



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-23-000083-PLNG:
CARVER / 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: April 21, 2023

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

#851-23-000083-PLNG: A partition request to create two (2) residential parcels, located southeast of the Incorporated City of Tillamook, accessed via Chance Road, a local access road. The subject property is designated as Tax Lot 500 of Section 3A, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The property owners are Lloyd & Sandra Carver. The applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 5, 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 May 8, 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 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.

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

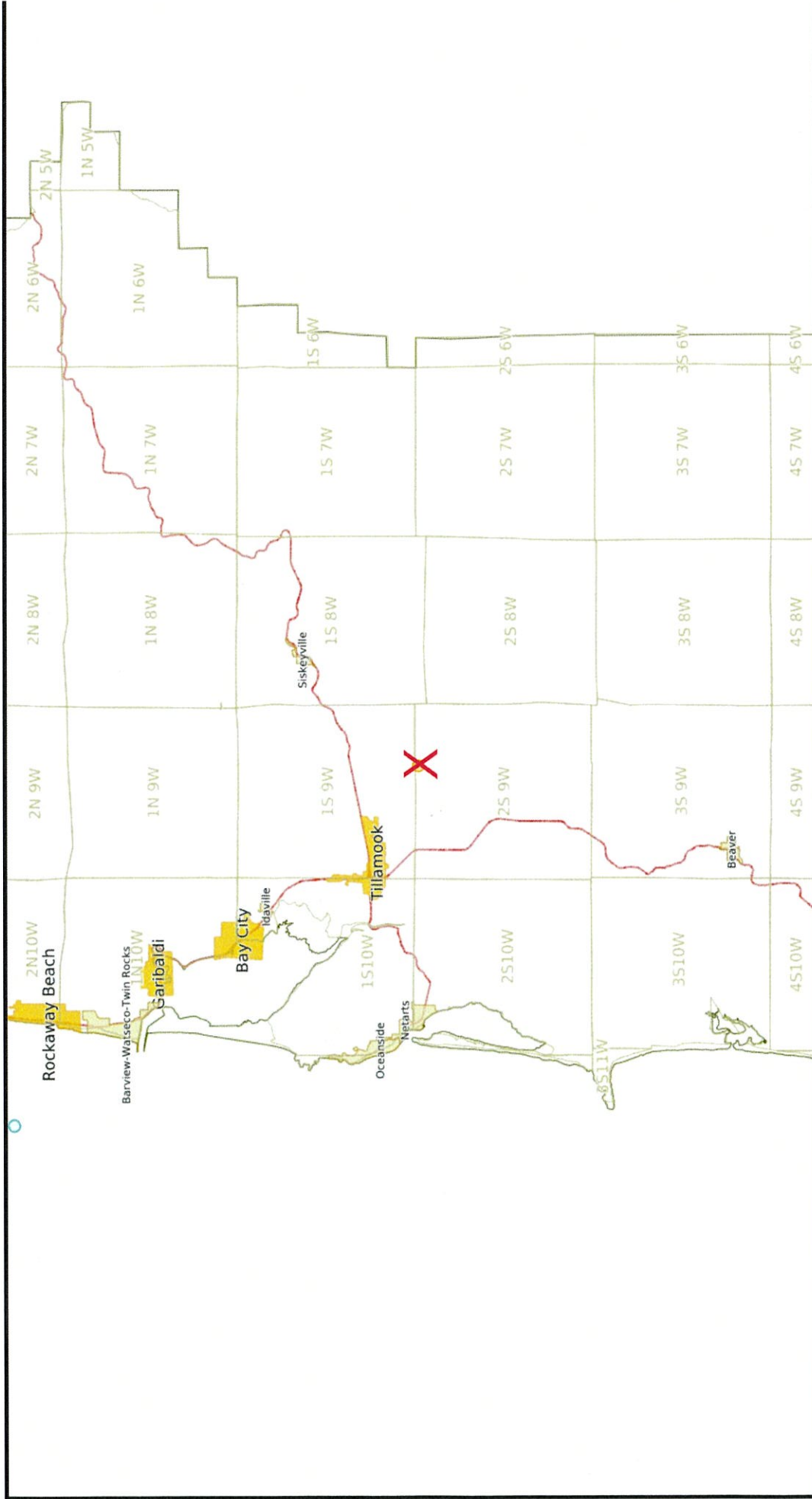
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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

X = Subject Property



Created: Tue Apr 18 2023-15:54:34
Active Layers: County Boundary, Fed state highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13834379.382464, 5658918.9320331, -13715290.492412, 5721979.4803595



