



1510 Third Street Suite B
Tillamook, Oregon 97141
www.tillamook.or.us

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 #851-23-000572-PLNG:
TDM 6500, LLC / BAYSIDE SURVEYING
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: March 8, 2024
Report Prepared By: Angela Rimoldi, Planning Permit Technician

I. GENERAL INFORMATION:

Request: Partition request to create two (2) residential parcels (Exhibit B).

Location: Located within the unincorporated community of Tierra Del Mar, via Sandlake Road, a county road. The subject property is designated as Tax Lot 500 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).

Zone: The subject property is primarily zoned Rural Residential 2-Acre (RR-2) (Exhibit A).

Applicant: Bayside Surveying, Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141

Property Owner: TDM 6500, LLC 8490 SW Cecilia Terrace, Portland, OR. 97223

Description of Site and Vicinity: The subject property is accessed via Sandlake Road, is irregular in shape, approximately 16+ acres in size, holds no improvements and is vegetated with grasses, bushes, and trees (Exhibit A). The topography of the subject property varies but is generally flat. The subject property is located within an area primarily devoted to residential use, with some surrounding farm and forest management. The subject property is surrounded by properties zoned RR-2 to the south and west; properties to the east are zoned both Small Farm Woodlot (SFW-20) and Forest (F); and properties to the north are zoned both Small Farm Woodlot (SFW-20) and Recreation Management (RM) (Exhibit A).

The subject property is within an area of geologic hazard, contains various mapped wetlands or natural features as indicated on the Statewide Wetlands Inventory map, and is located within both Zone X an Area of Minimal Flood Hazard and, Zone AE a Special Flood Hazard Area, as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0715F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) with partial Section 3.002: Farm (F-1) zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- D. TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on January 12, 2024. No comments were received (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 applicability of the RR-2 Zone is addressed below. Plat and the 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 remains via Sandlake road, a county road (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 the Tierra Del Mar Water Company (Exhibit B). For onsite wastewater services, a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

The subject property is also served by the Nestucca Rural Fire Protection District, Tillamook County Sheriff's Office, and the Tillamook County Public Works Department. Given the location of the property, availability of public services existing in the area and absence of natural features on the subject property, staff concludes these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.010: Rural Residential 2-Acre and 10-Acre (RR-2 and RR-10) Zone

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.*
- (b) The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.*
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.*
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.*
- (e) The minimum lot width and depth shall both be 100 feet.*
- (f) The minimum front yard shall be 20 feet.*
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

Findings: Applicant has provided a preliminary plat confirming the two (2) parcels created by the partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). Staff finds these standards have been met.

C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

(1) *The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*

(a) *Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*

(b) *Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*

.....

(2) *A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:*

(a) *For building or mobile home or manufactured home permits in areas identified in (1)*

(b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

Findings: The subject property is within an area of geologic hazard (Exhibit A). Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

D. Land Use Ordinance Section 3.550: Freshwater Wetlands Overlay (FW)

(1) *PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:*

.....

(2) *USES PERMITTED:*

.....

(3) *STANDARDS: The following standard shall be met in addition to the standards of the underlying zone. (a) Where dwellings are permitted in the underlying zone, the density of allowed development shall be determined by the size of the entire parcel. (b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.*

Findings: The subject property is within an area of freshwater wetlands (Exhibit A). Future development of the subject property will be subject to the standards set within TCLUO Section 3.550. 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 office, 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 March 20, 2024**.

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. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming either the existing Road Approach via Sandlake Road is adequate or that the necessary improvements to the Road Approach have been completed. The letter shall be provided to the Department at the time of consolidated Zoning and Building Permit submittal for future development.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre and 10-Acre zone, TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone.

