



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409

Land of Cheese. Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
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*

Date of Notice: January 12, 2024

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

#851-23-000572-PLNG: A partition request to create two (2) residential parcels. 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. The subject property is zoned Rural Residential (RR-2). The property owner is TDM 6500, LLC and the applicant is Bayside Surveying.

Written comments received by the Department of Community Development **prior to 4:00p.m. on January 26, 2024**, 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 January 29, 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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 or email at angela.rimoldi@tillamookcounty.gov.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

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.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

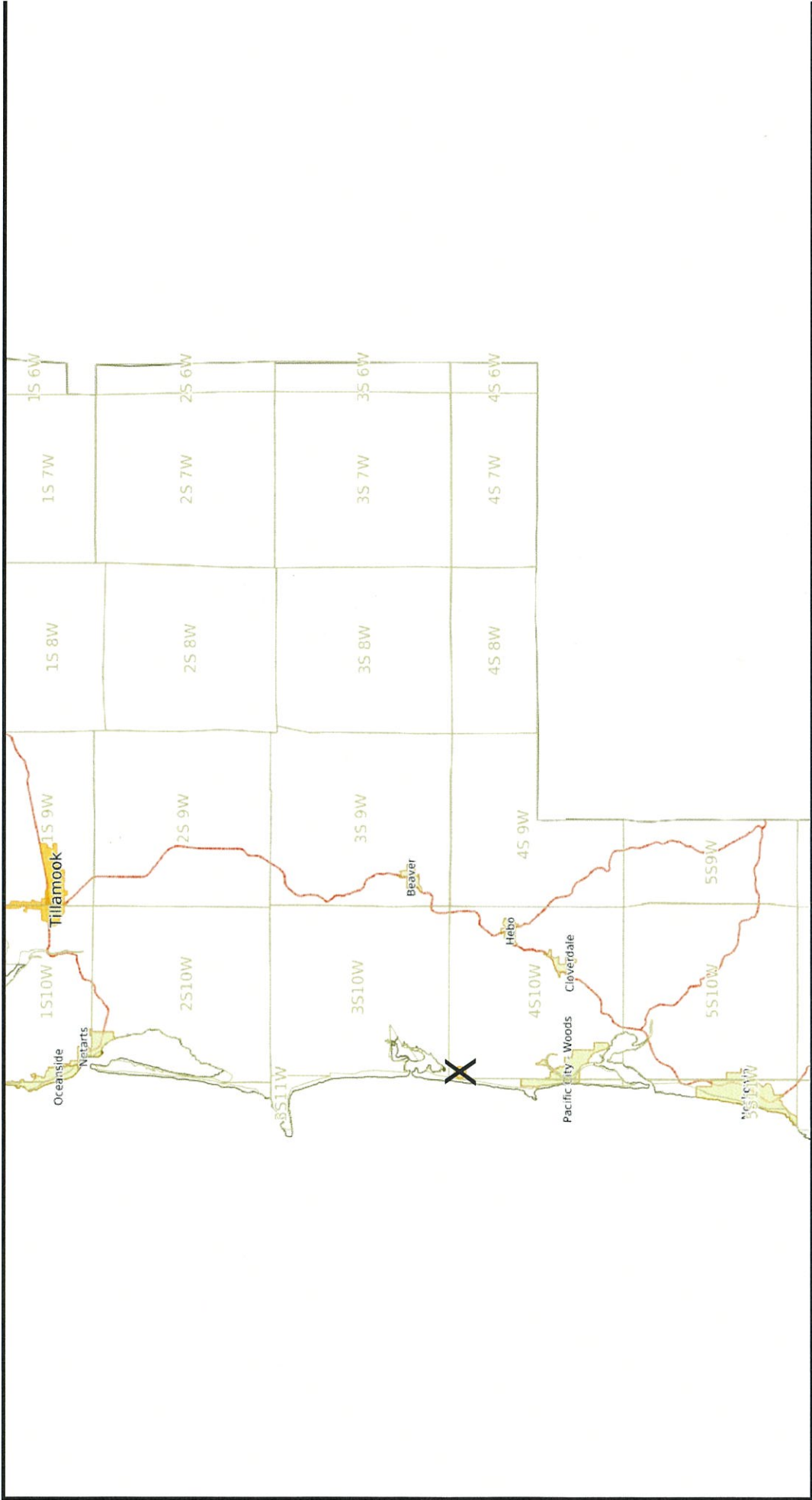
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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

