



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 #851-23-000536-PLNG:
M & P SUNRISE, LLC / WALLACE**

*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:

#851-23-000536-PLNG: A partition request to create two (2) residential parcels. Located North of the unincorporated community of Tillamook via Sollie Smith Road, a county road. The subject property is designated as Tax Lot 600 of Section 15, Township 1 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2) and partially Farm (F-1). The property owner is M & P Sunrise, LLC and the applicant is Don Wallace.

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.

SECTION 3.002: FARM ZONE (F-1)

(14) LAND DIVISION

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TILLAMOOK COUNTY LAND DIVISION ORDINANCE

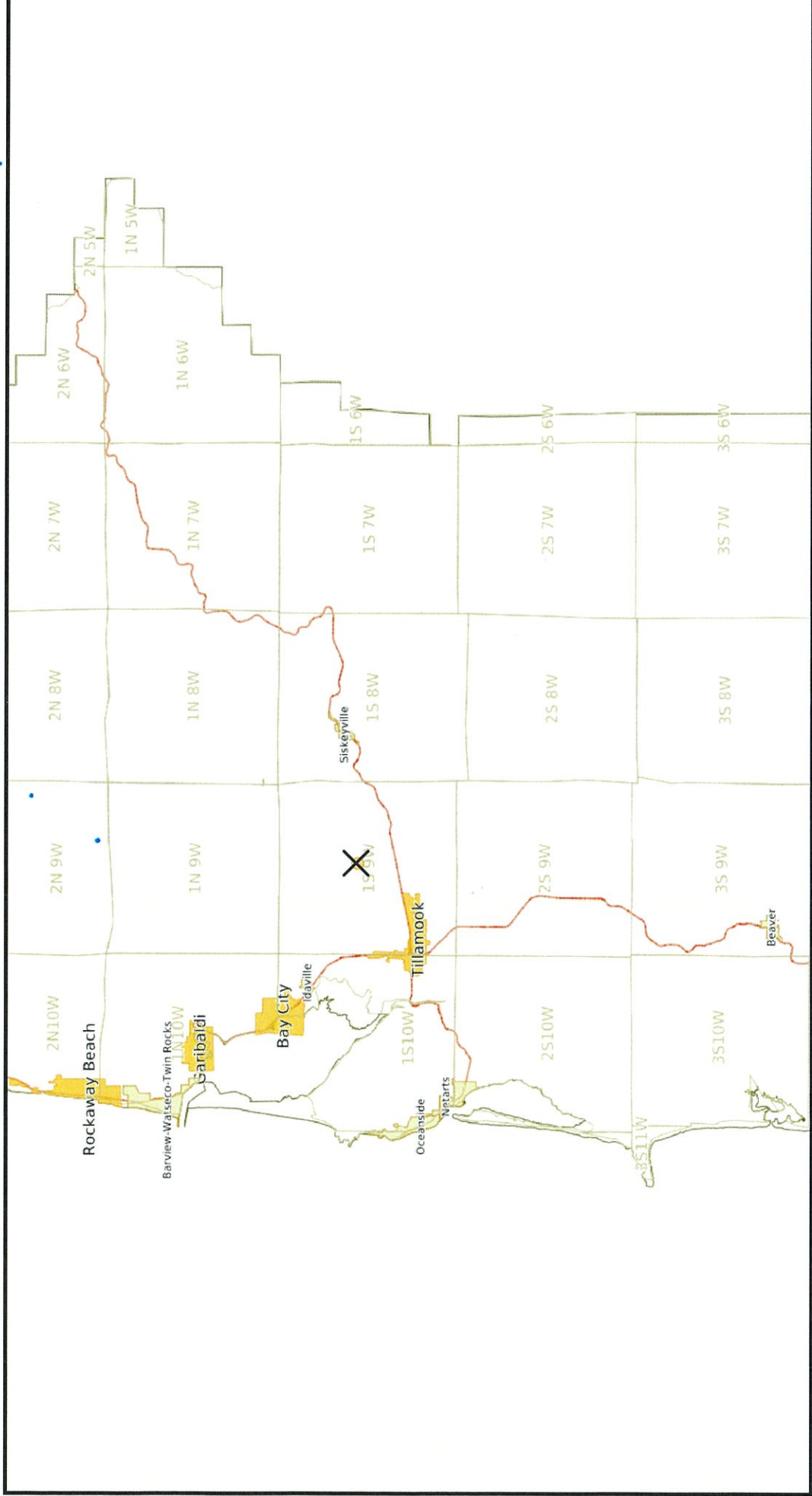
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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



