



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3412
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

**PARTITION REQUEST #851-23-000147-PLNG:
ZIEMECKI**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: July 17, 2023**

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

#851-23-000147-PLNG: A Partition request to create two (2) parcels. Located within the Nehalem Urban Growth Boundary at Tax Lot 1300 of Section 27, Township 3 North, Range 10 West on a property zoned Nehalem Medium Density Residential (NH-R2). The subject property is accessed via 13th Street, a City of Nehalem maintained road. The owner and the applicant are Marie and Steven Ziemecki.

Written comments received by the Department of Community Development **prior to 4:00p.m. on July 31, 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 parcel 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. A decision will be rendered no sooner than August 1, 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.

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

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

NEHALEM, OR - CODE OF ORDINANCES

CHAPTER 157 ZONING

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

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

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CHAPTER 156 SUBDIVISIONS

MINOR LAND PARTITION

156.065 MINIMUM STANDARDS

156.066 INITIAL SUBMISSION

156.067 INFORMATION ON MAP

156.068 REVIEW AND APPROVAL

DESIGN STANDARDS

156.080 GENERAL REQUIREMENTS

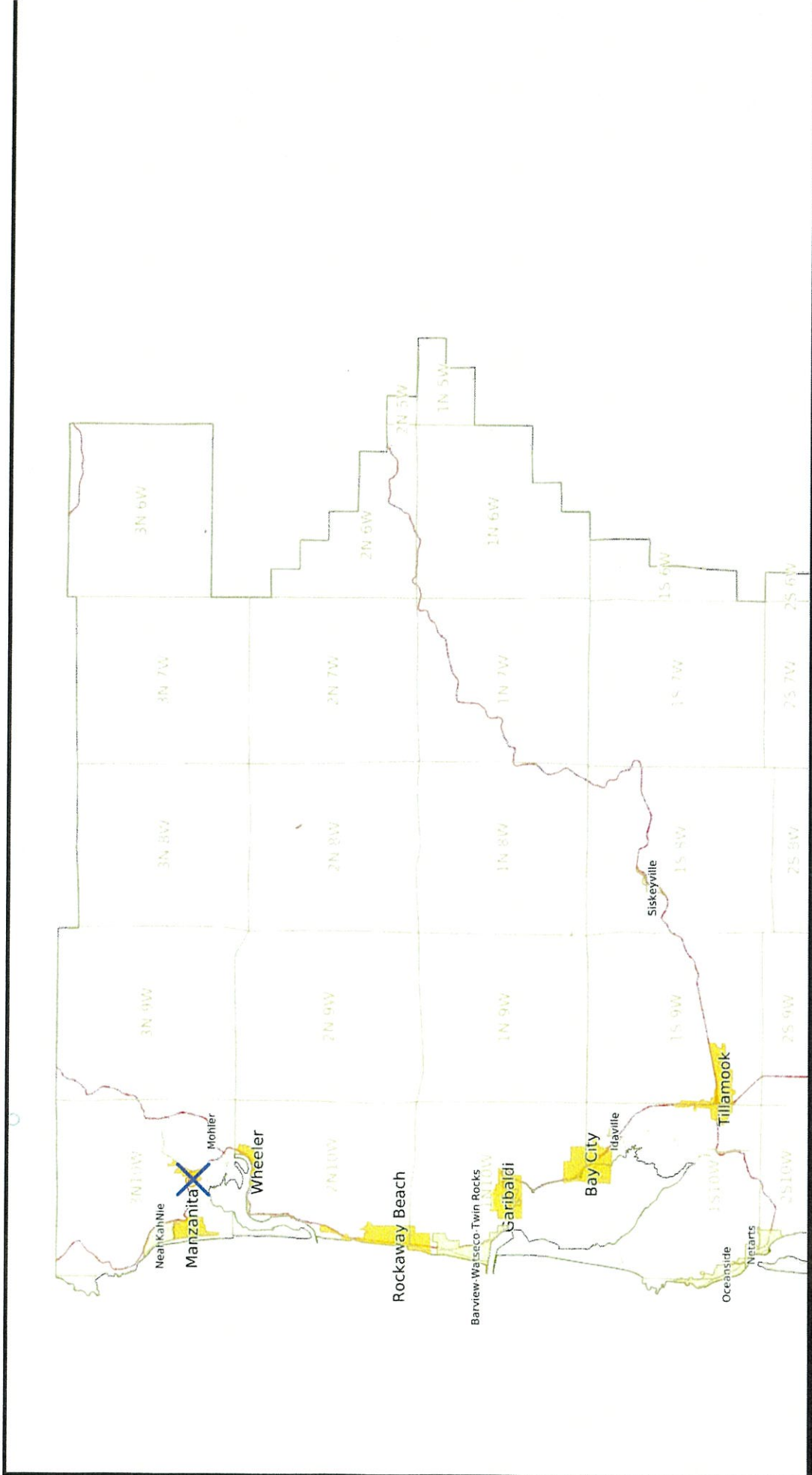
156.081 STREETS

156.082 UTILITY EASEMENTS

156.083 BUILDING SITES



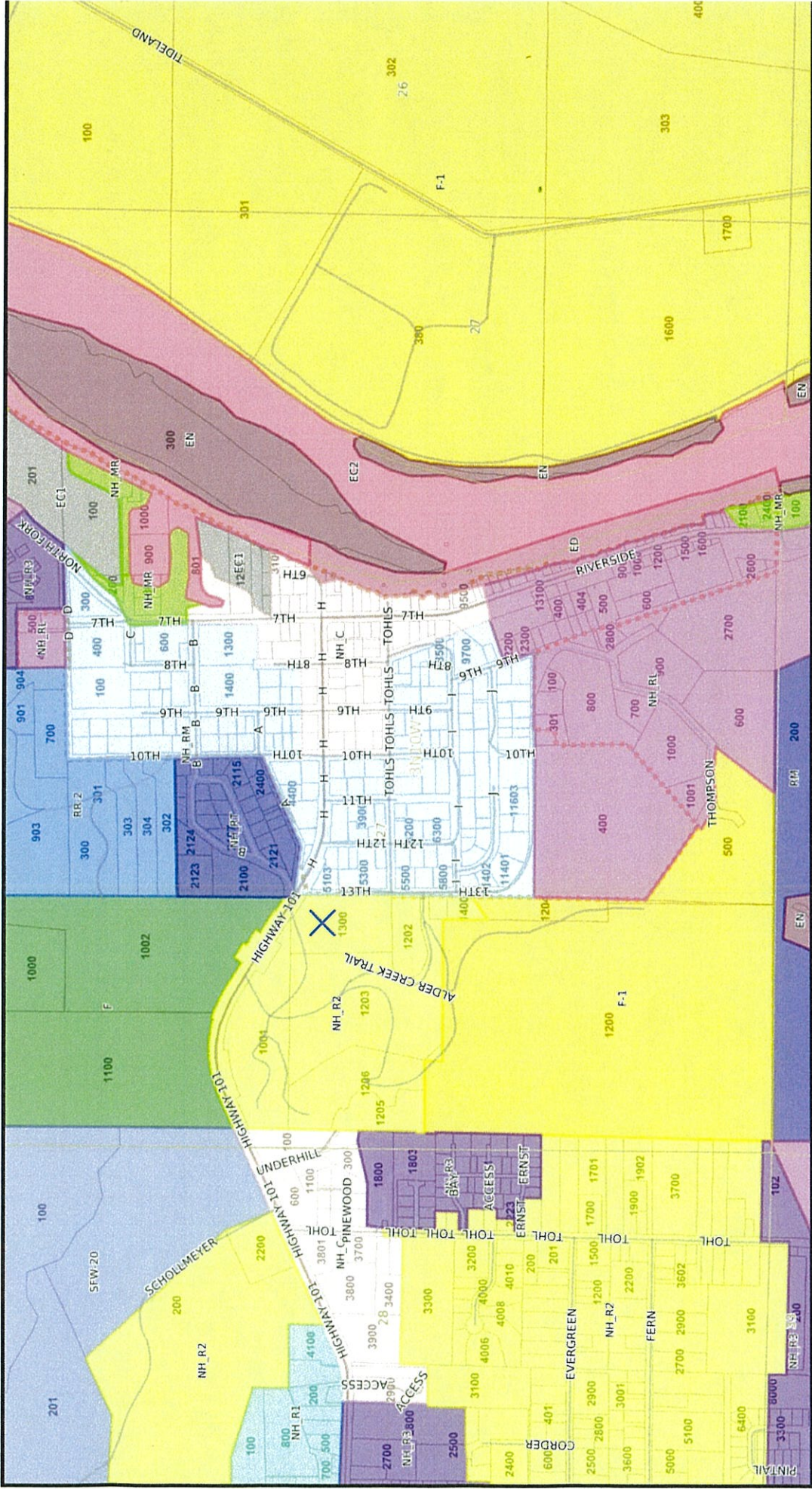
Tillamook County GIS



Created: Fri Jul 07 2023-10:33:28
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Extent: -13815623.627128, 5686495.9591172, -13696381.86302, 5749556.5074436