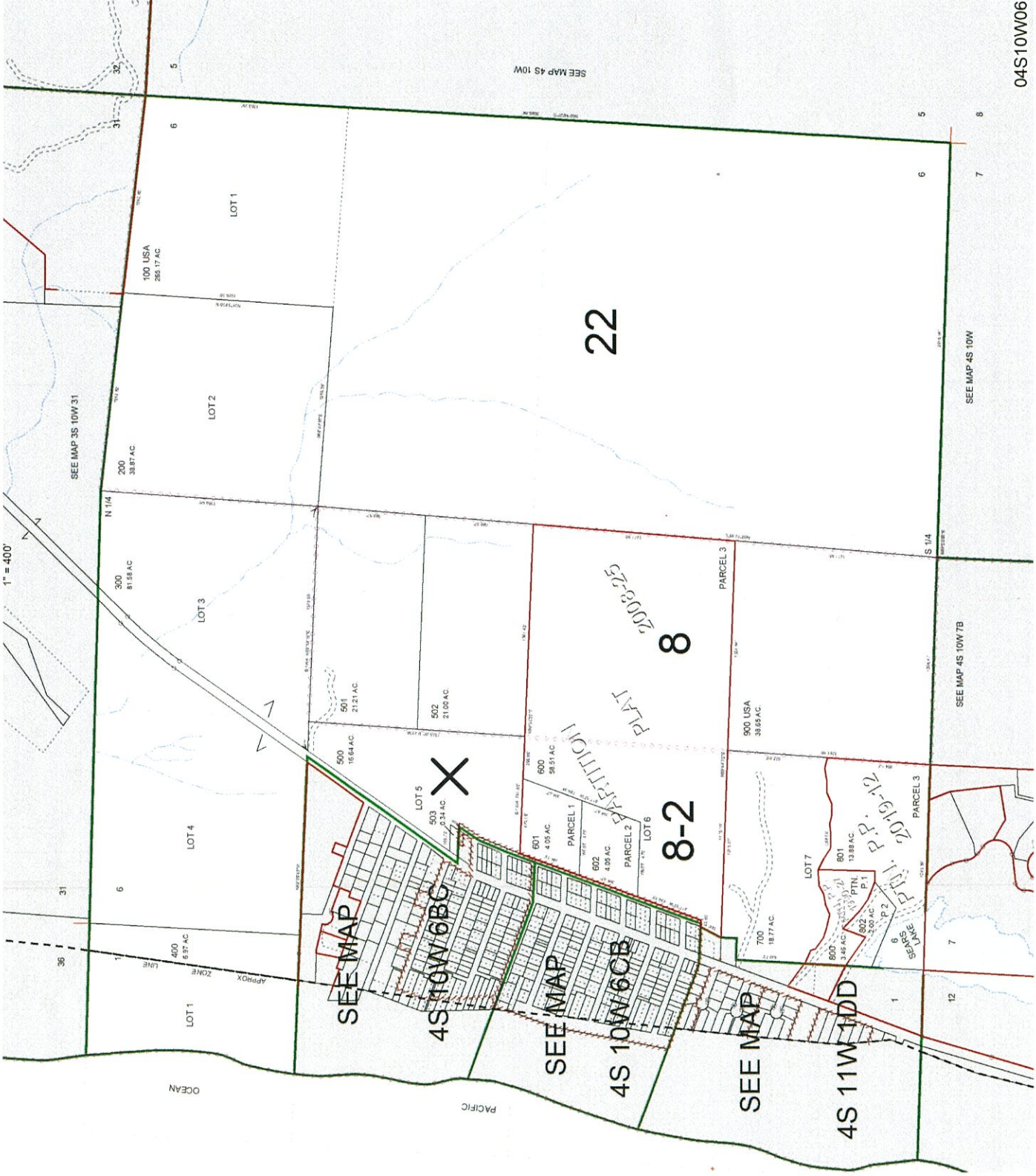


Created: Mon Jan 08 2024-14:7:33
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13832372.89095, -5634359.9341911, -13712596.067644, -5697038.2973763

