



## NOTICE OF PUBLIC HEARING

**Date of Notice:** March 13, 2024

**Date of Hearing:** April 3, 2024

Notice is hereby given that the Tillamook County Board of Commissioners will hold a public hearing on April 3, 2024, beginning at 10:30am, at the Board of County Commissioners Meeting Room 106 in Tillamook, Oregon, 201 Laurel Avenue, to consider the following:

**Road Rename and Road Naming Request #851-23-000465-PLNG:** An application has been filed with the Tillamook County Department of Community Development at the request of Riverview Meadows Development, LLC. The proposed rename request is within Riverview Meadows Subdivision. The request is to rename Verns Place to Coltlee Drive and Sunnyview Drive to Riverview Drive, and to name an unnamed emergency access easement to Riverview Drive. The Riverview Meadows Subdivision is located within the City of Nehalem Urban Growth Boundary in Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Any comments or concerns regarding the proposed road naming can be delivered in-person, mailed or emailed to the Tillamook County Department of Community Development at 1510-B Third Street, Tillamook, OR, 97141, by 4:00pm on March 27, 2024.

The Tillamook County Board of Commissioners will consider this request at a public meeting at 10:30am on April 3, 2024, in the Board of County Commissioners Meeting Room 106 of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, Oregon. Oral testimony will be taken at the hearing.

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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3123 or email Sheila Shoemaker, Land Use Planner at [sheila.shoemaker@tillamookcounty.gov](mailto:sheila.shoemaker@tillamookcounty.gov).