Tillamook County GIS



Created: Fri Jul 07 2023-10:35:58
Active Layers: County Boundary, Fed state highways, citylimit, community polygon, TaxlotOwner, Tillamook County Zoning, Township Range Section, Road_Centerline
Extent: -13793965.684053, 5734025.4699171, -13790239.378925, 5735996.1120523



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CHAPTER 156 SUBDIVISIONS

MINOR LAND PARTITION

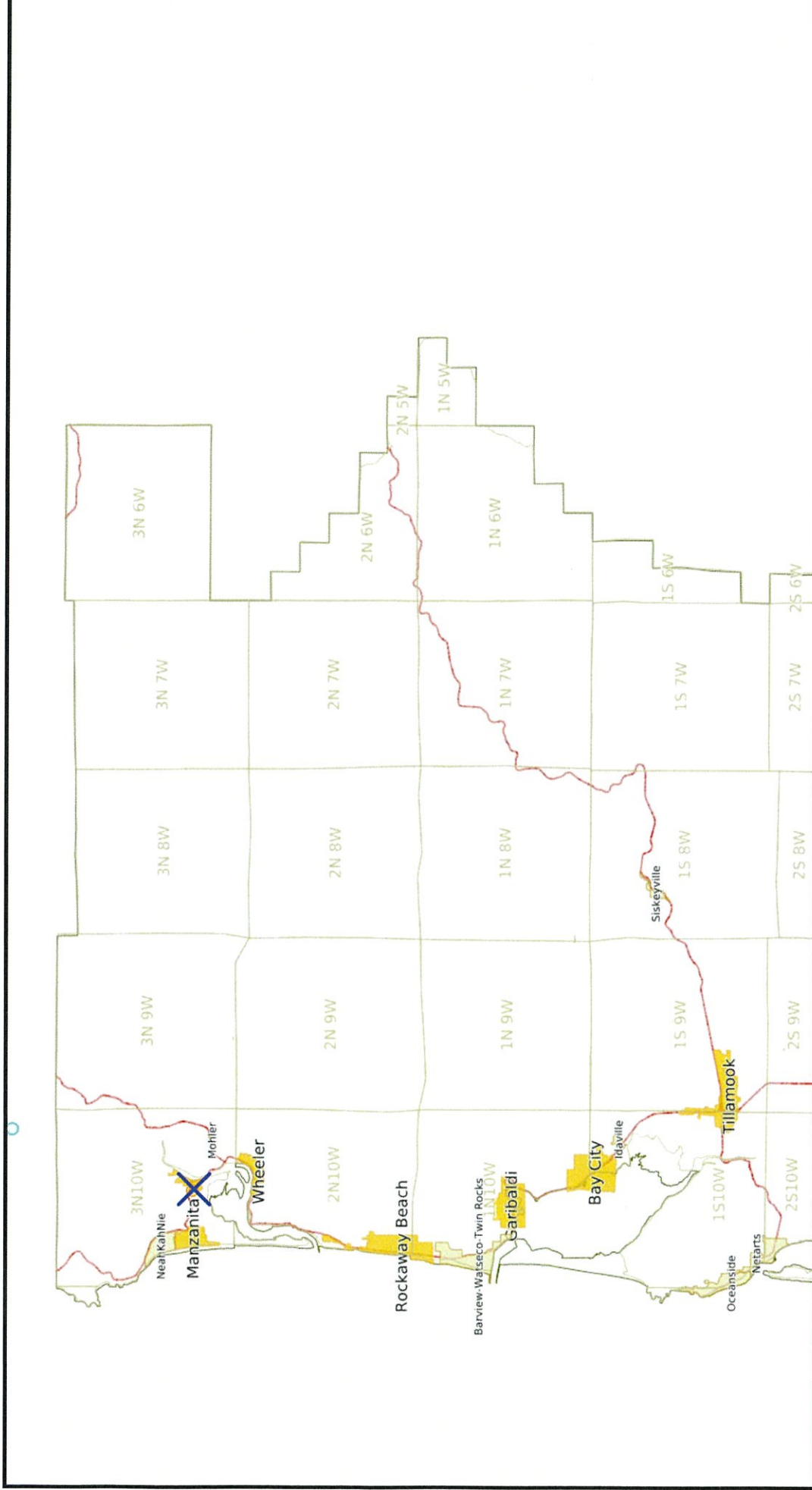
- 156.065 MINIMUM STANDARDS
- 156.066 INITIAL SUBMISSION
- 156.067 INFORMATION ON MAP
- 156.068 REVIEW AND APPROVAL

