



Land of Cheese, Trees and Ocean Breeze

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Tillamook, Oregon 97141  
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Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
Fax (503) 842-1819  
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**PARTITION #851-22-000147-PLNG: PORT OF TILLAMOOK BAY / JONES  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions  
**Decision Date:** July 1, 2022  
**Report Prepared By:** Angela Rimoldi, Planning Permit Technician

**I. GENERAL INFORMATION:**

- Request:** Partition request to create two (2) parcels (Exhibit B).
- Location:** Located south of the Incorporated City of Tillamook via Long Prairie Road, a County road. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).
- Zone:** The subject property is primarily zoned General Industrial (M-1) (Exhibit A).
- Applicant:** Terry Jones, 11765 Hwy 101. S., Tillamook, OR. 97141
- Property Owner:** Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR. 97141

**Description of Site and Vicinity:** The subject property is accessed via Long Prairie Road, is irregular in shape, approximately 75 acres in size, has no improvements and is vegetated with grass and dirt (Exhibit A). Topography of the subject property is flat. The subject property is located within an area primarily devoted to Industrial use, with surrounding farm and residential use. The subject property is surround by properties with multiple zoning. Properties to the north and east are zoned Rural Residential (RR-2) and Farm (F-1), properties to the south are zoned Recreational Management (RM) and the properties to the west are also zoned General Industrial (M-1) (Exhibit A).

The subject property is within an area of geologic hazard, does contain mapped wetlands or natural features as indicated on the NWI map, and is not located within Zone X, an Area of Minimal Flood Hazard, as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0595F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are applicable at this time. A Condition of Approval has been made to require relevant standards of this section be adhered to at the time of development.

## II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.032: General Industrial (M-1) zone
- C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

## II. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on June 3, 2022. No comments were received.

### A. 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;*

**Findings:** The applicability of the General Industry (M-1) Zone is addressed below. Plat and the submitted supplemental information confirm the criteria above are met.

- (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;*

**Findings:** The preliminary plat confirms access to the subject property and subsequent parcels remains via Long Prairie Road, a County road (Exhibit B).

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

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

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
  - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
  - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

**Findings:** The subject property is currently served by Zwald Water Utilities Services. A water availability letter is included in the Applicants submittal (Exhibit B). A notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

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

**B. TCLUO Section 3.032: General Industrial (M-1) Zone**

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) Building heights shall not exceed 75 feet.
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.

**Findings:** Applicant has provided a preliminary plat confirming the two (2) parcels created by the proposed partition could be met with a Condition of Approval to meet Standards set by the Zone upon any, and all, improvement requests (Exhibit B).

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

- (1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:
  - ...
  - (b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;
  - ...
- (3) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts,

*subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:*  
*(a) For building or mobile home or manufactured home permits in areas identified in (1)*  
*(b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.*

**Findings:** The proposed partition is located within a geologic hazard area. Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

#### **IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on July 13, 2022**.

#### **V. CONDITIONS OF APPROVAL:**

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming either the existing Road Approach via Long Prairie Road is adequate or that the necessary improvements to the Road Approach have been completed. The letter shall be provided to the Department at the time of consolidated Zoning and Building Permit submittal for development of proposed parcels.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.032: General Industrial (M-1) zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