VI. EXHIBITS:

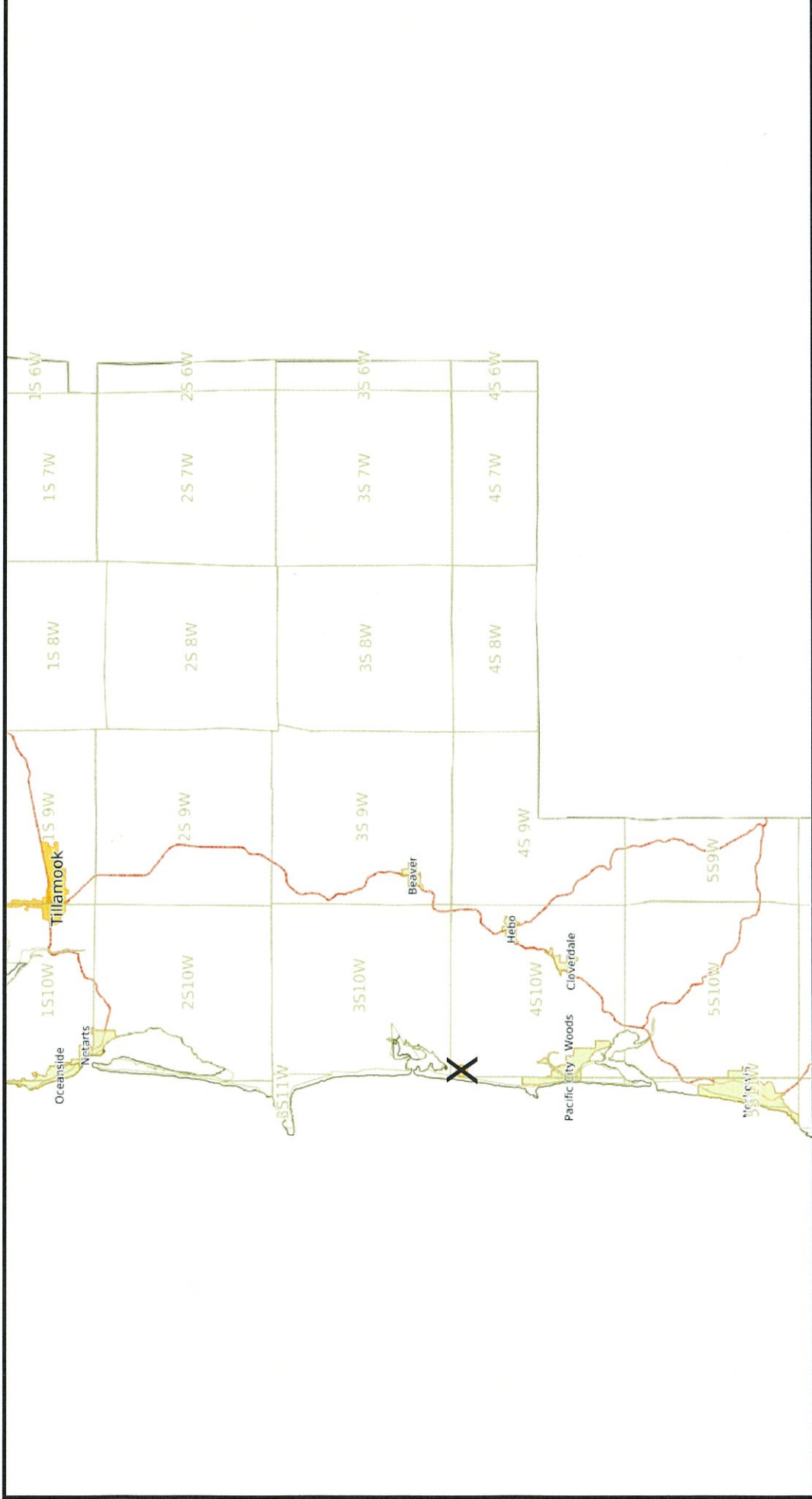
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property Identification Maps and Assessor's Summary Report
- B. Applicant's Submittal

EXHIBIT A



Tillamook County GIS



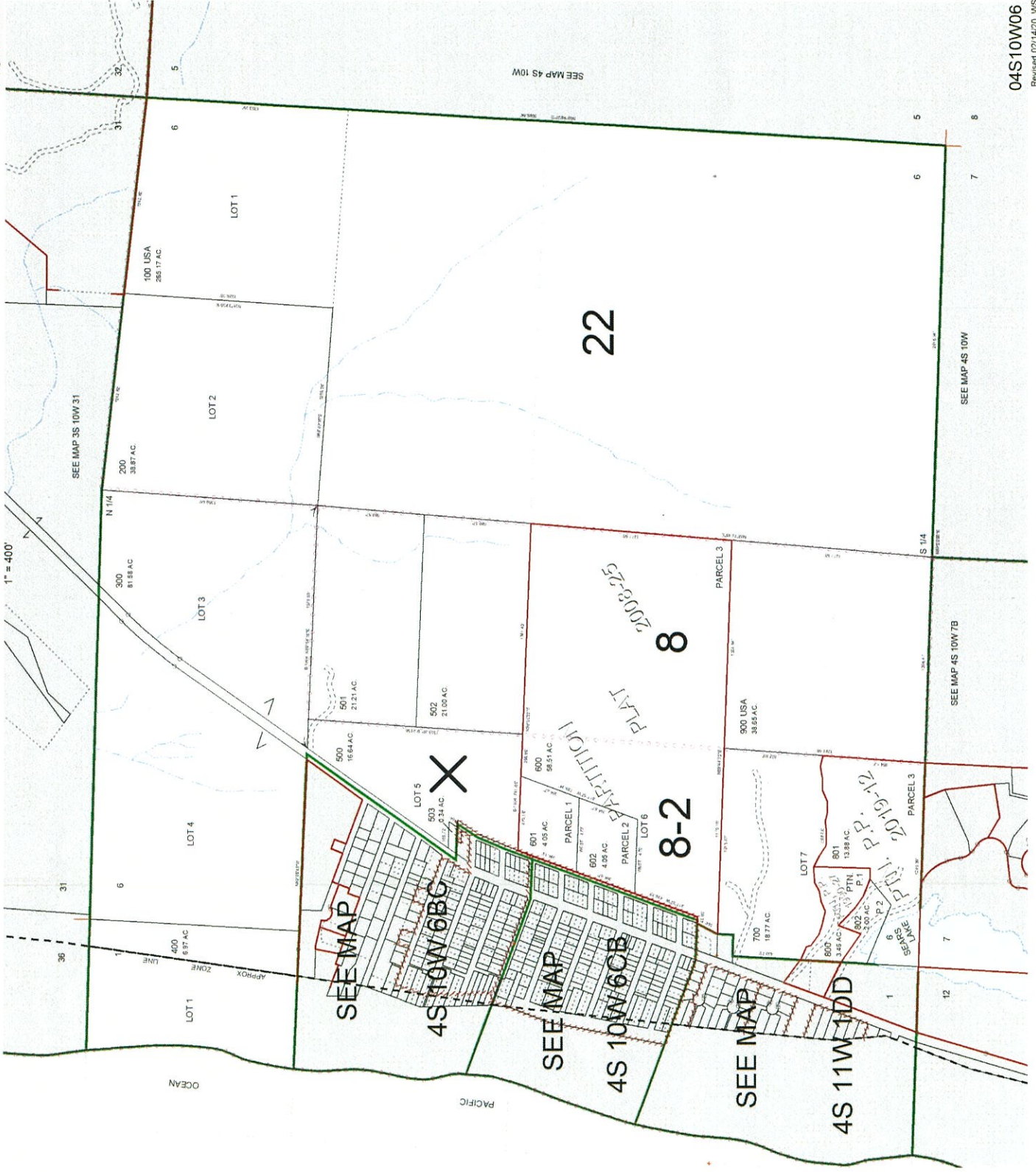
Created: Mon Jan 08 2024-14:7:33
Active Layers: County Boundary, Fed state highways, city limit, community polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