Tillamook County Department of Community Development

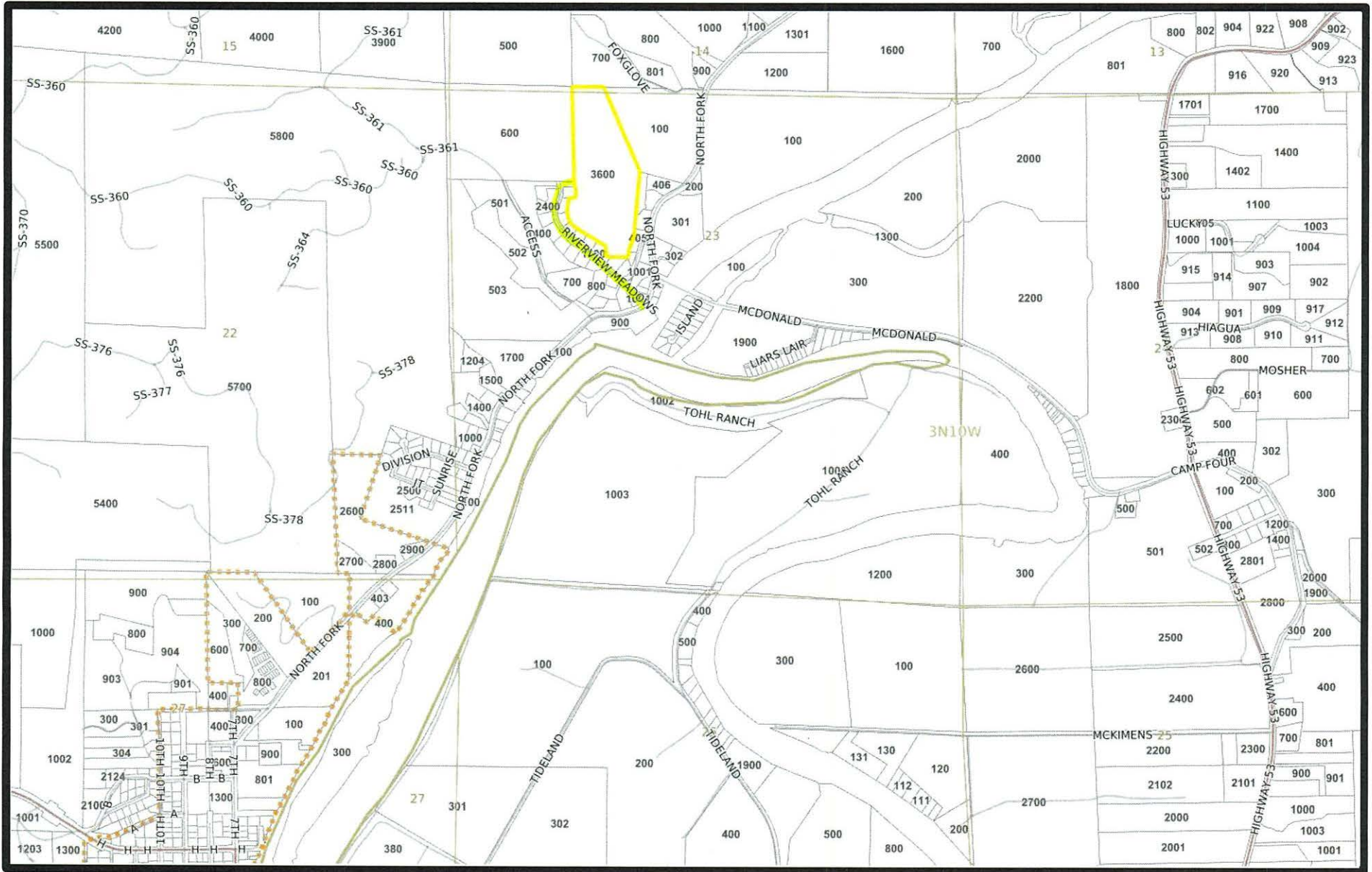
Sheila Shoemaker, Land Use Planner

Enc. Maps

# EXHIBIT A

 = Road naming and Road re-namings location

# Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



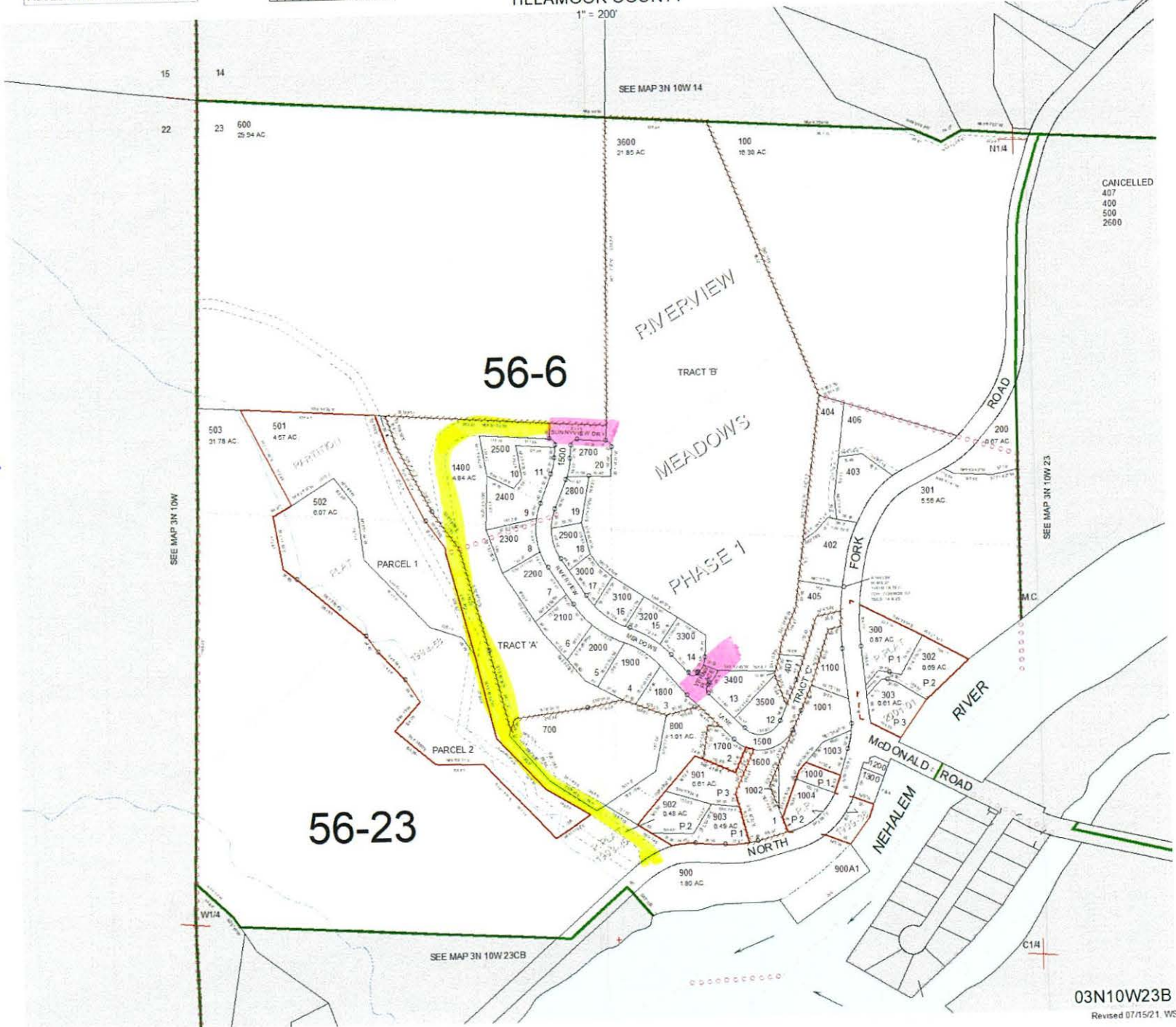
N.W.1/4 SEC.23 T.3N. R.10W. W.M.  
TILLAMOOK COUNTY

03N10W23B

1" = 200'

 = Emergency Access easement naming

 = road re-namings

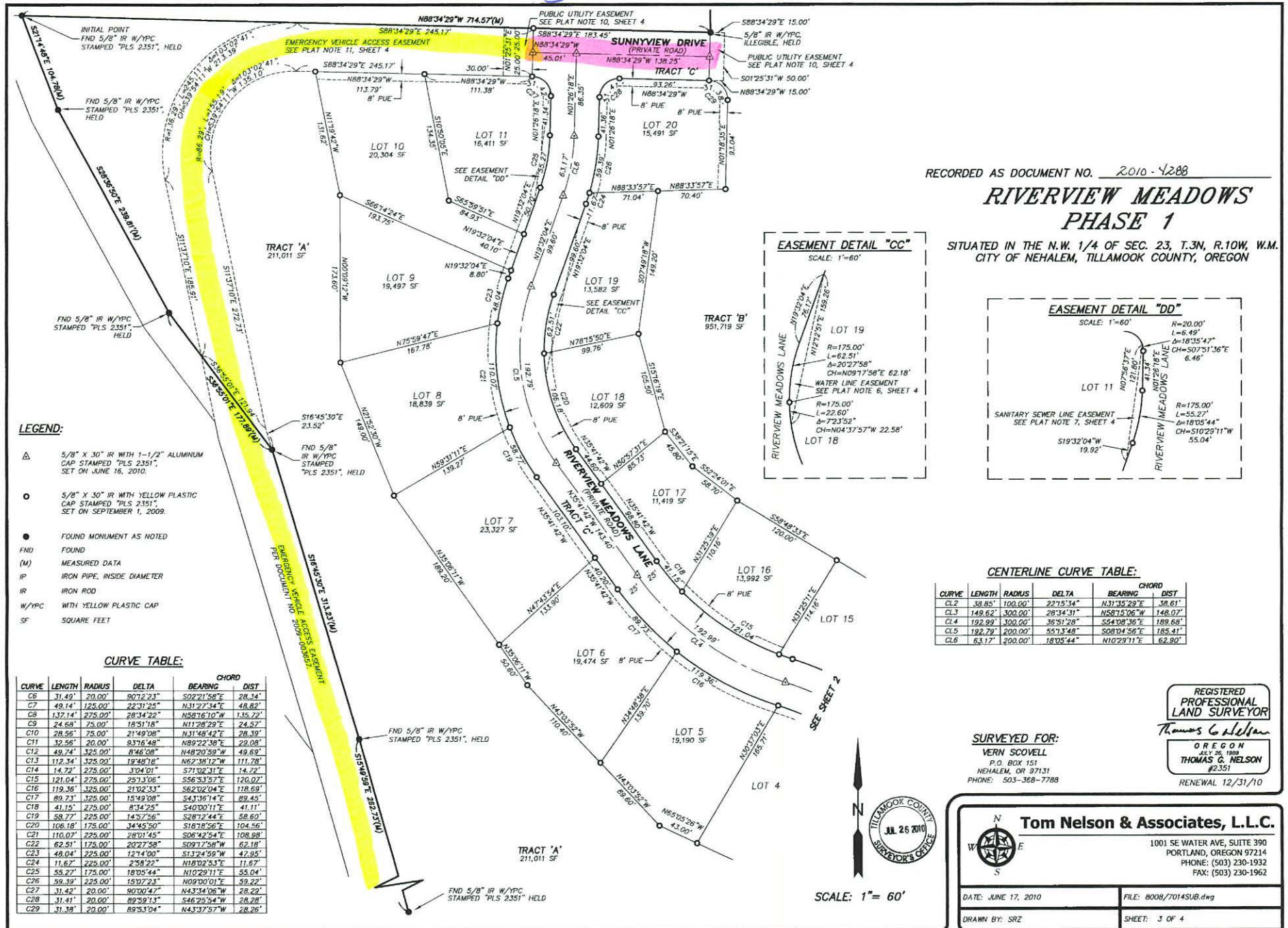


CANCELLED  
407  
400  
500  
2600

03N10W23B  
Revised 07/15/21 WS

**Yellow highlight** = Road naming

**Pink highlight** = Road remaining

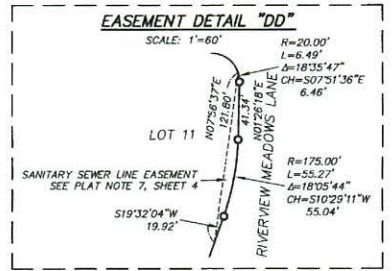
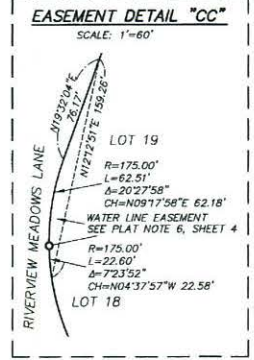


RECORDED AS DOCUMENT NO. 2010-4288  
**RIVERVIEW MEADOWS PHASE 1**  
 SITUATED IN THE N.W. 1/4 OF SEC. 23, T.3N, R.10W, W.M. CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

- LEGEND:**
- △ 5/8" X 30" IR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 2351", SET ON JUNE 16, 2010.
  - 5/8" X 30" IR WITH YELLOW PLASTIC CAP STAMPED "PLS 2351", SET ON SEPTEMBER 1, 2009.
  - FOUND MONUMENT AS NOTED
  - FND FOUND
  - (M) MEASURED DATA
  - IP IRON PIPE, INSIDE DIAMETER
  - IR IRON ROD
  - W/YPC WITH YELLOW PLASTIC CAP
  - SF SQUARE FEET

