



Land of Cheese, Trees and Ocean Breeze

PARTITION REQUEST
#851-23-000488-PLNG:
PETERSON

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

December 1, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on December 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.

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 December 13, 2023**. This decision will become final on December 13, 2023, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

- Request:** Partition request to create three (3) residential parcels.
- Location:** Located within the Community of Netarts, accessed from a private easement off Netarts Highway W., a state highway. The subject property is designated as Tax Lot 405 of Section 05BC, Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon.
- Zone:** Netarts High Density Urban Residential (NT-R3)
- Applicant:** Nick Peterson, 8165 Magnolia Drive, Tillamook, OR. 97141
- Property Owner:** Nick Peterson and Skyler Veek, 8165 Magnolia Drive, Tillamook, OR. 97141

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 3.342: Netarts High Density Urban Residential (NT-R3) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

Sincerely,

Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

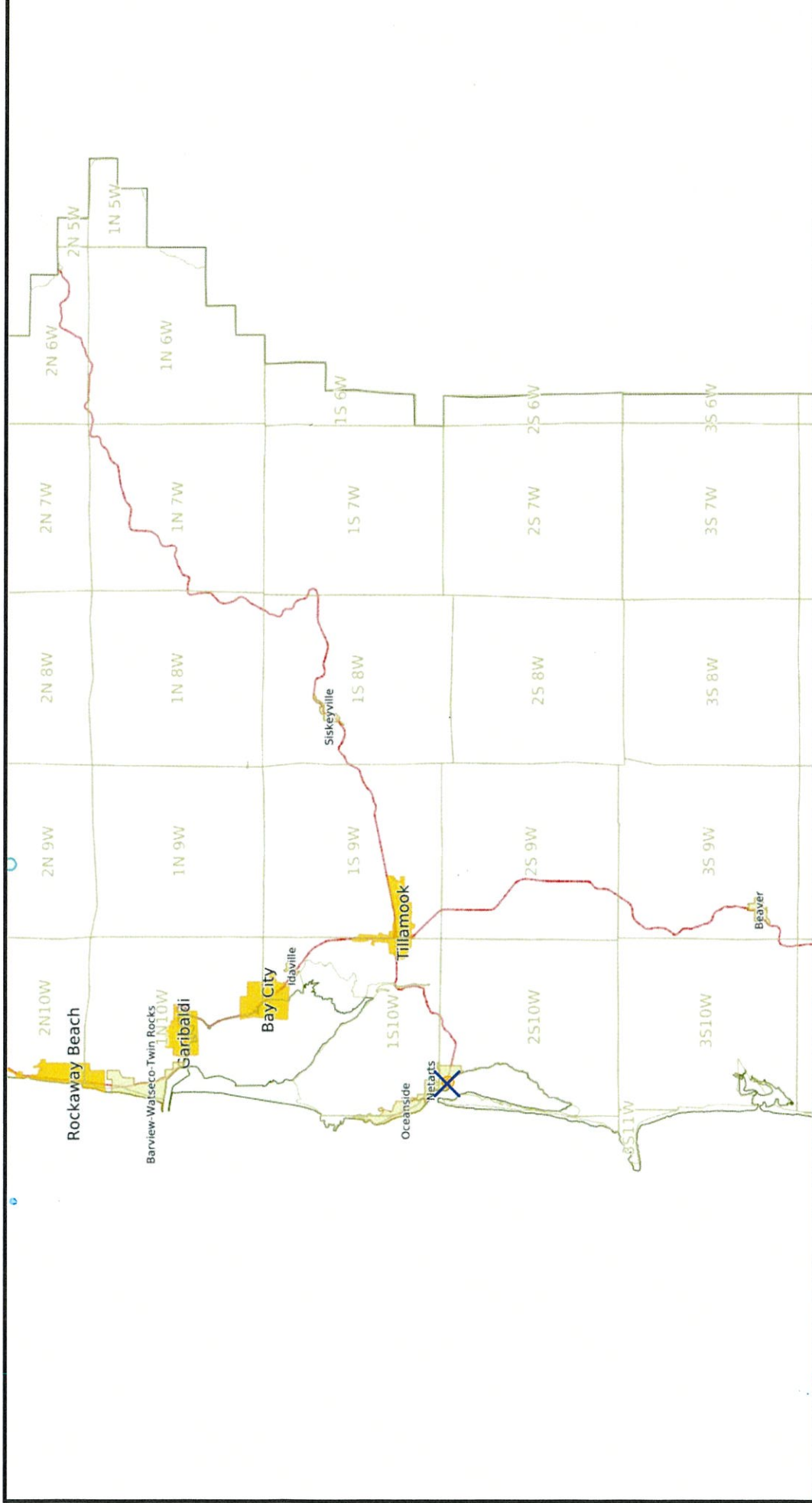


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat



Tillamook County GIS



Created: Wed Nov 01 2023-13:43:44
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13829889.295852, 5661252.6416855, -13710112.472546, 5723931.0048707

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 N.W. 1/4 SEC. 5 T.2S. R. 10W. W.M.