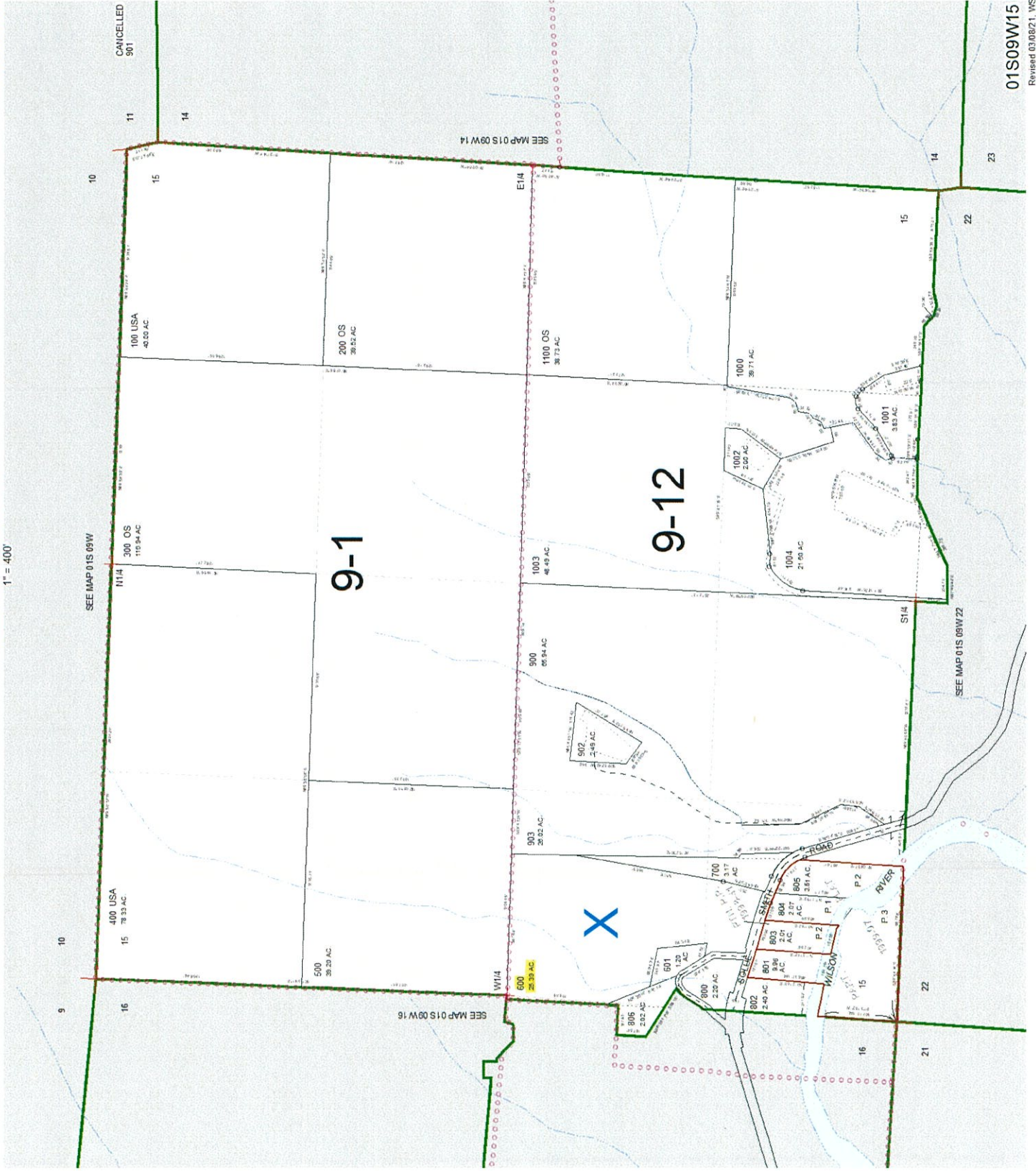
Created: Mon Jan 08 2024 13:37:10
Active Layers: County Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13828184.994565, 5662433.8382159, -13708408.171259, 5725112.2014011

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 15 T.1S. R.9W. W.M.
TILLAMOOK COUNTY

