



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

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-22-000117-PLNG:
KLAUSEN / ESPLIN**

*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: May 6, 2022

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

#851-22-000117-PLNG: A partition request to create two (2) residential parcels. Located northwest of the Incorporated City of Tillamook, via Makinster Road, a county road. The subject property is designated as Tax Lot 1901 of Section 13D, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). Property owner is Frank Klausen and applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 20, 2022**, 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 May 23, 2022.

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: www.co.tillamook.or.us/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 x 3315 or arimoldi@co.tillamook.or.us.

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 3.010: 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.
- ...
- (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.

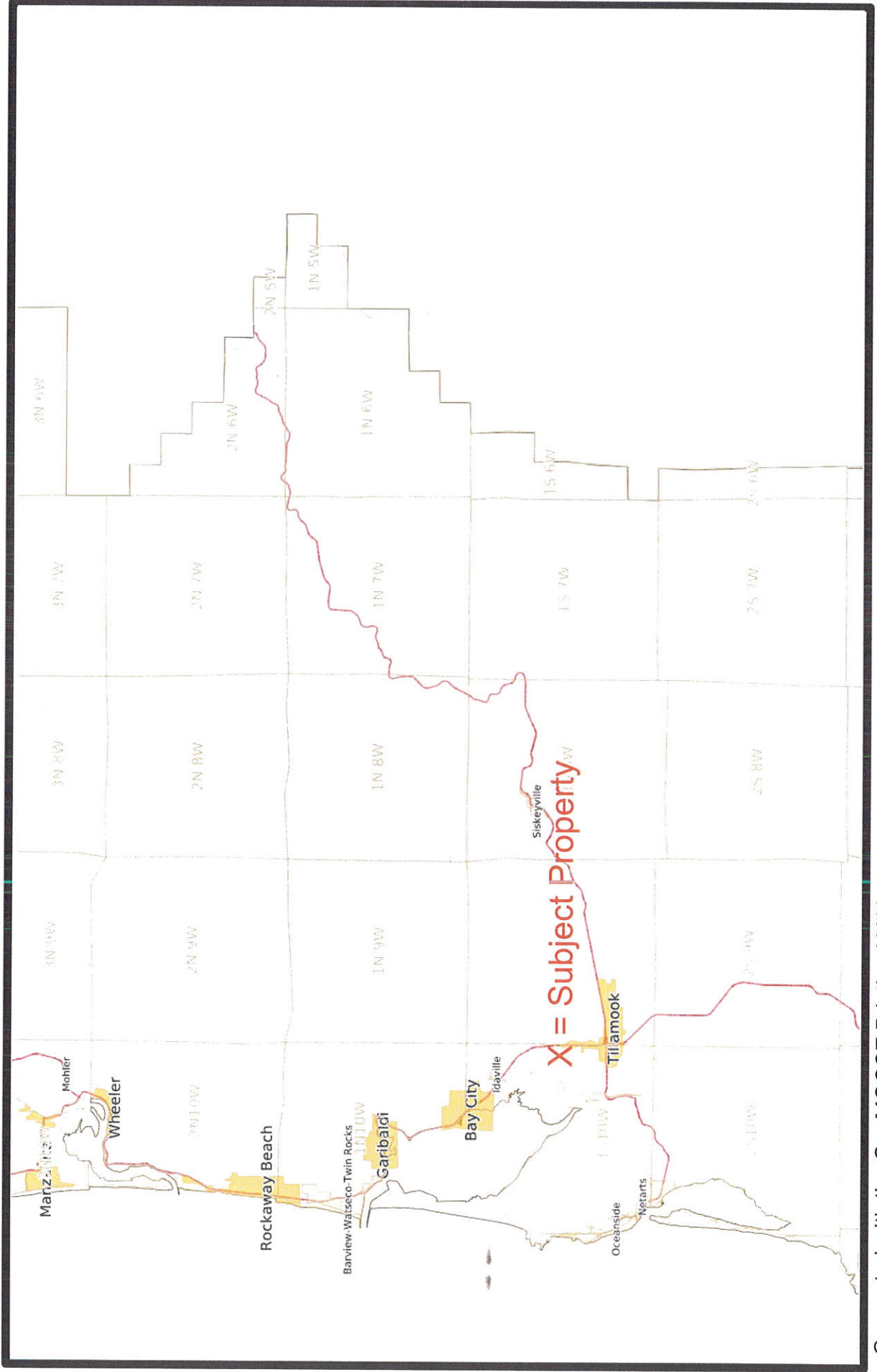
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

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.