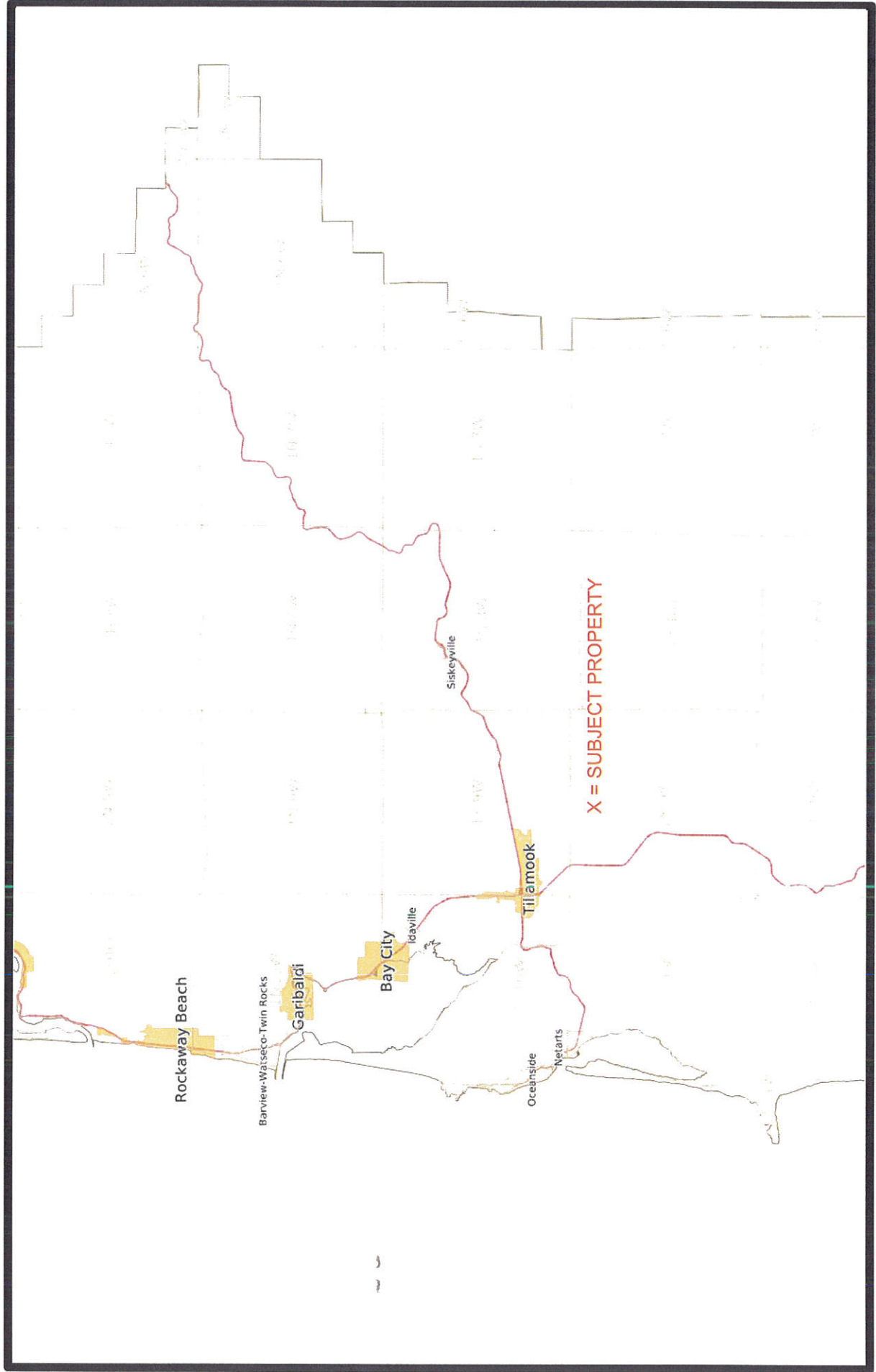
VI. **EXHIBITS:**

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

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