TILLAMOOK COUNTY

02S10W05BC
NETARTS



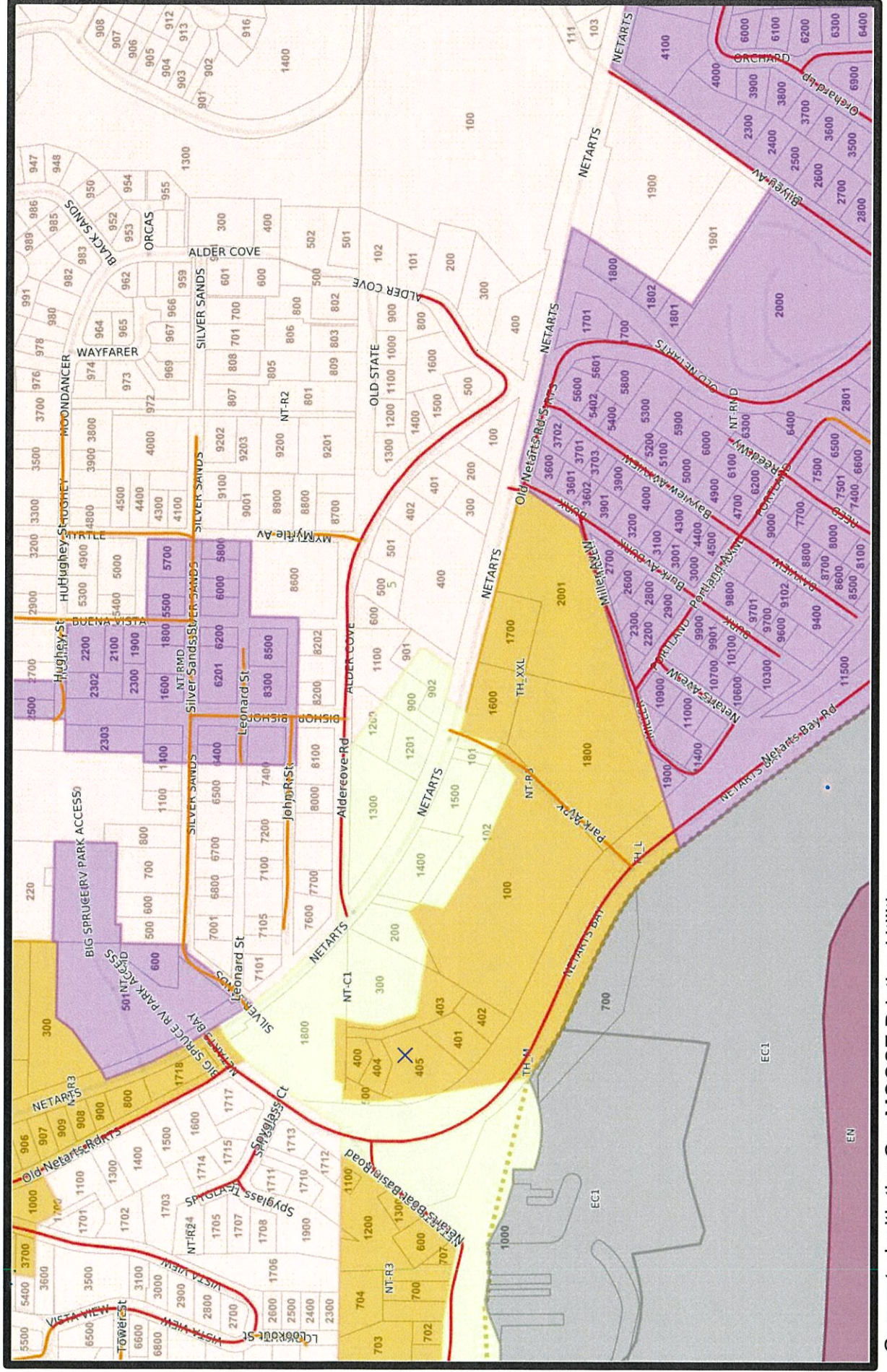
02S10W05BC
NETARTS

Revised 05/14/20, WS

SEE MAP 2S 10W 5

Map

MOOSEMAPPING





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 #851-23-000488-PLNG:
PETERSON
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision: Approved with Conditions
Decision Date: December 1, 2023
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** Partition request to create three (3) residential parcels.
- Location:** Located within the Community of Netarts, accessed from a private easement off Netarts Highway W., a state highway. The subject property is designated as Tax Lot 405 of Section 05BC, Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon.
- Zone:** Netarts High Density Urban Residential (NT-R3)
- Applicant:** Nick Peterson, 8165 Magnolia Drive, Tillamook, OR. 97141
- Property Owner:** Nick Peterson and Skyler Veek, 8165 Magnolia Drive, Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is accessed from a private easement off Netarts Highway W., a state highway, is irregular in shape, is improved with a single-family dwelling and manufactured dwelling, and is vegetated with grasses, shrubs, and trees (Exhibit A). The topography of the subject property is generally flat with some sloped areas. The subject property is located within an area primarily devoted to residential and commercial use. The subject property is surrounded by properties also zoned NT-R3 to the north, south, and east; in addition, properties zoned Netarts Neighborhood Commercial zone (NT-C1) west (Exhibit A).

The subject property contains no mapped wetlands or natural features as indicated on the Statewide Wetlands Inventory Map and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map FIRM 41057C0565F (Exhibit A). The subject property is within an area of geologic Hazard (Exhibit A). A Condition of Approval has been made to require relevant standards of

TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas be adhered to at the time of 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 3.342: Netarts High Density Urban Residential (NT-R3) Zone
- C. Land Use Ordinance 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 November 3, 2023. One comment was received from Oregon Department of Transportation confirming access to the property is off Netarts Highway via a private easement (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 three (3) parcels (Exhibit B). The applicability of the NT-R3 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 outlines access to the subject property, and subsequent parcels, from a private easement off Netarts Highway W., 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 standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

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

Findings: The subject property is served by Netarts Water District and Netarts-Oceanside Sanitary District. Availability letters from Districts are included in the Applicant’s submittal (Exhibit B).

The subject property is also served by the Netarts-Oceanside Rural Fire Protection District, Tillamook County Sheriff’s Office, and the Tillamook County Public Works Department. Given the location of the property, and the availability of public services existing in the area, staff conclude these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.342: Netarts High Density Urban Residential (NT-R3) Zone

4. STANDARDS: Land divisions and development in the NT-R3 zone shall conform to the following Requirements and Dimensional Standards, unless more restrictive supplemental regulations apply:

Lot Area:

- a. *For a single-family dwelling, the minimum lot size with slopes of 20 percent or less shall be 3000 square feet. This zone shall not be placed on lands averaging over 20 percent. Each additional dwelling unit shall require 2500 square feet of area on slopes of 20 percent or less, and 3000 square feet additional area on slopes greater than 20 percent.*

.....

Lot Dimensions:

- a. *Minimum width of 50 feet, except on a corner lot it shall be 60 feet.*
- b. *Minimum depth of 55 feet, except on a corner where it shall be 50 feet.*
- c. *The combination of front and rear yard setbacks shall be 30 feet, but neither shall be less than 10 feet.*
- d. *Minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 10 feet.*

.....

Findings: The applicant has provided a preliminary plat confirming the three (3) parcels to be created by the proposed partition will meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). Proposed parcel 1 and 3 hold existing improvements; the proposed partition will decrease the side yard setbacks while continuing to maintain all setback standards. There are no improvements to proposed parcel 2, therefore setbacks do not currently apply (Exhibit B).

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: 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 December 13, 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 3.342: Netarts High Density Urban Residential (NT-R3) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

