



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

*Land of Cheese, Trees and Ocean Breeze*

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-23-000488-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*

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

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

**#851-23-000488-PLNG:** A partition request to create three (3) parcels. Located in the Unincorporated Community of Netarts, accessed from Netarts Highway West, 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. The subject property is zoned Netarts High Density Urban Residential (NT-R3). The property owner and applicant are Nick Peterson and Skyler Veek.

Written comments received by the Department of Community Development **prior to 4:00p.m. on November 17, 2023**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than November 20, 2023.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: [www.co.tillamook.or.us/commdev/landuseapps](http://www.co.tillamook.or.us/commdev/landuseapps) and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

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

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## REVIEW CRITERIA

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

#### SECTION 3.342: NETARTS HIGH DENSITY URBAN RESIDENTIAL ZONE (NT-R3)

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.

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

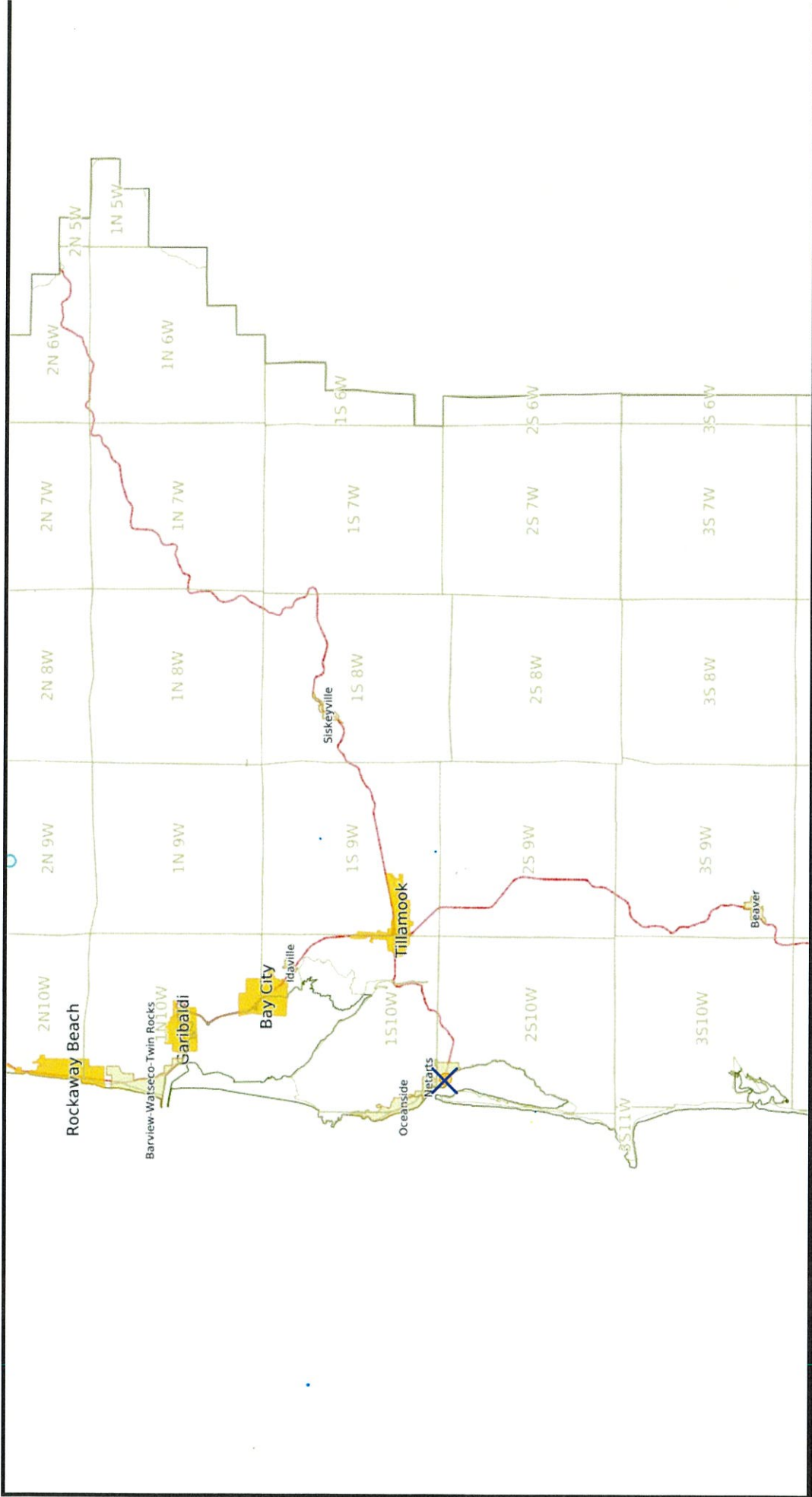
#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