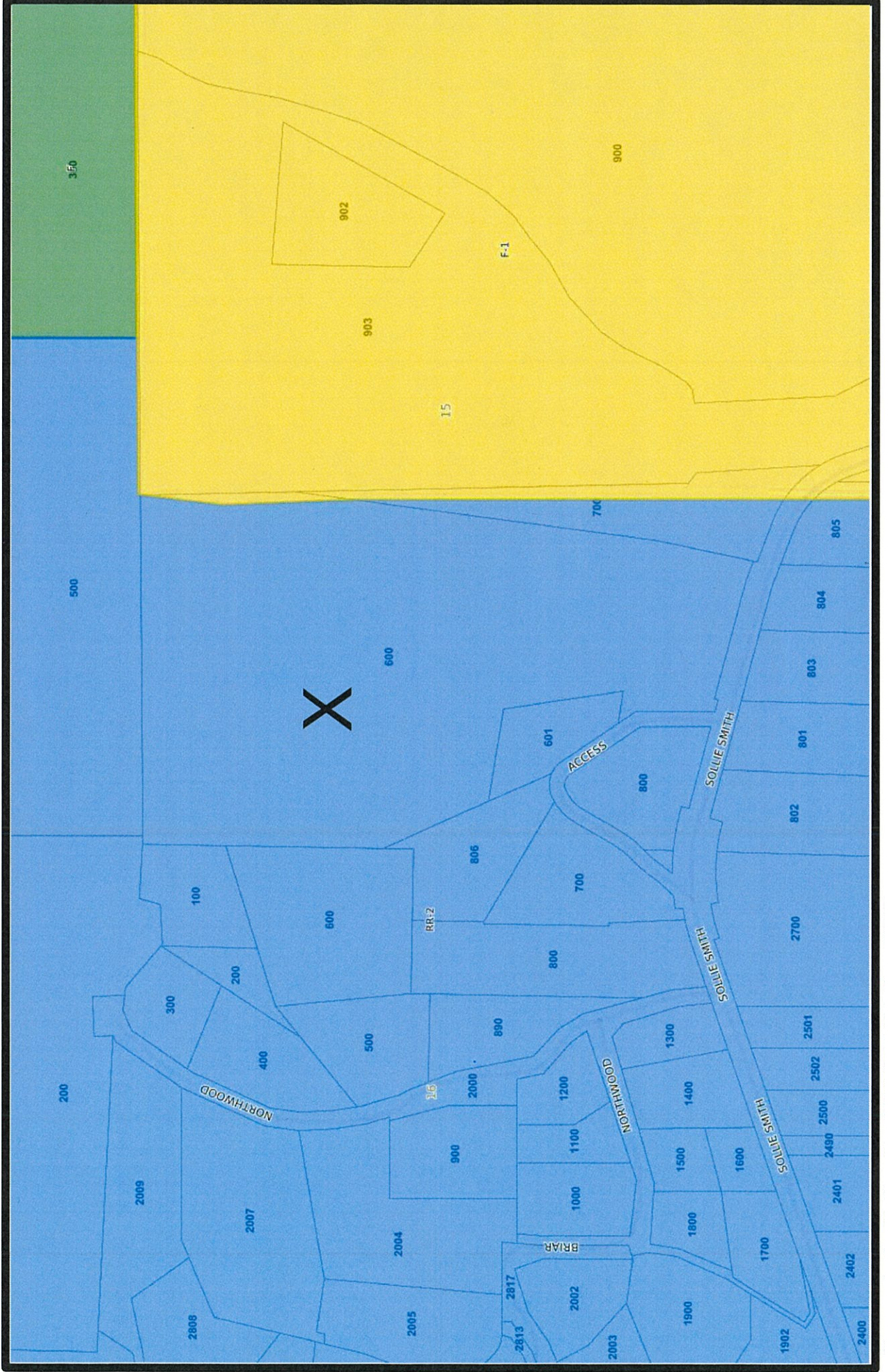
1" = 400'

01S09W15



01S09W15
Revised 03/08/21, WS

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Don Wallace Phone: 503-429-6115
 Address: 1224 Alder Street
 City: Vernonia State: OR Zip: 97064
 Email: dwallace_kls@msn.com

Property Owner

Name: Mike Lehman Phone: 503-812-5281
 Address: 7640 Northwood Drive
 City: Tillamook State: OR Zip: 97141
 Email: sunshinemike23@yahoo.com

Location:

Site Address: 8260 Sollie Smith Road

Map Number: 1S	9W	15	600
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

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

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

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

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

General Information

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

Existing Conditions

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

OFFICE USE ONLY

Date Stamp

RECEIVED
 NOV 28 2023
 BY: _____

Approved Denied

Received by: _____

Receipt #: _____

Fees: 13245.-

Permit No:
 851-23 - 0005300-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


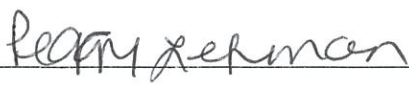
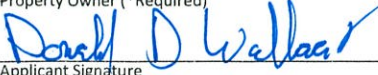
Certificates:

- Title interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

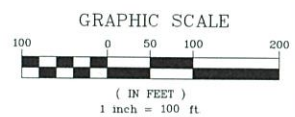
Authorization

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.