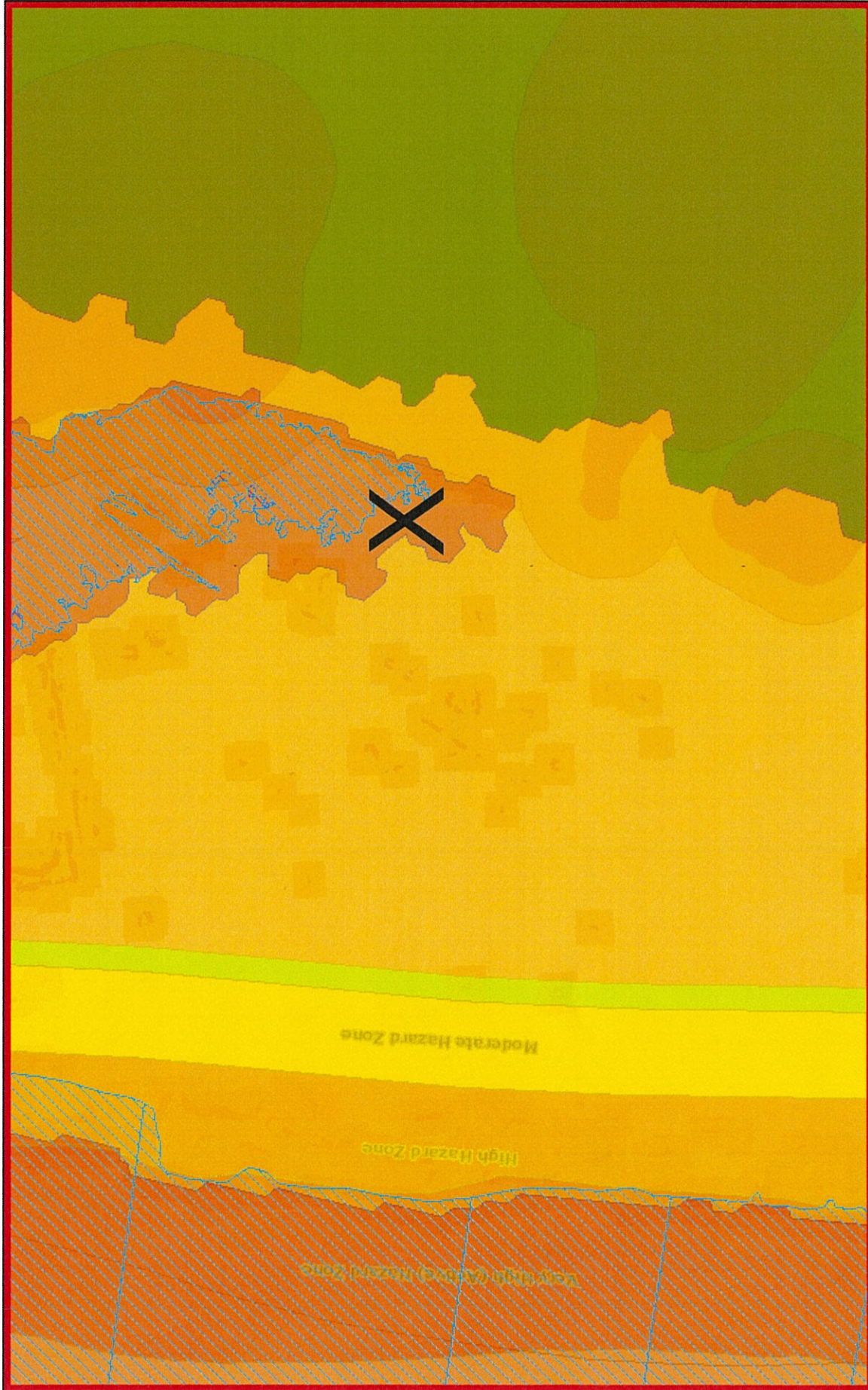
SECTION 6 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W06



