



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

Land of Cheese, Trees and Ocean Breeze

PARTITION REQUEST #851-21-000196-PLNG: NEHALEM POINT, INC.

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

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: July 9, 2021

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

#851-21-000196-PLNG: A Partition request to create two (2) parcels. Located at Tax Lot 201 of Section 34, Township 3 North, Range 10 West on a property zoned Nehalem Low-Density Residential (NH-RL), in addition to, Tillamook County Recreational Management Zone (RM) and Estuary Natural Zone (EN). The subject property is accessed via Nehalem Point Dr., a private road. The applicant and owner is Nehalem Point, Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on July 23, 2021, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than July 26, 2021.

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 parcel 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.

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.co.tillamook.or.us/> and is also available for inspection at the Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at: 503-842-3408 x 3315 or email: arimoldi@co.tillamook.or.us

Sincerely,

A handwritten signature in blue ink that reads "Angela Rimoldi".

Angela Rimoldi, Planning Permit Technician

A handwritten signature in blue ink that reads "Sarah Absher".

Sarah Absher, CFM, Director

Included: Vicinity, Zoning and Assessor Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

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.

NEHALEM, OR CODE OF ORDINANCES

CHAPTER 157 ZONING

City of Nehalem Zoning Ordinance 157.038 Low-Density Residential – RL Zone Standards:

- (a) The minimum lot size shall be 10,000 square feet, plus 7,500 square feet for an additional unit, except in an approved cluster or planned-unit development the overall project density may be reduced to the equivalent of 7,500 square feet for each unit.
- (b) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 75 feet.
- (c) The minimum lot depth shall be 100 feet.
- ...
- i. Development shall be in accordance with the shoreline and aquatic development standards of § 157.271 of this chapter.

CHAPTER 156 SUBDIVISIONS

Minor Land Partitioning

- 156.065 MINIMUM STANDARDS.
- 156.066 INITIAL SUBMISSION.
- 156.067 INFORMATION ON MAP.
- 156.068 REVIEW AND APPROVAL.

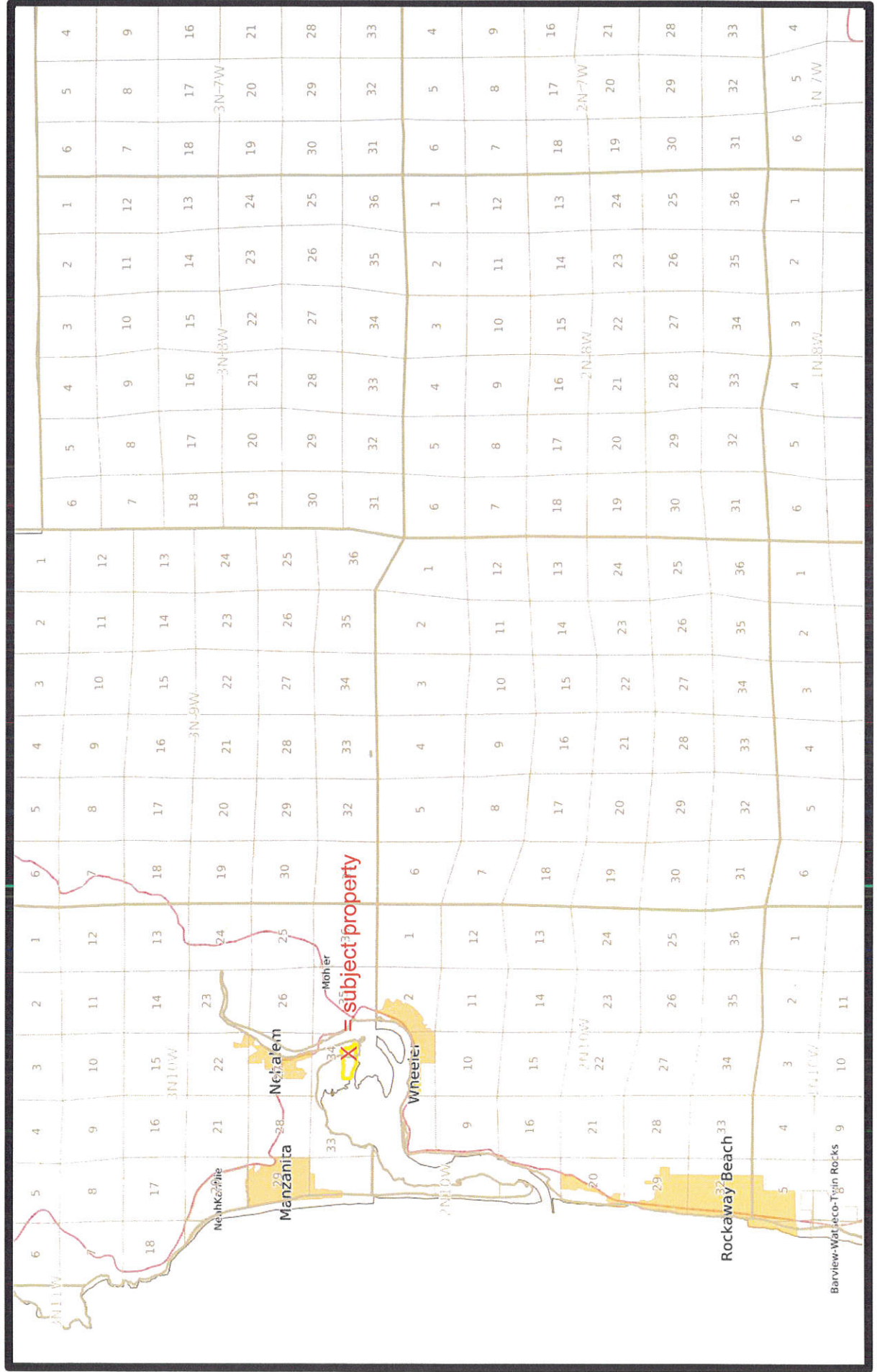
Design Standards:

- 156.080 GENERAL REQUIREMENTS.
- 156.081 STREETS.
- 156.082 UTILITY EASEMENTS.
- 156.083 BUILDING SITES.

