



*Land of Cheese, Trees and Ocean Breeze*

**PARTITION REQUEST #851-23-000122-PLNG:  
WOODARD & 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

June 30, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on June 30, 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 July 12, 2023**. This decision will become final on July 12, 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 two (2) residential parcels.
- Location:** Located east of the City of Tillamook, accessed from Wilson River Highway, a state highway; the subject property is designated as Tax Lot 1200 of Section 11, Township 1 South, Range 08 West of the Willamette Meridian, Tillamook County Oregon.
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141
- Property Owner:** Marc Woodard, P.O. Box 23303, Tigard, OR. 97281

**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.

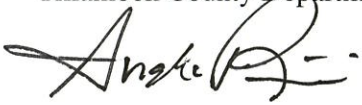
**This approval is subject to the following conditions:**

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

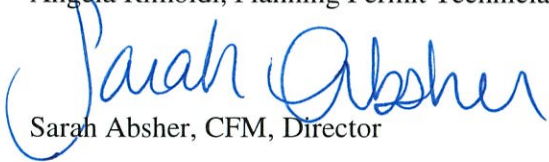
1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: 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

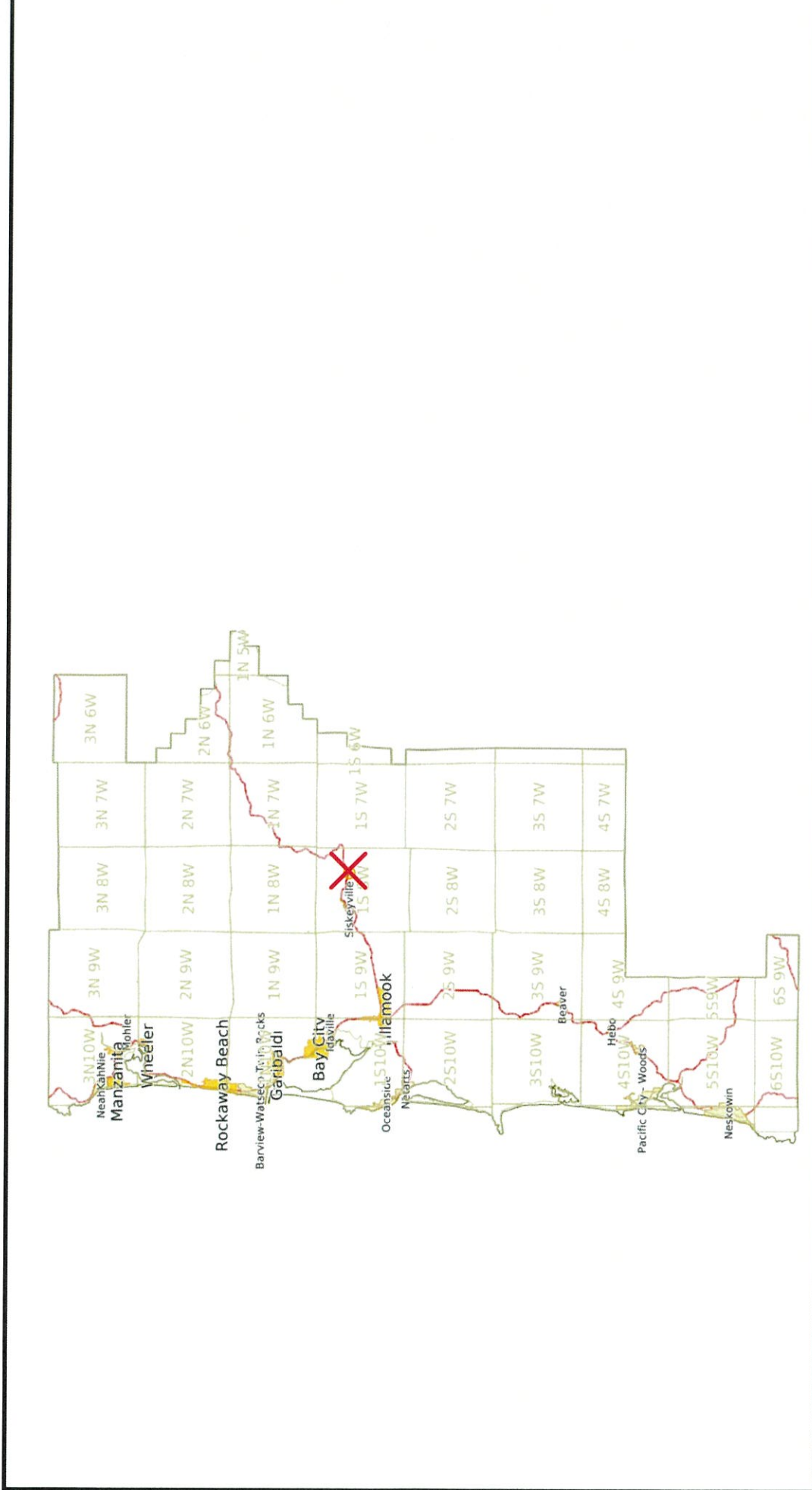


Sarah Absher, CFM, Director

Encl.: Property Identification Maps  
Preliminary Partition Plat



# Tillamook County GIS

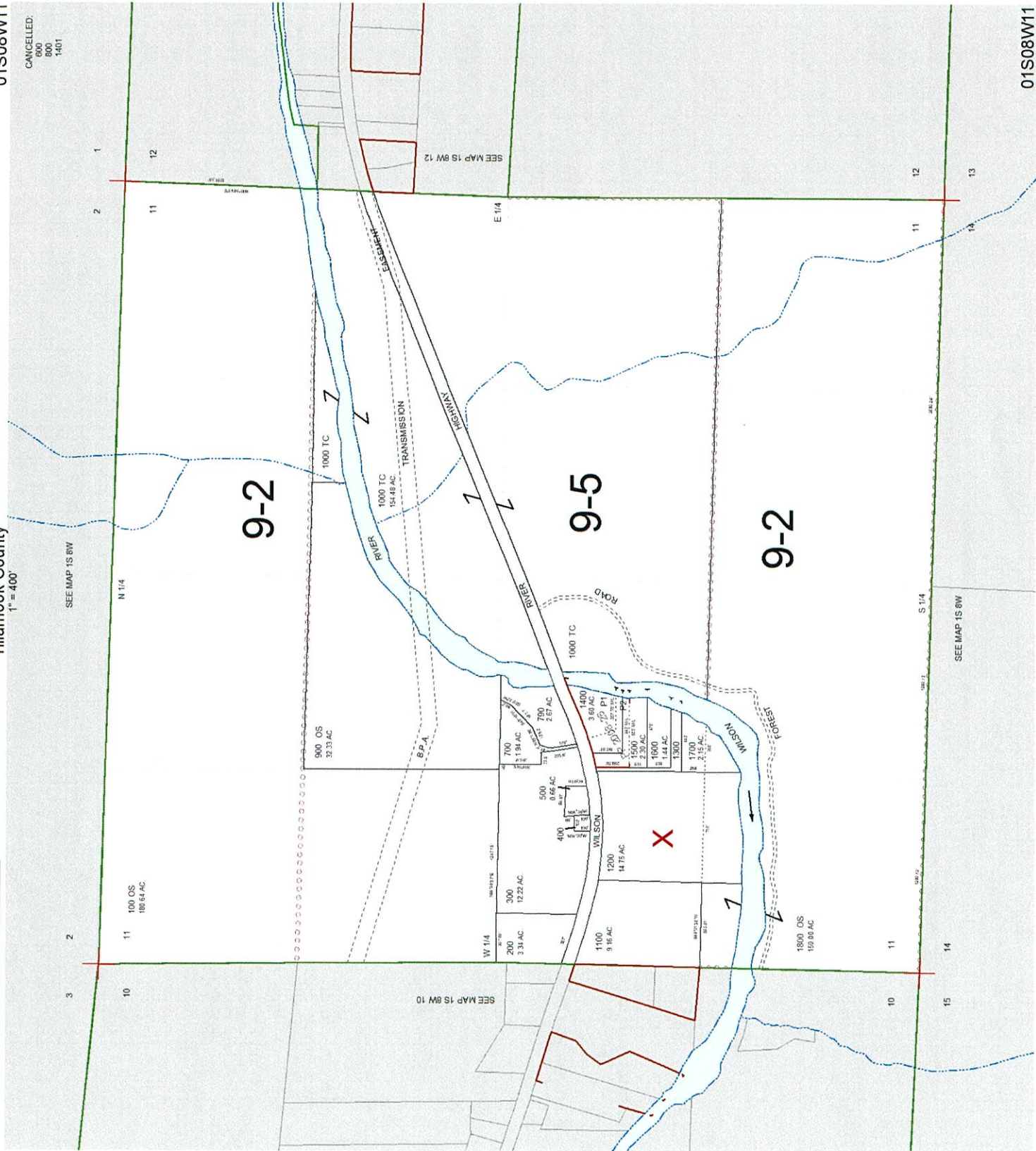


FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR  
LEGAL ENGINEERING OR SURVEY PURPOSES.