		11-28-23
Property Owner (*Required)		Date
		11/03/2023
Applicant Signature		Date

PARTITION PLAT No. _____
 IN THE SW 1/4 OF SECTION 15,
 T1S, R9W, W.M.
 TILLAMOOK COUNTY, OREGON
 NOVEMBER 6, 2023

RECEIVED
 DEC 12 2023
 BY:



- LEGEND:**
- = MONUMENT FOUND AS NOTED
 - = SET 5/8" X 30" IRON ROD WITH A YPC MARKED "K.L.S. SURVEYING INC"
 - () = RECORD SURVEY DATA
 - [] = RECORD DEED DATA
 - = RECORD SURVEY NUMBER
 - YPC = YELLOW PLASTIC CAP
 - [] = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)

- REFERENCES:**
- SURVEYS**
- 1 = CS NO A-845
 - 2 = CS NO A-1100
 - 3 = CS NO A-5317
 - 4 = CS NO B-897
 - 5 = CS NO B-2647
 - 6 = CS NO B-2827
 - 7 = CS NO B-3484
 - 8 = CS NO F-26-10
 - 9 = PARTITION PLAT NO 1998-41
 - 10 = PARTITION PLAT NO 1999-1
 - 11 = NORTHWOODS ACRES
- DEEDS**
- 1 = BOOK 442, PAGE 809
 - 2 = INSTRUMENT NO 2019-001099
 - 3 = INSTRUMENT NO 2016-000889
 - 4 = INSTRUMENT NO 2019-007369
 - 5 = INSTRUMENT NO 2012-002863

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	8°14'31"	43.15'	300.00'	N 04°51'11" W	43.12'
C2	80°02'58"	83.83'	60.00'	S 40°45'24" E	77.17'
C3	92°57'23"	102.77'	63.35'	N 52°44'26" E	91.87'
C4	13°46'08"	48.06'	200.00'	S 13°08'49" W	47.95'
C5	49°00'13"	183.88'	215.00'	N 04°28'13" W	178.33'
C6	87°36'22"	111.52'	73.00'	S 24°06'42" W	101.06'
C7	15°07'33"	47.52'	180.00'	N 60°21'07" E	47.38'
C8	37°02'55"	116.39'	180.00'	N 34°15'53" E	114.37'
C9	72°33'31"	63.32'	50.00'	N 45°15'12" W	59.17'

