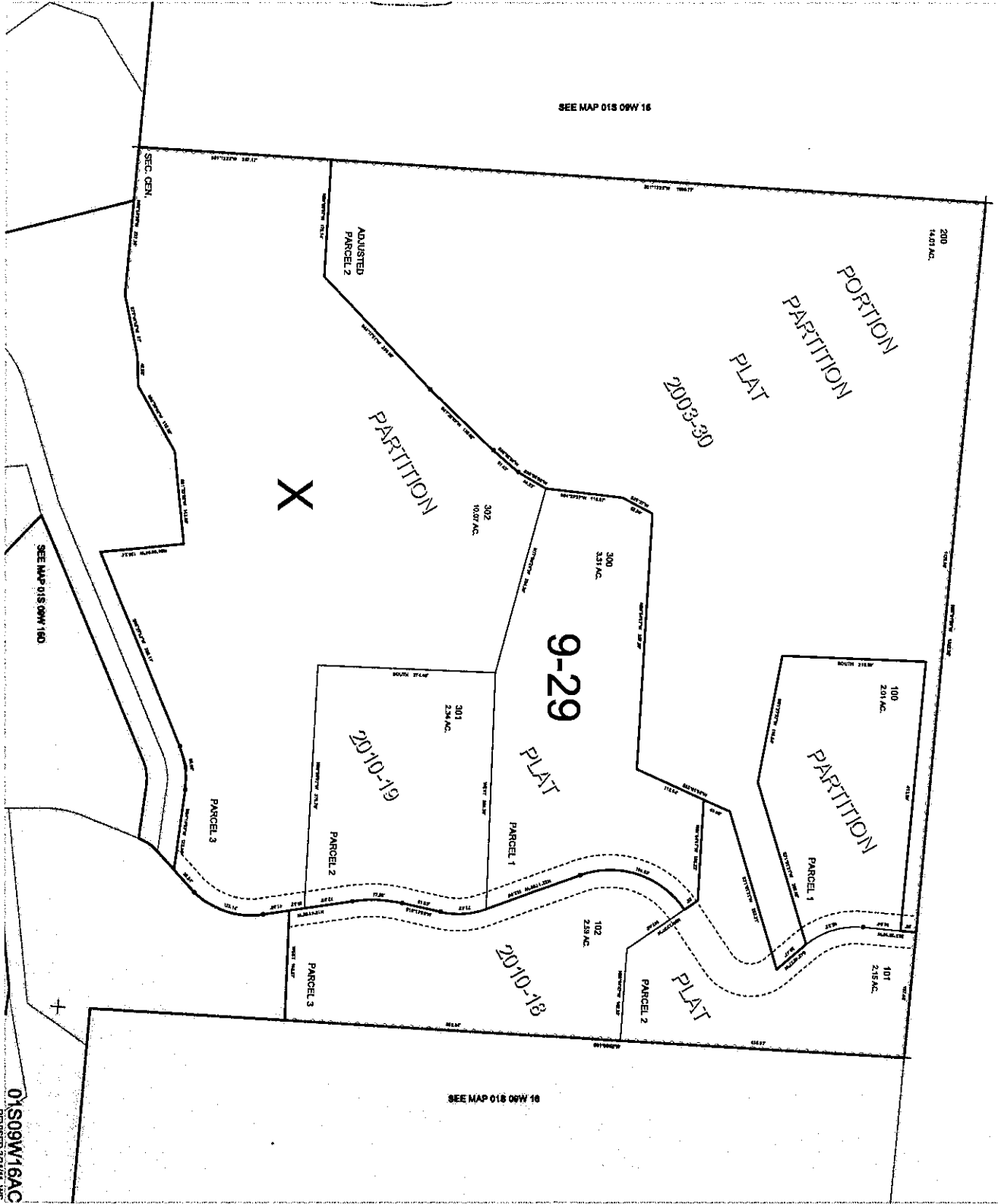


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FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

S.W. 1/4 NE. 1/4 SEC. 16 T. 1S. R. 9W. W.M.  
Tillamook County  
1" = 100'

