



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000123-PLNG:
RICE & ROOS**

*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: April 11, 2025

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

#851-25-000123-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, via Berkshire Road and Farnam Street, both private roads. The subject property is designated as Tax Lot 707 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Single Family Residential (CSFR). The owner of the property is Case Roos, and the applicant is Michael Rice.

Written comments received by the Department of Community Development **prior to 4:00p.m. on April 25, 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 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 April 28, 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: angela.rimoldi@tillamookcounty.gov

Sincerely,

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 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

(4) **STANDARDS:** Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is 20,000 for permitted uses.
- (b) The minimum lot width and depth shall both be 100 feet.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

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TILLAMOOK COUNTY LAND DIVISION ORDINANCE

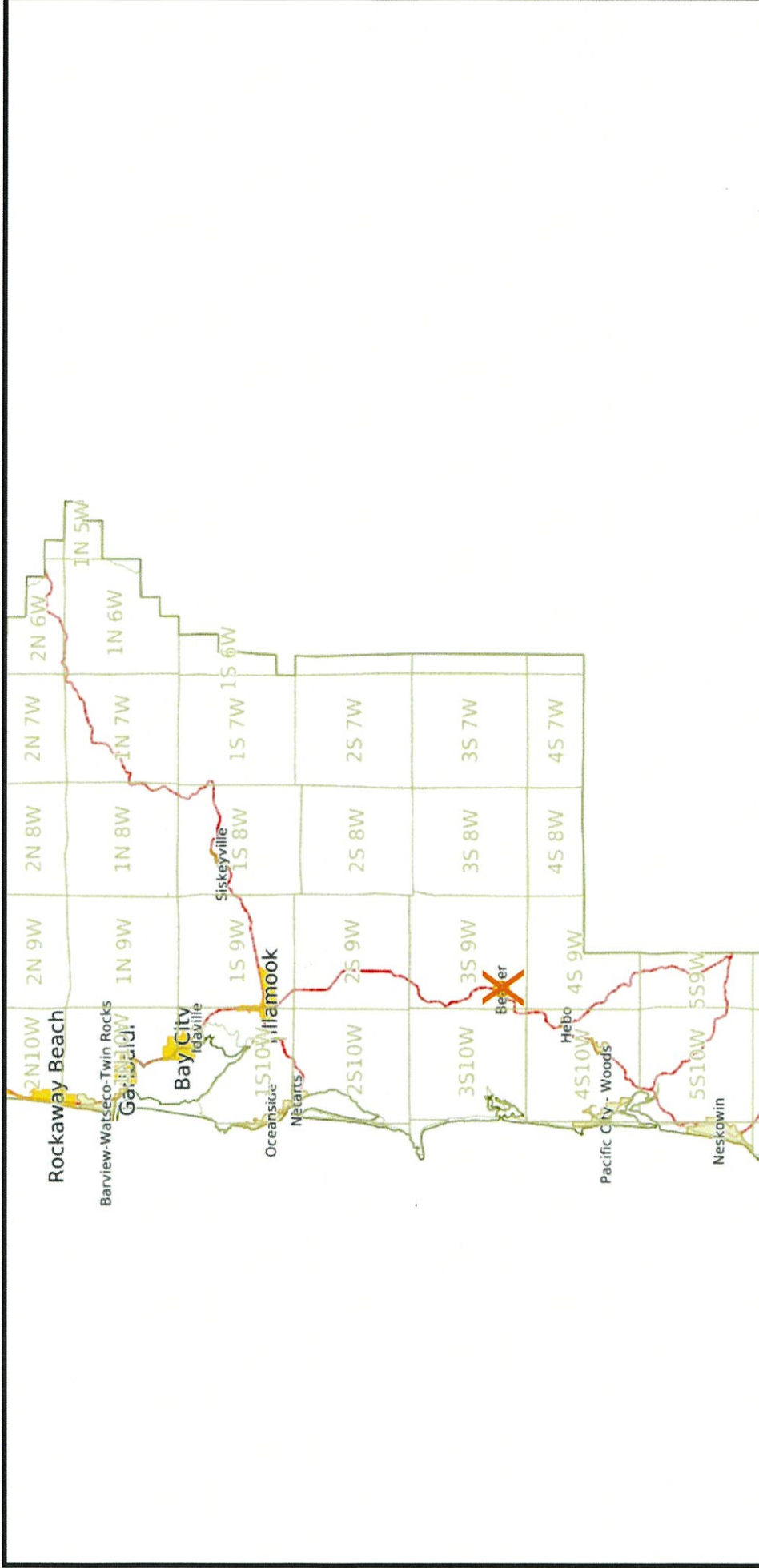
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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