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



# Tillamook County GIS



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



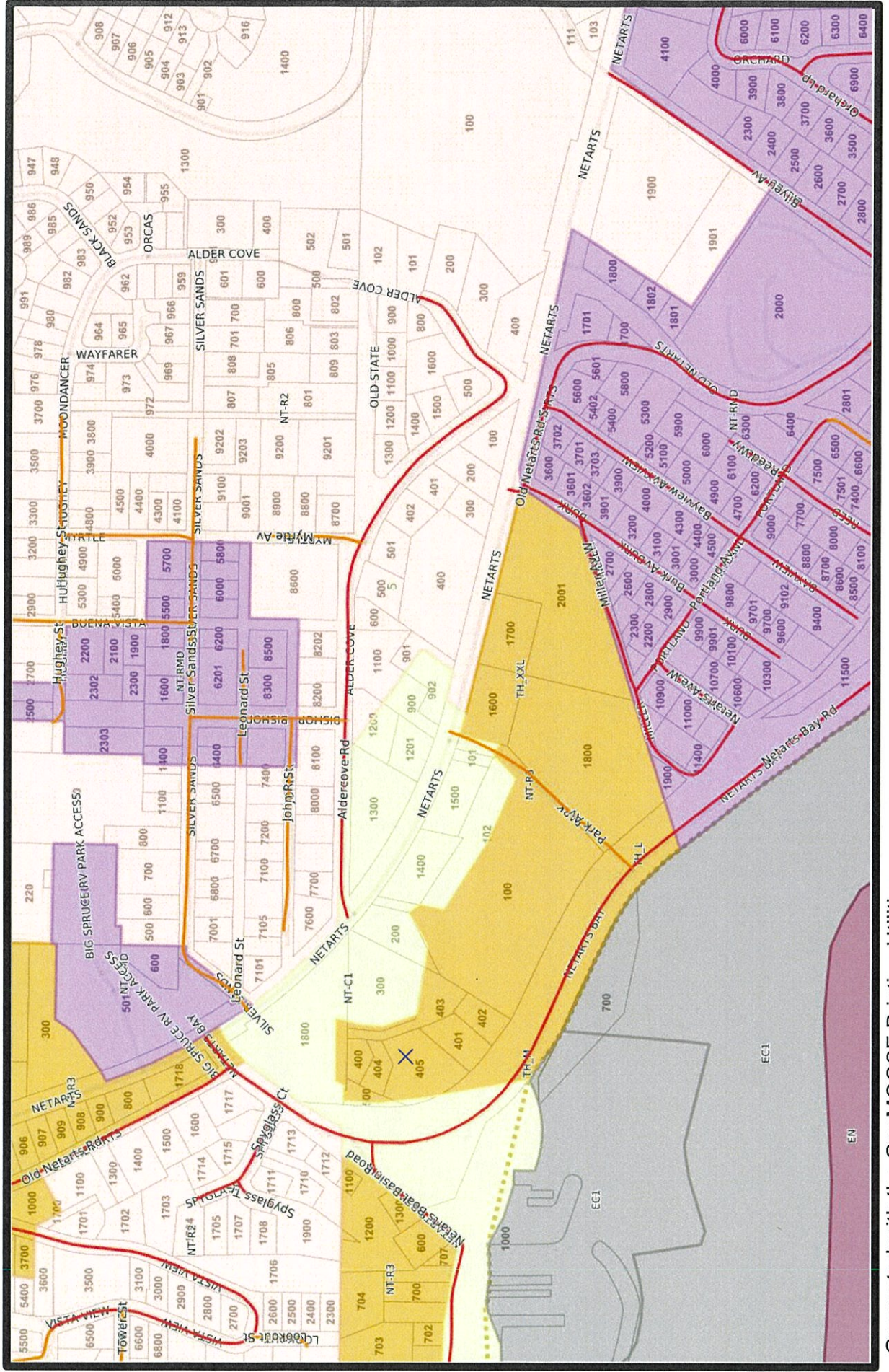
02S10W05BC  
NETARTS  
Revised 05/14/20, VJS