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	DIST
C6	31.49'	20.00'	90°12'23"	S02°21'56"E	28.34'	
C7	49.14'	128.00'	22°31'22"	N31°27'34"E	48.82'	
C8	132.14'	275.00'	28°34'29"	N58°16'10"W	135.22'	
C9	24.68'	25.00'	18°51'18"	N11°28'29"E	24.57'	
C10	28.56'	75.00'	21°49'08"	N31°48'42"E	28.39'	
C11	32.56'	20.00'	93°16'48"	N89°22'38"E	29.08'	
C12	49.74'	325.00'	8°46'08"	N48°20'59"W	49.69'	
C13	112.34'	325.00'	18°48'18"	N67°38'12"W	111.78'	
C14	14.72'	275.00'	3°04'01"	S71°02'31"E	14.72'	
C15	121.04'	275.00'	29°13'06"	S56°33'57"E	120.07'	
C16	119.36'	325.00'	21°02'33"	S62°02'04"E	118.69'	
C17	89.73'	325.00'	15°49'08"	S43°36'14"E	89.45'	
C18	41.15'	275.00'	8°34'26"	S40°00'11"E	41.11'	
C19	58.77'	225.00'	14°57'56"	S28°12'44"E	58.60'	
C20	108.18'	175.00'	34°45'50"	S18°18'56"E	104.56'	
C21	110.07'	275.00'	28°01'45"	S36°42'54"E	108.88'	
C22	62.51'	175.00'	20°27'58"	S09°17'58"W	62.18'	
C23	48.04'	225.00'	12°14'00"	S13°24'59"W	47.95'	
C24	11.67'	225.00'	2°58'22"	N18°02'53"E	11.67'	
C25	55.27'	175.00'	18°05'44"	N10°29'11"E	55.04'	
C26	59.39'	225.00'	15°07'23"	N09°00'01"E	59.22'	
C27	31.42'	20.00'	90°00'47"	N43°34'06"W	28.62'	
C28	31.41'	20.00'	89°59'11"	S46°25'54"W	28.61'	
C29	31.38'	20.00'	89°53'04"	N43°37'57"W	28.26'	



**CENTERLINE CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	DIST
CL2	38.85'	100.00'	22°15'34"	N31°35'29"E	38.61'	
CL3	149.62'	300.00'	28°34'31"	N58°15'06"W	148.07'	
CL4	192.99'	300.00'	36°51'28"	S54°08'36"E	189.68'	
CL5	182.79'	200.00'	55°13'48"	S08°04'56"E	185.41'	
CL6	63.17'	200.00'	18°05'44"	N10°29'11"E	62.90'	

**SURVEYED FOR:**  
 VERN SCOVELL  
 P.O. BOX 151  
 NEHALEM, OREGON 97131  
 PHONE: 503-368-7788

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Thomas G. Nelson  
 OREGON  
 JULY 26, 1989  
 THOMAS G. NELSON  
 #2351  
 RENEWAL 12/31/10

**Tom Nelson & Associates, L.L.C.**  
 1001 SE WATER AVE, SUITE 390  
 PORTLAND, OREGON 97214  
 PHONE: (503) 230-1932  
 FAX: (503) 230-1962

DATE: JUNE 17, 2010 FILE: 8008/7014SUB.dwg  
 DRAWN BY: SRZ SHEET: 3 OF 4



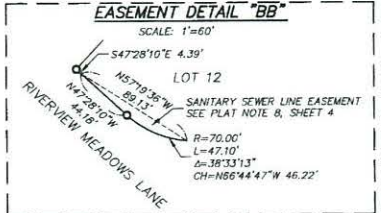
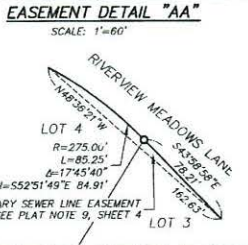
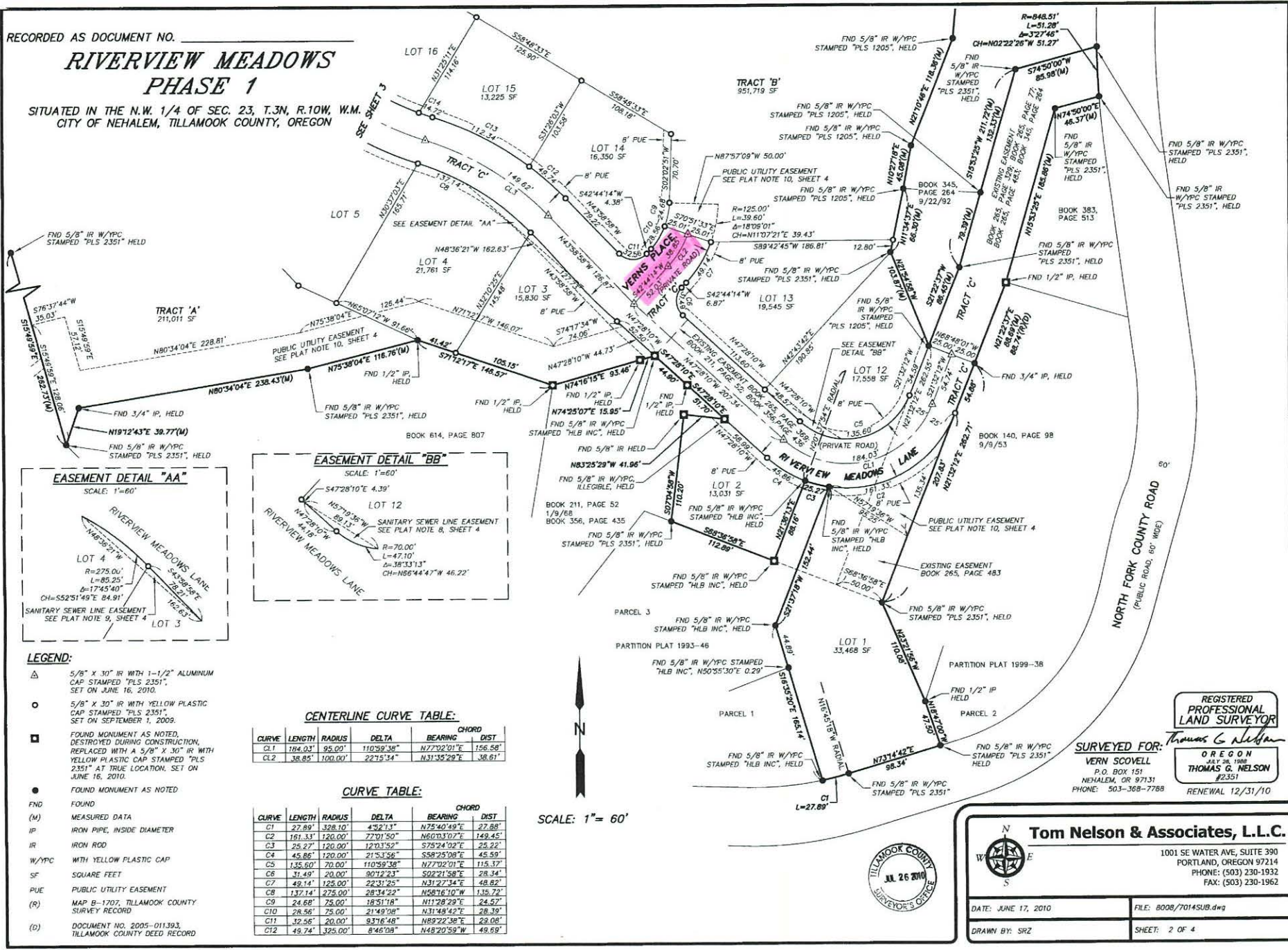
SCALE: 1" = 60'