01S09W16AC  
CANCELLED



01S09W16AC  
REVISED 03/17/11, WMS





# Tillamook County GIS



Created: Mon Feb 10 2025 8:27:48

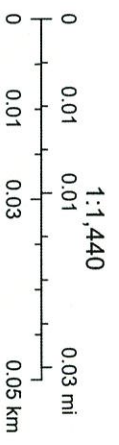
Active Layers: ags, County Boundary, Fed state highways, city/limit, community polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline  
Extent: -13782572.964334, 5696894.695812, -13778734.39232, 5698825.0045452

# PARTITION #851-24-000616-PLNG



March 17, 2025

- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- Active Faults
- P2475 Instrumental Intensity Map
- Moderate (V)
- Strong (VI)
- Very Strong (VII)
- Severe (VIII)
- Violent (IX)
- Extreme (X)
- Detailed Susceptibility Reference Maps
- Deep Susceptibility
- Low susceptibility to deep landslides
- Moderate susceptibility to deep landslides
- Very Strong (VII)
- High susceptibility to deep landslides
- Shallow Susceptibility
- Low susceptibility to shallow landslides
- Moderate susceptibility to shallow landslides
- High susceptibility to shallow landslides
- Statewide Landslide Susceptibility Overview Map
- Low
- Moderate
- High
- Very High
- Highest Hgt Lidar Hillshade
- 11244
- -21



# Statewide Wetlands Inventory



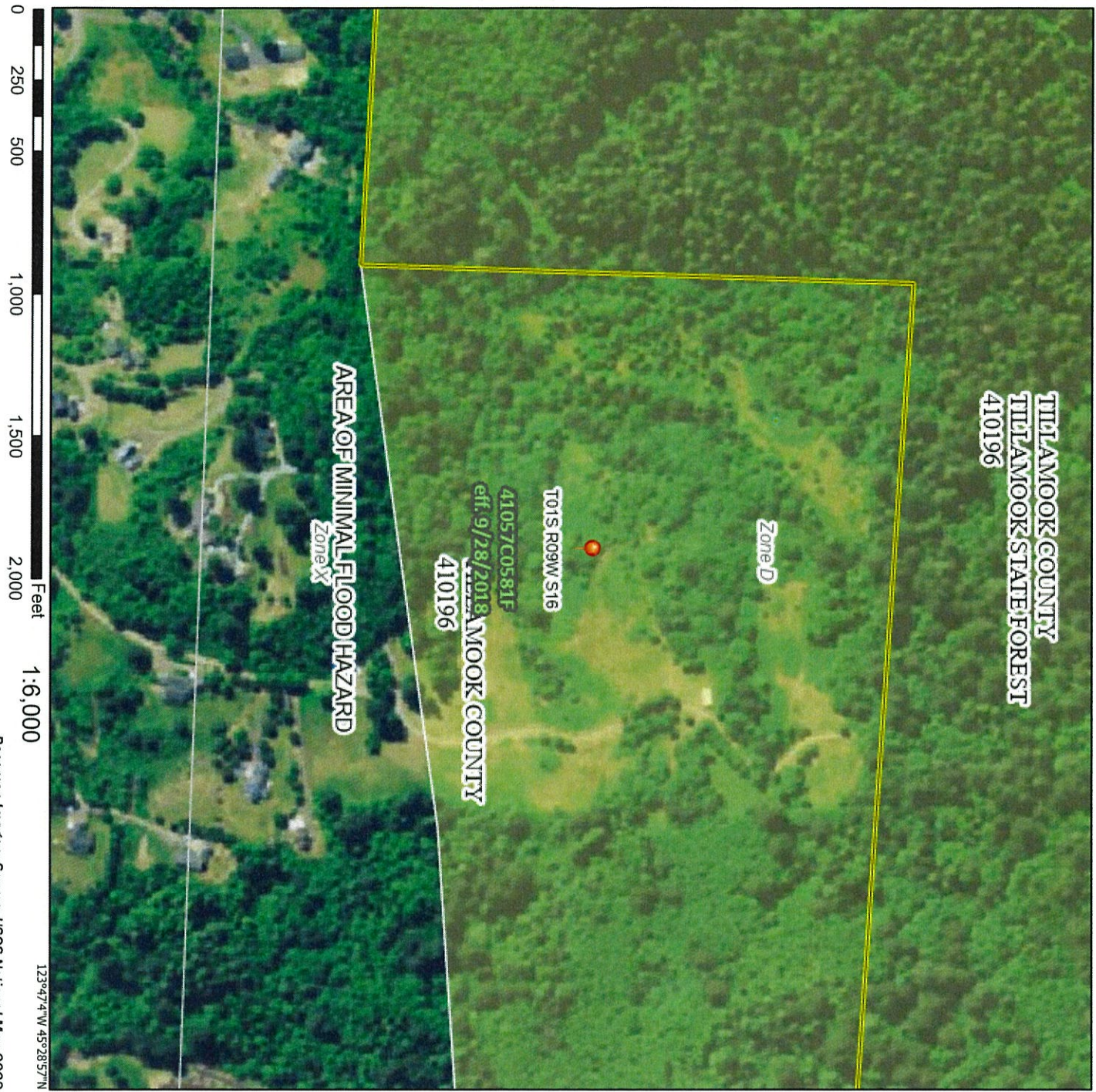
- Oregon Scenic Waterway - Water Courses
  - Townships
  - LVI Study Area
  - BASEDAT.DBO.NHDWaterbody
  - BASEDAT.DBO.NHDArea
  - BASEDAT.DBO.NHDFlowline
  - Perennial
  - - - Intermittent
  - Ephemeral
  - - - Unknown
  - - - Canal/Ditch
  - - - Canal/Ditch
  - - - Canal/Ditch
  - - - Canal/Ditch
  - - - BASEDAT.DBO.NHDPoint
- ### Wetlands
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Riverine
  - SWI Agate-Winho Soils
  - SWI Predominantly Hydric Soil Map Units