Map - VICINITY

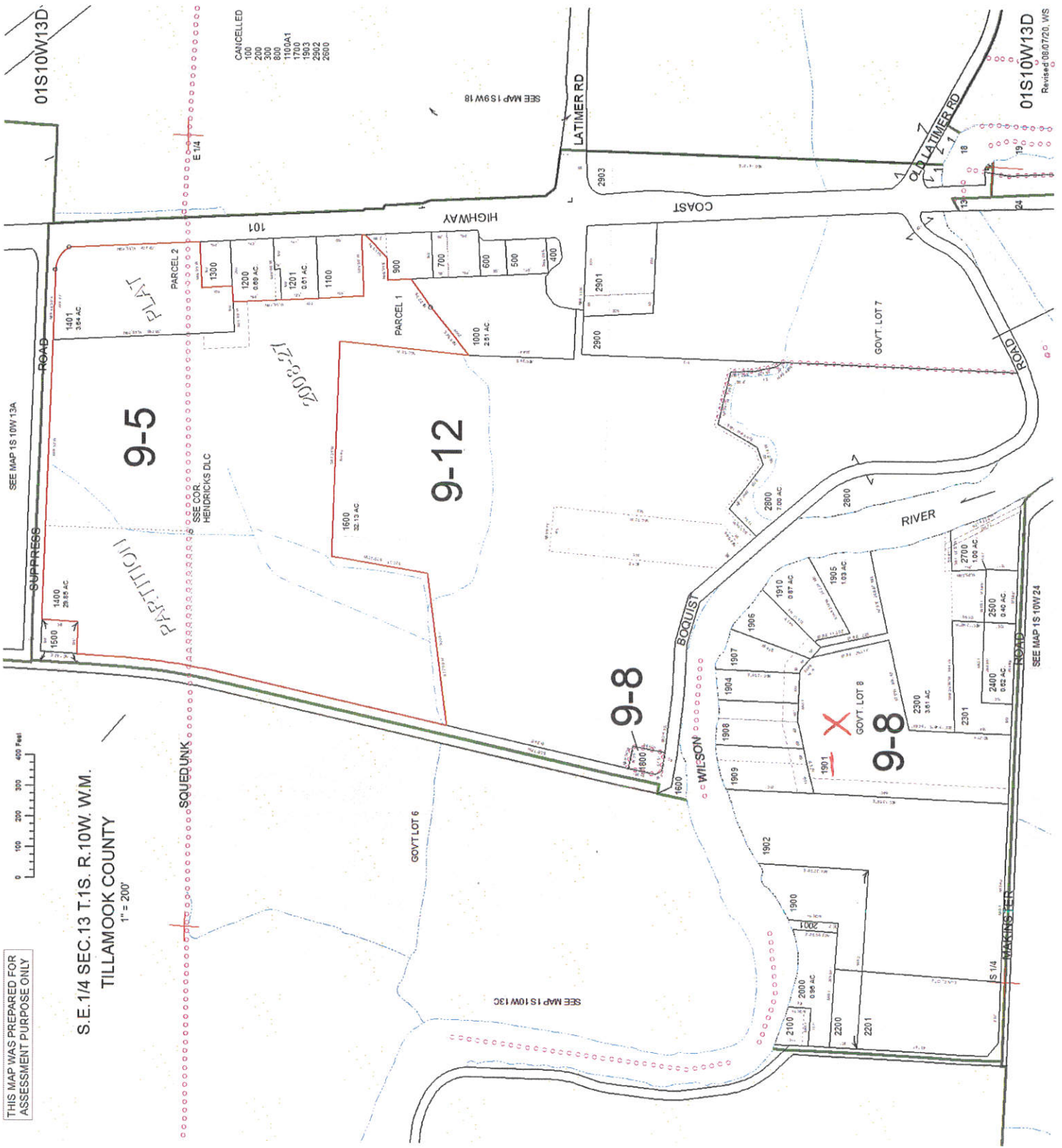


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 SEC. 13 T.1S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 200'