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408
www.co.tillamook.or.us

Fax: 503-842-1819

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: LLOYD CARVER Phone: 503-812-9069

Address: 9710 CHANCE ROAD

City: TILLAMOOK State: OREGON Zip: 97141

Email: KRISTYCARVER@GMAIL.COM

Location:

Site Address: 9710 CHANCE ROAD

Map Number: 2S-9-3-A-500

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
RECEIVED
MAR 20 2023
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 1100.-
Permit No: 851-23-000088-PLNG

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

Proposed Development

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

Additional Information Required for Subdivisions

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

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

Certificates:

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

Additional Information:

Authorization

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

Shond L. Cannon
 Property Owner (*Required)
Jallas Espin
 Applicant Signature

2/9/23
 Date
2/7/2023
 Date

RECEIVED
APR 12 2023
BY:

PARTITION PLAT 2023-

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT _____ IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS AND DOES HEREBY CREATE A 25' WIDE ACCESS EASEMENT TO THE SURVYING PARCELS TO THE BENEFIT OF PARCEL 2, AS SHOWN ON THE ANNEXED MAP.

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, 2), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THE LANDS DESCRIBED IN INSTRUMENT # _____, TILLAMOOK COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE SOUTH 00°12'10" EAST 540.97 FEET;
- THENCE SOUTH 00°09'31" EAST 543.87 FEET;
- THENCE SOUTH 00°09'31" EAST 254.89 FEET;
- THENCE NORTH 89°26'12" WEST 148.20 FEET;
- THENCE NORTH 00°06'19" WEST 325.08 FEET;
- THENCE NORTH 89°21'30" WEST 98.81 FEET;
- THENCE NORTH 00°10'26" WEST 1012.69 FEET;
- THENCE SOUTH 89°51'37" EAST 246.53 FEET TO THE INITIAL POINT.

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

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2023 BY _____

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

APPROVALS

APPROVED, 2023 AS PARTITION, 851- _____ -PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE _____
NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SEMER OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCEL 1.

APPROVED THIS _____ DAY OF _____, 2023.

TILLAMOOK COUNTY SURVEYOR _____

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2024.

TILLAMOOK COUNTY TAX COLLECTOR _____

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
> S.S.
COUNTY OF TILLAMOOK
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B-_____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

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

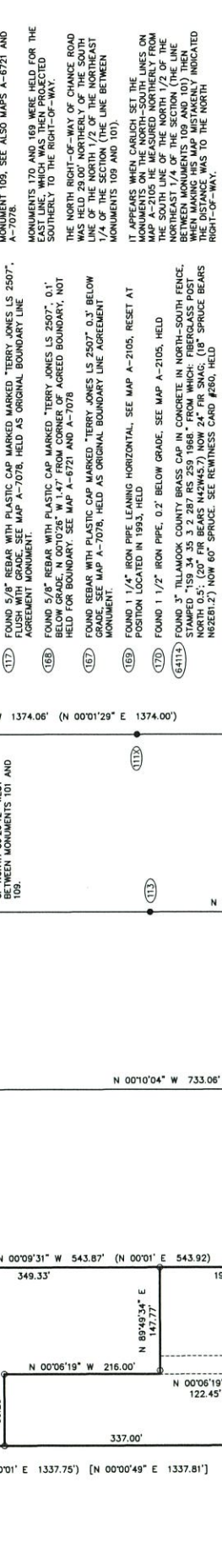
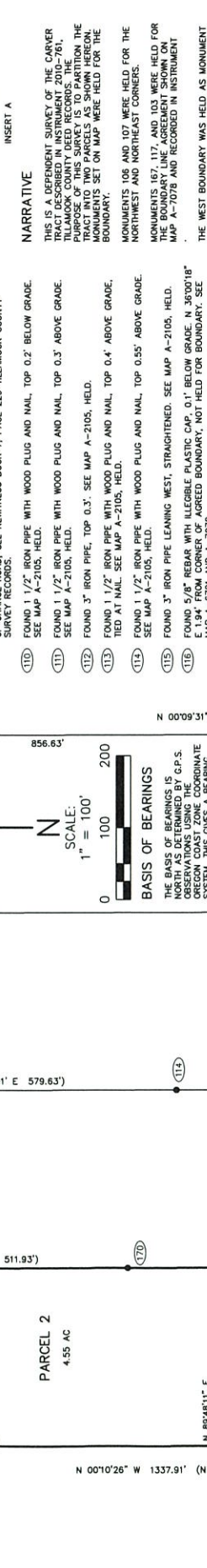
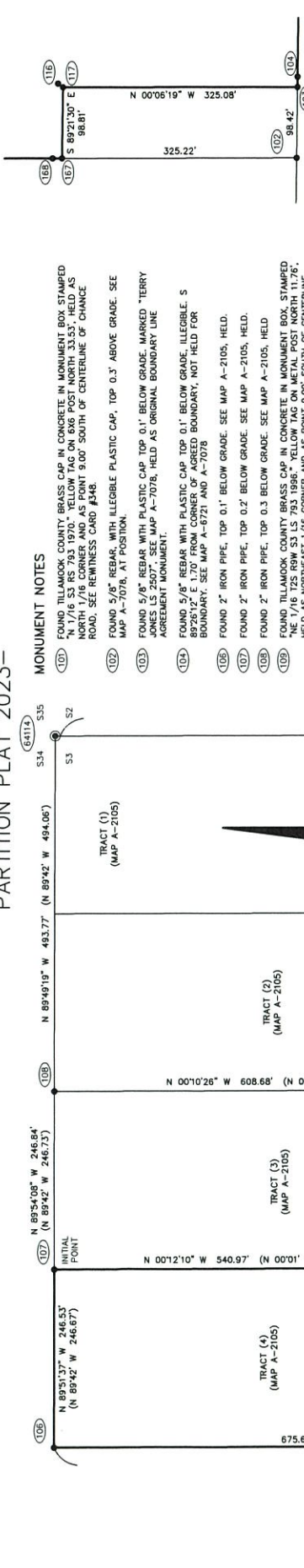
TASSI O'NEIL