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

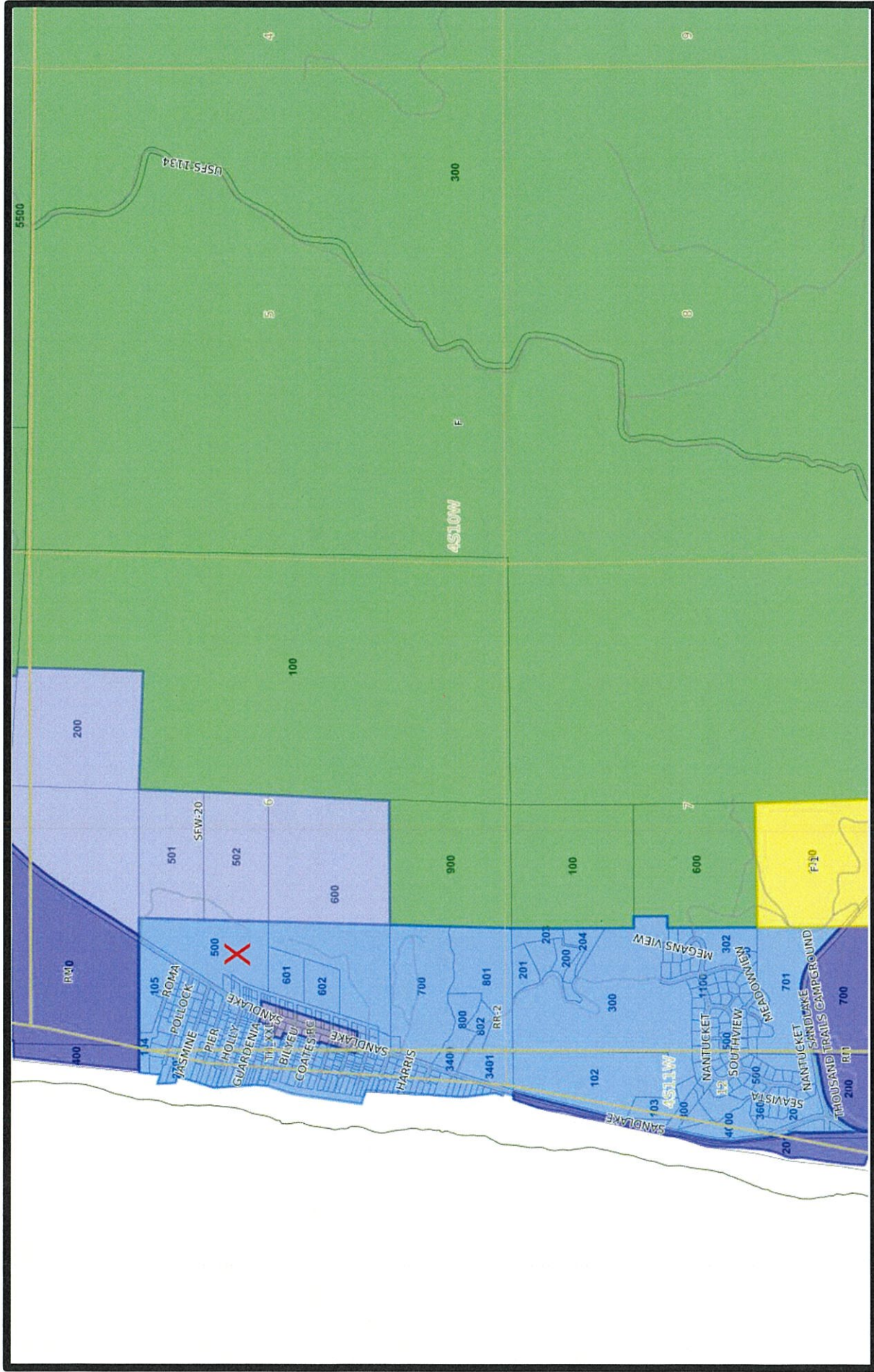
SECTION 6 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W06



04S10W06
Revised 02/14/20, WS

Map





Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

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: mjililly@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))

General Information

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

Existing Conditions

- 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
- 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
- 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 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.

by TDM 6500 LLC
Michael Kelly MEMBER
 by Charity Kelly MEMBER

10/19/2023

10/19/2023

Property Owner (* Required)