- CANCELLED
- 100
- 200
- 300
- 400
- 500
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 1600
- 1700
- 1800
- 1900
- 2000
- 2100
- 2200
- 2300
- 2400
- 2500
- 2600



01S10W13D
Revised 08/07/20, WS

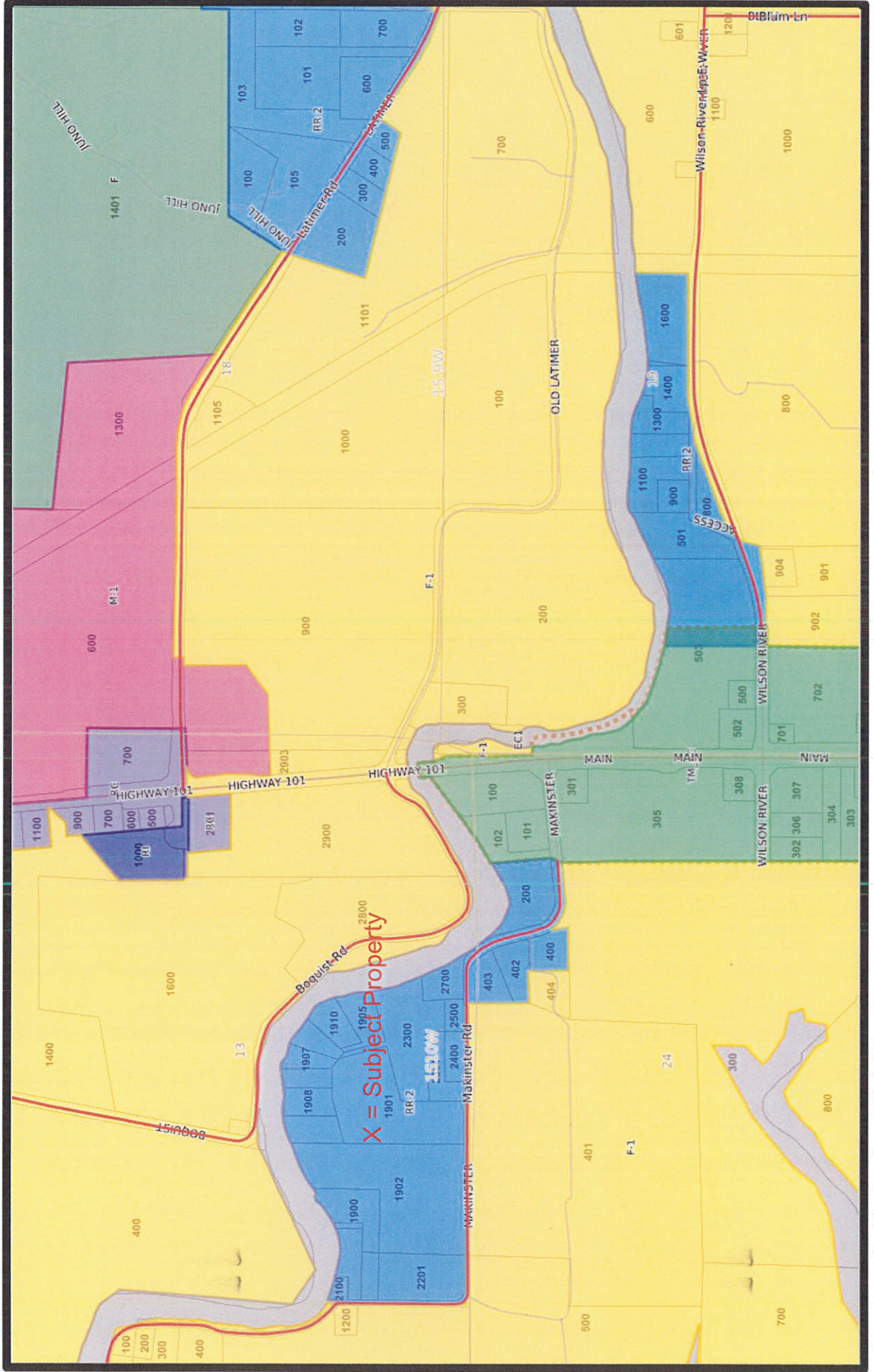
SEE MAP 1S 10W 24

SEE MAP 1S 10W 13A

SEE MAP 1S 9W 18

SEE MAP 1S 10W 13C

Map - ZONING





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: 11765 HWY 101 SOUTH
 City: TILLAMOOK State: OR Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: FRANK KLAUSEN Phone: 503-812-1951
 Address: 1330 MAKINSTER RD
 City: TILLAMOOK State: OR Zip: 97141
 Email: KLAUSENTRUCKING@GMAIL.COM