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

DALLAS W. ESPLIN, PLS 83627

<p>BAKESIDE SURVEYING 11765 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551</p>		<p>LLOYD & SANDRA CARVER INSTRUMENT 2010-761, TILLAMOOK COUNTY DEED RECORDS NE 1/4 SECTION 3 T2S, R10W, W1M.</p>	
DATE	EQUIPMENT FC-6000 IMPACT-VI, ES-103	DRAWN DME	JOB NUMBER #1400
FIELD ADS/ZDP	CHECKED DME		

PARTITION PLAT 2023-



RECEIVED

APR 12 2023

BY:

PARCEL 1
2.29 AC

PARCEL 2
4.55 AC

CHANCE ROAD (40')

DATE: [] [] [] [] [] []

EQUIPMENT: FC-6000

INSTRUMENT: ES-103

FIELD: A05/20P

DRAWN: DNE

CHECKED: DNE

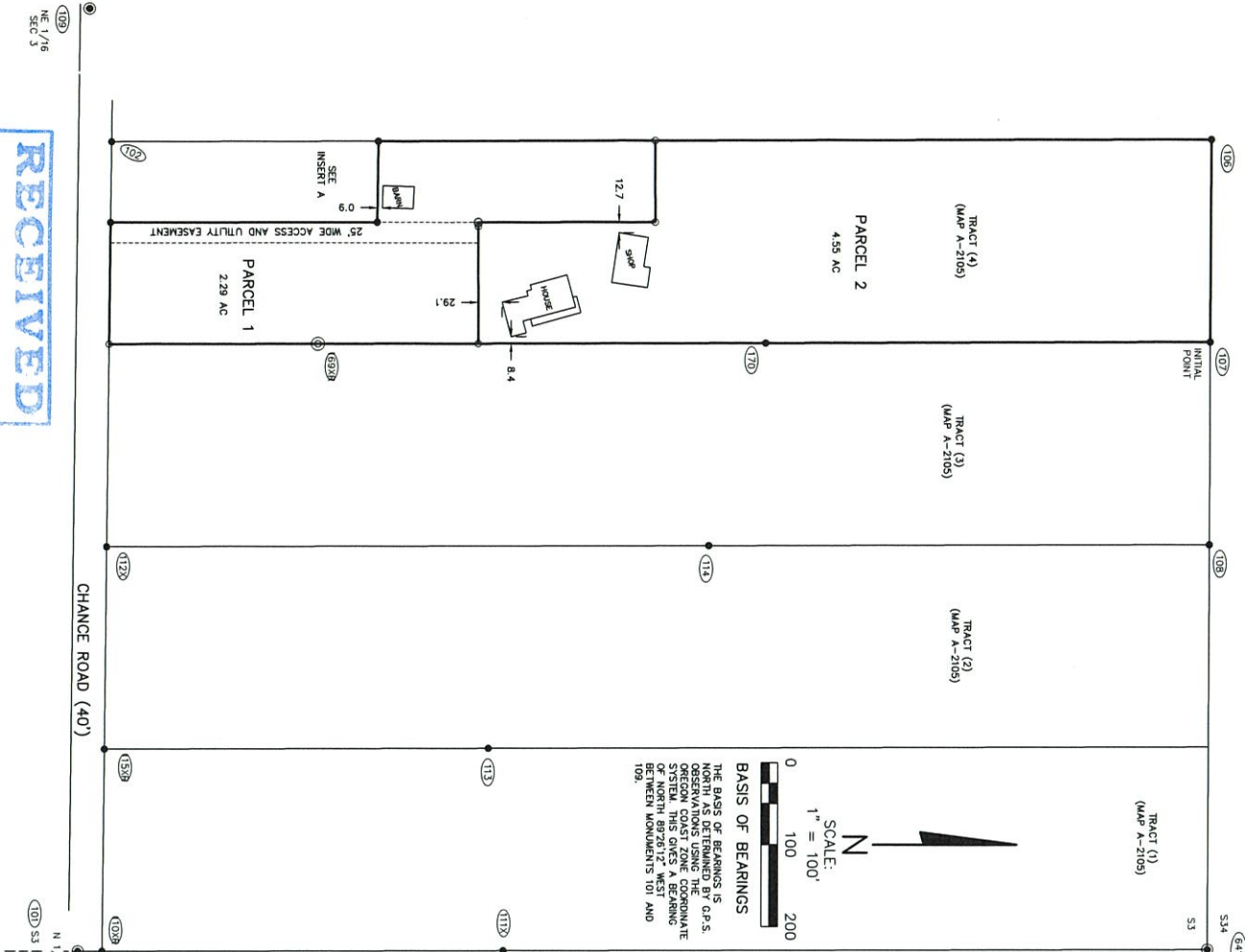
JOB NUMBER: #1400

PARTITION PLAT FOR:
LLOYD & SANDRA CARVER
 INSTRUMENT 2010-761, TILLAMOOK COUNTY DEED RECORDS
 NE 1/4 SECTION 3
 T2S, R10W, W1M.
 TILLAMOOK COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 DALLAS W. ESPLIN
 OREGON 933577
 EXPIRES: DECEMBER 31, 2023