R. Southern, Mervat, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, JPQ, Department of State Lands, R. Southern 2018

# National Flood Hazard Layer FIRMette

123°47'41"W 45°29'23"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, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

**OTHER AREAS OF FLOOD HAZARD**

- 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 D

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 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 **3/17/2025 at 5:58 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.

# EXHIBIT B



## LAND DIVISION APPLICATION

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

Name: Mackenzie C. Wyntergreen Phone: 541-670-5458  
 Address: 23895 Sandlake Rd  
 City: Cloverdale State: OR Zip: 97112  
 Email: mick84224@gmail.com

**Property Owner**

Name: Rex Parsons Phone: 503-801-4408  
 Address: 4150 Westwood Dr.  
 City: Tillamook State: OR Zip: 97141  
 Email:

**Location:**

Site Address: N/A  
 Map Number: 01S-09W-16 AC T.L. 302

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

**OFFICE USE ONLY**

Date Stamp  
**RECEIVED**  
 NOV 25 2024  
 BY: *Canter*

Approved  Denied  
 Received by: *AC*  
 Receipt #: *140574*  
 Fees: *\$ 1155.00*  
 Permit No:  
 851-24 - *000016* PLNG

- Fifteen (15) legible "to scale" hard copies
- One digital copy
- Other information:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 Development**

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

Additional Information:

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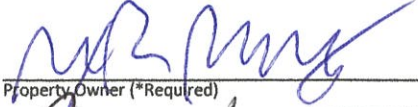
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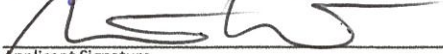
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**Authorization**

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.