Location:

Site Address: 1330 MAKINSTER RD, TILLAMOOK, OR 97141

Map Number:	1S	10	13D	001901
	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

MAR 21 2022

Approved Denied

Received by:

Receipt #:

Fees: 409

Permit No:

851-22 - 000117 - PLNG

- 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.

Frank Klausen

 Property Owner (*Required)

March 15, 2022

 Date

Dallas Esplin

 Applicant Signature

OCT 26, 2021

 Date

RECEIVED
APR 19 2022

PARTITION PLAT 2022-

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON
THE _____ DAY OF _____, 2021 AT _____ O'CLOCK, AND
RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET
B- _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF TILLAMOOK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2021
BY (FRANK J. KLAUSEN, KATHRYN J. KLAUSEN).
(SIGN) _____

NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 2021

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRANK J. KLAUSEN AND KATHRYN J. KLAUSEN, THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT TRACT DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ATTACHED MAP.

FRANK J. KLAUSEN
KATHRYN J. KLAUSEN

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT TRACT DESCRIBED IN INSTRUMENT 2007-4438, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927";
THENCE S 15°09'48" E 280.52';
THENCE S 50°09'44" E 96.32';
THENCE S 15°09'48" E 280.52';
THENCE SOUTHWESTXXXXXXXXXX
THENCE SOUTHWESTXXXXXXXXXX
THENCE WESTXXXXXXXXXXXX, TO THE INITIAL POINT

DALLAS W. ESPLIN, PLS 83927

I, TASSI O'NEIL, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT TRACT DESCRIBED IN INSTRUMENT 2007-4438, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927";
THENCE S 15°09'48" E 280.52';
THENCE S 50°09'44" E 96.32';
THENCE S 15°09'48" E 280.52';
THENCE SOUTHWESTXXXXXXXXXX
THENCE SOUTHWESTXXXXXXXXXX
THENCE WESTXXXXXXXXXXXX, TO THE INITIAL POINT

TASSI O'NEIL

OREGON COORDINATE REFERENCE SYSTEM

OBLOQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°13'00" W
FALSE EASTING: -300,000.000 METERS
FALSE NORTING: -300,000.000 METERS
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +9°30'00"

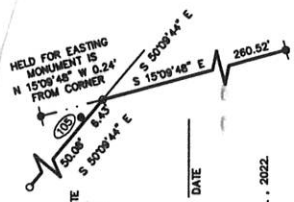
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52. SEE GOVT RECORDS)

APPROVALS

APPROVED 2021 AS PARTITION, 681-_____, PLUG.
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT
DATE _____
APPROVED THIS _____ DAY OF _____, 2022.
TILLAMOOK COUNTY SURVEYOR
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
TILLAMOOK COUNTY TAX COLLECTOR

DETAIL "A"

1" = 20'



LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927"
- FOUND MONUMENT AS NOTED, HELD
- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "C WAYNE COOK PLS 1088" HELD AS ORIGINAL MONUMENT. ADJUSTMENT MONUMENT FROM MAP B-2726
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP A-5215, B-2180, OR B-2758
- [] RECORD VALUE FROM MAP F-26-19
- [] RECORD VALUE FROM MAP A-4136 OR A-389
- NO () [] OR [] MEASURED VALUE

BASES OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE REFERENCE SYSTEM, NORTH 97°37'20" EAST BETWEEN MONUMENTS 101 AND 107.

