



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-24-000616-PLNG:
PARSONS / WYNTERGREEN SURVEYING CO., LLC.**

*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: February 14, 2025

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

#851-24-000616-PLNG: A partition request to create three (3) residential parcels. 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. The subject property is zoned Rural Residential (RR-2). The owner of the property is Rex Parsons, and the applicant is Wyntergreen Survey Co., LLC.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 28, 2025**, 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 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 March 3, 2025.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/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 or email at angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps
Applicable Ordinance Criteria

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.
- (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.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

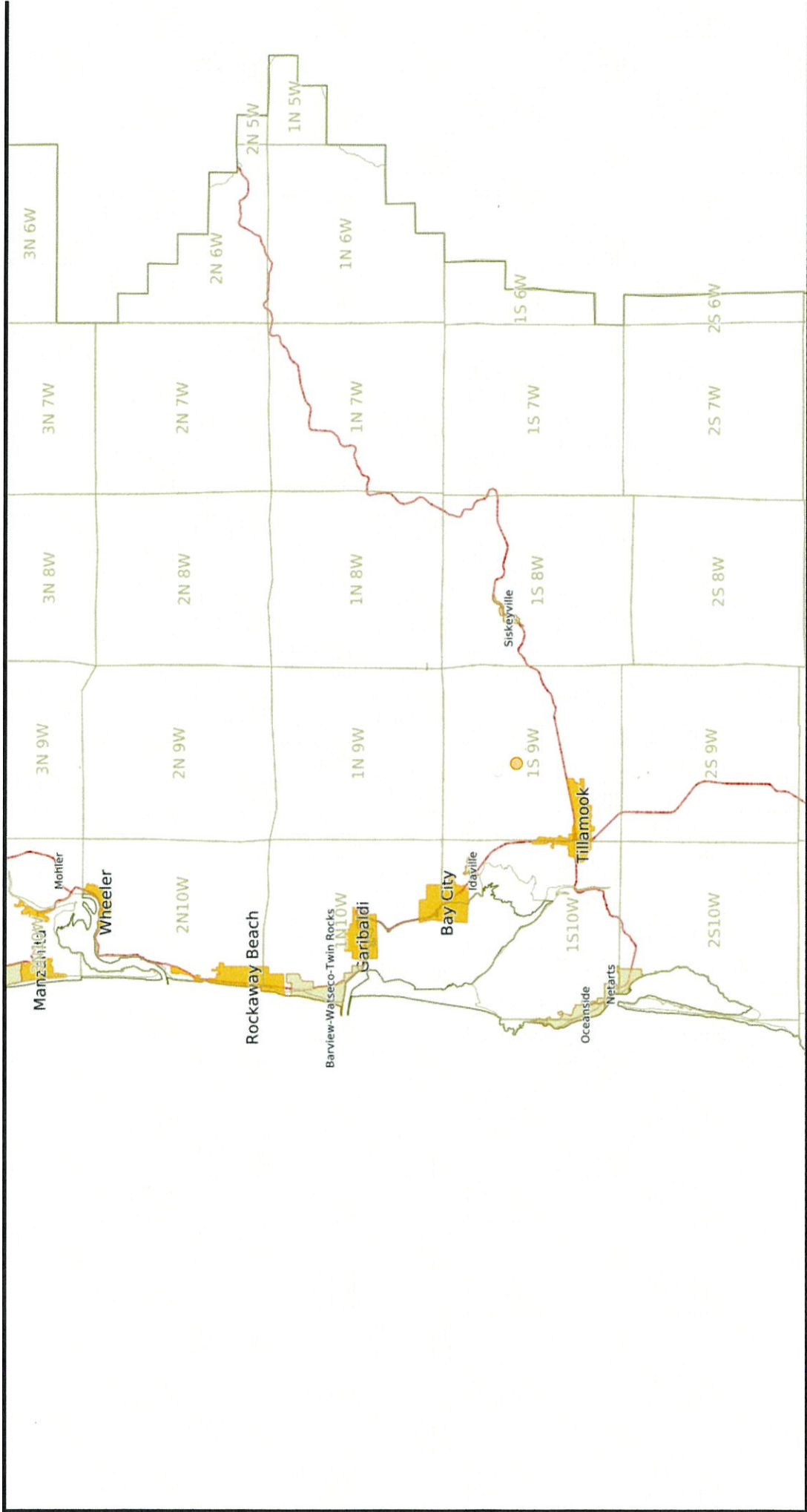
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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: Mon Feb 10 2025-8:28:43
Active Layers:County_Boundary, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent:-13837866.807935, 5675922.5738934, -13715032.503497, 5737683.6927392