  
 \_\_\_\_\_  
 Property Owner (\*Required)

  
 \_\_\_\_\_  
 Applicant Signature

9-27-24  
 \_\_\_\_\_  
 Date

9/27/24  
 \_\_\_\_\_  
 Date



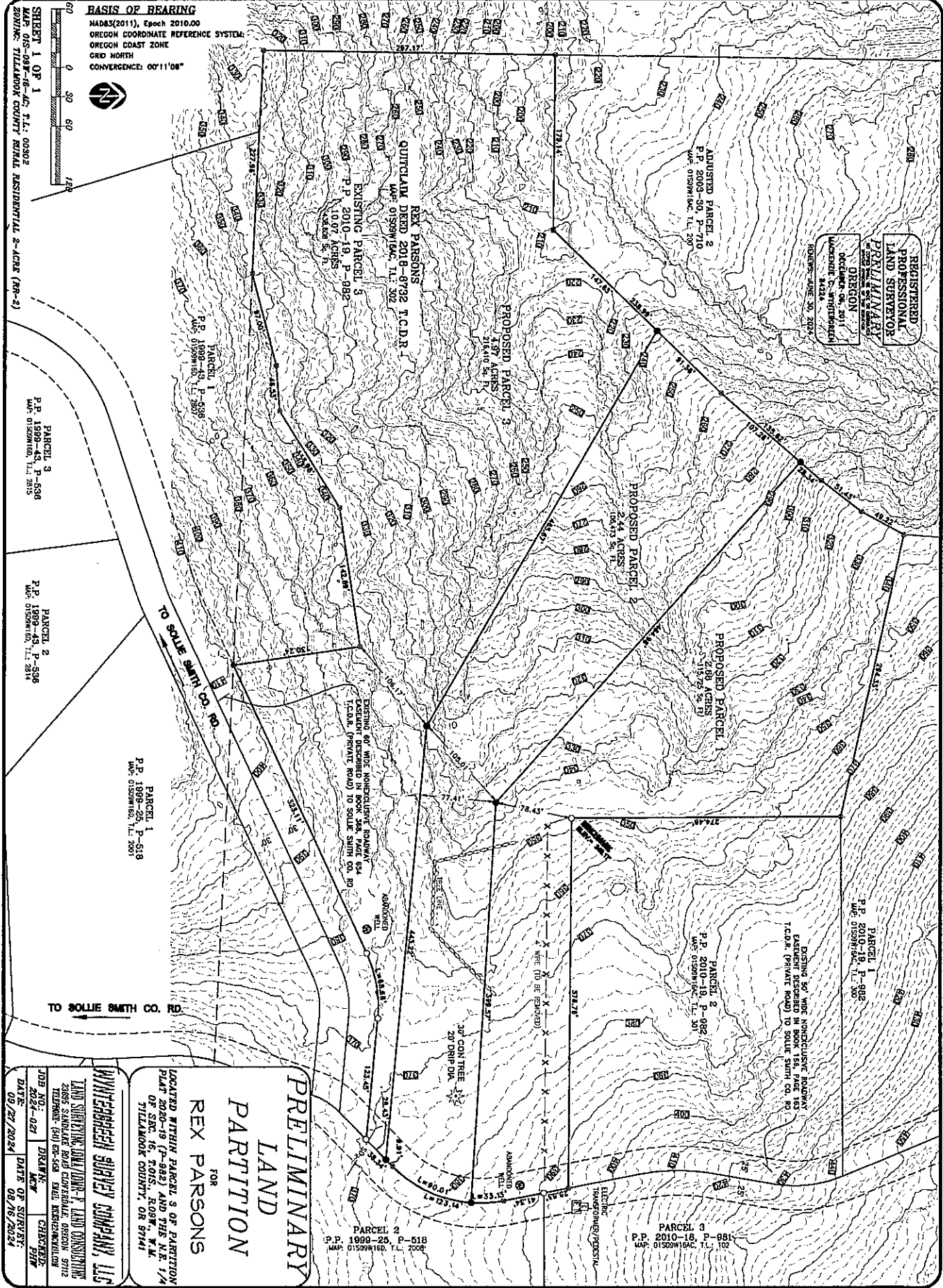
**BASIS OF BEARING**

NAD83(2011), Epoch 2010.00  
 OREGON COORDINATE REFERENCE SYSTEM  
 OREGON COAST ZONE  
 GRID NORTH  
 CONVERGENCE: 00'11"08"