DESIGN STANDARDS

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- 156.082 UTILITY EASEMENTS
- 156.083 BUILDING SITES



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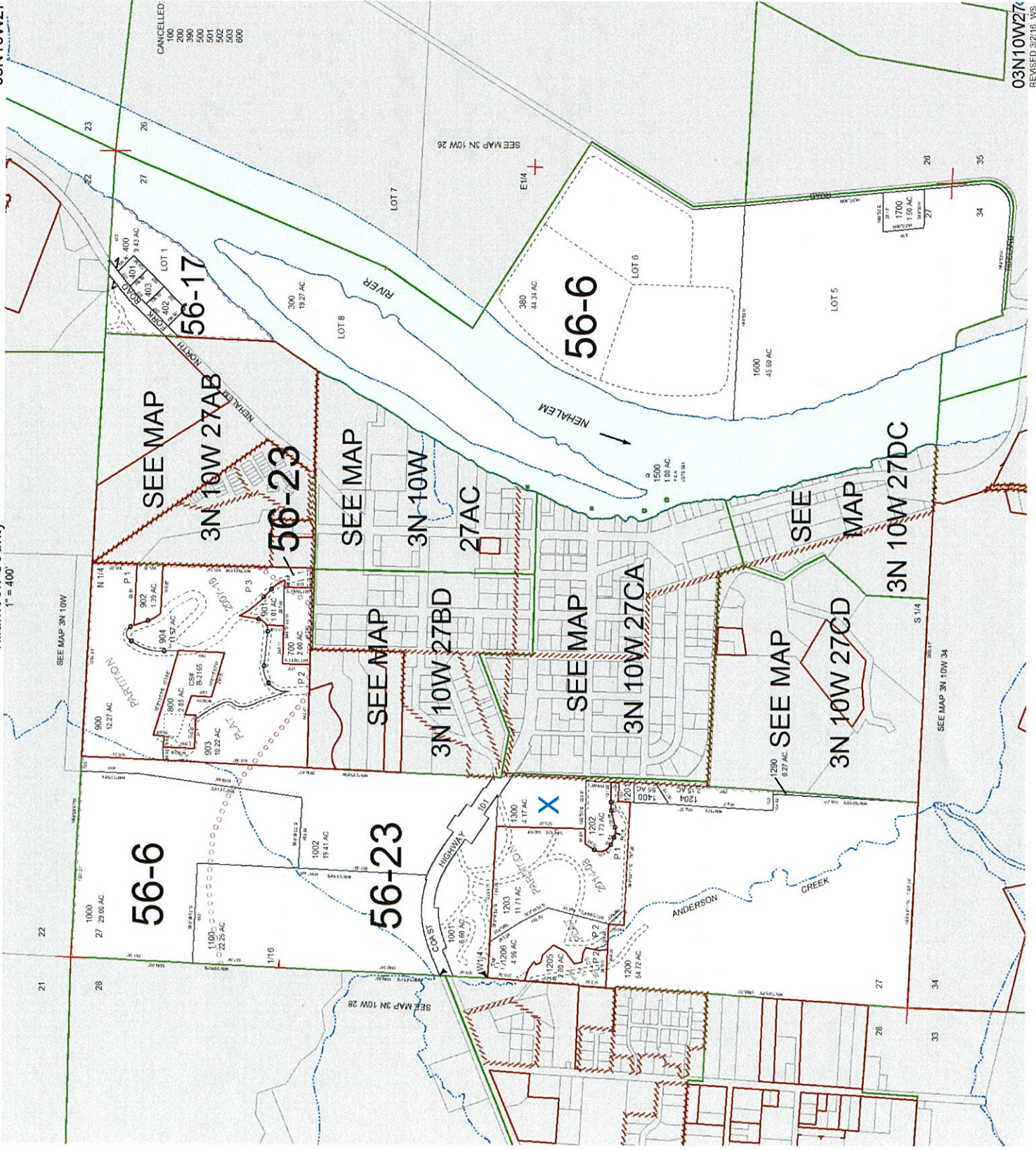
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Extent: -13815623.627128, 5686495.9591172, -13696381.86302, 5749556.5074436