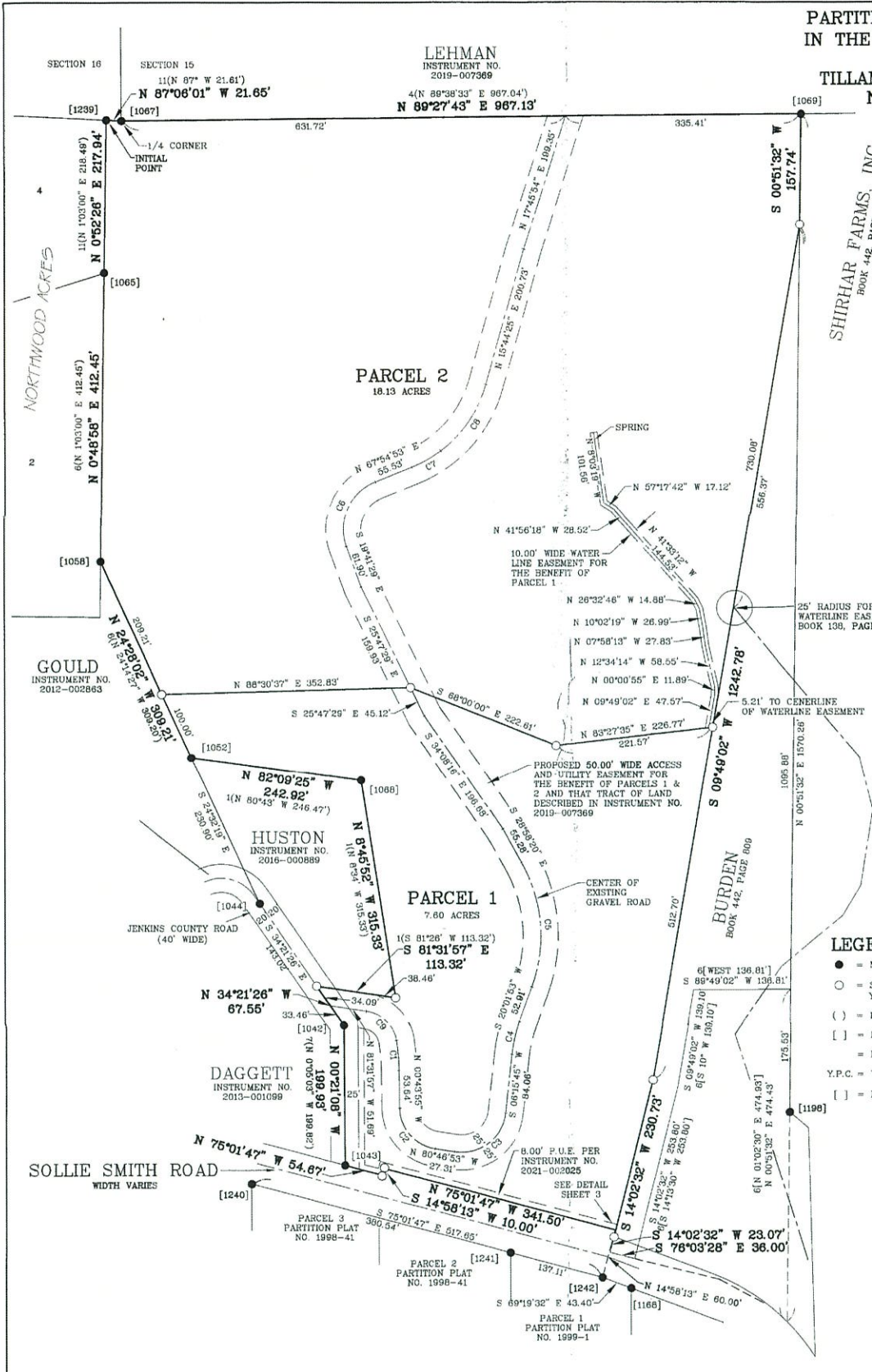
REGISTERED PROFESSIONAL LAND SURVEYOR
 Donald D Wallace
 OREGON
 JANUARY 15, 1993
 DONALD D WALLACE JR
 2601
 RENEWS 6/30/24



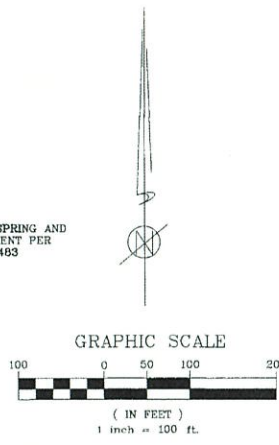
SHEET 2 OF 3

JOB No 20-230
 PROJECT No 20-230
 DRAWN BY SWM
 FIELD SWMR/CAM
 EQUIPMENT NIKON / HYPER
 REVISED 12/12/2023

PARTITION PLAT No. _____
 IN THE SW 1/4 OF SECTION 15,
 T1S, R9W, W.M.
 TILLAMOOK COUNTY, OREGON
 NOVEMBER 6, 2023



SHIRHAR FARMS, INC.
 BOOK 442, PAGE 810



- LEGEND:**
- = MONUMENT FOUND AS NOTED
 - = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
 - () = RECORD SURVEY DATA
 - [] = RECORD DEED DATA
 - = RECORD SURVEY NUMBER
 - Y.P.C. = YELLOW PLASTIC CAP
 - [] = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)

- REFERENCES:**
- SURVEYS:**
- 1 = CS NO. A-845
 - 2 = CS NO. A-1100
 - 3 = CS NO. A-5317
 - 4 = CS NO. B-897
 - 5 = CS NO. B-2847
 - 6 = CS NO. B-2827
 - 7 = CS NO. B-3484
 - 8 = CS NO. B-28-10
 - 9 = PARTITION PLAT NO. 1998-41
 - 10 = PARTITION PLAT NO. 1999-1
 - 11 = NORTHWOODS ACRES
- DEEDS:**
- 1 = BOOK 442, PAGE 809
 - 2 = INSTRUMENT NO. 2013-001099
 - 3 = INSTRUMENT NO. 2016-000889
 - 4 = INSTRUMENT NO. 2019-007369
 - 5 = INSTRUMENT NO. 2012-002863