NARRATIVE

THIS IS A DEFENDANT SURVEY OF THE KLAUSEN TRACT DESCRIBED IN INSTRUMENT 2007-4438. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

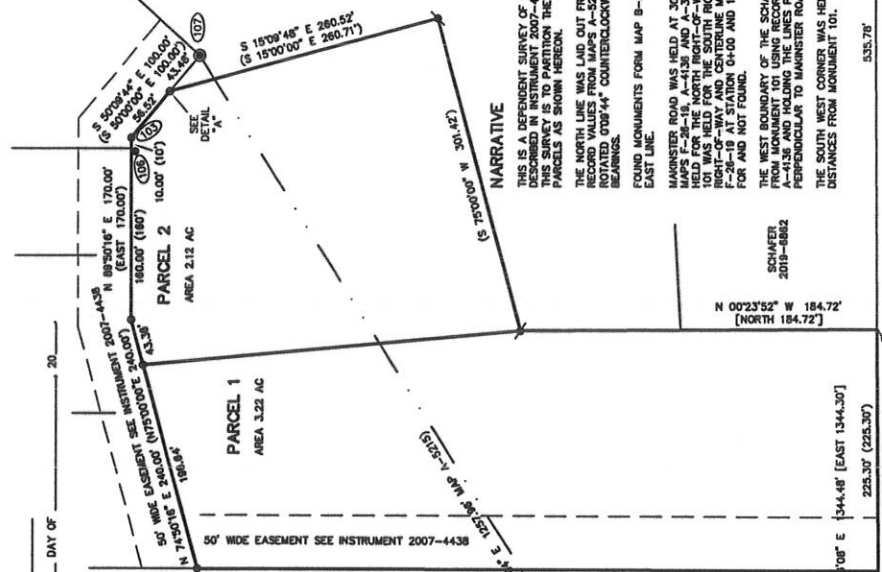
THE NORTH LINE WAS Laid OUT FROM MONUMENT 105 USING RECORD VALUES FROM MAPS A-5215, B-2180, AND B-2758 ROTATED 0°09'44" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.

FOUND MONUMENTS FROM MAP B-2758 WERE HELD FOR THE EAST LINE.

MANHATTAN ROAD WAS HELD AT 30.00' WIDE AS SHOWN ON MAPS F-26-19, A-4136 AND A-389. MONUMENT 102 WAS HELD FOR THE NORTH RIGHT-OF-WAY OF MONUMENT 101.

THE SOUTH WEST CORNER WAS HELD AT RECORD DEED DISTANCES FROM MONUMENT 101.

THE SOUTH WEST CORNER WAS HELD AT RECORD DEED DISTANCES FROM MONUMENT 101.



- MONUMENT NOTES**
- (101) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "1/4 13 24 1870" 0.6' BELOW GRADE WITH HAT SECTION EAST 3.0'. SEE WITNESS BOOK 7, PAGE 414, HELD
 - (102) FOUND 1 1/2" IRON PIPE 0.6' BELOW GRADE, SEE MAP A-389, HELD FOR NORTH RIGHT-OF-WAY MANHATTAN ROAD
 - (103) FOUND 5/8" REBAR, BENT TO EAST, TIED AT BEND, 1.2' BELOW GRADE, AT POSITION, PULLED AND RESET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927" FLUSH WITH GROUND. SEE MAP A-5215
 - (104) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", N 39°50'16" E 61.0' OF BOUNDARY. SEE MAP A-5215, NOT HELD
 - (105) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", SEE MAP A-5215, AT POSITION
 - (107) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", SEE MAP A-5215, HELD

PARITION PLAT FOR:

FRANK & KATHRYN KLAUSEN
INSTRUMENT 2007-4438
TILLAMOOK COUNTY DEED RECORDS
SE 1/4 SECTION 13
T5, R10W, W.M.
TILLAMOOK COUNTY, OREGON

DATE	DATE	DATE	DATE
BY	BY	BY	BY
FOR	FOR	FOR	FOR
BY	BY	BY	BY

STA 15+53.1

N 02°23'52" W 184.72'
[NORTH 184.72']

N 89°30'00" E [N 89°43'53" E 1502.38]

N 89°30'00" E [E 1344.48] [EAST 1344.30]

N 89°30'00" E [E 225.30] [EAST 225.30]

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

N 89°30'00" E [E 184.72] [NORTH 184.72']

PARTITION PLAT 2022-

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON
THE DAY OF , 2021 AT O'CLOCK, AND
RECORDED AS PARTITION PLAT NO. IN PLAT CABINET
B- , TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. .