SHEET 1 OF 1  
 DATE: 09/27/2024  
 2024-02 TILLAMOOK COUNTY SERIAL RESIDENTIAL 2-4-ACRES (RR-2)

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
**PRIMINARY**  
 OREGON  
 October 06, 2011  
 Alexander C. Smith/Board  
 #4224  
 EXPIRES: JUNE 30, 2024



PARCEL 3  
 P.P. 1899-43, P-536  
 MAP: 01559W16AC, T.L. 2015

PARCEL 2  
 P.P. 1899-43, P-536  
 MAP: 01559W16AC, T.L. 2015

PARCEL 1  
 P.P. 1899-25, P-518  
 MAP: 01559W16AC, T.L. 2001

PARCEL 2  
 P.P. 1998-25, P-518  
 MAP: 01559W16AC, T.L. 101

PARCEL 3  
 P.P. 2010-18, P-681  
 MAP: 01559W16AC, T.L. 101

PARCEL 1  
 P.P. 2010-18, P-682  
 MAP: 01559W16AC, T.L. 301

PARCEL 2  
 P.P. 2010-18, P-682  
 MAP: 01559W16AC, T.L. 301

**PRELIMINARY**  
**LAND**  
**PARTITION**  
 FOR  
**REX PARSONS**

LOCATED WITHIN PARCEL 3 OF PARTITION  
 PLAT 2020-19 (P-982) AND THIS N.E. 1/4  
 OF SEC. 16, T.05S, R.09W, W.14  
 TILLAMOOK COUNTY, OR 97141

**WYNTEGREEN SURVEY COMPANY, LLC**  
 LAND SURVEYING DIVISION - P. LAND CONSULTING  
 2895 SANDLAKE ROAD COVINGTON OREGON 97122  
 TILLAMOOK (503) 637-5693 EMAIL: WYNTEGREEN@WYNTEGREEN.COM  
 2024-02 DRAFTER: KCV CHECKED: PHM  
 DATE: 09/27/2024 DATE OF SURVEY: 08/16/2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