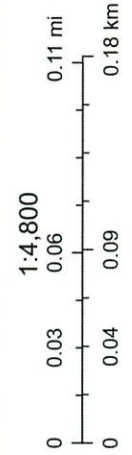
04S10W06
Revised 02/14/20, WS

PARTITION #851-23-000572-PLNG

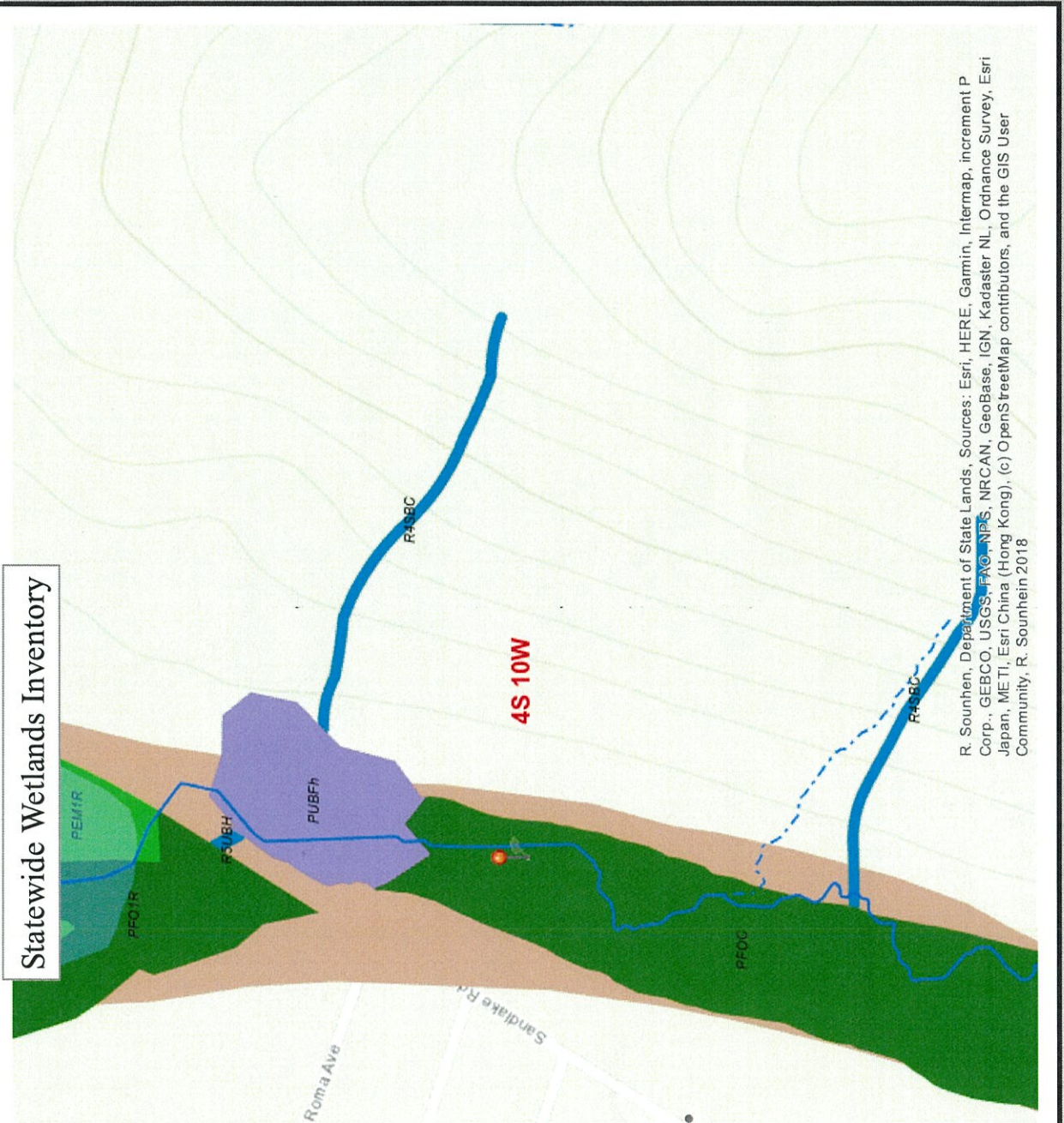


March 5, 2024

Floodway	Severe (VIII)	5 - 6	NO DATA	High susceptibility to deep landslides
100-Year Floodplain	Violent (IX)	6 - 7	Earthquake Epicenter_1841_2022	Shallow Susceptibility
500-Year Floodplain	Extreme (X)	Active_Faults	0 - 1	Low susceptibility to shallow landslides
2015 FEMA Q3 Flood	Disabled Susceptibility Reference Maps	P2475_Instrumental_Intensity_Map	1 - 2	Moderate susceptibility to shallow landslides
2015 State Digitized Flood	Deep Susceptibility	Moderate (V)	2 - 3	High susceptibility to shallow landslides
Tsunami Evacuation Zones	Low susceptibility to deep landslides	Strong (VI)	3 - 4	Statewide Landslide Susceptibility Overview Map
AKmax Distant Tsunami Evacuation Zone	Moderate susceptibility to deep landslides	Very Strong (VII)	4 - 5	Low
	Moderate			Moderate



Statewide Wetlands Inventory



R. Sounhein, Department of State Lands, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, R. Sounhein 2018

	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-Wimlo Soils

The Statewide Wetlands Inventory (SWI) represents the best data available at the time the map was published and is updated as new data becomes available. It is not a field survey and does not represent actual field conditions. An on-site investigation by a wetland professional can verify actual field conditions.

1 inch = 0.07 miles



Date: 3/5/2024



State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279
(503) 986-5200

National Flood Hazard Layer FIRMette



123°58'1"W 45°15'31"N



123°57'24"W 45°15'6"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 AE, 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 *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/5/2024 at 4:46 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT B



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

Fax: 503-842-1819

LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: P.O BOX 880
 City: TILLAMOOK State: OREGON Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: MICHAEL LILLY Phone: (503) 752-2515
 Address: 8490 SW Cecilia Terrace
 City: PORTLAND State: OR Zip: 97223
 Email: mjilily@mac.com

Location:

Site Address:

Map Number: 4S R10W 6 500
Township Range Section Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

- Fifteen (15) legible "to scale" hard copies
- One digital copy

Other information:

OFFICE USE ONLY	
Date Stamp	RECEIVED DEC 14 2023
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 1155	
Permit No:	851-23 - 000572-PLNG