VI. EXHIBITS:

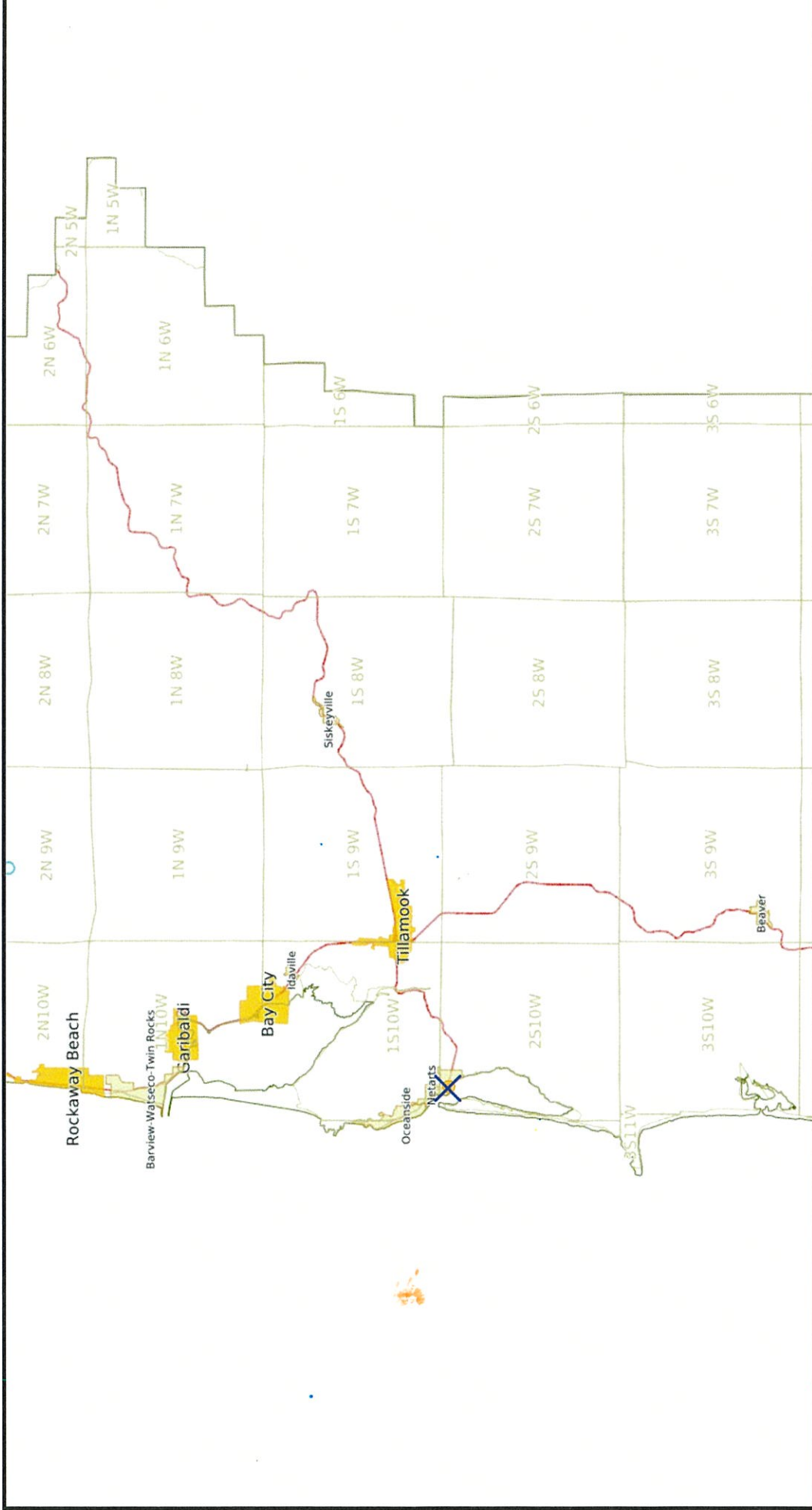
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property identification maps
- B. Applicant's submittal
- C. Comment

EXHIBIT A



Tillamook County GIS



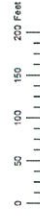
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S.W. 1/4 N.W. 1/4 SEC. 5 T.2S. R. 10W. W.M.