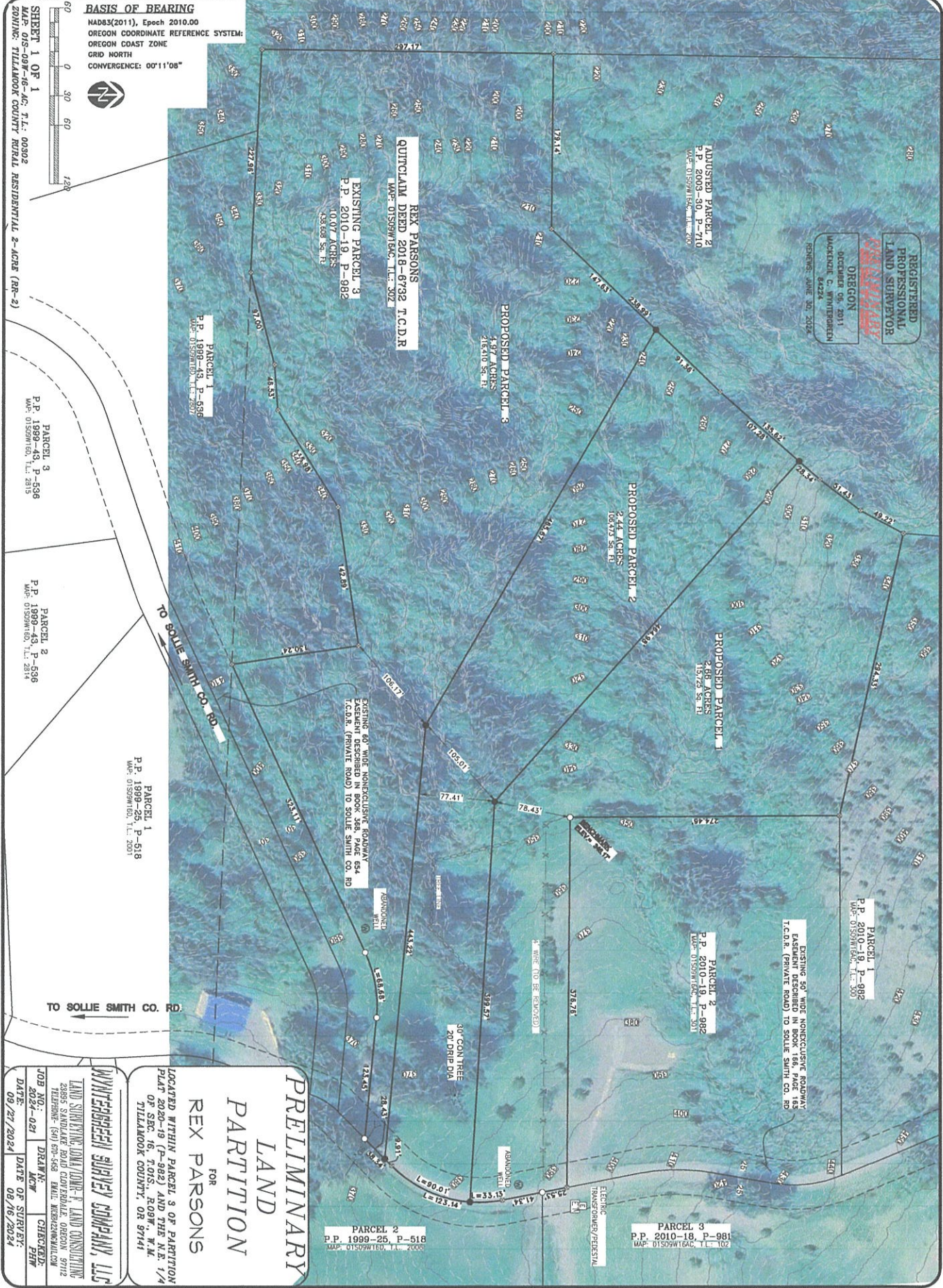
OREGON  
LICENSED 09, 2011  
MAGNIFIC C. WINTERSTEIN  
#4224  
SIGNATURE: JUNE 20, 2024

**BASIS OF BEARING**

NAD83(2011), Epoch 2010.00  
OREGON COORDINATE REFERENCE SYSTEM:  
OREGON COAST ZONE  
GRID NORTH  
CONVERGENCE: 00°11'08"



SHEET 1 OF 1  
MAP: 01S09W16EAC T.L. 00902  
ZONING: TILLAMOOK COUNTY RURAL RESIDENTIAL 2-ACRE (RR-2)



PARCEL 1  
P.P. 2010-19, P-982  
MAP: 01S09W16EAC T.L. 001

PARCEL 2  
P.P. 2010-19, P-982  
MAP: 01S09W16EAC T.L. 001

PARCEL 2  
P.P. 1999-25, P-518  
MAP: 01S09W16EAC T.L. 000

PARCEL 3  
P.P. 2010-18, P-981  
MAP: 01S09W16EAC T.L. 002

REX PARSONS  
QUICLAIN DEED 2018-6732 T.C.D.R.  
MAP: 01S09W16EAC T.L. 002

EXISTING PARCEL 3  
P.P. 2010-19, P-982  
MAP: 01S09W16EAC T.L. 001

PARCEL 1  
P.P. 1998-43, P-536  
MAP: 01S09W16EAC T.L. 200

PARCEL 3  
P.P. 1999-43, P-536  
MAP: 01S09W16EAC T.L. 210

PARCEL 2  
P.P. 1999-43, P-536  
MAP: 01S09W16EAC T.L. 210

PARCEL 1  
P.P. 1999-43, P-518  
MAP: 01S09W16EAC T.L. 200

EXISTING 60' WIDE NON-EXCLUSIVE ROADWAY  
EASEMENT DESCRIBED IN BOOK 368 PAGE 54 R.O.  
T.C.D.R. (PRIVATE ROAD) TO SOLLIE SMITH CO. RD.