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF TILLAMOOK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON , 2021
BY (FRANK J. KLAUSEN, KATHRYN J. KLAUSEN).

NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES: DAY OF , 2021

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON.
RECORDED , 2022 AT O'CLOCK, AS INSTRUMENT NO. .

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRANK J. KLAUSEN AND KATHRYN J. KLAUSEN, THE OWNERS OF THE LAND REPRESENTED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ATTACHED MAP.

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
DALLAS W. ESPLIN, P.L.S. 83927
I, DALLAS W. ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT TRACT DESCRIBED IN INSTRUMENT 2007-4438, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927" AND 100.00' FROM THE QUARTER CORNER BETWEEN SECTIONS 13 AND 24;
THENCE NORTH 00°00'00" E 240.00';
THENCE N 89°50'18" E 170.00';
THENCE S 50°08'44" E 56.52';
THENCE S 15°09'48" E 280.52';
THENCE SOUTHWEST 00°00'00" E 280.52';
THENCE SOUTH 00°00'00" E 280.52';
THENCE WEST 00°00'00" E 280.52';
TO THE INITIAL POINT.



OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983
LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°13'00" W
FALSE NORTHING: -300,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW ANGLE AT LOCAL ORIGIN: +0°30'00"

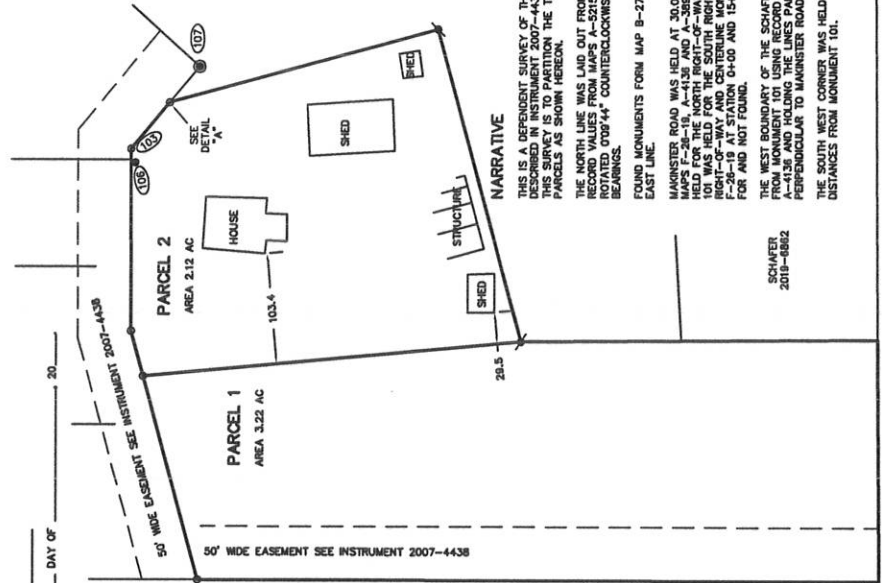
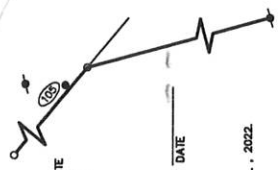
APPROVALS

APPROVED 2021 AS PARTITION, 851--PLNG.
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT
DATE

APPROVED THIS DAY OF , 2022.
TILLAMOOK COUNTY SURVEYOR

TAKES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
TILLAMOOK COUNTY TAX COLLECTOR

DETAIL "A"
1" = 20'