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
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

Authorization

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

by TDM 6500 LLC
Michael Lilly MEMBER
 by Charity Kelly MEMBER

10/19/2023
10/19/2023

Property Owner (*Required)

Dallas Espin
 Applicant Signature

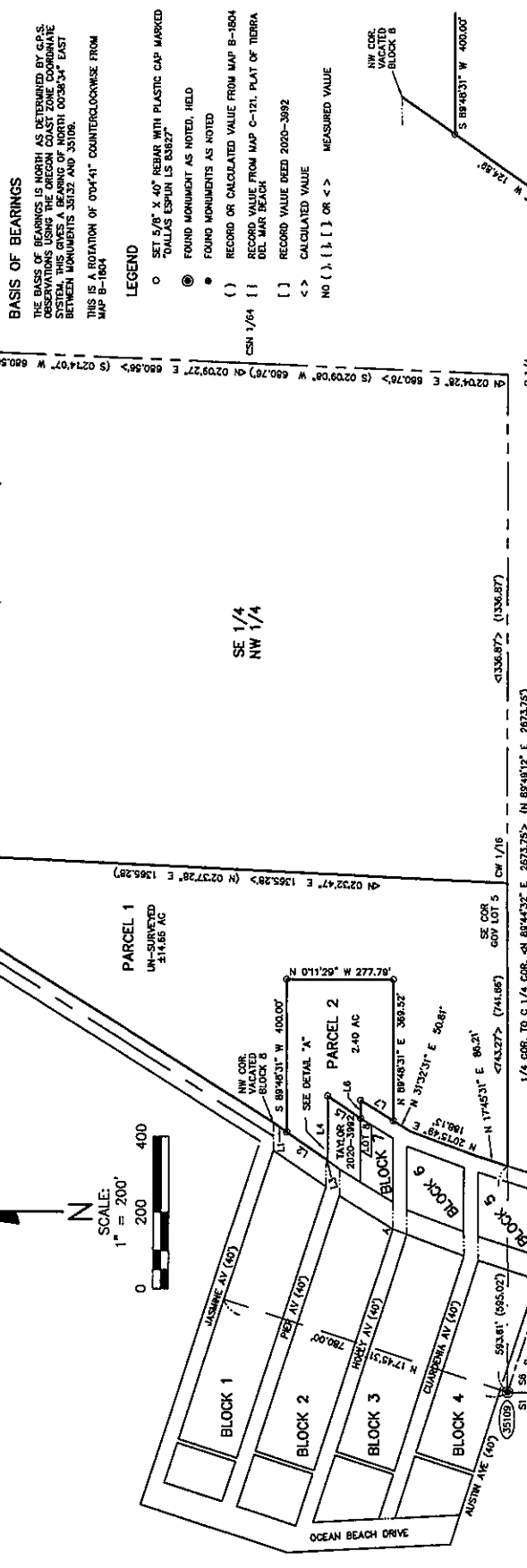
Date

10/19/2023

Date

PARTITION PLAT 2024--

LINE	BEARING	DISTANCE
1	S 54°17'09" W	627.24
2	S 72°42'29" W	511.63
3	S 89°48'31" W	400.00
4	N 17°45'31" E	96.21
5	S 31°22'01" E	50.81
6	S 89°48'31" W	400.00
7	S 31°22'01" E	50.81
8	S 89°48'31" W	400.00
9	S 31°22'01" E	50.81
10	S 89°48'31" W	400.00
11	S 31°22'01" E	50.81
12	S 89°48'31" W	400.00
13	S 31°22'01" E	50.81
14	S 89°48'31" W	400.00
15	S 31°22'01" E	50.81
16	S 89°48'31" W	400.00
17	S 31°22'01" E	50.81
18	S 89°48'31" W	400.00
19	S 31°22'01" E	50.81
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22	S 89°48'31" W	400.00
23	S 31°22'01" E	50.81
24	S 89°48'31" W	400.00
25	S 31°22'01" E	50.81
26	S 89°48'31" W	400.00
27	S 31°22'01" E	50.81
28	S 89°48'31" W	400.00
29	S 31°22'01" E	50.81
30	S 89°48'31" W	400.00
31	S 31°22'01" E	50.81
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33	S 31°22'01" E	50.81
34	S 89°48'31" W	400.00
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36	S 89°48'31" W	400.00
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38	S 89°48'31" W	400.00
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71	S 31°22'01" E	50.81
72	S 89°48'31" W	400.00
73	S 31°22'01" E	50.81
74	S 89°48'31" W	400.00
75	S 31°22'01" E	50.81
76	S 89°48'31" W	400.00
77	S 31°22'01" E	50.81
78	S 89°48'31" W	400.00
79	S 31°22'01" E	50.81
80	S 89°48'31" W	400.00
81	S 31°22'01" E	50.81
82	S 89°48'31" W	400.00
83	S 31°22'01" E	50.81
84	S 89°48'31" W	400.00
85	S 31°22'01" E	50.81
86	S 89°48'31" W	400.00
87	S 31°22'01" E	50.81
88	S 89°48'31" W	400.00
89	S 31°22'01" E	50.81
90	S 89°48'31" W	400.00
91	S 31°22'01" E	50.81
92	S 89°48'31" W	400.00
93	S 31°22'01" E	50.81
94	S 89°48'31" W	400.00
95	S 31°22'01" E	50.81
96	S 89°48'31" W	400.00
97	S 31°22'01" E	50.81
98	S 89°48'31" W	400.00
99	S 31°22'01" E	50.81
100	S 89°48'31" W	400.00