SECTION 11 T. 1S. R. 8W. W.M.  
Tillamook County

01S08W11

CANCELLED:  
600  
800  
1401



01S08W11  
REVISED 2/26/16, WS





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 REQUEST #851-23-000122-PLNG:  
WOODARD & ESPLIN  
ADMINISTRATIVE DECISION & STAFF REPORT**

**Decision:** Approved with Conditions  
**Decision Date:** June 30, 2023  
**Report Prepared By:** Angela Rimoldi, Planning Technician

**I. GENERAL INFORMATION:**

- Request:** Partition request to create two (2) residential parcels.
- Location:** Located east of the City of Tillamook, accessed from Wilson River Highway, a state highway; the subject property is designated as Tax Lot 1200 of Section 11, Township 1 South, Range 08 West of the Willamette Meridian, Tillamook County Oregon.
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141
- Property Owner:** Marc Woodard, P.O. Box 23303, Tigard, OR. 97281

**Description of Site and Vicinity:** The subject property is accessed from Wilson River Highway, a state highway, is rectangle in shape, approximately 14+ acres in size, improved with a single-family dwelling, and is vegetated with grasses, bushes, and trees (Exhibit A). The topography of the subject property is primarily flat with some sloped area (Exhibit A). The subject property is zoned Rural Residential (RR-2) with surrounding properties facing north, east and west also zoned Rural Residential (RR-2), and properties to the south and west zoned Forest (F) (Exhibit A).

The subject property is located within an area of geologic hazard, contains mapped wetlands or natural features as indicated on the NWI map, and is located outside of the area of special Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0610F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Developmental Requirements for Geological Hazard Areas are not applicable at

this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of future development.

**II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

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

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: 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 May 22, 2023. Three comments were received from neighboring properties with notation to zoning requirements being met, as well as concern with increased access points and perceived use of the property (Exhibit C).

**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 the creation of two (2) 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 Wilson River Highway, a state highway (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 criteria and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

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

**Findings:** The subject property is served by a well, a Water Availability Letter from Oregon Water Resources Department is provided in the application submittal (Exhibit B). Proposed parcel 2 is improved with an existing on-site wastewater system (Exhibit B). Proposed parcel 1 is unimproved and 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 parcel (Exhibit B).

The subject property is served by the Tillamook Fire District, the Tillamook County Sheriff’s Office and Oregon Department of Transportation (ODOT). Given the location of the property, and the availability of public services existing in the area, staff concludes these criteria have been met or can be met through 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 two (2) 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).

Proposed parcel 1 is vacant, therefore setback requirements do not currently apply (Exhibit B). Proposed parcel 2 will maintain the location of the existing single-family dwelling (Exhibit B). The structure will maintain conformance with setbacks and development standards of the Rural Residential 2-Acre (RR-2) zone after the proposed partition (Exhibit B). Staff finds that all standards have been met or can be met through compliance with the Conditions of Approval.



**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 July 12, 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. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

6. Future development is subject to standards required by TCLUO Section 3.010: 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:**

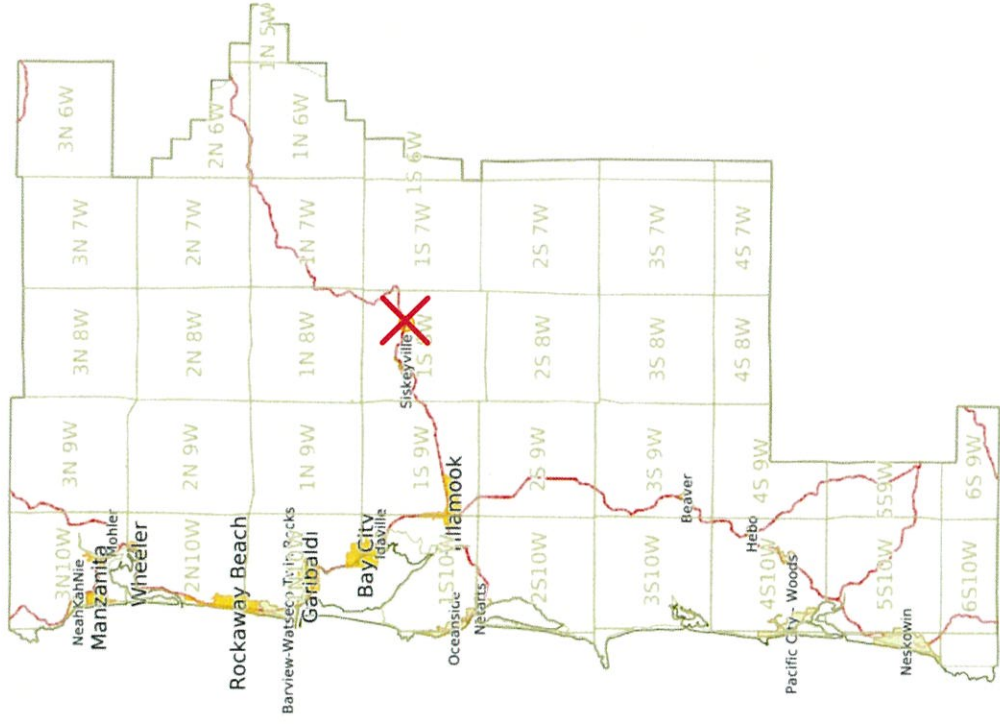
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments

# EXHIBIT A



# Tillamook County GIS



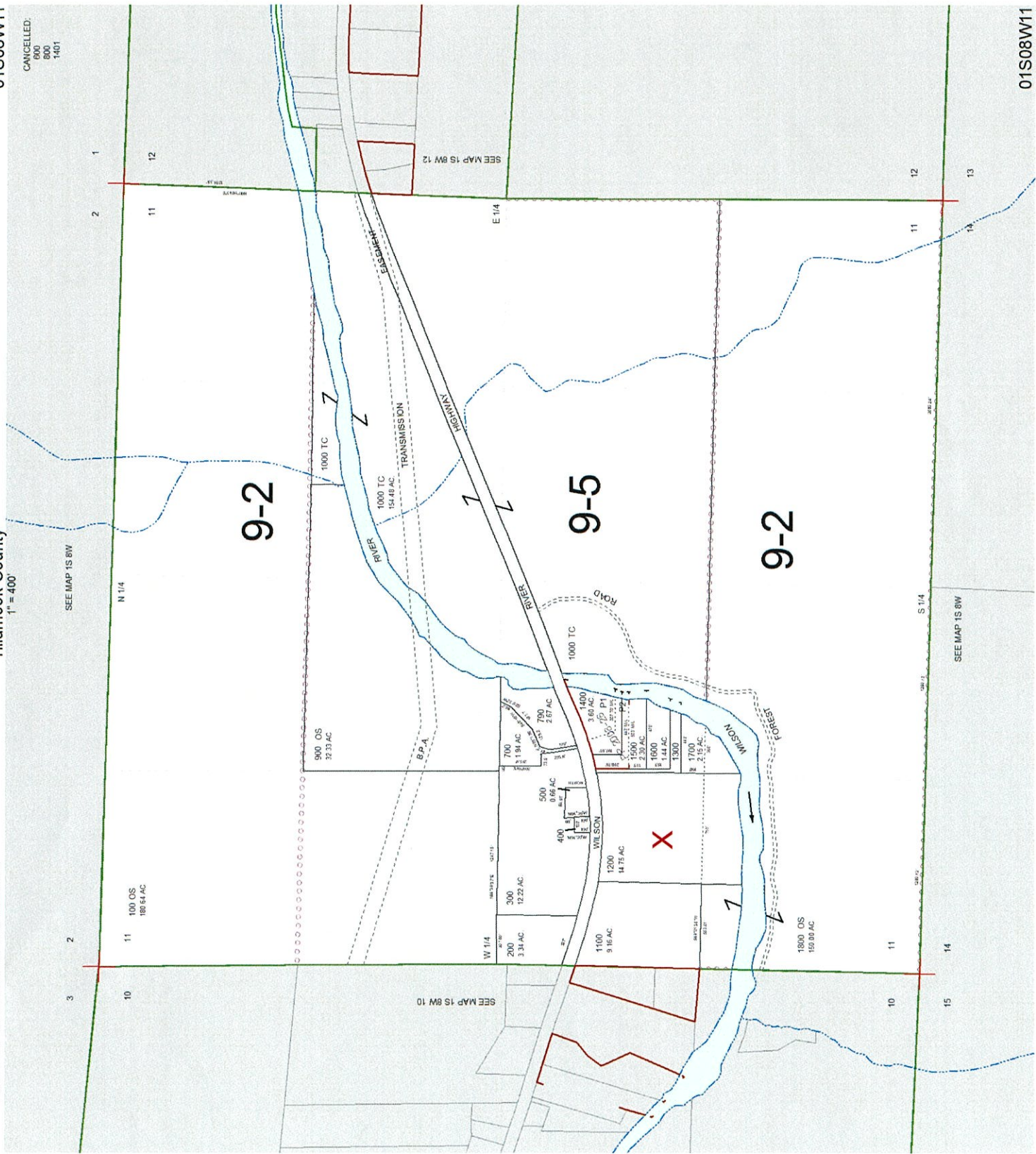
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FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 11 T. 1S. R. 8W. W.M.  
Tillamook County

01S08W11

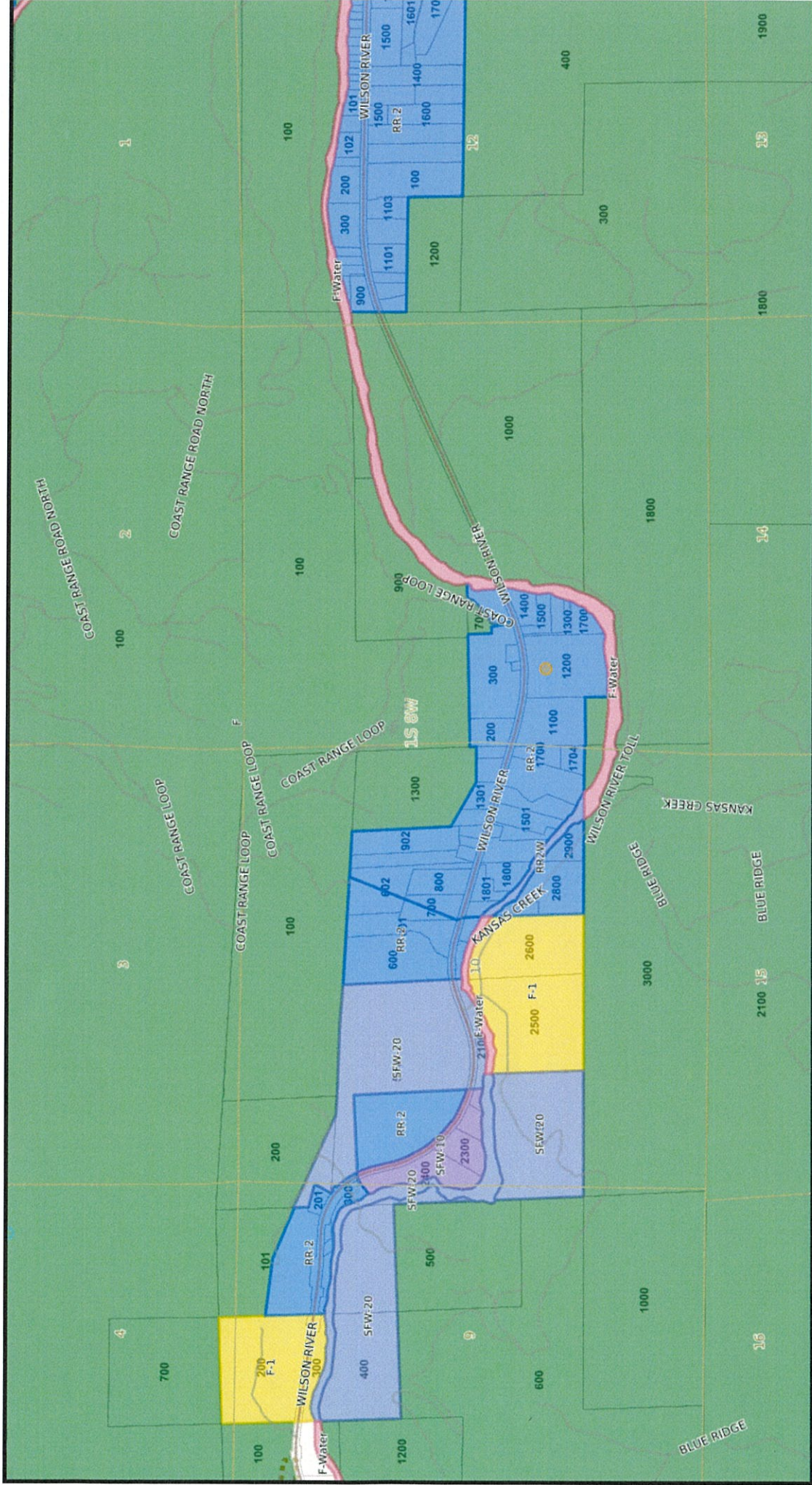
CANCELLED:  
600  
800  
1401



01S08W11  
REVISED 2/28/16, WS



# Tillamook County GIS



Created: Wed May 17 2023-15:55:56  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline  
Extent: -13767530.398825, 5697569.7680104, -13760077.788569, 5701511.0522808