TILLAMOOK COUNTY

02S10W05BC
NETARTS

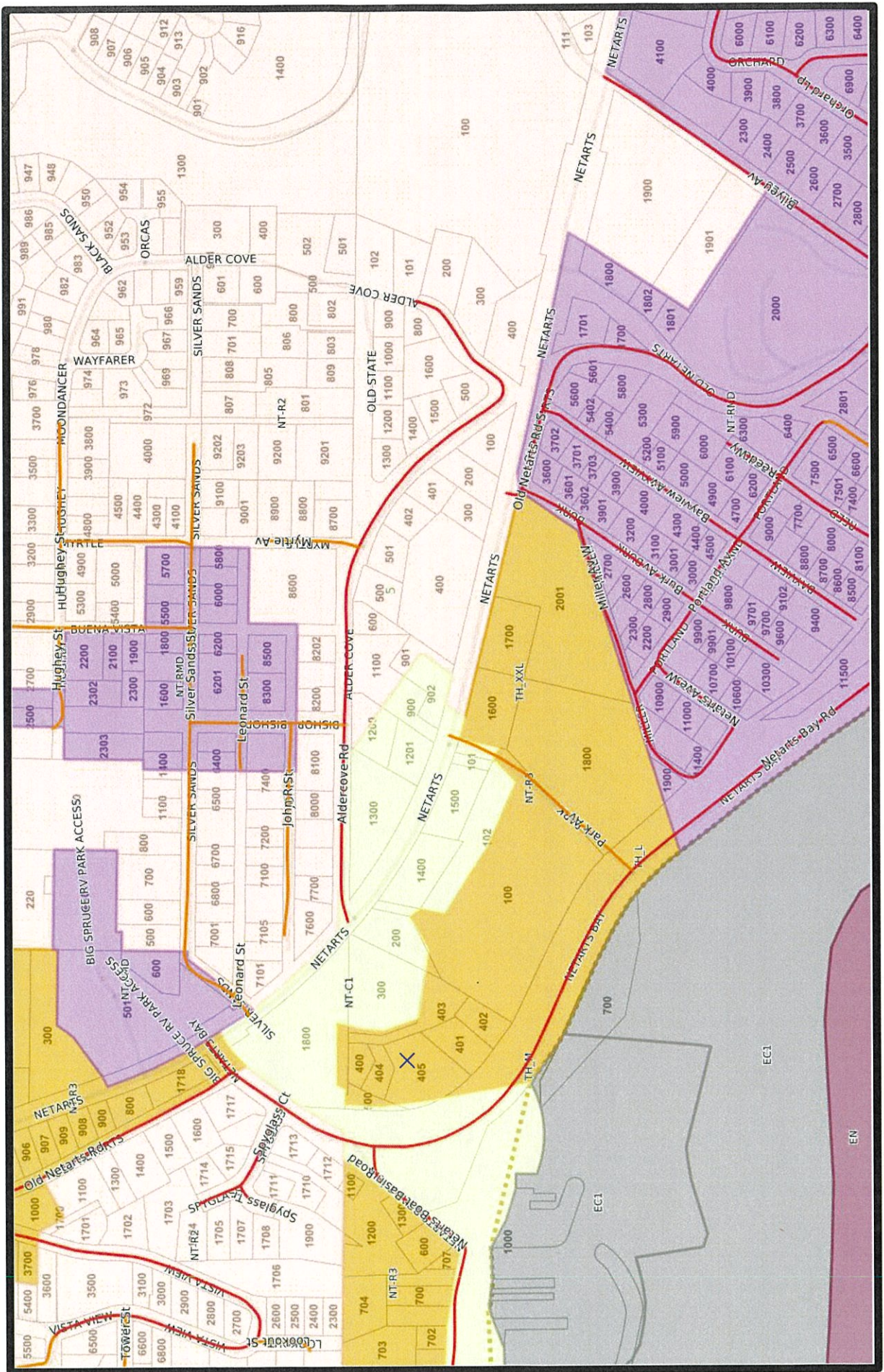


02S10W05BC
NETARTS
Revised 05/14/20, W/S

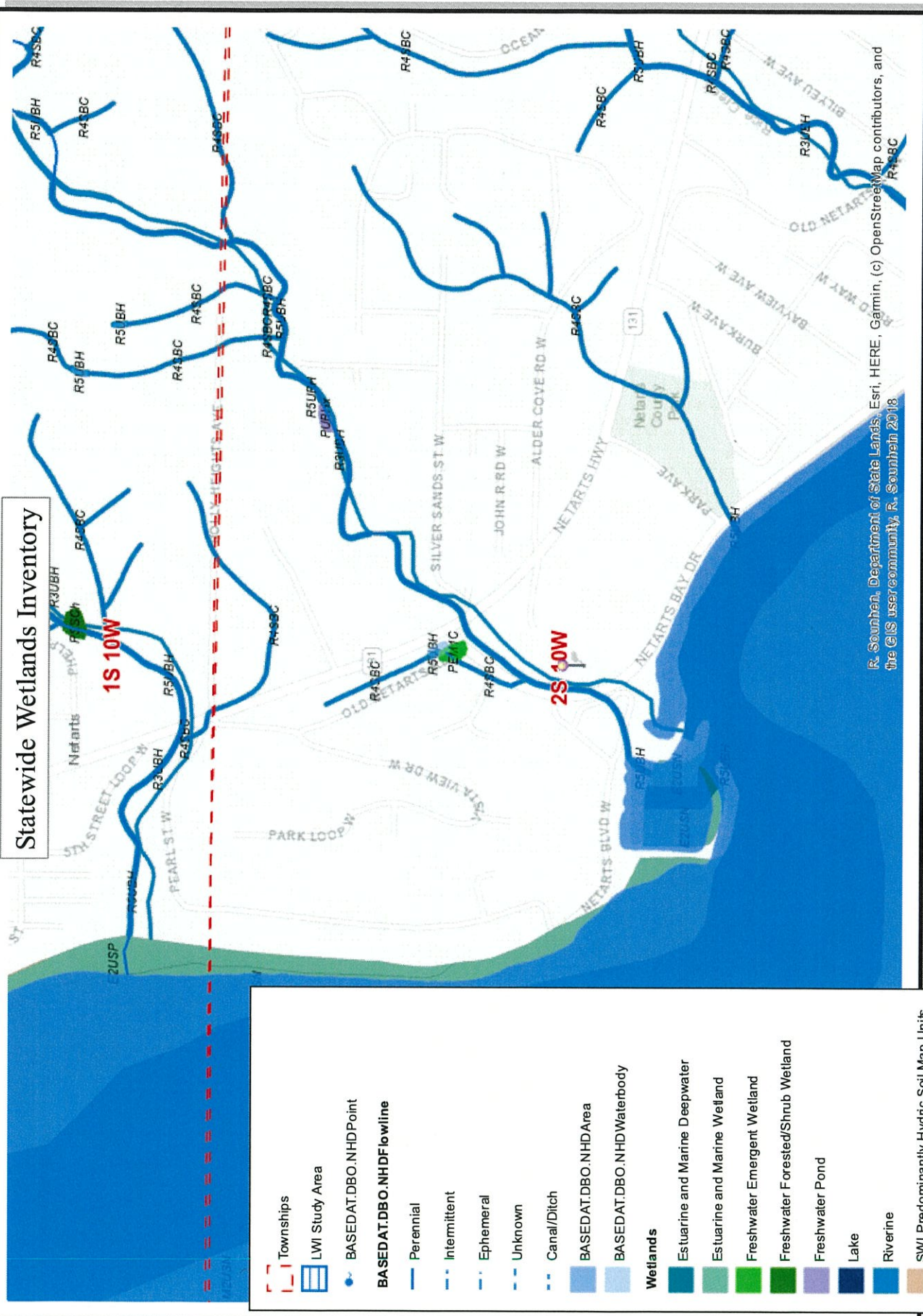
SEE MAP 2S 10W 5



Map



Statewide Wetlands Inventory



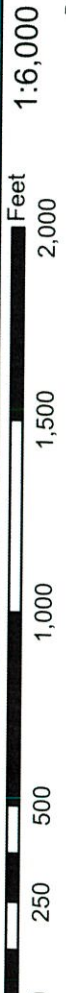
	Townships
	LWI Study Area
	BASEDAT.DBO.NHDPPoint
	BASEDAT.DBO.NHDFlowline
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	BASEDAT.DBO.NHDArea
	BASEDAT.DBO.NHDWaterbody
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Predominantly Hydric Soil Map Units
	SWI Agate-Winlo Soils

R. Seungha, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, R. Seungha 2018

National Flood Hazard Layer FIRMette



123°57'2"W, 45°26'5"N



123°56'24"W, 45°25'40"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
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
 - 8
 - 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

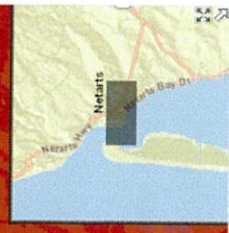
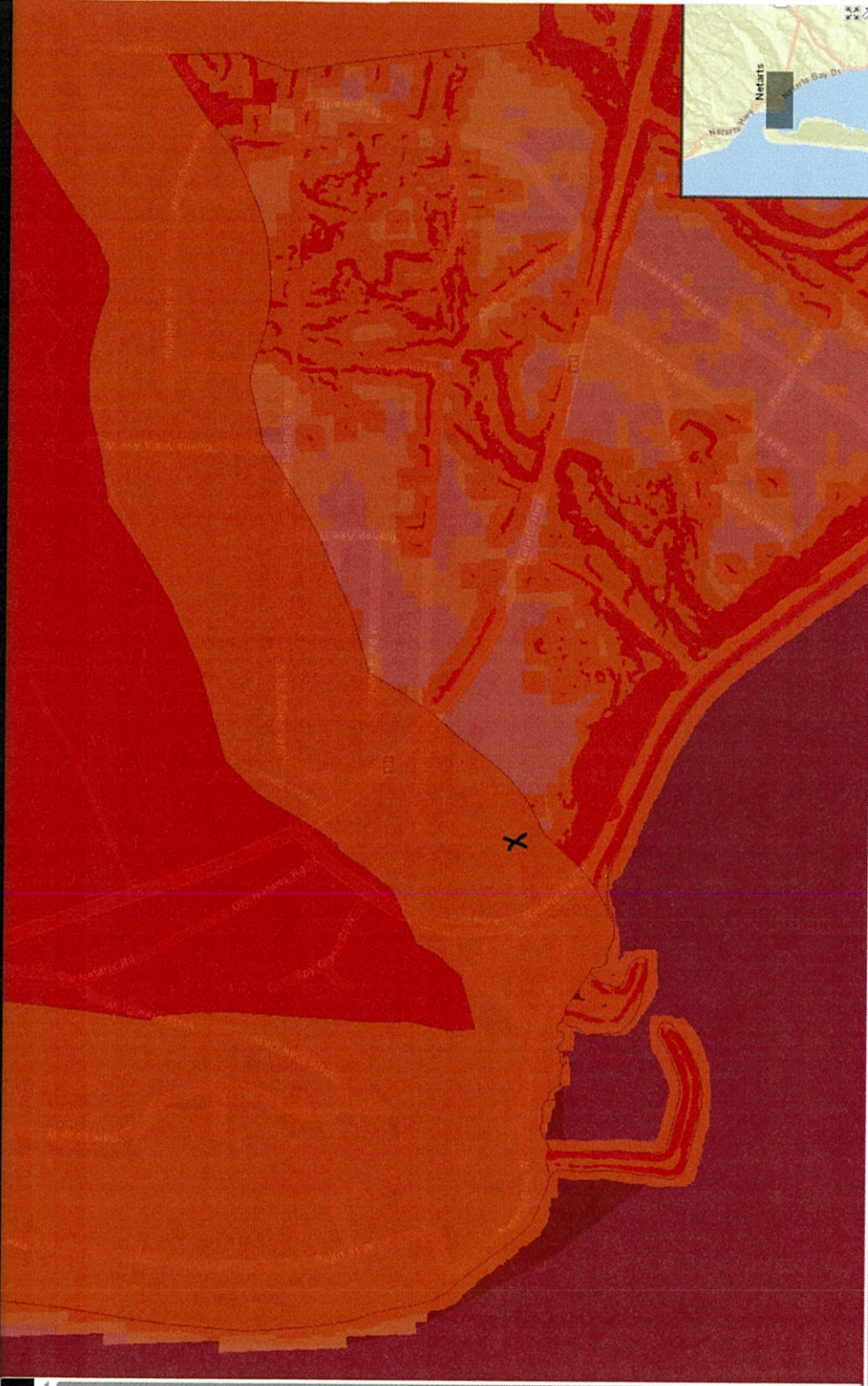


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 11/28/2023 at 11:42 AM 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.