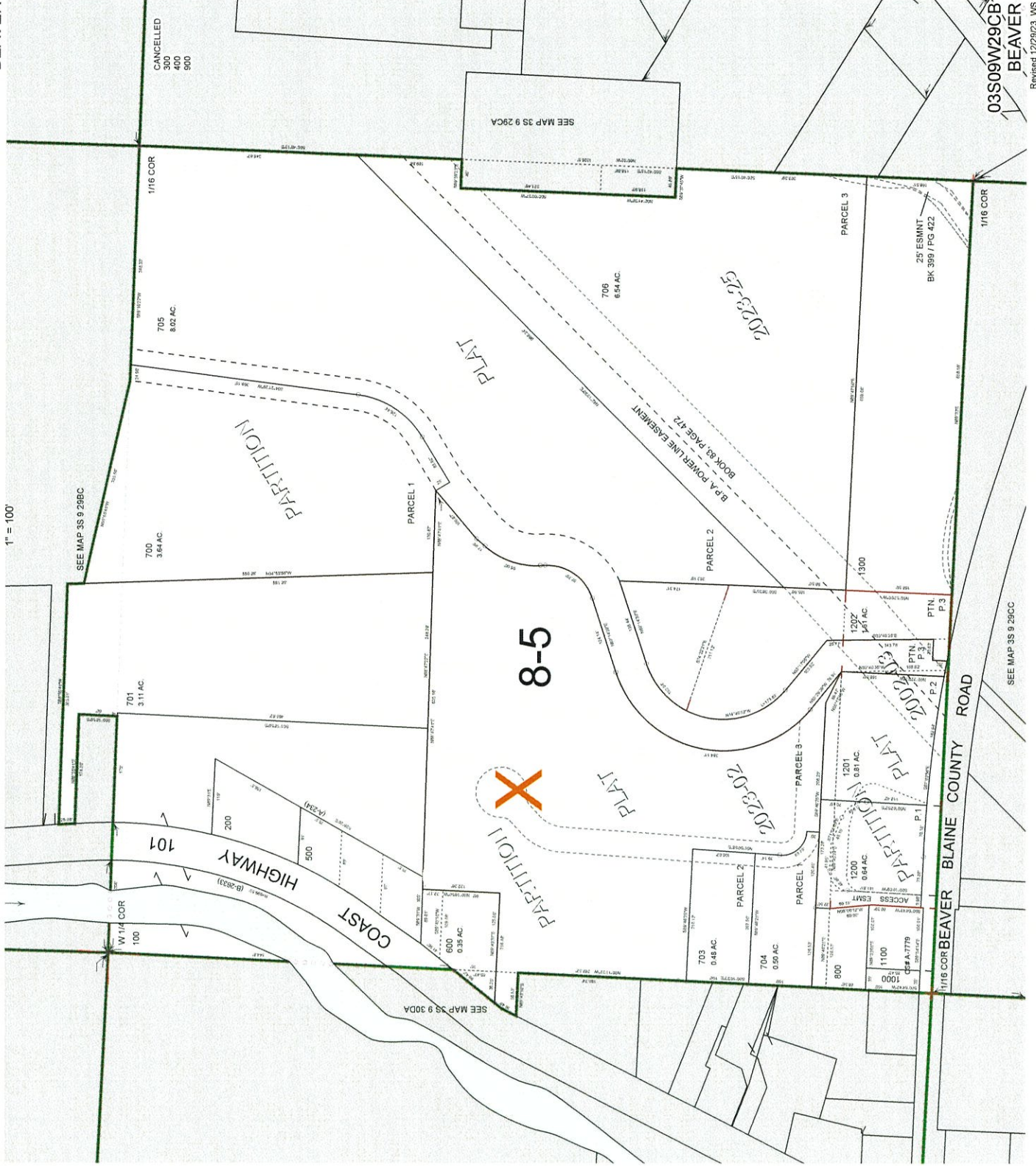
Created: Tue Apr 08 2025-18:53:58
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13852625.494947, 5634115.4327924, -13665660.523787, 5724616.8742694