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	87°4'31"	43.15	300.00'	N 04°51'11" W	43.12'
C2	80°02'58"	93.83	60.00'	S 40°45'24" E	77.17'
C3	92°57'23"	102.77	63.95'	N 50°44'26" E	91.87'
C4	13°44'08"	49.00'	200.00'	S 13°08'49" W	47.95'
C5	49°00'13"	183.88'	215.00'	N 04°28'13" W	178.33'
C6	87°36'22"	111.62'	73.00'	S 24°06'42" W	101.06'
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C8	37°02'55"	116.39'	180.00'	N 34°15'59" E	114.37'
C9	72°33'31"	83.32'	50.00'	N 45°15'12" W	59.17'

RECEIVED

NOV 28 2023

BY:

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Donald D. Wallace Jr.

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE JR
 2501
 RENEWS 6/30/24



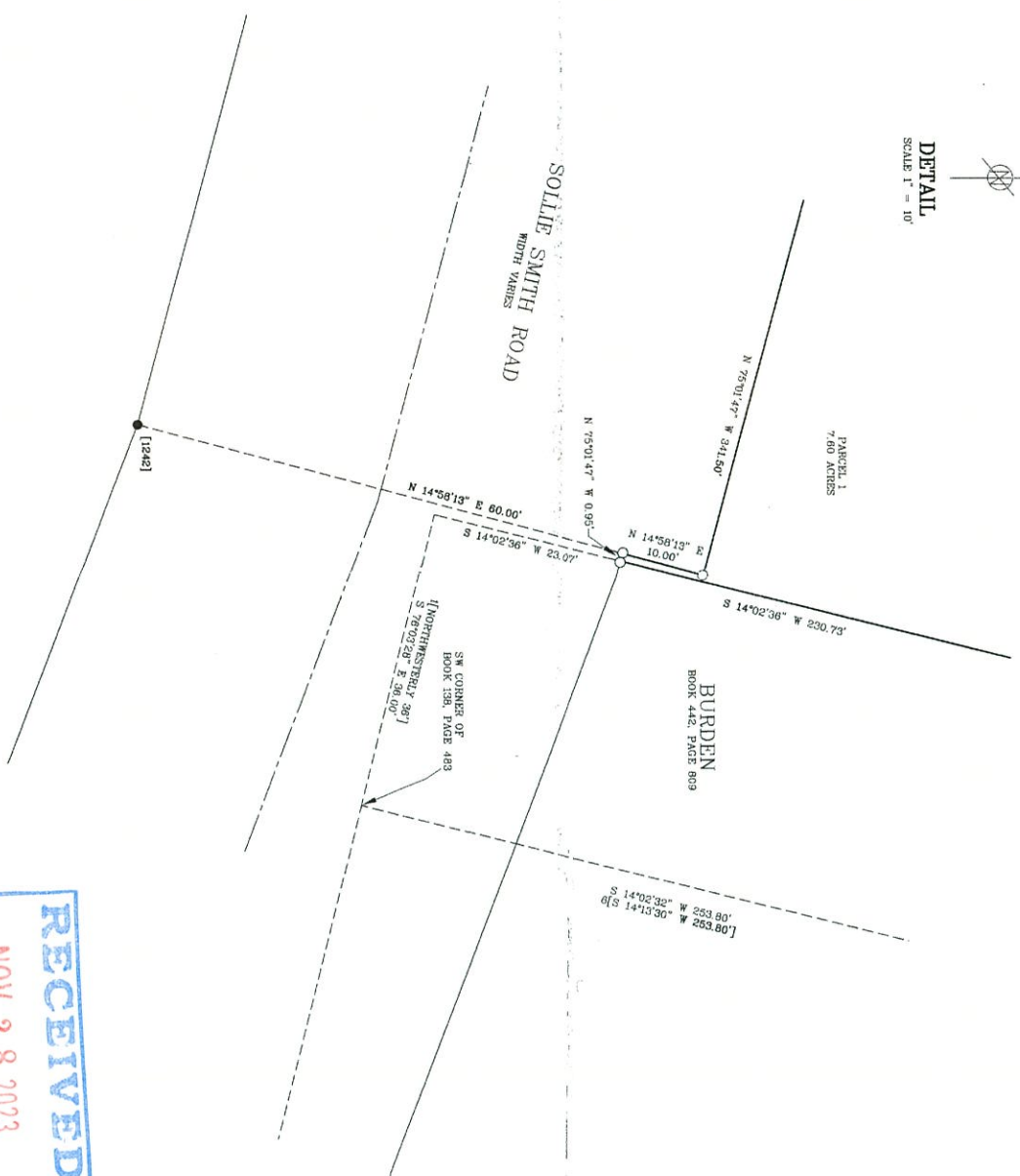
SHEET 2 OF 3

JOB No. 20-230
 PROJECT No. 20-230
 DRAWN BY: SWM
 FIELD: SWM/R/CAM
 EQUIPMENT: NIKON / HYPER
 REVISED: 11/06/2023

PARTITION PLAT NO. _____
 IN THE SW 1/4 OF SECTION 15,
 T1S, R9W, W.M.
 TILLAMOOK COUNTY, OREGON
 NOVEMBER 6, 2023



DETAIL
 SCALE 1" = 10'



MONUMENT NOTES:

- [1042] FOUND A 5/8" IRON ROD WITH AN ILLUSIBLE Y.P.C. PER CS NO. B-2827, (HELD).
- [1043] FOUND A 5/8" IRON ROD WITH A SMASHED Y.P.C. PER CS NO. B-2827, (HELD).
- [1044] FOUND AN ALUMINUM NAIL (SHINER MISSING) AS NOTED ON CS NO. B-2827, (HELD).
- [1045] FOUND A 1" IRON PIPE PER CS NO. A-048, (HELD).
- [1066] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "A. DUNCAN LS 793" PER CS NO. B-2827, (HELD).
- [1067] FOUND A 1" IRON PIPE PER NORTHWOOD ACRES, CS NO. C-288, (HELD).
- [1068] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "C. WAYNE COOK PLS 1098" PER PARTITION PLAT NO. 1993-1, CS NO. F-500, (HELD).