SEE MAP 2S 10W 5



# Map

MOOSEMAPPING







## 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 60405

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
	OCT 12 2023
BY:	<i>Wm@count</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: <u>134300</u>	
Fees: <u>1155</u>	
Permit No: <u>851-23-000488PLNG</u>	

### 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:

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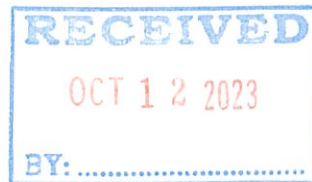
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**Authorization**

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

*Nick C. Petersen*

Property Owner (\*Required)

*10/10/23*  
Date

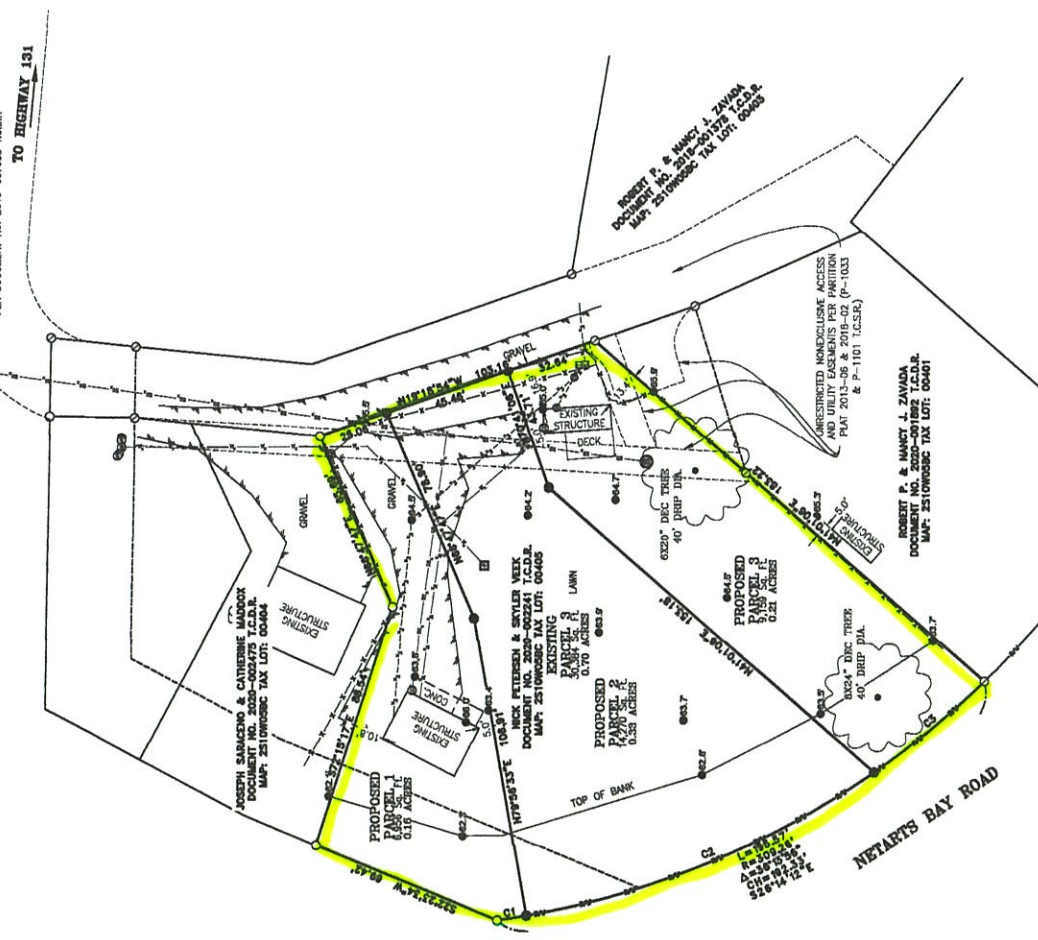
*[Signature]*

Applicant Signature

*10/10/23*  
Date



CURVE #	BEARING	LENGTH	CHORD	ARC LENGTH	CHORD BEARING
1	S 89° 15' 00" W	100.00	100.00	100.00	S 89° 15' 00" W
2	S 89° 15' 00" W	100.00	100.00	100.00	S 89° 15' 00" W
3	S 89° 15' 00" W	100.00	100.00	100.00	S 89° 15' 00" W

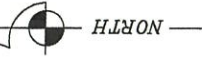