Layers Currently Showing

- Earthquake Hazard**
 Earthquake_Ep_Center_1841_2022

 - 0 - 1
 - 1 - 2
 - 2 - 3
 - 3 - 4
 - 4 - 5
 - 5 - 6
 - 6 - 7
- Active_Faults**
- P2475_Instrumental_Intensity_Map**

 - Moderate (V)
 - Strong (VI)
 - Very Strong (VII)
 - Severe (VIII)
 - Violent (IX)
 - Extreme (X)
- Landslide Hazard**
 Detailed Susceptibility Reference Maps

 - Deep Susceptibility
 - Low susceptibility to deep landslides
 - Moderate susceptibility to deep landslides
 - High susceptibility to deep landslides
 - Shallow Susceptibility
 - Low susceptibility to shallow landslides
 - Moderate susceptibility to shallow landslides
 - High susceptibility to shallow landslides
- Statewide Landslide Susceptibility Overview Map**

 - Low
 - Moderate
 - High
 - Very High

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Nick Petersen Phone: 503-812-9000
 Address: 8165 Magnolia Drive
 City: Tillamook State: OR Zip: 97141
 Email: Nick@Traskbox.com

Property Owner

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

Location:

Site Address: 4823 Netarts Hwy W.
 Map Number: 2510 SBC 00405
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
 OCT 12 2023
 BY: WMA@count

Approved Denied

Received by:
 Receipt #: 134300
 Fees: 1155
 Permit No:
851-23-000488PLNG

Proposed Development

- 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 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.

Nick C. Petersen

 Property Owner (*Required)

10/10/23

 Date

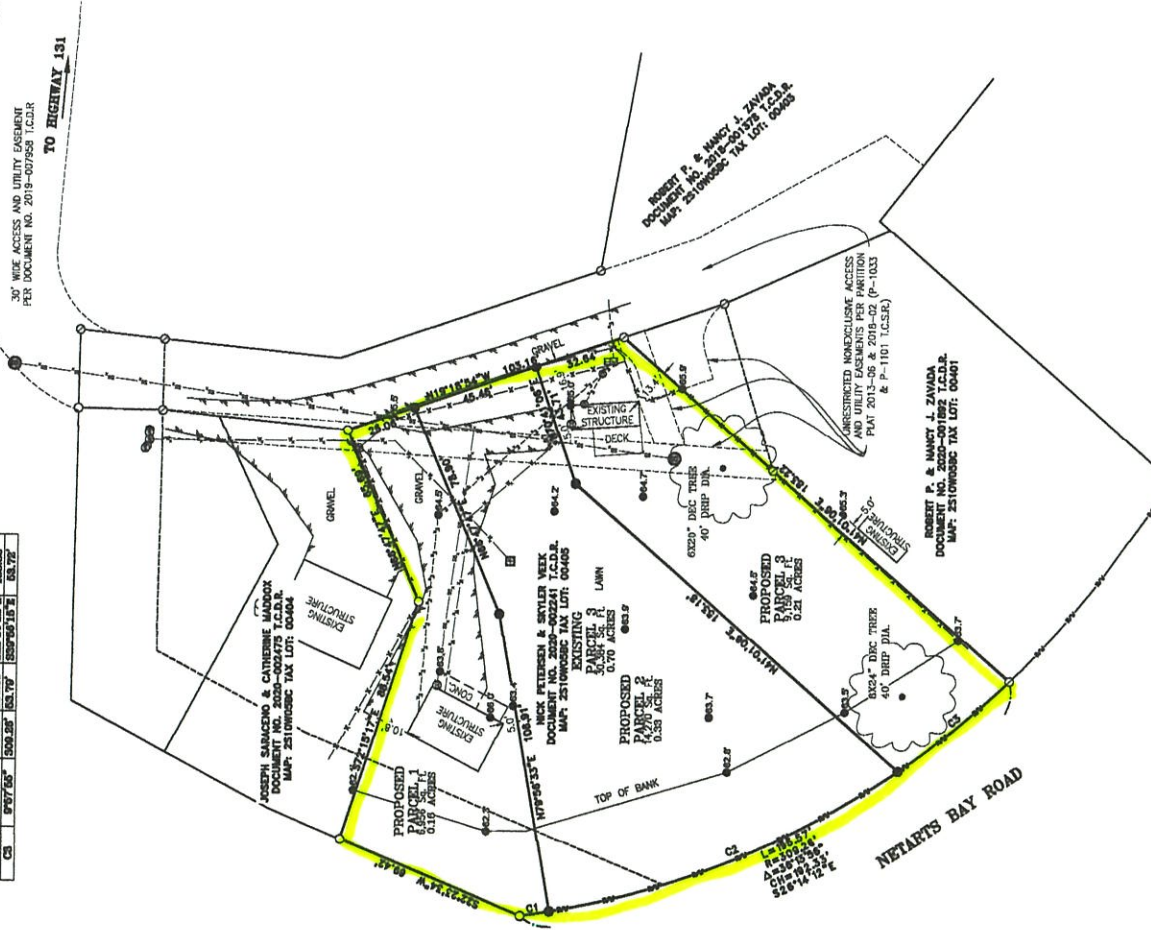
[Signature]

 Applicant Signature

10/10/23

 Date

CURVE #	MINA	MAXIMA	LENGTH	BEARING	PERCENTAGE
C1	1745.19'	5009.25'	16.48'	S89°45'30"W	10.48%
C2	2493.90'	5009.25'	184.33'	S89°45'30"W	153.85%
C3	3977.65'	5009.25'	184.79'	S89°45'15"W	154.77%