# EXHIBIT A

# Map - VICINITY

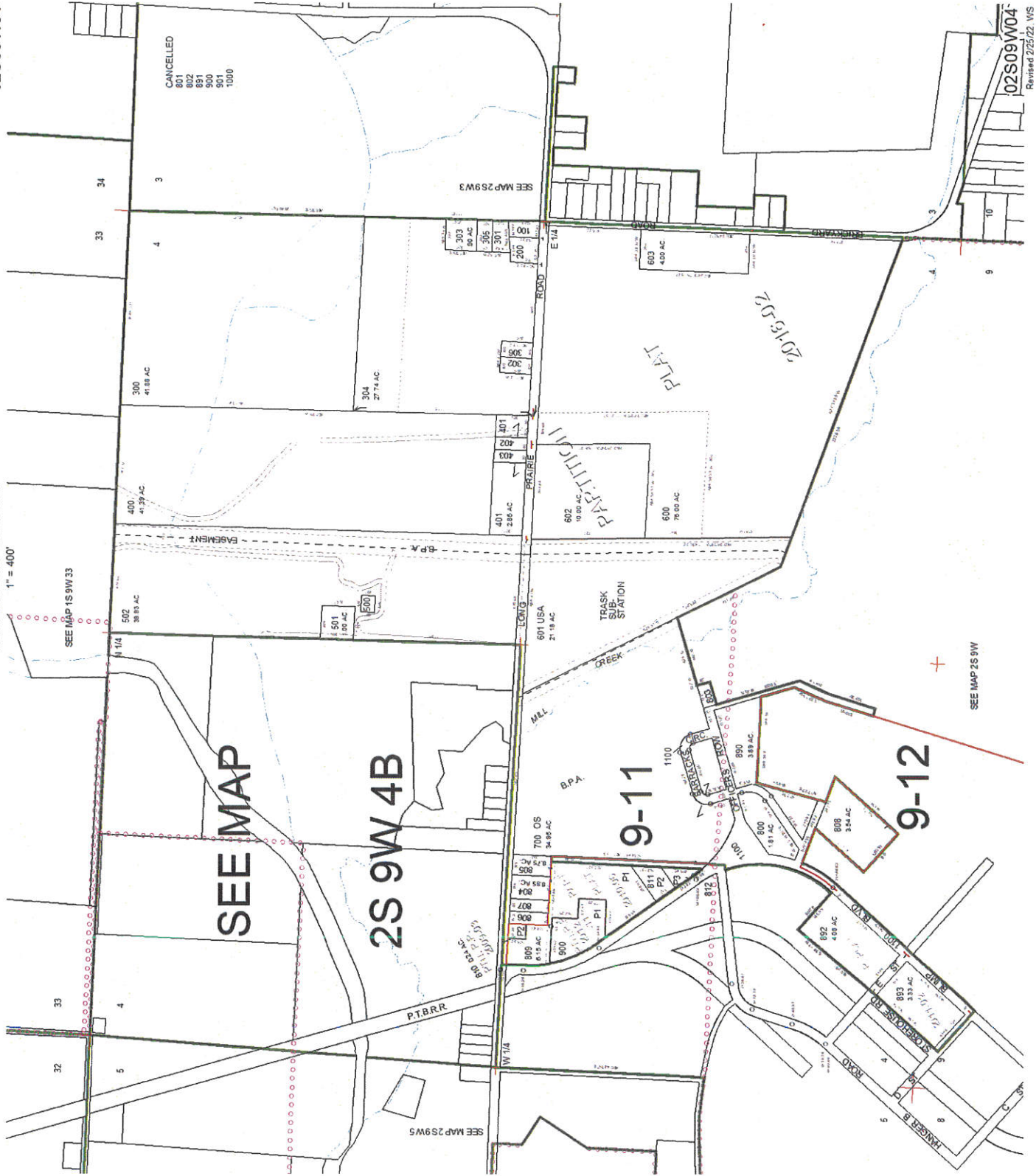


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 4 T.2S. R.9W. W.M.  
TILLAMOOK COUNTY

