



Land of Cheese, Trees and Ocean Breeze

**PARTITION #851-22-000320-PLNG:
GP EQUITY HOLDINGS, LLC**

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 17, 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 17, 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 March 1, 2023**. This decision will become final on March 1, 2023, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

- Request:** Partition request to create three (3) residential parcels (Exhibit B).
- Location:** Located north of the Unincorporated Community of Hebo, via Highway 22, a State Highway. The subject property is designated as Tax Lot 800 of Section 13, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** GP Equity Holdings, LLC, 1370 West Meadows Drive NW., Salem, OR. 97304
- Property Owner:** GP Equity Holdings, LLC, 1370 West Meadows Drive NW., Salem, OR. 97304

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 Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby **APPROVED**, subject to the conditions listed below.

This approval is subject to the following conditions:

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

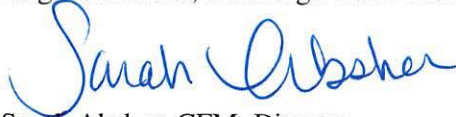
1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
3. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
4. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
5. Future development requires a Water Verification Letter, from the Oregon Water Recourses Department, be obtained prior to any development.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
7. Future development is subject to standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

Sincerely,

Tillamook County Department of Community Development



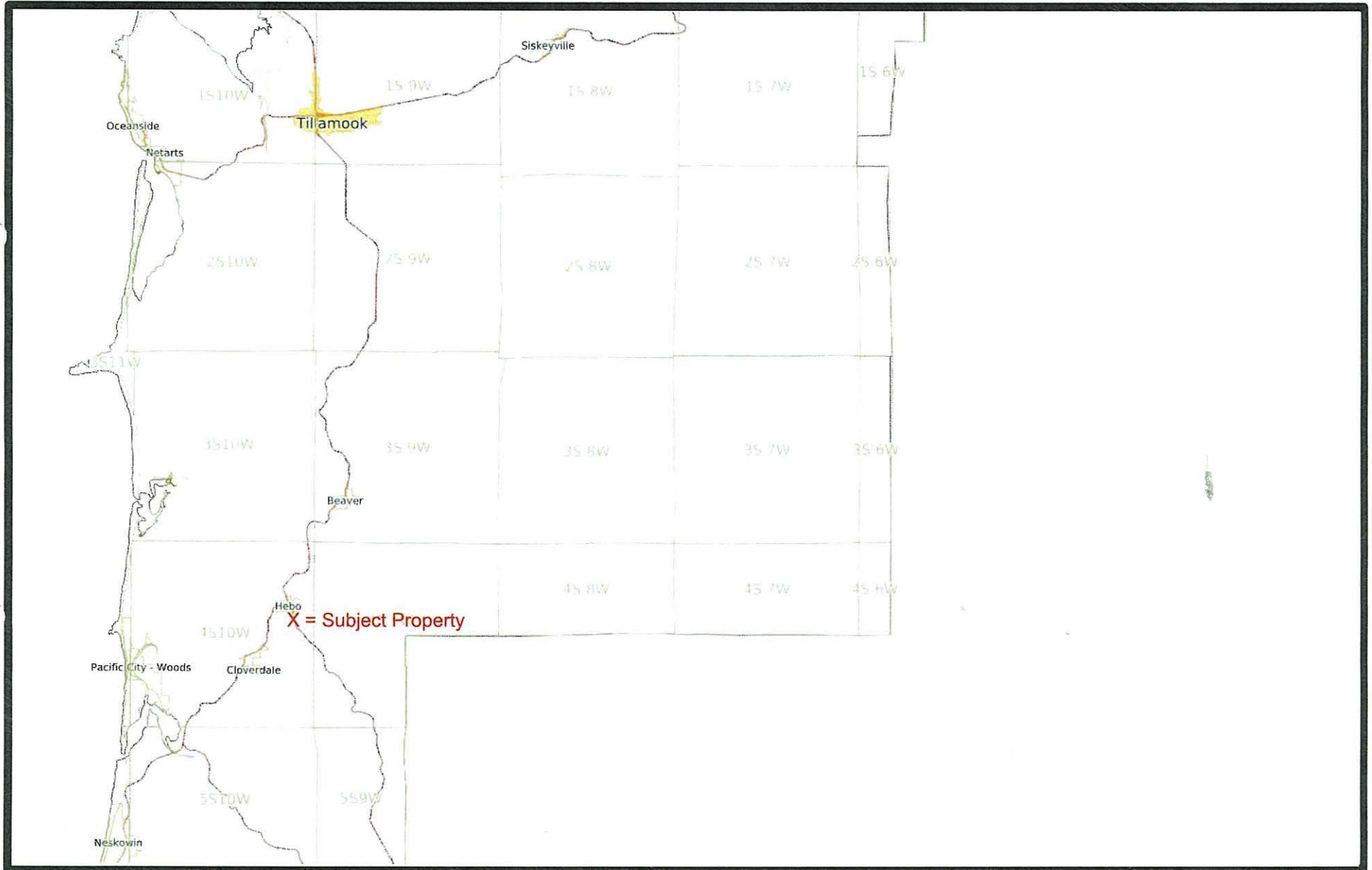
Angela Rimoldi, Planning Permit Technician



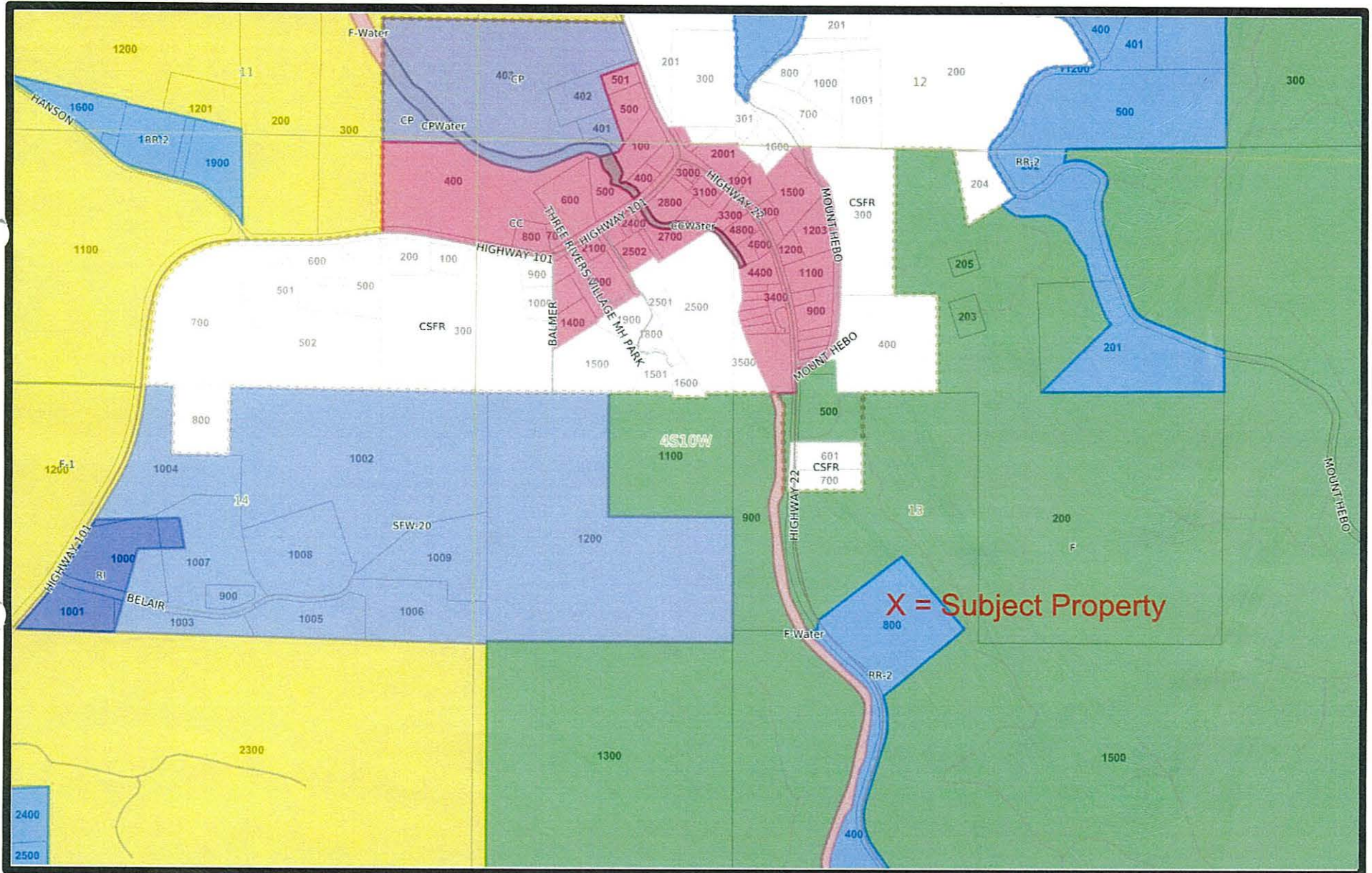
Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat

Map - Vicinity



Map - Zoning

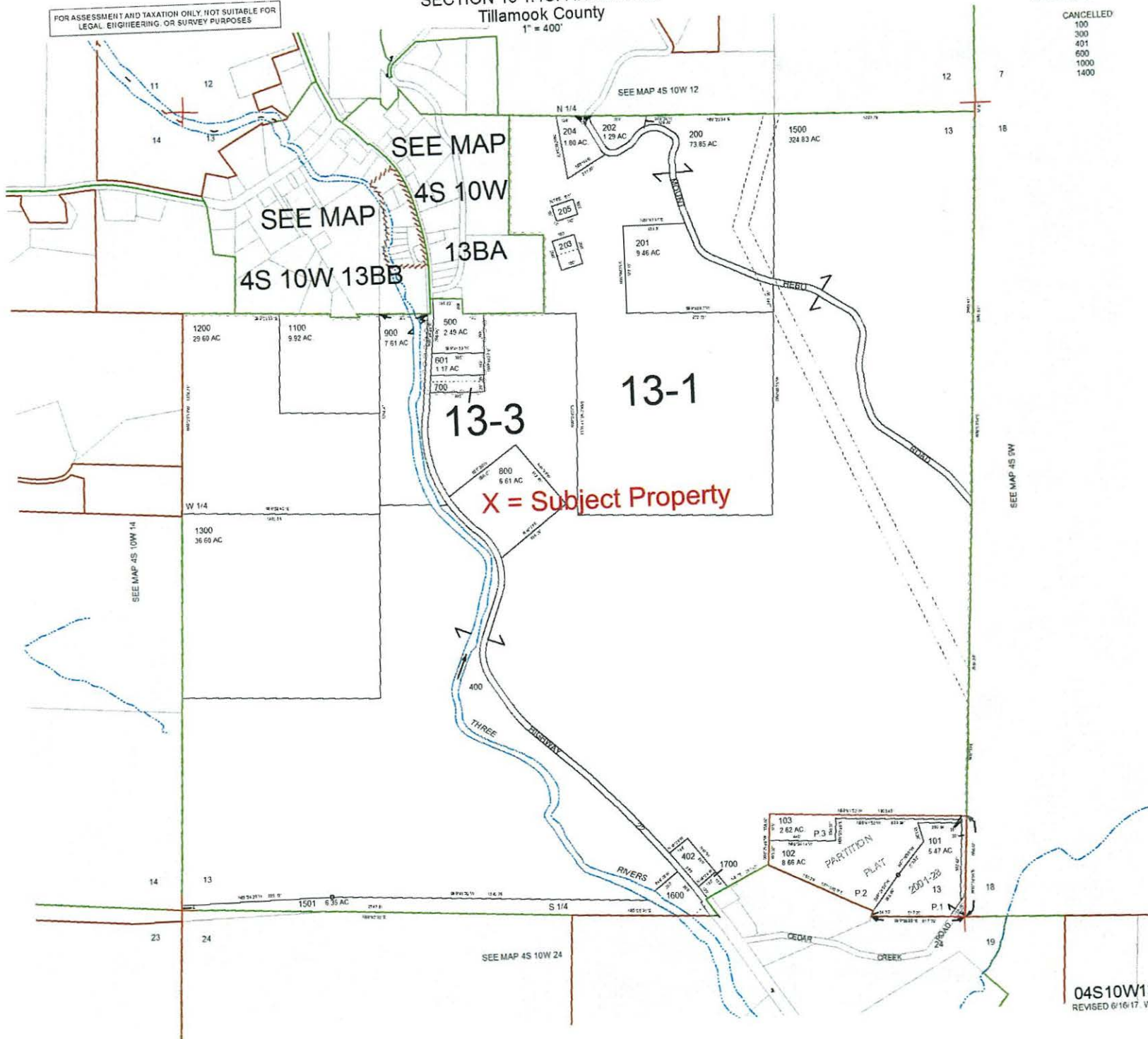


SECTION 13 T.4S. R.10W. W.M.
Tillamook County
1" = 400'

04S10W13

FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

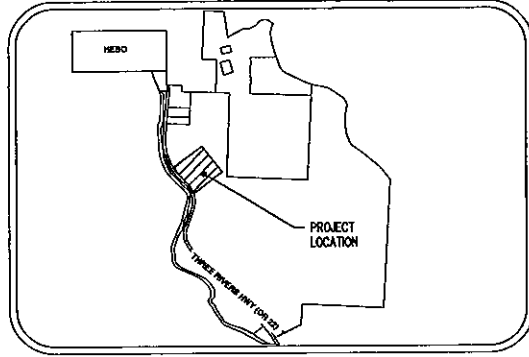
CANCELLED
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1400



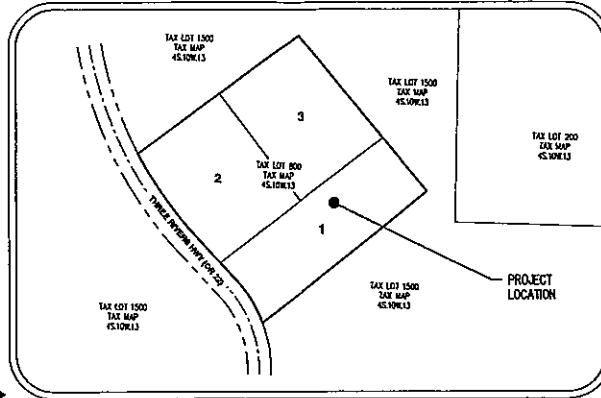
04S10W13
REVISED 6/16/17 WS

32000 BLOCK OF OREGON HIGHWAY 22

PRELIMINARY PARTITION PLAT APPLICATION



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

LEGEND	
EXISTING	EXISTING
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER MANHOLE
WATER BLENDET	GAS METER
WATER METER	GAS VALVE
WATER VALVE	CUT WIRE ANCHOR
DOUBLE CHECK VALVE	POWER POLE
AIR RELEASE VALVE	POWER WULT
SANITARY SEWER CLEAN OUT	POWER JUNCTION BOX
SANITARY SEWER MANHOLE	POWER PEDESTAL
SIK	COMMUNICATIONS WVAULT
STREET LIGHT	COMMUNICATIONS JUNCTION BOX
WALKWAY	COMMUNICATIONS RISER
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
LOT LINE	
DEED LOT LINE	
CENTERLINE	
CREEK	
CURB	
EDGE OF PAVEMENT	
ENCROICH	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

PROPERTY DESCRIPTION:
TAX LOT 800, TILLAMOOK COUNTY TAXMAP 04S10W13, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 10 WEST, WILLAMETTE PRINCIPAL MERIDIAN, TILLAMOOK COUNTY, OREGON.

PROPERTY ADDRESS:
32000 BLOCK OF THREE RIVERS HIGHWAY (OR 22) SOUTHEAST OF HEBO, OR 97122

PROPERTY ZONING:
RURAL RESIDENTIAL, 2 ACRES (RR-2)

PROPERTY PURPOSE:
THE PURPOSE OF THIS PROJECT IS TO PARTITION THE PROPERTY AS SHOWN.

VERTICAL DATUM:
VERTICAL DATUM: ELEVATIONS ARE BASED ON THE TRIMBLE MRS NETWORK (NAVD 88).

CIVIL ENGINEERING / SURVEYING / LAND USE PLANNING FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: LYLE J. MISBACH, PE, CFM
3700 RIVER ROAD N, SUITE 1
KEIZER, OR 97303
PH: 503-400-6028
FAX: 503-400-7722

WATER DISTRICT:
NONE

POWER:
TILLAMOOK PUD
1115 PACIFIC AVENUE
TILLAMOOK, OR 97141
PH: 503-842-2535
EMERGENCY: 503-842-2122

DEVELOPER/OWNER:
GP EQUITY HOLDINGS, LLC
CONTACTS: DAVID COLLERSRUOD & ERIC PETERSON
1370 WEST MEADOWS DRIVE NW
SALEM, OR 97304
PH: CONTACT AKS

SEWER DISTRICT:
NONE

SHEET INDEX

- P01 COVER SHEET WITH VICINITY AND SITE MAPS
- P02 EXISTING CONDITIONS PLAN
- P03 PRELIMINARY PLAT
- P04 PRELIMINARY SITE PLAN



AKS ENGINEERING & FORESTRY, LLC
REGISTERED PROFESSIONAL ENGINEER, SURVEYOR, AND LAND USE PLANNING CONSULTANT
1370 WEST MEADOWS DRIVE NW
SALEM, OREGON 97304
PH: CONTACT AKS

COVER SHEET WITH VICINITY AND SITE MAPS
32000 BLOCK OF OREGON HIGHWAY 22
GP EQUITY HOLDINGS, LLC
TILLAMOOK CC, OREGON



DATE PLOTTED: 05/17/2017
SCALE: AS SHOWN
DRAWN BY: LJM
CHECKED BY: JLM
DATE: 05/17/2017

P01

TAX LOT 04S10W13



DAVID J. KANE

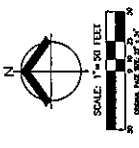
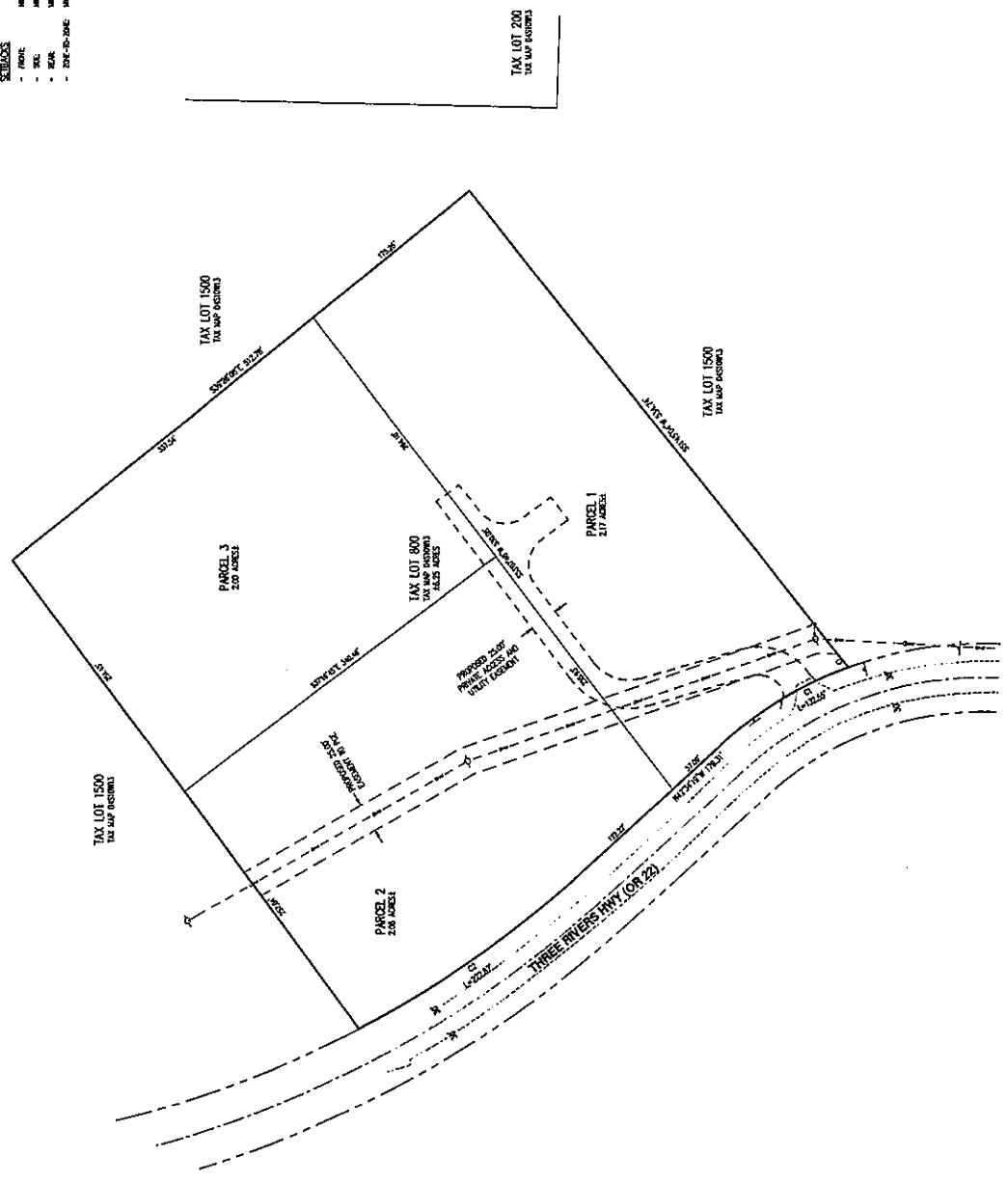
 REGISTERED PROFESSIONAL ENGINEER

P03


PRELIMINARY PLAT
32000 BLOCK OF OREGON HIGHWAY 22
GP EQUITY HOLDINGS, LLC
 TILLAMOOK COUNTY, OREGON
TAX LOT 04S10W13 00800


AKS
 ARCHITECTURAL KIMMEL & STREIBER, LLC
 3300 KIMMEL BLVD. STE. 100
 BEVERLY HILLS, CA 90210
 TEL: (310) 273-7700
 WWW.AKS-USA.COM
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

- LAND DIVISION SUMMARY**
- EXISTING TOTAL LOT AREA = 842 ACRES
 - PLANNED AREA OF PARCEL 1 = 217 ACRES
 - PLANNED AREA OF PARCEL 2 = 328 ACRES
 - PLANNED AREA OF PARCEL 3 = 328 ACRES
- DETAILS**
- FRONT: 1/4" = 30'
 - SIDE: 1/4" = 60'
 - REAR: 1/4" = 30'
 - ZONE (S/D): 200' WIDE - 100' FROM PROPOSED HIGHWAY (P) THROUGHOUT




LEGEND

EXISTING GROUND CONTOUR (FT)  40'

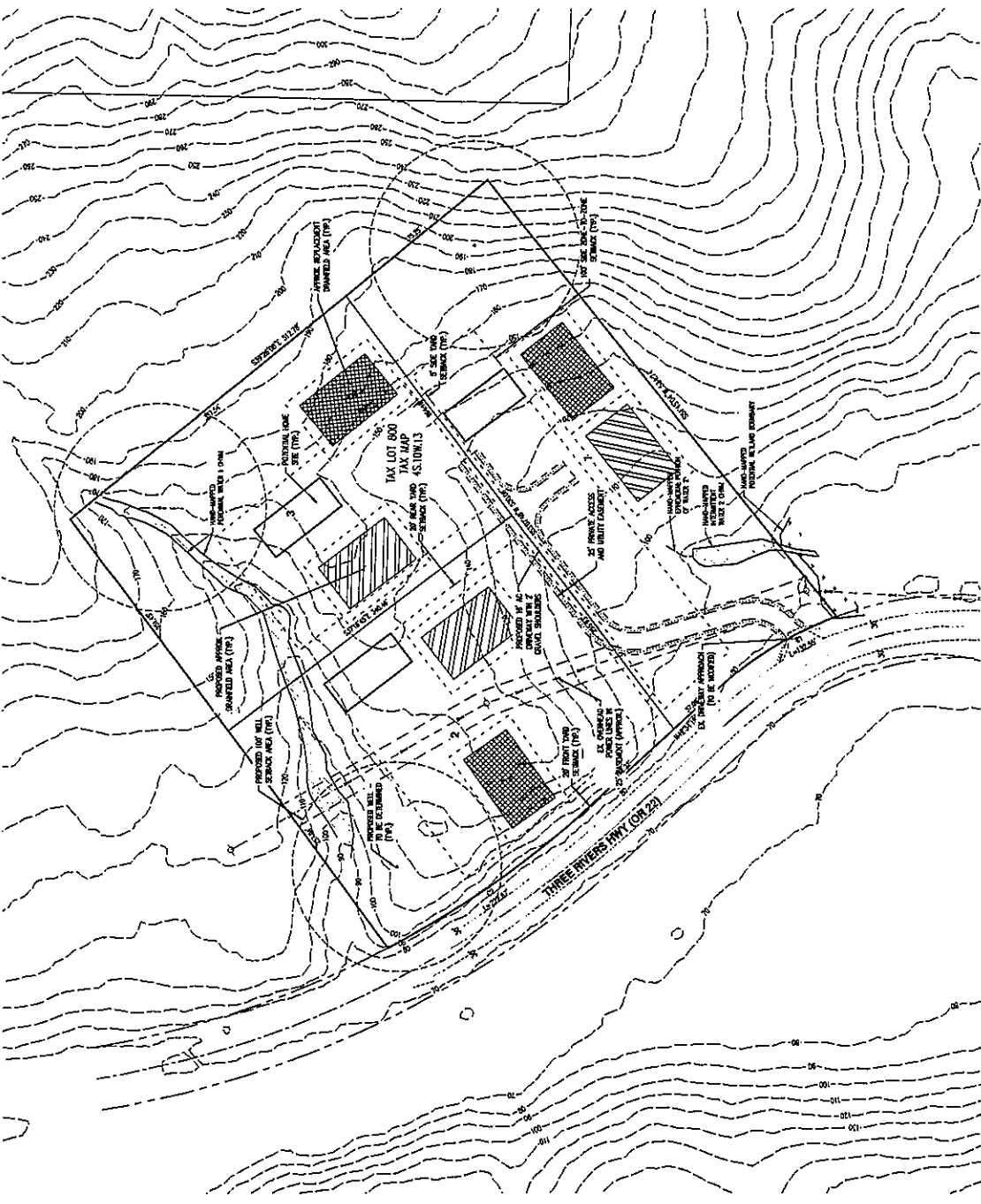
POTENTIAL HOME SITE 

PROPOSED SERVICE SHED AREA (WITHIN 40' SERVICE CORRIDOR)

PROPOSED IMPAIRED BIODIVERSITY AREA (WITHIN 40' SERVICE CORRIDOR)



SCALE: 1" = 40 FEET
 GRAPHIC SCALE: 0' 20' 40'





Building	(503) 842-3407
Planning	(503) 842-3408
On-Site Sanitation	(503) 842-3409
Fax	(503) 842-1819
Toll Free	+1 (800) 488-8280

**PARTITION #851-22-000320-PLNG:
GP EQUITY HOLDINGS, LLC
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision: Approved with Conditions
Decision Date: February 17, 2023
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** Partition request to create three (3) residential parcels (Exhibit B).
- Location:** Located north of the Unincorporated Community of Hebo, via Highway 22, a State Highway. The subject property is designated as Tax Lot 800 of Section 13, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** GP Equity Holdings, LLC, 1370 West Meadows Drive NW., Salem, OR. 97304
- Property Owner:** GP Equity Holdings, LLC, 1370 West Meadows Drive NW., Salem, OR. 97304

Description of Site and Vicinity: The subject property is accessed via Highway 22, a State Highway, is square shaped, approximately 6.61 acres in size, holds no improvements onsite, and is vegetated with grasses, bushes and trees (Exhibit A). Topography of the subject property varies, however, is generally sloped with some flat areas. The subject property is located within an area primarily devoted to forest and residential use. The subject property is surround by properties zoned Forest (F) to the north, south, east and west, with some properties zoned Rural Residential (RR-2) to the south (Exhibit A).

The subject property is located within an area of geologic hazard, does not contain mapped wetlands or natural features as indicated on the NWI map, and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0880F) (Exhibit A).

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 3.010: Rural Residential 2-Acre (RR-2) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on February 1, 2023. 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 preliminary Partition Plat proposes creation of three (3) parcels (Exhibit B). The applicability of the RR-2 zone is addressed below. Plat and 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 Highway 22, a State Highway, proposed easements have been called out on the preliminary plat for direct access to each proposed parcel (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 proposed parcels shall be served by a well as the water source, and an on-site wastewater system. An email from the Oregon Water Resources Department confirms a well can be drilled for use, up to three (3) home domestic uses, as the wells in the area appear to have high yields (Exhibit B). A Condition of Approval has been placed for a Water Verification Letter to be required prior to any development. For the proposed parcels on-site wastewater system, 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 Nestucca Rural Fire Protection District, Tillamook County Sheriff’s Office, and the Oregon Department of Transportation. Given the location of the property, availability of public services existing in the area staff concludes these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone

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.*
-*

Findings: The applicant has provided a preliminary plat confirming the three (3) parcels to be created by the proposed partition meet the 2-acre minimum requirements for lot size, as well as the 100-foot lot width and depth dimensions as outlined above (Exhibit B). The proposed parcels currently hold no improvements therefore setback requirements do not apply (Exhibit B). Staff finds these standards have been met.

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:*
 - (a) Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*

(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

-
- (2) 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 subject property is within an area of geologic hazard (Exhibit A). Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

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 March 1, 2023**.

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 comply with all requirements of the Tillamook County Surveyor's Office.
3. 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.
4. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
5. Future development requires a Water Verification Letter, from the Oregon Water Recourses Department, be obtained prior to any development.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.

7. Future development is subject to standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

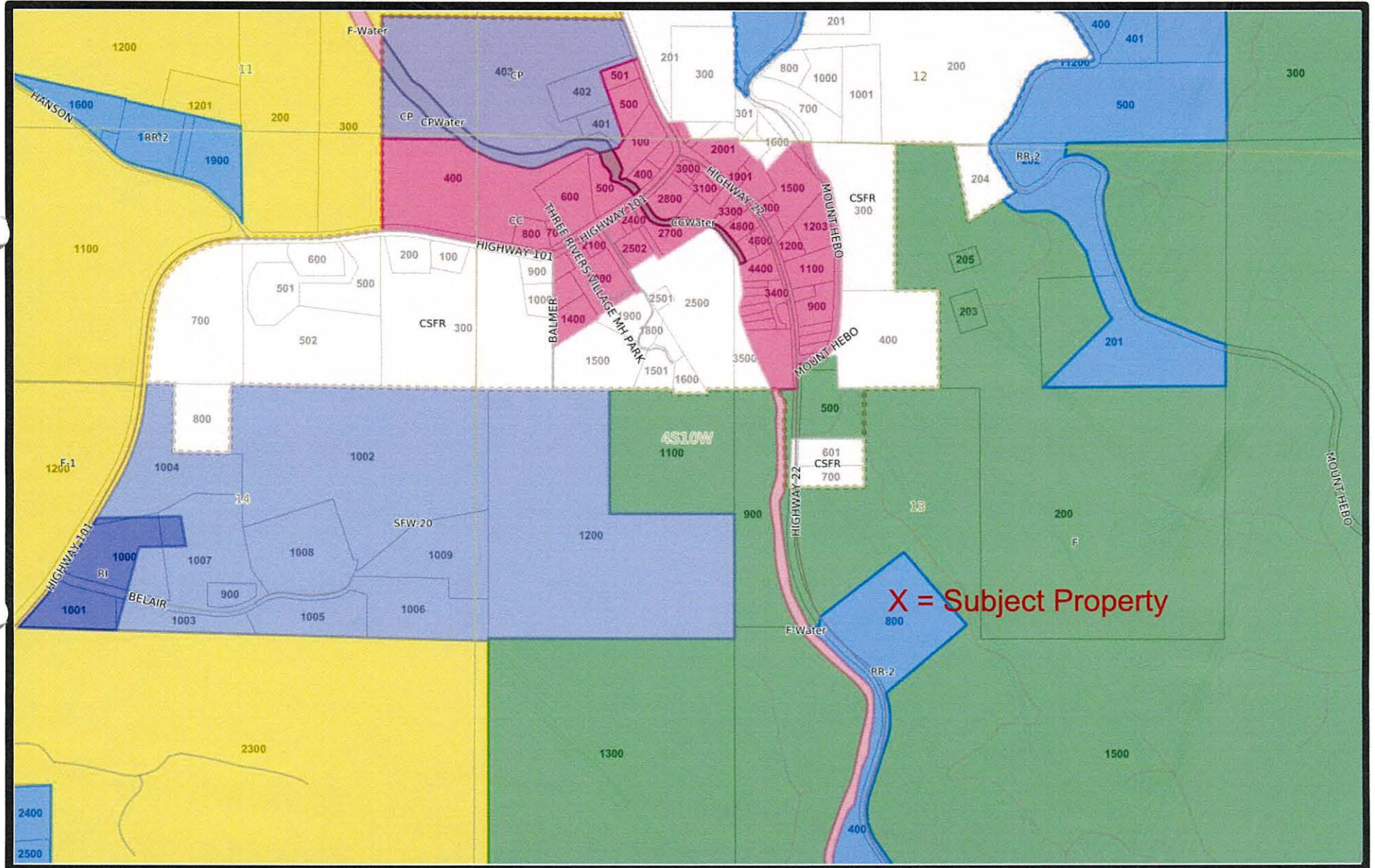
VI. EXHIBITS:

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 - Zoning

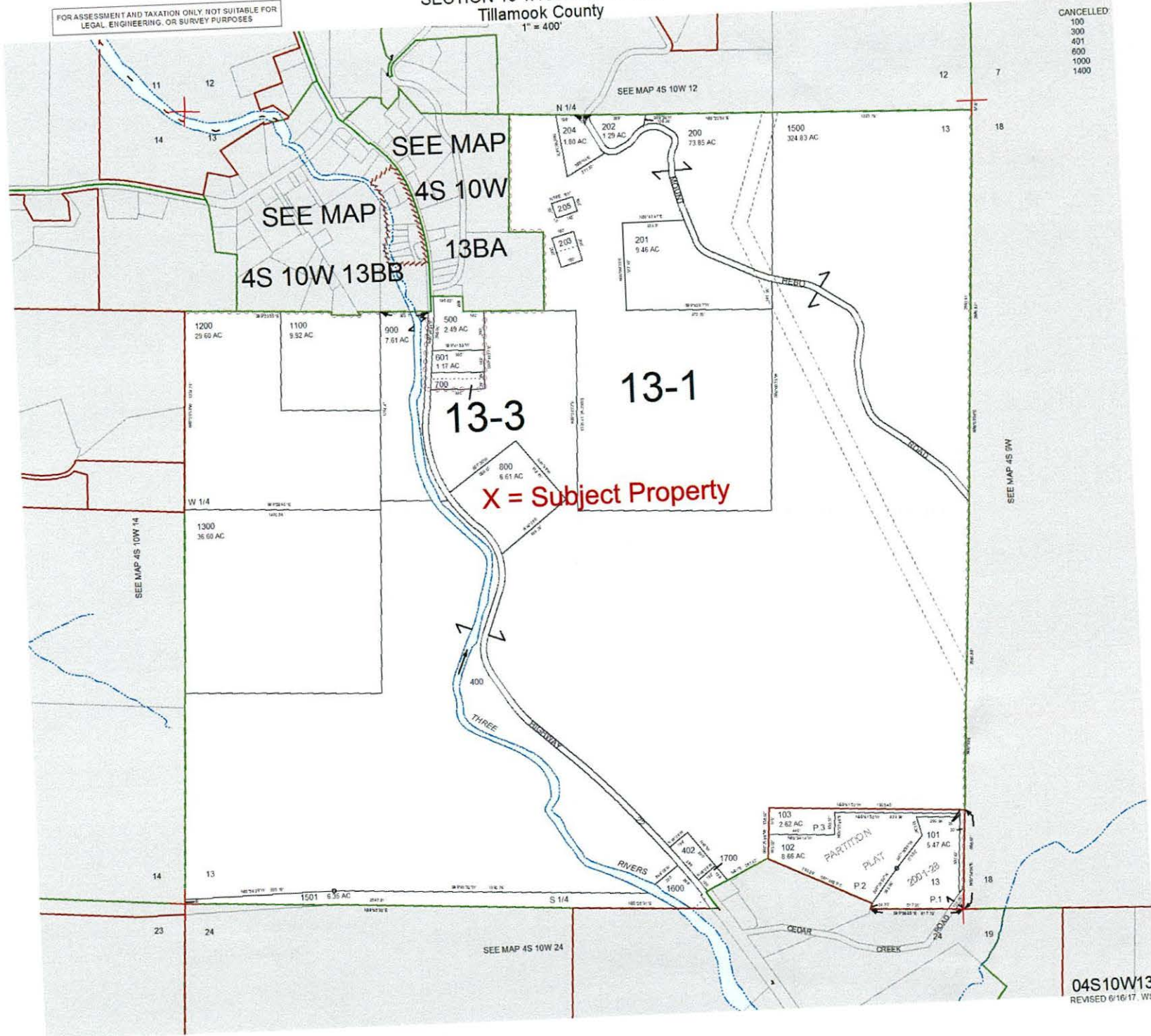


SECTION 13 T.4S. R.10W. W.M.
Tillamook County
1" = 400'

04S10W13

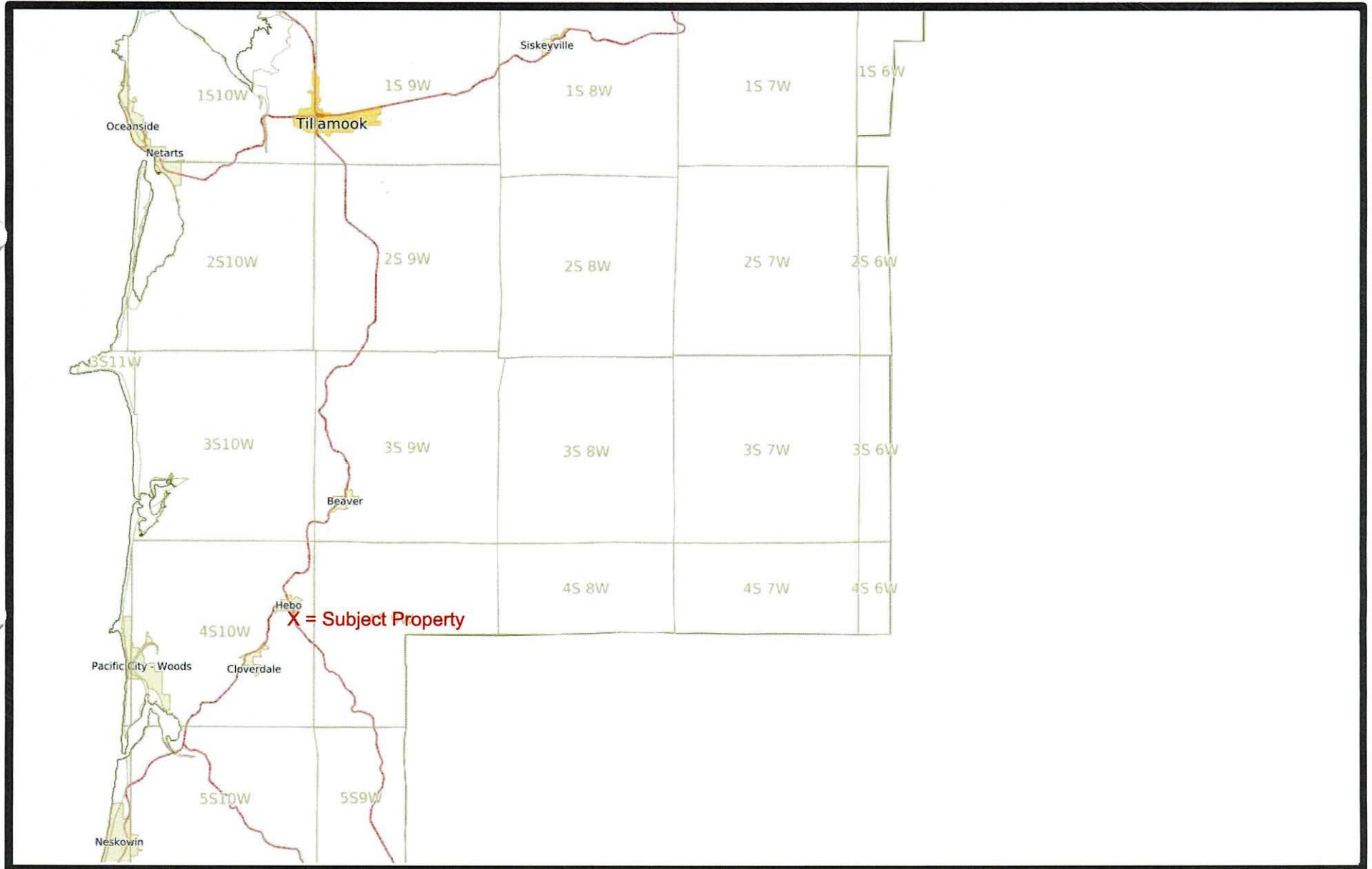
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LEGAL ENGINEERING, OR SURVEY PURPOSES

CANCELLED:
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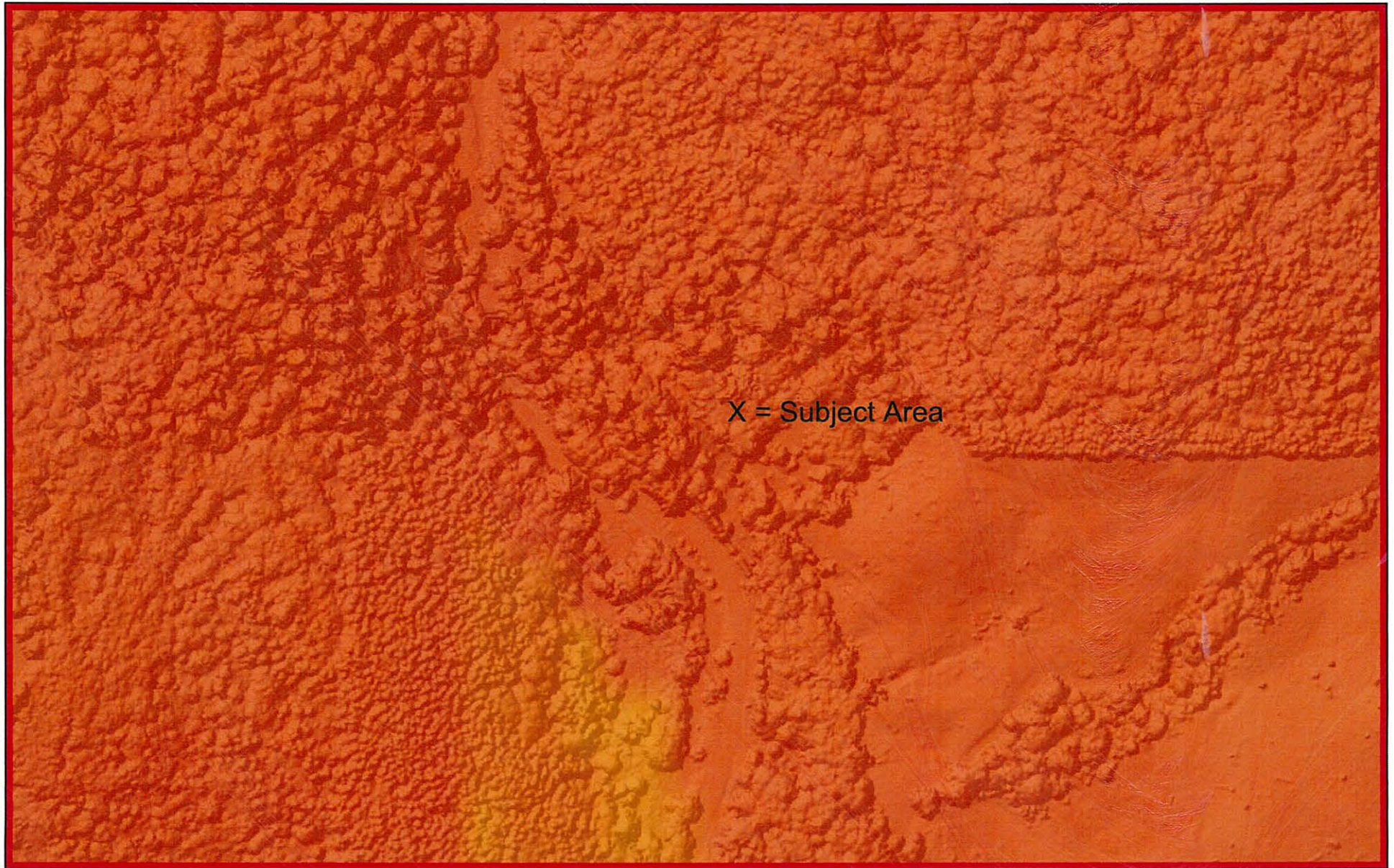


04S10W13
REVISED 6/16/17, WS

Map - Vicinity

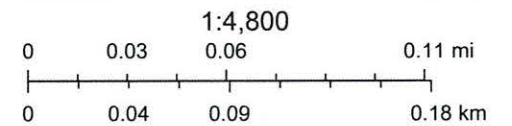
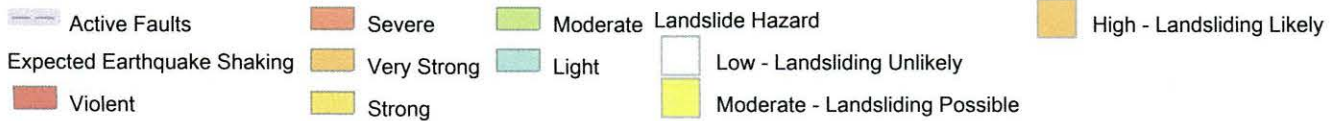


PARTITION #851-22-000320-PLNG



X = Subject Area

February 16, 2023





February 16, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

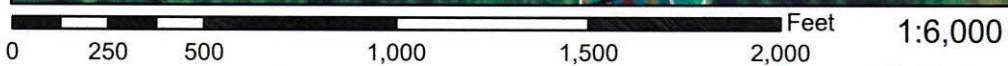
- Lake
- Other
- Riverine

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.

National Flood Hazard Layer FIRMette



123°51'45"W 45°13'37"N



123°51'7"W 45°13'12"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 D
		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 Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 2/16/2023 at 5:18 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 unmapped areas cannot be used for regulatory purposes.

EXHIBIT B

32000 Block of Oregon Highway 22 Three-Parcel Partition

Date: August 2022

Submitted to: Tillamook County
Community Development Department
1510-B Third Street
Tillamook, OR 97141

Applicant: GP Equity Holdings, LLC
1370 West Meadows Drive NW
Salem, OR 97304



3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

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Exhibits

- Exhibit A:** Application Form
 - Exhibit B:** Preliminary Plans
 - Exhibit C:** Ownership Information
-

32000 Block of Oregon Highway 22 Three-Parcel Partition

Submitted to: Tillamook County
Community Development Department
1510-B Third Street
Tillamook, OR 97141

Applicant: GP Equity Holdings, LLC
1370 West Meadows Drive NW
Salem, OR 97304

Property Owners: GP Equity Holdings, LLC
1370 West Meadows Drive NW
Salem, OR 97304

Applicant's Consultant: AKS Engineering & Forestry, LLC
3700 River Road N, Suite 1
Keizer, OR 97303

Contact(s): Lyle Misbach
Email: MisbachL@aks-eng.com
Phone: (503) 400-6028

Site Location: ±0.55 miles south of Hwy 101/Hwy 22 interchange

Tillamook County Assessor's Map: 04S10W13; Tax Lot 800

Site Size: ±6.25 acres

Land Use District: Rural Residential (RR-2)

I. Executive Summary

AKS Engineering and Forestry, LLC (AKS) is submitting this application on behalf of GP Equity Holdings, LLC (Applicant) for a three-parcel partition to accommodate the future construction of residential homes on a ±6.25-acre site located on Oregon Highway 22, immediately south of Hebo. The site layout and infrastructure plans have been developed with input from County staff and the Oregon Department of Transportation (ODOT).

This application includes the County application forms, written materials, and preliminary plans necessary for County staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the County's approval of the application.

II. Site Description/Setting

The subject property, Tax Lot 800 of Tillamook County Map Number 04S10W13 (Site), is ±6.25 acres in total area, and is located immediately south of Hebo on the north side of Oregon Highway 22. The County's zoning designation for the site is Rural Residential (RR-2). The surrounding lots are undeveloped and are in the County's Forest (F) zoning district.

III. Applicable Review Criteria

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

Section 030: General Provisions

- (1) Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation according to the following two steps:
 - a. The preliminary plat shall be approved, by the Tillamook County Planning Commission, before the final plat can be submitted for approval consideration; and;
 - b. Compliance with all conditions of approval of the preliminary plat shall be demonstrated prior to final plat approval.
- (2) All subdivision and partition proposals shall conform to state regulations in Oregon Revised Statute (ORS) Chapter 92, Subdivisions and partitions.
- (3) No deed for a parcel created through a Partition shall be filed in the office of the County Clerk without the prior approval, by the Department, of the Partition.
- (4) No Subdivision shall be filed in the office of the County Clerk without the signature of the Chair of the Planning Commission and all other signatures required by law.
- (5) Approval of a final plat shall be void 30 days after the final approving signature is made thereon, unless the plat has been recorded in the office of the County Clerk.
- (6) All lots created through land division shall have adequate public utilities and facilities such as streets, water, sewer, gas, and electrical systems, pursuant with Section 150. These systems shall be located and constructed underground where feasible.
- (7) All partition and subdivision proposals shall demonstrate that lots have adequate surface water drainage facilities or that these will be provided in order to reduce exposure to flood damage and improve water quality. Water quality or quantity control improvements may be required, pursuant with Section 150.
- (8) All lots created or reconfigured shall have adequate vehicle access and parking, as may be required, pursuant with Section 150.

Response: This application includes a preliminary plat for a three-parcel partition. The planned land division complies with Oregon Revised Statute (ORS) Chapter 92 and the Tillamook County land division standards and criteria. Compliance with the requirements of Section 150 is demonstrated in this narrative and the accompanying exhibits. The above criteria are met.

Section 040: Preliminary Plat Approval Process

- (1) **Review Procedures.** Preliminary plats for partitions shall be processed using the Type II procedure under Article 10 Section 070. Preliminary plats for subdivisions shall be processed using the Type III procedure under Article 10 Section 080. All preliminary plats are subject to the approval criteria in Section 070 of this ordinance.

Response: This application involves a partition and is therefore subject to the Type II review procedures of the County Land Use Ordinance (LUO). The approval criteria in Section 070 are addressed in this narrative. This criterion is met.

- (2) **Approval Period.** Preliminary plat approval shall be effective for a period of two (2) years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted or other assurance provided within the two-year period. The Planning Commission may approve phased subdivisions with an overall time frame of more than two (2) years between preliminary and final plat approvals pursuant to Subsection 040(4).

- (3) **Extensions.** The County may, upon written request by the applicant and payment of the required fee, grant written extensions of the approval period provided that all of the following criteria are met:

- a. All requests for extensions of preliminary plat approval shall be received in the Department office at least 30 days prior to the expiration date of the approval.
- b. Where there has been substantial improvement after two (2) years from the date of original plat approval, the Department may extend preliminary plat approval for a single 2-year period under a Type I procedure, pursuant to Article 10 Section 060. Substantial improvement will have occurred where the layout of improvements completed at the time of the request for an extension precludes the alteration of either street placement or the number of lots within the tract.
- c. If the developer requests an extension beyond 2-years from preliminary plat approval and no substantial improvement has occurred, as described in (3)(b)., the request shall be reviewed through a Type III procedure, pursuant to Article 10 Section 080. The Department shall review the conditions of preliminary plat approval to determine their relevance, given changes in Ordinance requirements, State laws, or development circumstances in the vicinity of the proposed Subdivision. In making such a determination, the Department may consult with any other County Department. The Department shall present its review and any suggested changes in the conditions of preliminary plat approval to the Commission for its review.
- d. All requests for an extension of preliminary plat approval may be subject to either new conditions or denial by the Commission following its consideration of the Department's review as described in Subsection 3(c).
- e. A denial of a request for an extension shall not preclude an application for preliminary plat approval as set forth in Section 070 of this Ordinance.
- f. No preliminary plat shall be approved for a period greater than 4 years.

Response: The approval period and extension requirements are understood.

(4) **Phased Subdivisions.** The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided applicant's proposal meets all of the following criteria:

- a. In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than two (2) years;
- b. Public facilities shall be constructed in conjunction with or prior to each phase;
- c. The phased development shall not result in requiring the County or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;
- d. The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and
- e. Planning Commission approval is required for modifications to phasing plans.

Response: This application does not include a phased subdivision; therefore, the above criteria are not applicable.

Section 060: Preliminary Plat Submission Requirements

(1) Applications for Preliminary Plat approval shall contain the following information:

- a. **General Preliminary Plat Requirements.** Information required for a Type II Review (for partitions) or Type III Review (for subdivisions), pursuant to Article 10 Section 070 and Section 080, respectively.

Response: This application will be processed through a Type II review procedure. The partition approval criteria of Section 070 are addressed in this narrative.

- b. **Preliminary Plat Information.** In addition to the general information described in Subsection (a) above, the Preliminary Plat application shall consist of drawings and supplementary material adequate to provide the following information, in quantities determined by the County Surveyor and Tillamook County Planning Commission.

i. **General Information**

1. For subdivisions, the proposed name shall not duplicate or resemble the name of another land division in the County and shall be approved by the County Surveyor.
2. Date, north arrow, scale of drawing.
3. Location of the development sufficient to define its location, boundaries, and a legal description of the site.
4. Zoning of parcel to be divided, including any overlay zones.
5. A title block including the names, addresses, and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey.
6. Clear identification of the drawing as a "Preliminary Plat" and date of preparation.
7. Name and addresses of the owner(s), developer, and the engineer or surveyor.

Response: The Preliminary Plans (Exhibit B) contain the above information as applicable. The applicable criteria are met.

ii. Existing Conditions. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on existing conditions:

1. Existing streets or roads (public or private), including location, names, right-of-way and pavement widths on and abutting the site; and location of existing access point
2. Width, location and purpose of all existing easements of record on and abutting the site;
3. The location and present use of all structures on the site and indication of which, if any structures are to remain after platting;
4. Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;
5. Location of all existing subsurface sewerage systems, including drainfields and associated easements on the site.
6. 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 Director may waive this standard for partitions when grades, on average, are less than 10 percent;
7. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);
8. Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats;
9. Any plat that is five (5) acres or larger, or proposes 50 lots or greater, shall include the Base Flood Elevation, per FEMA Flood Insurance Rate Maps,
10. North arrow and scale; and
11. Other information, as deemed necessary by the Planning Director for review of the application. The County may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.

Response:

The Existing Conditions Plan included in Exhibit B contains the information listed above, as applicable. Although the site is larger than five acres, no portion of the site contains areas within the regulated floodplain, so Base Flood Elevation data is not shown. The applicant does not anticipate that additional information should be required to determine compliance with applicable code requirements. This criterion is met.

iii. Proposed Development. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on the proposed development:

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1. 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 such private tracts shall be identified;
 2. City boundary lines when crossing or adjoining the subdivision;
 3. Easements: location, width and purpose of all proposed easements;
 4. Proposed deed restrictions, if any, in outline form.
 5. Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and tracts;
 6. Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space for the purpose of surface water management, recreation, or other use;
 7. On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots (e.g., building envelopes), demonstrating that future development can meet minimum required setbacks and applicable engineering design standards;
 8. Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided. This information may be included on the preliminary plat map provided all information is legible.
 9. The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable;
 10. Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone;
 11. Evidence of contact with the applicable road authority for proposed new street connections; and
 12. Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development.

Response: The Preliminary Plans (Exhibit B) contain the above information, as applicable. These criteria are met.

(...)

- d. Fifteen (15) legible “to scale” hard copies, or a lesser amount as deemed necessary by the Director, and one digital copy of the preliminary plat and all supplementary materials shall be submitted to the Department.

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- e. Upon receipt of the preliminary plat and supplementary material, the Department shall furnish one copy each to the County Surveyor, the County Health Department, the County Sanitarian, the County Public Works Department, the County Assessor, and the appropriate school and fire districts. If the proposed Subdivision lies within one mile of the city limits of an incorporated city, or within the Urban Growth Boundary of a city, the Department shall furnish one copy to the City. If the proposed Subdivision is within 500 feet of a state highway, one copy shall be furnished to the Oregon Department of Transportation. Where the Department determines that it is necessary to do so, it shall furnish a copy of the plans to the Tillamook County Soil and Water Conservation District (SWCD), the appropriate water and sewer districts, the telephone service and electric service companies, and appropriate state or federal resource protection agencies.

Response: The required materials are submitted with this application package. The subject site is not located within 1 mile of an incorporated city or within an Urban Growth Boundary. Because the partition site abuts a state highway, the Applicant has coordinated with ODOT on access location and improvement requirements and will be submitting a driveway modification permit application for their review. The criteria can be met.

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;

Response: This narrative addresses all the relevant standards of this ordinance and finds that all applicable requirements are met or exceeded. This criterion is met.

- 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;

Response: The provisions of the applicable zoning and land division standards are addressed in this narrative. All applicable standards and criteria 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;

Response: Access and facility standards are addressed in this narrative. The applicable provisions of Sections 150 and 160 are met or exceeded by this partition application. This criterion is met.

- 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;

Response: This application does not include a subdivision plat; therefore, this criterion is not applicable.

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- 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;

Response: Future homes are planned to be served by private wells and septic systems. Access and drainage facilities are planned to conform to applicable engineering standards. As verified throughout this narrative, the above criterion is met.

- 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;

Response: There are no private common areas or improvements included in this application.

- g. Provisions for access to and maintenance of off-right-of-way drainage, if any;

Response: The shared access and utility easement shown in the Preliminary Plans (Exhibit B) will include areas designated for off-right-of-way drainage. This criterion is met.

- h. Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

Response: The planned access will require a permit from ODOT to modify the existing driveway. The Applicant has been in communication with ODOT to ensure that this permit can be obtained. No other State or Federal permits are required for the planned three-parcel partition. This criterion is met.

- 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.

Response: The property is not adjacent to any utility districts that might provide water to the site, so water for the properties will be provided through on-site wells. Exact well and septic locations and permits will be determined and approved through the Department of Water Resources and the County Sanitarian. This criterion is met.

- (2) Conditions of Approval. The Approval Authority may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations.

Response: This provision is understood.

Section 150: Development Standards for Land Divisions

The following requirements and standards shall apply to all land divisions:

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- (1) **Water Supply:** All lots or parcels shall either be served by a public domestic water supply system conforming to State of Oregon specifications, or the lot size shall be increased to provide such separation of water sources and sewage disposal facilities as the Sanitarian considers adequate for soil and water conditions. Lot sizes in areas without public water supplies shall be adequate to maintain a separation of at least 100 feet between each well and sewage disposal facility and shall be at least 100 feet wide and 20,000 square feet in area.

Response: The Preliminary Plans (Exhibit B) include a site map showing the conceptual locations of necessary wells and septic systems. As indicated, the lot dimensions are compliant with the above criteria, and the required facilities can be located so that the separation requirement is met.

- (2) **Sewage:** All lots or parcels shall either be served by a public or community sewage disposal system conforming to state specifications and the policies and intent of the Comprehensive Plan, or the lot size shall be increased to provide sufficient area for an individual subsurface sewage disposal system. Such systems shall be approved by the County Sanitarian, considering soil and water conditions and the nature of the water supply.

Response: The planned lots are sufficient in size to allow subsurface sewage disposal systems in compliance with this provision. The Applicant has coordinated with the County Sanitarian to ensure compliance with all applicable septic requirements. This criterion is met.

- (3) **Streets, General:** The developer shall grade and improve all streets in the subdivision or partition, and shall extend such streets to the paving line of existing streets, in conformance with standards contained in this Ordinance. Street improvements shall be provided consistent with the standards in Sections 150 and 160, and shall include curbs and shoulders to the extent that they are required by the density or character of development. Improvements may be required by the Public Works Department on streets serving, but not within the boundaries of, the Subdivision or through the Partition of a parcel with a buildout potential of 5 or more parcels. Such improvements which are required in areas not within the plat perimeter shall be limited to the extent required to serve the proposed Subdivision or Partition.

Response: The planned partition does not include five or more parcels and will not require new public streets. The Applicant has coordinated with ODOT to ensure that the road serving the subject site will comply with all access and improvement requirements.

(4) **Access:**

- a. All parcels created by a partition shall abut a public road or a private easement for at least 25 feet for access. All private easements serving four or fewer lots shall be at least 25 feet wide, unless a lesser width is approved by the Public Works Department.

Response: The planned parcels will abut a private easement for at least 25 feet for access. As shown on the Preliminary Plans (Exhibit B), the planned access driveway meets the above requirements. These criteria are met.

- b. All parcels or lots created by a subdivision shall abut a street or private road, other than an alley, for at least 25 feet at a point which can be developed for safe access.

Response: This application does not include a subdivision, therefore this criterion does not apply.

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- (5) **Storm Drainage Systems:** Such grading shall be performed, and drainage facilities installed conforming to Tillamook County Public Works Department specifications as are necessary to provide proper drainage within the development and other affected areas in order to secure safe, healthful and convenient conditions for the residents of the Subdivision and the general public. When feasible, and when such off-site drainage facilities have the capacity to carry the increased drainage flow, drainage facilities in the development shall be connected to drainage facilities outside the development. Areas subject to inundation shall comply with the applicable provisions of the Tillamook County Land Use Ordinance. Provisions for the access and maintenance of storm drainage facilities that are not located in a public right of way shall be provided as required in accordance with adopted County standards. An easement or tract with adequate width for access and maintenance of drainage facilities shall be provided.
- a. Design exceptions to these standards may be approved by the Tillamook County Public Works Director. For subdivisions, such approval is subject to approval ratification by the Planning Commission. The County Engineer may, in concurrence with the Community Development Department, approve design exceptions to these standards for partitions. Design exceptions may only be approved if the provisions of Section 110: Minor Revisions to Preliminary Approved Land Divisions are met.
 - b. When lot sizes are increased to provide separation of water sources and sewage disposal systems but are likely to be capable of further division as described in Section 050 of this Ordinance, the requirements of Section 050 must be met.

Response: Planned storm drainage facilities are intended to comply with all applicable Public Works specifications and will include the necessary capacity for the planned development. All designs will be reviewed for compliance with the County's standards and specifications prior to the issuance of construction permits. The planned lots will not be eligible for further division, so the future redivision provisions of Section 050 are not applicable.

(6) **Blocks:**

- a. **General:** The length, width and shape of blocks shall take into account the need for adequate lot size and street width and shall recognize the limitations of the topography.
- b. **Size:** No block shall be more than 1,000 feet in length between street corner lines unless it is adjacent to an arterial street or unless topography or the location of adjoining streets requires otherwise. The recommended minimum length of blocks along an arterial is 2,000 feet.

Response: No new street connections are planned with this partition. The existing access location has been established in compliance with the Oregon Department of Transportation and Tillamook County access spacing locations. These criteria are not applicable.

(7) **Building Lines**

- a. If special building setback lines are to be established in the Subdivision, they shall be shown on the preliminary Subdivision plat. If setbacks are proposed which are less than the minimum requirements contained either in the Land Use Ordinance or in Section 100 of this Ordinance, the Planning Commission may approve such special setbacks only in accordance with the requirements of Section 080 of this Ordinance. Special setback lines shall not be established which would preclude the use of insolation for alternative energy production on adjacent lots.

Response: This application does not include any special building setback lines or variances to minimum setback requirements. This criterion is not applicable.

(8) Land for Public Purposes

- a. If the County has an interest in acquiring any portion, besides dedicated roads, of any proposed Subdivision for a public purpose, or if the County has been advised of such interest by a school district or other public agency, and there is written notification to the developer from the County that steps will be taken to acquire the land, then the Commission may require that those portions of the Subdivision be reserved, for a period not to exceed one year, for public acquisition at a cost not to exceed the value of the land.

Response: There are no portions of the subject site that are anticipated to be desired by the County for public acquisition. This provision is not applicable.

(9) Dedications. The Commission may require as a condition of approval the dedication to the public of rights-of-way for public purposes. All dedications must appear on the final plat and be approved by the County prior to recording.

Response: The current right-of-way includes adequate width to accommodate future ODOT improvements. No additional dedication will be required. This criterion is not applicable.

(10) Easements

- a. Utility Lines: Easements for utilities shall be dedicated whenever necessary.
- b. Pedestrian Ways: When desirable for public convenience, pedestrian ways may be required to connect cul-de-sacs or to pass through unusually long or oddly-shaped blocks.

Response: As shown in Exhibit B, a 25-foot-wide easement is planned to be located about the centerline of the existing PGE powerline located near the South/West side of the site. There are no new public streets included with this application and no pedestrian ways are required for the planned development. The applicable criteria are met.

(11) Lots

- a. Size: Lot sizes shall conform to standards contained in the Tillamook County Land Use Ordinance. Lots reserved for commercial or industrial purposes shall be adequate to provide off-street parking and service facilities required by the type of use proposed.

Response: The applicable lot size standards of the Tillamook County Land Use Ordinance are addressed in this narrative. The resulting lots will not be reserved for commercial or industrial purposes. This criterion is met.

- b. In areas that will not be served by a public water supply or a public sewer, minimum lot sizes shall conform to the requirements of the County Health Department and shall take into consideration requirements for water supply and sewage disposal.

Response: Tentative well and septic locations are indicated on the Preliminary Plans (Exhibit B) and comply with all applicable lot size, setback, and other requirements for water supply and sewage disposal on the subject site. The criterion is met.

- c. Access: Each lot shall abut upon a street or private road, other than an alley, for a width of at least 25 feet.

Response: Per Section 150(4) a, partition lots may abut on a private easement for a minimum width of 25 feet. The private driveway easement accommodates the minimum frontage/access as required here. This criterion is met.

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- d. **Through Lots:** Through lots shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation.
 - e. **Lot Side Lines:** Where possible, the side lines of lots shall run at right angles to the street upon which the lots face, unless a different angle is required to provide optimum solar orientation or is necessary to conform to topography or road orientation.
 - f. **Grading:** Grading shall conform to a plan approved by the County Public Works Director.

Response: The preliminary site layout does not include through lots or irregularly oriented lot side lines. The planned grading is expected to comply with all County standards and specifications and will be reviewed for Public Works approval prior to the issuance of construction permits. These criteria can be met.

Section 160: Street Improvements

The design, improvement, and construction of all roads and streets resulting from the division of land shall comply with the following standards and requirements, to the extent possible given topography, aesthetics, safety, or other design considerations.

(1) Streets—General

- (a) The design of improvements governed by these standards shall, in general, conform to policies set forth in the current editions of the following publications by the American Association of State Highway and Transportation Officials (AASHTO):
 - (i) “A Policy on Geometric Design on Highways and Streets”.
 - (ii) “Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400)”
- (b) Standards in Section 160 apply to both public and private streets.
- (c) These standards apply to improvements required within the land division and for any street improvements required to access the land division.
- (d) Except for design exceptions to standards as provided in Section 150, deviations from the standards may only be approved through the Variance procedures in Article 8.

Response: The planned private driveway, shown on Exhibit B, complies with applicable design standards and falls under the following exception to street width standards provided in section 150, “All parcels created by a partition shall abut a public road or a private easement for at least 25 feet for access. All private easements serving four or fewer lots shall be at least 25 feet wide, unless a lesser width is approved by the Public Works Department These criteria are met.” This exception allows the planned access driveway to deviate from the typical 30-foot street width minimum. These criteria are met to the extent they are applicable.

(2) Roadway Width and Alignment Standards

- (a) The design, improvement, and construction of all streets resulting from the division of land or creation of an access easement shall comply with the County Public Road Improvement Ordinance design standards, as well as the following standards and requirements.

- (b) Average Daily Traffic (ADT) for design is to be determined based on the anticipated future usage of the roadway based on maximum density allowed by the zoning. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
- (c) The traveled way shall be paved except for:
 - (i) Minimum Local Streets, and
 - (ii) Minor Local Streets in zones with minimum lot sizes of greater than ten (10) acres.
- (d) All roadways with a profile grade in excess of 12% shall be paved, including the exceptions listed.

Response: The planned private driveway is designed to accommodate future residential development and will not exceed a 12% street grade. These criteria are met.

- (3) Minimum Right-of-Way Widths:
 - (a) The minimum Right-of-Way width for roadways shall be based on their functional classification as follows:
 - [...]
 - Minimum Local- 30 ft.
 - [...]
 - (d) Any right-of way less than 50 feet wide shall be a private street and be dedicated as an easement.

Response: As stated in section 150 of this code, “All parcels created by a partition shall abut a public road or a private easement for at least 25 feet for access. All private easements serving four or fewer lots shall be at least 25 feet wide, unless a lesser width is approved by the Public Works Department These criteria are met.” The planned private street falls within this exception to the typical street width minimum and complies with all other applicable street design standards. These criteria are met.

- (4) Dead End Streets
 - (a) A dead-end street is allowed if all of the following conditions exist:
 - (i) The street is a Minor Local Street or a Minimum Local Street, and
 - (ii) the street is not more than 2000 feet in length, and
 - (iii) the street serves no more than 18 dwellings.
 - (b) A dead-end street shall terminate with a turnaround adequate for emergency vehicle turn-around. Temporary dead end streets shall have temporary turnarounds within temporary easements which may expire upon the extension of the street into adjacent land.

Response: The planned driveway will be ±430 feet in length and serve three future dwellings. The design accounts for emergency access with the provision of a T-shaped terminus accessing lots one and three. These criteria are met.

TILLAMOOK COUNTY LAND USE ORDINANCE (LUO)

Article 3—Zone Regulations

3.010: Rural Residential 2-Acre and 10-Acre Zone (RR-2) (RR-10)

(1) Purpose: The purpose of the RR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

Response: The purpose of this partition is to create three developable homesites, compliant with the standards of the zone. The planned residential uses will not constrain or negatively impact the surrounding resource-zoned properties.

(...)

(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.
- (b) The minimum parcel/lot size is 10 acres for lots/parcels rezoned Rural Residential on or after October 4, 2000
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date of adoption of this Ordinance may be built upon after approval and recording of the final plat.
- (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.

Response: The subject site was zoned RR-2 prior to 2000. The three planned parcels comply with the 2-acre minimum as well as the applicable width, depth, and setback requirements. The planned dimensions and setbacks are identified on the site plan as well as the table, below. These criteria are met.

Parcel Number	Area (AC)	Width	Depth	Planned Front Yard	Planned Rear Yard	Planned Side Setbacks	
Parcel 1	±2.17	±175'	±535'	>20'	>100'	>5'	>100'
Parcel 2	±2.08	±340'	±265'	>20'	>20'	>100'	>5'
Parcel 3	±2.00	±340'	±337'	>20'	>100'	>100'	>5'

(...)

(k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100-foot requirement. In either case, all yard requirements in this zone shall still apply.

Response: As shown on the Preliminary Plans (Exhibit B), all planned parcels will be able to accommodate standard home footprints without infringing on the required 100-foot setback from the surrounding F-zoned properties. This criterion can be met.

Article 4—Development Standards

4.000: General Requirements

No lot or parcel area, dimensions, required setback or yard, or off-street parking or loading area that exists on or is created after the effective date of this Ordinance shall be reduced below the applicable standards required by this Ordinance.

Response: The planned parcels will not conflict with any of the applicable standards.

4.005: Residential and Commercial Zone Standards

Purpose: In all Residential and Commercial Zones, the purposes of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: The planned three-parcel partition complies with the above-listed purposes of this chapter.

(...)

4.060: Access

Every lot and parcel shall abut a street other than an alley, an approved private way, or an approved private access easement, for at least 25 feet.

Response: As shown on the Preliminary Plans, each of the planned parcels abuts a street or an approved private access easement for at least 25 feet. This criterion is met.

4.110: Exceptions to Yard Setback Requirements

- (1) **Purpose:** The purpose of the EXCEPTIONS described in this Section is to provide a measure of ministerial relief from the requirements for yards in certain areas or zones when those requirements are unnecessarily restrictive.
- (2) **Averaging Front Yards:** The following EXCEPTIONS to the front yard requirement for a dwelling, mobile home or recreation vehicle are authorized for a lot or parcel in any zone. The required front yard for a dwelling need not exceed:

(a) The average depth of the front yards of all dwellings within 100 feet of both sides of the proposed dwelling; or

(b) The average of the depth of the front yard of the nearest dwelling within 100 feet on either side of the proposed dwelling, and the required front yard of the zone.

(3) Side Yards Ten Percent of Lot Width: The required width of a non-street side yard may be reduced to 10 percent of the width of the lot, but not to less than 3 feet, unless a Variance for a lesser distance is approved.

Response: This application does not include any requests for relief from applicable minimum yard depths or setbacks. This section is not applicable.

(...)

4.130: Development Requirements for Geologic Hazard Areas *(revised per 851-21-000441-PLNG)*

(1) Purpose

The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards by:

- (a) Identifying areas subject to natural hazards;
- (b) Assessing the risks to life and property posed by development in areas of known natural hazard susceptibility; and
- (c) Applying standards to the siting and design of development on lands subject to natural hazards that will reduce the risk to life and property from these hazards.

The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. However, it must be recognized that all development in identified hazard areas is subject to increased levels of risk, and that these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.

(2) Applicability

The following areas are considered potentially geologically hazardous and therefore subject to the requirements of this section:

- (a) All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;
- (b) All lands partially or completely within categories of “high” and “moderate” susceptibility to deep landslides as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon
- (c) All lands partially or completely within a “debris flow fan” as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;
- (d) All lands partially or completely within a rapidly moving landslide as mapped in DOGAMI IMS-22, GIS Overview Map of Potential Rapidly Moving Landslide Hazards in Western Oregon, 2002. All lands along the oceanfront.

- (e) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent (contiguous) to hazard risk zones described in (a) through (d) above for any lot or parcel less than 20,000 square feet in size or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent (contiguous) to hazard risk zones described in (a) through (d) above for any lot or parcel greater than 20,000 square feet in size where development is proposed.
- (f) Any other documented geologic hazard area on file, at the time of inquiry, in the office of the Tillamook County Community Development Department. A “documented geologic hazard area” means a unit of land that is shown by reasonable written evidence to contain geological characteristics or conditions which are hazardous or potentially hazardous for the improvement thereof.

The publications referenced above are not intended to be used as a site-specific analysis tool. The County will use these publications to identify when a Geologic Hazard Review is needed on a property prior to development.

Response: Because the project area is greater than 20,000 square feet and development is not planned in areas with grades averaging 29 percent or greater, the site is not considered to be potentially geologically hazardous. County staff reviewed the above-listed landslide susceptibility determination resources in preparation for the pre-application conference and determined that the Site is not subject to the geologic assessment and review provisions of this chapter.

Article 10—Development Approval Procedures

10.020(6) Application Forms and Checklists

Table 10.1: Review Procedures Summary			
		Review Authority	
Permit/Application	Procedure Type	Decision	Appeal
Preliminary Plats-Partitions	Type II	Director	Planning Commission
Geological Hazard Report Review	Type I	Director	Planning Commission

- (b) Application submittal requirements. An application shall be considered complete when it is submitted in accordance with the format and upon such forms as may be established by the Director. In addition to required hard copies, all materials must be submitted electronically or in a format that does not exceed 11 inches by 17 inches in size. A complete application is one which contains the information required to address the relevant standards of this ordinance and the applicable standards and requirements of the Comprehensive Plan as specified by this ordinance. At a minimum, a complete application must contain the following items:
- i. Application form with applicable signatures.
 - ii. Payment of applicable review fees
 - iii. Deed, title or other proof of ownership.
 - iv. Detailed description of all existing and proposed uses and structures, including a summary of all information contained in any site plans. The description may need to include both a written and graphic component such as elevation drawings or 3-D models.
 - v. Detailed statement that demonstrates how the proposal meets all applicable approval criteria, zoning and land use regulations, and development standards.

-
- vi. Site plan(s), preliminary plat, or final plat as applicable.
 - vii. Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable.
 - viii. Any other items identified on the specific application form or submittal checklist.
 - ix. Copy of the pre-application summary, if applicable.

Response: These items, except for the pre-application summary, are included in this narrative and the attached exhibits. Although a pre-application conference was held on May 12, 2022, a pre-application summary was not subsequently provided by staff. All other required materials and supplementary information have been provided in compliance with this code. This criterion is met.

(...)

IV. Conclusion

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Tillamook County Community Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the County approve this three-parcel partition application.

Exhibit A: Application Form



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: GP Equity holdings, LLC Phone: Contact Applicant's Consultant, (503) 400-6028

Address: 4930 Salem Dallas Highway NW

City: Salem State: OR Zip: 97304

Email: Contact Applicant's Consultant, MisbachL@aks-eng.com

Property Owner **Mailing Address:**

Name: GP Equity Holdings LLC Phone:

Address: 1370 West Meadows Dr NW

City: Salem State: OR Zip: 97304

Email: SEE Above

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
AUG 15 2022	
BY: Mail.....	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: MJ	
Receipt #:	
Fees: \$1,100.00	
Permit No: 851-22-000320PLNG	

Location:

Site Address: No Site Address

Map Number:	4S	10W	13	800
	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

- 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.

- 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

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

Existing Conditions

- 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

- 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

Other information:

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts

Proposed Development

- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

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

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

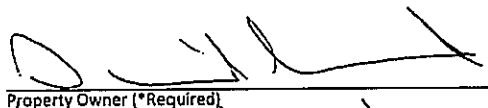
Certificates:

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

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.

 , member

7/28/2022

Property Owner (*Required)

Date

 , member

7/28/2022

Applicant Signature

Date

David Gollersrud, member
GP Equity Holdings LLC

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us



Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

August 16, 2022

GP Equity Holdings, LLC
4930 Salem Dallas Hwy NW
Salem, OR 97304

RE: Incomplete application for Partition review 851-22-000320-PLNG

To Whom It May Concern:

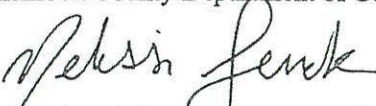
In reviewing the above-listed Partition application, we have determined the application to be incomplete and identified the following as information required in order to deem your application complete or as information requested to supplement your application and/or clarify your proposal:

- Detailed information needed to meet criterion of TCLDO Section 060, specifically:
 - Subsection (1)(b)(iii)(12): Certificates confirming water and sewer service capabilities.
- Detailed information needed to meet criterion of TCLDO Section 070, specifically:
 - Subsection (1)(i)(i-ii): Water and sewer availability.
 - A water availability letter from OWRD required.
 - An approved Site Evaluation from the County Sanitarian. If a site evaluation is not produced, the County will require any approved Final Plat to include a statement that the partition does not warrant site evaluation approval is or will be available to the approved parcels.
- Payment of \$1,100.00 (Invoice included) made payable to Tillamook County

Please read and complete the enclosed acknowledgement form and indicate whether or not you intend to provide more information to complete the application or that you consider the application complete. Please return the form to Department of Community Development by the date indicated on the form. An incomplete application cannot receive an extension of time. If no response is received by the 181st day, from application submittal, this request will be deemed null and void.

If you have any questions regarding these issues, please call us at 503-842-3408 x 3315.

Respectfully,
Tillamook County Department of Community Development


Melissa Jenck, Senior Planner, CFM

Cc'd: Sarah Absher - Director & Angela Rimoldi – Permit Technician
Enclosed: Incomplete Application Response Form and 150 Day Waiver



Date: August 16, 2022

RE: Incomplete application for Partition Application 851-22-000320-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 – Permit Technician
1510 B Third Street
Tillamook, OR 97141

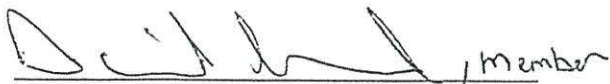
If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**August 15, 2022**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding 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.

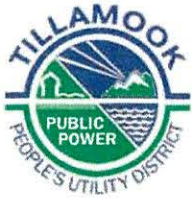
ACKNOWLEDGMENT

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.

 member
Signed and Acknowledged (Applicant)

8/31/2022
Date



Tillamook People's Utility District

Directors
David L. Burt
Valerie S. Folkema
Harry E. Hewitt
Douglas S. Olson
Barbara A. Trout

A Customer-Owned Electric Utility

Office: 503.842.2535 • Toll-free: 800.422.2535 • Fax: 503.842.4161

www.tpud.org

Todd Simmons
GENERAL MANAGER



August 17, 2022

GP Equity Holdings LLC
1370 West Meadows DR NW
Salem, OR 97304

RE: Work Order No. 168321
Property Located at 45 10 1300 800

Dear Representative:

This letter is to certify that the Tillamook People's Utility District will extend electrical service to the above referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Scott Schiminesky
Engineering Field Representative
503-815-8629

SS:ja

Enclosure

From: HENDRICKS Nikki M * WRD <Nikki.M.HENDRICKS@water.oregon.gov>
Sent: Thursday, December 22, 2022 4:18:08 PM
To: Lyle Misbach <misbachl@aks-eng.com>
Subject: RE: Hebo Property - Future Well Supply



EXTERNAL EMAIL: This email originated from outside AKS Engineering & Forestry.

Hi Lyle,

Regarding properties 4s10w13-800, a well can be drilled for use up to three home domestic uses. The wells in the area appear to have high yields. A well doesn't need to be in place until a building permit is applied for.

Cheers,

Nikki Hendricks

District 1 Watermaster
4000 Blimp Blvd Ste 400
Tillamook, OR 97141
Office: 503-815-1967
Cell: 503-457-8989
Nikki.M.Hendricks@water.oregon.gov

"When the well is dry, we know the worth of water."-Benjamin Franklin

**Hebo JWSA
PO Box 328
Hebo, OR 97122**



December 21, 2022

GP Equity Holdings, LLC
c/o Lyle Misbach
4390 Salam Dallas Highway NW
Salem, OR 97304

RE: Water Availability for Hebo Tax Lot #00800

To whom it may concern:

At this time, tax lot 4S 10 13 00 00800 is not within the Hebo Joint Water & Sanitary Authority's boundaries. The Hebo JWSA can not supply water or sewer to the property.

If you need further assistance or have any other questions please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Reid".

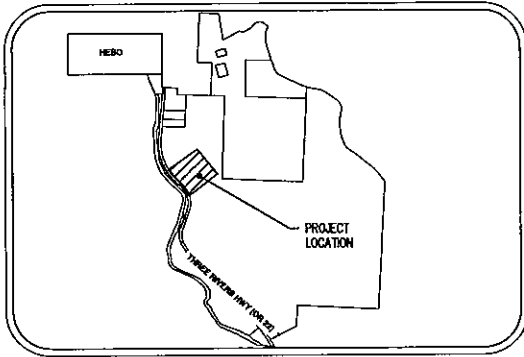
Heidi Reid
Administrator
Hebo JWSA

Hebo JWSA
503-392-6100
hebojwsa@outlook.com

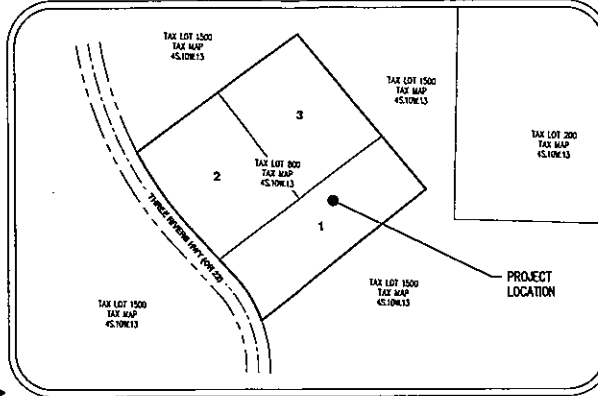
Exhibit B: Preliminary Plans

32000 BLOCK OF OREGON HIGHWAY 22

PRELIMINARY PARTITION PLAT APPLICATION



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE



LEGEND	
EXISTING	EXISTING
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER MANHOLE
WATER BLOWOFF	GAS METER
WATER METER	GAS VALVE
WATER VALVE	GUY WIRE ANCHOR
DOUBLE CHECK VALVE	POWER POLE
AIR RELEASE VALVE	POWER WALL
SANITARY SEWER CLEAN OUT	POWER JUNCTION BOX
SANITARY SEWER MANHOLE	POWER PULLBOX
SIGN	COMMUNICATIONS MAST
STREET LIGHT	COMMUNICATIONS JUNCTION BOX
WALKWAY	COMMUNICATIONS PIER
EXISTING	EXISTING
RIGHT-OF-WAY LINE	BOUNDARY LINE
BOUNDARY LINE	PROPERTY LINE
PROPERTY LINE	LOT LINE
LOT LINE	DEED LOT LINE
DEED LOT LINE	CENTERLINE
CENTERLINE	CREEK
CREEK	CURB
CURB	EDGE OF PAVEMENT
EDGE OF PAVEMENT	EASEMENT
EASEMENT	FENCE LINE
FENCE LINE	GRAVEL EDGE
GRAVEL EDGE	POWER LINE
POWER LINE	OVERHEAD WIRE
OVERHEAD WIRE	COMMUNICATIONS LINE
COMMUNICATIONS LINE	FIBER OPTIC LINE
FIBER OPTIC LINE	GAS LINE
GAS LINE	STORM SEWER LINE
STORM SEWER LINE	SANITARY SEWER LINE
SANITARY SEWER LINE	WATER LINE
WATER LINE	

PROPERTY DESCRIPTION:

TAX LOT 800, TILLAMOOK COUNTY TAXMAP 04S10W13, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 10 WEST, WILLAMETTE PRINCIPAL MERIDIAN, TILLAMOOK COUNTY, OREGON.

PROPERTY ADDRESS:

32000 BLOCK OF THREE RIVERS HIGHWAY (OR 22) SOUTHEAST OF HEBO, OR 97122

PROPERTY ZONING:

RURAL RESIDENTIAL, 2 ACRES (RR-2)

PROPERTY PURPOSE:

THE PURPOSE OF THIS PROJECT IS TO PARTITION THE PROPERTY AS SHOWN.

VERTICAL DATUM

VERTICAL DATUM: ELEVATIONS ARE BASED ON THE TRIMBLE VRS NETWORK (NAVD 88).

CIVIL ENGINEERING / SURVEYING / LAND USE PLANNING FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: LYLE J. MISBACH, PE, CFM
3700 RIVER ROAD N, SUITE 1
KEIZER, OR 97303
PH: 503-400-6028
FAX: 503-400-7722

WATER DISTRICT

NONE

POWER

TILLAMOOK PUO
1115 PACIFIC AVENUE
TILLAMOOK, OR 97141
PH: 503-842-2535
EMERGENCY: 503-842-2122

DEVELOPER/OWNER

GP EQUITY HOLDINGS, LLC
CONTACTS: DAVID GOLLERSRUD & ERIC PETERSON
1370 WEST MEADOWS DRIVE NW
SALEM, OR 97304
PH: CONTACT AKS

SEWER DISTRICT

NONE

SHEET INDEX

- P01 COVER SHEET WITH VICINITY AND SITE MAPS
- P02 EXISTING CONDITIONS PLAN
- P03 PRELIMINARY PLAT
- P04 PRELIMINARY SITE PLAN



COVER SHEET WITH VICINITY AND SITE MAPS
32000 BLOCK OF OREGON HIGHWAY 22
GP EQUITY HOLDINGS, LLC
TILLAMOOK COUNTY, OREGON

TAX LOT 04S10W13



JOB NUMBER: 8051
DATE: 05/12/2022
DESIGNED BY: LJM
DRAWN BY: PE
CHECKED BY: ZP

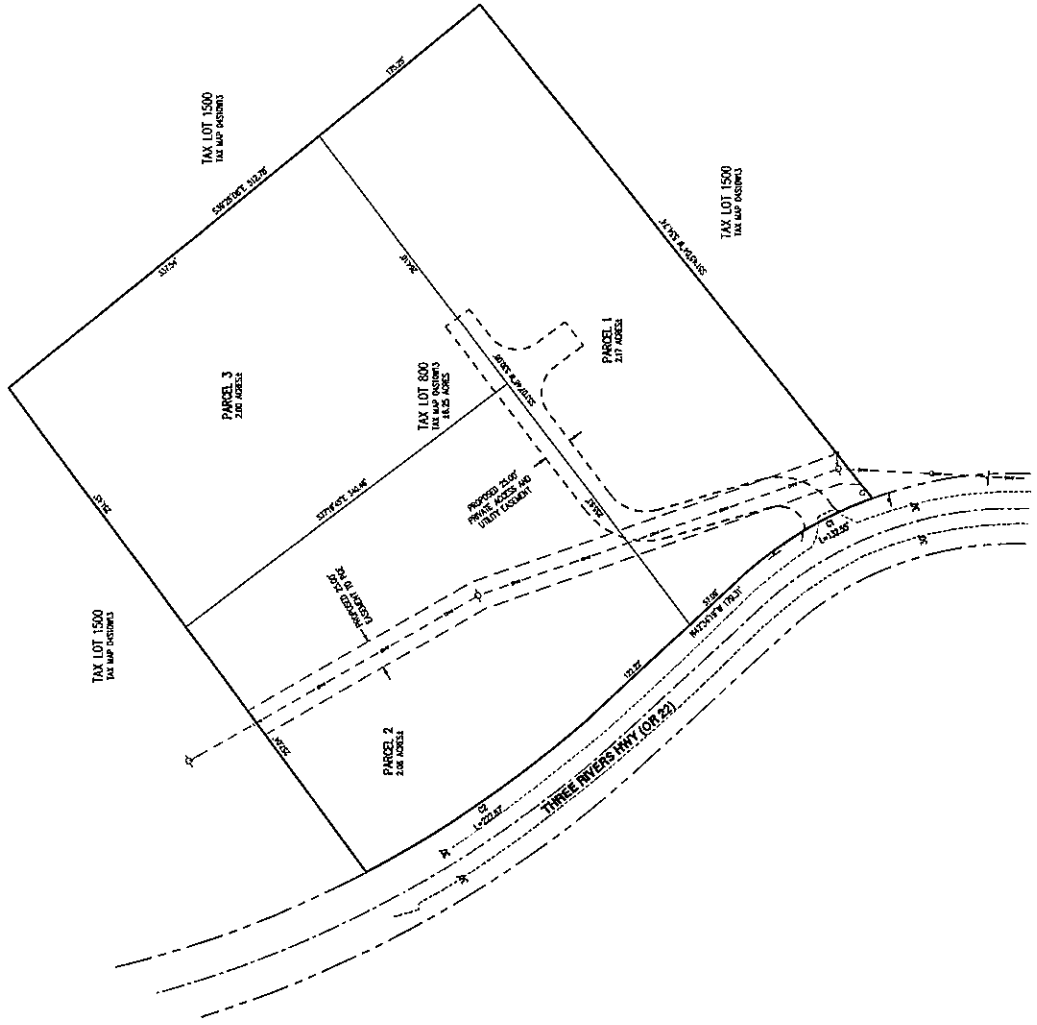
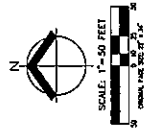
RECORDING INFORMATION

FILE NO. 23-000073
 COUNTY CLERK
 TILLAMOOK COUNTY, OREGON
 DATE: 03/17/2022
 TIME: 10:58 AM

- LAND DIVISION SUMMARY**
- EXISTING TAX LOT AREA: 43.9 ACRES
 - PLANNED AREA OF PARCEL 1: 2.17 ACRES
 - PLANNED AREA OF PARCEL 2: 2.08 ACRES
 - PLANNED AREA OF PARCEL 3: 2.08 ACRES

- RELEASES**
- PARCEL: 000-207
 - S&L: 000-5
 - S&L: 000-27
- ZONE: R-20-040C: 000-1007 (FRONT PROPERTIES AND FOREST) (7) (DRAINAGE EXPLANATION)

TAX LOT 200
 TAX MAP DISTRICT 1



LEGEND

- EXISTING CONDO CONTOUR (FT)
- POTENTIAL HOME SITE
- PROPOSED OFFICE/DRINKING AREA (FORMER BY SERVICE EQUIPMENT)
- PROPOSED DRINKING/RESTAURANT AREA (FORMER BY SERVICE EQUIPMENT)

SCALE: 1" = 40' (SEE NOTE)

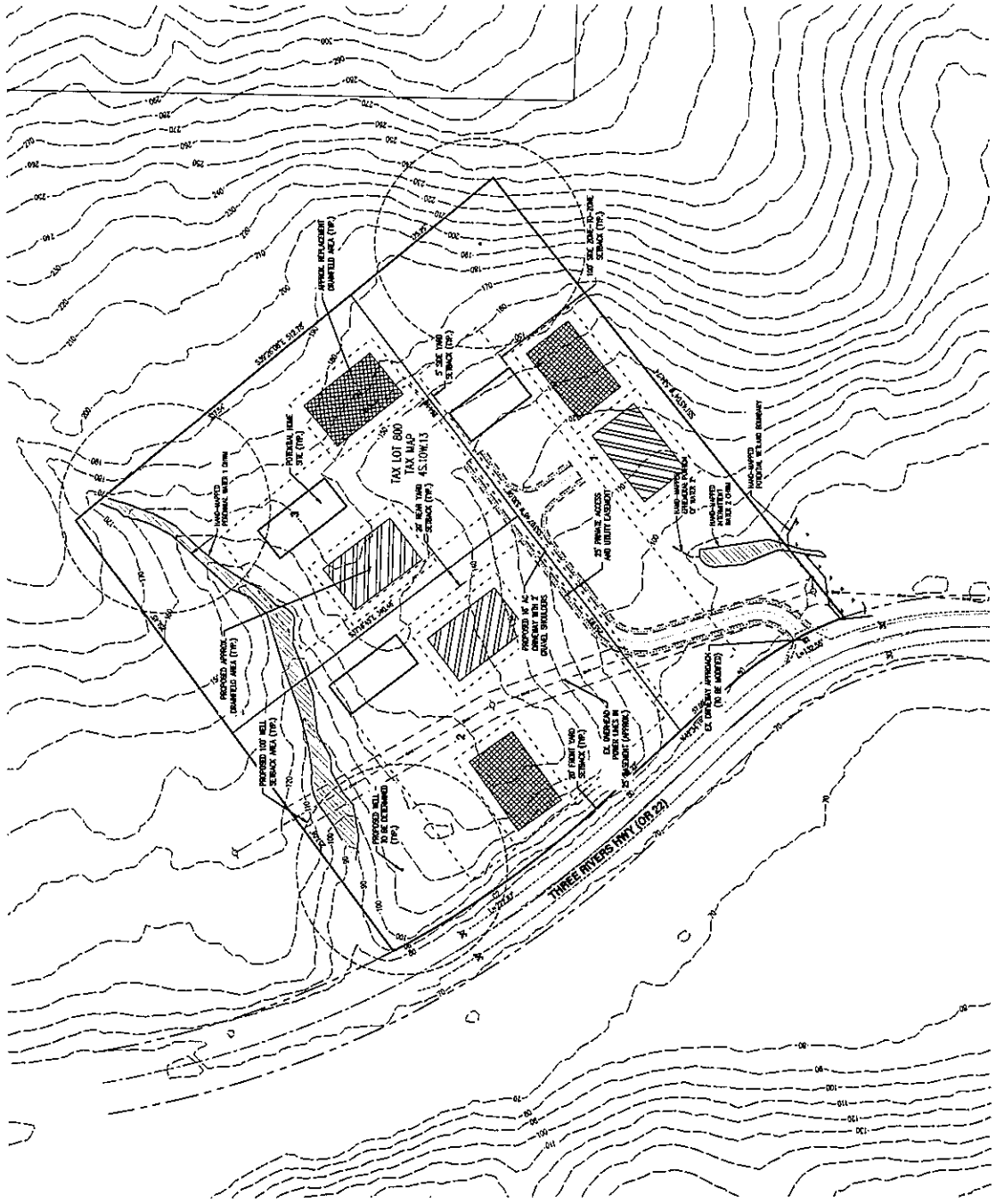


Exhibit C: Ownership Information



First American

First American Title Insurance Company

777 Commercial Street SE, Suite 100
Salem, OR 97301
Phn - (800)742-2414
Fax - (866)849-3065

Order No.: 7081-3736719
May 16, 2021

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

SHEREE VAN NATTA, Escrow Officer/Closer
Phone: (971)273-4130 - Fax: (866)848-1677- Email:SVanNatta@firstam.com
First American Title Insurance Company
777 Commercial Street SE, Suite 100, Salem, OR 97301

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Victor M Johnson, Sr. Title Officer
Phone: (971)273-4134 - Email: Vjohnson@firstam.com

Preliminary Title Report

Situs Address as disclosed on Tillamook County Tax Roll:

Not Yet Assigned, Hebo, OR 97122

2006 ALTA Owners Standard Coverage	Liability \$	100,000.00	Premium \$	450.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of May 10, 2021 at 8:00 a.m., title to the fee simple estate is vested in:

Connie L Schooley, Trustee of the First Restated Connie L. Schooley Family Trust

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
8. Easement, including terms and provisions contained therein:

Recording Information:	April 04, 1934 as Book 69, Page 46, Records of Tillamook County, Oregon
In Favor of:	Mountain State Power Company
For:	Right-of-Way
9. Easement, including terms and provisions contained therein:

Recording Information:	October 22, 1947 as Book 109, Page 175 , Records of Tillamook County, Oregon
In Favor of:	Tillamook People's Utility District
For:	Right-of-Way
10. Order Tillamook County Forestland and Classification Committee, including terms and provisions thereof.

Recorded:	February 10, 2020 as Instrument No. 2020-000860 , Records of Tillamook County, Oregon
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- 11. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against GP Equity Holdings, LLC

NOTE: Any conveyance or encumbrance by GP Equity Holdings, LLC should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount:	\$760.75
Map No.:	4S10130000800
Property ID:	32253
Tax Code No.:	1301

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION	
Filing Address:	First American Title Recorder for Tillamook County 777 Commercial St. SE, Suite 100 Salem, OR 97301
Recording Fees:	<ul style="list-style-type: none"> \$ 87.00 1 Page Deed \$ 47.00 1 Page Mortgage \$ 32.00 1 Page Lien \$ 5.00 Each additional page \$ 5.00 per document e-recording fee

NOTE: Additional fees will be imposed by the County Clerk if any document presented for recording fails to meet the requirements set out by ORS Chapter 205.

cc: Connie L Schooley Trustee
cc: GP Equity Holdings, LLC
cc: Eric Peterson, Bright Home Real Estate Group
3505 Commercial Street SE, Salem, OR 97302



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien* or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

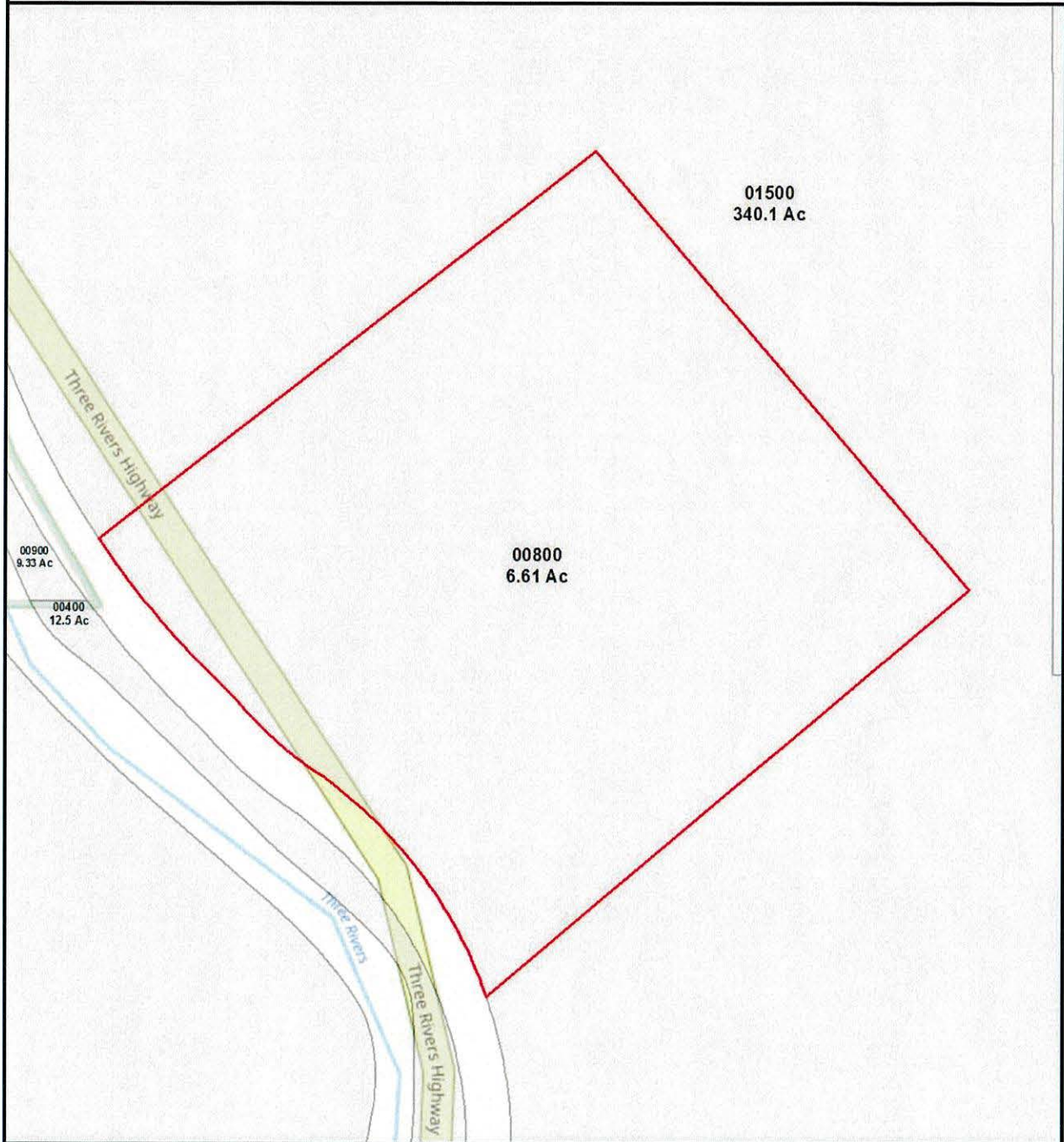
Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Exhibit "A"

Real property in the County of Tillamook, State of Oregon, described as follows:

A TRACT OF LAND LYING NORTH OF THE HEBO-DOLPH STATE HIGHWAY BEGINNING AT A POINT ON THE APPARENT NORTH SIDELINE OF SAID HIGHWAY AT A POINT WHICH IS NORTH 2384.17 FEET AND WEST 465.23 FEET FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 13 AND 24 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 49° 25' EAST 538.29 FEET TO AN IRON PIPE; THENCE NORTH 41° 46' WEST 512.81 FEET TO AN IRON PIPE; THENCE SOUTH 51° 30' WEST 503 FEET, MORE OR LESS, TO THE NORTH SIDELINE OF SAID HIGHWAY; THENCE FOLLOWING SAID NORTH SIDELINE OF HIGHWAY IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING; SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.



Taxlot



Subject

Taxlot

5/4/2021

Map Data is deemed reliable but not guaranteed. First American accepts no responsibility for accuracy.



After recording return to:
GP Equity Holdings, LLC
4390 Salem Dallas Highway
Salem, OR 97304

Until a change is requested all tax
statements shall be sent to the
following address:
GP Equity Holdings, LLC
4390 Salem Dallas Highway
Salem, OR 97304

File No.: 7081-3736719 (ST)
Date: August 10, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

Tillamook County, Oregon
08/16/2021 11:38:59 AM **2021-07027**
DEED-DWARR
\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00
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

FIRST AMERICAN 3736719

STATUTORY WARRANTY DEED

Kristen Louise Schooley and Kenneth B. Schooley, co-trustees of the First Restated Connie L. Schooley Family Trust, Grantor, conveys and warrants to **GP Equity Holdings, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 12 day of August, 2021.

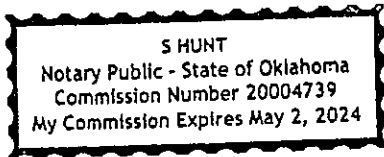
First Restated Connie L. Schooley Family Trust,
dated July 12, 2012

Kristen Louise Schooley, Co-Trustee
Kristen Louise Schooley, Co-Trustee

Kenneth B. Schooley, Co-Trustee

STATE OF Oklahoma
County of Oklahoma)ss.

This instrument was acknowledged before me on this 12 day of August, 2021 by Kristen Louise Schooley as Co-Trustee of First Restated Connie L. Schooley Family Trust, dated July 12, 2012, on behalf of the trust .



[Signature]
Notary Public for Oklahoma
My commission expires: 5/2/2024

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.

Dated this 11 day of August, 2021.

First Restated Connie L. Schooley Family Trust,
dated July 12, 2012

Kristen Louise Schooley, Co-Trustee

~~_____
Kenneth B. Schooley, Co-Trustee~~ *Kenneth B. Schooley, Co-Trustee*

STATE OF _____)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by Kristen Louise Schooley as Co-Trustee of First Restated Connie L. Schooley Family Trust, dated July
12, 2012, on behalf of the trust .

Notary Public for _____
My commission expires:

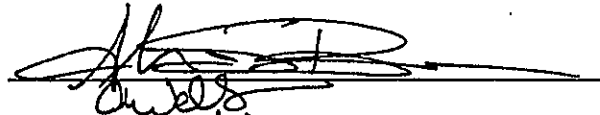
APN: 32253

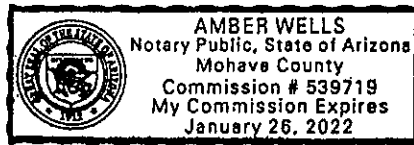
Statutory Warranty Deed
- continued

File No.: 7081-3736719 (ST)

STATE OF Arizona)
County of Mohave) ss.

This instrument was acknowledged before me on this 11th day of August, 2021
by Kenneth B. Schooley as Co-Trustee of First Restated Connie L. Schooley Family Trust, dated July 12,
2012, on behalf of the trust .


Notary Public for Arizona
My commission expires: 01/26/2022



APN: 32253

Statutory Warranty Deed
- continued

File No.: 7081-3736719 (ST)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Tillamook, State of Oregon, described as follows:

A TRACT OF LAND LYING NORTH OF THE HEBO-DOLPH STATE HIGHWAY BEGINNING AT A POINT ON THE APPARENT NORTH SIDELINE OF SAID HIGHWAY AT A POINT WHICH IS NORTH 2384.17 FEET AND WEST 465.23 FEET FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 13 AND 24 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 49° 25' EAST 538.29 FEET TO AN IRON PIPE; THENCE NORTH 41° 46' WEST 512.81 FEET TO AN IRON PIPE; THENCE SOUTH 51° 30' WEST 503 FEET, MORE OR LESS, TO THE NORTH SIDELINE OF SAID HIGHWAY; THENCE FOLLOWING SAID NORTH SIDELINE OF HIGHWAY IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING; SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.