NARRATIVE

THIS IS A REPENDENT SURVEY OF THE KLAUSEN TRACT DESCRIBED IN INSTRUMENT 2007-4438. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.
THE NORTH LINE WAS Laid OUT FROM MONUMENT 105 USING RECORD VALUES FROM MAPS A-5215, B-2180, AND B-2758 ROTATED 0°09'44" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.
FOUND MONUMENTS FROM MAP B-2758 WERE HELD FOR THE EAST LINE.
MANISTER ROAD WAS HELD AT 30.00' WIDE AS SHOWN ON MAPS F-28-19, A-4138 AND A-389. MONUMENT 102 WAS HELD FOR THE NORTH RIGHT-OF-WAY OF AND MONUMENT 103 WAS HELD FOR THE SOUTH RIGHT-OF-WAY OF AND MONUMENT 104 WAS HELD FOR THE RIGHT-OF-WAY AND CENTERLINE MONUMENTS SHOWN ON MAP F-28-19 AT STATION 0+00 AND 15+53 WERE SEARCHED FOR AND NOT FOUND.
THE WEST BOUNDARY OF THE SCHAFER TRACT WAS Laid OUT FROM MONUMENT 101 USING RECORD DISTANCES FROM MAP A-5215, B-2180, AND B-2758. THE BOUNDARY IS PERPENDICULAR TO MANISTER ROAD.
THE SOUTH WEST CORNER WAS HELD AT RECORD DEED DISTANCES FROM MONUMENT 101.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE REFERENCE SYSTEM AND THE NORTH ARROW MONUMENTS BETWEEN MONUMENTS 101 AND 107.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927"
FOUND MONUMENT AS NOTED, HELD
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "C WAYNE COOK PLS 1088" HELD AS ORIGINAL BOUNDARY LINE ADJUSTMENT MONUMENT FROM MAP B-2758
FOUND MONUMENTS AS NOTED
RECORD VALUE FROM MAP A-5215, B-2180, OR B-2758
RECORD VALUE FROM MAP F-28-19
RECORD VALUE FROM MAP A-4138 OR A-389
NO (), [], [] OR [] MEASURED VALUE

MONUMENT NOTES

- 101 FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "1/4, 13, 24 1870" 0.6" BELOW GRADE WITH HAT SECTION EAST 3.0", SEE REWITNESS BOOK 7, PAGE 414, HELD
102 FOUND 1 1/2" IRON PIPE 0.6" BELOW GRADE, SEE MAP A-389, HELD FOR NORTH RIGHT-OF-WAY MANISTER ROAD
103 FOUND 5/8" REBAR, BENT TO EAST, TIED AT BEND, 1.2' BELOW GRADE, AT POSITION, PULLED AND RESET 5/8" 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83927" FLUSH WITH GRADE, SEE MAP A-5215
104 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", N 39°50'16" E 61.0' OF BOUNDARY, SEE MAP A-5215, NOT HELD
105 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", SEE MAP A-5215, AT POSITION
106 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", SEE MAP A-5215, HELD
107 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "A DUNCAN LS 793", SEE MAP A-5215, HELD

Surveyor's office information: BAYSIDE SURVEYING LLC, 11765 HWY 101 SOUTH TILLAMOOK, OR 97141, 503-842-5551. Partition plat for Frank & Kathryn Klausen, Instrument 2007-4438, TILLAMOOK COUNTY DEED RECORDS, SE 1/4 SECTION 13, T1S, R10W, W1M, TILLAMOOK COUNTY, OREGON.





FAIRVIEW WATER DISTRICT

403 Marolf Loop Road

Tillamook, OR. 97141

503-842-4333 / cell 503-801-1005 / fax 503-842-3833

davidpace@fairviewwater.com

APR 19 2022

January 11, 2022

Tillamook County
Dept. of Community Development
201 Laurel Avenue
Tillamook, OR. 97141

RE: Water service to 1S-10-13D, tax lot #1901, Tillamook, Oregon 97141.

To whom it may concern;

The property located at Assessors map# 1S-10-13D, Tax lot #1901 will receive water service from the Fairview Water District.

Sincerely,

David Pace,
Superintendent

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Robert E Schafer
1410 Makinster Rd
Tillamook OR 97141
Grantor's Name and Address

SUZANN L REPASS
1410 Makinster Rd
Tillamook OR 97141
Grantee's Name and Address

Tillamook County, Oregon **2019-006862**
 11/04/2019 01:02:58 PM
 DEED-DWARR
 \$15.00 \$11.00 \$61.00 \$10.00 - Total = \$97.00



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):
Robert E Schafer
1410 Makinster Rd
Tillamook OR 97141

Until requested otherwise, send all tax statements to (Name and Address):
Robert E Schafer
1410 Makinster Rd
Tillamook OR 97141

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Robert E Schafer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Robert E Schafer
SUZANN L REPASS
 hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Tillamook County, State of Oregon, described as follows (legal description of property):

SEE ATTACHMENT EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NA

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 . However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11-4-2019; any signature on behalf of a business or other entity is made with the authority of that entity.