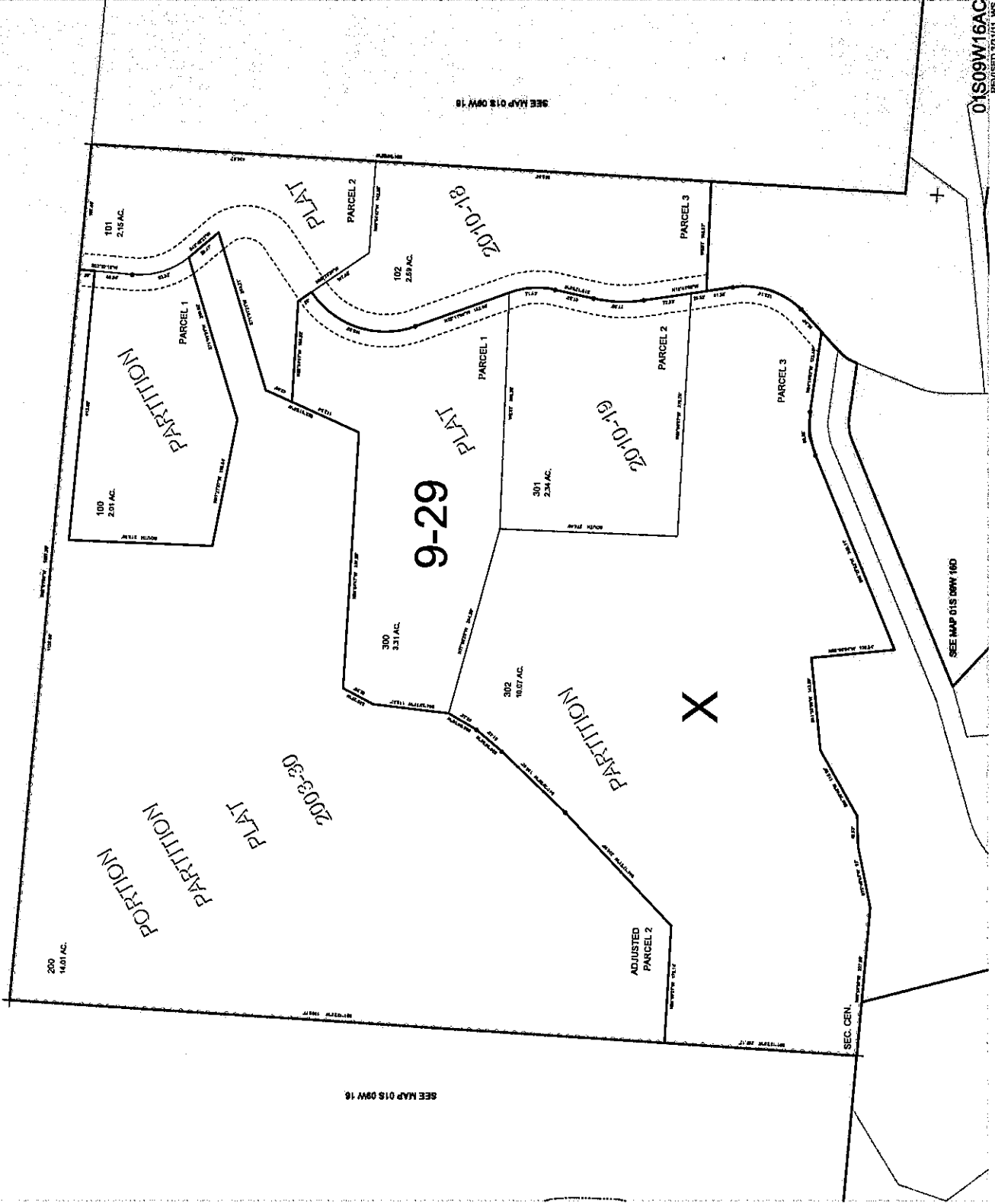
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL ENGINEERING OR SURVEY PURPOSES

S.W. 1/4 N.E. 1/4 SEC. 16 T. 15. R. 9W. W.M.
Tillamook County

01S09W16AC

CANCELLED:

SEE MAP 01S 09W 16

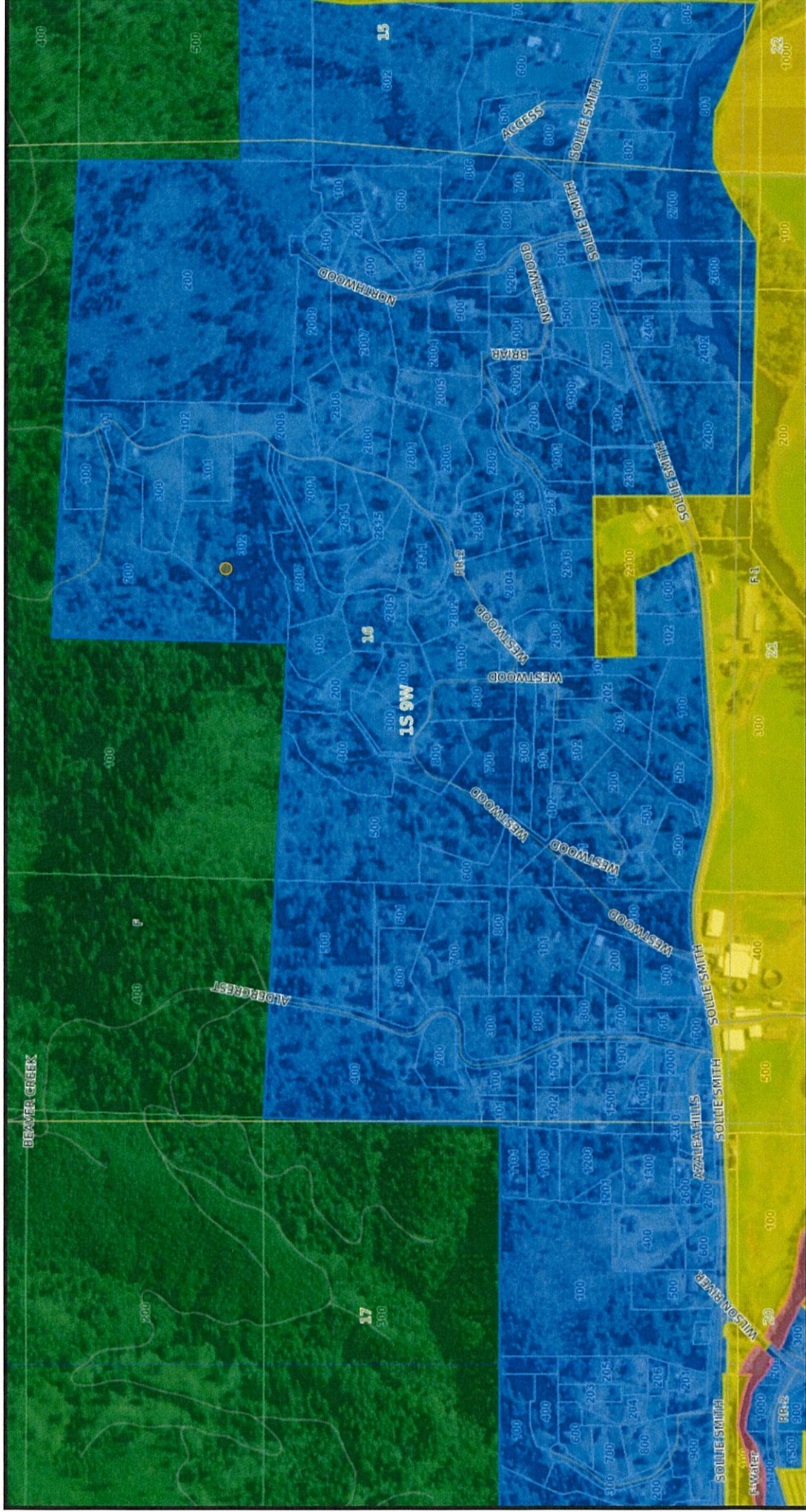


SEE MAP 01S 09W 16

01S09W16AC
REVISED 3/31/11, WS



Tillamook County GIS



Created: Mon Feb 10 2025-8:27:48
Active Layers:ags, County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
Extent:-13782572.964334, 5696894.9695812, -13778734.39232, 5698825.0045452



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: <i>panter</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	<i>Ac</i>
Receipt #:	<i>140574</i>
Fees:	<i>\$ 1155.00</i>
Permit No:	<i>851-24-0001014-PLNG</i>

- 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

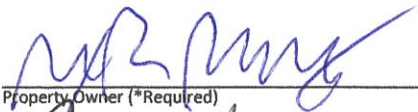
Certificates:

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

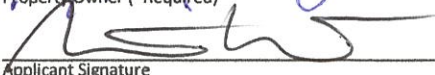
Additional Information:

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.