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

SECTION 27 T.3N. R.10W. W.M.
Tillamook County

1" = 400'

CANCELLED
100
200
300
400
500
502
503
600





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Marie & Steven Ziemecki Phone: 503-440-3516
 Address: PO Box 206
 City: Nehalem State: OR Zip: 97131
 Email: ziemecki@nehalemtnet.net

Property Owner

Name: Phone:
 Address:
 City: State: Zip:
 Email:

Location:

Site Address: 35990 13th St, Nehalem, OR 97131

Map Number: 3N10270001300

Township Range Section Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

OFFICE USE ONLY

Date Stamp
RECEIVED
 MAY 15 2023
 BY:

Approved Denied

Received by:

Receipt #: 131831

Fees: 1100-

Permit No:
 851-23-00047-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 Water
- Dedication for public use Public Works
- Engineering/Survey

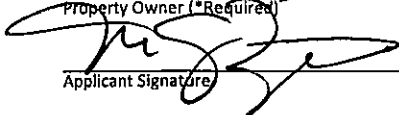
Additional Information:

Authorization

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



Property Owner (*Required)



Applicant Signature

Date

Date

PRELIMINARY PARTITION

INSTRUMENT NUMBER 2014-004538
 NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 27
 TOWNSHIP 3 NORTH, RANGE 10 WEST,
 WILLAMETTE MERIDIAN,
 TILLAMOOK COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS COURT IS TO REMOVE A PROPOSED PARTITION THAT WOULD CREATE 2 PARCELS FROM THE EXISTING PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2014-004538.

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 30, TOWN'S SECOND ADDITION TO NDAHALE CITY, IN SECTION 27, COMMENCING 3 FEET NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF TILLAMOOK, STATE OF OREGON; THENCE NORTH 11°12' WEST 25.75 FEET; THENCE SOUTH 88°48' WEST ALONG A LINE THAT IS PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID BLOCK 30 TO THE EAST LINE OF THE NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER OF SAID SECTION 27, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH, PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID BLOCK 30 A DISTANCE OF 323.9 FEET; THENCE NORTH 11°12' WEST TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE EAST TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED AUGUST 28, 1990 IN BOOK 124, PAGE 599, TILLAMOOK COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 LYING WEST AND EAST OF A LINE WHICH IS PARALLEL TO AND 60 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE OREGON COAST HIGHWAY AS SAID HIGHWAY HAS BEEN RELOCATED OVER AND ADJACENT TO THE SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, WHOM CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ENGINEER'S CENTERLINE STATION 42+71.03 OPPOSITE AND 62 FEET DISTANT FROM WHICH POINT THE SOUTHWESTERLY LINE OF SAID HIGHWAY INTERSECTS THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 57° 52' WEST 621.28 FEET TO STATION 48+83.01; SAID CENTERLINE CROSSING THE NORTH 1/4 OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SEC 27 APPROXIMATELY AT STATION 43+35.

OWNER:

5706W ZEMER
 33990 LUSH ST
 NEPALIMA, OREGON
 97146-3517

PARCEL ACERAGE:

THE PURPOSE OF THIS PRELIMINARY PARTITION PLAN IS TO CREATE TWO (2) PARCELS FROM TAX LOT 310720700, INSTRUMENT NUMBER 2014-004538
 TOTAL AREA 4 ACRES +/-
 PROPOSED PARCEL 1: 2.87 ACRES +/-
 PROPOSED PARCEL 2: 1.13 ACRES +/-

ZONING:

R2 - MEDIUM RESIDENTIAL

BASIS OF BEARINGS:

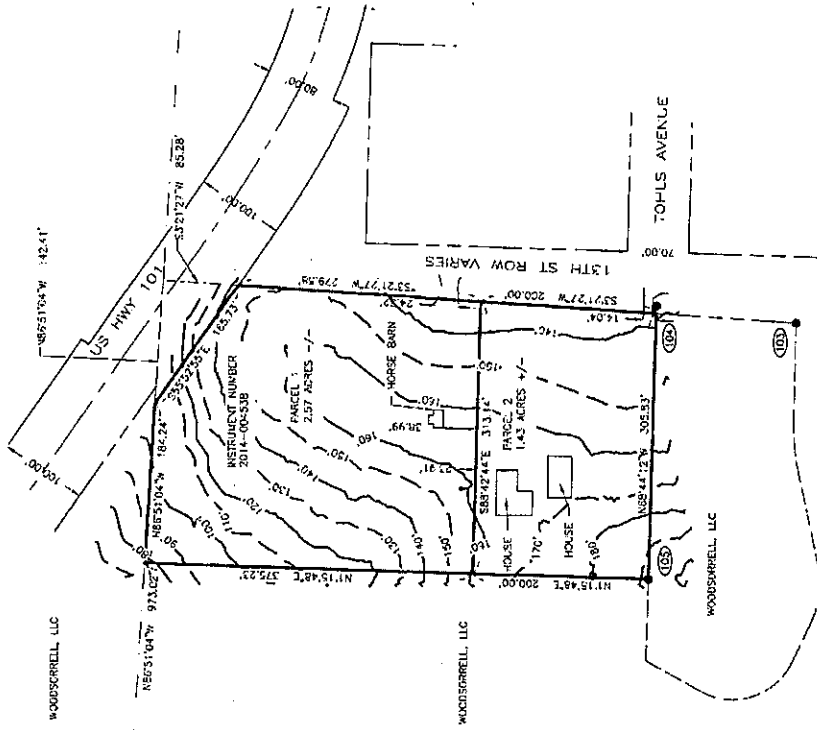
THE BASIS OF BEARINGS BETWEEN FOUND MONUMENTS
 104 AND 2 105 BEARS N 88°44'12" W

FOUND MONUMENT NOTES:

- (103) FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TERRY JONES - S 2307 TUSP- WITH SURFACE, SET PER SURVEY P-1041
- (106) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES" BELOW SURFACE, ON THE SOUTH SIDE OF TOWN'S STREET, SET PER SURVEY U-1103
- (105) FOUND 1/2" IRON PIPE AT SURFACE, SET PER SURVEY F-40-176

LEGEND:

- (103) FOUND MONUMENT NUMBER
- SET MONUMENT - SEE MONUMENT NOTES
- SET MONUMENT - 20X 5/8" PIPER WITH YELLOW PLASTIC CAP STAMPED "S&F LAND SERVICES"
- _____ CENTERLINE
- _____ RIGHT OF WAY
- _____ HIGH PROPERTY LINE
- _____ LOT/PARCEL LINE
- _____ GRAVEL ENTRANCE
- _____ ASPHALT ENTRANCE
- _____ MAJOR CONTOUR
- _____ MINOR CONTOUR



S&F Land Services
 PORTLAND, VANCOUVER, BEND, SEASIDE
 1772 N. ROOSEVELL BL.
 SUITE 100
 (503) 238-3143

REGISTERED PROFESSIONAL LAND SURVEYOR
Paul L. White
 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE
 #239225
 EXPIRES 6/30/24

PRELIMINARY PARTITION FOR:
MARIE G. AND STEVEN B. ZIEMECKI
 INSTRUMENT NUMBER 2014-004538
 N 1/2 OF THE SW 1/4,
 SECTION 27, T3N, R10W, W1M,
 TILLAMOOK COUNTY, OREGON

WWW.SLANDS.COM	JOB NO.	FIELD	EMAIL INFO@S-LANDS.COM
DATE	220501-1	JPW/GAH	DRAWN
C4/05/2023			CHECKED
			T.C
			JLP



220501-01.dwg



Date: 05/12/2023

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N RANGE 10 SECTION 27 TAX LOT(S) 1300

SITUS ADDRESS: 35990 13th Street

NAME: Marie & Steven Ziemecki PHONE: (503) 440-3516

MAILING ADDRESS: PO Box 206
Nehalem, OR 97131

Single Family Duplex/Multi-Family Other

Comments: Partition plat to create 2 parcels

Signed: Melissa Thompson-Kuiper City Manager
Name Title



Date: 05/12/2023

To: TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT

Attn: Building Department

Re: CITY ZONING APPROVAL FOR BUILDING PERMIT

This is to certify only that the proposed structure is allowed in the zone in which it is proposed to be built.