LEGEND

- - FOUND 5/8" REBAR W/PC MARKED "C" WAYNE COOK PLS 1088" PER PARTITION PLATS 2013-08 & 2014-02 (T.C.S.R. P-1032 & P-1101, RESPECTIVELY).
- - FOUND 5/8" REBAR W/PC MARKED "L.J. OLSEN 15 701" PER PARTITION PLATS 2020-04 (T.C.S.R. P-1153).
- - SET 5/8" X 30" REBAR W/PC MARKED "L. WINTERGREEN LS 64224"
- ⊙ - COMPUTED POSITION
- T.C.S.R. - TILLAMOOK COUNTY SURVEY RECORD
- T.C.S.R. - TILLAMOOK COUNTY DEED RECORDS
- W/PC - WITH YELLOW PLASTIC CAP
- ⊙ - INDICATES SANITARY SEWER MANHOLE
- ⊙ - INDICATES SANITARY SEWER CLEANOUT
- ⊙ - INDICATES WATER METER
- ⊙ - INDICATES IRRIGATION CONTROL VALVE
- ⊙ - INDICATES ELECTRICAL METER
- ⊙ - INDICATES ELECTRICAL PEDESTAL
- ⊙ - INDICATES TELEPHONE PEDESTAL
- ⊙ - INDICATES UNDERGROUND SANITARY SEWER LINE
- ⊙ - INDICATES UNDERGROUND WATER LINE
- ⊙ - INDICATES UNDERGROUND ELECTRICAL LINE
- ⊙xLx - INDICATES SPOT ELEVATION

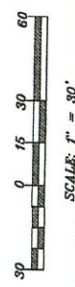
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 DECEMBER 04, 2011
 MACKENZIE C. WINTERGREEN
 64224
 REVISED: JUNE 30, 2024



BASIS OF BEARING
 NAD83(2011), Epoch 2014.00
 OREGON COASTAL REFERENCE SYSTEM
 OREGON COAST ZONE
 INTERNATIONAL DATUM
 CONVERSION: 07°04'30"

THE BEARING BETWEEN THE FOUND MARKERS MARKING THE N.E. & E. CORNER OF PARCEL 3 (P-1153 T.C.S.R.) IS 319°18'54"

VERTICAL DATUM
 NAVD83(2011), AS DERIVED FROM
 G.H.S.S. OBSERVATIONS AND THE O.R.G.M.



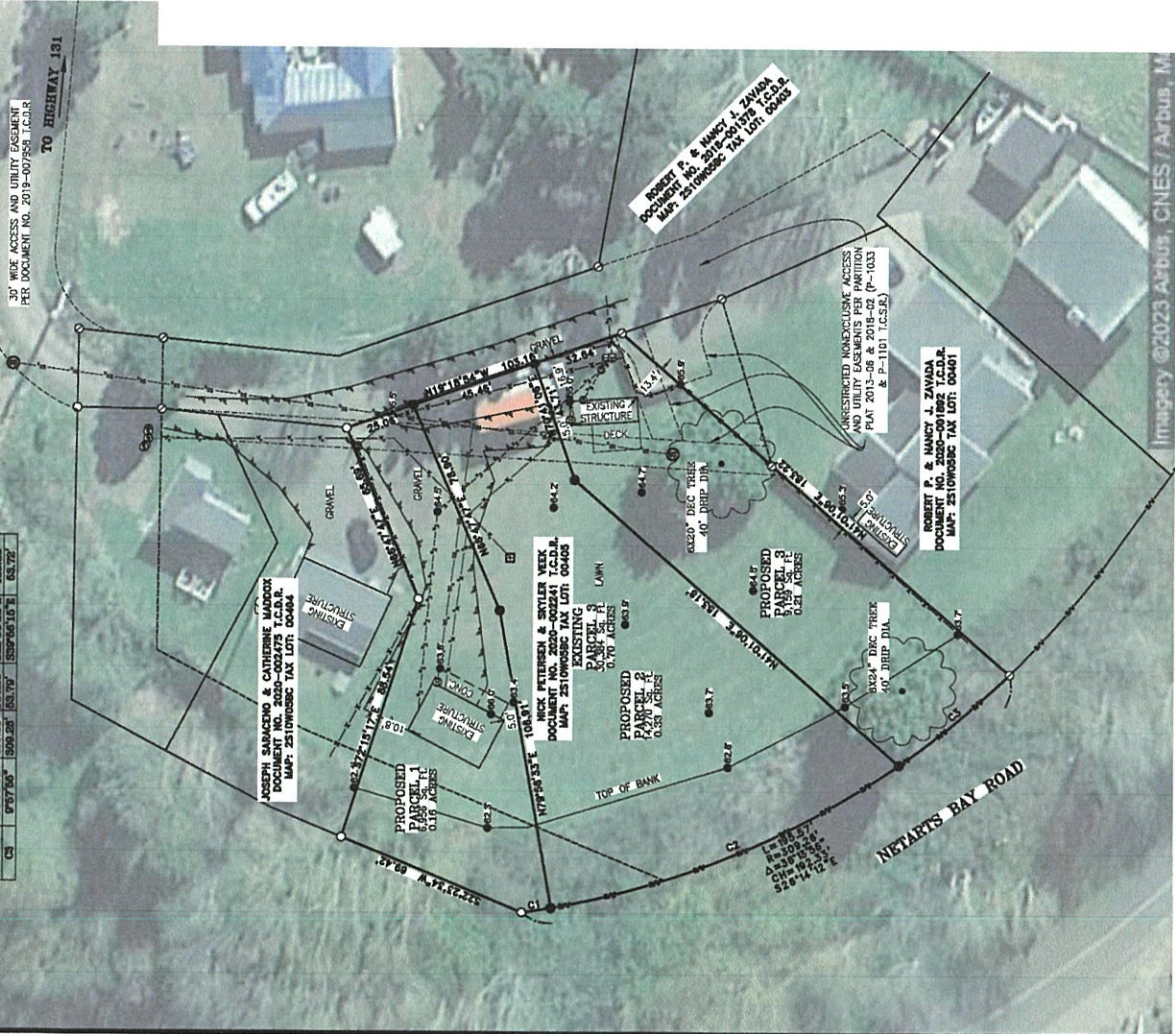
TENTATIVE PARTITION
 FOR
NICK PETERSEN & SKYLAR VEEK
 LOCATED WITHIN PARCEL 3 OF PARTITION PLAT 2020-004 (P-1153), AND THE N.W. 1/4 OF SEC. 05, T.02S., R.10W., W.M. 4825 NETARTS HIGHWAY, TILLAMOOK, OR 97141

WINTERGREEN SURVEY COMPANY, LLC
 LAND SURVEYING, OREGON
 2000 W. WINTERGREEN BLVD., SUITE 100
 TILLAMOOK, OREGON 97141
 TELEPHONE: (503) 638-5461
 FAX: (503) 638-5462
 JOB NO. 2023-020
 DRAWING NO. 2023-020
 CHECKED BY: [Signature]
 DATE OF SURVEY: 09/06/2023
 DATE OF PRINT: 09/02/2023

RECEIVED
 OCT 12 2023
 BY:

SHEET 1 OF 1
 MAP: 023-09-05-BC T.L.: 00405
 ZONING: NETARTS HIGH DENSITY URBAN RESIDENTIAL (HT-R3)

CURVE #	CHORD	BEARING	DISTANCE
C1	1765.15'	10.45°	10.45'
C2	24763.60'	134.50°	134.50'
C3	9757.80'	153.70°	153.70'



SHEET 1 OF 1
 MAP: 055-07-05-BC-EI: 00405
 ZONING: NETARTS HIGH DENSITY URBAN RESIDENTIAL (HT-R2)