PAGE 2 OF 2
 PAR-CARVER-S.DWG
 CARVER-SC03

PARTITION PLAT 2023-



MONUMENT NOTES

- (107) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE IN MONUMENT BOX STAMPED N 1/16 S3 R5 793 1970. YELLOW TAG ON 6x6 POST NORTH 33.53' HELD AS NORTH MONUMENT. SEE REMIENESS CARD #4481. 9.00' SOUTH OF CENTERLINE OF CHANCE ROAD. SEE REMIENESS CARD #4481.
- (102) FOUND 5/8" REBAR WITH ILLIGIBLE PLASTIC CAP, TOP 0.3' ABOVE GRADE. SEE MAP A-17078, AT POSITION.
- (103) FOUND 5/8" REBAR WITH PLASTIC CAP TOP 0.1' BELOW GRADE. MARKED "TERRY JONES US 2507". SEE MAP A-17078 HELD AS ORIGINAL BOUNDARY LINE AGREEMENT MONUMENT.
- (104) FOUND 5/8" REBAR WITH PLASTIC CAP TOP 0.1' BELOW GRADE. ILLIGIBLE. S 89°26'12" E 1.70' FROM CORNER OF AGREED BOUNDARY, NOT HELD FOR BOUNDARY. SEE MAP A-17078 AND A-17078.
- (105) FOUND 2" IRON PIPE, TOP 0.2' BELOW GRADE. SEE MAP A-2105, HELD.
- (106) FOUND 2" IRON PIPE, TOP 0.2' BELOW GRADE. SEE MAP A-2105, HELD.
- (107) FOUND 2" IRON PIPE, TOP 0.2' BELOW GRADE. SEE MAP A-2105, HELD.
- (108) FOUND 2" IRON PIPE, TOP 0.3' BELOW GRADE. SEE MAP A-2105, HELD.
- (109) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE IN MONUMENT BOX STAMPED "N 1/16 T2S R5W S3 LS 793 1986". YELLOW TAG ON METAL POST NORTH 11.76' HELD AS NORTHEAST 1/16 CORNER AND AS POINT 9.00' SOUTH OF CENTERLINE OF CHANCE ROAD. SEE REMIENESS BOOK 7, PAGE 229 TILLAMOOK COUNTY SURETY RECORDS.
- (110) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.2' BELOW GRADE. SEE MAP A-2105, HELD.
- (111) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.3' ABOVE GRADE. SEE MAP A-2105, HELD.
- (112) FOUND 3" IRON PIPE, TOP 0.3'. SEE MAP A-2105, HELD.
- (113) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.4' ABOVE GRADE. HELD AT NAIL. SEE MAP A-2105, HELD.
- (114) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.35' ABOVE GRADE. SEE MAP A-2105, HELD.
- (115) FOUND 3" IRON PIPE LEANING WEST, STRAIGHTENED. SEE MAP A-2105, HELD.
- (116) FOUND 5/8" REBAR WITH ILLIGIBLE PLASTIC CAP, 0.1' HELD FOR BOUNDARY. N 36°00'18" E 1.34' FROM CORNER OF AGREED BOUNDARY, NOT HELD FOR BOUNDARY. SEE MAP A-17078 AND A-17078.