EXISTING 50' WIDE NON-EXCLUSIVE ROADWAY  
EASEMENT DESCRIBED IN BOOK 368 PAGE 54 R.O.  
T.C.D.R. (PRIVATE ROAD) TO SOLLIE SMITH CO. RD.

30' COUNTY-  
WIDE DUMP DR.

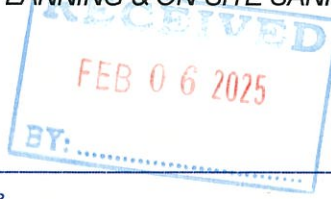
ELECTRIC  
LINE CROSSING/RESERVED

**PRELIMINARY  
LAND  
PARTITION**  
FOR  
**REX PARSONS**

LOCATED WITHIN PARCEL 3 OF PARTITION  
PLAT 2020-19 (P-982) AND THE N.E. 1/4  
OF SEC. 16, T.01S, R.00W, N.E. 1/4  
TILLAMOOK COUNTY, OR 97141

**WINTERSTEIN SURVEY COMPANY, LLC**  
LAND SURVEYING DIVISION - P. LAND CONSULTING  
2895 SANDLAKE ROAD CLOVERDALE, OREGON 97112  
TELEPHONE: (541) 675-5453 EMAIL: MICK@WINTERSTEIN.COM

JOB NO.:	2024-021	DRAWN BY:	ACW	CHECKED BY:	PHW
DATE:	09/27/2024	DATE OF SURVEY:	08/16/2024		



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

Land of Cheese, Trees and Ocean Breeze

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: 1s Range: 9 West Section: 16 Tax Lot(s): 302

Situs address (if known): Westwood Dr Tillamook

According to records, the legal owner is/are: Rex Parsons / Joan Kelsey

Contact telephone number: 503-803-7244

Water Source: two wells L49037, L49040

Comments: L39037 1gpm, L49040 6gpm

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

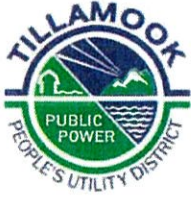
Issue Date: 1/27/2025

Nikki Hendricks  
Oregon Water resources Department (OWRD)  
District 1 Watermaster  
4000 Blimp Blvd Ste 400, Tillamook, OR 97141  
Phone 503-457-8989 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: \_\_\_\_\_



# Tillamook People's Utility District

**Directors**  
David L. Burt  
Valerie S. Folkema  
Harry E. Hewitt  
Tamra R. Perman  
Barbara A. Trout

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Office: 503 842-2535 • Toll-free: 800 422-2535 • Fax: 503 842-4161 • [www.tpubd.org](http://www.tpubd.org)

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Todd Simmons  
GENERAL MANAGER

December 9, 2024

Rex Parsons  
Joan Kelsey  
4150 Westwood DR  
Tillamook, OR 97141

RE: Work Order No. 192496  
Property Located at 1S 9 16AC 302, Tillamook

Dear Rex & Joan:

This letter is to certify that the Tillamook People's Utility District will extend electrical service to the above referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

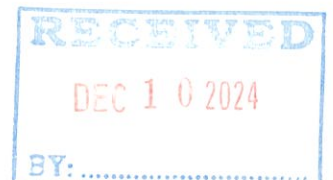
TILLAMOOK PEOPLE'S UTILITY DISTRICT

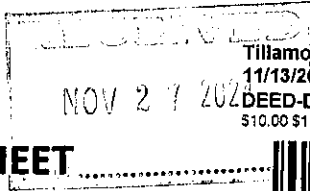
Tony MacDonald  
Engineering Field Representative  
503-815-8629

TM:ja

Enclosure

PO Box 433 • 1115 Pacific Avenue • Tillamook, Oregon 97141-0433  
Tillamook People's Utility District is an Equal Opportunity Employer