LEGEND

- SET 5/8" X .40" BEARING WITH PLASTIC CAP MARKED CALLAS ESPIN LS 8827
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENTS AS NOTED
- () RECORD OR CALCULATED VALUE FROM MAP B-1804
- [] RECORD VALUE FROM MAP C-121, PLAT OF TIERRA DEL MAR BEACH
- [] RECORD VALUE DEED 2020-3892
- <> CALCULATED VALUE
- NO () [] [] OR <> MEASURED VALUE

SECTION SUBDIVISION LINES

THE SECTION SUBDIVISION LINES WERE Laid OUT FROM THE PLAT OF TIERRA DEL MAR BEACH, SEE MAP C-121, TILLAMOOK COUNTY SURVEY RECORDS.

NOTE THAT VARIOUS PORTIONS OF THE PLAT OF TIERRA DEL MAR BEACH HAVE BEEN VACATED. SEE BOOK 82, PAGE 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NARRATIVE

THIS IS A REPENDENT SURVEY OF THE RAILS TRACT DESCRIBED IN INSTRUMENT 2020-3892 APPEARS TO HAVE BEEN FULLY ACQUIRED BY B-1804. I HELD THE DISTANCE ALONG THE NORTH LINE AND THE DISTANCE ALONG THE NORTH LINE. I ALSO HELD THE NORTH LINE PARALLEL TO THE NORTH LINE OF LOT 2.

(4) SANDLAKE COUNTY ROAD

THE SANDLAKE ROAD AT 60' WIDE. I HELD THE RAILROAD SPUR NEAR THE RAILROAD CORNER AND I HELD THE NORTHWEST CORNER OF VACATED BLOCK 2 FOR THE ANGLE POINT ON THE EAST RIGHT-OF-WAY BOUNDARY.

NARRATIVE CONTINUED

(3) THE TAYLOR TRACT

THE TAYLOR TRACT DESCRIBED IN INSTRUMENT 2020-3892 APPEARS TO HAVE BEEN FULLY ACQUIRED BY B-1804. I HELD THE DISTANCE ALONG THE NORTH LINE AND THE DISTANCE ALONG THE NORTH LINE. I ALSO HELD THE NORTH LINE PARALLEL TO THE NORTH LINE OF LOT 2.

NARRATIVE

THIS IS A REPENDENT SURVEY OF THE RAILS TRACT DESCRIBED IN INSTRUMENT 2020-3892 APPEARS TO HAVE BEEN FULLY ACQUIRED BY B-1804. I HELD THE DISTANCE ALONG THE NORTH LINE AND THE DISTANCE ALONG THE NORTH LINE. I ALSO HELD THE NORTH LINE PARALLEL TO THE NORTH LINE OF LOT 2.

(1) SECTION SUBDIVISION LINES

THE SECTION SUBDIVISION LINES WERE Laid OUT FROM THE PLAT OF TIERRA DEL MAR BEACH, SEE MAP C-121, TILLAMOOK COUNTY SURVEY RECORDS.

(2) THE PLAT OF TIERRA DEL MAR BEACH

SEE PAGE 3 FOR THE BOUNDARY RESOLUTION FOR THE PLAT OF TIERRA DEL MAR BEACH, SEE MAP C-121, TILLAMOOK COUNTY SURVEY RECORDS.

NOTE THAT VARIOUS PORTIONS OF THE PLAT OF TIERRA DEL MAR BEACH HAVE BEEN VACATED. SEE BOOK 82, PAGE 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Esplin

OREGON

DECEMBER 3, 2014

DALLAS W. ESPLIN

REVIEWS: DECEMBER 31, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Esplin

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J. Esplin

OREGON

DECEMBER 3, 2014

TIERRA DEL MAR WATER CO.

26600 Sandlake Road

Ph : (503) 965-5140

Cloverdale, Oregon 97112

Friday, October 20, 2023

To: Tillamook Dept. of Community Development
1510-B Third Street
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

The street address is: Not Assigned
Portion of Government Lot 5 (4S 10 06) Highlighted in yellow on attached surveyor's sketch

The name of record in our files is: Robert Taylor, TDM6500, LLC

If you have any questions or need additional information, please contact me.

Sincerely,



Owen G. Miller Jr.
President

E-Mail: tierradelmarwaterco@gmail.com
Phone: 503.965.5140

CC: Property Owner

Tillamook County, Oregon
05/17/2023 02:04:01 PM 2023-02064
DEED-DBS
\$15.00 \$11.00 \$10.00 \$61.00 \$20.00 - Total = \$117.00
I hereby certify that the Within Instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

Until a change is requested, all tax
statements shall be sent to:
Jeanette M. Lilly TDM 6500 LLC
8490 SW Cecilia Terrace
Portland, OR 97223

After recording return to:
Jeanette M. Lilly TDM 6500 LLC
8490 SW Cecilia Terrace
Portland, OR 97223

STATUTORY BARGAIN-AND-SALE DEED

**Jeanette M. Lilly and Charity Ralls Grantors, convey to TDM 6500 LLC, Grantee,
the real property in Exhibit B, attached hereto and incorporated herein.**

“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,

TILLAMOOK 2023-24
TICOR TITLE
Courtesy Only-Not Examined

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

The true consideration for this conveyance is \$00.00 and other value given that represents
the entire consideration. DATED: 5/15, 2023.