**Earthquake Hazard**

Active Faults

Expected Earthquake Shaking

- Violent
- Severe
- Very Strong
- Strong
- Moderate
- Light

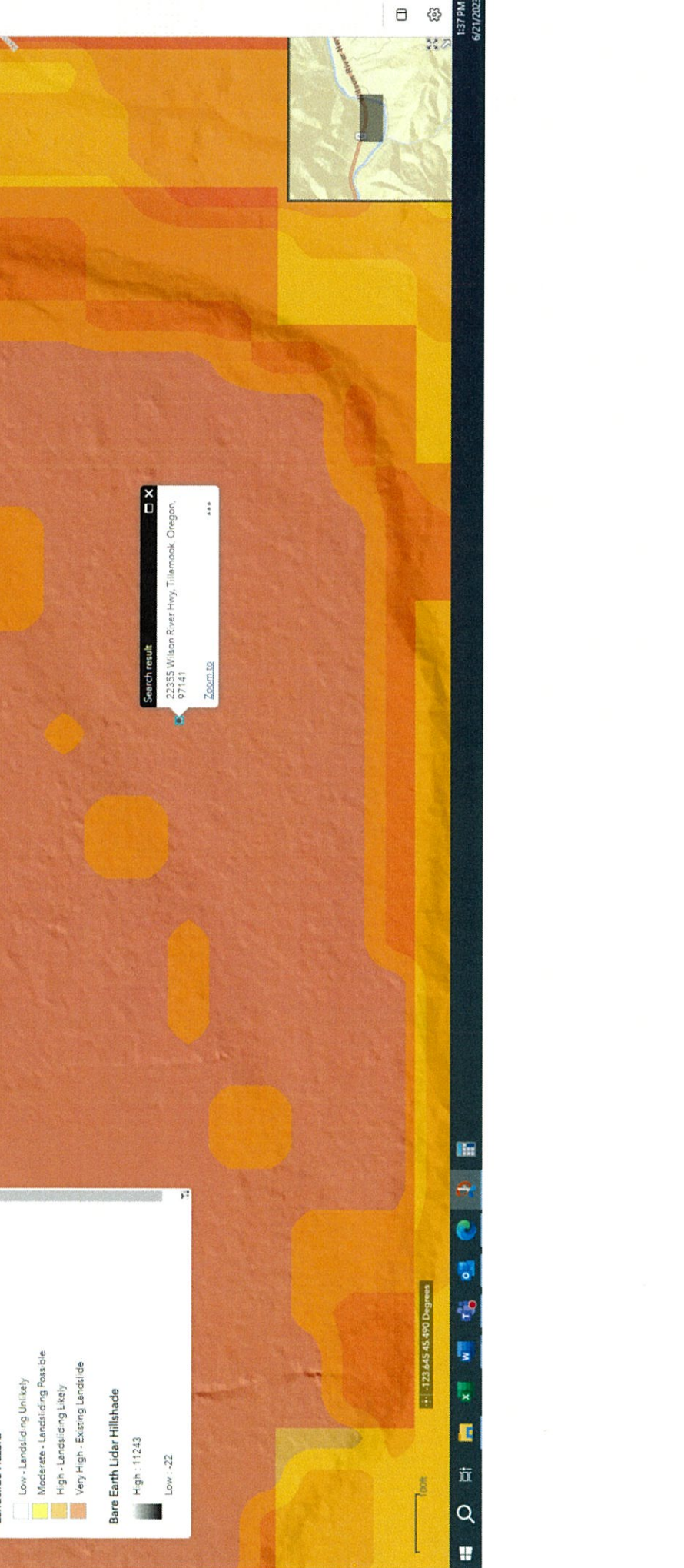
**Landslide Hazard**

- Low - Landsliding Unlikely
- Moderate - Landsliding Possible
- High - Landsliding Likely
- Very High - Existing Landslide

**Bare Earth Lidar Hillshade**

High : 11243

Low : 22





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## PARTITION #851-23-000122-PLNG



June 21, 2023

### Wetlands\_Alaska

- 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°38'42"W 45°29'31"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

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

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

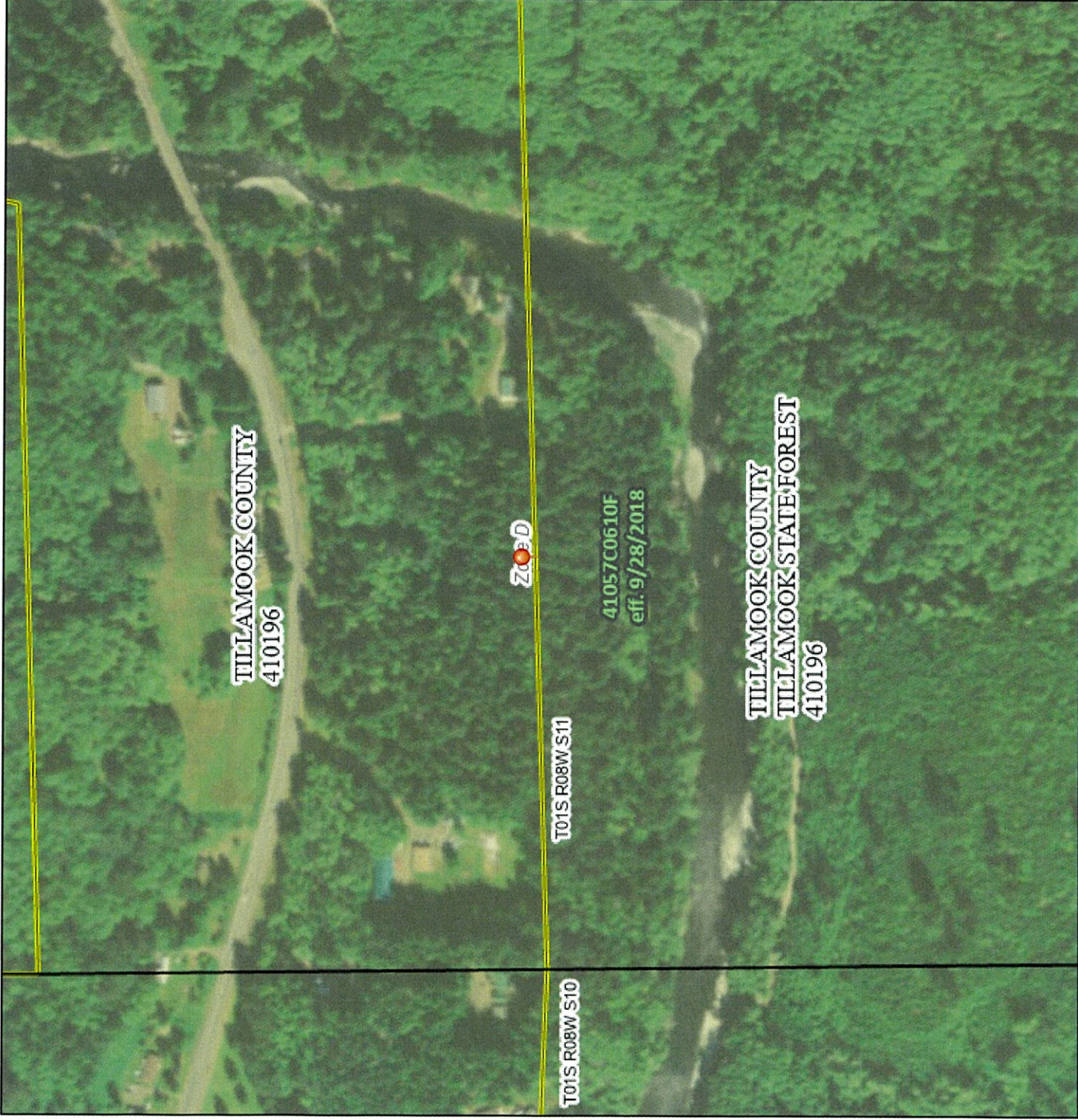
- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/21/2023 at 4:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



1:6,000

# EXHIBIT B



## 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: MARC THOMAS WOODARD Phone: (916) 367-9108  
 Address: P.O. BOX 23303  
 City: TIGARD State: OR Zip: 97281  
 Email: WOODAMARC@GMAIL.COM

**Location:**

Site Address: 22355 WILSON RIVER HWY

Map Number: 1S-08-11-00-1200

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
	APR 21 2023
	BY: <i>Madal-ss</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: 1100.-	
Permit No: 851-23-00022-PLNG	



**CERTIFICATE OF COUNTY CLERK**

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

BY: TASSI O'NEIL COUNTY CLERK

**CERTIFICATE OF COUNTY CLERK**

STATE OF OREGON >  
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 PLAY NO. \_\_\_\_\_ IS THE FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAY OF SAME, AS RECORDED IN PLAY CABINET B - \_\_\_\_\_ OF PARTITION PLAY 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 PLAY AS REFERENCED ABOVE.

DALLAS W. ESPLIN, PLS 63627

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARC THOMAS WOODARD IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S REPORT AND THAT SAID LAND IS BEING PARTITIONED INTO TWO (2) PARCELS AND DOES HEREBY CREATE A 35' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 TO BRING PARCELS 1 AND 2 AS SHOWN ON THE ANNEXED MAP.