02S09W04



CANCELLED  
897  
898  
899  
900  
901  
1000

SEE MAP

2S 9W 4B

9-11

9-12

SEE MAP 2S9W5

SEE MAP 2S9W3

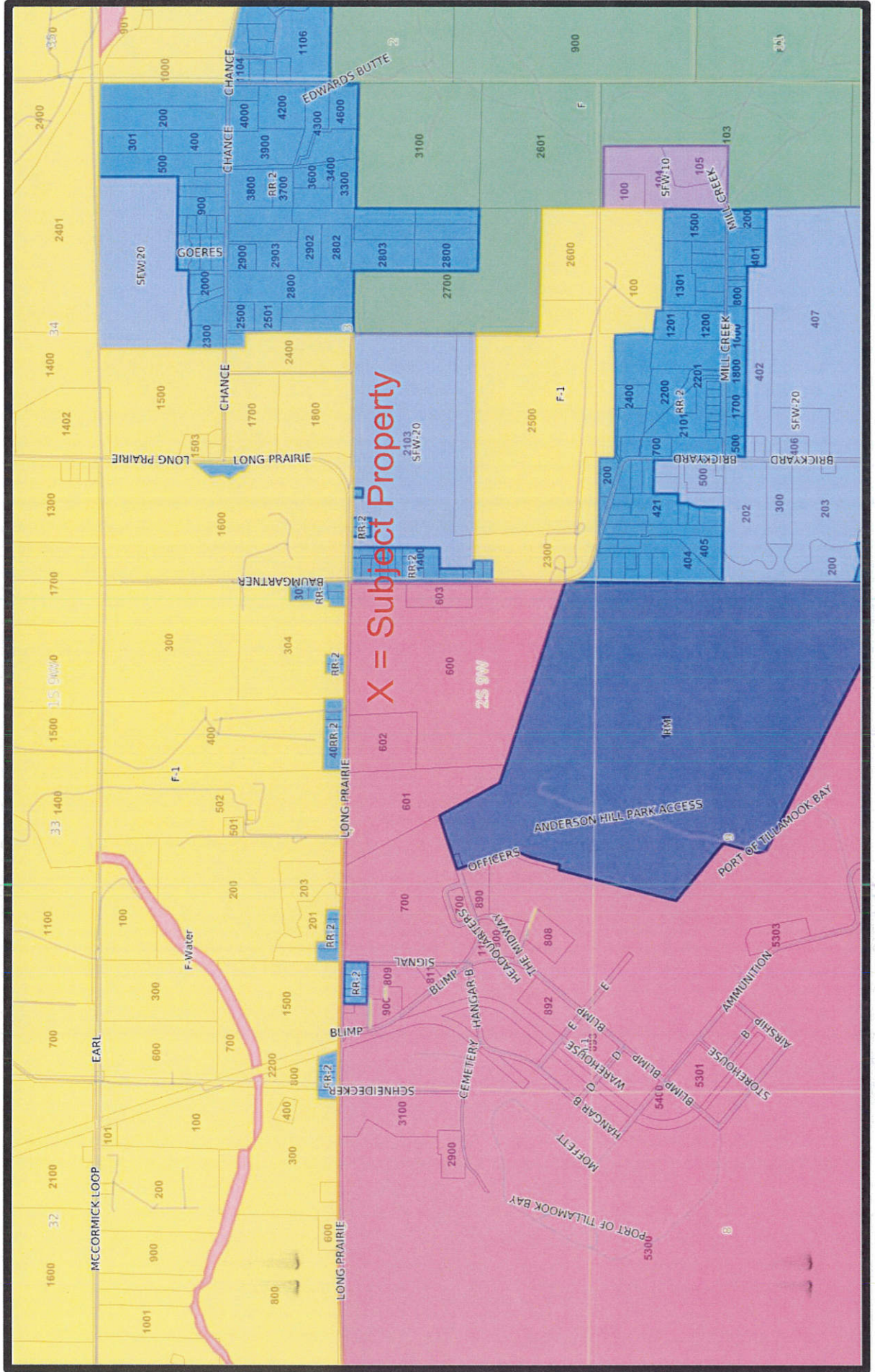
SEE MAP 2S9W

PLAT

02S09W04  
Revised 2/25/22 VJS



# Map - ZONING



# National Flood Hazard Layer FIRMette

123°47'33"W 45°25'46"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

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

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

**OTHER AREAS OF FLOOD HAZARD**

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

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

**Cross Sections with 1% Annual Chance Water Surface Elevation**

- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/28/2022 at 2:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°46'56"W 45°25'21"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## PARTITION #851-22-000147-PLNG



U.S. Fish and Wildlife Service, National Standards and Surveys Team, wetlands\_team@fws.gov

June 28, 2022

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# EXHIBIT B



Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## LAND DIVISION APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: <i>CS</i>	
Receipt #: <i>125300</i>	
Fees: <i>404.00</i>	
Permit No: <i>851-22-00147</i> -PLNG	

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

Name: Terry L. Jones Phone: 503-801-0967  
 Address: 11785 Hwy. 101 South  
 City: Tillamook State: OR Zip: 97141  
 Email: [terryleejones1956@gmail.com](mailto:terryleejones1956@gmail.com)

**Property Owner**

Name: Port of Tillamook Bay (POTB) Phone: 503-842-2413  
 Address: 4000 Blimp Blvd.  
 City: Tillamook State: OR Zip: 97141  
 Email: [mbradley@port.org](mailto:mbradley@port.org)

**Location:**

Site Address: 7285 Long Prairie Rd.

Map Number: 2S 9 4 600  
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))

**General Information**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> For subdivisions, the proposed name.  | <input type="checkbox"/> Parcel zoning and overlays  | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input type="checkbox"/> Date, north arrow, scale of drawing.  | <input type="checkbox"/> Title Block   | <input type="checkbox"/> One digital copy                            |
| <input type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation |  |
|  | <input type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor               |  |

**Existing Conditions**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points.   | <input type="checkbox"/> 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 | <input type="checkbox"/> Other information:<br>_____<br>_____<br>_____<br>_____ |
| <input type="checkbox"/> Width, location and purpose of existing easements  | <input type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site  |   |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting.   | <input type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats  |   |
| <input type="checkbox"/> 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 | <input type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps   |   |
| <input type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements   |   |   |

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

Additional Information:

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**Authorization**

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

*Michele Bradley, Port of Sulamook* 04/8/2022  
Property Owner (\*Required) Date

*Tommy J. Jones* 4-6-2022  
Applicant Signature Date

PARTITION PLAT 2022- REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2016-2

LONG PRAIRIE RD (60')

1/4 SECTION 4

BASIS OF BEARINGS

THE LINE BETWEEN POINT MONUMENTS NUMBERED 1 AND 8 BEARS NORTH 07°20' EAST. THE RECORD VALUE FROM MAPS B-689 AND P-1002, TILLAMOOK COUNTY SURVEY RECORDS.