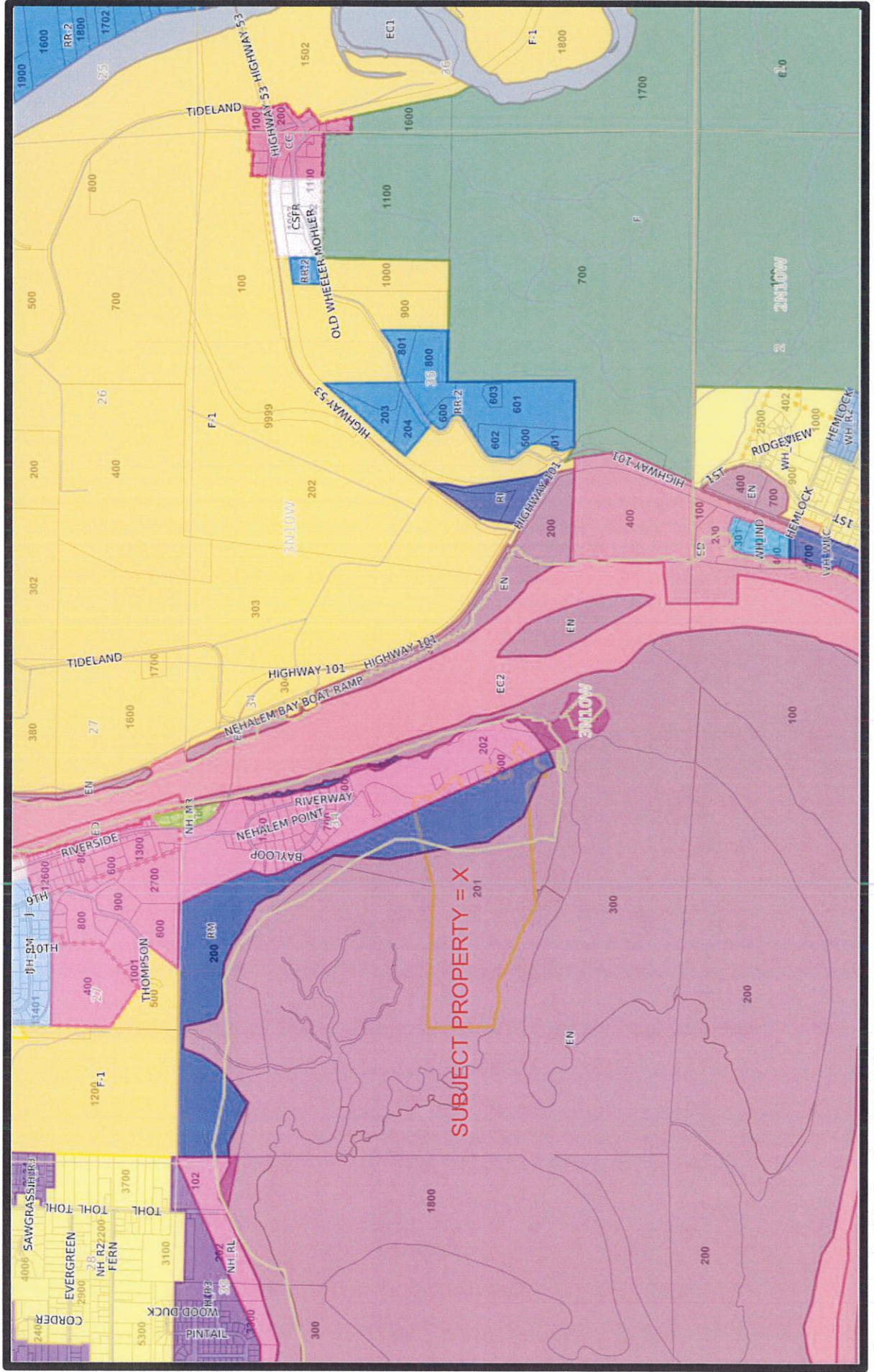
EXHIBIT A

Map

Vicinity Map



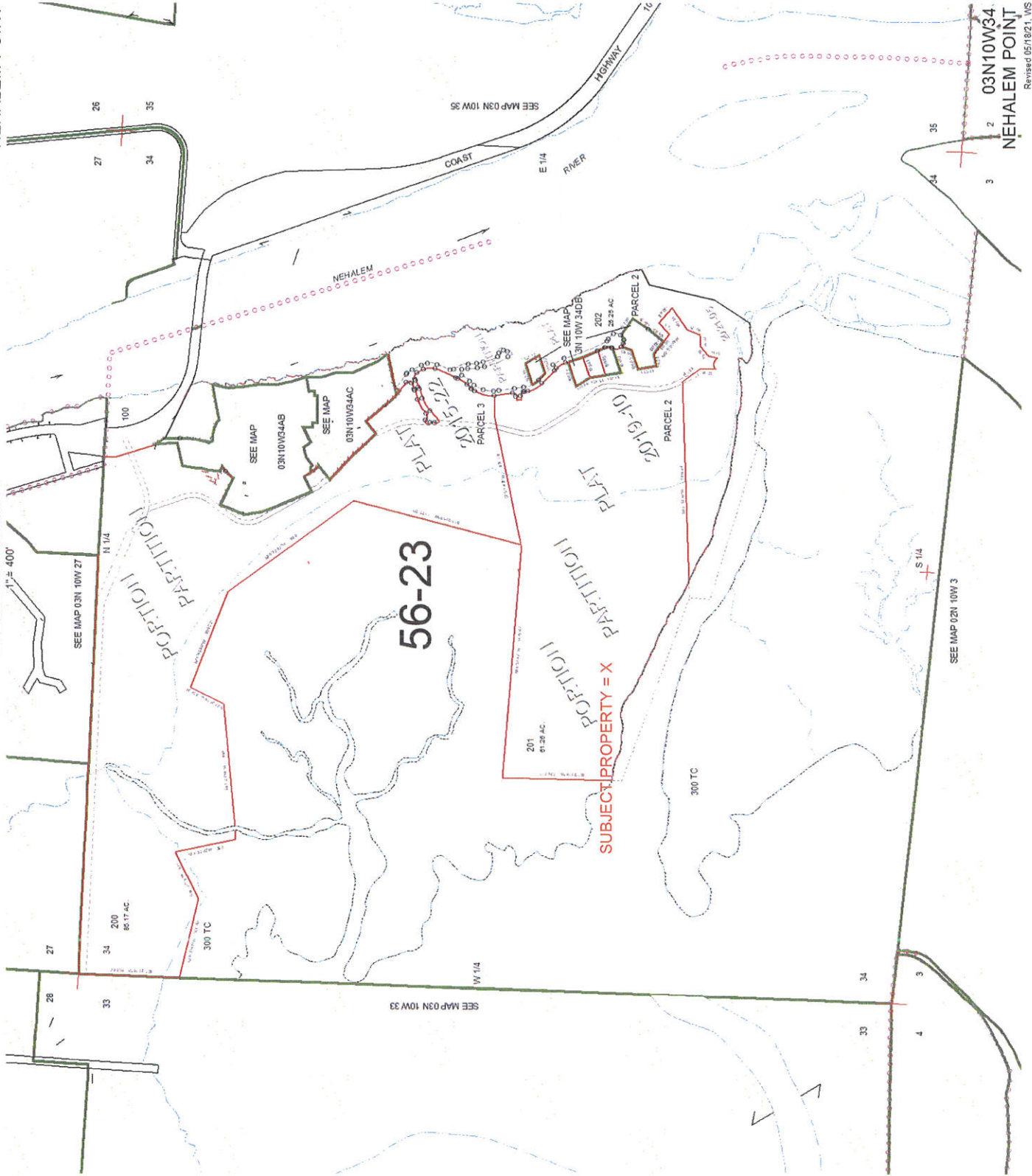
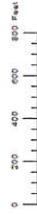
Map



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 34 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W34
NEHALEM POINT



SUBJECT PROPERTY = X

03N10W34
NEHALEM POINT

Revised 05/18/21, VMS

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Property Owner

Name: Nehalem Point, Inc. Phone: 503-368-6363
 Address: PO Box 86
 City: Nehalem State: OR Zip: 97130
 Email: pacprop@nehalemtnet.net

OFFICE USE ONLY	
Date Stamp	RECEIVED MAY 17 2021 BY: <u>mail</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<u>SS</u>
Receipt #:	<u>120481</u>
Fees:	<u>409.00</u>
Permit No:	851- <u>21-00196</u> -PLNG

Location:

Site Address: Vacant land south of Nehalem Point Drive

Map Number:	<u>3N</u>	<u>10</u>	<u>34</u>	<u>201</u>
	Township	Range	Section	Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

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

Other information:

- 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.

Nehalem Point, Inc 5/6/21
Property Owner (*Required) Date
Doug Carter - President 5/6/21
Applicant Signature Date



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: May 10, 2021
To: Tillamook County Building Department (Fax#503-842-1819)

From: Nehalem Bay Wastewater Agency
RE: Sewer Availability

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:

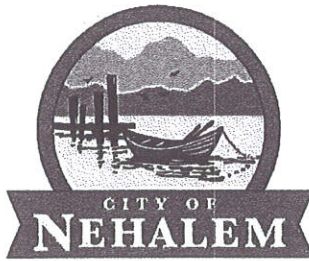
3N 10 34DB TL201

Owner of Record: Nehalem Point, Inc
Project Information: Proposed Partition

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

A handwritten signature in black ink, appearing to read "Keri Scott".

Keri Scott, Executive Assistant
Nehalem Bay Wastewater Agency



Date: 5/11/2021

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N RANGE 10 SECTION 34 TAX LOT(S) 201