**[Pink Box]** = Road re-naming

RECORDED AS DOCUMENT NO. \_\_\_\_\_

# RIVERVIEW MEADOWS PHASE 1

SITUATED IN THE N.W. 1/4 OF SEC. 23, T.3N, R.10W, W.M.  
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON



- LEGEND:**
- △ 5/8" x 30" IR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 2351", SET ON JUNE 16, 2010.
  - 5/8" x 30" IR WITH YELLOW PLASTIC CAP STAMPED "PLS 2351", SET ON SEPTEMBER 1, 2009.
  - FOUND MONUMENT AS NOTED, DESTROYED DURING CONSTRUCTION, REPLACED WITH A 5/8" x 30" IR WITH YELLOW PLASTIC CAP STAMPED "PLS 2351" AT TRUE LOCATION, SET ON JUNE 16, 2010.
  - FOUND MONUMENT AS NOTED
  - FND FOUND
  - (M) MEASURED DATA
  - IP IRON PIPE, INSIDE DIAMETER
  - IR IRON ROD
  - W/YPC WITH YELLOW PLASTIC CAP
  - SF SQUARE FEET
  - PUE PUBLIC UTILITY EASEMENT
  - (R) MAP 8-1707, TILLAMOOK COUNTY SURVEY RECORD
  - (D) DOCUMENT NO. 2005-011393, TILLAMOOK COUNTY DEED RECORD

**CENTERLINE CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	DIST
CL1	184.03'	95.00'	110°59'38"	N77°02'01"E	156.58'	
CL2	38.85'	100.00'	22°15'34"	N31°38'29"E	36.61'	

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	DIST
C1	27.89'	328.10'	4°52'13"	N75°40'49"E	27.88'	
C2	161.33'	120.00'	72°01'50"	N60°03'07"E	149.45'	
C3	25.27'	120.00'	12°03'59"	S79°24'02"E	25.22'	
C4	45.86'	120.00'	21°53'56"	S58°25'08"E	45.59'	
C5	135.60'	70.00'	110°59'38"	N77°02'01"E	115.37'	
C6	31.49'	20.00'	90°12'23"	S02°21'58"E	28.34'	
C7	49.14'	125.00'	22°31'25"	N31°27'34"E	48.82'	
C8	137.14'	275.00'	28°34'22"	N58°16'10"W	135.72'	
C9	24.68'	75.00'	18°51'18"	N11°28'29"E	24.57'	
C10	28.56'	75.00'	21°49'08"	N31°48'42"E	28.39'	
C11	32.56'	20.00'	93°16'48"	N89°22'38"E	29.08'	
C12	49.74'	325.00'	8°46'08"	N48°20'59"W	49.69'	



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Thomas G. Nelson*  
 OREGON  
 JULY 28, 1988  
 THOMAS G. NELSON  
 #2351  
 RENEWAL 12/31/10

SURVEYED FOR:  
**VERN SCOVELL**  
 P.O. BOX 151  
 NEHALEM, OR 97131  
 PHONE: 503-368-7788

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DATE: JUNE 17, 2010 FILE: 8008/7014SUB.dwg  
 DRAWN BY: SRZ SHEET: 2 OF 4



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RIVERVIEW MEADOWS LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED HEREON, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "RIVERVIEW MEADOWS PHASE 1" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF...

Vern Scovell
VERN SCOVELL
PRESIDENT, RIVERVIEW MEADOWS LLC,
AN OREGON LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF TILLAMOOK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 22nd, 2010 BY VERN SCOVELL AS PRESIDENT OF RIVERVIEW MEADOWS LLC, AN OREGON LIMITED LIABILITY COMPANY.

Lisa M. Hooley
NOTARY SIGNATURE DATE

Lisa M. Hooley
PRINTED NAME, NOTARY PUBLIC OF OREGON
COMMISSION NO: 426711
MY COMMISSION EXPIRES: March 09, 2012

CONSENT AFFIDAVIT:

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM DAVID H. HASS, A TRUST DEED BENEFICIARY PER INSTRUMENT NO. 2005-002577, HAS BEEN RECORDED AS DOCUMENT NO. 2010-000376.

CONSENT AFFIDAVIT:

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM WILLIAM LEE DILLARD AND VICTORIA S. DILLARD, HUSBAND AND WIFE, AND TRUST DEED BENEFICIARY PER INSTRUMENT NO. 2006-004851, HAS BEEN RECORDED AS DOCUMENT NO. 2010-000377.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE TRACTS OF LAND DESCRIBED IN DOCUMENT NUMBER 2005-011393, TILLAMOOK COUNTY DEED RECORDS, EXCEPTING THAT TRACT OF LAND DESCRIBED IN BOOK 345, PAGE 264, TILLAMOOK COUNTY DEED RECORDS, AND EXCEPTING THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN BOOK 261, PAGE 590, TILLAMOOK COUNTY DEED RECORDS, EXCEPTING THOSE TRACTS OF LAND DESCRIBED IN BOOK 226, PAGE 9, BOOK 254, PAGE 858, BOOK 254, PAGE 860, BOOK 345, PAGE 264, AND BOOK 383, PAGE 513, TILLAMOOK COUNTY DEED RECORDS, INTO LOTS AND TRACTS AS SHOWN.

THE BASIS OF BEARING AND BOUNDARY RESOLUTION FOR THIS SUBDIVISION WAS PER SURVEY NUMBER B-3284, TILLAMOOK COUNTY SURVEY RECORDS.

SURVEYOR'S CERTIFICATE:

I, THOMAS G. NELSON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "RIVERVIEW MEADOWS PHASE 1" SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON.