LEGEND

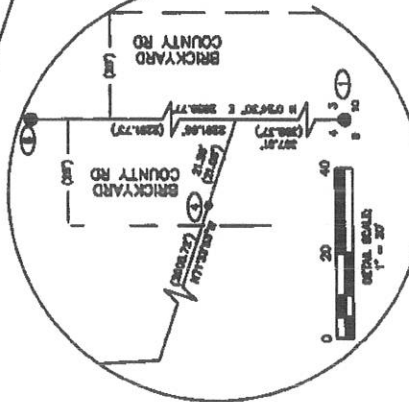
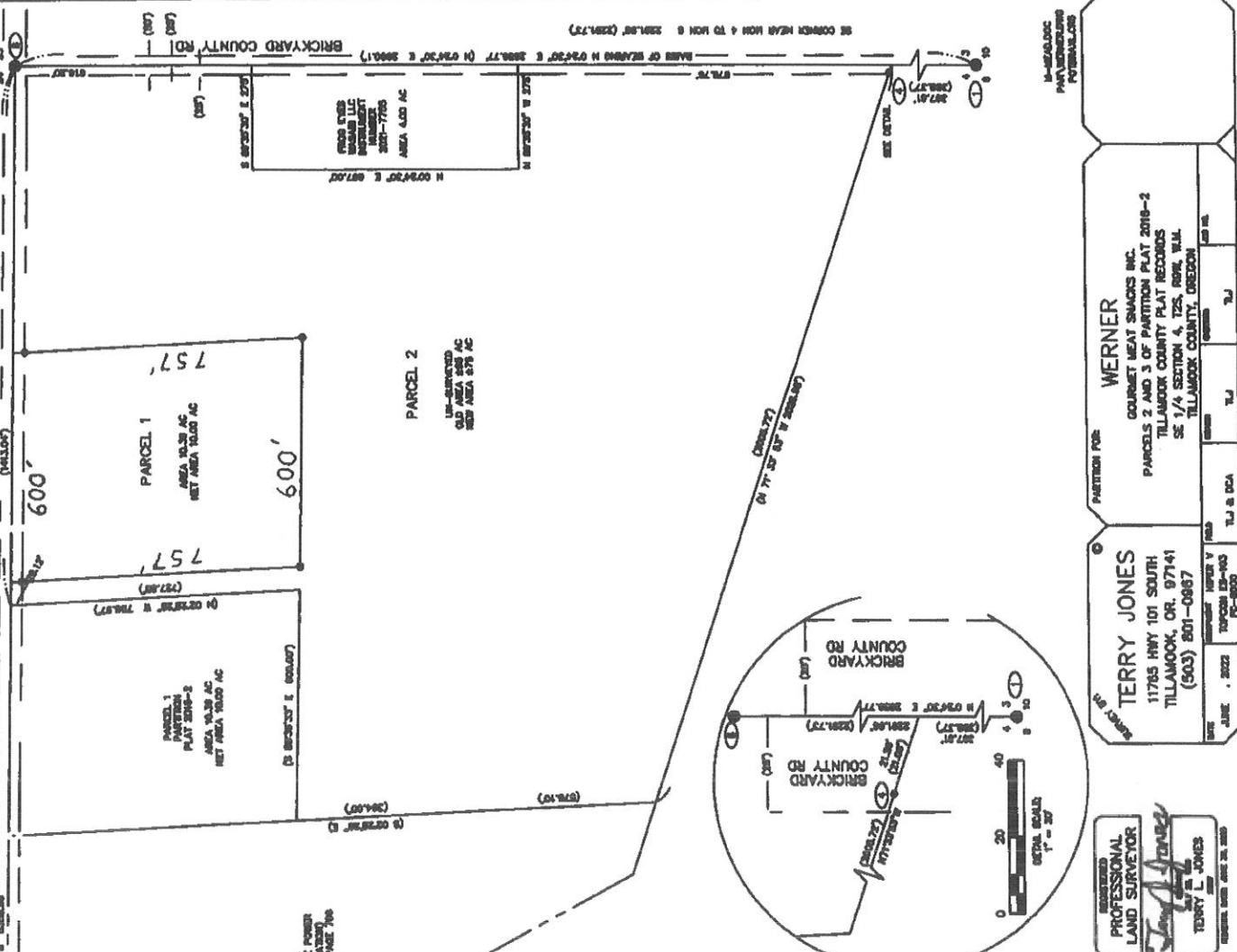
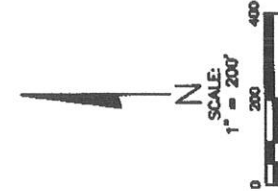
- INDICATES SET 8 1/2" x 4 1/2" REBAR WITH PLASTIC CAP MARKED "TERRY JONES US 2007"
- INDICATES FOUND MONUMENT AS NOTED, HELD FOR CONTROL.
- INDICATES FOUND MONUMENT AS NOTED.
- ( ) INDICATES RECORD OR CALCULATED VALUE FROM MAP P-1073, TILLAMOOK COUNTY SURVEY RECORDS.

MONUMENT NOTES

- ① FOUND TILLAMOOK COUNTY BEARS CAP IN CONCRETE, STAMPED "TERR JONES 24 53 39 560 88 887 1972". SEE REBAR/BEARINGS BOOK 7, PAGE 64, TILLAMOOK COUNTY SURVEY RECORDS. HOLD.
- ② FOUND 1/4" REBAR 0.7' ABOVE GROUND. SEE MAP B-608, HOLD.
- ③ FOUND TILLAMOOK COUNTY BEARS CAP IN CONCRETE IN NEW PAVEMENT STAMPED "1/4 34 53 3814". WITH 1/4" SECTION (1/4" x 1/4") SPICE WITH CENTER PUNCH (WEST 1.307). SEE REBAR/BEARINGS BOOK 8, PAGE 47, TILLAMOOK COUNTY SURVEY RECORDS. HOLD.
- ④ FOUND TILLAMOOK COUNTY BEARS CAP IN PULVER WITH PAVEMENT, STAMPED "1/4 128 889 55 54 2898". SEE REBAR/BEARINGS BOOK 7, PAGE 49, TILLAMOOK COUNTY SURVEY RECORDS. HOLD.