SITUS ADDRESS: Vacant Land South of Nehalem Point Drive

NAME: Nehalem Point, Inc. PHONE: 503-368-6363

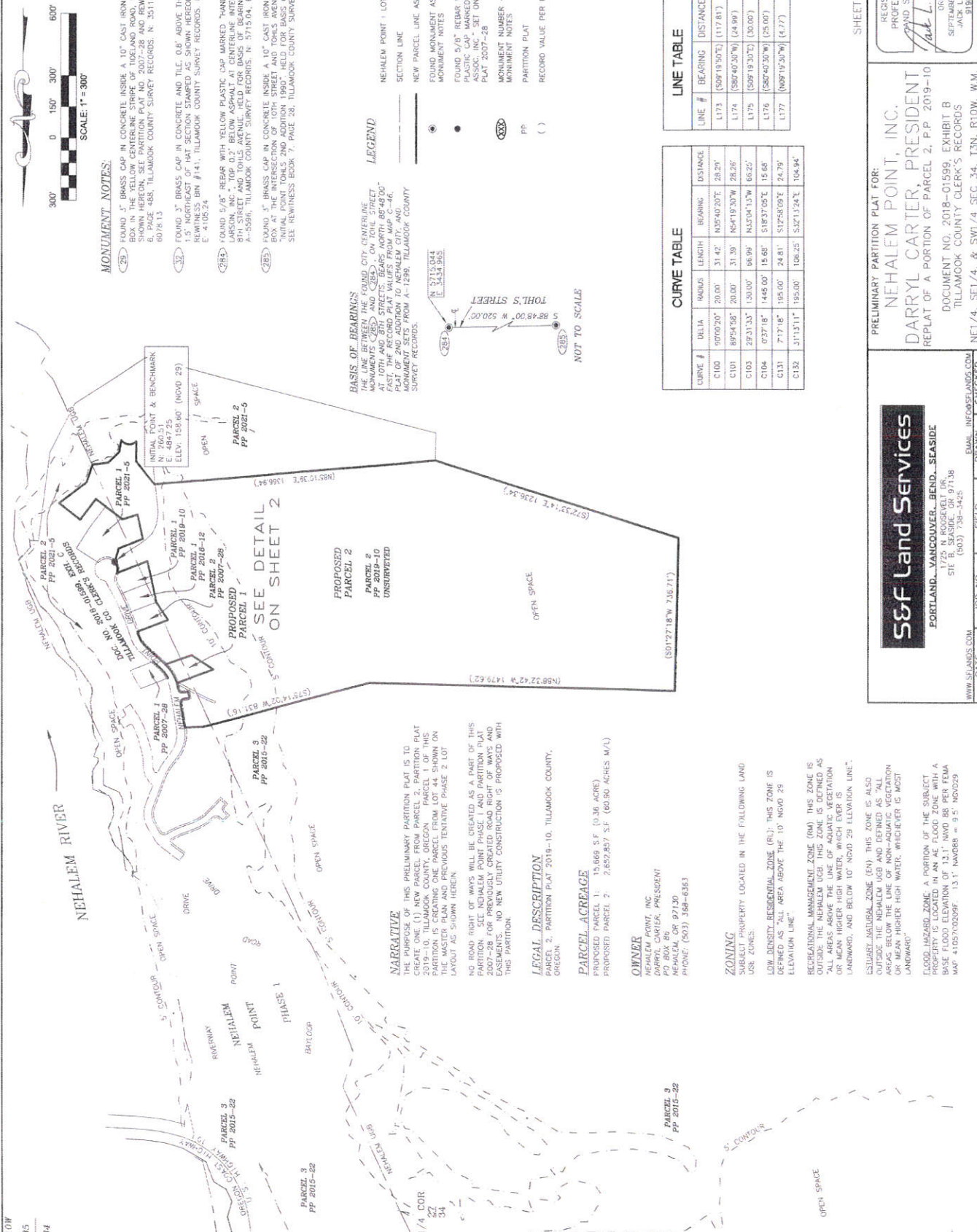
MAILING ADDRESS: PO Box 86

Nehalem, OR 97130

Single Family Duplex/Multi-Family Other

Comments: Partition

Signed: Whitney Johnson Deputy City Recorder
Name Title



MONUMENT NOTES:

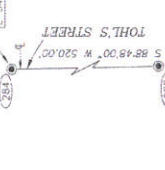
- (29) FOUND 3" BRASS CAP IN CONCRETE INSIDE A 10" CAST IRON MONUMENT BOX IN THE YELLOW CENTERLINE STRIP OF TIDELAND ROAD, STAMPED AS SHOWN HEREON, SET PARTITION PLAT NO. 2007-28 AND REWINNERS BOOK NO. 8078-13, TILLAMOOK COUNTY SURVEY RECORDS, N. 3511.25, E. 8078.13
- (30) FOUND 3" BRASS CAP IN CONCRETE AND TILL. 0.6' ABOVE THE SURFACE. 1.5' NORTHWEST OF THAT SECTION STAMPED AS SHOWN HEREON, SEE REWINNERS BOOK NO. 8078-13, TILLAMOOK COUNTY SURVEY RECORDS, N. 3511.25, E. 8078.13
- (31) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED 'MARKERTS AND ASSOC. INC.' SET ON PARTITION PLAT 2007-28
- (32) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED 'MARKERTS AND ASSOC. INC.' SET ON PARTITION PLAT 2007-28
- (33) FOUND 5/8" BRASS CAP IN CONCRETE INSIDE A 10" CAST IRON MONUMENT BOX AT THE INTERSECTION OF 10TH STREET AND TOHL'S AVENUE, STAMPED 'INITIAL POINT TOHLS 2ND ADDITION 1990', HELD FOR BASIS OF BEARINGS, SEE REWINNERS BOOK 7, PAGE 28, TILLAMOOK COUNTY SURVEY RECORDS.

LEGEND

- NEHALEM POINT 1 LOT LINES
- SECTION LINE
- NEW PARCEL LINE AS NOTED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED 'MARKERTS AND ASSOC. INC.' SET ON PARTITION PLAT 2007-28
- MONUMENT NUMBER - SEE MONUMENT NOTES
- PARTITION PLAT
- RECORD VALUE PER PP 2016-12

BASIS OF BEARINGS

THE LINE BETWEEN THE FOUND CITY CENTERLINE AND THE CENTERLINE OF 10TH AND 8TH STREETS, BEARS NORTH 80°49'00" EAST, THE RECORD PLAT VALUES FROM MAP C-46, MONUMENT SET ACCORD TO NEHALEM CITY AND COUNTY SURVEY RECORDS, BOOK A-1295, TILLAMOOK COUNTY SURVEY RECORDS.



LINE TABLE

LINE #	BEARING	DISTANCE
L173	(S09°19'30"E)	(117.81)
L174	(S89°40'30"W)	(44.89)
L175	(S09°19'30"E)	(30.00)
L176	(S67°40'30"W)	(25.00)
L177	(N09°19'30"W)	(47.77)

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C100	107°00'20"	20.00'	31.42'	N35°40'20"E	28.29'
C101	89°54'58"	20.00'	31.30'	N64°19'30"W	28.26'
C103	29°31'33"	130.00'	96.99'	N32°04'15"W	66.22'
C104	0°37'18"	1445.00'	15.68'	S19°37'05"E	15.68'
C131	7°17'18"	195.00'	24.81'	S17°58'09"E	24.79'
C132	31°13'11"	195.00'	106.25'	S27°13'24"E	106.94'

NARRATIVE

THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE ONE (1) NEW PARCEL FROM PARCEL 2, PARTITION PLAT 2019-10, TILLAMOOK COUNTY, OREGON. PARCEL 1 OF THIS PARTITION IS CREATING ONE PARCEL FROM LOT 44 SHOWN ON THE MASTER PLAN AND PREVIOUS TENTATIVE PHASE 2 LOT LAYOUT AS SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL 2, PARTITION PLAT 2019-10, TILLAMOOK COUNTY, OREGON.