- (117) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES US 2507". FUSED WITH MONUMENT. SEE MAP A-17078, HELD AS ORIGINAL BOUNDARY LINE AGREEMENT MONUMENT.
- (118) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES US 2507". 0.1' HELD FOR BOUNDARY. SEE MAP A-17078 AND A-17078.
- (119) FOUND REBAR WITH PLASTIC CAP MARKED "TERRY JONES US 2507". 0.3' BELOW MONUMENT. SEE MAP A-17078, HELD AS ORIGINAL BOUNDARY LINE AGREEMENT MONUMENT.
- (120) FOUND 1 1/4" IRON PIPE LEANING HORIZONTAL. SEE MAP A-2105, RESET AT POSITION LOCATED IN 1993A, HELD.
- (121) FOUND 1 1/2" IRON PIPE, 0.2' BELOW GRADE. SEE MAP A-2105, HELD.
- (6411) FOUND 3" TILLAMOOK COUNTY BRASS CAP IN CONCRETE IN NORTH-SOUTH FENCE. STAMPED "159 34 S3 3 2 287 R5 259 1968". FROM WHICH: FIBERGLASS POST NORTH 0.5' (20" FR BEARS N42W65.7) NOW 24" FR SNAG, (18" SPRUCE BEARS N62E81.2) NOW 60" SPRUCE. SEE REMIENESS CARD #260, HELD.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP
- MARKED "DALLAS ESPUN US 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP A-2105
- [] RECORD VALUE FROM MAP A-17078
- NO () OR [] MEASURED VALUE

OREGON COORDINATE REFERENCE SYSTEM

OBOLUE 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: 2,600,000.000 METERS
SKEW AXIS SCALE: 1,000,000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +50°00'00"

(THE ABOVE INFORMATION IS OREGON'S ONLY OREGON COORDINATE REFERENCE SYSTEM FOR TILLAMOOK COUNTY. SEE MAP A-52, SEE 0001 RECORDS)

NARRATIVE

THIS IS A DEPENDENT SURETY OF THE CARVER TRACT DESCRIBED IN INSTRUMENT 2010-751, TILLAMOOK COUNTY DEED RECORDS. THE BUYER OF THE TRACT AND TWO PARCELS AS SHOWN HEREON MONUMENTS SET ON MAP WERE HELD FOR THE BOUNDARY.

MONUMENTS 106 AND 107 WERE HELD FOR THE MONUMENTS 167, 117, AND 103 WERE HELD FOR THE BOUNDARY LINE AGREEMENT SHOWN ON MAP A-17078 AND RECORDED IN INSTRUMENT 106 AND A POINT 230.00' EASTELY OF MONUMENT 109. SEE ALSO MAPS A-17078 AND A-17078.

MONUMENTS 110 AND 109 WERE HELD FOR THE EAST LINE, WHICH WAS THEN PROJECTED SOUTHERLY TO THE RIGHT-OF-WAY.

THE NORTH RIGHT-OF-WAY OF CHANCE ROAD WAS HELD 29.00' NORTHERLY OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SECTION (THE LINE BETWEEN MONUMENTS 109 AND 101).