Date

Dallas Espin

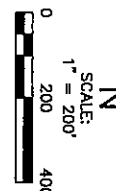
10/19/2023

Applicant Signature

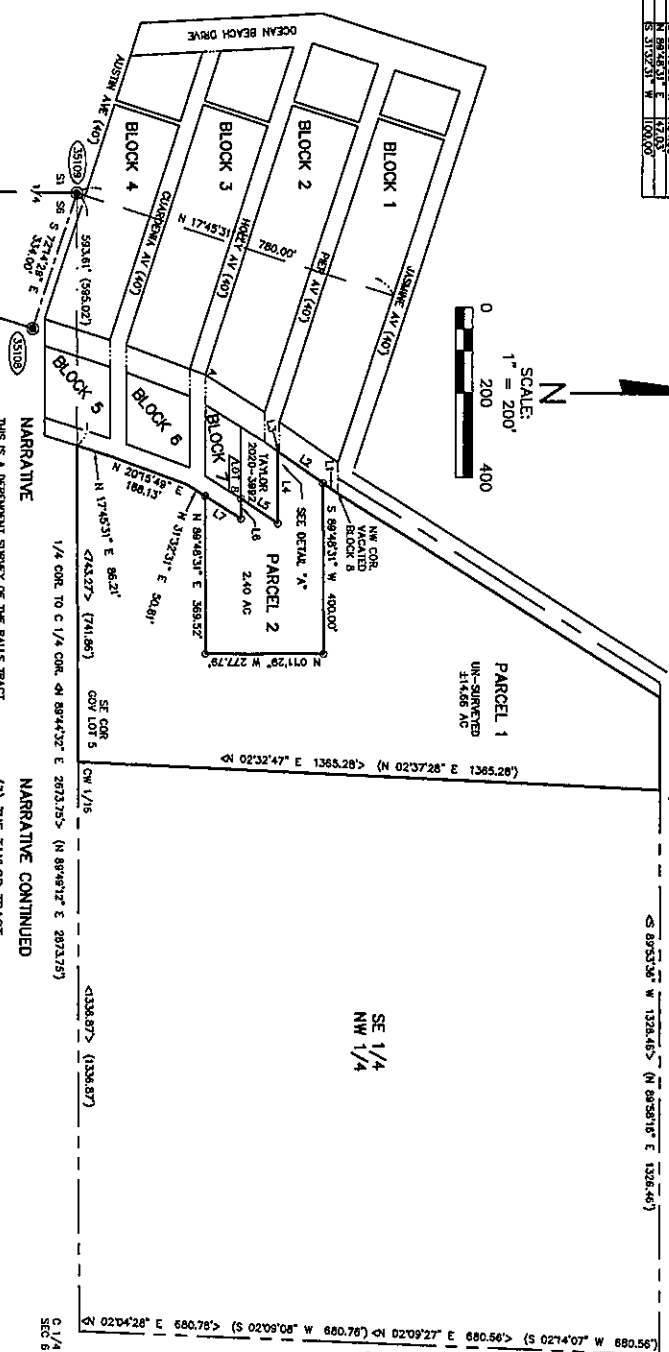
Date



1	5111.90	W	124.84
2	5111.90	W	124.84
3	5111.90	W	124.84
4	5111.90	W	124.84
5	5111.90	W	124.84
6	5111.90	W	124.84
7	5111.90	W	124.84
8	5111.90	W	124.84
9	5111.90	W	124.84
10	5111.90	W	124.84



PARTITION PLAT 2024-



NARRATIVE

THIS IS A REVISION SURVEY OF THE PLAT TRACT DESCRIBED BY INSTRUMENT 2016-7417, THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PLAT TRACT INTO TWO PARCELS AS SHOWN HEREON.

THE BOUNDARIES OF THE PLAT TRACT INCLUDE: (1) SECTION SUBDIVISION LINES; (2) THE PLAT OF TIERRA DEL MAR BEACH; (3) THE TAYLOR TRACT DESCRIBED IN INSTRUMENT 2020-3992 AND (4) SANDLAKE COUNTY ROAD.

(1) SECTION SUBDIVISION LINES
THE SECTION SUBDIVISION LINES WERE Laid OUT FROM THE 1/4 CORNER MONUMENT NUMBERED 35019 USAMO RECORD CORNER/COMMONWEALTH TO BE BEARS.