PARCEL ACREAGE

PROPOSED PARCEL 1: 15.068 S.F. (0.36 ACRES)
PROPOSED PARCEL 2: 2,802,857 S.F. (60.50 ACRES M/L)

OWNER

NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PP BOX 86
PORTLAND, OR 97130
PHONE: (503) 568-6363

ZONING

SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:
LOW DENSITY RECREATIONAL ZONE (RD-1); THIS ZONE IS DESIGNATED "AN AREA ABOVE THE 10' NGVD 29 ELEVATION LINE."

RECREATIONAL MANAGEMENT ZONE (RM); THIS ZONE IS OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION (WATER VEGETATION) AND BELOW THE 10' NGVD 29 ELEVATION LINE."

ESUARET/LAGUNAL ZONE (EN); THIS ZONE IS ALSO OUTSIDE THE NEHALEM UGB AND DEFINED AS "ALL AREAS BELOW THE LINE OF NON-AQUATIC VEGETATION (LANDWARD) AND HIGHER HIGH WATER, WHICHEVER IS MOST LANDWARD."

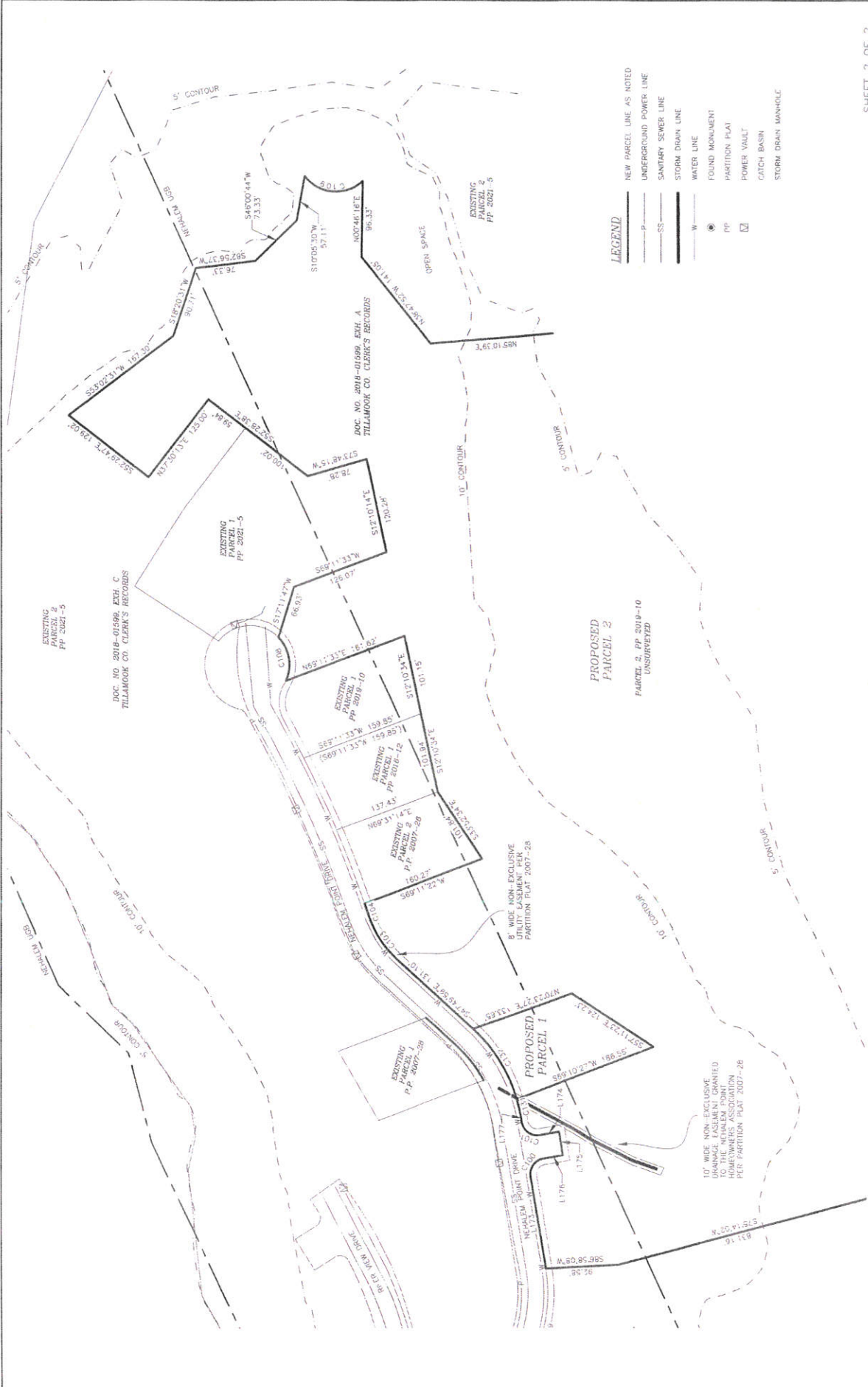
FLOOD HAZARDOUS ZONE; A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.1' NGVD 88 PER FEMA MAP #150100209P-13.1' NGVD88 = 9.5' NGVD29

