



**PARTITION REQUEST #851-22-000433-PLNG
CRIST & ONION PEAK DESIGN**

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

February 10, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on February 10, 2023. 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/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. 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 **4:00pm on February 22, 2023**. This decision will become final on February 22, 2023, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION CONDITIONS OF APPROVAL

- Request:** A Partition request of a residential property to create two (2) residential parcels.
- Location:** Tax Lot 1700 of Section 28DD, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Nehalem Medium Density Residential (NH-R2) Zone.
- Applicant:** Onion Peak Design, 11460 Evergreen Way, Nehalem, OR. 97131
- Property Owner:** Michael and Sue Crist, P.O. Box 272, Nehalem, OR. 97131

CONDITIONS OF APPROVAL:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the City of Nehalem Zoning Ordinance, the City of Nehalem Subdivision Ordinance. The Preliminary Partition Plat is hereby tentatively **APPROVED**, subject to the conditions listed below.

This approval is subject to the following conditions:

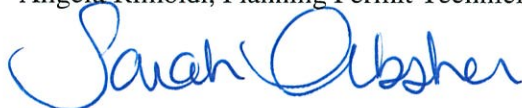
1. The property owners shall obtain all Federal, State, and Local permits, as applicable.

2. Future development shall adhere to the uses and development standards set forth in the applicable zoning standards, including all other applicable supplemental ordinance requirements of the City of Nehalem Zoning Ordinance. The existing zoning designations for all parcels shall remain the same and the standards for each zone continue to apply.
3. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
4. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
5. The applicant and property owner 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 tentative plat approval.
6. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
7. Future Development is subject to standards required by each applicable zone requirements, The City of Nehalem Geologic Investigation Section 157.261 and The City of Nehalem 157.068: Medium Density Residential (NH-R2) Zone Standards.

Sincerely,
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician



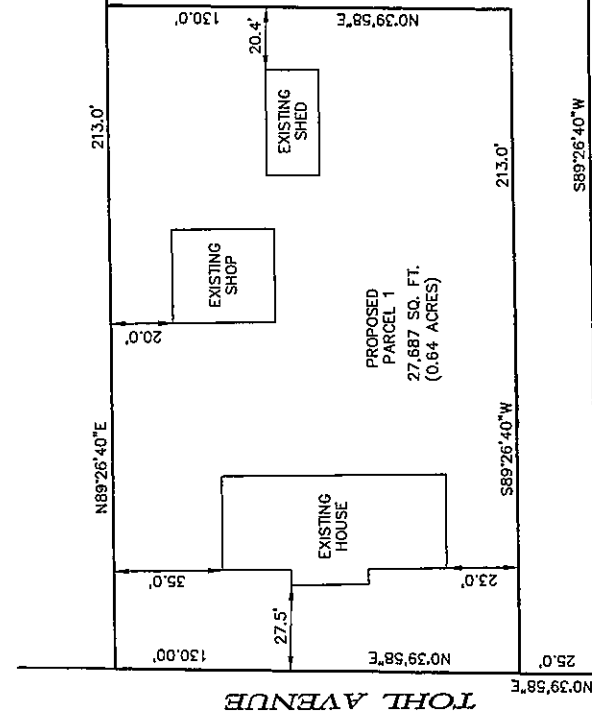
Sarah Absher, CFM, Director

Encl.: Assessor & Zoning Maps,
Preliminary Partition Plat

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES. PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN TOHL AVENUE.

OWNER
MICHAEL T. & SUE CRIST
PO BOX 272
NEHALEM, OR 97131



3N 10 28 DD
TAX LOT 1600

3N 10 28 DD
TAX LOT 1700

3N 10 28 DD
TAX LOT 1800

3N 10 27
TAX LOT 1200



SCALE:
1" = 50'

TENTATIVE PARTITION FOR:
MICHAEL & SUE CRIST

3N 10 28 DD
TAX LOT
1700

SE 1/4, SE 1/4, SECTION 28, T3N, R10W, W.M.
TILLAMOOK COUNTY
DECEMBER 5, 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

E.L.M. White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572

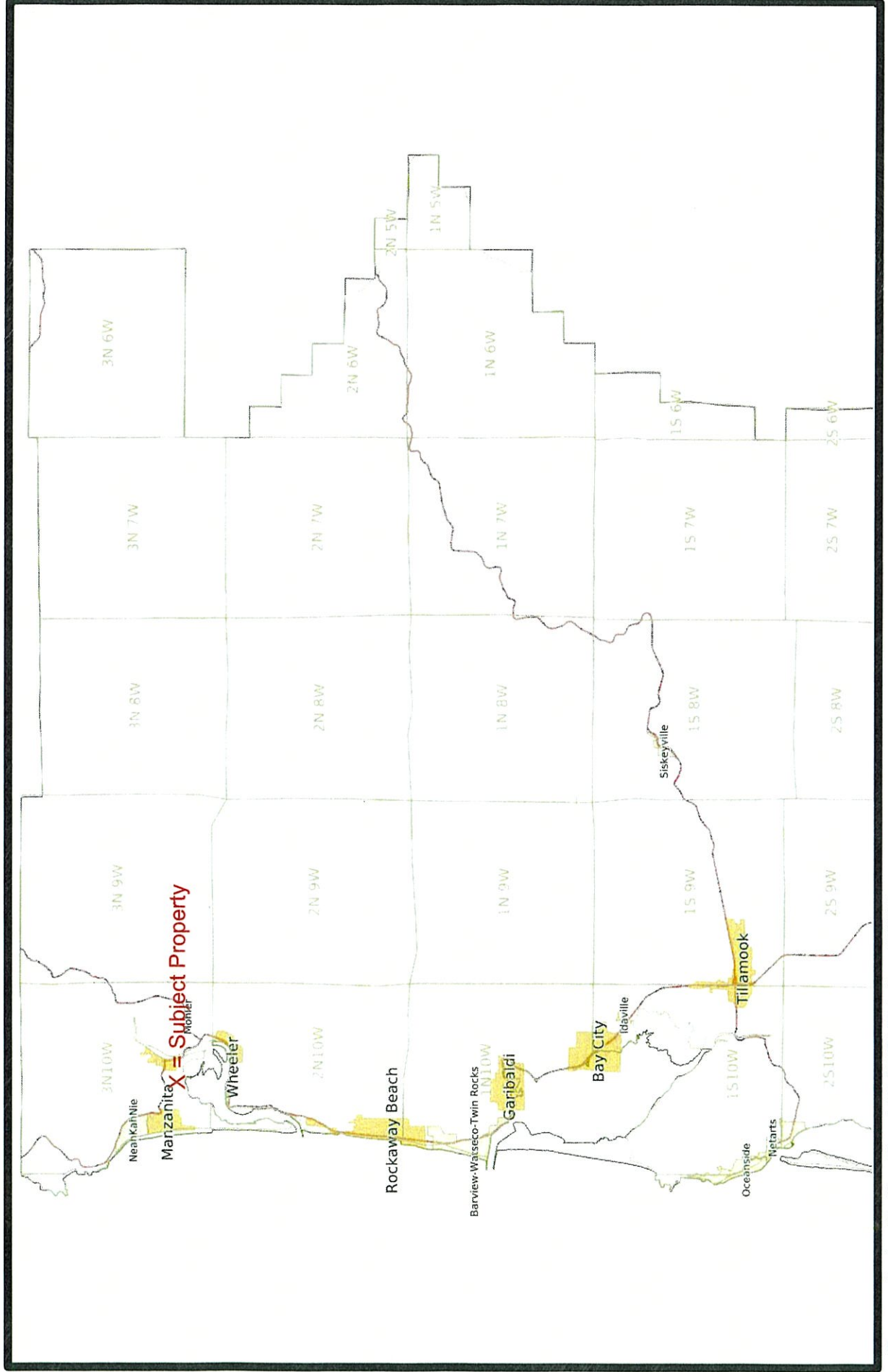
RENEWALS 6/30/2024

**ONION PEAK
DESIGN**

11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

CRIST2212-EX.DWG

Map - vicinity



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

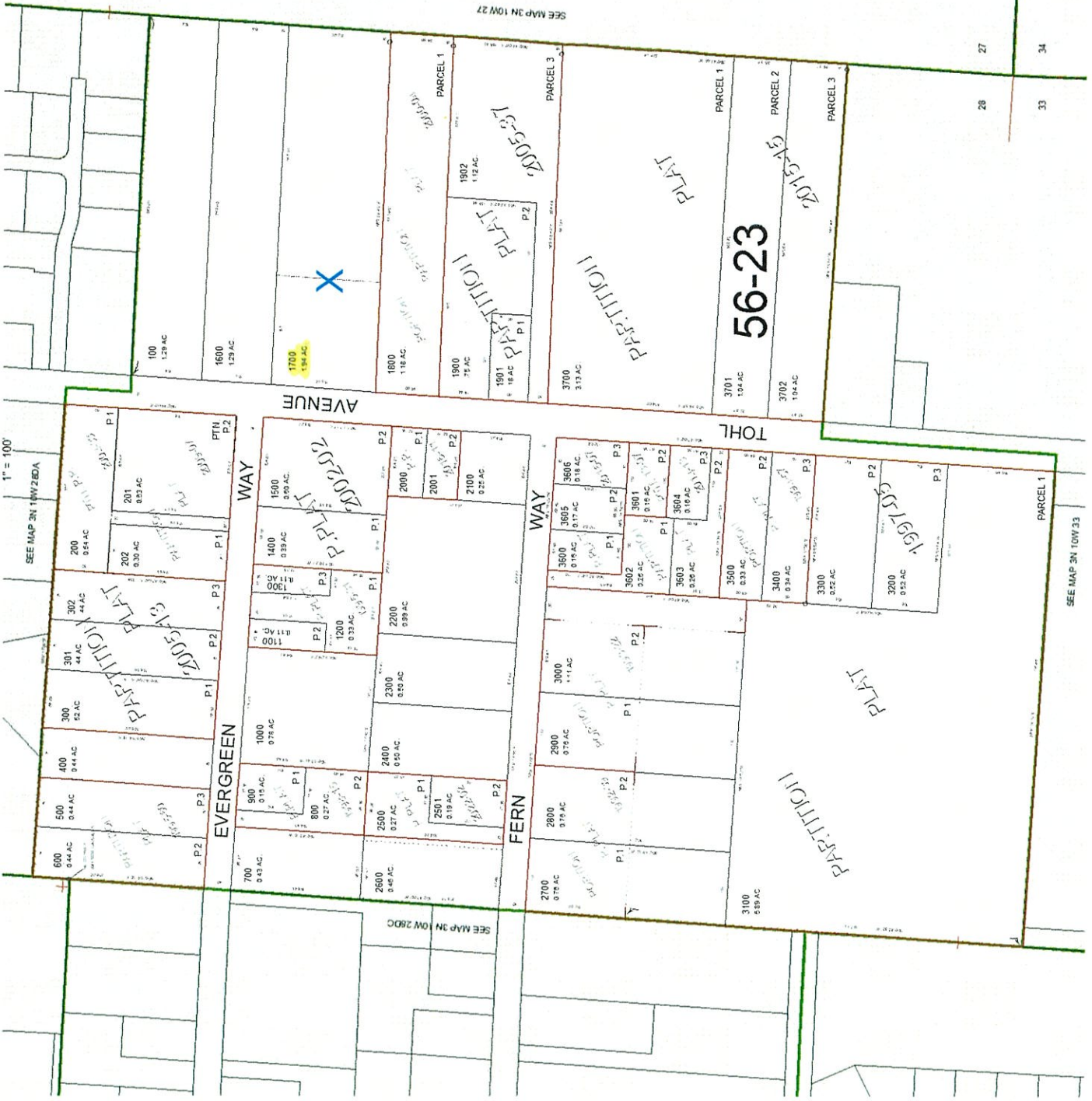
0 50 100 150 200 Feet

S.E. 1/4 S.E. 1/4 SEC. 28 T.3N. R.10W. W.M.

TILLAMOOK COUNTY

03N10W28DD

CANCELLED 3001

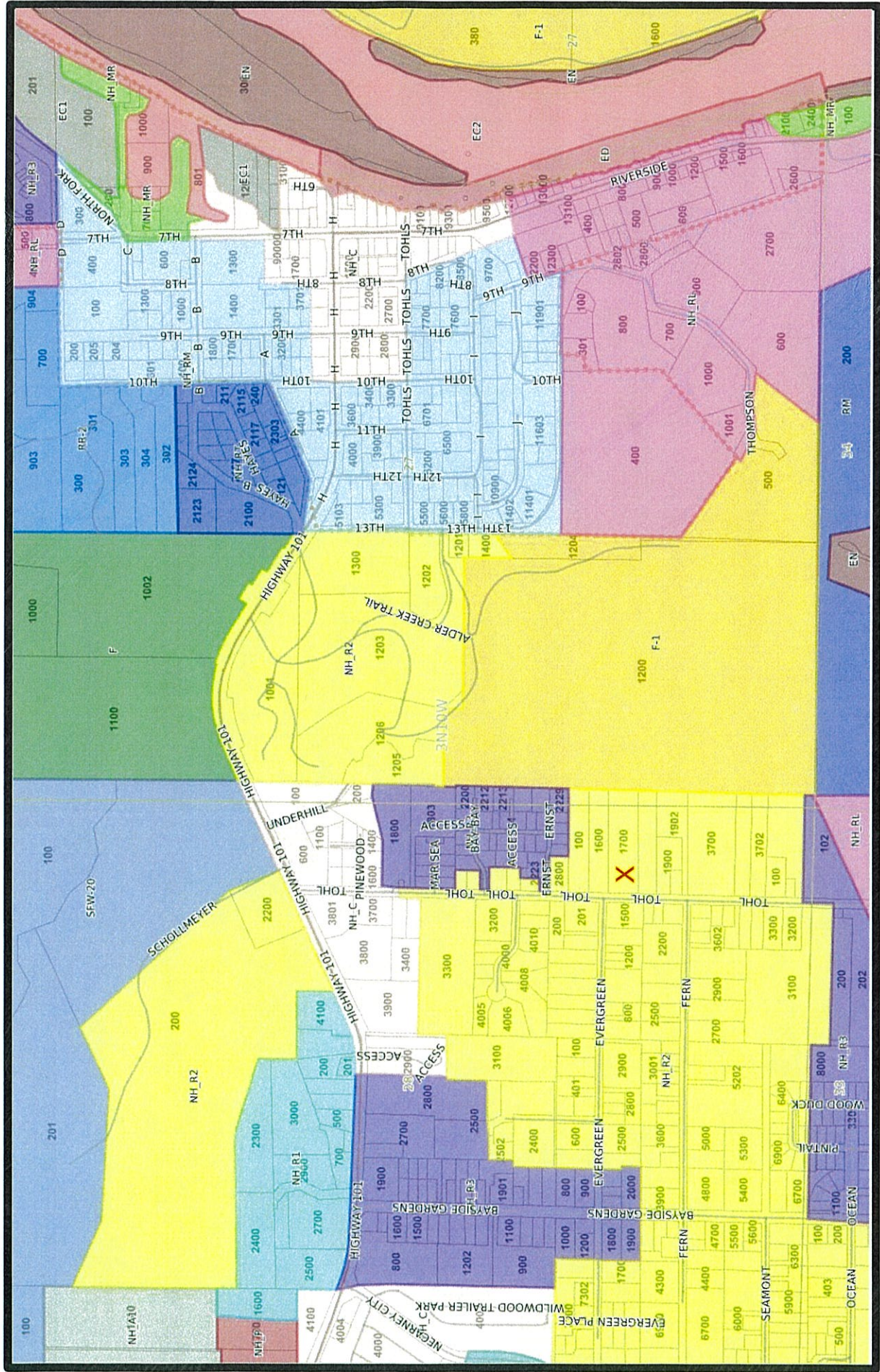


03N10W28DD

Revised 2/25/22 WS

Map - ZONING

X = Subject Property





**PARTITION REQUEST #851-22-000433-PLNG
CRIST & ONION PEAK DESIGN**

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: February 10, 2023

REPORT PREPARED BY: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** A Partition request of a residential property to create two (2) residential parcels.
- Location:** Tax Lot 1700 of Section 28DD, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Nehalem Medium Density Residential (NH-R2) Zone.
- Applicant:** Onion Peak Design, 11460 Evergreen Way, Nehalem, OR. 97131
- Property Owner:** Michael and Sue Crist, P.O. Box 272, Nehalem, OR. 97131

Description of Site and Vicinity: The subject property is accessed via Tohl Avenue, a county road, is rectangle shaped, approximately 1.93 acres in size, improved with a single-family dwelling and accessory structures, and is vegetated with grasses and bushes. The subject property is located within the Community of Bayside Gardens, just west of the City of Nehalem. The subject property is located within the City of Nehalem’s Urban Growth Boundary. The subject property is zoned Nehalem Medium Density Residential (NH-R2) (Exhibit A).

The subject property is located within an area of Geologic Hazard, contains some mapped wetlands or natural features as indicated on the NWI map and is located within an Area of Minimal Flood Hazard, Zone X, per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0208F. (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of The City of Nehalem Zoning Ordinance Section 157.261 are not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to for any future development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of The City of Nehalem Geologic Investigation Section 157.261. The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. City of Nehalem Zoning Ordinance 157.083: Medium Density Residential (NH-R2) Zone Standards
- B. City of Nehalem Subdivision Ordinance Chapter 156

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on January 17, 2023. No comments were received.

A. City of Nehalem Zoning Ordinance 157.083: Medium Density Residential (NH-R2) Zone Standards

- a. The minimum lot size shall be 5,000 square feet for a single-family dwelling, plus 2,500 square feet for each additional dwelling unit.
- b. The minimum lot width shall be 40 feet; except on a corner lot, it shall be 60 feet.
- c. The minimum lot depth shall be 85 feet.
- d. The minimum front yard shall be 20 feet.
- e. The minimum side yard shall be 5 feet; except on the street side of a corner lot, it shall be 15 feet.
- f. The minimum rear yard shall be 20 feet; except on a corner lot, it may be 5 feet.

.....

Findings: Proposed parcels 1 and 2 meet the minimum lot size requirement of 5,000 square feet, the minimum lot width requirement of 40-feet and the minimum lot depth requirement of 85-feet set by the Nehalem Medium Density Residential (NH-R2) zone standard (Exhibit B). Proposed parcel 1 will acquire the single-family dwelling and accessory structures, decreasing the rear yard setback and the south side yard setback, while maintaining the setback requirements set by the NH-R1 zone standard, all other setbacks will remain in their present condition (Exhibit B). Proposed parcel 2 is vacant from development (Exhibit B).

Staff concludes these criteria have been met or can be met through compliance of the Conditions of Approval.

**B. City of Nehalem Subdivision Ordinance Chapter 156
Minor Partitioning Standards 156.065-156.068**

156.065 Minimum Standards

156.065(A) The minimum standards for design and improvements in a minor land partitioning shall conform to §§ 156.080 through 156.085 of this chapter.

156.065(B) The city may impose all or any of the requirements of § 156.086 of this chapter upon a minor land partitioning.

156.066: Initial Submission. *Submittal requirements and payment of fees.*

156.067: Information on a map. *A tentative sketch map, drawn to scale, shall indicate the following:*

(A) The location of existing and proposed boundaries and acreage of parcels in the proposed partition with the location, width, name and purpose of all adjacent streets or easements and the location and outline of existing buildings, etc.

156.068 Review and Approval. *City of Nehalem review and approval process, including appeal process.*

Findings: Preliminary Plat and submitted information confirm the criteria above are met or can be met through compliance of the Conditions of Approval (Exhibit B).

**City of Nehalem Subdivision Ordinance Chapter 156, Design Standards 156.080, 156.082--156.083
156.080 General Requirements**

(A) Before the City Council or staff approval under expedited land division, approval of a final plat of a subdivision, or the final map of a major partition, the subdivider shall install required public facilities and/or repair damaged public facilities damaged in the development of the property or execute and file with the City Manager/Recorder an agreement between himself or herself and the city specifying the period within which required improvements and repairs shall be completed; and, providing that, if the work is not completed within that period specified, the city may complete the work and recover the full cost and expense together with court costs and attorney fees necessary to collect said amounts from the land developer.

(B) The agreement shall also provide the reimbursement to the city for the cost of inspection by the city of the improvements to be installed.

(C) The agreement may also provide for the construction and improvements to be completed in units and for an extension of time under the conditions therein specified. (Ord. 80-3, passed 04/12/2004)

156.082 Utility Easements

Easements for sewers, drainage, water mains, public utility installations including overhead or underground systems, and other like public purposes shall be dedicated, reserved or granted by the land divider in widths not less than five feet on each side of rear lots or parcel lines alongside lots or parcel lines and in planting strips whenever necessary, of lesser width as approved by the city.

156.083 Building Sites

(A) Size and shape. The size, shape, width and orientation of building sites shall be appropriate for the type of development and use contemplated, and shall be consistent with the residential lot size provisions of Ch. 157 of this code of ordinances.

(B) Access. Each lot and parcel shall abut upon a street other than an alley for a width of at least 20 feet.

(C) Through lots and parcels. Through lots and parcels shall be avoided, except where they are essential to provide separation of residential development from major arterials or adjacent non-residential activities or to overcome specific disadvantages of topography and orientation.

(D) Lot and parcel lines. The lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they face; except that, on curved streets they shall radial to the curve.

.....

Findings: Staff finds that the proposed partition maintains frontage from Tohl Avenue, a county road (Exhibit B).

The subject property holds existing service allowances served by the City of Nehalem and the Nehalem Bay Wastewater District Agency. Service letters are provided in the Applicant’s submittal (Exhibit B). The subject property is served by the Nehalem Fire and Rescue Department and Tillamook People’s Utility District.

Staff finds that the applicable required information outlined in the City of Nehalem Subdivision Ordinance Chapter 156 has been included with this partition application (Exhibit B). Conditions of Approval can be made to require all easements be identified on the final plat.

Staff concludes these criteria have been met or can be met through compliance of the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the City of Nehalem Zoning Ordinance, the City of Nehalem Subdivision Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED with CONDITIONS**, subject to the conditions listed in Section V below.

By accepting this approval, the applicant and 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 applicant and property owners shall obtain all necessary local, state, and federal permits and comply with all applicable regulations for the proposed Partition and building sites.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00pm on February 22, 2023**.

V. CONDITIONS OF APPROVAL:

This approval is subject to the following conditions:

1. The property owners shall obtain all Federal, State, and Local permits, as applicable.
2. Future development shall adhere to the uses and development standards set forth in the applicable zoning standards, including all other applicable supplemental ordinance requirements of the City of Nehalem Zoning Ordinance. The existing zoning designations for all parcels shall remain the same and the standards for each zone continue to apply.

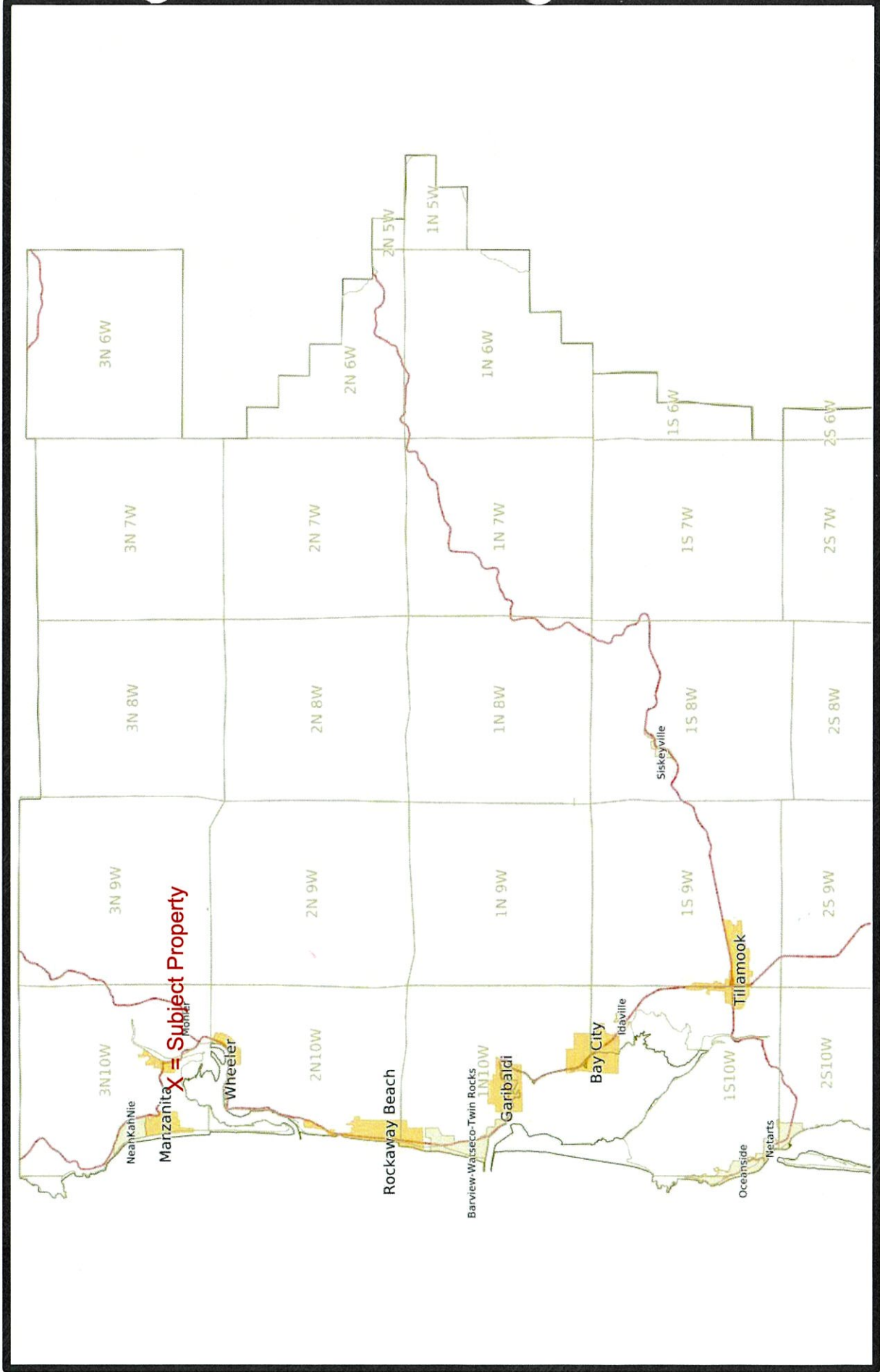
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6. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
7. Future Development is subject to standards required by each applicable zone requirements, The City of Nehalem Geologic Investigation Section 157.261 and The City of Nehalem 157.068: Medium Density Residential (NH-R2) Zone Standards.

VI. EXHIBITS

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

EXHIBIT A

Map - Vicinity

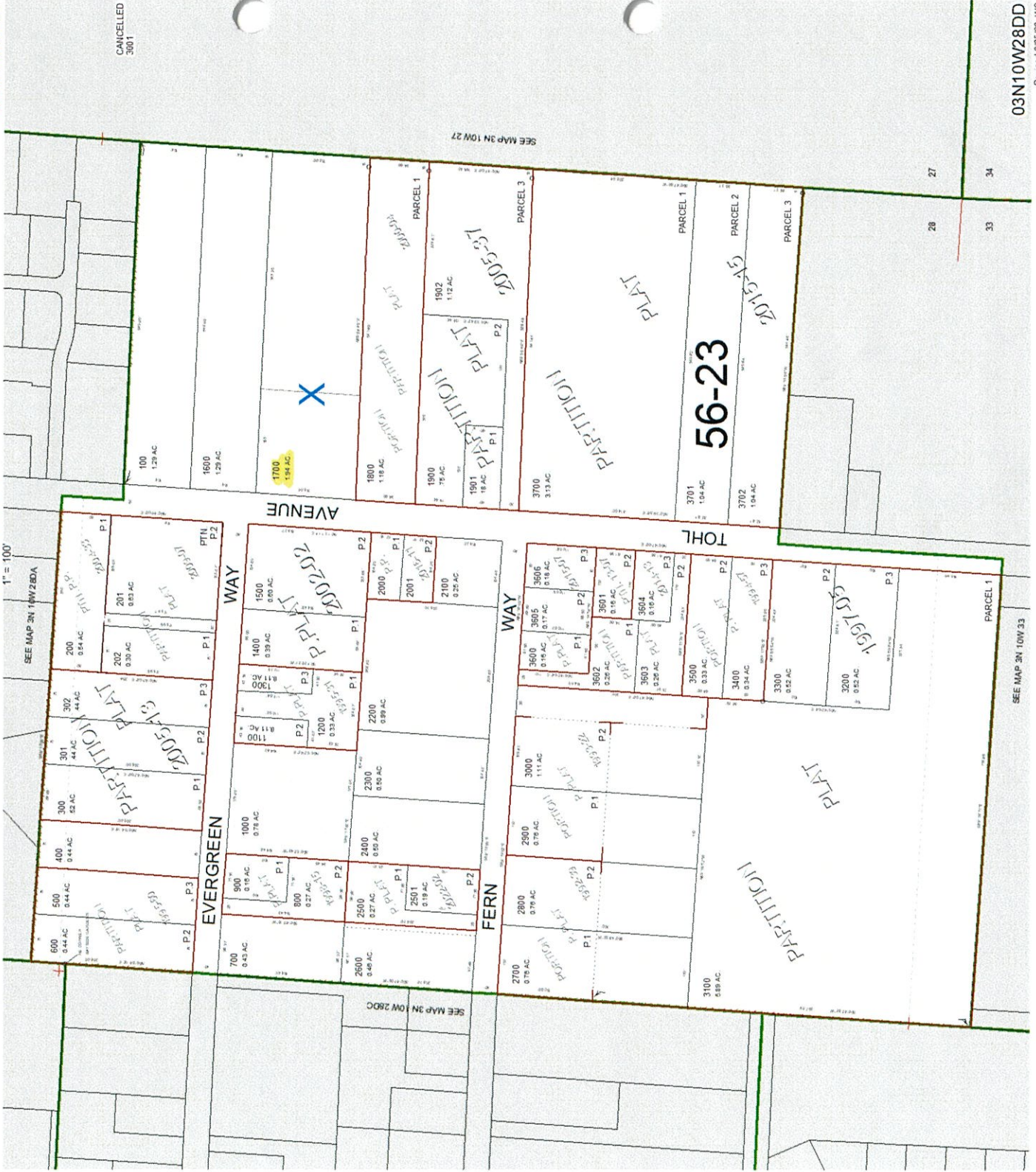


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.E. 1/4 SEC. 28 T.3N. R.10W. W.M.

TILLAMOOK COUNTY

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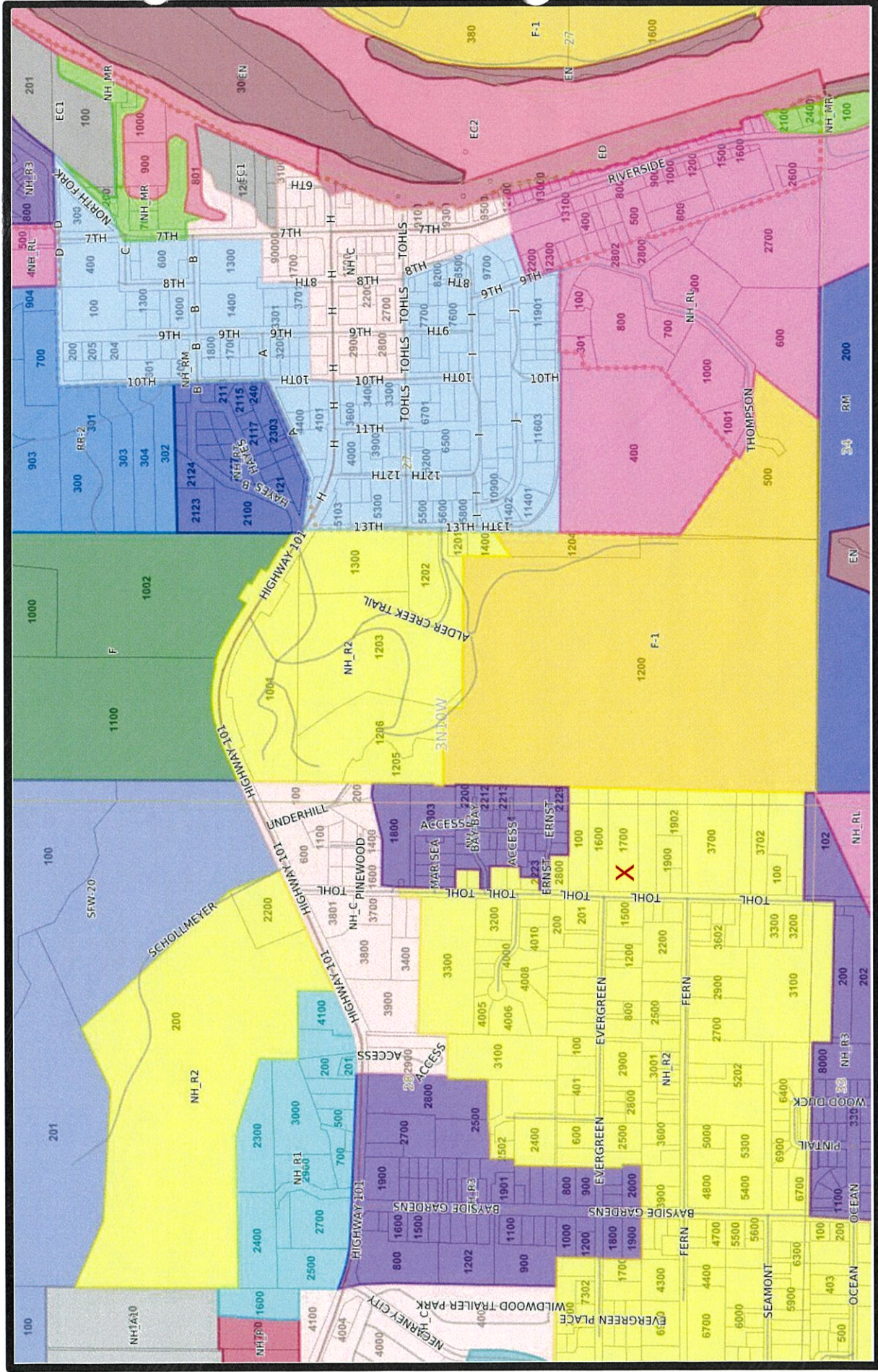


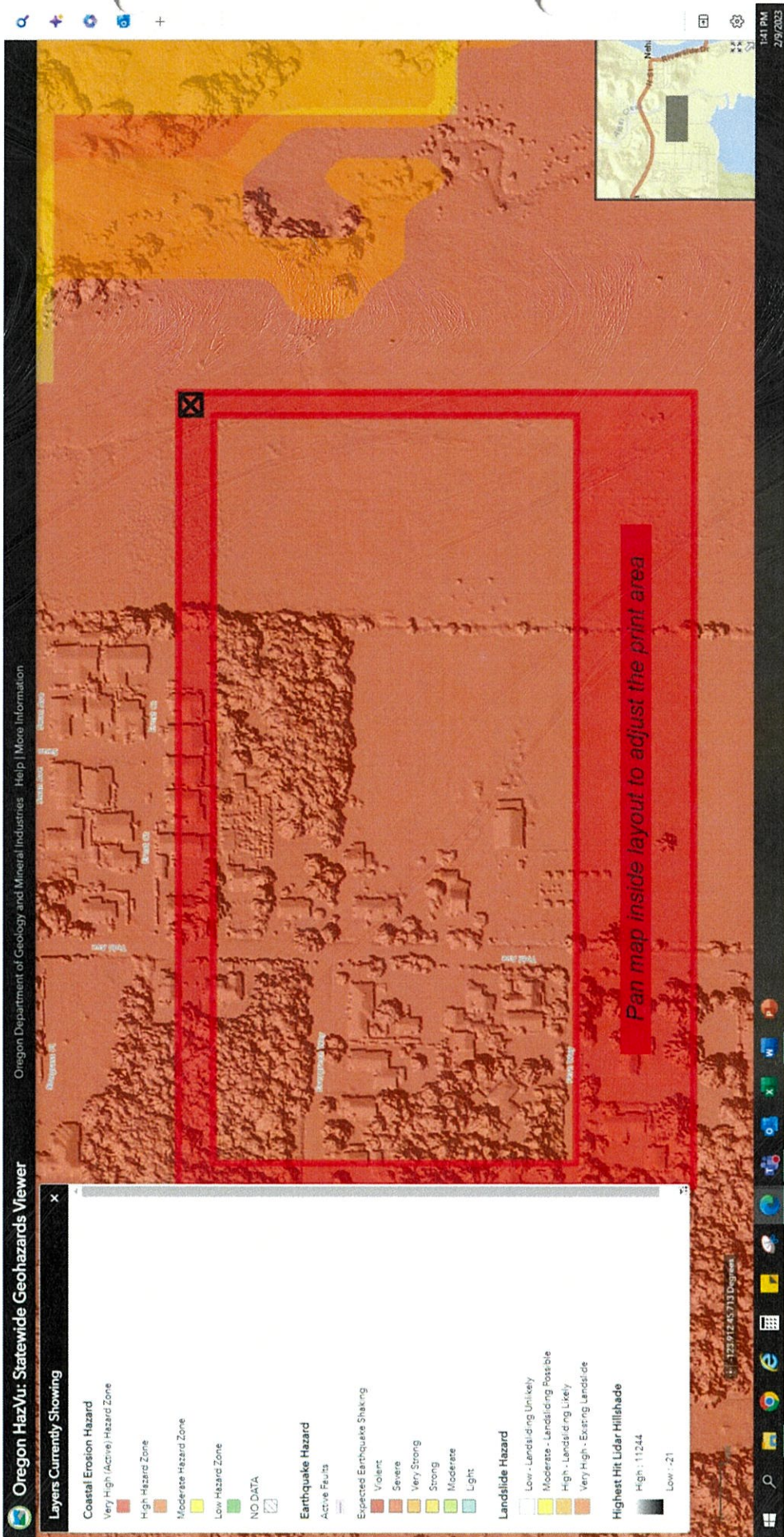
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Revised 2/25/22, WS

Map - ZONING

X = Subject Property





Layers Currently Showing

- Coastal Erosion Hazard**
 - Very High (Active) Hazard Zone
 - High Hazard Zone
 - Moderate Hazard Zone
 - Low Hazard Zone
 - NO DATA
- Earthquake Hazard**
 - Active Faults
 - Expected Earthquake Shaking
 - Violent
 - Severe
 - Very Strong
 - Strong
 - Moderate
 - Light
- Landslide Hazard**
 - Low - Landsliding Unlikely
 - Moderate - Landsliding Possible
 - High - Landsliding Likely
 - Very High - Existing Landslide
- Highest Hit Lidar Hillshade**
 - High : 11244
 - Low : -21

Pan map inside layout to adjust the print area



U.S. Fish and Wildlife Service National Wetlands Inventory

PARTITION #851-22-000433-PLNG



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

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.

February 9, 2023

Wetlands

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

National Flood Hazard Layer FIRMette

123°54'43"W 45°43'1"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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area 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

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

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

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- 8

OTHER FEATURES

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

MAP PANELS

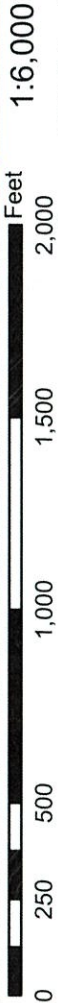
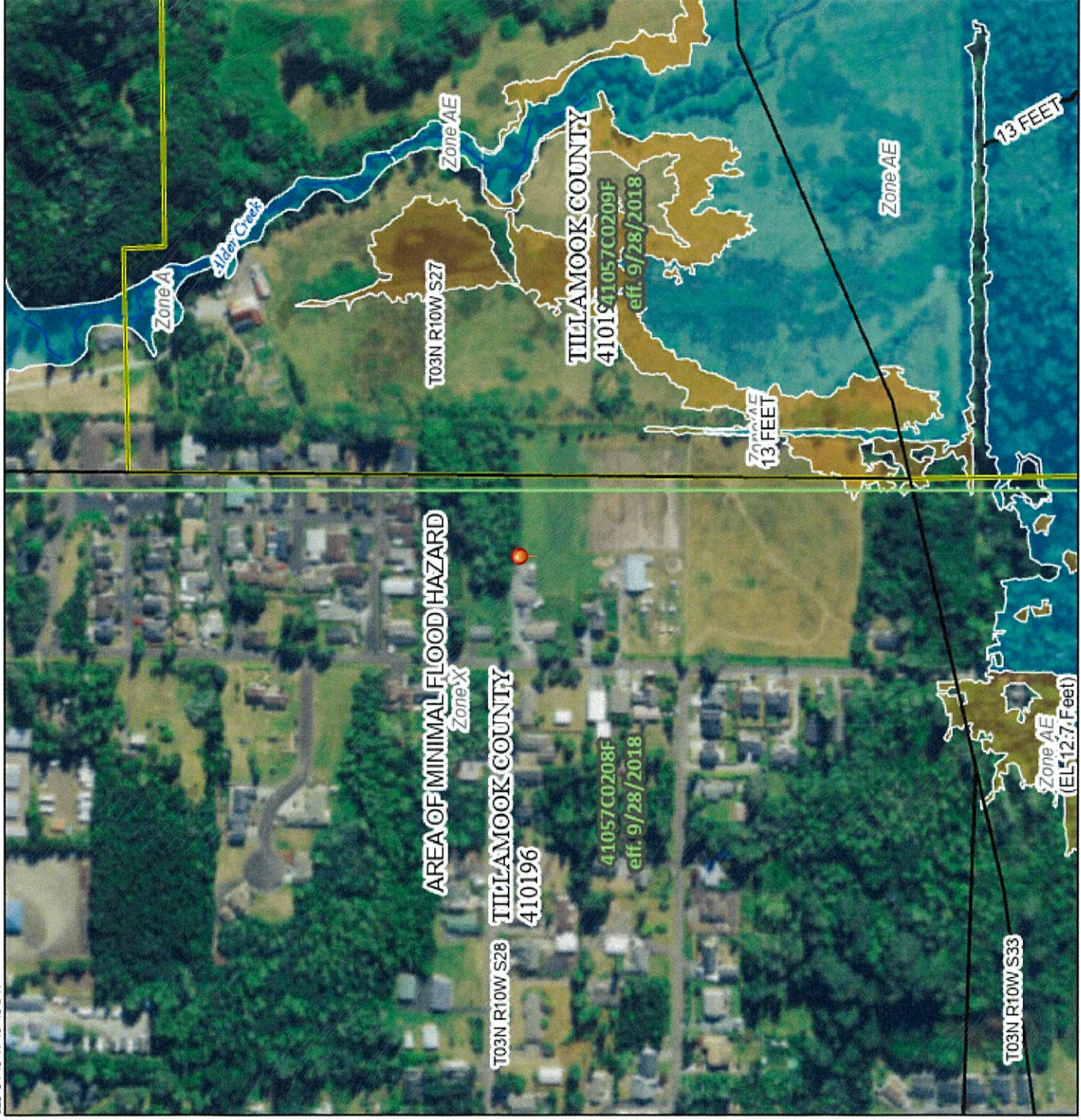
- Digital Data Available
- No Digital Data Available
- Unmapped

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 2/9/2023 at 4:59 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°54'43"W 45°43'1"N

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403
 Address: 11460 Evergreen Way
 City: Nehalem State: OR Zip: 97131
 Email: erick.opd@gmail.com

Property Owner

Name: Michael & Sue Crist Phone: 503-812-1663
 Address: PO Box 272
 City: Nehalem State: OR Zip: 97131
 Email: mcrist@outlook.com

Location:

Site Address: 35195 Tohl Avenue, Nehalem, OR 97131

Map Number:	3N	10W	28 DD	1700
	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

 BY: _____
 Approved Denied
 Received by:
 Receipt #: 129642
 Fees: 1100.-
 Permit No:
 851-22 - 000433 PLNG

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

Additional Information Required for Subdivisions

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

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

Certificates:

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

Additional Information:

Authorization

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

Michael Crist *Sue Crist*

 Property Owner (**Required)

ASW

 Applicant Signature

12-6-2022

 Date

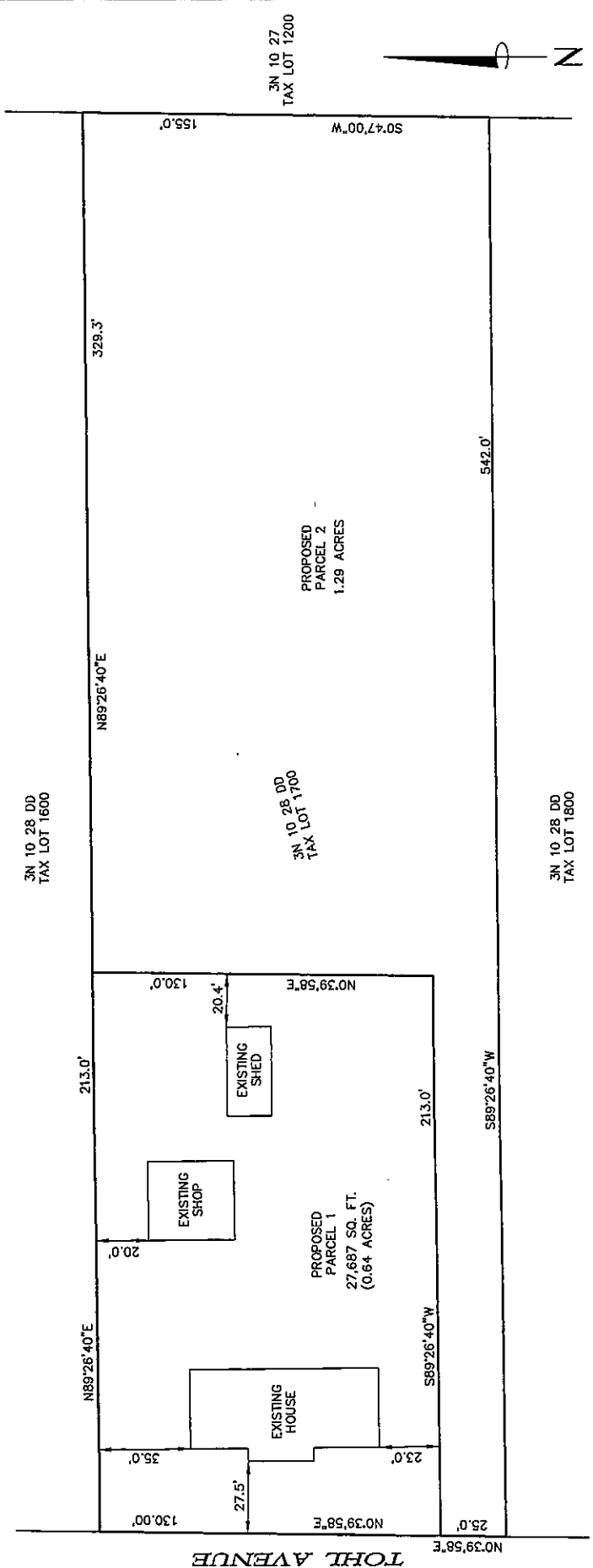
12-12-22

 Date

NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES. PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN TOHL AVENUE.