 Property Owner (*Required)



 Applicant Signature

9-27-24

 Date

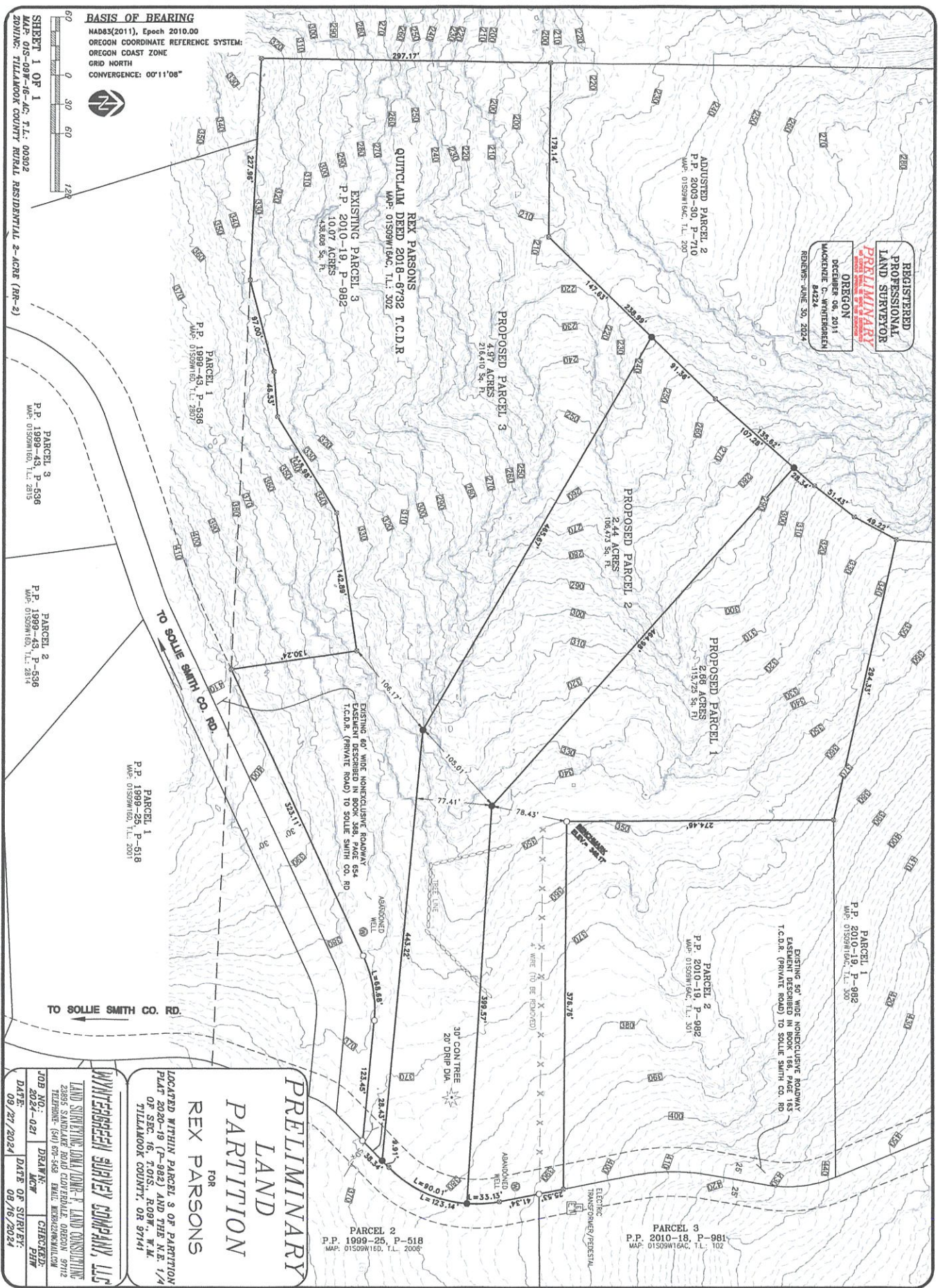
9/27/24

 Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
Docket No. WMS 19011
WORKSHEET #4224
REVISION: JUNE 30, 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
D.S. 02-029-046-A.C. R.L. 00282
2019AC, TILLAMOOK COUNTY RURAL RESIDENTIAL 2-ACRE (RR-2)