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W.1/4 S.W.1/4 SEC.29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER

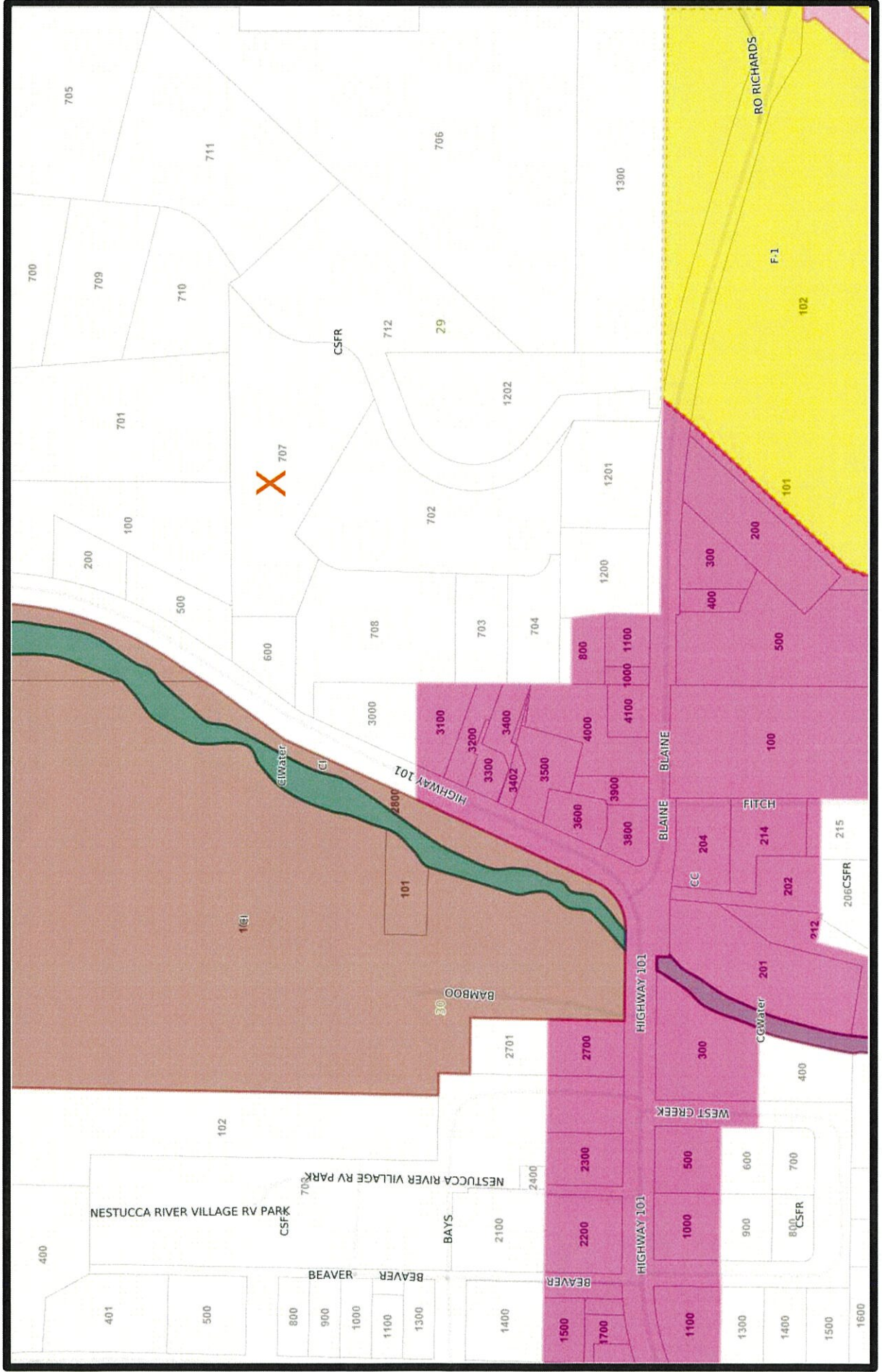
1" = 100'



03S09W29CB
BEAVER

Revised 12/29/23, WS

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Michael R. Rice, PLS Phone: (503) 801-7901
 Address: P.O. Box 521
 City: Tillamook State: OR Zip: 97141
 Email: ricesurveying@outlook.com