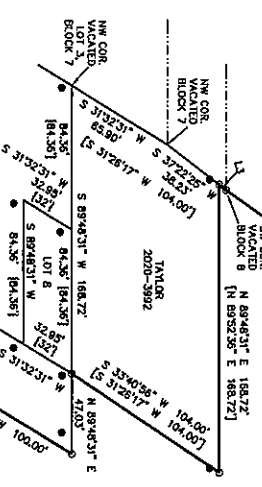
(2) THE PLAT OF TIERRA DEL MAR BEACH
SEE PAGE 3 FOR THE BOUNDARY RESOLUTION FOR THE PLAT OF TIERRA DEL MAR BEACH, SEE MAP C-121, TILLAMOOK COUNTY SURVEY RECORDS.

(3) THE TAYLOR TRACT
THE TAYLOR TRACT DESCRIBED IN INSTRUMENT 2020-3992 APPEARS TO HAVE BEEN ORIGINALLY DESCRIBED USING MAP B-1804. THE DISTANCE ALONG THE EAST LINE AND NORTH LINE OF THE TAYLOR TRACT IN THIS SURVEY ARE THE SAME AS SHOWN ON MAP B-1804. THE NORTH LINE OF LOT 8 AND THE EAST LINE OF LOT 8.

(4) SANDLAKE COUNTY ROAD
A FIELD SANDLAKE ROAD AT 60' WIDE, I FIELD THE PARALLEL SPICE NEAR THE NORTHWEST CORNER OF PARCEL 2 FOR THE CENTERLINE OF SANDLAKE ROAD AND I FIELD THE POINT ON THE EAST RIGHT-OF-WAY BOUNDARY.

NARRATIVE CONTINUED

(1) HAD SANDLAKE ROAD AT 60' WIDE, I FIELD THE PARALLEL SPICE NEAR THE NORTHWEST CORNER OF PARCEL 2 FOR THE CENTERLINE OF SANDLAKE ROAD AND I FIELD THE POINT ON THE EAST RIGHT-OF-WAY BOUNDARY.



DETAIL "A"
1" = 50'

- BASIS OF BEARINGS**
- THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY GPS OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM WITH THE HORIZONTAL DATUM OF 2011. THE DATA BETWEEN MONUMENTS 35032 AND 35039.
- THIS IS A ROTATION OF 0°04'41" COUNTERCLOCKWISE FROM MAP B-1804.
- LEGEND**
- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED TALLIES ESPUN LS 03827
 - ⊙ FOUND MONUMENT AS NOTED, FIELD
 - 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 2020-3992
 - [] CALCULATED VALUE
 - NO () [] OR <> MEASURED VALUE

OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE
OBlique MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983

5111.90
5111.90
5111.90
5111.90
5111.90
5111.90
5111.90
5111.90
5111.90
5111.90

LONGITUDE OF LOCAL ORIGIN: 44.540° W
LATITUDE OF LOCAL ORIGIN: 44.540° N
FALSE NORTING: -4,600,000.00 METERS
FALSE EASTING: -2,000,000.00 METERS
SCALE FACTOR: 0.999 998 446 000 (EARTH TYPICAL)
SCALE HORIZ. METERS: 1:250 000
SCALE VERT. METERS: 1:250 000

(THE ABOVE INFORMATION IS RECORD FROM OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET, VERSION 3.01 2-2011, PAGES A-32, SET, DOT RECORDS)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael Lilly
OREGON
DALLAS W. ESPUN
RENEWED DECEMBER 31, 2021

Michael Lilly
REGISTERED PROFESSIONAL LAND SURVEYOR

11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

TRACT DESCRIBED IN INST 2016-7417
PORTION OF GOVERNMENT LOT 5
SW 1/4 OF THE NW 1/4
T4S, R10W, SECTION 6
TILLAMOOK COUNTY, OREGON

MICHAEL LILLY

DATE	FORWARDER	TRACED	DRAWN	RECORDED	JOB NUMBER
OCTOBER 12, 2023	TORON HIER V	TALCOBOLAS	DWE	DWE	1461

U11V-4V29D10E
L11V-4J37C

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 2023-24
TICOR TITLE
Courtesy Only-Not Examined

Tillamook County, Oregon
05/17/2023 02:04:01 PM
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,

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.

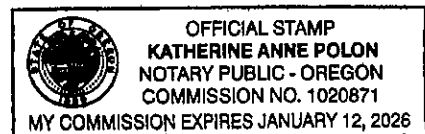


Exhibit B

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.