S&F Land Services
PORTLAND-VANCOUVER, BEND, SEASIDE
1775 N. ROOSEVELT DR.
STE. B, SEASIDE, OR 97138
(503) 738-3425

WWW.S&FLS.COM
DATE: MAY 5, 2021
JOB NO.: 2021-0158-04
FIELD SP
DRAWN: GTC/CLB
CHECKED: JLV

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF A PORTION OF PARCEL 2, P.P. 2019-10
TILLAMOOK COUNTY CLERK'S RECORDS
DOCUMENT NO. 2018-01599, EXHIBIT B
NET/4, SE1/4, & SW1/4 SEC 34, T3N, R10W, W.M.
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack L. Whitsett
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE II
BIBB#015
RENEW: 6/30/22



- LEGEND**
- NEW PARCEL LINE AS NOTED
 - - - UNDERGROUND POWER LINE
 - - - SANITARY SEWER LINE
 - - - STORM DRAIN LINE
 - - - WATER LINE
 - FOUND MONUMENT
 - PARTITION PLAT
 - POWER VAULT
 - ▭ CATCH BASIN
 - ▭ STORM DRAIN MANHOLE

SHEET 2 OF 2.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack L. Whitt
 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE II
 9392PHLS
 RENEWS 6/30/22

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
 REPLAT OF A PORTION OF PARCEL 2, P.P. 2019-10
 DOCUMENT NO. 2018-01599, EXHIBIT B
 TILLAMOOK COUNTY CLERK'S RECORDS
 NET 1/4, SE 1/4, & SW 1/4 SEC 34, T3N, R10W, W.M.
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON.

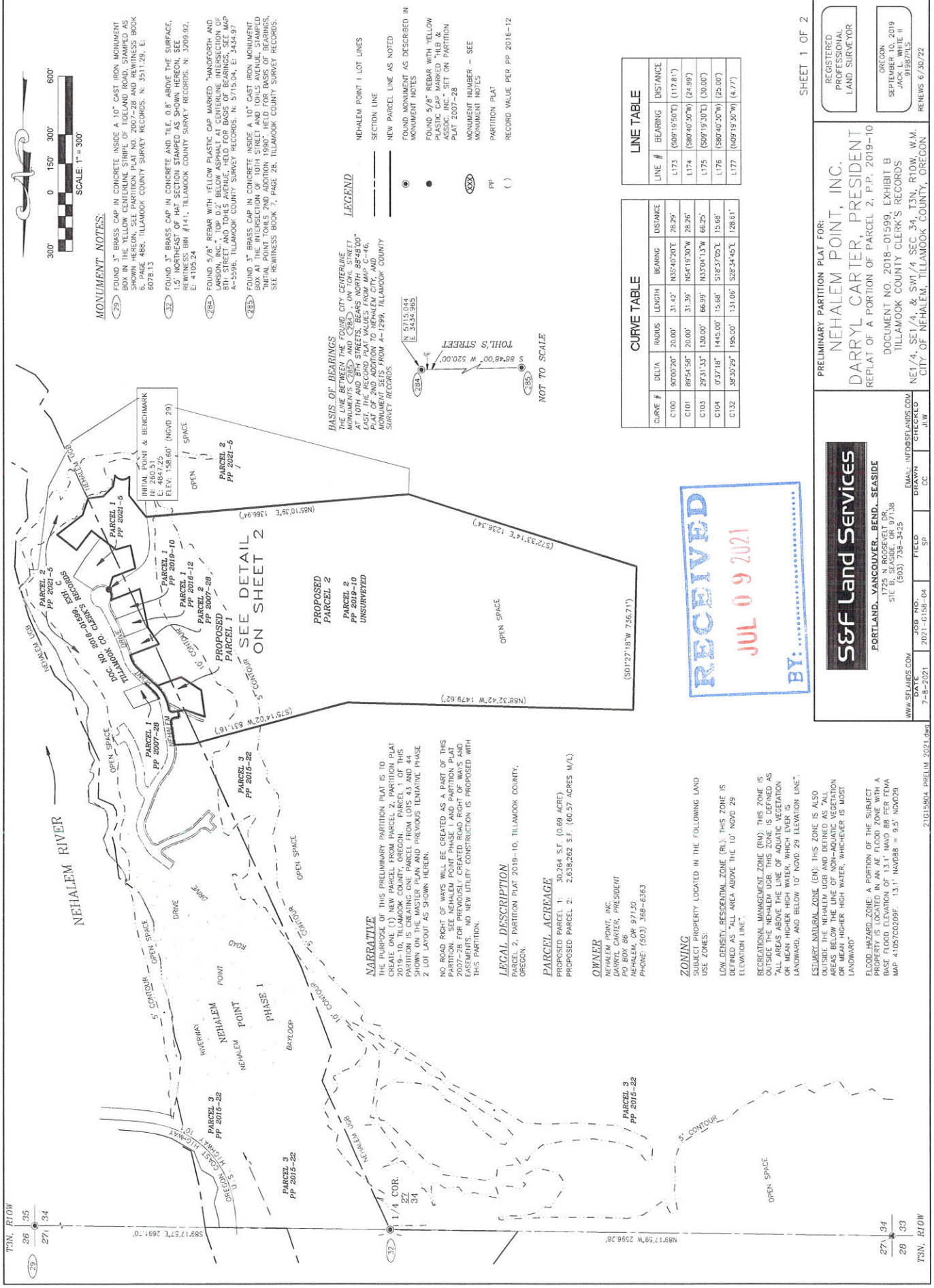
S&F Land Services
 PORTLAND, VANCOUVER, BEND, SEASIDE
 WWW.S&FLS.COM 503.738.3425 EMAIL: INFO@S&FLS.COM
 1711 SEASIDE, OR 97138 1711 SEASIDE, OR 97138
 DATE: MAY 5, 2021 JOB NO: 2021-0158-04 FIELD DRAWN: J.L.W.
 CHECKED: SP CO.