**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, W.M.
TILLAMOOK COUNTY, OR 97141

WYTERGREEN SURVEY COMPANY, LLC

LAND SURVEYING, PLANNING, & LAND CONSULTING
2855 SANDLAKE ROAD CLOVERDALE OREGON 97112
TELEPHONE: (503) 570-5438 EMAIL: MCKENZIE@WYTERGREEN.COM

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

EXISTING 60' WIDE NON-EXCLUSIVE ROADWAY
EASTERN DISORDERED TO BOOK 56, PAGE 55
T.O.S.R. (PRIVATE ROAD) TO SOLLIE SMITH CO. RD.

PARCEL 1
P.P. 2010-19, P-982
MAP: 01509W160, T.L. 300

PARCEL 2
P.P. 2010-19, P-982
MAP: 01509W160, T.L. 301

PARCEL 2
P.P. 1999-25, P-518
MAP: 01509W160, T.L. 200R

PROPOSED PARCEL 1
2.68 ACRES
115,725 Sq. Ft.

PROPOSED PARCEL 2
2.44 ACRES
106,473 Sq. Ft.

PROPOSED PARCEL 3
4.87 ACRES
214,418 Sq. Ft.

EXISTING PARCEL 3
10.07 ACRES
438,608 Sq. Ft.

REX PARSONS
QUITCLAIM DEED 2018-6782 T.C.D.R.
MAP: 01509W160, T.L. 302

ADJUSTED PARCEL 2
P.P. 2009-30, P-710
MAP: 01509W160, T.L. 200

PARCEL 3
P.P. 1699-43, P-536
MAP: 01509W160, T.L. 2819

PARCEL 2
P.P. 1699-43, P-536
MAP: 01509W160, T.L. 2814

PARCEL 1
P.P. 1984-21, P-518
MAP: 01509W160, T.L. 2001

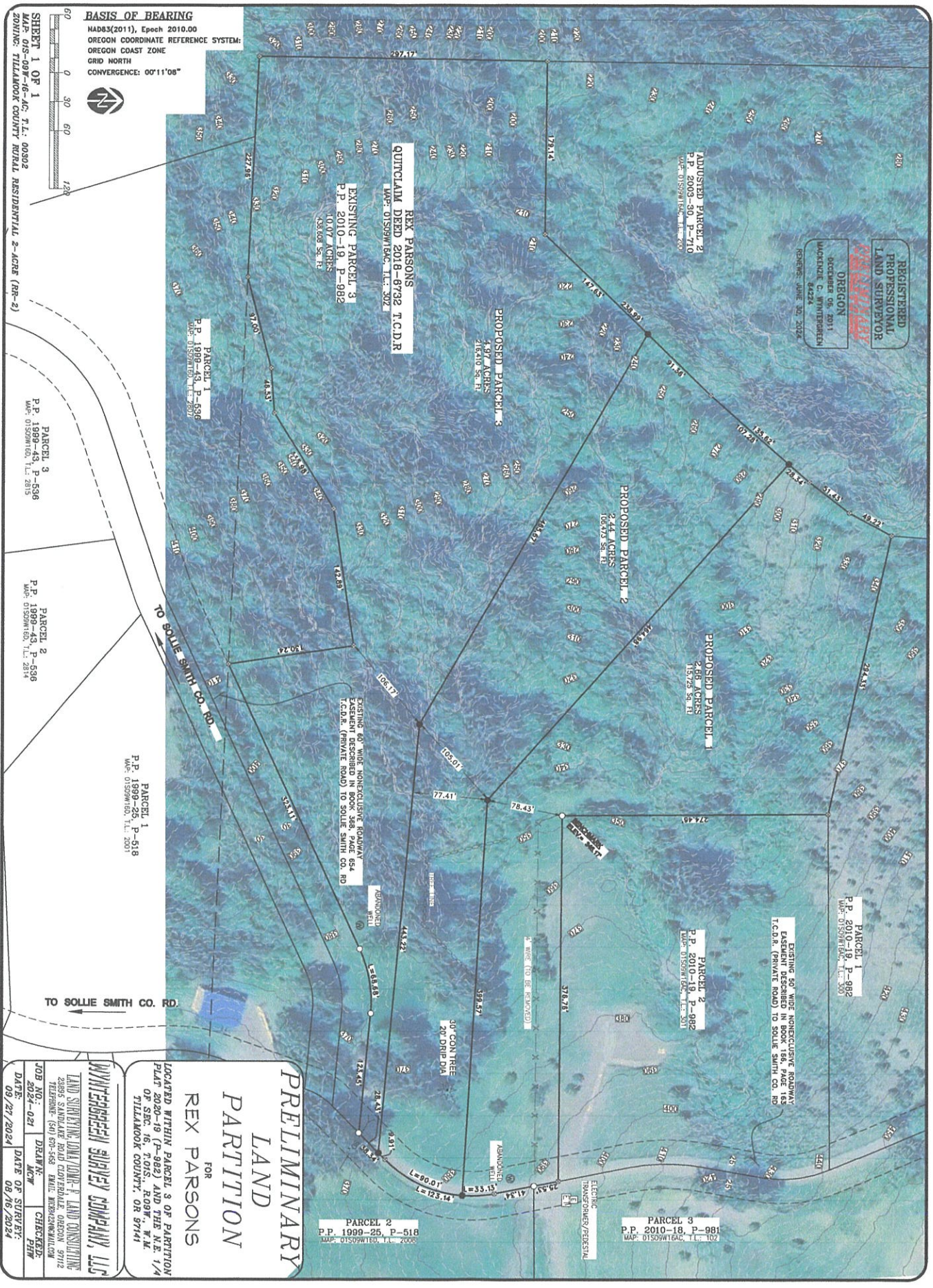
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 10, 2011
MORTIMER C. WINTERBORN
MORTIMER 4423
EXPIRES: JUNE 30, 2022