Property Owner

Name: Case Roos Phone: (503)812-7865
 Address: 20295 E Beaver Cr Rd.
 City: Cloverdale State: OR Zip: 97112
 Email: case.roos7@gmail.com

Location:

Site Address: N/A

Map Number: 3S 9W 29CB #707
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
<small>Date Stamp</small> RECEIVED MAR 14 2025 BY: <u>SAR</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851- <u>25-000123</u> -PLNG

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

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

Certificates:

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

Additional Information:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner (Print Name) _____
[Signature]
 Applicant Signature _____
[Signature]

3/14/25
 Date
 3/13/25
 Date

PARTITION PLAT PROPOSAL

REPLAT OF PAR. 2, P.P. #2024-11
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29
 T. 3 S., R. 9 W., W.M.
 TILLAMOOK COUNTY, OREGON
 FEBRUARY 23rd, 2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS ALONG THE NORTH LINE OF PARCEL 2, PARTITION PLAT #2024-11 (P-1235), TILLAMOOK COUNTY SURVEY RECORDS BEING (N88°47'41"E).

NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS PARCEL 2, PARTITION PLAT #2024-11, TILLAMOOK COUNTY CLERK'S RECORDS.

THE LINES WERE THEN PROPOSED AS DIRECTED BY THE LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT NO. XXX-XX-XXXXXX-PLNG.

NOTE: THIS PARTITION WILL NOT BE FINALIZED UNTIL THE PROPER PLAT HAS BEEN RECORDED WITH THE TILLAMOOK COUNTY CLERK'S OFFICE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

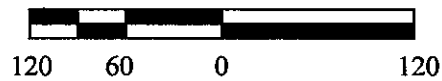
Michael R. Rice

OREGON
 DECEMBER 11, 2012
 MICHAEL R. RICE
 86926

LEGEND: RENEWAL 12-31-2026

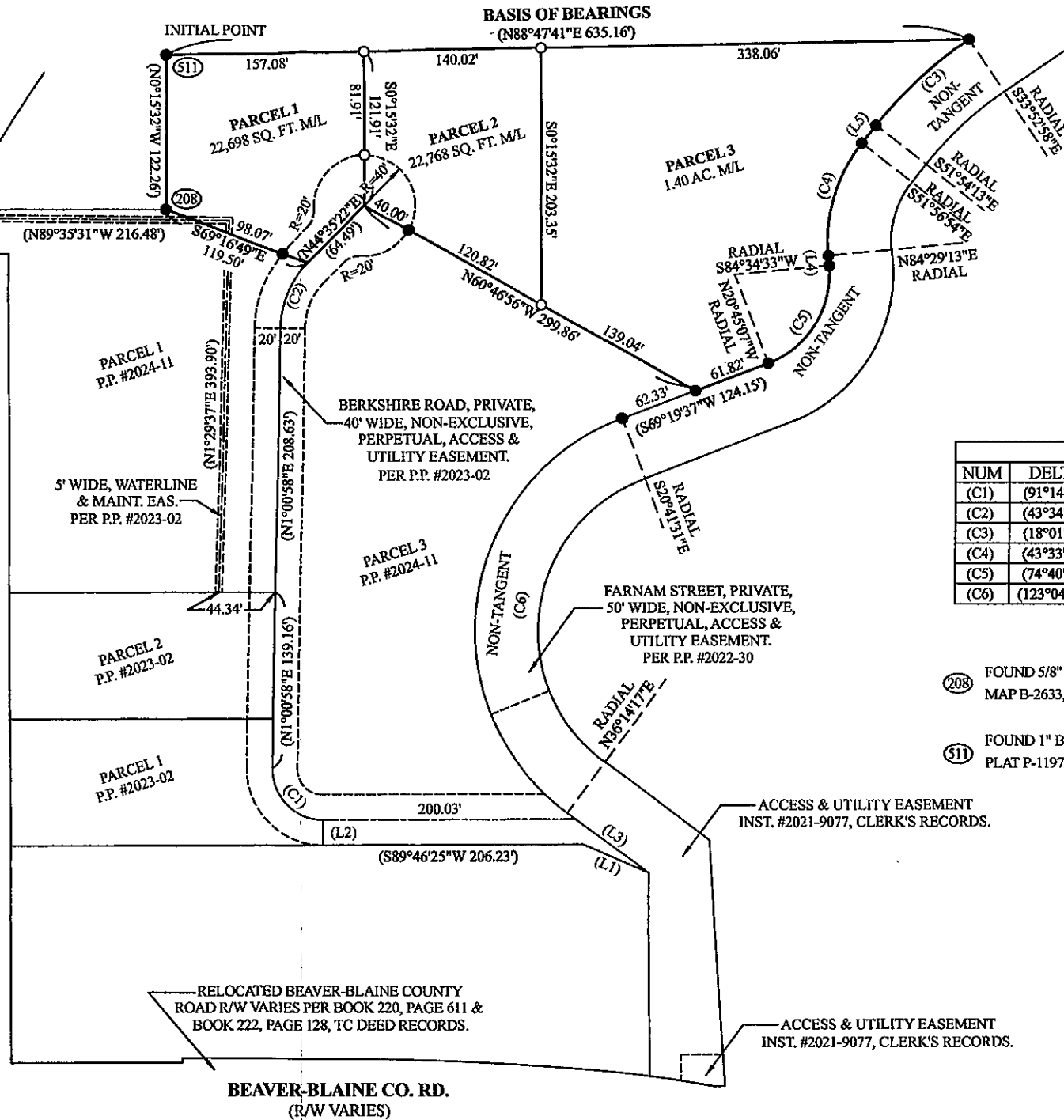
- FOUND MONUMENTS AS DESCRIBED ON P.P. #2024-11.
- PROPOSED SET MONUMENTS.
- () RECORD PER PARTITION PLAT #2024-11 (P-1235), TILLAMOOK COUNTY RECORDS.

NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



SCALE: 1" = 120'

10' WIDE WATERLINE & MAINT. EAS. BK. 290, PG. 371

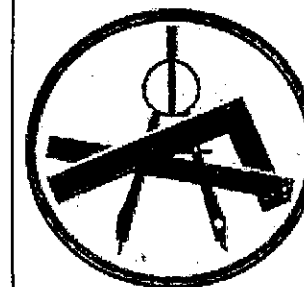


SHORT LINE TABLE		
NUM	BEARING	DIST.
(L1)	(N66°17'46"W)	(55.47')
(L2)	(N0°13'35"W)	(20.00')
(L3)	(N53°27'58"W)	(78.92')
(L4)	(S5°38'07"E)	(7.94')
(L5)	(S38°05'04"W)	(17.98')

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(91°14'33")	(63.70')	(40.00')	(N44°36'19"W)	(57.18')
(C2)	(43°34'24")	(57.04')	(75.00')	(N22°48'10"E)	(55.67')
(C3)	(18°01'09")	(100.64')	(320.00')	(S47°09'05"W)	(100.22')
(C4)	(43°33'54")	(95.04')	(125.00')	(S16°16'09"W)	(92.77')
(C5)	(74°40'21")	(97.75')	(75.00')	(S31°54'43"W)	(90.97')
(C6)	(123°04'12")	(384.49')	(179.00')	(S7°46'23"W)	(314.72')

- ⊙ FOUND 5/8" I.R. W/ Y.P.C. MARKED, "C WAYNE COOK PLS 1098", MAP B-2633, TILLAMOOK COUNTY SURVEY RECORDS. HELD.
- ⊙ FOUND 1" BRASS DISK MARKED, "PLS 86926", PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS. HELD.

PROPOSAL FOR:
CASE ROOS
 LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,
 T. 3 S., R. 9 W., W.M.
 PARCEL 2, PARTITION PLAT #2024-11
 TILLAMOOK COUNTY CLERK'S RECORDS



RSC
 RICE SURVEYING AND CONSULTING
 P.O. BOX 521
 TILLAMOOK, OREGON 97141
 CELL: (503) 801-7901

Beaver Water District
PO Box 306
Cloverdale, OR 97112
503-457-3570
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 03/05/2025

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S Range: 09 Section: 29 CB Tax Lot: 0707

Physical Address: None at this time

According to our records the legal owner is: Case Roos

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00 Received By: _____

*Per Unit

Paid 04/2023

Check Number: _____ Acct. No.: _____

COMMENTS: Water is available to this parcel. SDC fee was paid in April of 2023 along with three other connections. This is the last remaining SDC fee from April 2023.