Jeanette M. Lilly

Charity Ralls

State of Oregon
County of Washington

This instrument was acknowledged before me on May 15, 2023, by Jeanette M. Lilly
and Charity Ralls.

[Signature]

Notary Public for Oregon

My commission expires: 01-12, 2026.

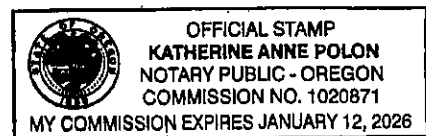


Exhibit B

Correct Legal Description of Real Property

A tract of land in Section 6, Township 4 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon. Beginning at the intersection of the North Line of Government Lot 5 with the Easterly right of way line of Sandlake County Road, in Section 6, Township 4 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence Southwesterly along the Easterly right of way line of said County road to its intersection with the North line of Holly Avenue; thence East to the East line of Tierra Del Mar Beach as recorded in Plat Book 2 page 62, Tillamook County Records; thence Southwesterly along the Easterly line of said Tierra Del Mar Beach to the South line of said Government Lot 5; thence Easterly along said South line to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 6, said point also being the Southeast corner of Government Lot 5; thence North along the East line of said Government Lot 5 to the Northeast corner thereof; thence Westerly along the North line of said Government Lot 5 to the point of beginning.

EXCEPTING THEREFROM beginning at the Northwest corner of Lot 8, Block 7, Tierra Del Mar Beach, in Tillamook County, Oregon; thence South 32 degrees West 32 feet; thence East 84.36 feet; thence South 32 degrees West 64 feet; thence West 168.72 feet; thence North 32 degrees East 96 feet; thence East 84.36 feet to the point of beginning.

EXCEPTING FURTHER Lot 8, Block 7, Tierra Del Mar Beach, in Tillamook County, Oregon.

ALSO EXCEPTING FURTHER that portion conveyed to Russell Fry by Bargain and Sale Deed recorded February 1, 1999 in Book 404, Page 219, Records of Tillamook County, Oregon.

ALSO EXCEPTING that portion lying in an unnamed street.



Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-23-000572-PLNG:
TDM 6500, LLC / BAYSIDE SURVEYING**
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

March 8, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on March 8, 2024. 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.tillamookcounty.gov/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 March 20, 2024**. This decision will become final on March 20, 2024, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

Request: Partition request to create two (2) residential parcels (Exhibit B).

Location: Located within the unincorporated community of Tierra Del Mar, via Sandlake Road, a county road. The subject property is designated as Tax Lot 500 of Section 6, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).

Zone: The subject property is primarily zoned Rural Residential 2-Acre (RR-2) (Exhibit A).

Applicant: Bayside Surveying, Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141

Property Owner: TDM 6500, LLC 8490 SW Cecilia Terrace, Portland, OR. 97223

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:

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.

2. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming either the existing Road Approach via Sandlake Road is adequate or that the necessary improvements to the Road Approach have been completed. The letter shall be provided to the Department at the time of consolidated Zoning and Building Permit submittal for future development.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre and 10-Acre zone, TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone.