COMMENCING AT A FOUND THREE INCH BRASS DISC COMMON TO SECTIONS 14, 15, 22 AND 23, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN; THENCE, SOUTH 01°03'16" EAST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 23 ALSO THE WEST LINE OF THAT TRACT OF LAND FOUND IN BOOK 203, PAGE 253, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 900.72 FEET TO A FOUND 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND FOUND IN BOOK 203, PAGE 253; THENCE, SOUTH 88°34'29" EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND FOUND IN BOOK 203, PAGE 253, A DISTANCE OF 605.46 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; SAID POINT BEING THE INITIAL POINT AND THE POINT OF BEGINNING; THENCE, SOUTH 21°14'48" EAST, A DISTANCE OF 104.78 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 28°36'50" EAST, A DISTANCE OF 238.81 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 36°55'01" EAST, A DISTANCE OF 177.89 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 16°45'30" EAST, A DISTANCE OF 353.23 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 15°49'59" EAST, A DISTANCE OF 262.73 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; AT THE MOST WESTERLY CORNER OF THAT TRACT OF LAND FOUND IN BOOK 614, PAGE 807, TILLAMOOK COUNTY DEED RECORDS; THENCE, NORTH 19°14'37" EAST ALONG THE NORTH LINE OF SAID BOOK 614, PAGE 807; A DISTANCE OF 39.77 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE, NORTH 80°34'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 238.43 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 75°38'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 116.78 FEET TO A FOUND 1/2 INCH IRON PIPE; THENCE, SOUTH 71°12'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 145.67 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID BOOK 614, PAGE 807, ALSO THE NORTHWEST CORNER OF A TRACT OF LAND FOUND IN BOOK 356, PAGE 635, TILLAMOOK COUNTY DEED RECORDS; THENCE, NORTH 74°16'15" EAST ALONG THE NORTH LINE OF SAID BOOK 356, PAGE 635, A DISTANCE OF 93.46 FEET TO A FOUND 1/2 INCH IRON PIPE; THENCE, NORTH 74°25'07" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.95 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HLB INC."; THENCE, SOUTH 47°28'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 44.90 FEET TO A FOUND 1/2 INCH IRON PIPE; THENCE, SOUTH 47°28'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 51.70 FEET TO A FOUND 5/8 INCH IRON ROD WITH AN ILLEGIBLE YELLOW PLASTIC CAP; THENCE, NORTH 83°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 41.95 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE, SOUTH 07°04'58" WEST ALONG SAID NORTH LINE, A DISTANCE OF 110.20 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" ON THE NORTH LINE OF PARCEL 3, PARTITION PLAT 1993-46, TILLAMOOK COUNTY PLAT RECORDS; THENCE, SOUTH 68°36'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 112.89 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HLB INC."; THENCE, NORTH 21°36'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 88.16 FEET TO A NON-TANGENT 120.00 FOOT RADIUS CURVE TO THE LEFT; THENCE, 25.27 FEET ALONG SAID NON-TANGENT CURVE, THROUGH AN INTERNAL ANGLE OF 120°33'52", THE CHORD OF WHICH BEARS SOUTH 75°43'03" EAST 25.22 FEET; THENCE, SOUTH 21°37'18" WEST ALONG THE EAST LINE OF SAID PARTITION PLAT, A DISTANCE OF 152.44 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HLB INC."; THENCE, NORTH 16°35'20" EAST ALONG SAID EAST LINE, A DISTANCE OF 165.14 FEET TO THE NORTH LINE OF NORTH FORK COUNTY ROAD AND THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT; THENCE, ALONG A 328.10 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH AN INTERNAL ANGLE OF 43°21'31", THE CHORD OF WHICH BEARS NORTH 75°40'49" EAST 27.88 FEET, A LENGTH OF 27.88 FEET ALONG THE NORTH LINE OF SAID NORTH FORK COUNTY ROAD; THENCE, NORTH 73°14'42" EAST ALONG SAID NORTH LINE OF NORTH FORK COUNTY ROAD, A DISTANCE OF 98.34 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" AT THE PARTITION PLAT 1993-46; THENCE, SOUTH 23°21'56" WEST ALONG THE WEST LINE OF THAT TRACT OF LAND FOUND IN BOOK 140, PAGE 98, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 110.08 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 21°32'19" EAST ALONG SAID WEST LINE, A DISTANCE OF 262.71 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE, NORTH 21°22'37" EAST ALONG SAID WEST LINE, A DISTANCE OF 88.69 FEET TO A FOUND 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID TRACT OF LAND FOUND IN BOOK 140, PAGE 98, ALSO THE SOUTHWEST CORNER OF THAT TRACT OF LAND FOUND IN BOOK 383, PAGE 513, TILLAMOOK COUNTY DEED RECORDS; THENCE, NORTH 14°57'28" EAST ALONG THE WEST LINE OF SAID BOOK 383, PAGE 513, A DISTANCE OF 185.86 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 74°50'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 46.37 FEET TO A FOUND 5/8 INCH IRON PIPE WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" ON THE WEST LINE OF SAID NORTH FORK COUNTY ROAD AND AN 848.51 FOOT RADIUS CURVE; THENCE, 51.28 FEET ALONG SAID CURVE TO THE RIGHT, WITH AN INTERNAL ANGLE OF 327°46", THE CHORD OF WHICH BEARS NORTH 02°22'26" WEST 51.27 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 21°22'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 88.45 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 1205"; THENCE, SOUTH 12°22'12" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND FOUND IN BOOK 345, PAGE 264, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 103.87 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 11°34'37" EAST ALONG SAID WEST LINE, A DISTANCE OF 66.30 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 1205"; THENCE, NORTH 10°22'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 45.08 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 1205"; THENCE, NORTH 21°10'46" EAST ALONG SAID WEST LINE, A DISTANCE OF 118.36 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 1205"; THENCE, NORTH 05°06'03" EAST ALONG THE WEST LINE OF THOSE TRACTS OF LAND FOUND IN BOOK 358, PAGE 431, TILLAMOOK COUNTY DEED RECORDS, AND BOOK 369, PAGE 450, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 681.37 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 23°08'19" WEST ALONG THE WEST LINE OF THAT TRACT OF LAND FOUND IN INSTRUMENT NUMBER 2000-388787, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 863.20 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, NORTH 88°34'19" WEST ALONG THE SOUTH LINE OF SAID INSTRUMENT, ALSO BEING THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 328.04 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HLB INC."; THENCE, SOUTH 01°17'07" EAST ALONG THE EAST LINE OF THAT TRACT OF LAND FOUND IN BOOK 203, PAGE 253, TILLAMOOK COUNTY DEED RECORDS, A DISTANCE OF 98.27 FEET TO A 5/8 INCH IRON ROD WITH AN ILLEGIBLE YELLOW PLASTIC CAP; THENCE, NORTH 88°34'29" WEST ALONG THE SOUTH LINE OF SAID TRACT OF LAND FOUND IN BOOK 203, PAGE 253, A DISTANCE OF 714.57 FEET TO THE INITIAL POINT AND THE POINT OF BEGINNING.

CONTAINS 1,621,845 SQUARE FEET, 6.14 ACRES, MORE OR LESS.



RECORDED AS DOCUMENT NO.

RIVERVIEW MEADOWS PHASE 1

SITUATED IN THE N.W. 1/4 OF SEC. 23, T.3N, R.10W, W.M. CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

PLAT NOTES AND RESTRICTIONS:

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY TILLAMOOK COUNTY IN FILE NO. PC-05-15.
2. TRACTS 'A', 'B', AND 'C' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT.
3. LOTS 1-20 ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NO. 2010-000375, TILLAMOOK COUNTY RECORDS.
4. AN 'B' WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING BOTH PUBLIC AND PRIVATE STREETS.
5. TRACT 'C' CONSISTS OF ALL OF THE PRIVATE ROADWAYS WITHIN THIS SUBDIVISION, AND SHALL BE SUBJECT TO THE FOLLOWING VARIOUS WIDTH EASEMENTS: AN ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-20 AND TRACTS 'A' AND 'B' WITHIN THIS SUBDIVISION; A PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF FRANCHISED PUBLIC UTILITY PROVIDERS, WHICH EASEMENT MAY BE USED FOR THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF THE FRANCHISED FACILITIES; AN EASEMENT PERMITTING ACCESS TO EMERGENCY SERVICE PROVIDERS AND THEIR VEHICLES; A SANITARY SEWER EASEMENT FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.
6. LOTS 18 AND 19 ARE SUBJECT TO A WATER LINE EASEMENT, SHOWN ON SHEET 3, FOR THE BENEFIT OF THE CITY OF NEHALEM, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF WATER LINES AND THEIR APPURTENANCES.
7. LOT 11 IS SUBJECT TO A SANITARY SEWER LINE EASEMENT, SHOWN ON SHEET 3, FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.
8. LOT 12 IS SUBJECT TO A SANITARY SEWER LINE EASEMENT, SHOWN ON SHEET 2, FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.
9. LOTS 3, 4 AND 4 ARE SUBJECT TO A SANITARY SEWER LINE EASEMENT, SHOWN ON SHEET 2, FOR THE BENEFIT OF NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.
10. LOTS 1, 3, AND 4 ALONG WITH TRACT 'A', AND TRACT 'B' ARE SUBJECT TO PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF, (A) FRANCHISED PUBLIC UTILITY PROVIDERS, WHICH EASEMENT MAY BE USED FOR THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF THE FRANCHISED FACILITIES; (B) NEHALEM BAY WASTEWATER AGENCY, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES; AND (C) CITY OF NEHALEM, ITS SUCCESSORS OR ASSIGNS, WHICH EASEMENT PERMITS THE INSTALLATION, CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF WATER LINES AND THEIR APPURTENANCES AS SHOWN ON SHEETS 2 AND 3.
11. TRACT 'A' IS SUBJECT TO EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN ON SHEETS 3.
12. LOT 3 AND TRACT 'C' IS SUBJECT TO ENCROACHMENT EASEMENT, AS SHOWN ON SHEETS 2.
13. TRACT 'A' IS SUBJECT TO ACCESS ENCROACHMENT EASEMENT, AS SHOWN ON SHEETS 1.