The four paid connections are now closed.

Heidi Reid Administrator
Signature of Authorized Representative, Title

****No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT CASE ROOMS, BEING THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, HAS CALLED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

CASE ROOMS
[Signature]

ACKNOWLEDGMENT:

STATE OF OREGON >
COUNTY OF TILLAMOOK >
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF August 2024 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CASE ROOMS, WHO BEING DULY SWORN, DID SAY THAT THAT SAID INSTRUMENT WAS EXECUTED ON THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS FILED ON THE FOREGOING DATE AND THAT SAID INSTRUMENT IS THE VOLUNTARY ACT OR DEED.

Notary Signature: [Signature]
DATE: 8/20/24

Printed Name of Notary: Allison Choate

Notary Public: OR
State:
Commission No.: 1018141

My Commission Expires: October 31, 2025
Full Name of Month, 2 Digit Date, and Complete Year

NARRATIVE:

THIS PARTITION PLAT WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT TRACT DESCRIBED AS PARCEL 3, PARTITION PLAT NO. 2023-02, AS RECORDED FEBRUARY 2, 2023, IN PLAT CABINET B-198, TILLAMOOK COUNTY DEED RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T1.3 S., R. 9 W., W.M., TILLAMOOK COUNTY, OREGON. THIS PARTITION PLAT IS BEING FILED IN THE NW 1/4 OF SECTION 29, T1.3 S., R. 9 W., W.M., TILLAMOOK COUNTY, OREGON AND AN ORIGINAL SURVEY TO PARTITION THE ABOVE DESCRIBED TRACT INTO 3 PARCELS, ALL PLAIN MONUMENTS AND ANGLE STRUCTURE FROM THE ABOVE DESCRIBED PARTITION PLAT WERE HELD AS SHOWN HEREON.

CERTIFICATE OF COUNTY CLERK:

STATE OF OREGON >
COUNTY OF TILLAMOOK >
I, CHRISTY NYSSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 2024-11 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT ON FILE IN THE TILLAMOOK COUNTY CLERK'S OFFICE. THIS PARTITION PLAT WAS RECORDED ON THIS 12 DAY OF September, 2024 AT 1:49:59 PM LOCAL TIME.
AS INSTRUMENT NO. 2024-3845

[Signature]
Christy Nysseth, County Clerk

I, MICHAEL R. RICE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
[Signature]
MICHAEL R. RICE, PLS 86926

PARTITION PLAT NO. 2024-11
REPLAT OF PARCEL 3, PARTITION PLAT #2023-02
LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 29
T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
JULY 17th, 2024



EASEMENTS OF RECORD:

- 14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON AUGUST 20, 1957 IN DEED BOOK 158, PAGE 311, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 27, 1957 IN DEED BOOK 159, PAGE 193, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.
14 WIDE WATER LINE AND MAINTENANCE EASEMENT IN FAVOR OF B.L. BECKER, RECORDED ON JANUARY 24, 1966 IN DEED BOOK 91, PAGE 539, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
EASEMENT FOR THE PURPOSE OF CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES, IN FAVOR OF TILLAMOOK POWER UTILITY DISTRICT, RECORDED ON OCTOBER 21, 1947 IN DEED BOOK 14 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.
14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON AUGUST 20, 1957 IN DEED BOOK 158, PAGE 311, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 27, 1957 IN DEED BOOK 159, PAGE 193, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.
14 WIDE WATER LINE AND MAINTENANCE EASEMENT IN FAVOR OF BEAVER WATER DISTRICT, RECORDED ON NOVEMBER 29, 1983 IN DEED BOOK 204, PAGE 371, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.
ROAD MAINTENANCE AGREEMENT RECORDED ON JULY 14, 2008 IN INSTRUMENT #2003-42322, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
COVENANTS, CONDITIONS, AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2006-42322, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
ACCESS & UTILITY EASEMENTS IN FAVOR OF THE SUBJECT TRACT AND OTHERS, RECORDED ON FEBRUARY 29, 2021 IN INSTRUMENT #2021-9877, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.
EASEMENT FOR THE PLACEMENT OF ELECTRICAL LINES, IN FAVOR OF TILLAMOOK PEOPLES UTILITY DISTRICT, RECORDED ON OCTOBER 20, 2022, IN INSTRUMENT #2022-6450, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN TOWNSHIP 3 SOUTH RANGE 9 WEST, SECTION 29CR, T1X LOT 19/2, AS RECORDED IN INSTRUMENT #2021-9877, NO SPECIFIC LOCATION.
PRIVATE ROAD MAINTENANCE AGREEMENT AND COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON MAY 5, 2023, IN INSTRUMENT #2023-1873, TILLAMOOK COUNTY CLERK'S RECORDS.