LEGEND

- FOUND 5/8" REBAR W/PC MARKED "C. WAYNE COOK PLS 1086" PER PARTITION PLAT 2013-08 & 2018-02 (T.C.S.R. P-1033 & P-1101, RESPECTIVELY)
- FOUND 5/8" REBAR W/PC MARKED "R.J. OLSEN IS 701" PER PARTITION PLAT 2020-04 (T.C.S.R. P-1133)
- SET 5/8" X 30" REBAR W/PC MARKED "L. WINTERGREEN LS 84224"
- COMPUTED POSITION
- T.C.D.R. - TILLAMOOK COUNTY SURVEY RECORDS
- T.C.S.R. - TILLAMOOK COUNTY DEED RECORDS
- W/PC - WITH YELLOW PLASTIC CAP
- ⊙ INDICATES SANITARY SEWER MANHOLE
- ⊙ INDICATES SANITARY SEWER CLEANOUT
- ⊙ INDICATES WATER METER
- ⊙ INDICATES IRRIGATION CONTROL VALVE
- ⊙ INDICATES ELECTRICAL METER
- ⊙ INDICATES ELECTRICAL PEDESTAL
- ⊙ INDICATES UNDERGROUND SANITARY SEWER LINE
- ⊙ INDICATES UNDERGROUND WATER LINE
- ⊙ INDICATES UNDERGROUND ELECTRICAL LINE
- ⊙ INDICATES FENCE LINE
- ⊙ INDICATES SPOT ELEVATION

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 DECEMBER 08, 2011
 MACKENZIE C. WINTERGREEN
 84224
 EXPIRES: JUNE 30, 2024

BASIS OF BEARING
 NAD83(2011), Epoch 2010.00
 OREGON COORDINATE REFERENCE SYSTEM:
 NORTHING: 5000000.00
 WESTING: 1200000.00
 DATUM: NAD83(2011)
 CONVERSION: 0.00000000
 THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE N.E. & S.E. CORNER OF PARCEL 3 (P-1133 T.C.S.R.) IS S118°54'E

VERTICAL DATUM
 (Elev. 10') AS DERIVED FROM
 U.S.G.S. OPERATIONS AND THE C.G.D.M.



TENTATIVE PARTITION
 FOR
NICK PETERSEN & SKYLER VEEK

LOCATED WITHIN PARCEL 3 OF PARTITION PLAT 2020-004 (P-1033), AND THE N.E. 1/4 OF SEC. 05, T.02S., R.10W., W.M. 4685 NETARTS HIGHWAY, TILLAMOOK, OR 97141

WINTERGREEN SURVEY COMPANY, LLC
 LAND SURVEYING/CONSTRUCTION CONSULTING
 2885 SANDHURST ROAD COVINGTON, OREGON 97113
 TEL: (503) 835-5663 FAX: (503) 835-5664
 JOB NO.: 2022-020 DRAWN BY: MCV CHECKED BY: PHT
 DATE: 09/05/2023 DATE OF SURVEY: 09/02/2023

RECEIVED
 OCT 12 2023
 BY:

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503)842-8231
FAX (503)842-3759



Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141
(503) 842-3408

DATE: October 20, 2022

TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service is available to the following lot(s) within our District:
Tax Lot 2S10 5BC 00405. This Sewer Availability letter is for an additional dwelling.

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

According to our records, the legal owner is: Nick Petersen, 8165 Magnolia Dr. Tillamook, OR. 97141.

Sanitary Sewer service is available to the above Tax Lot, but the District does not guarantee that a stub is provided. However, according to the District As-Built map, a stub should be provided.

If the service lateral is to be installed, all at the property owner's expense, the District will require the following:

- (a) Secure a permit for utility work in a public road right-of-way.
- (b) Minimum 24-hour notice prior to start of work.
- (c) Representative of Sanitary District present to inspect installation of the new service lateral.
- (d) Notification of all emergency services if road is closed or blocked during installation of the new main service lateral.
- (e) Coordinate work with any effected neighboring property owners, so as to minimize inconvenience if road is closed or blocked.
- (f) The use of 4" diameter PVC ASTM-3034 pipe for the new service lateral.
- (g) The use of a Romac Sanitary Sewer Saddle. Attached, please find Cut-sheet #418 from our Design Standards, in regard to service saddle connection to existing sewers.

For the lateral from the house to the **new stub**, the following applies:



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



DATE: 10/25/2022

TO: **TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER**

RE: **WATER AVAILABILITY**

Water Availability letter is valid for 6 months from the date of issuance.

I confirm that water service is available to the following tax lot within our District:

Township: 2[§] Range: 10 Section: 5 BC Tax Lot: 405

According to our records, the legal owner is:

Nick Peterson 40 Veek Skyles
8165 Magnolia Dr
Tillamook OR 97141

COMMENTS:

Situs Address noted as 4823 Netarts Highway

If you have questions regarding potential costs, please contact our office.

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

David Hancock, District Operator

cc: Property Owner

TILLAMOOK County Assessor's Summary Report

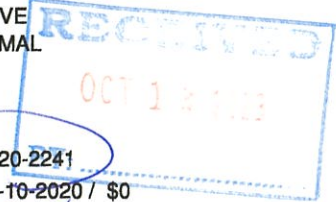
Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

October 11, 2023 3:46:11 pm

Account # 418189
 Map # 2S1005BC00405
 Code - Tax # 0914-418189
 Legal Descr PARTITION PLAT 2020-04
 Lot - PARCEL 3
 Mailing Name PETERSEN, NICK &
 Agent
 In Care Of VEEK, SKYLER
 Mailing Address 8165 MAGNOLIA DR
 TILLAMOOK, OR 97141

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2020-2241
 Sales Date/Price 04-10-2020 / \$0
 Appraiser ROBERT BUCKINGHAM



Prop Class 109 MA SA NH Unit
 RMV Class 109 08 BV 837 413222-1

Situs Address(s)	Situs City
ID# 4823 NETARTS HWY W	COUNTY
ID# 4825 NETARTS HWY W	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0914 Land	300,330	146,690	146,690	Land	58,390 48.1
Impr.	207,870	99,990	99,990	Impr.	207,870
Code Area Total	508,200	246,680	246,680		266,260
Grand Total	508,200	246,680	246,680		266,260

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0914					LANDSCAPE - FAIR	100				500
0914	1	<input checked="" type="checkbox"/>		NT-R3	Market	112	A	0.70		258,630
0914					OSD - AVERAGE	100				20,600
0914					OSD - AVERAGE	100				20,600
Grand Total								0.70		300,330

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0914	2	2022	910	M S Other Improvements	121	0		1,930
0914	1	2022	131	One story	121	551		205,940
Grand Total						551		207,870

Exemptions / Special Assessments / Potential Liability

Code Area	0914	SPECIAL ASSESSMENTS:	Amount	Acres	Year
		■ SOLID WASTE	24.00	0	2023

MS Account(s): 0914-P-418280

Comments: 05/25/20 Due to PP 2020-2241 moved 0.87 acres from TL 400 to new TL404 (0.17 ac.) and new TL405 (0.70 ac.) - brought to market and apportioned MAV.ef
 08/24/20 Added personal property tiny home to account.ef
 12/23/20 Brought land to market after partition and applied exception.ef
 03/09/23 Added new SFD with inventory & accessories. Created 910 fragment for deck at personal property tiny home. Added (2) OSD's, landscaping, & removed the development adjustment. Applied the exception & added an additional Solid Waste. RBB