NARRATIVE

THIS IS A REPARTITION SURVEY OF PARCELS 1 AND 2 OF PARTITION PLAT 2016-2, TILLAMOOK COUNTY PLAT RECORDS. LESS THE PORTION OF PARCELS 1 AND 2 WHICH ARE BEARS CAP IN CONCRETE IN NEW PAVEMENT STAMPED "TERRY JONES US 2007". THE PARTITION OF THIS SURVEY IS AS PLAT AND PARCELS AS SHOWN HEREON. FOR COUNCILMAN'S RESOLUTION, SEE PARTITION PLAT 2016-02 - MAP P-1073 OF TILLAMOOK COUNTY SURVEY RECORDS.



TERRY L. JONES  
 TERRY L. JONES  
 PROFESSIONAL  
 LAND SURVEYOR

DATE: JUNE 2022  
 PROJECT: MAPS 1 & 2  
 TAC: 2022-06-04  
 PG: 0010

PREPARED FOR:  
**TERRY JONES**  
 11785 HWY 101 SOUTH  
 TILLAMOOK, OR. 97141  
 (503) 801-0867

PREPARED BY:  
**WERNER**  
 GOURMET MEAT SNACKS INC.  
 PARCELS 2 AND 3 OF PARTITION PLAT 2016-2  
 TILLAMOOK COUNTY PLAT RECORDS  
 SE 1/4 SECTION 4, T2S, R9W, W1/4  
 TILLAMOOK COUNTY, OREGON

M-RECORDING PART/RECORDING POTENTIAL USE



**Terry Jones**

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**From:** Nonda Zwald <nonda@zwald.org>  
**Sent:** Thursday, May 12, 2022 10:48 AM  
**To:** Terry Jones  
**Subject:** EXTERNAL: FW: Tax lot 2s9 04 00601



[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]



9980 South Prairie Road | Tillamook, OR 97141  
tel (503) 842-1515 | mobile (503) 801-1607  
fax (503) 842-1751

[email](#) | [website](#) | [map](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

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**From:** Nonda Zwald  
**Sent:** Thursday, May 12, 2022 10:19 AM  
**To:** Terry Jones <tjones@co.tillamook.or.us>  
**Subject:** Tax lot 2s9 04 00600

5/12/22

This letter is to confirm water availability from the Long Prairie Water District to property on or near tax lot 2S9 04 00600 on Long Prairie Road.

If any questions, please contact me.

Nonda Zwald  
Operator  
Long Prairie Water District



9980 South Prairie Road | Tillamook, OR 97141  
tel (503) 842-1515 | mobile (503) 801-1607  
fax (503) 842-1751

[email](#) | [website](#) | [map](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

RECEIVED  
MAY 12 2022  
BY: .....

QUITCLAIM DEED 265 06

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ninety-seven Thousand Dollars and other good and valuable consideration, does hereby convey and quitclaim to the PORT OF TILLAMOOK BAY, a municipal corporation of the State of Oregon, of Tillamook County, Oregon, (hereinafter referred to as "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to the following described property (hereinafter referred to as "Property") situated in Tillamook County, State of Oregon:

A parcel of land situate in Sections 4, 5, 8 and 9, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 3, 4, 9 and 10, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon; and thence N. 0° 24' 30" E. along the section line between said Sections 3 and 4, a distance of 2660.10 feet to the 1/4 Section Corner between said Sections 3 and 4 in the center of County Road M13; thence N. 88° 47' W. along the East and West centerline of said Section 4 and in the center of said County Road No. M13, a distance of 4923.18 feet to a point which bears S. 88° 47' E, 434.63 feet from the 1/4 corner on the West line of said Section 4, and which point is the TRUE POINT OF BEGINNING: thence S. 17° 39' 50" E. parallel to and 50.0 feet distant Westerly (when measured at right angles) from the centerline of the U.S. Naval Air Station Railroad, a distance of 784.89 feet to a point; thence S. 11° 18' E. 79.95 feet to a point; thence on a 523.69 foot radius curve to the right (the long chord of which bears S. 14° 21' W. 453.42 feet) 468.89 feet to a point; thence S. 40° 00' W. 289.90 feet to a point; thence leaving said Railroad and running due West 406.6 feet to the section line between Sections 4 and 5; thence continuing due West 1109.7 feet to a point; thence S. 68° 04' W. 242.1 feet to a point; thence due South 1065.0 feet to a point on the South line of said Section 5, which point bears N. 89° 39' 30" W. 1320.0 feet from the Southeast corner thereof; thence continuing due South 1320.0 feet to a point; thence due East 1733.39 feet to the centerline of 3rd Street of the U.S. Naval Air Station Roadways; thence N. 40° 00' E. along said centerline 211.85 feet to its intersection with the centerline of "C" Street of said Roadways; (the boundary line hereinabove described from the "true point of beginning" forms a portion of the easterly boundary of the property conveyed by the United States Government to Tillamook County, Oregon, for public airport purposes by Quitclaim Deed dated October 27, 1964.); thence N. 50° 00' W. along the centerline of said "C" Street 560.0 feet to its intersection with the centerline of Blimp Boulevard of said Roadways; thence N. 40° 00' E. along the centerline of said Blimp Boulevard 560.0 feet to a railroad spike at its intersection with the centerline of "D" Street of said