APPROVALS:

STATE OF OREGON }
COUNTY OF TILLAMOOK } SS
EXAMINED AND APPROVED BY THE FOLLOWING:
Danny R. Mc Nitt July 23, 2010
TILLAMOOK COUNTY SURVEYOR DATE
Laura K. Oehler Deputy 7-9-2010
TILLAMOOK COUNTY ASSESSOR DATE
Taxes have been paid in full to 6/30/2010
Laura K. Oehler Deputy 7-9-2010
TILLAMOOK COUNTY TAX COLLECTOR DATE
Mark Zuhet 7-13-20
TILLAMOOK COUNTY COMMISSIONER DATE
Clark J. Hartman 7-19-10
TILLAMOOK COUNTY COMMISSIONER DATE
Tina Jui 7-13-20
TILLAMOOK COUNTY COMMISSIONER DATE
Joni W. Hubert 6-23-2010
TILLAMOOK COUNTY PLANNING DIRECTOR COMMISSION DATE

CERTIFICATE OF COUNTY CLERK:

STATE OF OREGON }
COUNTY OF TILLAMOOK } SS
I, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS SUBDIVISION PLAT IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B 1112-Q OF PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED 7-26-2010, AT 10:49am, O'Clock, AS INSTRUMENT NO. 2010-4288.
Teresa V. Marshall Deputy
TASSI CLERK, COUNTY CLERK
I, THOMAS G. NELSON DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
Thomas G. Nelson
THOMAS G. NELSON, PLS 2351



REGISTERED PROFESSIONAL LAND SURVEYOR

VERN SCOVELL
P.O. BOX 151
NEHALEM, OR 97151
PHONE: 503-368-7788
RENEWAL 12/31/10

Tom Nelson & Associates, L.L.C.

1001 SE WATER AVE, SUITE 390
PORTLAND, OREGON 97214
PHONE: (503) 230-1932
FAX: (503) 230-1962

DATE: JUNE 17, 2010
DRAWN BY: SRZ
FILE: 8008/2014SUR.dwg
SHEET: 4 OF 4

# EXHIBIT B





DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

201 Laurel Avenue
Tillamook, Oregon 97141
Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

851-23-000465-PLN6

APPLICATION TO NAME OR RENAME ROAD, PARK & PUBLIC IMPROVEMENT

RNR 851-23-000465-PLN6

Name of Applicant Riverview Meadows Development, LLC

Mailing Address PO Box 883 Phone 503-805-8741

City Fairview State OR Zip Code 97024

I hereby request Tillamook County to: Name [X] Rename Road/Park Public Improvement
indicated on the ATTACHED MAP, which is located within Section 23B, of Township
3N,
Range 10 West of the Willamette meridian; Tillamook County, Oregon.

Following is a list of names that I would recommend:

- (1) Riverview Drive
(2) N/A
(3) N/A
(4) N/A

- [X] The filing fee is included, or the petition is attached.
[X] The map is attached.
[X] A check to the Public Works Department is enclosed.



Signature [Handwritten Signature]

Date July 29th 2023

Receipt # 134159 Fee: \$ 1500.00

July 24, 2023

Department of Community Development

Tillamook County: 201 Laurel Avenue, Tillamook, Oregon, 97141

**Subject: Proposal for Street Renaming**

To whom it may concern,

We are writing to propose a street renaming initiative that aligns with our upcoming development plans and reflects our shared vision for the future of this vibrant community. We believe that by collaborating on this effort, we can create a more appealing and cohesive neighborhood that will benefit both existing residents and newcomers. The intention is for Riverview Drive to be the final name for the subdivision's primary entrance and naming will be completed at final plat. This application is to change a very small segment of the existing drive to the final name for continuity. The name "Riverview Drive" represents the essence of our development project, offering a modern and inviting image for potential homeowners and investors. This new name complements the overall vision we have for the area, fostering a strong sense of community identity and promoting the growth of the City of Nehalem and Tillamook County.

**Our proposal includes the following street name change:**

*Rename of "Sunnyview Drive" to "Riverview Drive": see attachment*

Our proposal includes renaming a small segment currently known as "Sunnyview Drive" to "Riverview Drive." This alteration aims to seamlessly integrate our development with the existing neighborhood, promoting continuity. By adopting the name "Riverview Drive," we evoke a sense of natural beauty and serenity, enhancing the overall appeal of the locality.

We believe that this renaming effort will not only enhance the marketability of our development but also contribute to the long-term prosperity and cohesiveness. We are excited to work together to create a thriving and attractive neighborhood.