- LEGEND**
- FOUND 5/8" REBAR W/IPC MARKED "C. WAYNE COOK PLS 1088" PER PARTITION PLATS 2013-08 & 2018-02 (T.C.S.R. P-1033 & P-1101, RESPECTIVELY).
  - FOUND 5/8" REBAR W/IPC MARKED "L.J. OLSEN LS 701" PER PARTITION PLATS 2020-04 (T.C.S.R. P-1133).
  - SET 5/8" X 30" REBAR W/IPC MARKED "M. WYNTERGREEN LS 84224"
  - COMPUTED POSITION
  - T.C.D.R. - TILLAMOOK COUNTY SURVEY RECORD
  - T.C.S.R. - TILLAMOOK COUNTY DEED RECORDS
  - W/IPC - 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
  - INDICATES FENCE LINE
  - INDICATES SPOT ELEVATION

REGISTERED PROFESSIONAL LAND SURVEYOR  
**PRELIMINARY**  
 OREGON  
 DECEMBER 08, 2011  
 MACKENZIE C. WYNTERGREEN  
 84224  
 RENEWS: JUNE 30, 2024

**BASIS OF BEARING**  
 NAD83(2011), Epoch 2010.00  
 OREGON COORDINATE REFERENCE SYSTEM:  
 NAD83(2011) ZONE  
 GRID NORTH/CORNER POINTS  
 INTERNATIONAL FEET  
 CONVERSION: 0.91440430"  
 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**  
 NAVD83 (Mean LL) AS DERIVED FROM  
 GNSS OBSERVATIONS AND THE OREGON