21GL5804-PRELIM 2021.dwg

10' WIDE NON-EXCLUSIVE
 DAMAGE LIABILITY GRANTED
 TO THE NEHALEM POINT
 DEVELOPMENT ASSOCIATION
 PER PARTITION PLAT 2007-28

EXHIBIT C

AMENDED
PLOT
MAP



MONUMENT NOTES:

(29) FOUND 3" BRASS CAP IN CONCRETE INSIDE A 10" CAST IRON MONUMENT FOUND AT THE INTERSECTION OF 10TH STREET AND CENTERLINE OF NEHALEM POINT. SEE PARTITION PLAT NO. 2007-28 AND REWINNISH BOOK 6, PAGE 488, TILLAMOOK COUNTY SURVEY RECORDS, N. 3511.291, E. 8079.13

(30) FOUND 3" BRASS CAP IN CONCRETE AND TILE 0.8' ABOVE THE SURFACE, 1.5' NORTHEAST OF HAT SECTION STAMPS AS SHOWN HEREON, SEE REWINNISH BKN #141, TILLAMOOK COUNTY SURVEY RECORDS, N. 3209.992, E. 4105.24

(31) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HANDFORTH AND LARSON, INC.", TOP 0.2' BELOW ASPHALT AT CENTERLINE INTERSECTION OF 8TH STREET AND TOHL'S AVENUE, HELD FOR EASE OF BEARINGS, SEE MAP NO. 2007-28, TILLAMOOK COUNTY SURVEY RECORDS, N. 3715.04, E. 3454.97

(32) FOUND 3" BRASS CAP IN CONCRETE INSIDE A 10" CAST IRON MONUMENT BOX AT THE INTERSECTION OF 10TH STREET AND 10N.35 AVENUE, STAMPED WITH "TILLAMOOK COUNTY SURVEY RECORDS, N. 3715.04, E. 3454.97, SEE REWINNISH BOOK 7, PAGE 28, TILLAMOOK COUNTY SURVEY RECORDS.

LEGEND

NEHALEM POINT 1 LOT LINES

SECTION LINE

NEW PARCEL LINE AS NOTED

FOUND MONUMENT AS DESCRIBED IN FOUND MONUMENT NOTES

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC. INC." SET ON PARTITION PLAT 2007-28

MONUMENT NUMBER - SEE FOUND MONUMENT NOTES

PARTITION PLAT

RECORD VALUE PER PP 2016-12

BASIS OF BEARINGS

THE LINE BETWEEN THE TOWN CITY CENTERLINE MONUMENTS (29) AND (30), ON 10TH STREET AT 10TH AND 8TH STREETS, BEARS NORTH 89°48'00" WEST 100.00' TO NEHALEM POINT 1 MONUMENT SETS FROM A-1299, TILLAMOOK COUNTY SURVEY RECORDS.

LINE TABLE

LINE #	BEARING	DISTANCE
L173	(S09°19'50"E)	(1172.81')
L174	(S09°40'30"W)	(24.99')
L175	(S09°19'30"E)	(30.00')
L176	(S80°40'30"W)	(25.00')
L177	(N08°19'50"W)	(4.77')

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C100	90°00'00"	20.00'	31.42'	N39°40'20"E	26.29'
C101	80°54'58"	20.00'	31.39'	N54°19'30"W	26.26'
C103	29°31'33"	130.00'	66.99'	N33°04'13"W	66.25'
C104	0°37'18"	1445.00'	15.68'	S18°37'05"E	15.68'
C132	38°30'29"	195.00'	131.00'	S28°34'45"E	128.61'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON

SEPTEMBER 10, 2019

JACOB WHITE II

RENEWES 6/30/22

PRELIMINARY PARTITION PLAT FOR:

NEHALEM POINT, INC.

DARRYL CARTER, PRESIDENT

REPLAT OF A PORTION OF PARCEL 2, P.P. 2019-10

TILLAMOOK COUNTY CLERK'S RECORDS

NE 1/4, SE 1/4, & SW 1/4 SEC 34, T3N, R10W, W.M. CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

1725 N ROOSEVELT DR
STE B, SEASIDE, OR 97138
(503) 738-3425

EMAIL: INFO@SFLS.COM

WWW.SFLS.COM

DATE: 7-8-2021

JOB NO.: 2021-0158-04

FIELD: SP

DRAWN: CC

CHECKED: JTW

RECEIVED

JUL 09 2021

BY:

SEE DETAIL ON SHEET 2

NARRATIVE

THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE ONE (1) NEW PARCEL FROM PARCEL 2, PARTITION PLAT 2019-10, TILLAMOOK COUNTY, OREGON. PARCEL 1 OF THIS PLAT IS THE SAME AS SHOWN ON THE MASTER PLAN AND PREVIOUS TENTATIVE PHASE 2 LOT LAYOUT AS SHOWN HEREON.

NO ROAD RIGHT OF WAYS WILL BE CREATED AS A PART OF THIS PLAT. HOWEVER, A ROAD RIGHT OF WAY WILL BE CREATED AND EASEMENTS, NO NEW UTILITY CONSTRUCTION IS PROPOSED WITH THIS PARTITION.

LEGAL DESCRIPTION

PARCEL 2, PARTITION PLAT 2019-10, TILLAMOOK COUNTY, OREGON.

PARCEL ACREAGE

PROPOSED PARCEL 1: 30.264 S.F. (0.69 ACRE)

PROPOSED PARCEL 2: 2,638,282 S.F. (66.57 ACRES M.L.)