Tillamook County, Oregon 2018-006732  
11/13/2018 03:07:15 PM  
DEED-DQUIT  
\$10.00 \$11.00 \$61.00 \$10.00 - Total = \$92.00

**RECORDING COVER SHEET**

PER ORS 205.234



00184736201800067320020022

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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

**AFTER RECORDING RETURN TO:**

Name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

Rex Parsas  
4150 Westwood Dr.  
Tillamook, OR 97141

**\*\*\* RERECORDING TO CORRECT**

\_\_\_\_\_

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_  
AND PAGE \_\_\_\_\_, or AS FEE NUMBER \_\_\_\_\_

Year \_\_\_\_\_ Document # \_\_\_\_\_

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)  
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

Quit Claim

2. **Grantor(s)** as described in ORS 205.160.

Lee Parsas, trustee and Dorothy Parsas, trustee for the  
Trust C of the Warren D. and Dorothy E. Parsas Family Trust

3. **Grantee(s)** as described in ORS 205.160.

Rex Parsas

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

None (gift)

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**  
for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

\*4150 Westwood Dr., Tillamook, OR 97141

Quit Claim Deed

Know all men by these presents:

That Dorothy Parsons and Lee Parsons, trustees of the Trust C of the Warren D. and Dorothy E. Parsons Family Trust, party of the first part, in consideration of the sum of zero (0) dollars (this is a gift), does hereby quit claim, grant, bargain, sell and convey unto Rex Parsons, party of the second part, all its rights, titles, interest, estate and every claim and demand, both at law and in equity, in and to all of the following described real property situated in Tillamook County, State of Oregon, to wit:

Real property in the County of Tillamook, State of Oregon, described as follows:

Parcel 3 of PARTITION PLAT 2010-19, recorded November 9, 2010 as Instrument No. 2010-006800, Records of Tillamook County, Oregon. TOGETHER WITH easements for roadway and utilities as disclosed on the face of said PARTITION PLAT 2010-19.

Together with all the improvements thereon and the appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said party of the second part Rex Parsons heirs and assigns forever.

Signed and delivered this 15<sup>th</sup> day of October, 2018

Lee Parsons, trustee

Lee Parsons, trustee, Trust C of the Warren D. and Dorothy E. Parsons Family Trust

Rex Parsons P.O.A. for Dorothy Parsons

Dorothy Parsons, trustee, Trust C of the Warren D. and Dorothy E. Parsons Family Trust,

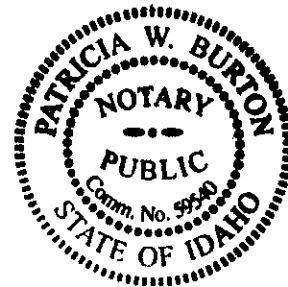
signed by Lee Parsons, P.O.A. for Dorothy Parsons

Patricia W. Burton

Notary

Date 10/30/2019

Exp. April 25, 2024



# EXHIBIT C

## Angela Rimoldi

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**From:** Brian Olle  
**Sent:** Wednesday, February 19, 2025 7:35 AM  
**To:** Sarah Thompson; Sarah Absher  
**Cc:** Angela Rimoldi  
**Subject:** RE: #851-24-000616-PLNG

Good Morning Sarah,

Public Works has no comments or concerns with this partition request.

**Brian Olle, P.E.** | Engineering Project Manager  
**TILLAMOOK COUNTY** | Public Works  
Cell: (503)812-6569

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**From:** Sarah Thompson <sarah.thompson@tillamookcounty.gov>  
**Sent:** Friday, February 14, 2025 10:43 AM  
**To:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>  
**Cc:** Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>  
**Subject:** #851-24-000616-PLNG

Good morning,

Please see the link below for the Notice of Administrative Review for a Partition Request.

<https://www.tillamookcounty.gov/commdev/project/851-24-000616-plng>

Thanks,



**Sarah Thompson** (she/her) | Office Specialist 2  
**TILLAMOOK COUNTY** | Surveyor Department  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3423  
[Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov)