



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-22-000435-PLNG:  
SCHANK & ESPLIN**

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

**Date of Notice: March 3, 2023**

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

**#851-22-000435-PLNG:** A partition request to create two (2) residential parcels, located within the Unincorporated Community of Cape Meares, via Bayocean Road, a county road. The subject property is designated as Tax Lot 2702 of Section 7AD, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The property owner is Karen Schank, and the applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on March 17, 2023**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than March 20, 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: [www.co.tillamook.or.us/commdev/landuseapps](http://www.co.tillamook.or.us/commdev/landuseapps) and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3412 or email [arimoldi@co.tillamook.or.us](mailto:arimoldi@co.tillamook.or.us).

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## REVIEW CRITERIA

### **TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

#### SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.
- ...
- (e) The minimum lot width and depth shall both be 100 feet.
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

### **TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

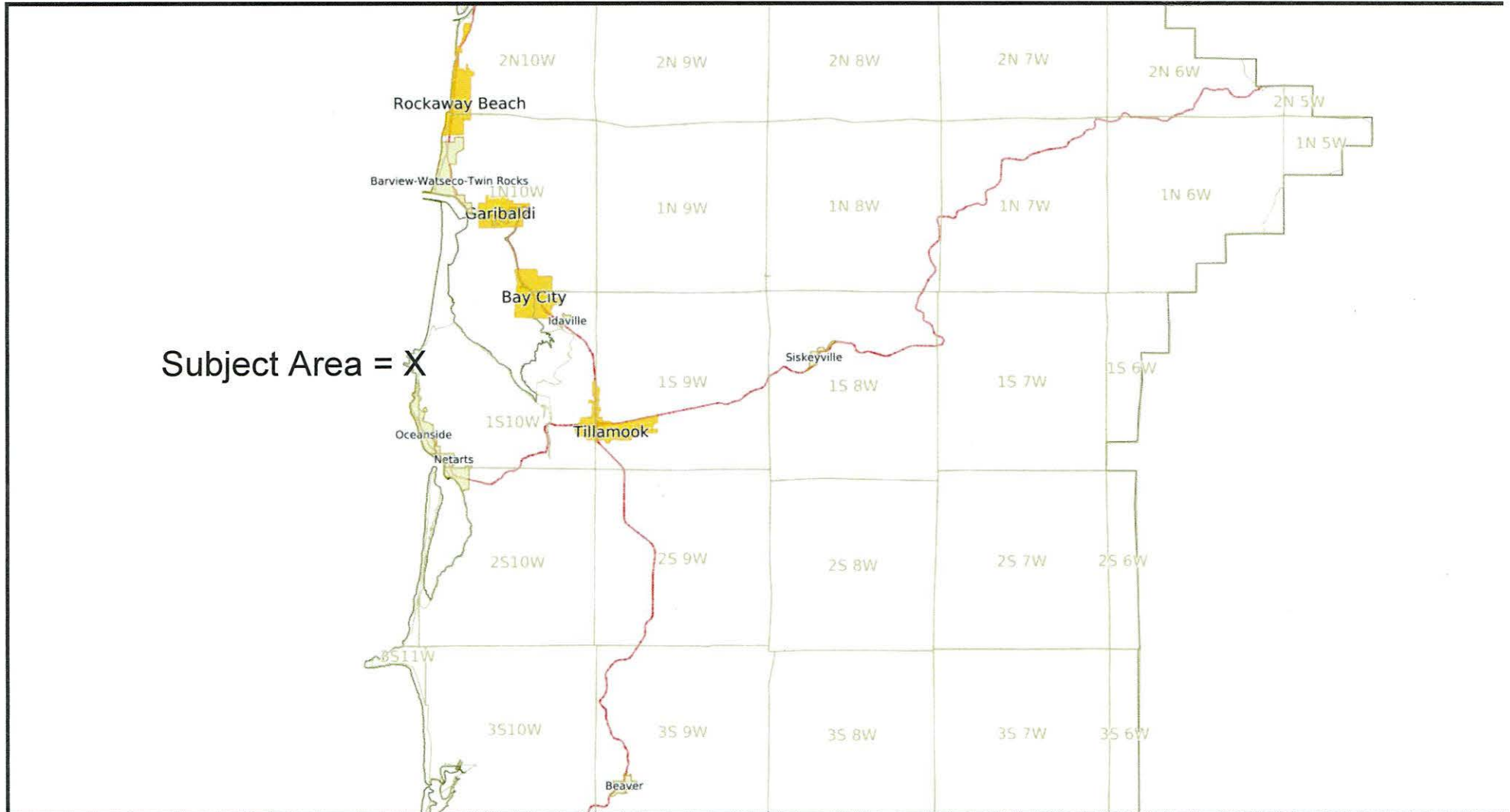
#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
  - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
  - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.



# Tillamook County GIS



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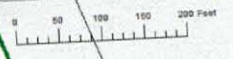
Active Layers:County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline

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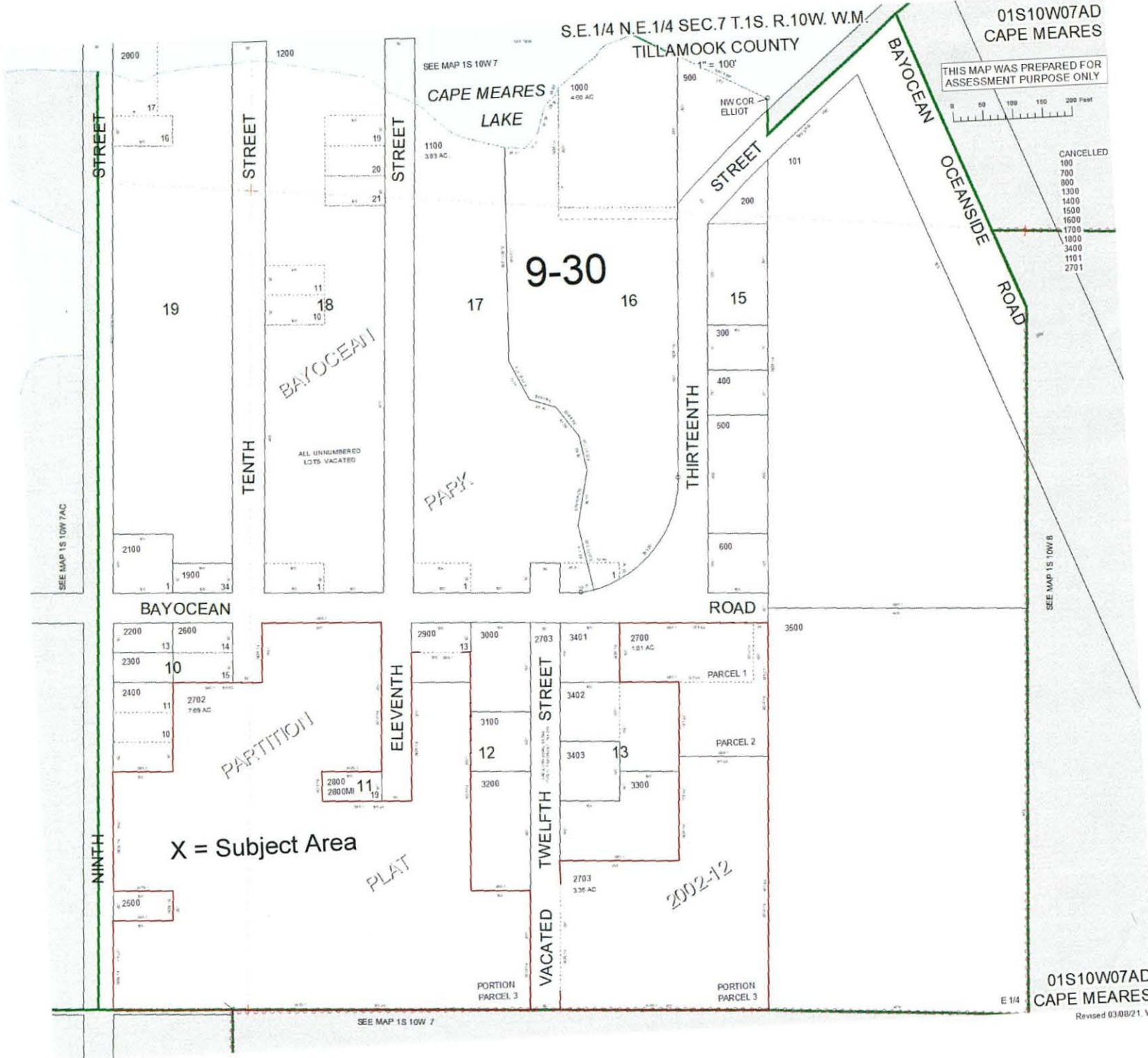
S.E. 1/4 N.E. 1/4 SEC. 7 T.1S. R.10W. W.M.  
TILLAMOOK COUNTY

01S10W07AD  
CAPE MEARES

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



- CANCELLED
- 100
- 700
- 800
- 1300
- 1400
- 1500
- 1600
- 1700
- 1800
- 3400
- 1101
- 2701



SEE MAP 1S 10W 7AC

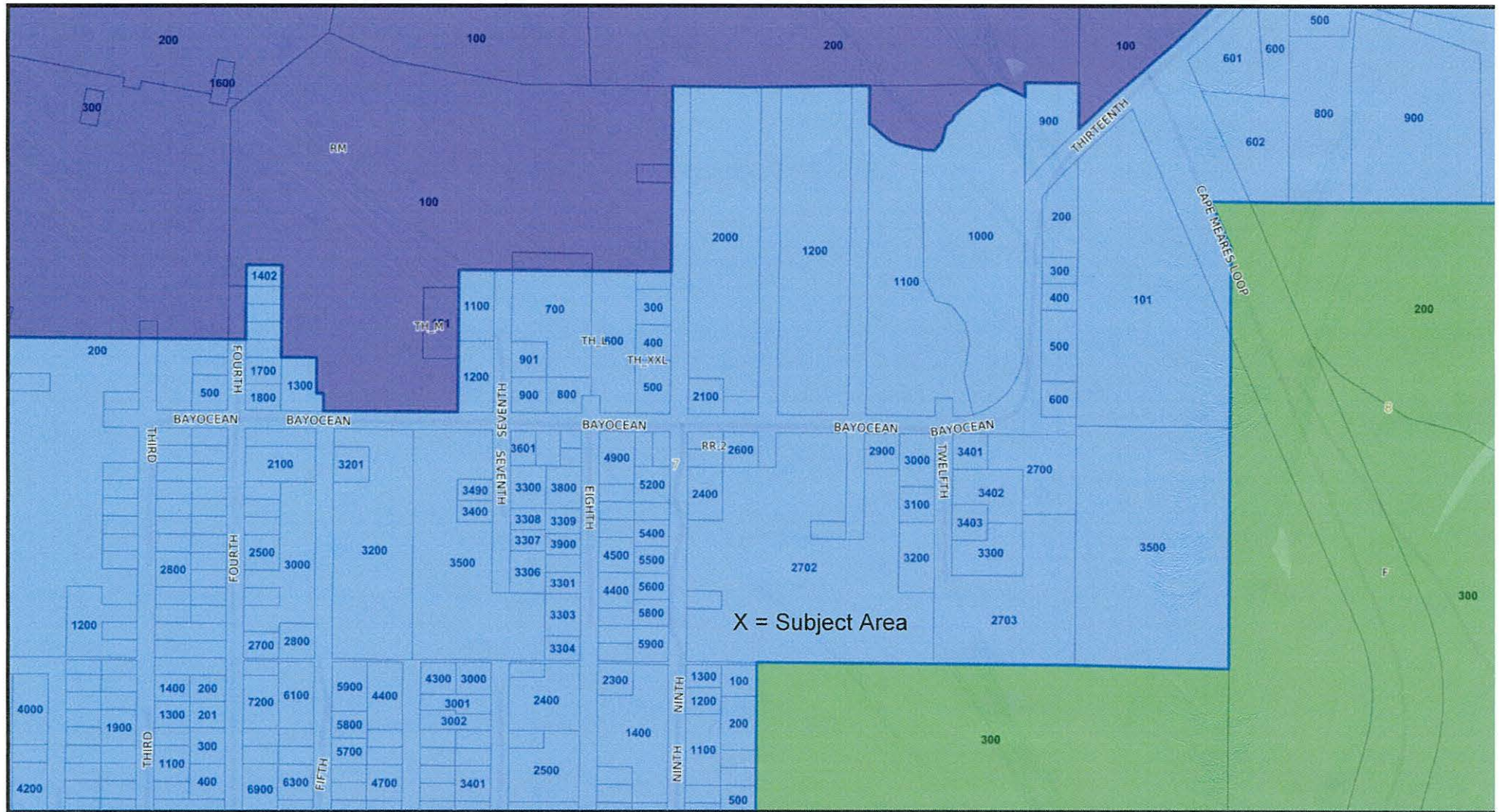
SEE MAP 1S 10W 8

SEE MAP 1S 10W 7

01S10W07AD  
E 14 CAPE MEARES  
Revised 03/08/21, WS



# Tillamook County GIS



Created: Wed Feb 22 2023-15:41:12

Active Layers:County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline

Extent:-13799275.646551, 5700382.4062073, -13797402.939359, 5701367.7272749



## LAND DIVISION APPLICATION

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

Name: DALLAS ESPLIN Phone: 503-842-5551  
 Address: P.O. BOX 880  
 City: TILLAMOOK State: OR Zip: 97141  
 Email: BAYSIDESURVEYING@GMAIL.COM

### Property Owner

Name: KAREN SCHANK Phone: (517) 304-9595  
 Address: 5825 9TH ST NW  
 City: TILLAMOOK State: OR Zip: 97141  
 Email: KARENSCHANK@HOTMAIL.COM

### Location:

Site Address:

Map Number: 1S 10 07 AD 02702  
Township Range Section Tax Lot(s)

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

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

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

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

### General Information

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

### Existing Conditions

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

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

Other information:

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: <u>1100.-</u>
Permit No: <u>85122-000435 PLNG</u>

- 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:

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**Authorization**

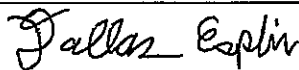
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with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

 Digitally signed by KAREN SCHANK  
Date: 2022.12.20 12:30:06 -08'00'

December 20, 2022

Property Owner (\*Required)

Date



DECEMBER 7, 2022

Applicant Signature

Date



**PARTITION PLAT 2023-  
RE-PLAT OF PARCEL 3, PARTITION PLAT 2002-12**

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT KAREN M. SCHANK, IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CALLED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN HEREON.

\_\_\_\_\_  
KAREN M. SCHANK

**ACKNOWLEDGMENT**

STATE OF OREGON >  
COUNTY OF TILLAMOOK > S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023 BY (KAREN M. SCHANK).

\_\_\_\_\_  
(SIGN) (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**APPROVALS**

APPROVED, 2023 AS PARTITION 851-23- PLNG.

\_\_\_\_\_  
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 202 .

\_\_\_\_\_  
TILLAMOOK COUNTY TAX COLLECTOR

**CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON >  
COUNTY OF TILLAMOOK > S.S.

I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
TASSI O'NEIL

I, DALLAS W. ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

\_\_\_\_\_  
DALLAS W. ESPLIN, PLS 83627

**CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON >  
COUNTY OF TILLAMOOK > S.S.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_ IN PLAT CABINET B- \_\_\_\_\_, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
TASSI O'NEIL, COUNTY CLERK

**SURVEYOR'S CERTIFICATE**

I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1 AND 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING:

PARCEL 3, PARTITION PLAT 2002-12, TILLAMOOK COUNTY PLAT RECORDS:

LESS THAT PORTION OF PARCEL 3 LYING EAST OF THE WEST RIGHT OF WAY OF VACATED TWELFTH STREET;

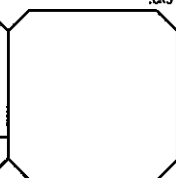
ALSO LESS THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 12, BAYOCEAN PARK, TILLAMOOK COUNTY PLAT RECORDS; THENCE SOUTH 89°36'44" EAST 99.995' TO THE SOUTHEAST CORNER OF LOT 13; THENCE SOUTH 00°23'06" WEST 50.00' ALONG THE EAST LINE OF VACATED LOT 12; THENCE NORTH 89°36'44" WEST 99.995'; THENCE NORTH 00°23'06" EAST 50.00' TO THE POINT OF BEGINNING.

THE INITIAL POINT OF WHICH IS A 5/8" X 40" REBAR WHICH IS S 89°36'44" E 50.00' FROM THE NORTHEAST CORNER OF BLOCK 10, BAYOCEAN PARK, TILLAMOOK COUNTY PLAT RECORDS.

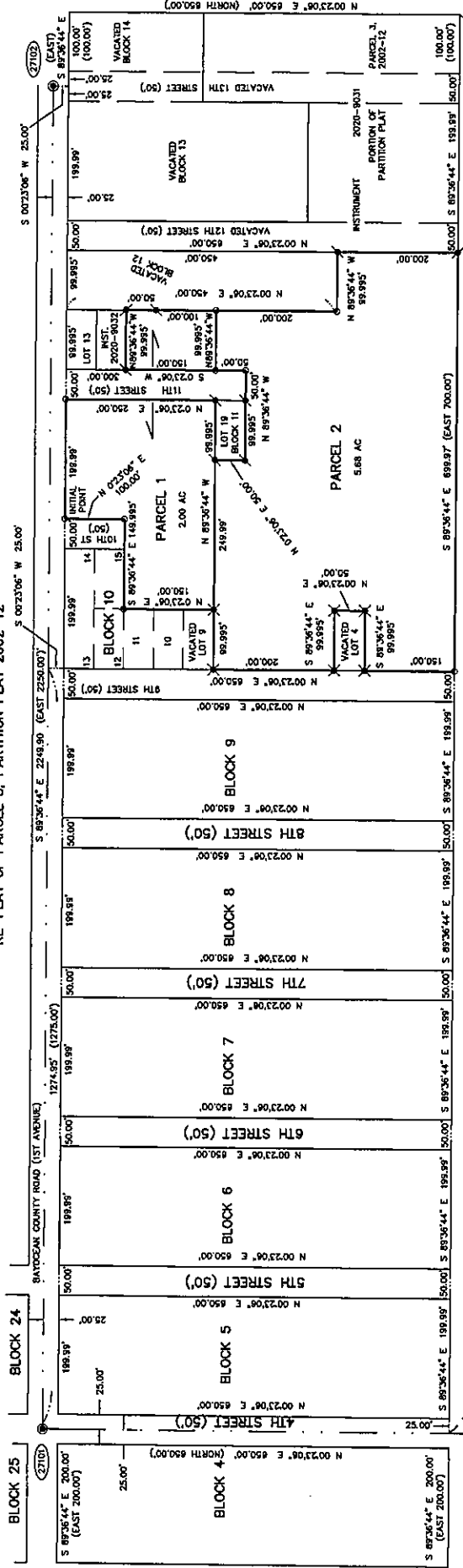
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Dallas W. Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWS: DECEMBER 31, 2023

MARKED BY  
**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551  
EQUIPMENT  
FC-6000  
HIPER-V, ES-1-3

RE-PLAT FOR:  
**KAREN M. SCHANK**  
PARCEL 3, PARTITION PLAT 2002-12  
LESS INSTRUMENT #2020-9031 AND 2020-9032  
TILLAMOOK COUNTY RECORDS  
SE 1/4 NE 1/4 SECTION 7, T15, R10W, W.M.  
TILLAMOOK COUNTY, OREGON  
FIELD  
DRAWM  
DWE  
CHECKED  
DWE  
JOB NUMBER  
#1087



**PARTITION PLAT 2023-**  
**RE-PLAT OF PARCEL 3, PARTITION PLAT 2002-12**



**LEGEND**

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 53827"
- FOUND MONUMENT AS NOTED, HELD
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 53827" AT POSITION, SEE MAP B-4234
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "C WAYNE COOK PLS 1098", AT POSITION SEE MAP A-9885 OR A-8204
- FOUND MONUMENT AS NOTED
- ( ) RECORD VALUE FROM PLAT OF BAYOCEAN PARK, MAP P-28-37

**MONUMENT NOTES**

- (2105) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "CL. 1988" AT CENTERLINE-CENTRELINE OF PARCEL AND FOURTH, SEE MAP A-5901, HELD
- (2105) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "CL. 1988" IN 3" PVC PIPE 3" BELOW TOP OF PAVING, SEE MAP A-5901, HELD FOR CENTERLINE-CENTRELINE 4TH ST AND BAYOCEAN RD
- (2102) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "13TH AVE 1ST ST 1996", SEE MAP A-7124, HELD FOR CENTERLINE 13TH ST AND BAYOCEAN RD

**NARRATIVE**

THIS IS A DEFERRED SURVEY OF A PORTION OF PARCEL 3, PARTITION PLAT 2002-12, TILLAMOOK COUNTY PLAT RECORDS. THE PARTITION PLAT IS TO REPARTITION THE SUBJECT TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

MOST OF THE SURVEYS IN THIS AREA HAVE LAD OUT BAYOCEAN COUNTY RECORDS. THIS SURVEY IS BEING CONDUCTED UNDER THE CENTRELINE MONUMENTS IN EITHER 4TH STREET OR THE CENTRELINE MONUMENTS IN BAYOCEAN COUNTY ROAD. HOWEVER, THE CENTRELINE MONUMENTS IN BAYOCEAN COUNTY ROAD ARE NOT IDENTICAL TO THE CENTRELINE MONUMENTS IN BAYOCEAN PARK OUT AS FOLLOWS:

FOUND MONUMENTS AT THE CENTRELINE OF 4TH STREET AND 4TH STREET AND COUNTY ROAD (1ST AVENUE) AND AT THE CENTRELINE OF EAST-WEST LINES WERE HELD PARALLEL TO THE CENTRELINE MONUMENTS IN BAYOCEAN COUNTY ROAD (1ST AVENUE). MONUMENTS MONUMENTS IN BAYOCEAN COUNTY ROAD (1ST AVENUE) WERE HELD AS PARALLEL TO THE CENTRELINE MONUMENTS IN 4TH STREET.

RECORD NORTH-SOUTH DISTANCES WERE HELD.

RECORD EAST-WEST DISTANCES WERE HELD FOR BLOCKS WEST OF 4TH STREET (BLOCKS 2-4) AND NORTH OF BAYOCEAN COUNTY ROAD (1ST AVENUE) (BLOCKS 15-27), AND FOR BLOCKS EAST OF 13TH STREET (BLOCKS 14-15).

BLOCKS 5-13 WERE PROPORTIONED IN THE EAST-WEST DIRECTION BETWEEN THE CENTRELINE MONUMENTS IN BAYOCEAN COUNTY ROAD.

MEASURED-STREETS 2249.90-450 1780.90  
 RECORD-STREETS - - - - - 2250 - 450 - - - - - 1800  
 RECORD-CENTRES - - - - - 0.99954444

**TYPICAL RECORD VALUES FOR BLOCKS 5-13**

S 89°36'44" E 199.99' (EAST 200.00')			N 00°23'06" E 850.00' (NORTH 650.00')		
13	14	15	16	17	18
(50)	(50)	(50)	(50)	(50)	(50)
13	14	15	16	17	18
(100)	(100)	(100)	(100)	(100)	(100)

(EAST 200.00')

**TYPICAL FOR BLOCKS**

S 89°36'44" E 199.99' (EAST 200.00')			N 00°23'06" E 850.00' (NORTH 650.00')		
19	20	21	22	23	24
(50)	(50)	(50)	(50)	(50)	(50)
19	20	21	22	23	24
(100)	(100)	(100)	(100)	(100)	(100)

(EAST 200.00')

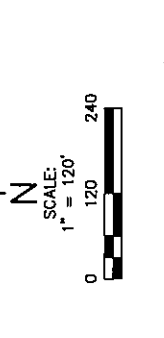
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 00°23'06" EAST BETWEEN MONUMENTS 27008 AND 27101.

**OREGON COORDINATE REFERENCE SYSTEM**  
**OREGON COAST ZONE**

OREGON MERCATOR PROJECTION  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE EASTING: 300,000 METERS  
 FALSE NORTHING: 300,000 METERS  
 SKEW AXIS SCALE: 1:000 000 (EAST)  
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5700'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-78-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)



**EASEMENTS AND OTHER DOCUMENTS LISTED IN THE PRELIMINARY TITLE REPORT**

BOOK 65, PAGE 546 VACATION OF VARIOUS LOTS, BLOCKS, AND STREETS IN BAYOCEAN PARK

**BAYSIDE SURVEYING**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Dallas W. Esplin

OREGON  
 DECEMBER 3, 2014  
 DALLAS W. ESPLIN  
 839277

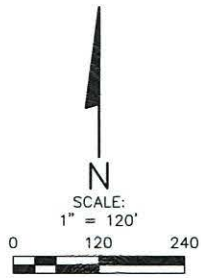
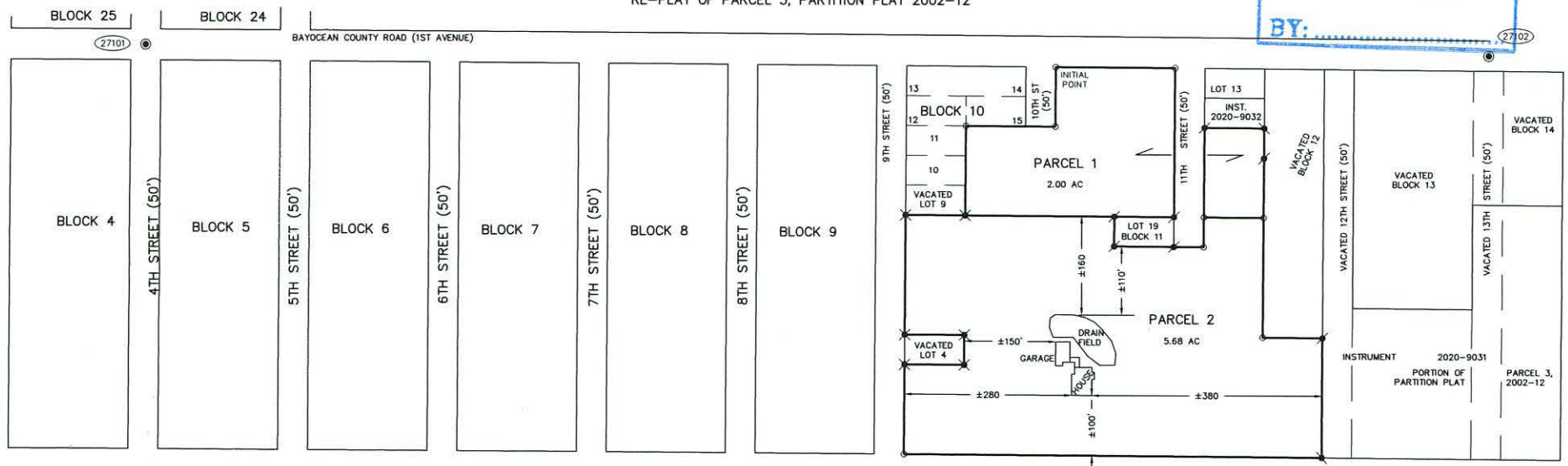
RE-PLAT FOR:  
**KAREN M. SCHANK**  
 PARCEL 3, PARTITION PLAT 2002-12  
 LESS INSTRUMENT #2020-9031 AND 2020-9032  
 TILLAMOOK COUNTY RECORDS  
 SE 1/4 NE 1/4 SECTION 7, T1S, R10W, W4M,  
 TILLAMOOK COUNTY, OREGON

DATE	BY	CREW	RECORD	FOR NUMBER
		DWE	DNE	#1087

REMARKS: DECEMBER 31, 2023

**RECEIVED**  
**FEB 16 2023**  
 BY: \_\_\_\_\_

**PARTITION PLAT 2023-**  
**RE-PLAT OF PARCEL 3, PARTITION PLAT 2002-12**



TYPICAL RECORD VALUES FOR BLOCKS 5-13

13	14
12	15
11	16
10	17
9	18
8	19
7	20
6	21
5	22
4	23
3	24
2	25
1	26

TYPICAL FOR BLOCKS 5-13

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 00°23'06" EAST BETWEEN MONUMENTS 27000 AND 27101.

**OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE**

OBLIQUE MERCATOR PROJECTION  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE NORTHING: -4,600,000.000 METERS  
 FALSE EASTING: -300,000.000 METERS  
 SKEW AXIS SCALE: 1.000 000 (EXACT)  
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 000T RECORDS)

**NARRATIVE**

THIS IS A DEPENDENT SURVEY OF A PORTION OF PARCEL 3, PARTITION PLAT 2002-12, TILLAMOOK COUNTY PLAT RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PARTITION THE SUBJECT TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

MOST OF THE SURVEYS IN THIS AREA HAVE LAID OUT BAYOCEAN PARK, MAP F-25-37 USING A RIGHT ANGLE STRUCTURE USING THE CENTERLINE MONUMENTS IN EITHER 4TH STREET OR THE CENTERLINE MONUMENTS IN BAYOCEAN COUNTY ROAD. HOWEVER THE CENTERLINE MONUMENTS IN 4TH STREET AND BAYOCEAN COUNTY ROAD ARE NOT QUITE PERPENDICULAR TO EACH OTHER. THEREFORE I LAID BAYOCEAN PARK OUT AS FOLLOWS:

FOUND MONUMENTS AT THE CENTERLINE OF 4TH STREET AND BAYOCEAN COUNTY ROAD (1ST AVENUE) AND AT THE CENTERLINE OF 4TH STREET AND 13TH STREET WERE HELD AS CENTERLINE-CENTERLINE.

EAST-WEST LINES WERE HELD PARALLEL TO THE CENTERLINE MONUMENTS IN BAYOCEAN COUNTY ROAD (1ST AVENUE), MONUMENTS 27101 AND 27102.

NORTH-SOUTH LINES OF BLOCKS 2-14 AND 24-27 WHERE HELD PARALLEL TO THE CENTERLINE MONUMENTS IN 4TH STREET, MONUMENTS 27000 AND 27101.

RECORD NORTH-SOUTH DISTANCES WERE HELD.

RECORD EAST-WEST DISTANCES WERE HELD FOR BLOCKS WEST OF 4TH STREET (BLOCKS 2-4) AND NORTH OF BAYOCEAN COUNTY ROAD (1ST AVENUE) (BLOCKS 15-27), AND FOR BLOCKS EAST OF 13TH STREET (BLOCK 14-15).

BLOCKS 5-13 WERE PROPORTIONED IN THE EAST-WEST DIRECTION BETWEEN THE CENTERLINE MONUMENTS IN BAYOCEAN ROAD, MONUMENTS 27101 AND 27102 AS FOLLOWS:

MEASURED-STREETS	2249.90-450	1790.90
RECORD-STREETS	2250 - 450	1800
		= 0.99994444

**LEGEND**

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- ✕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627" AT POSITION, SEE MAP B-4234
- ✦ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "C WAYNE COOK PLS 1098", AT POSITION SEE MAP A-8685 OR A-8204
- FOUND MONUMENT AS NOTED
- ( ) RECORD VALUE FROM PLAT OF BAYOCEAN PARK, MAP F-25-37

**MONUMENT NOTES**

- (27000) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "CL CL 1988" AT CENTERLINE-CENTERLINE OF PACIFIC AND FOURTH, SEE MAP A-5801, HELD
- (27101) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "CL CL 1988" IN 3" PVC PIPE 3" BELOW TOP OF PAVING, SEE MAP A-5801, HELD FOR CENTERLINE-CENTERLINE 4TH ST AND BAYOCEAN RD
- (27102) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "13TH AVE 1ST ST 1996", SEE MAP A-7124, HELD FOR CENTERLINE 13TH ST AND BAYOCEAN RD

**EASEMENTS AND OTHER DOCUMENTS LISTED IN THE PRELIMINARY TITLE REPORT**

BOOK 85, PAGE 546 VACATION OF VARIOUS LOTS, BLOCKS, AND STREETS IN BAYOCEAN PARK

PAGE 2 OF 2  
 PAR\SCHANK-22.DWG  
 .CRS

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Dallas Esplin</i> OREGON DECEMBER 3, 2014 DALLAS W. ESPLIN 83627 RENEWS: DECEMBER 31, 2023	SURVEY BY: <b>BAYSIDE SURVEYING LLC</b> 11765 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551	RE-PLAT FOR: <b>KAREN M. SCHANK</b> PARCEL 3, PARTITION PLAT 2002-12 LESS INSTRUMENT #2020-9031 AND 2020-9032 TILLAMOOK COUNTY RECORDS SE 1/4 NE 1/4 SECTION 7, T1S, R10W, W.M. TILLAMOOK COUNTY, OREGON			
		DATE DATE	EQUIPMENT FC-5000 HIPER-V, ES-1-3	FIELD CREW	DRAWN DWE

**OCEANSIDE WATER DISTRICT**

P.O. BOX 360

OCEANSIDE, OR 97134

PHONE (503) 842-0370

[Oceansidewaterdistrict@gmail.com](mailto:Oceansidewaterdistrict@gmail.com)

[OWD-Oregon.org](http://OWD-Oregon.org)



Tillamook Co. Department  
of Community Development  
1510 Third St., Suite B  
Tillamook, OR. 97141

DATE:

TO: TILLAMOOK CO. ONE-STOP PERMIT COUNTER

RE: WATER AVAILABILITY

I confirm that water service is available to the following lot(s) within our District:

**Tax Lot: 1S 10 07 AD 02702**

This property is classified as a Single Family Dwelling. **If changing the classification of this dwelling, this Water Availability letter is null and void.**

**Availability letter is void after 12 months from the date of issuance.**

According to our records, the legal owner is:

Karen Schank

5825 9<sup>th</sup> Street NW

Tillamook, OR 97141

(517) 304-9595

[karenschank@hotmail.com](mailto:karenschank@hotmail.com)

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "David Nordman".

David Nordman, District Manager

cc: Property owner

RECORDING REQUESTED BY:



802 Main Ave.  
Tillamook, OR 97141

**GRANTOR'S NAME:**

Michael M. Watkins and Louise W. Watkins, Trustees under the Michael and Louise Watkins Living Trust dated March 9, 2006, Rhea K. Watkins, Trustee, and Cheryl L. Dowling, and Thomas W. Dowling, Trustees

**GRANTEE'S NAME:**

Karen M. Schank

**AFTER RECORDING RETURN TO:**

Order No.: 360420003871-JM  
Karen M. Schank  
7785 Pine Beach Avenue  
Rockaway Beach, OR 97136

**SEND TAX STATEMENTS TO:**

Karen M. Schank  
7785 Pine Beach Avenue  
Rockaway Beach, OR 97136

APN: 409062  
417028

Map: 1S1007AD02702  
1S1007AD02703

Tillamook County, Oregon

07/13/2020 01:00:01 PM

**2020-04275**

DEED-DWARR

\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00

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

TICOR TITLE 360420003871

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Michael M. Watkins and Louise W. Watkins, Trustees, under the Michael and Louise Watkins Living Trust dated March 9, 2006, and any amendments thereto, as to an undivided one-third interest; Rhea K. Watkins, Trustee, who acquired title as Rhea K. Watkins, Trustee of The Dave and Rhea Watkins Living Trust dated March 27, 2007, as to an undivided one-third interest; and Cheryl L. Dowling and Thomas W. Dowling, Trustees, under the Cheryl L. Dowling Living Trust, dated January 21, 1997, as to an undivided one-third interest, all as tenants in common, Grantor, conveys and warrants to Karen M. Schank, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00). (See ORS 93.030).

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

The Land has been classified as forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 409062

**Parcel I**

Regulations, levies, liens, assessments, rights of way and easements of Oceanside Water District. None found as of June 26, 2020.

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

**Parcel II**

Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: streets, lots and blocks in Bayocean Park  
Recording Date: August 18, 1943  
Recording No: Book 85, Page 546

## STATUTORY WARRANTY DEED

(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the public  
Purpose: street or roadway  
Recording Date: October 7, 1959  
Recording No: Book 168, Page 230  
Affects: Parcel II

Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: streets, lots and blocks in Bayocean Park  
Recording Date: April 20, 1964  
Recording No: Book 191, Page 245  
and  
Re-Recording Date: April 29, 1964  
Re-Recording No: Book 191, Page 311

**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.**

STATUTORY WARRANTY DEED

(continued)

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

Dated July 10, 2020;

Michael M. Watkins and Louise W. Watkins, Trustees under the Michael and Louise Watkins Living Trust dated March 9, 2006

BY: [Signature]  
Michael M. Watkins, Trustee

BY: Louise W. Watkins Trustee  
Louise W. Watkins, Trustee

Rheua K. Watkins, Trustee of The Dave and Rheua Watkins Living Trust dated March 27, 2007

BY: Rheua K. Watkins Trustee  
Rheua K. Watkins, Trustee

Cheryl L. Dowling, and Thomas W. Dowling, Trustees under the Cheryl L. Dowling Living Trust, dated January 21, 1997

BY: Cheryl L. Dowling Trustee  
Cheryl L. Dowling, Trustee

BY: Thomas W. Dowling Trustee  
Thomas W. Dowling, Trustee

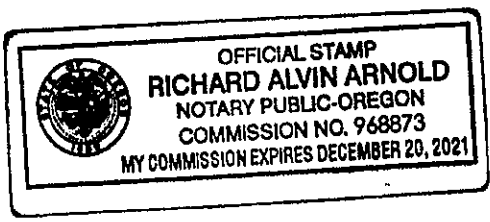
State of Oregon

County of Washington

This instrument was acknowledged before me on July 10, 2020 by Michael M. Watkins and Louise W. Watkins, Trustees under the Michael and Louise Watkins Living Trust dated March 9, 2006, Rheua K. Watkins, Trustee, and Cheryl L. Dowling, and Thomas W. Dowling, Trustees.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 12/20/21



**EXHIBIT "A"**  
Legal Description

**PARCEL I:**

Parcel 3, PARTITION PLAT NO. 2002-12, as platted and recorded June 20, 2002 in Plat Cabinet B-752, Partition Plat Records for Tillamook County, Oregon, in Tillamook County, Oregon.

**PARCEL II:**

Beginning at the Northeast corner of Block 12, BAYOCEAN PARK, in the County of Tillamook, State of Oregon; thence running 650 feet South to the Southeast corner of Block 12, BAYOCEAN PARK; thence East 50 feet to the Southwest corner of Block 13, BAYOCEAN PARK; thence North 650 feet to the Northwest corner of Block 13, BAYOCEAN PARK; thence West 50 feet to the Point of Beginning.





**150-DAY WAIVER**

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

**Application(s): #851-22-000435-PLNG / PARTITION**

**AGREED TO BY:**

  
\_\_\_\_\_  
APPLICANT SIGNATURE

1/19/23  
DATE

Karen Schank  
NAME (PLEASE PRINT)

Enclosed: Incomplete Application Response Form and 150 Day Waiver

Date: January 18, 2023

RE: Incomplete application for Partition Application #851-22-000435-PLNG

To Whom It May Concern:



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

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


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

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**December 22, 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.

  
\_\_\_\_\_  
Signed and Acknowledged (Applicant)

4/19/23  
\_\_\_\_\_  
Date

**Enclosed: Incomplete Application Response Form and 150 Day Waiver**

Date: January 18, 2023

RE: Incomplete application for Partition Application #851-22-000435-PLNG

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**ACKNOWLEDGMENT**

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

*Tallon Eplin*

Signed and Acknowledged (Applicant)

1-23-23  
Date



**150-DAY WAIVER**



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

**Application(s): #851-22-000435-PLNG / PARTITION**

**AGREED TO BY:**

*Dallas Esplin*

\_\_\_\_\_  
APPLICANT SIGNATURE

*1-23-23*

\_\_\_\_\_  
DATE

*Dallas Esplin*

\_\_\_\_\_  
NAME (PLEASE PRINT)