FIRST MIDDLE LAST NAME \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF OREGON >  
COUNTY OF TILLAMOOK >  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, (YEAR) BY (FIRST MIDDLE LAST), \_\_\_\_\_ (PRINT)

NOTARY PUBLIC -- OREGON  
COMMISSION NO. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

APPROVED MONTH, 20\_\_\_\_ AS PARTITION, B51-20-000473-PLNG.

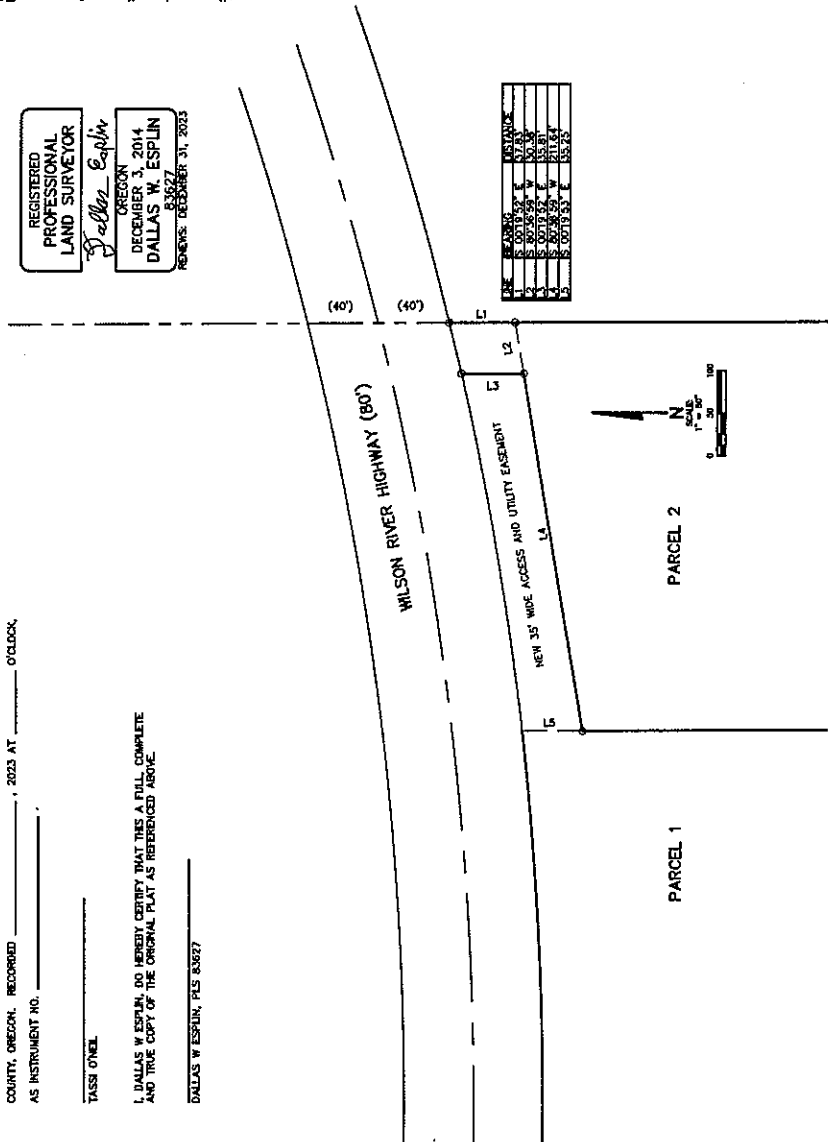
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE \_\_\_\_\_  
NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SEWER OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1 OR 2.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TILLAMOOK COUNTY SURVEYOR \_\_\_\_\_  
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
DALLAS W. ESPLIN  
OREGON  
DECEMBER 31, 2014  
RENEWAL: DECEMBER 31, 2023



**SURVEYOR'S CERTIFICATE**

1. DALLAS W. ESPLIN, CERTIFY THAT:
1. I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, NW 1/4 SW 1/4) THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAN, BEING THE LAND DESCRIBED IN INSTRUMENT # 2022-4559, TULLAHOOK COUNTY DEED RECORDS.
2. THE BOUNDARIES OF PARCEL 1, NW 1/4 SW 1/4, WERE MEASURED FROM THE CORNER OF SECTION 11, T12S, R12E, S11W, WHICH IS 1 1/2" IRON PIPE WHICH BOUNDS S 00°19'52" E 1336.61' FROM THE CW 1/16 SECTION 11.

**NARRATIVE**

THIS IS A REPRODUCED SURVEY OF THE WILSON RIVER TRACT DESCRIBED IN INSTRUMENT # 2022-4559, TULLAHOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO PARCELS AS SHOWN HEREON. THE BOUNDARY WAS LAYED OUT FROM MONUMENTS 112 AND 108. MONUMENT 112 IS A 1-1/2" IRON PIPE WHICH BOUNDS S 00°19'52" E 1336.61' FROM THE CW 1/16 SECTION 11. MONUMENT 108 IS A 4" X 4" CONCRETE MONUMENT. THE BOUNDARY WAS BEARING S 00°19'52" E 1336.61' FROM MONUMENT 112 TO MONUMENT 108. MONUMENT 108 IS A 4" X 4" CONCRETE MONUMENT. THE BOUNDARY WAS BEARING S 00°19'52" E 1336.61' FROM MONUMENT 108 TO MONUMENT 112. MONUMENT 112 IS A 1-1/2" IRON PIPE WHICH BOUNDS S 00°19'52" E 1336.61' FROM THE CW 1/16 SECTION 11. MONUMENT 108 IS A 4" X 4" CONCRETE MONUMENT. THE BOUNDARY WAS BEARING S 00°19'52" E 1336.61' FROM MONUMENT 108 TO MONUMENT 112. MONUMENT 112 IS A 1-1/2" IRON PIPE WHICH BOUNDS S 00°19'52" E 1336.61' FROM THE CW 1/16 SECTION 11.

THE RIGHT-OF-WAY FOR WILSON RIVER HIGHWAY WAS DETERMINED BY HOLDING 40' FEET FROM APPARENT CENTERLINE.

**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°19'52" WEST BETWEEN MONUMENTS 112 AND 108.

THIS IS A ROTATION OF 0°18'31" COUNTERCLOCKWISE FROM MAP A-1819

**LEGEND**

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND 1 1/2" IRON PIPE AS NOTED
- ( ) RECORD VALUE FROM MAP A-1819
- NO ( ) MEASURED VALUE

**MONUMENT NOTES**

- (108) SET 5/8" REBAR WITH YELLOW PLASTIC MARKED "DALLAS ESPLIN LS 83627" AND WEST 0.26' OF POSTION, NOT FIELD
- (112) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE, NORTH 0.83 (15" RR BEARS N41°W 14.93' NOW " FIELD
- (117) FOUND OREGON STATE BOARD OF FORESTRY BRASS CAP "CW 1/16 CC SIT 1956 RS 117" (11" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE (9" SPRUCE S 9° W 14.5') NOW DONE, SEE MAP A-1819, FIELD FOR BASIS OF BEARINGS

**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 EASTING: 4,000,000.00 METERS  
FALSE NORTHING: 4,000,000.00 METERS  
SCALE: 1:250,000  
SKEW AXIS SCALE: 1:250,000 (EARTH)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +53°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET," VERSION 3.10, 2-28-2017, APPENDIX A, PAGE A-52, SEE 0007 RECORDS) PAGE 2

NW 1/4  
SW 1/4

WILSON RIVER HIGHWAY (80')

INSTRUMENT #  
2022-4559

PARCEL 1

OLD AREA 14.75 AC  
± 10 AC

PARCEL 2

4.75 AC

BASES OF BEARINGS S 00°19'52" E 1336.10' (N 0°03'21" W 1337.22')