0020040020200022410010016

TILLAMOOK COUNTY CLERK'S OFFICE

PLAT CABINET B SLIDE 1313

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

SUBDIVISION NAME _____

CONDOMINIUM NAME _____

PARTITION PLAT NUMBER 2020-4

APPLICANT'S NAME:

Partition Plat 2020-4

Peterson, Nick

Veek, S. Kyler

PROPERTY OWNER NAME:

Partition Plat 2020-4

Peterson, Nick

Veek, Skyler

LEGAL DESCRIPTION:

SECTION 5 TOWNSHIP: 25 RANGE: 10

RETURN ADDRESS:

Mike Rice Swanson
1510 3rd St Ste C
Tillamook OR 97141





After recording return to:
Nick Petersen and Skyler Veek
8165 Magnolia Drive
Tillamook, OR 97141

Until a change is requested all tax
statements shall be sent to the
following address:
Nick Petersen and Skyler Veek
8165 Magnolia Drive
Tillamook, OR 97141

File No.: 7051-2038136 (CM)
Date: February 26, 2013

Tillamook County, Oregon **2013-001551**
03/15/2013 04:00:19 PM
DEED-DWARR
\$20.00 \$11.00 \$16.00 \$10.00 - Total = \$57.00



00124892201300015510040046

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 WARRANTY DEED

Hans R. Hoppe and Carol Lee Hoppe as Trustees of the Hans R. Hoppe Trust, executed the 16th day of July 1997 and Carol Lee Hoppe and Hans R. Hoppe as Trustees of the Carol Lee Hoppe Trust, executed the 16th day of July 1997, Grantor, conveys and warrants to Nick Petersen and Skyler Veek, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of March, 2013.

Hans R. Hoppe Trust

Hans R Hoppe TTEE
Hans R. Hoppe, Trustee

Carol Lee Hoppe TTEE
Carol Lee Hoppe, Trustee

Carol Lee Hoppe Trust

Carol Lee Hoppe TTEE
Carol Lee Hoppe, Trustee

Hans R Hoppe TTEE
Hans R. Hoppe, Trustee

STATE OF Oregon)
)ss.
County of Tillamook)

This instrument was acknowledged before me on this 12th day of March, 2013 by Hans R. Hoppe and Carol Lee Hoppe as Trustees of Hans R Hoppe Trust, on behalf of the Trust.

[Signature]
Notary Public for Oregon
My commission expires: 12-2015

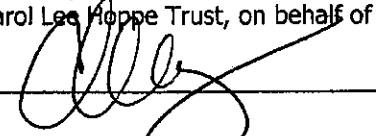
APN: 186382

Statutory Warranty Deed
- continued

File No.: 7051-2038136 (CM)

STATE OF Oregon)
)ss.
County of Tillamook)

This instrument was acknowledged before me on this 12th day of March, 2013
by Carol Lee Hoppe and Hans R. Hoppe as Trustees of Carol Lee Hoppe Trust, on behalf of the Trust.



Notary Public for Oregon
My commission expires: 1-12-2015

EXHIBIT A

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

PARCEL I:

Commencing at a point which is South 201.86 feet and East 1299.89 feet from the Northwest corner of Government Lot 1, in Section 5, Township 2 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence North 57°17' West 37 feet; thence South 61°10' West 175 feet to the point of beginning of the following described tract; thence North 27°12' East 47.42 feet; thence North 80°22' West 139.15 feet; thence North 19°08'50" West 97.56 feet; thence North 5°59' East 92.64 feet to the North line of the aforesaid Government Lot 1; thence along the Government Lot line, North 89°02' West 131.24 feet to a 1 inch iron pipe which is South 89°02' East 846.50 feet from the Northwest corner of Government Lot 1; thence South 28°13' West 80 feet; thence South 22°34' West 85 feet, more or less to the Easterly sideline of the Netarts-Yager Creek County Road; thence along said road sideline, Southeasterly 250 feet, more or less to a point which is South 61°10' West from the point of beginning; thence North 61°10' East 240 feet, more or less to the point of beginning.

PARCEL II:

Commencing at a point which is South 201.86 feet and East 1299.89 feet from the Northwest corner of Government Lot 1, in Section 5, Township 2 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence North 57°17' West 37 feet; thence South 61°10' West 175 feet to the point of beginning of the following described tract; thence South 61°10' West 240 feet, more or less to the Northeasterly sideline of the Netarts-Yager Creek County Road; thence along said road sideline, Southeasterly to a point which is South 32°19' West from the point of beginning; thence North 32°19' East 220 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion lying within Netarts Market Road and the Old State Road

EXHIBIT C

Angela Rimoldi

From: Lynn Tone
Sent: Wednesday, November 8, 2023 3:52 PM
To: Angela Rimoldi
Subject: Fw: EXTERNAL: RE: Partition Request 851-23-000488-PLNG

From: ODOT Reg 2 Planning Manager <ODOTR2PLANMGR@odot.oregon.gov>
Sent: Tuesday, November 7, 2023 7:47 AM
To: Lynn Tone <ltone@co.tillamook.or.us>
Cc: KEARNS Richard A <Richard.A.KEARNS@odot.oregon.gov>; WILLIAMS Virginia L <Virginia.L.WILLIAMS@odot.oregon.gov>
Subject: EXTERNAL: RE: Partition Request 851-23-000488-PLNG

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

Good morning Lynn,

Thank you for notifying ODOT of the proposed partition to create three (3) parcels. Located in the Unincorporated Community of Netarts. The subject property is designated as Tax Lot 405 of Section 05BC, T2S, R10W of WM, Tillamook County Oregon. Please include these comments in the record, and notify ODOT of the decision by email at ODOTR2PlanMgr@odot.oregon.gov when available.

The property in question is not directly adjacent to Netarts Hwy (No. 131). There is currently no direct highway access from the site and none is proposed.

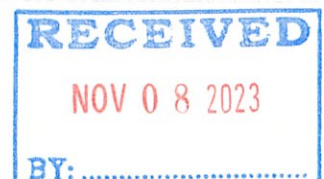
The access to the development is provided via local road.

The proposed partition will not affect highway operations and ODOT has no objections to the proposal.

Please contact me with any questions.

Zdenek "Z" Vymazal, PE, PLS
Development Review Coordinator (Area 1)
ODOT – Region 2
455 Airport Rd. SE, Bldg. B
Salem, OR 97301
(971)-345-1318 Cell/Office
zdenek.g.vymazal@odot.oregon.gov
Hours: 6:30 AM to 3:00 PM Monday – Friday

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Friday, November 3, 2023 2:29 PM
To: Angela Rimoldi <arimoldi@co.tillamook.or.us>
Subject: Partition Request 851-23-000488-PLNG



This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Please see link for Notice of Administrative Review.

[851-23-000488-PLNG | Tillamook County OR](#)



Lynn Tone | Office Specialist II

TILLAMOOK COUNTY | Surveyor's Office/Community Development

1510 3rd Street Ste C

Tillamook, OR 97141

Phone (503) 842-3423

Lynn.Tone@tillamookcounty.gov

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