IT APPEARS WHEN CARLICH SET THE MONUMENTS ON THE NORTH-SOUTH LINES ON MAP A-17078, HE WAS HELD 29.00' NORTHERLY OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SECTION (THE LINE BETWEEN MONUMENTS 109 AND 101) THEN THE DISTANCE WAS TO THE NORTH RIGHT-OF-WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas Espun
OREGON DECEMBER 31, 2014
DALLAS W. ESPUN
RENEWED: DECEMBER 31, 2023



BAYSIDE SURVEYING
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

LOYD & SANDRA CARVER
PARTITION PLAT FOR:
INSTRUMENT 2010-751, TILLAMOOK COUNTY DEED RECORDS
NE 1/4 SECTION 3
T2S, R10W, W1N,
TILLAMOOK COUNTY, OREGON

DATE	DESCRIPTION	FIELD	BOOK	DW	DW	JOB NUMBER
DATE	DESCRIPTION	FIELD	BOOK	DW	DW	JOB NUMBER

From: Nonda Zwald
Sent: Wednesday, February 8, 2023 9:54 AM
To: Kristy Carver
Subject: RE: water letter Application

This letter is to confirm that new water service is available from Long Prairie Water District at Tillamook County tax lot 2S9 3A 00500, 9710 Chance Rd.
Thank you,

Nonda R. Zwald



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

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

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

From: Kristy Carver <kristycarver@gmail.com>
Sent: Wednesday, February 8, 2023 9:42 AM
To: Nonda Zwald <nonda@zwald.org>
Subject: Fwd: water letter Application

See below

Sent from my iPhone

Begin forwarded message:

From: Bayside Surveying LLC <baysidesurveying@gmail.com>
Date: February 7, 2023 at 1:59:11 PM PST
To: Kristy Carver <kristycarver@gmail.com>
Subject: Application

Hi Kristy,

Attached is a map of your proposed partition for your review. Also attached is an application which will need to be signed and dated by one of the homeowners and then emailed back to us.

We will also need a letter of water availability from your water provider. After we receive the signed application and letter of water availability, we will turn the application in to the county.



After recording return to:
Lloyd C. Carver and Sandra L. Carver
14865 E. 53rd Street
Yuma, AZ 85367

Until a change is requested all tax statements
shall be sent to the following address:
Lloyd C. Carver and Sandra L. Carver
14865 E. 53rd Street
Yuma, AZ 85367

File No.: 7088-1517456 (DSS)
Date: January 27, 2010

THIS

Tillamook County, Oregon 2010-000761
02/05/2010 11:56:19 AM

DEED-DBS

\$15.00 \$11.00 \$16.00 \$10.00 - Total = \$52.00



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

Tassi O'Neil, Tillamook County Clerk



STATUTORY BARGAIN AND SALE DEED

Lloyd Carver and Sandra Carver, as tenants by the entirety, Grantor, conveys to **Lloyd C. Carver and Sandra L. Carver, as tenants by the entirety**, Grantee, the following described real property:

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

The true consideration for this conveyance is **\$1.00**. (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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 3rd day of February, 2010.

APN: 157494

Bargain and Sale Deed
- continued

File No.: 7088-1517456 (DSS)
Date: 01/27/2010

Lloyd Carver
Lloyd Carver

Sandra Carver
Sandra Carver

STATE OF Arizona)
County of Yuma)ss.



This instrument was acknowledged before me on this 3rd day of February, 2010
by **Lloyd Carver and Sandra Carver.**

Yvette Hendershot
Notary Public for Arizona
My commission expires: 12/18/11

EXHIBIT A

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

A tract of land in Section 3, Township 2 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, described as follows: Beginning at a point 330 feet East of the Northwest corner of the Northeast quarter of the Northeast quarter of Section 3, Township 2 South, Range 9 West of the Willamette Meridian; thence South 1337.75 feet to the North line of Chance County Road; thence East along the North line of Chance County Road 246.75 feet; thence North 1339.69 feet to the North line of said Section 3; thence West along said North Section line 246.67 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract: A tract of land in Section 3, Township 2 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, described as follows: Beginning at a point on the North line of said Section 3, which is 330 feet East of the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 3; thence South 1337.75 feet to the North line of Chance County Road, and the true point of beginning of the herein described tract; thence North 326.7 feet; thence East 100 feet; thence South 326.7 feet to a point on the North line of Chance County Road which is East 100 feet from the true point of beginning; thence West along the North line of Chance County Road, 100 feet to the true point of beginning.

TOGETHER WITH that portion conveyed to Lloyd Carver and Sandra Carver as disclosed by instrument recorded December 5, 1995, Book 374, Page 450, Records of Tillamook County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.