- [1069] FOUND A 1 1/2" IRON PIPE PER CS NO. B-997, (HELD).
- [1241] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "KLS SURVEYING INC." PER CS NO. 2847, (HELD).
- [1242] NORTHEAST CORNER LOT 4, NORTHWOOD ACRES, CS NO. C-288, (HELD).
- [1243] FOUND A 2 1/2" IRON PIPE, INITIAL POINT, PER NORTHWOOD ACRES, CS NO. C-288, (HELD).
- [1244] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "R. LARSON LS 2102" PER CS NO. A-5317, (HELD).
- [1245] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "C. WAYNE COOK PLS 1098" PER PARTITION PLAT NO. 1998-41, CS NO. F-489, (HELD).

RECEIVED
 NOV 28 2023
 BY:

REGISTERED PROFESSIONAL LAND SURVEYOR DONALD D WALLACE JR. 2601 RENEWS 6/30/24	K.L.S. SURVEYING INC. 1224 ALGER STREET BEND, OR 97704 (503)429-6115
SHEET 3 OF 3	
JOB No. 20-280 PROJECT No. 20-280	DRAWN BY: SJK FIELD: SMJL/CAM EQUIPMENT: NIKON / HYPER REVISION: 11/08/2023



Land of Cheese, Trees and Ocean Breeze

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

TO: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 1 Range: 09 West Section: 15 Tax Lot(s): 500

Situs address (if known): 8280 SOLLIE SMITH ROAD

According to records, the legal owner is/are: MICHAEL + PEGGY LEHMANN

Contact telephone number: 503 812-5281

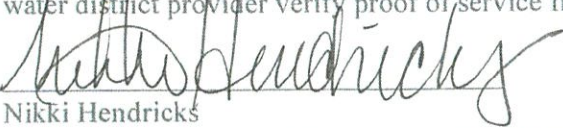
Water Source: Till 52994

Comments: Share with parcel # 2 from being split off + 1600

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

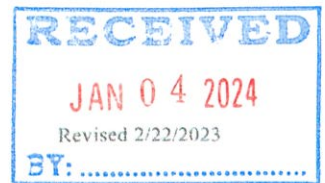
Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.