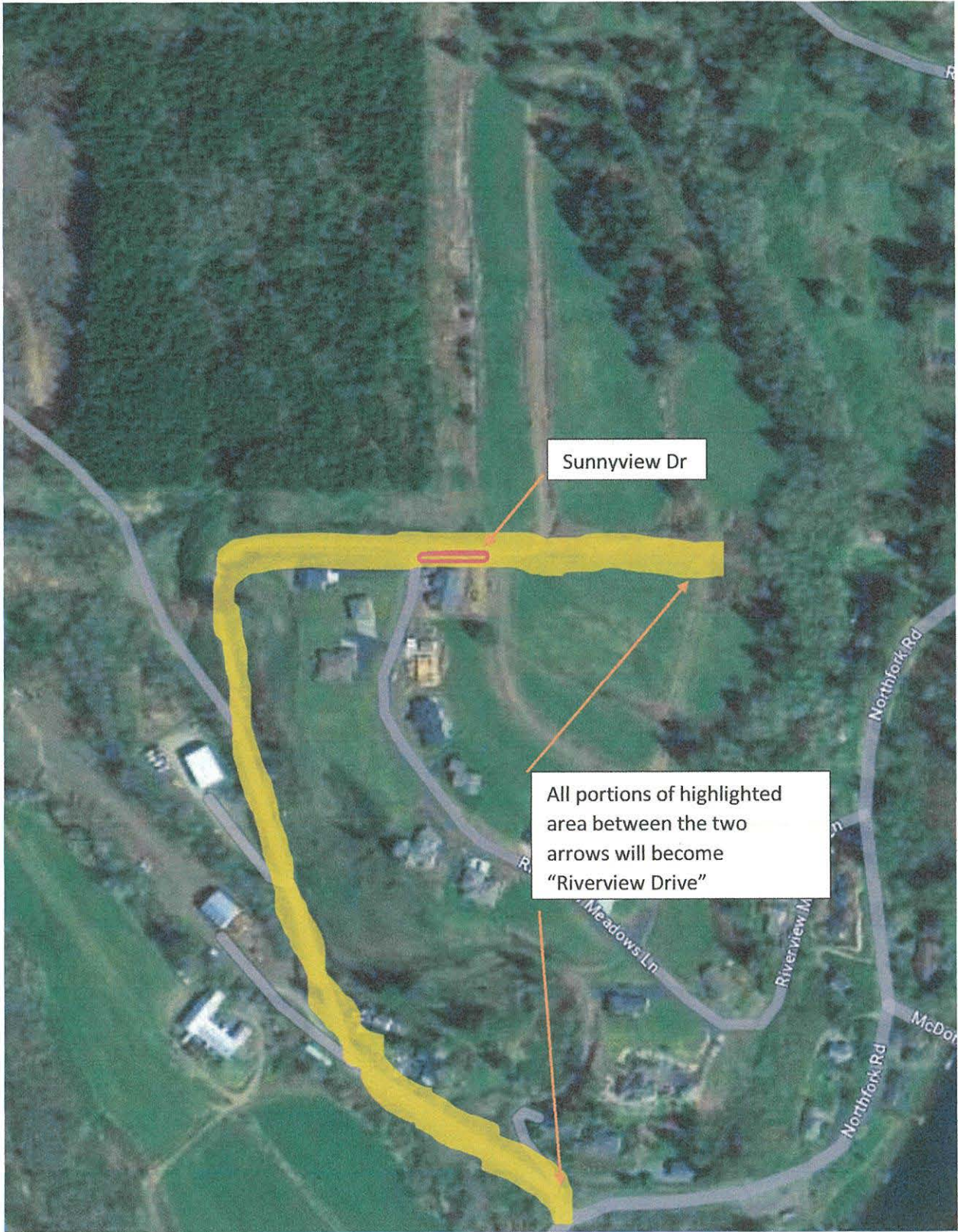
Thank you for considering our proposal. We look forward to making a positive impact on the future of Nehalem.

Sincerely,

A handwritten signature in black ink, appearing to read "Prini Lee McCord". The signature is written in a cursive, flowing style.

Prini Lee McCord

Riverview Meadows Development LLC.

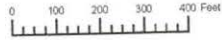


Sunnyview Dr

All portions of highlighted area between the two arrows will become "Riverview Drive"



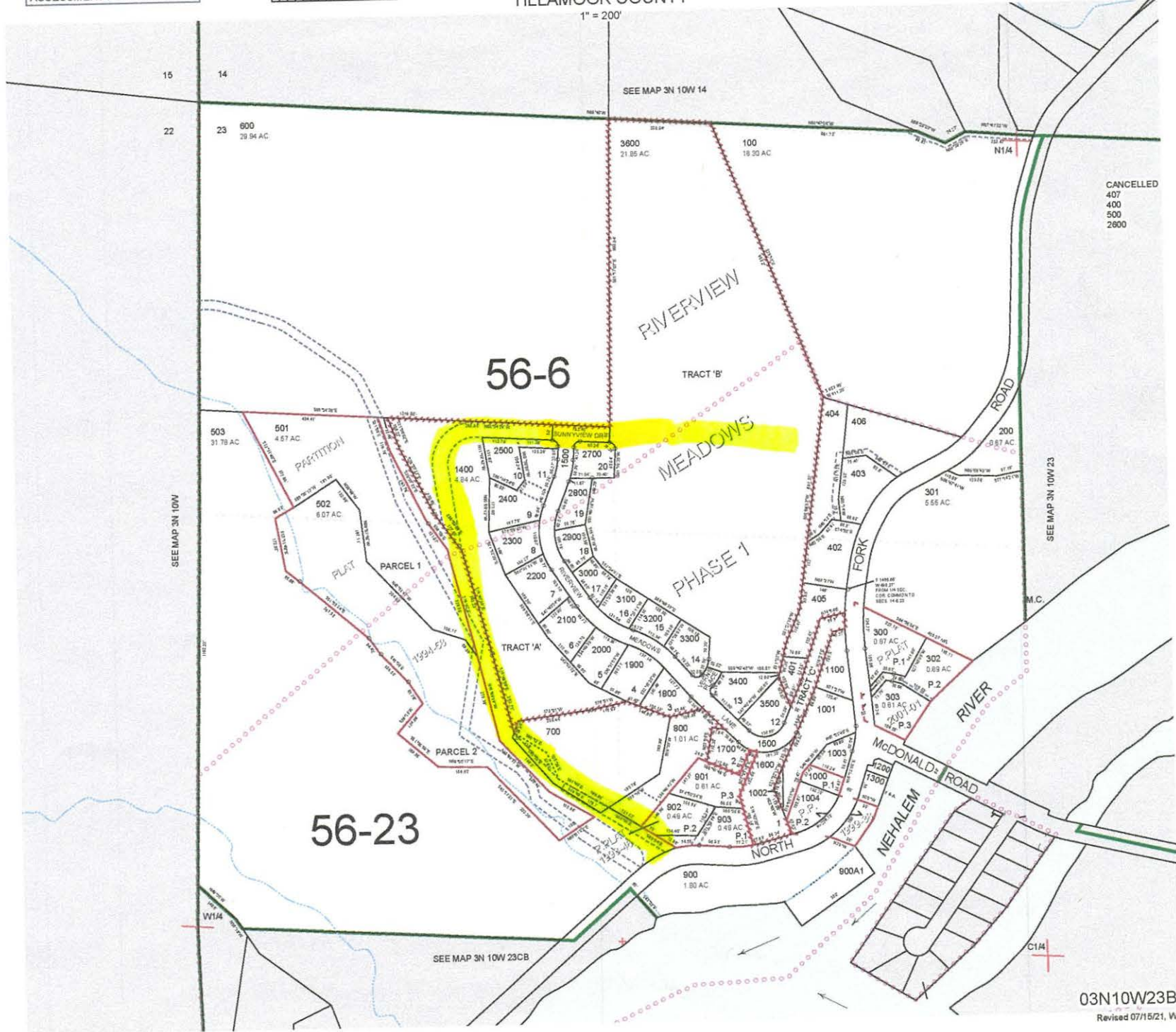
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 SEC.23 T.3N. R.10W. W.M.  
TILLAMOOK COUNTY

03N10W23B

1" = 200'



CANCELLED  
407  
400  
500  
2600

03N10W23B  
Revised 07/15/21, WS



Land of Cheese, Trees and Ocean Breeze

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Avenue
Tillamook, Oregon 97141

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

APPLICATION TO NAME OR RENAME ROAD, PARK & PUBLIC IMPROVEMENT

RNR 851-23-000465-PLNG

Name of Applicant Riverview Meadows Development, LLC.

Mailing Address PO Box 883 Phone 503-805-8741

City Fairview State OR Zip Code 97024

\*\*\*\*\*

I hereby request Tillamook County to: [ ] Name [X] Rename Road/Park Public Improvement
indicated on the ATTACHED MAP, which is located within Section 23B, of Township
3N,
Range 10 West of the Willamette meridian; Tillamook County, Oregon.

Following is a list of names that I would recommend:

- (1) Coffee Drive
(2) N/A
(3) N/A
(4) N/A

- [X] The filing fee is included, or the petition is attached.
[X] The map is attached.
[X] A check to the Public Works Department is enclosed.