APPROVALS:

APPROVED MAY 10th, 2024 AS 851-24-000080-PL-NG.
NOTE: THE ALLOWANCE OF THIS 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.
[Signature] Sarah Johnson
TILLAMOOK COUNTY PLANNING DIRECTOR
DATE: August 29, 2024

[Signature] Bl Z Ahum
LINCOLN COUNTY SURVEYOR
DATE: September 4, 2024

TAXES HAVE BEEN PAID IN FULL TO LINE #1 2023.
[Signature]
TILLAMOOK COUNTY TAX COLLECTOR

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PARTITION PLAT ARE BASED UPON THE FOUND MONUMENTS OF RECORD ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT #2023-02, TILLAMOOK COUNTY CLERK'S RECORDS AS SHOWN HEREON, BEING (NSR#7417E) AS FILED ON PLAT #1197, TILLAMOOK COUNTY SURVEY RECORDS.

SURVEYORS CERTIFICATE:

I, MICHAEL R. RICE, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THE LANDS BEING REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING DESCRIBED AS PARCEL 3, PARTITION PLAT #2023-02, AS RECORDED FEBRUARY 2nd, 2023, IN PLAT CABINET B-198, RECORDS OF TILLAMOOK COUNTY, OREGON. THIS PARTITION PLAT IS BEING FILED IN THE NW 1/4 OF SECTION 29, T1.3 S., R. 9 W., W.M., TILLAMOOK COUNTY, OREGON. ALL PLAIN MONUMENTS AND ANGLE STRUCTURE LISTED THEREON, AND ON THIS PARTITION PLAT, WERE HELD AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL R. RICE
RENEWAL 12-31-2024



SHEET 1 OF 2

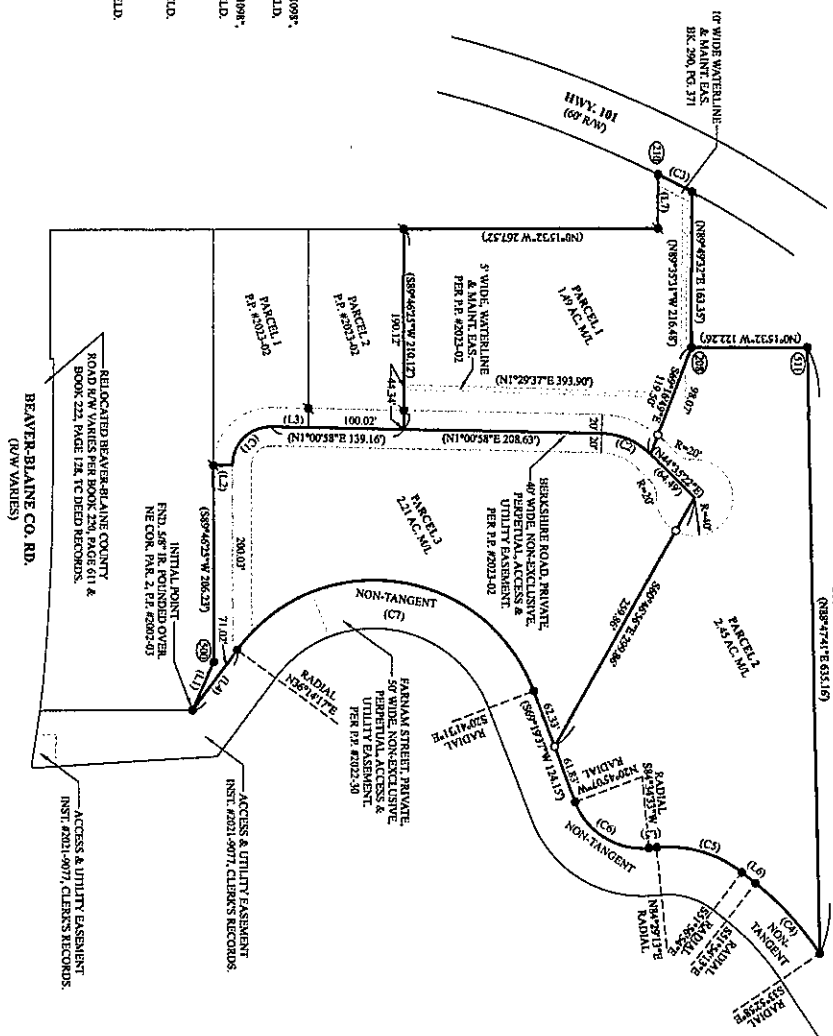
PARTITION PLAT FOR:
CASE ROOMS
LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4 OF SECTION 29
T. 3 S., R. 9 W., W.M.
PARCEL 3, PARTITION PLAT #2023-02
TILLAMOOK COUNTY DEED RECORDS