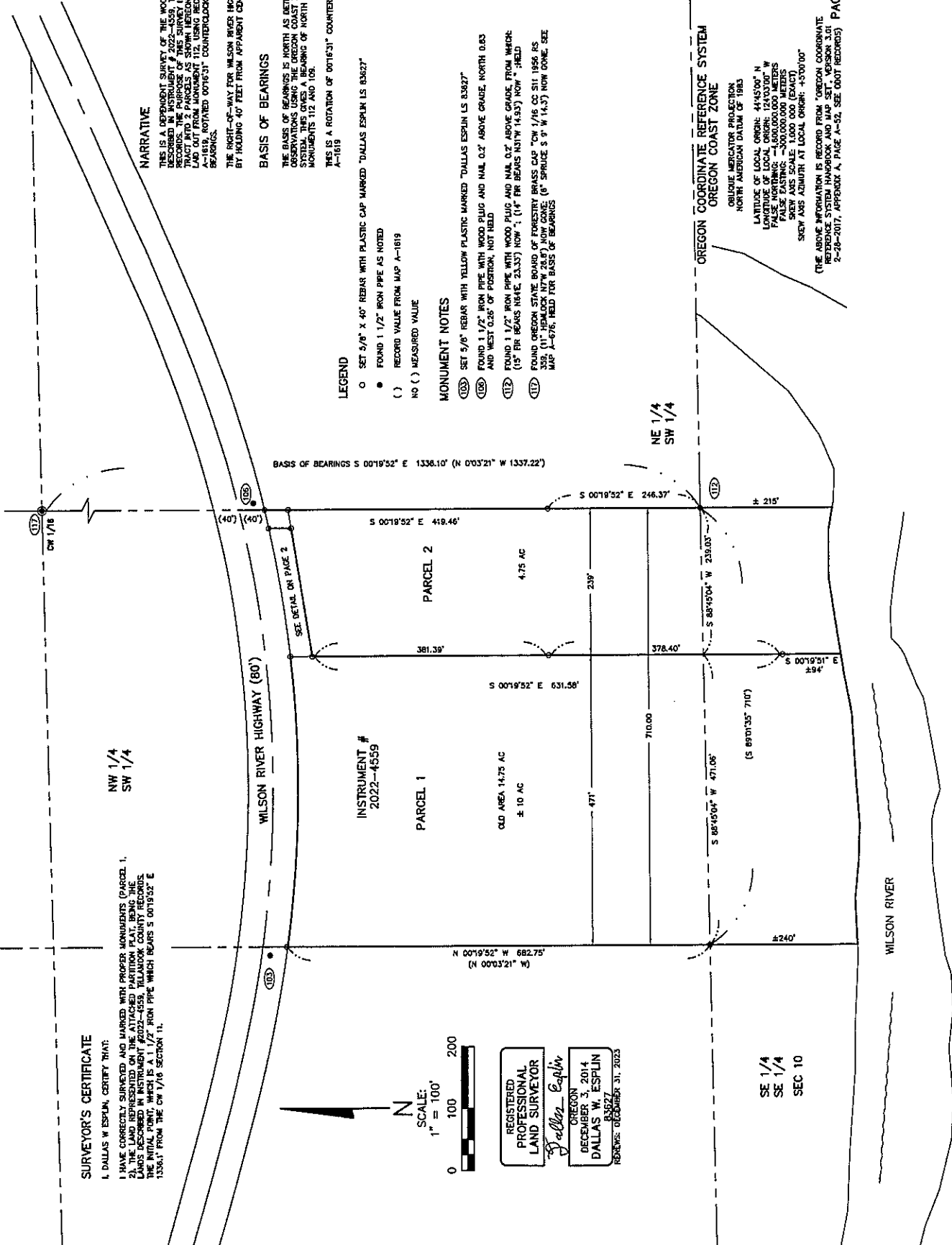
NE 1/4  
SW 1/4



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

SE 1/4  
SE 1/4  
SEC 10

WILSON RIVER



**RECEIVED**  
**MAY 1 1 2023**  
 BY: .....

PARTITION PLAT 2023-

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT	DEGREE OF CURVE
C1	1949.86'	50.76'	15.31°	S 75.54°00' W	50.76'	15.31'	15.31°
C2	1949.86'	472.20'	3.552°32"	N 89.728°59' W	471.05'	237.76'	236°18'

**NARRATIVE**

THIS IS A DEPENDENT SURVEY OF THE WOODARD TRACT DESCRIBED IN INSTRUMENT # 2022-4559, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO PARCELS. THIS SURVEY IS BASED ON THE RECORD VALUES FROM MONUMENT 112, USING RECORD VALUES FROM MAP A-1619, ROTATED 0016°31" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS. THE RIGHT-OF-WAY FOR WILSON RIVER HIGHWAY WAS DETERMINED BY HOLDING 40' FEET FROM APPARENT CENTERLINE.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THE BASIS OF BEARING OF NORTH 0019°52' WEST BETWEEN MONUMENTS 112 AND 109.