Sincerely,
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

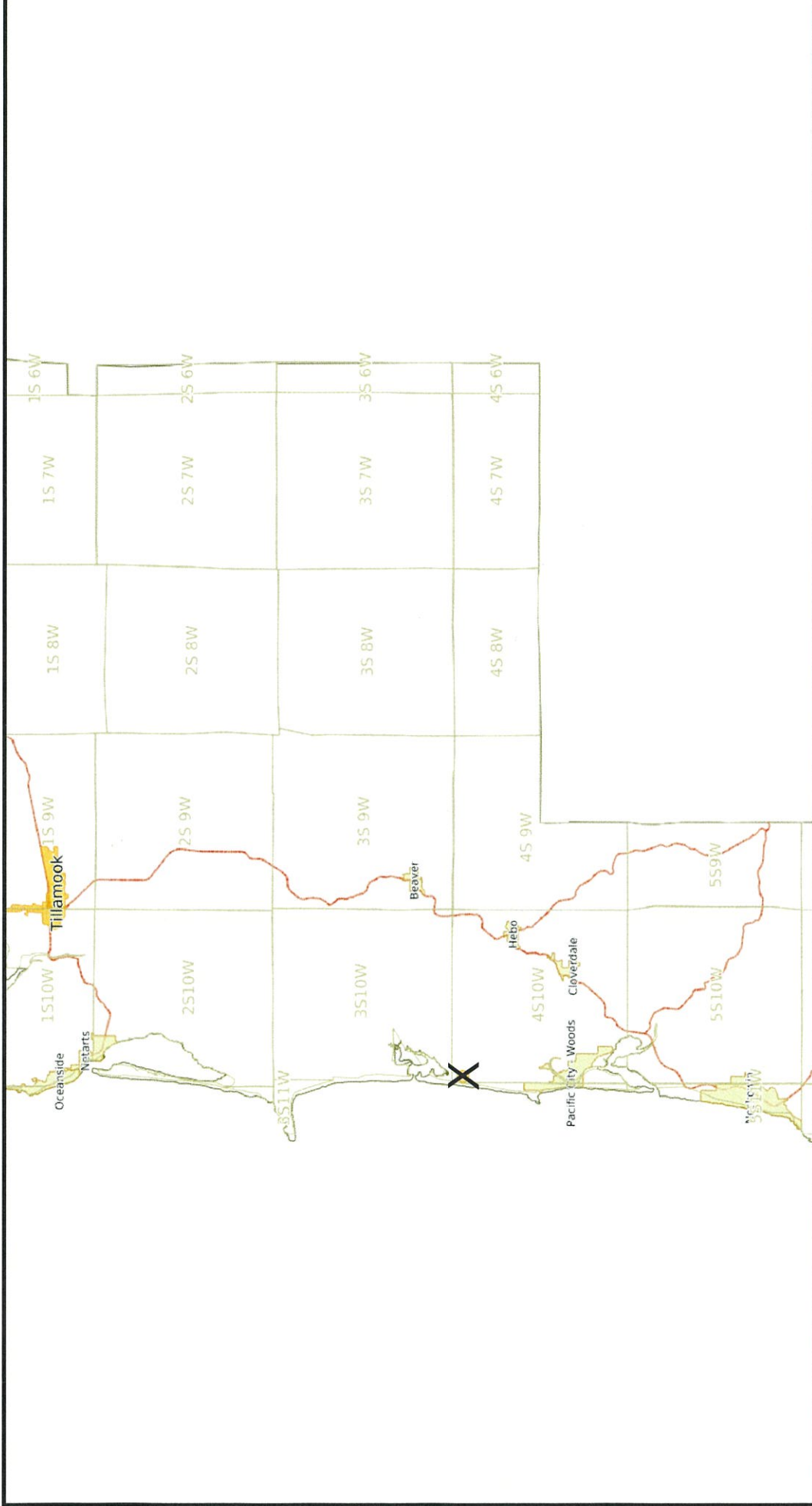


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat



Tillamook County GIS

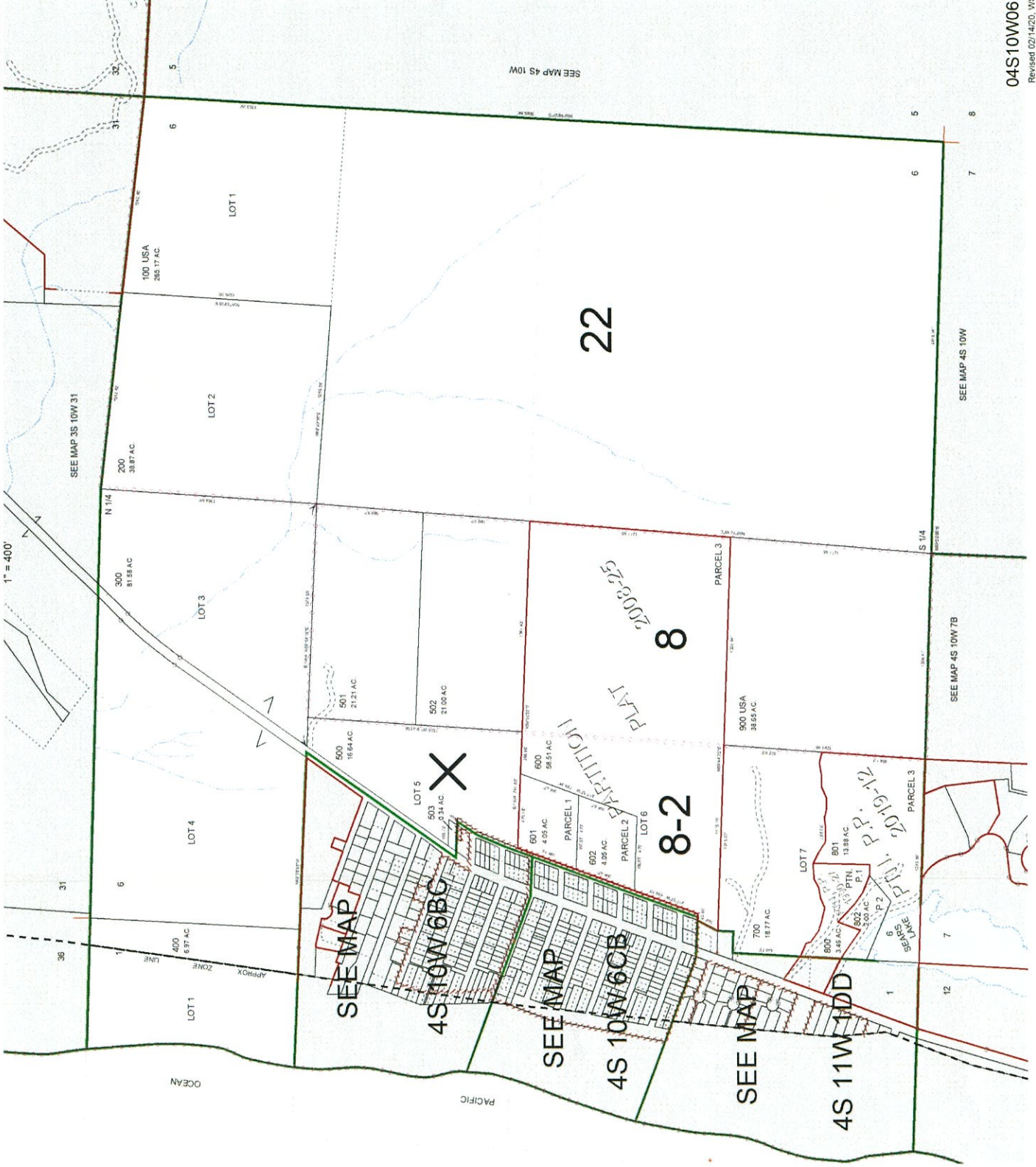


Created: Mon Jan 08 2024 14:7:33
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13832372, 89095, 5634359, 9341911, -13712596, 067644, 5697038, 2973763

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 6 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W06



04S10W06
Revised 02/14/20, WS

Map