**TENTATIVE PARTITION**  
 FOR  
**NICK PETERSEN & SKYLER VEEK**

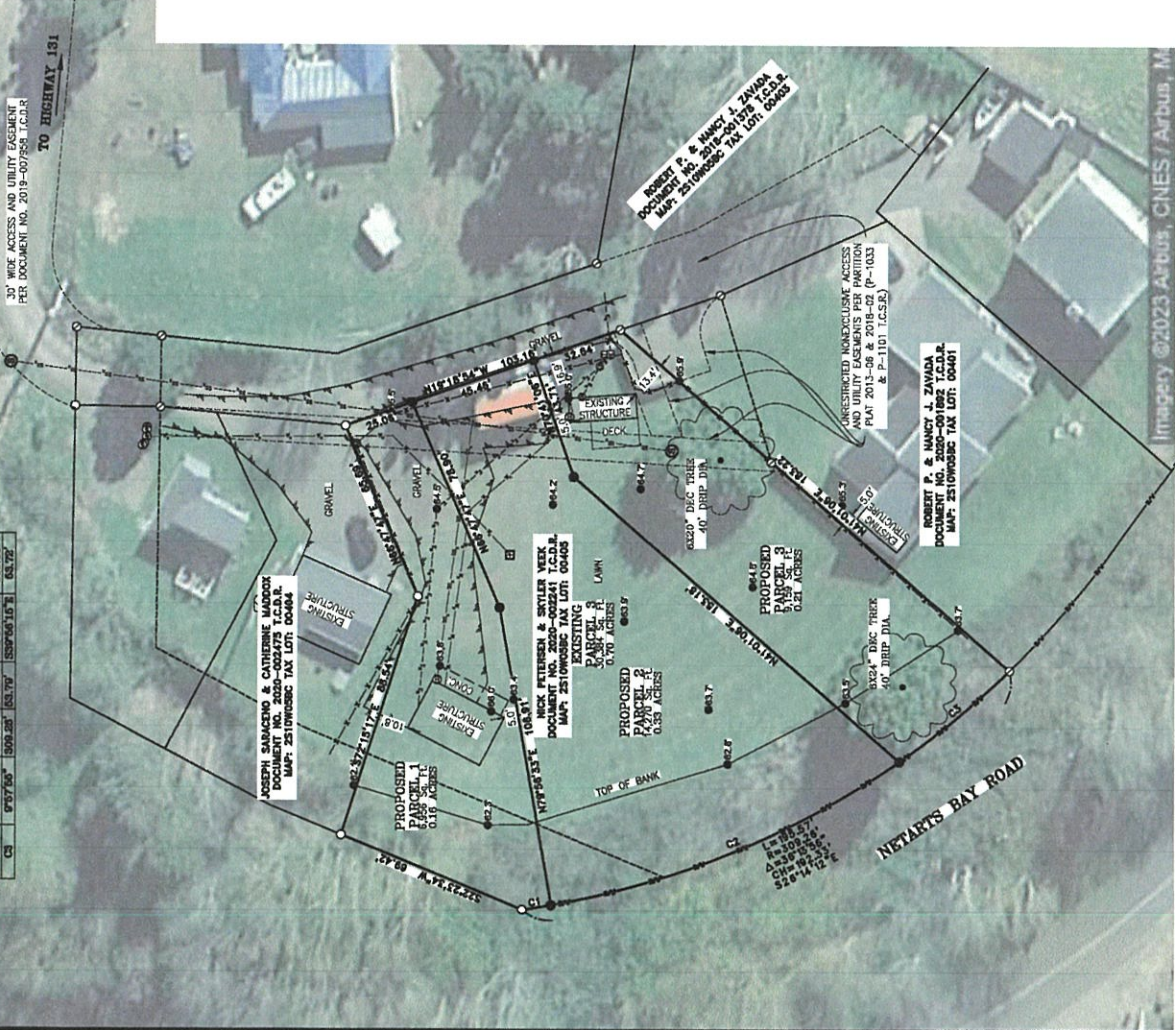
LOCATED WITHIN PARCEL 3 OF PARTITION PLAT 2020-004 (P-1133), AND THE N.E. 1/4 OF SEC. 05, T.02S., R.10W., W.M. 4885 NETARTS HIGHWAY TILLAMOOK, OR 97141

**WYNTERGREEN SURVEY COMPANY, LLC**  
 LAND SURVEYING CONSULTING  
 2885 SANDLAKE ROAD COVINGTON, OREGON 97112  
 TELEPHONE: (503) 678-5463 FAX: (503) 678-5463  
 JOB NO.: 2023-020 DRAWN: MCV CHECKED: PHT  
 DATE: 09/05/2023 DATE OF SURVEY: 09/02/2023