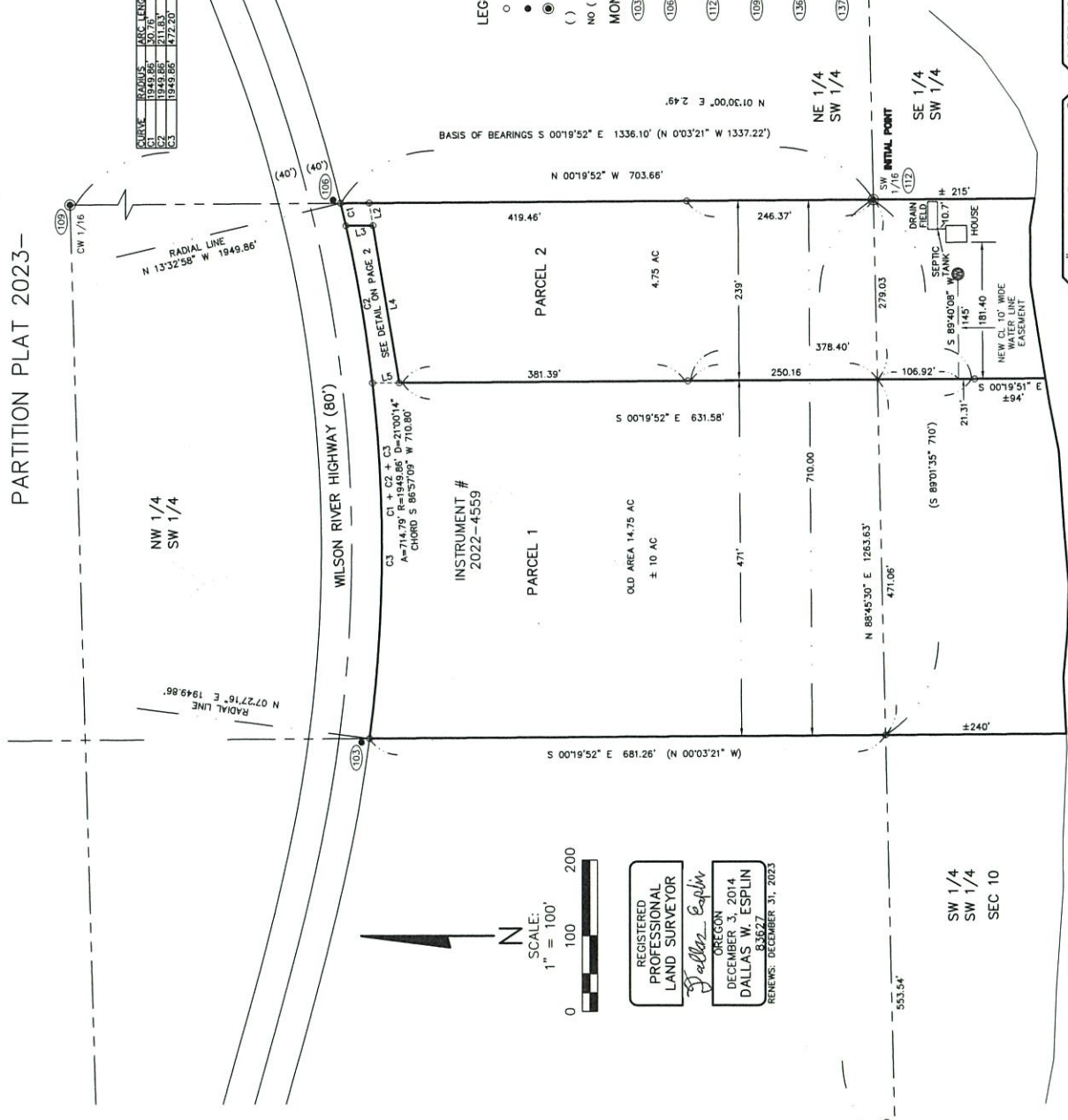
THIS IS A ROTATION OF 0016°31" COUNTERCLOCKWISE FROM MAP A-1619

**LEGEND**

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPUN LS 83627"
- FOUND 1 1/2" IRON PIPE AS NOTED
- ⊙ FOUND MONUMENT AS SHOWN HEREON, HELD
- ( ) RECORD VALUE FROM MAP A-1619
- NO ( ) MEASURED VALUE

**MONUMENT NOTES**

- (103) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE, N 17°38'20" W 0.87' FROM CALCULATED POSITION, SEE MAP A-1619, NOT HELD
- (108) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 1.0' BELOW GRADE, N 01°30'00" E 2.48' FROM CALCULATED POSITION, SEE MAP A-1619, NOT HELD
- (112) FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL 0.2' ABOVE GRADE, FROM WHICH (15° FR BEARS N54°E, 23.33°) NOW 22° FR 19.3'; (14° FR BEARS N31°W 14.93') NOW 18° 11.2', SEE MAP A-1619, HELD
- (109) FOUND OREGON STATE BOARD OF FORESTRY BRASS CAP "CW 1/8" 511 1856 AS 350 (11" HEMLOCK N7°W 26.8') NOW GONE, (6" SPRUCE S 9° W 14.3') NOW GONE, SEE MAP A-676, HELD
- (136) FOUND 3/4" IRON PIPE "S 1/16 S11 #297 1963" FROM WHICH (10° FR BEARS S 20° E 1.67' NOW GONE, (13° FR BEARS N 62° W 7.33') NOW 20° FR 6.83' WITH ILLEGIBLE TAG, SEE REMITNESS CARD #172
- (137) FOUND 3/4" IRON PIPE 16" ABOVE GRADE, BEARS N 42° 42' 19" W 2.08' FROM S 1/16 CORNER, SEE MAP A-1619, NOT HELD



**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: 1,600,000.000 METERS  
 SCALE: 1:250,000 EXACT  
 SKEW AXIS SCALE: 1:250,000 EXACT  
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM" INSTRUMENT # 2007-0010, 2007-0011, 2007-0012, 2007-0013, 2007-0014, 2007-0015, 2007-0016, 2007-0017, APPENDIX A, PAGE A-52, SEE 0001 RECORDS)

**PARTITION PLAT FOR:**  
**MARC WOODARD**  
 INSTRUMENT NUMBER 2022-4559  
 T1S R6W SECTION 11, W1M.

---

**DATE** JANUARY 6, 2023  
**EQUIPMENT** FC-6000LES-103  
 TOPCON THEOS V  
**FIELD** SPP, DGD, TJJ, DCA  
**DRAWN** DCA  
**CHECKED** DCA  
**JOB NUMBER** 1256

---

**DATE** JANUARY 6, 2023  
**EQUIPMENT** FC-6000LES-103  
 TOPCON THEOS V  
**FIELD** SPP, DGD, TJJ, DCA  
**DRAWN** DCA  
**CHECKED** DCA  
**JOB NUMBER** 1256

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

SW 1/4  
 SW 1/4  
 SEC 10



Land of Cheese, Trees and Ocean Breeze



1510 Third St. Suite B  
Tillamook, Oregon 97141  
(503) 842-3408

paid CHK # 4855737379

**VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY**

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141  
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 15 Range: 8 West Section: 11 Tax Lot(s): 1200

Situs address (if known): 22355 WILSON RIVER HWY

According to records, the legal owner is/are: MARC WOODARD + JENNIFER WOODARD

Contact telephone number: 503-842-5551

Water Source: WELL

Comments: TLL 426 10.gpm

Building permit applicants who will be using a private water source will be required to have District I Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District I Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Issue Date: 5-8-2023

Nikki Hendricks  
Oregon Water resources Department (OWRD)  
District I Watermaster  
4000 Blimp Blvd Ste 400, Tillamook, OR 97141  
Phone: (503) 815-1967 Email: [Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

Revised 2/22/2023

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

DATE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ FEE PAID: \$ \_\_\_\_\_ RECEIPT: \_\_\_\_\_





Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem Oregon 97301  
(503) 986-0900  
www.oregon.gov/owrd

# Application for Well ID Number

RECEIVED

MAR 24 2023

OWRD

Do not complete if the well already has a Well Identification Number.

### I. OWNER INFORMATION

Current Owner Name (please print): Marc Woodard

Mailing Address: 10093 SW Woodard Lane

City, State, Zip: Tigard, OR 97223

Mail Well ID to:  SAME AS ABOVE  In Care Of (C/O)

Name & Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

### II. WELL LOCATION INFORMATION (Please fill out as completely as possible)

Township: 1 S (North / South) Range: 8 W (East / West) Section: 11 SW 1/4 of the SW 1/4

Tax Lot (usually last 3-5 numbers of Tax Map #): 1200 County Tillamook

GPS Coordinates: 45.487883 -123.638921

Street Address of Well, City: 22355 Wilson River Hwy

If the property had a different street address in the past: \_\_\_\_\_

### III. GENERAL WELL INFORMATION (Please fill out as completely as possible, AND attach copy of Well Report, if available)

Use of Well (domestic, irrigation, commercial, industrial, monitoring): domestic

Date Well Constructed (or property built): 11-13-72 Total Well Depth: 68' Casing Diameter: 6"

Owner at time the well was constructed (if known): Charles L. Woodard Well Report # (if known): TILL 426

Other information: \_\_\_\_\_

SUBMITTED BY (please print): Marc Woodard

PHONE: 916-367-9108 EMAIL &/or FAX: woodamarc@gmail.com

To send the completed application, you may MAIL it to: Oregon Water Resources Dept. 725 Summer St NE, Suite A, Salem, Oregon 97301. Or EMAIL the completed PDF form to: [Ladena.K.Ashley@water.oregon.gov](mailto:Ladena.K.Ashley@water.oregon.gov), or FAX it to: (503) 986-0902.