OWNER
MICHAEL T. & SUE CRIST
PO BOX 272
NEHALEM, OR 97131



TOHL AVENUE

TENTATIVE PARTITION FOR:
MICHAEL & SUE CRIST
3N 10 28 DD
TAX LOT 1700

SCALE:
1" = 50'

ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

CRIST2212-EX.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR
Erl M White
OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWS 6/30/2024

3N 10 28 DD
TAX LOT 1600

3N 10 28 DD
TAX LOT 1700

3N 10 28 DD
TAX LOT 1800

3N 10 27
TAX LOT 1200



Date: 12/12/2022

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 28 DD TAX LOT(S) 01700

SITUS ADDRESS: _____

NAME: Mike and Sue Crist PHONE: 368-5844

MAILING ADDRESS: PO BOX 272
NEHALEM, OR 97131-0272

Single Family Duplex/Multi-Family Other

Comments: Partition

Signed: Melissa Thompson Kujala City Manager
Name Title



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: December 7, 2022
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 28DD TL1700

Owner of Record: Mike & Sue Crist
Project Information: Partitioning the property into two parcels

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, which appears to read 'Keri Scott', is written over a horizontal line.

Keri Scott, Executive Assistant
Nehalem Bay Wastewater Agency

NN

Helen B. Knight, Trustee

Grantor's Name and Address
Michael J. Crist

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
See Below

Until requested otherwise, send all correspondence to (Name, Address, Zip):
Michael J. Crist
Sue Crist
P.O. Box 272
Tillamook, OR 97131

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HELEN B. KNIGHT, TRUSTEE OF THE KNIGHT FAMILY TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL T. CRIST AND SUE CRIST, HUSBAND AND WIFE, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

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

IN WITNESS WHEREOF, the grantor has executed this instrument on NOVEMBER 9, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

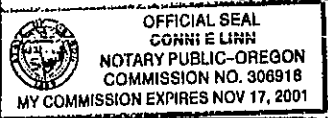
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Helen B. Knight, Trustee
HELEN B. KNIGHT, TRUSTEE OF THE KNIGHT FAMILY TRUST

STATE OF OREGON, County of Tillamook) ss.
This instrument was acknowledged before me on _____

by _____
This instrument was acknowledged before me on November 9, 1999

by Helen B. Knight
as Trustee
of The Knight Family Trust



Connie E. Linn
Notary Public for Oregon
My commission expires 11-17-2001

29-64483-17

Beginning at the Southeast corner of Crist tract as recorded in Book 264, Page 118, Tillamook County Deed Records, in the Southeast ¼ of the Southeast ¼ of Section 28, Township 3 North, Range 10 West, W.M.;

Thence North 89° 26' 40" East 361.99 feet, more or less, to the East line of the Knight tract as described in Book 129, Page 331;

Thence North 0° 47' 00" East 155.00 feet, more or less, to the Northeast corner of said Knight tract;

Thence along the North line of said Knight tract, South 89° 26' 40" West 362.30 feet the Northeast corner of said Crist tract;

Thence along the East line of said Crist tract, South 00° 40' 00" West 155.00 feet to the point of beginning.

This description is based upon survey dated Sept. 9, 1999 for Helen Knight recorded in the Tillamook County Survey Office. The purpose of this description is to adjust the East line of the Crist tract (tax lot 3N 10 28D 09001) and not to create a distinct and separate parcel.

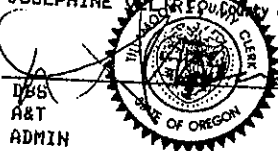
00387342

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

JAN. 31 10 05 AM '00

BOOK 414 PAGE 578

Witness by hand and seal affixed.
JOSEPHINE WALKER, Deputy Clerk



ISS	DEPUTY	10.00
A&T		10.00
ADMIN		1.00
OLISF		1.00
PLCP		9.00

BARGAIN AND SALE DEED

46-22
5423
S. M. 118-0-200

KNOW ALL MEN BY THESE PRESENTS, That Franklin R. Knight and Helen B. Knight, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant bargain, sell and convey unto Michael T. Crist and Sue Crist, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Tillamook, State of Oregon, described as follows, to-wit:

Commencing at a point on the Section line common to Sections 27 and 28, Township 3 North, Range 10 West of the Willamette Meridian, said point being North 0° 47' East 1089.40 feet from the Section corner common to Sections 27, 28, 33 and 34, in said Township and Range, said point being the Northeast corner of that property conveyed to F. E. Knight, et al, by deed recorded in Book 129, page 331, Deed Records, Tillamook County, Oregon; thence South 89° 26' 40" West (a recorded value of North 89° 13' West) along the North line of said Knight property 542.22 feet to the Easterly right of way line of Tohl Avenue and the true point of beginning of this parcel; thence South 0° 40' 00" West along said Easterly right of way line 155.00 feet; thence North 80° 26' 40" East 165.00 feet; thence North 0° 40' 00" East 155.00 feet; thence South 89° 26' 40" West 165.00 feet to the true point of beginning.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00

~~The grantor warrants that the above described premises are his own, free from all liens, taxes and other encumbrances, and that he has the right to sell the same.~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORES 91225.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument, this 17th day of July, 1979; if a corporate grantor, it has caused its name to be signed and authorized by its officers, duly authorized thereto by order of its board of directors.

Franklin E. Knight
Helen B. Knight

If created by a corporation, give corporate name

STATE OF OREGON, County of Tillamook }
July 17, 1979

STATE OF OREGON, County of _____, 19____

Personally appeared _____ and _____

who, being duly sworn, each for himself and not one for the other, did say that the terms in the _____ president and that the latter is the secretary of _____

Personally appeared the above named Franklin R. Knight & Helen B. Knight

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

Franklin R. & Helen B. Knight
P. O. Box 1146
Nehalem, Oregon 97131

Michael T. & Sue Crist
P. O. Box
Nehalem, Or 97131
GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael T. & Sue Crist
P. O. Box 272
Nehalem, Oregon 97131
NAME, ADDRESS, ETC.

Gift a change is recorded all tax statements due to be sent to the following address:
Michael T. & Sue Crist
P.O. Box 272
Nehalem, OR 97131
NAME, ADDRESS, ETC.

230363
236383
264118
7-18-79
Tillamook County Official Seal
J. J. Colwell
A and

TILLAMOOK