Nikki Hendricks

Issue Date: 1.4.2024

Oregon Water resources Department (OWRD)
District 1 Watermaster
4000 Blimp Blvd Ste 400, Tillamook, OR 97141
Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov



*****FOR OFFICE USE ONLY*****

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____



Land of Cheese, Trees and Ocean Breeze

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 1 Range: 09 West Section: 15 Tax Lot(s): 600/new lot

Situs address (if known): 8260 Sollice Smith Road

According to records, the legal owner is/are: Michael R Lehman + Peggy Lehman

Contact telephone number: 503-812-5281


Water Source: PERMIT # 24430 SPRING for 600/TILL 52994 the well on 500

Comments: Domestic USE FOR ONE household only, will be for new tax lot

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

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Nikki Hendricks

Issue Date: 1.4.2024

Oregon Water resources Department (OWRD)
District 1 Watermaster
4000 Blimp Blvd Ste 400, Tillamook, OR 97141
Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov





After recording return to:
Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

Tillamook County, Oregon 2019-007369
11/27/2019 02:48:52 PM
DEED-DBS
\$20.00 \$11.00 \$61.00 \$10.00 - Total = \$102.00



I hereby certify that the within
instrument was received for record and
recorded in the County of Tillamook,
State of Oreaon.

Tassi O'Neil, Tillamook County Clerk

Until a change is requested, all
tax statements shall be sent to
the following address:
M&P Sunrise LLC
7640 Northwood Dr. N
Tillamook, OR 97141

Map and tax lot: 1S0915-00-00600

BARGAIN AND SALE DEED

Michael Lehman and Peggy Lehman, Trustees of the Michael Lehman and Peggy Lehman Joint Living Trust ("Grantors") convey to M&P Sunrise LLC ("Grantee"), all that real property with improvements and structures situated thereon located in Tillamook County, Oregon, as more particularly described in Exhibit A ("Property").

The true and actual consideration for this instrument is \$0.00; instead, this deed is given as the Grantors' initial capital investment in M&P Sunrise LLC.

RESERVING TO THE GRANTORS, and their successors in title, a perpetual non-exclusive appurtenant utility and access easement on, under and across the Property for utility services and vehicular and pedestrian ingress and egress to Grantors' property described in Exhibit B.

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

EXECUTED by Grantors on the date set forth below.

Michael Lehman
Michael Lehman Date
Trustee of the Michael Lehman and
Peggy Lehman Joint Living Trust

Peggy Lehman 11/27/19
Peggy Lehman Date
Trustee of the Michael Lehman and
Peggy Lehman Joint Living Trust

STATE OF OREGON)
)
County of Tillamook)

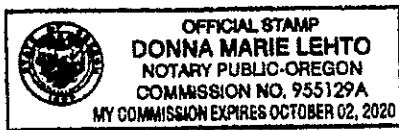
This instrument was acknowledged before me on this 27th day of
November, 2019 by Michael Lehman, Trustee of the Michael Lehman and Peggy
Lehman Joint Living Trust.



Donna Lehto
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-2-20

STATE OF OREGON)
)
County of Tillamook)

This instrument was acknowledged before me on this 27th day of
November, 2019 by Peggy Lehman, Trustee of the Michael Lehman and Peggy
Lehman Joint Living Trust.



Donna Lehto
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-2-20

Exhibit A

(Property)

Beginning at the quarter Section corner between Sections 15 and 16, Township 1 South, Range 9 West of the Willamette Meridian, County of Tillamook, State of Oregon;
thence South 1° 02' 30" West 758.98 feet;
thence South 24° 20' East 448.08 feet to the North sideline of Wilson River County Road (Sollie Smith Road); thence Southeasterly along said road to a point 36 feet Northwesterly from the Southwest corner of that tract conveyed to Hayden Hauptert by Deed recorded in Book 138, page 483, Tillamook County Records;
thence North 14 ° 13' 30" East 253.80 feet;
thence North 10° East to the West line of the Alton J. Swett tract conveyed by Deed recorded April 16, 1945 in Book 90, page 454, Tillamook County Records;
thence North along said Swett West line to the East-West centerline of Section 15, Township 1 South, Range 9 West of the Willamette Meridian;
thence Westerly along said centerline to the point of beginning.

EXCEPTING THEREFROM that tract of land described in Deed recorded September 29, 1960 in Book 173, page 115, Tillamook County Records.

Exhibit B

(Grantors' Property)

The Southwest quarter of the Northwest quarter of Section 15, Township 1 South, Range 9 West of the Willamette Meridian, County of Tillamook, State of Oregon.

December 8, 2023

RE: Incomplete application for a Partition Application # 851-23-000536-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development
Attn: Angela Rimoldi – Planning Permit Technician
1510 B Third Street
Tillamook, OR 97141


Or email: angela.rimoldi@tillamookcounty.gov

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**November 28, 2023**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Michael R Lehman 
Signed and Acknowledged (Owner and/or Applicant)

Jan 4 2024
Date

Leah Lehman
Signed and Acknowledged (Owner and/or Applicant)

1/4/2024
Date