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roadways; thence N. 50° 00' W. along the centerline of said "p" Street 326.0 feet to a railroad spike from which the Southwest corner of said Section 4 bears N. 50° 00' W. 274.1 feet and S. 40° 00' W. 32.43 feet; thence N. 40° 00' E. 560.0 feet to a railroad spike in the centerline of "E" Street of said roadways; thence N. 38° 13' E. 1291.0 feet to a railroad spike; thence 21.83 feet along the arc of a 700 foot radius curve right, the long chord of which bears N. 50° 38' W. 21.83 feet; thence N. 01° 15' E. 1034.46 feet to an iron rod at the Southeast corner of a certain 2.99 acre tract; thence N. 88° 47' W. 457.3 feet to a point from which an iron rod bears N. 01° 13' E. 20.00 feet; thence N. 01° 13' E. 285.0 feet to a point on the East and West centerline of said Section 4 in the center of County Road M13 which bears S. 88° 47' E. 910.96 feet from the West 1/4 corner of the said Section 4; thence westerly along the centerline of said County Road M13 to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following two described parcels of land:

A parcel of land commencing at the quarter corner common to Sections 4 and 5, said township and range, thence easterly 600 feet, more or less, along the mid-section line of said Section 4 to the intersection of the easterly line of the Navy Base Main Gate Road, produced, and said mid-section line, being the TRUE POINT OF BEGINNING; thence continuing easterly along said mid-section line 261 feet; thence 90° Southerly 185 feet; thence 90° Westerly 261 feet; thence 90° Northerly 185 feet to the TRUE POINT OF BEGINNING.

AND

A parcel of land commencing at the Section Corner common to Sections 3, 4, 9, and 10 in Township 2 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon, and running thence North 0° 24' 30" East along the line between Sections 3 and 4, a distance of 2660.10 feet to the Quarter Section Corner between Sections 3 and 4 in the center of County Road M13; thence North 88° 47' West along the East and West centerline of said Section 4 in the center of said County Road M13 a distance of 4446.85 feet to a point which bears South 88° 47' East 910.96 feet from the West Quarter Section Corner of said Section 4, which point bears South 88° 47' East 261.0 feet from the intersection of said centerline with the Northerly extension of the easterly line of the U.S. Naval Air Station Main Gate Road; thence South 1° 13' West 36.0 feet to an iron bar; thence continuing, South 1° 13' West 249.00 feet to a 5/8" iron bar with a plastic cap; thence continuing, South 1° 13' West 25 feet; thence South 88° 47' East 235.29 feet to a 5/8" iron bar at the Point of Beginning; thence South 1° 13' West 200 feet to a 5/8" iron bar; thence North 88° 47' West 389.63 feet to a 5/8" iron bar on the easterly sideline of said Main Gate Road; thence 216.49 feet along the arc of a 770 foot radius curve Right, the chord of which bears North 20° 49' 57" West 215.78 feet to a 5/8" iron bar; thence South 88° 47' East 470.64 feet to the Point of Beginning.

AND

A parcel of land situate in Section 4, said Township and Range more particularly described as follows:

Beginning at a point on the Section line between Sections 3 and 4 which is N. 0° 24' 30" E. 368.37 feet from the corner common to Sections 3, 4, 9, 10, T. 2 S., R. 9 W., W. M., Tillamook County, Oregon;

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continuing thence, N. 0° 24' 30" E. along the line between the said Sections 3 and 4, 2291.73 feet to the 1/4 corner between said Sections 3 and 4; thence N. 88° 47' W. along the centerline of said Section 4, 3007.24 feet to the intersection of said centerline with the centerline of Bonneville Power Administration Right of Way; thence S. 28° 01' E. along the centerline of said BPA Right of Way 1869.60 feet to an angle point in said Right of Way; thence S. 71° 32' 25" E., 2203.52 feet to an iron rod; thence, continuing S. 71° 32' 25" E., 21.04 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described parcel lying west of a line described as follows:

Commencing at the quarter corner between Sections 3 and 4, which is evidenced by a Brass Cap in County road intersections; thence westerly 2013.2 feet along the centerline of said Section 4; thence S. 0° 28' 20" E., (Lambert Grid) to the intersection with the southerly boundary of the above-described tract. This parcel contains 22.26 acres, more or less.

SUBJECT TO:

An existing right-of-way for water pipe line purposes running in favor of the City of Tillamook.

The existing right-of-way for pipe line purposes running in favor of the Arch-diocese of Portland, Oregon.

The right of the public to use, for road purposes, those portions of State, County and National Highways located thereon.

The existing easement for sanitary sewer system, storm sewer system and water system purposes granted by the United States of America to Tillamook County, Oregon by Quitclaim Deed dated March 9, 1965.