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
MAPS-097-06-06, P.L. 00892
2019M, TILLAMOOK COUNTY RURAL RESIDENTIAL 2-ACRE (RR-2)



EXISTING 50' WIDE NON-EXCLUSIVE ROADWAY
EASEMENT DESCRIBED IN BOOK 168, PAGE 163
T.C.D.R. (PRIVATE ROAD) TO SOLLIE SMITH CO. RD.

EXISTING 60' WIDE NON-EXCLUSIVE ROADWAY
EASEMENT DESCRIBED IN BOOK 368, PAGE 654
T.C.D.R. (PRIVATE ROAD) TO SOLLIE SMITH CO. RD.

90' CONIFER
20' DRIED PVA

PARCEL 3
P.P. 2010-18, P-981
MAP: 01509W18C, T.L. 102

PARCEL 2
P.P. 1999-43, P-536
MAP: 01509W18C, T.L. 102

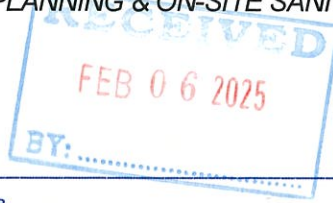
PRELIMINARY
LAND
PARTITION
FOR
REX PARSONS

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

WINTERBORN SURVEY COMPANY, LLC

LAND SURVEYING DIVISION - P. LAND CONSTRUCTION
2495 SANDYBAY ROAD CORVALLIS OREGON 97332
TELEPHONE: (503) 507-4543 FAX: (503) 507-4544
WWW.WINTERBORNSURVEY.COM

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



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

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

Office: 503 842-2535 • Toll-free: 800 422-2535 • Fax: 503 842-4161 • www.tpubd.org

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,

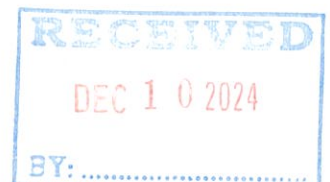
TILLAMOOK PEOPLE'S UTILITY DISTRICT

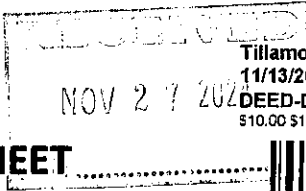
Tony MacDonald
Engineering Field Representative
503-815-8629

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

2018-006732

RECORDING COVER SHEET

PER ORS 205.234



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

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

Rex Pausas

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 15th 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