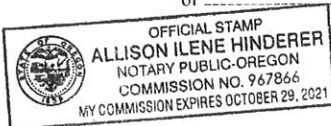
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930. AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

11-4-2019
Robert E Schafer

STATE OF OREGON, County of Tillamook ss.

This instrument was acknowledged before me on 11-4-19
 by Robert E. Schafer

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Allison Hinderer
 Notary Public for Oregon
 My commission expires 10-29-2021

RECEIVED
 APR 19 2022
 BY _____

RECORDING REQUESTED BY:



802 Main Ave.
Tillamook, OR 97141

GRANTOR'S NAME:
Ruth A. Ellerbroek

GRANTEE'S NAME:
Robert E. Schafer

AFTER RECORDING RETURN TO:

Order No.: 360417004158-RB
Robert Schafer
1410 Makinster Road
Tillamook, OR 97141

SEND TAX STATEMENTS TO:

Robert Schafer
1410 Makinster Road
Tillamook, OR 97141

APN: 148272
258624
Map: 1S10 13D 02400
1S10 13D 02301

1410 Makinster Road, Tillamook, OR 97141

Tillamook County, Oregon
02/22/2018 11:08:01 AM
DEED-DWARR
\$10.00 \$11.00 \$10.00 \$21.00 - Total = \$52.00
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

RECEIVED
APR 19 2022

360417004158

TICOR TITLE™

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ruth A. Ellerbroek, Grantor, conveys and warrants to Robert E. Schafer, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2-22-18

Ruth A. Ellerbroek
Ruth A. Ellerbroek

State of Oregon
County of Tillamook

This instrument was acknowledged before me on February 22, 2018 by Ruth A. Ellerbroek.

Deborah Suzanne Carr
Notary Public - State of Oregon

My Commission Expires: 2-24-18



EXHIBIT "A"
Legal Description

PARCEL NO. 1:

Beginning at a point which is 908.7 feet and 30 feet North of the quarter corner between Sections 13 and 24, Township 1 South, Range 10 West, Willamette Meridian;
thence East 263.95 feet;
thence North 100 feet;
thence West 263.95 feet;
thence South 100 feet to the point of beginning, situated in Government Lot 8, Section 13, Township 1 South, Range 10 West of the Willamette Meridian, County of Tillamook, State of Oregon.

PARCEL NO. 2:

A tract of land in Section 13, Township 1 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon:
Beginning at a point which is 808.7 feet East and 30 feet North of the quarter corner between Sections 13 and 24, Township 1 South, Range 10 West of the Willamette Meridian;
thence East 100.0 feet, more or less, to the Southeast corner of that tract of land conveyed to Frank W. Freeman by Deed recorded December 9, 1949 in Book 121, page 84, Tillamook County Records;
thence North 100 feet;
thence East 263.95 feet to the Northeast corner of that tract described in Assignment of Contract to Michael L. Ellerbroek, et ux recorded August 20, 1976 in Book 246, page 549, Tillamook County Records;
thence North to the North line of Tract I as described in Warranty Deed to Charles E. Curl, et ux recorded August 30, 1971 in Book 224, page 405, Tillamook County Records;
thence Southwesterly along said North line of a point North 184.72 feet of the point of beginning;
thence South to the point of beginning.

150-DAY WAIVER

APR 20 2022

By my signature below, I confirm my agreement to hold the decision on my application(s) deemed to be complete, listed below, and hereby waive the 150-day decision requirement as specified under ORS 215.427. With the exception of mediation, the total of all extensions may not exceed 215 days after the date the application(s) were deemed complete.

Application(s): #851-22-000117-PLNG / PARTITION

AGREED TO BY:

Frank Klausen
APPLICANT SIGNATURE

4-19-22
DATE

FRANK KLAUSEN
NAME (PLEASE PRINT)

Dallas Esplin

4-19-22

Dallas Esplin

Date: April 15, 2022

RE: Incomplete application for Partition Application 851-22-000117-PLNG

APR 15 2022

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development
Attn: Angela Rimoldi – Planning Technician
1510 B Third Street
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**March 21, 2022**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Frank Klaus
Signed and Acknowledged (Applicant)

Dale Eri

4-19-22
Date

4-19-22