The existing easement for roadway purposes granted by the United States of America to Tillamook County, Oregon, by Quitclaim Easement Deed dated January 19, 1965.

An easement for the existing railroad granted by the United States of America to Tillamook County, Oregon by Real Estate Contract effective as of July 8, 1965.

All easements, liens, reservations, exceptions or interests of record or now existing on the premises above described.

RESERVING TO the United States of America and its assigns:

An easement for the existing telephone and electric distribution systems, together with the right of access thereto for the construction, operation, maintenance, repair, removal or replacement thereof.

An easement for telephone line purposes over a strip of land ten (10) feet in width, being five (5) feet on each side of a centerline described as:

Commencing at the quarter corner common to Sections 4 and 5, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon; thence Easterly along the mid-section line of said Section 4 a distance of 540 feet, more or less, to a point of intersection of said mid-section line and a line 5 feet South of the Westerly right-of-way line of the U.S. Navy Access Railroad, being the true point of beginning; thence Southerly 140 feet, more or less, to Coast Guard Pole No. 28; thence South 11° 00'

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East 32 feet to Coast Guard Pole No. 29; thence East to the westerly line of the parcel of land described in the "Exception" to the property herein conveyed and described above.

An easement for electric power transmission line purposes in, over, upon and across land in the County of Tillamook, State of Oregon described as follows:

That portion of the N 1/2 SE 1/4 and N 1/2 of Section 9 and the S 1/2 of Section 4, Township 2 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon, which lies within a strip of land 100 feet in width, the boundaries of said strip lying 50 feet distant from, on each side of and parallel to the survey line of the Salem-Tillamook transmission line, Boyer-Tillamook Section, as now located and constructed on the ground over, across, upon and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 281 + 07 a point on the survey line of the Bonneville Power Administration's Salem-Tillamook transmission line, said point being N. 1324.3 feet and W. 638.4 feet from the Southeast corner of Section 9, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, and being also a point on the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 9, said South line being a portion of the South boundary line of the U.S. Naval Air Station, Tillamook; thence North 0° 31' East through said Section 9, a distance of 838.9 feet to survey station 289 + 45.9; thence North 62° 30' West a distance of 2564.1 feet to survey station 315 + 10.0 Back equals 0 + 00.0 Ahead; thence North 15° 00' East a distance of 2120.7 feet to survey station 21 + 20.7, a point on the North line of said Section 9, said point being North 89° 34' East a distance of 2998.3 feet from the Northwest corner of Section 9 and the Southwest corner of Section 4 of said Township and Range; thence continuing North 15° 00' East through Section 4 a distance of 992.3 feet to survey station 31 + 13.0; thence North 28° 33' West a distance of 1872.6 feet to survey station 49 + 85.6 a point on the East and West center line of said Section 4, being a portion of the North boundary line of the said Naval Air Station said point being South 89° 14' East a distance of 2368.4 feet from the quarter section corner on the West line of said Section 4.

There is also reserved to the United States of America and its assigns, the right for continued storage of a 60 foot diameter hortonosphere identified as Building or Item No. 57 (located Southeasterly of Hangar No. 54) at no cost to the Government until removed, but not beyond a term expiring June 30, 1969.

TO HAVE AND TO HOLD the Property together with all the privileges and appurtenances thereto belonging, unto Grantees, its successors and assigns, forever.

This deed is issued in fulfillment of the Grantor's obligations under a certain Real Estate Contract between the parties hereto dated as of July 12, 1967.

The Property was duly acquired and determined to be surplus to the needs and requirements of the United States of America and assigned to General Services Administration for disposal pursuant to authority contained in the said

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Federal Property and Administrative Services Act as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of August 30, 1979.

UNITED STATES OF AMERICA  
Acting by and through the  
Administrator of General Services

By Ronald J. Boomer  
Director, Finance Division  
Office of Controller-Administration  
Region 10  
General Services Administration

STATE OF WASHINGTON )  
                                  ) ss  
COUNTY OF KING      )

On this 30<sup>th</sup> day of AUGUST, 1979, before the undersigned, a Notary Public in and for the State of Washington, personally appeared RONALD J. BOOMER, to me known to be the Director, Finance Division, Office of Controller-Administration, Region 10, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered and delegated by the Administrator of General Services to execute the said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Kenneth H. Lindback  
Notary Public in and for the State of  
Washington, residing at AUBURN

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Profr. Settlement  
Hodo Blimp Blvd  
Seattle, WA 98111*

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State of Oregon, County of Tillamook  
I hereby certify that the above instrument  
was received for record on

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Tillamook County, Oregon, County Clerk  
I hereby certify that the above instrument  
was received for record on  
[Signature] Deputy

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Date: May 9, 2022

RE: Incomplete application for Partition Application 851-22-000147-PLNG

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 (April 11, 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.

Terry J. Jones
Signed and Acknowledged (Applicant)

5-12-22
Date