**RECEIVED**  
 OCT 1 2 2023  
 BY: .....



CURVE #	BEARING	RADIUS	LENGTH	CHORD	AREA	PERCENTAGE
1	S 89° 57' 50" W	300.25'	153.17'	153.17'	53.77%	53.77%
2	S 89° 57' 50" W	300.25'	153.17'	153.17'	53.77%	53.77%



**LEGEND**

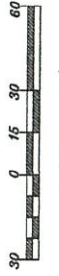
- FOUND 5/8" REBAR W/IPC MARKED "C, WAYNE COOK PLS 1086" PER PARTITION PLATS 2013-06 & 2018-02 (T.C.S.R. P-1033 & P-1101, RESPECTIVELY).
- FOUND 5/8" REBAR W/IPC MARKED "J.A. OLSEN IS 701" PER PARTITION PLATS 2020-04 (T.C.S.R. P-1133).
- SET 5/8" X 30" REBAR W/IPC MARKED "M. WYTERGREEN LS 84224"
- COMPUTED POSITION
- T.C.S.R. - TILLAMOOK COUNTY SURVEY RECORD
- T.C.S.R. - TILLAMOOK COUNTY DEED RECORDS
- W/IPC - WITH YELLOW PLASTIC CAP
- INDICATES SANITARY SEWER MANHOLE
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- 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
- INDICATES FENCE LINE
- INDICATES SPOT ELEVATION

**BASIS OF BEARING**

NAADS(2011), Epoch 2010.00  
 OREGON COORDINATE REFERENCE SYSTEM:  
 NAD 83  
 GRID NORTH/COORDINATES  
 INTERNATIONAL FEET  
 CONVERGENCE 00°04'30"  
 THE BEARING BETWEEN THE FOUND MONUMENTS MARKING THE N.E. & S.E. CORNER OF PARCEL 3 (P-1133 T.C.S.R.) IS S181°54'E

**VERTICAL DATUM**

NAVD83 (Mean Sea Level) AS DERIVED FROM  
 SURVEY OBSERVATIONS AND THE OREGON



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

**TENTATIVE PARTITION**  
 FOR  
**NICK PETERSEN & SKYLER VEEK**  
 LOCATED WITHIN PARCEL 3 OF PARTITION PLAT 2020-004 (P-1133), AND THE N.E. 1/4 OF SEC. 05, T.02S., R.10W., W.M. 4825 NEWARKS HIGHWAY TILLAMOOK, OR 97141

**WYTERGREEN SURVEY COMPANY, LLC**  
 LAND SURVEYING/CONSTRUCTION  
 2385 SANDHAY ROAD COVINGTON, OREGON 9712  
 TELEPHONE: (503) 676-5463 FAX: 676-5463  
 JOB NO.: 2023-020 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 S Range: 10 Section: 5 BC Tax Lot: 405

According to our records, the legal owner is:

Nick Peterson 1/3 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

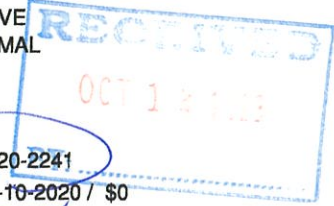
## Real Property Assessment Report

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
	Impr.	207,870	99,990	99,990	Impr.	207,870
<b>Code Area Total</b>		508,200	246,680	246,680		266,260
<b>Grand Total</b>		508,200	246,680	246,680		266,260

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
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
<b>Grand Total</b>								0.70	300,330

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

Exemptions / Special Assessments / Potential Liability					
Code Area	0914				
<b>SPECIAL ASSESSMENTS:</b>					
■ SOLID WASTE	Amount	24.00	Acres	0	Year 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



00200400202000022410010016

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

TILLAMOOK COUNTY CLERK'S OFFICE

PLAT CABINET B SLIDE 1313

SUBDIVISION NAME \_\_\_\_\_  
CONDOMINIUM NAME \_\_\_\_\_  
X PARTITION PLAT NUMBER 2020-4

APPLICANT'S NAME:

Partition Plat 2020-4

Peterson, Nick

Veek, Skyler

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)









**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