OWNER

NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
NEHALEM, OR 97130
PHONE: (503) 368-6363

ZONING

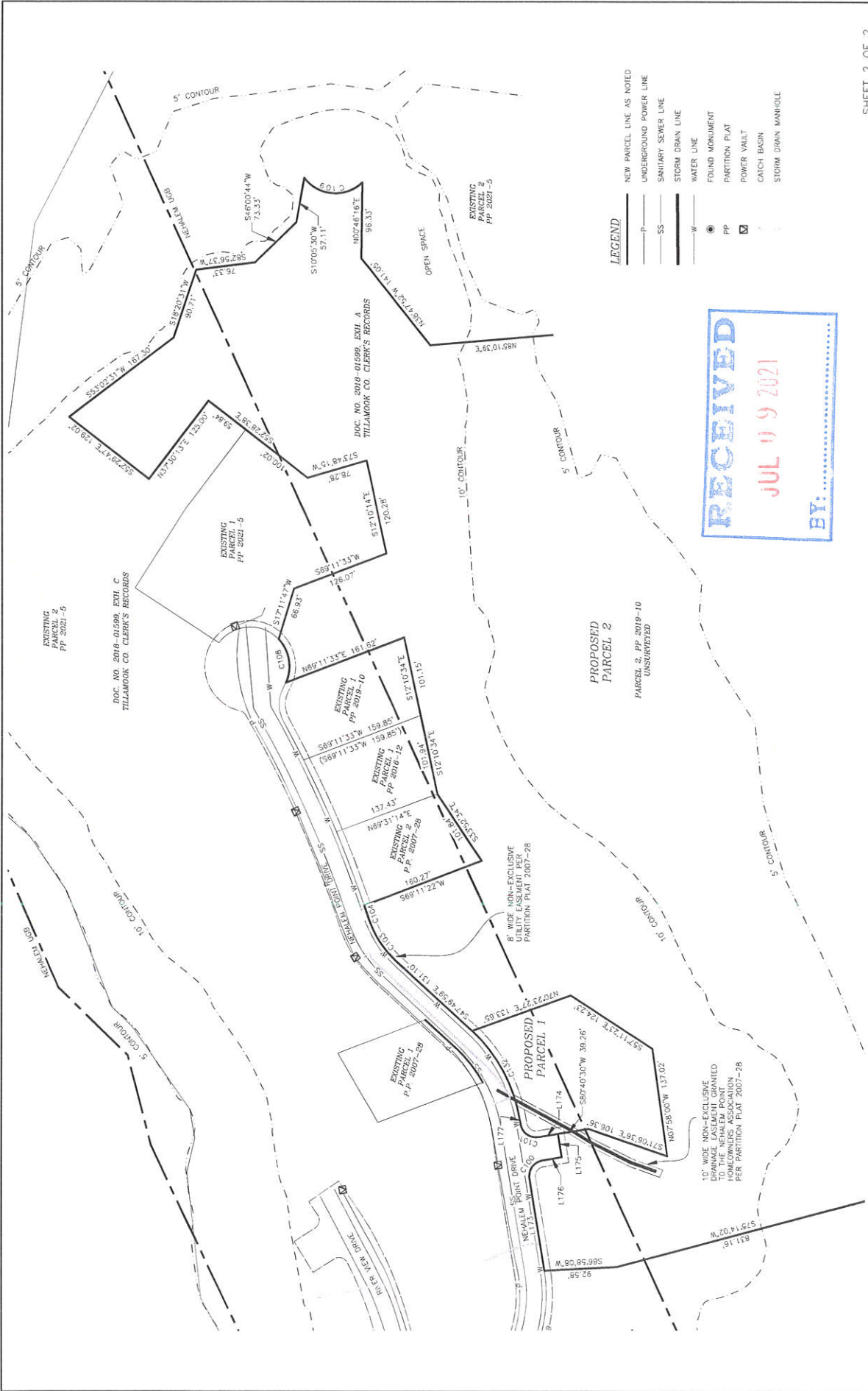
SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONING:

LOW DENSITY RESIDENTIAL ZONE (RD); THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE."

RECREATIONAL MANAGEMENT ZONE (RM); THIS ZONE IS OUTSIDE THE NEHALEM USE THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE, OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD, AND BELOW 10' NAVD 29 ELEVATION LINE."

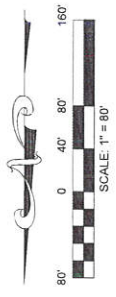
ESLUARY NAVAL ZONE (EN); THIS ZONE IS ALSO OUTSIDE THE NEHALEM USE AND DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE, OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD"

FLOOD HAZARD ZONE: A PORTION OF THE SUBJECT PROPERTY IS IN A FLOOD HAZARD ZONE. THE FLOOD BASE ELEVATION IS 31.1. THE FLOOD BASE PER FEMA MAP 410570009F, 13.1. NAVD88 = 9.5' NAVD09



- LEGEND**
- NEW PARCEL LINE AS NOTED
 - UNDERGROUND POWER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - WATER LINE
 - FOUND MONUMENT
 - PARTITION PLAT
 - POWER VAULT
 - CATCH BASIN
 - STORM DRAIN MANHOLE

RECEIVED
 JUL 19 2021
 BY:



SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE II
 31592743
 RENEWS 6/30/22

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 REPLAT OF A PORTION OF PARCEL 2, P.P. 2019-10
 DOCUMENT NO. 2018-01599, EXHIBIT B
 TILLAMOOK COUNTY CLERK'S RECORDS
 NE 1/4, SE 1/4, & SW 1/4 SEC 34, T3N, R10W, W.M.
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

S&F Land Services
 PORTLAND, VANCOUVER, BEND, SEASIDE
 17725 N ROOSEVELT DR.
 STE B, SEASIDE, OR 97138
 (503) 738-3425

WWW.SFLANDS.COM JOB NO. 2021-01584-PHELM_2021.dwg
 DATE 7-8-2021 FIELD SP
 DRAWN CHECKED CC
 EMAIL: INFO@SFLANDS.COM

21015804-PHELM_2021.dwg