Situs Address: 35990 13th Street

Map Number /Tax Lot(s): 3N10270001300

Applicant/Property Owner:

Name: Marie & Steven Ziemecki Phone: 503-440-3516

Mailing Address: PO Box 206 Email: ziemecki@nehalem.tel.net

City: Nehalem State: OR Zip Code: 97131

Proposed Structure: Partition plat to create 2 parcels.

Conditions or Comments: _____


Signature of Zoning Authority

City Manager
Title

RECEIVED
JUN 08 2023
BY:

RECORDING REQUESTED BY:

Ticor Title Company
507 Laneda Ave.
Manzanita, OR 97130

GRANTOR:
Roland Alexander Thompson
6897 Milner Mountain Ranch Rd
Fort Collins, CO 80526

GRANTEE:
Marie G. Ziemecki and Steven B. Ziemecki, as
tenants by the entirety
P.O. Box 206
Nehalem, OR 97131

SEND TAX STATEMENTS TO:
Marie G. Ziemecki and Steven B. Ziemecki
P.O. Box 206
Nehalem, OR 97131

AFTER RECORDING RETURN TO:
Marie G. Ziemecki and Steven B. Ziemecki
P.O. Box 206
Nehalem, OR 97131

Escrow No: 360414015394-TTAST02

3N10 27 01300 #57379

35990 Thirteenth Street
Nehalem, OR 97131

Tillamook County, Oregon
09/11/2014 02:06:30 PM
DEED-DWARR
515 00 511 00 521 00 510 00 - Total = \$57.00
2014-004538



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Roland Alexander Thompson

Grantor, conveys and warrants to

Marie G. Ziemecki and Steven B. Ziemecki, as tenants by the entirety

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$201,000.00.

ENCUMBRANCES: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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,

360414015394-TTAST02
Deed (Warranty – Statutory (Individual or Corporation))

CHAPTER 8, OREGON LAWS 2010.

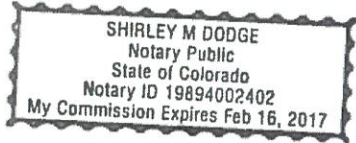
Dated 9-9-14; if a corporate grantor, it has caused its name to be signed by order of its board of directors.


Roland Alexander Thompson

State of Colorado
COUNTY of Larimer

This instrument was acknowledged before me on September 9, 2014

by Roland Alexander Thompson.
Shirley M. Dodge, Notary Public - State of Oregon
My commission expires: 12/16/17



LEGAL DESCRIPTION

Beginning at the Northwest corner of Block 30, Tohl's Second Addition to Nehalem City, in Section 27, Township 3 North, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon;

thence North 1° 12' West 25 feet;

thence South 88° 48' West along a line that is parallel with the Westerly extension of the North boundary of said Block 30 to the East line of the Northwest quarter of the Southwest quarter of said Section 27 and the true point of beginning of the herein described tract;

thence continuing South 88° 48' West parallel with the Westerly extension of the North boundary of said Block 30 a distance of 323.9 feet;

thence North 1° 12' West to the North line of the Northwest quarter of the Southwest quarter of said Section 27;

thence East to the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 27;

thence South to the point of beginning.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded August 28, 1950 in Book 124, page 309, Tillamook County Records, described as follows:

That portion of said West half of the Southwest quarter of Section 27 lying North and East of a line which is parallel to and 60 feet Southwesterly of the centerline of the Oregon Coast Highway as said highway has been relocated over and across or adjacent to the said West half of the Southwest quarter of Section 27, which centerline is described as follows:

Beginning at a point which is Engineer's centerline Station 42+71.03 opposite and 60 feet distant from which point the Southwesterly line of said parcel intersects the East line of said West half of the Southwest quarter of Section 27; said point being 131 feet South and 1342 feet East of the Northwest corner of the Southwest quarter of Section 27, Township 3 North, Range 10 West of the Willamette Meridian;

thence North 57° 58' West 621.98 feet to Station 48+93.01, said centerline crossing the North line of the West half of the Southwest quarter of Section 27 approximately at Station 43+35.