RSC
RICE SURVEYING AND CONSULTING
P.O. BOX 521
TILLAMOOK, OREGON 97141
CELL: (503) 801-7901

PARTITION PLAT NO. 2024- 11
REPLAT OF PARCEL 3, PARTITION PLAT #2023-02
LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 29
T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
 JULY 17th, 2024

BASIS OF BEARINGS
 (NSR 71°16' E 633.10)



SHORT LINE TABLE

NUM	DELTA	ASC	RADIUS	BEARING	DIST.
(L1)	60671.46	W	652.673		
(L2)	60713.72	W	120.000		
(L3)	61272.82	W	132.493		
(L4)	62708.72	W	172.857		
(L5)	62708.72	W	172.857		
(L6)	63300.00	W	172.857		
(L7)	63872.54	W	156.571		

CURVE TABLE

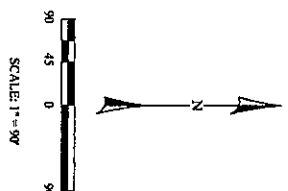
NUM	DELTA	ASC	RADIUS	BEARING	DIST.
(C1)	60114.93		641.000	084°56'18.70	61.671
(C2)	63242.4		123.000	052°46'10.73	63.627
(C3)	61301.52		63.483	112°27'50	62.716
(C4)	61801.97		130.000	027°16'40.73	63.483
(C5)	64933.47		65.643	051°19'02.70	60.223
(C6)	63440.71		67.733	031°16'09.70	62.277
(C7)	63440.71		67.733	031°16'09.70	60.277
(C7)	63440.71		67.733	031°16'09.70	60.277

MONUMENT NOTES:

- ②③ FOUND 3/4" I.R. W/ Y.P.C. MARKED, "C" WAYNE COOK P.S. 1093*, MAP P-9331, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ②④ FOUND 3/4" I.R. W/ Y.P.C. MARKED, "C" WAYNE COOK P.S. 1093*, MAP P-9343, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ②⑤ FOUND 3/4" I.R. W/ R.P.C. MARKED, "S" C.H.S. 8692*, MAP P-4714, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ②⑥ FOUND 3/4" I.R. W/ R.P.C. MARKED, "S" C.H.S. 8692*, MAP P-4714, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ②⑦ FOUND 1" BRASS DISK MARKED, "S" C.H.S. 8692*, PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS, HELD.

LEGEND:

- FOUND 3/4" IRON ROD W/ YELLOW PLASTIC CAP MARKED, "ANDY HARRIS ASSOC. INC." SEE P. PLAT P-1192, TILLAMOOK COUNTY SURVEY RECORDS, HELD. OR AS SHOWN IN INSTRUMENT NOTES.
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED, "S" C.H.S. 8692*, SEE P. PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- SET 3/4" x 3/8" IRON ROD W/ A RED PLASTIC CAP MARKED, "S" C.H.S. 8692*, RECORD PER PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS.
- ① RECORD PER PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS. UNLESS OTHERWISE NOTED, NO (1) EQUALS MEASURED VALUE. <-> EQUALS CALCULATED VALUE MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



PARTITION PLAT FOR:
CASE ROOS
 T. 3 S., R. 9 W., W.M.
 PARCEL 3, PARTITION PLAT #2023-02,
 TILLAMOOK COUNTY DEED RECORDS



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SHEET 2 OF 2