For Official Use Only by the Oregon Water Resources Department:

Received Date:

3-24-2023


Well Report Number:

TILL 426

Well Identification #:

L-151403



<p>Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, Grantor 10093 SW Woodard Lane Tigard, Oregon 97223</p> <p>Marc Thomas Woodard, Grantee 10093 SW Woodard Lane Tigard, Oregon 97223</p> <p>AND</p> <p>Jennifer Ann Williams-Woodard, Grantee 10097 SW Woodard Lane Tigard, Oregon 97223</p> <p>After Recording, return to: Valerie I. Kirkendall, Esq. 9250 S.W. Tigard St. Tigard, Oregon 97223</p> <p>Until requested otherwise, send all tax statements to: Marc Thomas Woodard 10093 SW Woodard Lane Tigard, Oregon 97223</p>	<p style="text-align: right;">FOR RECORDING PURPOSES</p> <p>Tillamook County, Oregon      <b>2022-004559</b> 07/20/2022 09:37:28 AM DEED-DBS \$10.00 \$11.00 \$81.00 \$10.00 - Total = \$92.00</p>  <p style="text-align: center;">00228060202200045690020028</p> <p>I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.</p> <p style="text-align: right;">Tassi O'Neil, Tillamook County Clerk</p>
--	---

**BARGAIN AND SALE DEED – STATUTORY FORM**

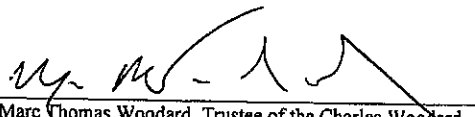
MARC THOMAS WOODARD, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, (Certification of Trust attached as Exhibit A) hereinafter called Grantor, CONVEYS TO MARC THOMAS WOODARD, an undivided forty percent interest, and TO JENNIFER ANN WILLIAMS-WOODARD, an undivided sixty percent interest, hereinafter called Grantees, the following real property situated Tillamook County, State of Oregon, described as follows:

The Easterly 710 feet of that portion of the Northwest quarter of the Southwest quarter of Section 11, Township 1 South, Range 8 West of the Willamette Meridian, lying South of the Wilson River Highway; and All that portion of the Easterly 710 feet of the Southwest quarter of the Southwest quarter of Section 11, Township 1 South, Range 8 West of the Willamette Meridian lying North of the Northerly high water line of Wilson River.

The true and actual consideration paid for this conveyance is \$0.00.

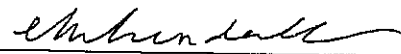
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

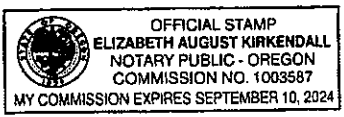
DATED 7/14/22

  
\_\_\_\_\_  
Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009, Grantor

STATE OF OREGON            )  
  )ss.  
County of Washington    )

This instrument was acknowledged before me on July 14, 2022, by Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust, u/i/d May 22, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON



CERTIFICATION OF TRUST

I, Marc Thomas Woodard, Trustee of the Charles Woodard Disclaimer Trust dated May 22, 2009, make this certification pursuant to ORS 130.860.

- 1. **Trust.** The trust is presently in existence. It was executed on May 22, 2009.
- 2. **Settlers and Trustees.** The Settlor was Charles Leo Woodard, now deceased. The co-trustees, Arlie Charlene Woodard and Jon Niklas Woodard, are also deceased. I am currently the sole trustee of the trust.
- 3. **Trust Powers.** Under the terms of the trust agreement, the trustee is given powers granted a trustee under the Oregon Uniform Trust Code set forth in Chapter 130 of the Oregon Revised Statutes; including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the trust estate on such terms as the trustee shall determine.
- 4. **Trustee's Mailing Address.** The mailing addresses of the current acting trustees are: Marc Thomas Woodard, 10093 SW Woodard Lane, Tigard, Oregon 97223.
- 5. **Trust Irrevocable.** The trust is irrevocable.
- 6. **Modification of Trust.** The trust cannot be modified, amended or revoked.
- 7. **One Trustee Only.** I am acting alone as trustee and have authority to exercise trust powers alone.
- 6. **Taxpayer Identification Number.** The trust identification number is [REDACTED].
- 7. **Title To Trust Property.** Trust property may be titled as follows: Marc Thomas Woodard, Trustee, Charles Woodard Disclaimer Trust, u/i/d May 22, 2009.
- 8. **Jurisdiction.** The governing law of the trust is the state of Oregon.
- 9. **No Change In Trust.** The trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.

DATED: 7/14/22

*[Signature]*  
Marc Thomas Woodard, Trustee

STATE OF OREGON )  
 ) ss.  
County of Washington )

This instrument was acknowledged before me on July 14, by Marc Thomas Woodard, as acting trustees.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

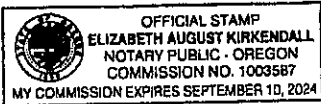


EXHIBIT A

# EXHIBIT C

## Angela Rimoldi

---

**From:** Larry Emery <emery.larry@gmail.com>  
**Sent:** Thursday, June 1, 2023 9:57 AM  
**To:** Angela Rimoldi  
**Cc:** Mark Baker; mrleeabc@gmail.com; mrsleeabc123@gmail.com; rivercabin@aol.com  
**Subject:** EXTERNAL: Partition #851-23-000122-PLNG/WOODARD & ESPLIN

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

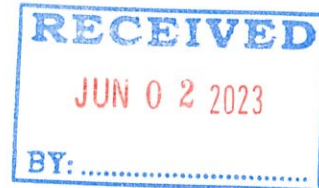
Dear Ms. Remoldi,

As long as the two new property partitions meet current rural residential zoning requirements I have no objection, but want to highlight two issues:

1. It appears that new driveway access is planned from Parcel 1 and Parcel 2 to the Wilson River HWY (Route 6). This section of the HWY from MP 10 to MP12 is designated as a hazardous section in the current study of HWY 6 being prepared for ODOT to address safety on this dangerous hwy. Adding additional access points will increase the hazard.
2. Rumor has it that the owners plan to set up a commercial venue on one or both of these parcels. If so, I would object as we should retain our current Rural Residential Zoning designation.

Respectfully,

Larry L. Emery  
503-504-3842  
22675 Wilson River Hwy, Tillamook, OR 97141



## Angela Rimoldi

---

**From:** Randy Lee <mrleeabc@gmail.com>  
**Sent:** Thursday, June 1, 2023 11:35 AM  
**To:** Larry Emery  
**Cc:** Angela Rimoldi; Mark Baker; mrsleeabc123@gmail.com; rivercabin@aol.com  
**Subject:** EXTERNAL: Re: Partition #851-23-000122-PLNG/WOODARD & ESPLIN

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

All,

I would just like to add my support to Mr. Emery's comments and agree on all points.

Regards,  
Randy Lee  
22700 Wilson River Hwy, Tillamook OR 97141



On Thu, Jun 1, 2023 at 9:56 AM Larry Emery <[emery.larry@gmail.com](mailto:emery.larry@gmail.com)> wrote:

Dear Ms. Remoldi,

As long as the two new property partitions meet current rural residential zoning requirements I have no objection, but want to highlight two issues:

1. It appears that new driveway access is planned from Parcel 1 and Parcel 2 to the Wilson River HWY (Route 6). This section of the HWY from MP 10 to MP12 is designated as a hazardous section in the current study of HWY 6 being prepared for ODOT to address safety on this dangerous hwy. Adding additional access points will increase the hazard.
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Respectfully,

Larry L. Emery  
503-504-3842  
22675 Wilson River Hwy, Tillamook, OR 97141

## Angela Rimoldi

---

**From:** Mark Baker <marksmac1961@gmail.com>  
**Sent:** Friday, June 2, 2023 8:07 AM  
**To:** Randy Lee  
**Cc:** Larry Emery; Angela Rimoldi; mrsleeabc123@gmail.com; rivercabin@aol.com  
**Subject:** EXTERNAL: Re: Partition #851-23-000122-PLNG/WOODARD & ESPLIN

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

All,

I also would like to add my support to Mr. Emery's comments and agree on all points.

Respectfully,

Mark Baker  
541-604-4894  
22600 Wilson River Hwy, Tillamook OR 97141



On Jun 1, 2023, at 11:34 AM, Randy Lee <[mrleeabc@gmail.com](mailto:mrleeabc@gmail.com)> wrote:

All,

I would just like to add my support to Mr. Emery's comments and agree on all points.

Regards,  
Randy Lee  
22700 Wilson River Hwy, Tillamook OR 97141

On Thu, Jun 1, 2023 at 9:56 AM Larry Emery <[emery.larry@gmail.com](mailto:emery.larry@gmail.com)> wrote:

Dear Ms. Remoldi,

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2. Rumor has it that the owners plan to set up a commercial venue on one or both of these parcels. If so, I would object as we should retain our current Rural Residential Zoning designation.

Respectfully,



Larry L. Emery  
503-504-3842  
22675 Wilson River Hwy, Tillamook, OR 97141