Signature [Handwritten Signature]

Date 7/24/2023

\*\*\*\*\*
Receipt # 134159 Fee: \$ 1,500.00
\*\*\*\*\*

**ROAD NAMING AND RENAMING, PARKS & PUBLIC IMPROVEMENTS**

Who may apply: Property owner(s); person(s) living along the road; public or semi-public agency affected by road, park or public improvement names; Tillamook County (Board of County Commissioners, Planning Commission, Department of Community Development, Public Works, Assessors, Tax Department, Sheriff, Surveyor).

\*\*\*\*\*

1. Existing road, park or public improvement name, if known:

Verns Place

2. Location of roadway, park or public improvement by description and attached as map:

45.734424, -123.879180 see attachments

3. Legal status of road verified by Public Works: \_\_\_\_\_

4. Proposed road, park or public improvement name: Coltlee Drive

5. Reason(s) for request attached as a letter of justification: See attached

letter of justification

6. Petition (attached, if any) N/A

July 22, 2023

Department of Community Development  
Tillamook County: 201 Laurel Avenue, Tillamook, Oregon 97141

**Subject: Road Name Change - Proposal for street renaming**

To whom it may concern,

We are writing to propose a street name change from Verns Place to Coltlee Drive within the City of Nehalem's urban growth boundary. We believe that this change is both appropriate and necessary for the following reasons:

**Improved Navigation and Safety:**

- Changing the name to Coltlee Drive will provide consistency with the new development allowing better clarity in navigation, enhancing overall safety and accessibility. Currently there are no existing residents or addressed properties on the affected streets and common naming for future residents ensures consistent and safe roadways.

**Positive Economic Impact:**

- Coltlee Drive's name change can have a positive impact on our local economy. By aligning with the scenic river view, it can attract new residents, potential investors, businesses and tourists, promoting economic growth and development.

**Forward-Thinking:**

- As our city continues to evolve, it is essential to adapt and make changes that align with the vision and values of our community. Renaming Verns Place to Coltlee Drive is a progressive step that showcases our commitment to growth and development.

We look forward to the approval of our name change application and are confident the proposed street name change will have a positive impact on our community, fostering unity, and growth. Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Prini Lee McCord

Riverview Meadows Development, LLC.





**RIVERVIEW MEADOWS**  
**PHASES 2 & 3**  
 MAP IN BOUND SECTION 2&3



**LEGEND:**

EXISTING	
	PROPERTY LINE
	SEWER LINE
	MANHOLE
	WATERLINE
	ROAD
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE STAKE
PROPOSED	
	PROPOSED PROPERTY LINE
	PROPOSED SEWER LINE
	PROPOSED MANHOLE
	PROPOSED WATERLINE
	PROPOSED ROAD
	PROPOSED OVERHEAD UTILITIES
	PROPOSED UTILITY POLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE STAKE
	PROPOSED OPEN SPACE/SERVITOR SITE

**ROAD ALIGNMENTS**  
 SCALE: 1"=70'

REV.	DATE	DESCRIPTION	BY
1	06/21/2023	INITIAL VERSION	JAN

SHEET  
**3**  
 OF 30-

RIVERVIEW MEADOWS DEVELOPMENT, LLC  
 RIVERVIEW MEADOWS IMPROVEMENTS  
 ROAD ALIGNMENTS

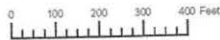


**MORGAN CIVIL ENGINEERING, INC.**  
 PO BOX 358  
 MANZANITA, OR 97130  
 (503) 891-6016  
 www.morgancivil.com



NEHALEM, MAP 3N 10W 23B

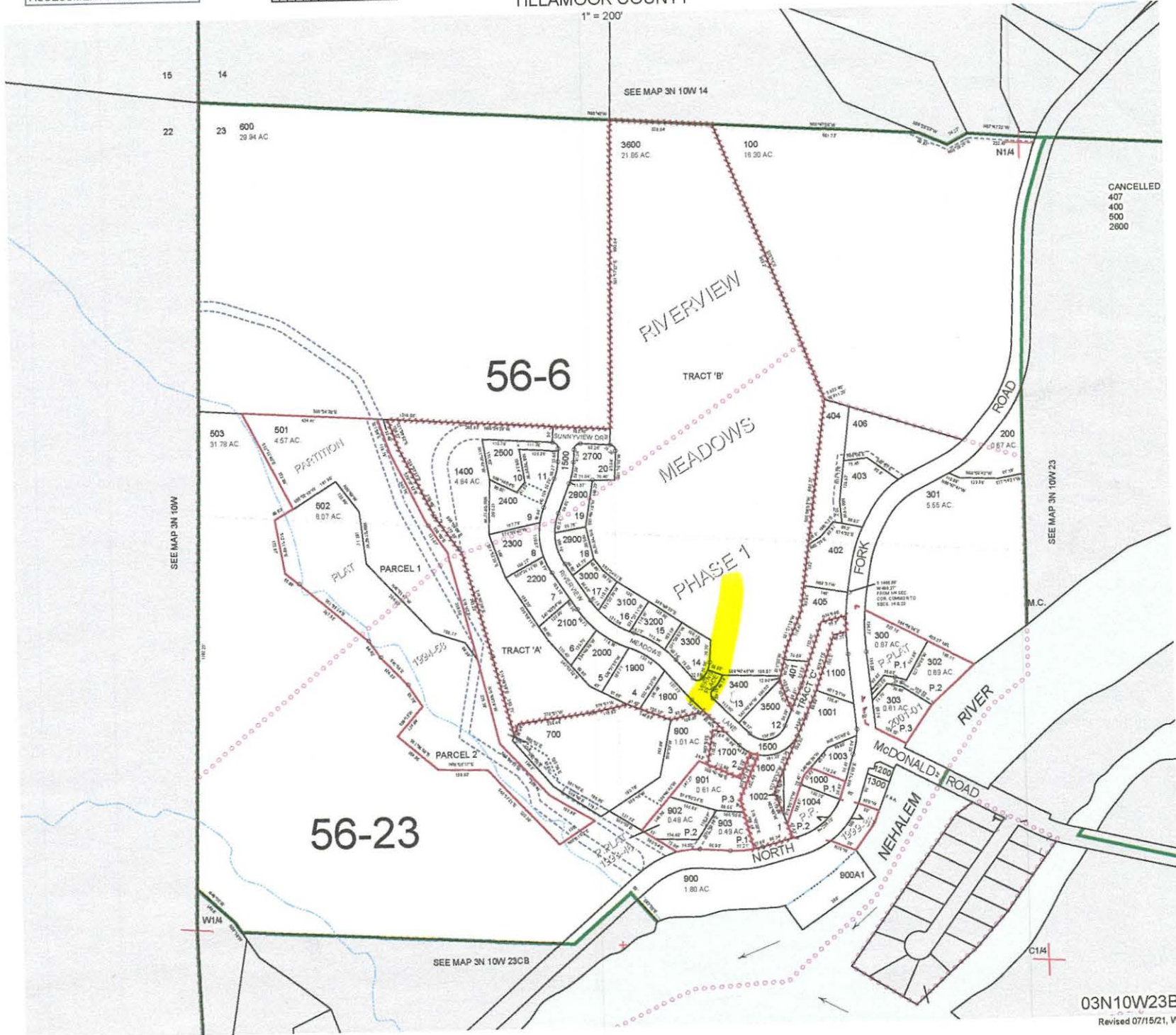
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 SEC.23 T.3N. R.10W. W.M.  
TILLAMOOK COUNTY

03N10W23B

1" = 200'



CANCELLED  
407  
400  
500  
2800

03N10W23B

Revised 07/15/21, WS