



Land of Cheese, Trees and Ocean Breeze

**ROAD RENAME AND ROAD NAMING REQUEST #851-23-000465-PLNG
STAFF REPORT**

Staff Report Date: March 27, 2024

Hearing Date: April 3, 2024

Report Prepared by: Sheila Shoemaker, Land Use Planner
Sarah Absher, CFM, Director

I. GENERAL INFORMATION

Request: 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 (Exhibit B). The request is reviewed in conjunction with Tillamook County Ordinance Number 37.

Area of Interest: The Riverview Meadows Subdivision is located within the City of Nelfalem Urban Growth Boundary in Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. (Exhibit A).

Proposed Road Rename: "Coltlee Drive" and "Riverview Drive"

Proposed Road Naming: "Riverview Drive" (Emergency Access Easement)

Applicant: Riverview Meadows Development, LLC, PO Box 883, Fairview, Oregon, 97024

II. APPLICABLE ORDINANCE:

A. Tillamook County Ordinance No. 37: Naming and Renaming Roads.

III. ANALYSIS:

Tillamook County Ordinance Number 37: The procedures set forth in Ordinance 37 are for the purposes of establishing a uniform policy in Tillamook County for the naming and renaming of roads, public parks, and public improvements. It is intended that this policy clarify and establish the requirements and responsibilities of individuals, public bodies, and departments involved in the naming and renaming of roads, parks, and public improvements (Exhibit C).

1. **Section 4:** Required Reviews and Action for Naming and Renaming Roads, Parks and Public Improvements. *“The Board of County Commissioners shall review and take appropriate action on all road, park and public improvement naming and renaming when:”*

- A) Subsection A: *“Any existing public road, park and public improvement is named and renamed;”*
- B) Subsection B: *“Any public road, park, public improvement is established except when these new public roads, parks, park improvements will have names established within the provisions of the Tillamook County Land Division Ordinance.”*
- C) Subsection C: *“Any private road that requires a name in order to promote the health, safety and welfare of the public.”*

Findings: The existing roads are privately owned and within the Riverview Meadows Subdivision. Riverview Meadows Development, LLC is proposing to rename existing roads from Verns Place to Coltee Drive and Sunnyview Drive to Riverview Drive (Exhibit B).

Riverview Meadows, LLC is proposing to name the emergency access easement to Riverview Drive (Exhibit B). The renaming of Sunnyview Drive to Riverview Drive would connect the emergency access easement to the Subdivision, creating one continuous named road.

All three roadways made part of this request for Board of Commissioner consideration are maintained under private ownership. Verns Place and Coltee Drive were named at the time of land division approval for the first phase of the Riverview Meadows development. In consideration of the road names proposed on the subdivision plats for Riverview Meadows Phases 2 and 3, staff finds that renaming Verns Place and Coltee Drive ensure the continuation of consistent naming of roadways within Riverview Meadows development for the benefit of public safety, health and welfare.

2. **Section 5:** Application.

A) Subsection A: *“An application to name or rename a road, park, or public improvement shall be submitted to the Tillamook County Department of Community Development and shall include all required information.”*

Findings: An application was submitted by Riverview Meadows Development, LLC (Exhibit B). Staff finds that the submitted application includes the required information.

B) Subsection B: *“The application may be submitted by any of the following applicants;”*

- (1) *The property owner(s) or person(s) living along the road;*
- (2) *Any public or semi-public agency whose function is affected by road, park or public improvement names; or*
- (3) *Tillamook County:*
 - a. *Board of Commissioners;*
 - b. *Planning Commission;*
 - c. *Department of Community Development;*
 - d. *Public Works Department;*
 - e. *Assessor or Tax Collector;*
 - f. *Sheriff;*
 - g. *Surveyor.*

Findings: The roads Verns Place and Sunnyview Drive are located within the Riverview Meadows Subdivision and are private roads. The emergency access easement agreements between grantors of tax lots 503 and 1400 and Riverview Meadows Development, LLC, (grantees) are included in ‘Exhibit D’.

C) Subsection C: *“No duplication with another existing road, park, or public improvement name. No similar sounding or confusing names; and shall include general direction, and be labeled appropriately considering the length of the road (i.e. street or avenue for longer streets, place, court, and way for shorter streets).”*

Findings: The proposal is to rename Riverview Meadows Subdivision Road names from Verns Place to “Coltlee Drive” and Sunnyview Drive to “Riverview Drive” and to name an emergency access easement to Riverview Drive (Exhibit B).

Review of the Tillamook County Master Street Addressing Guide (MSAG) indicates that there are no existing names similar sounding to “Coltlee Drive” and “Riverview Drive” that could create confusion and the proposed road name does not duplicate existing road names within the County.

Staff noticed applicable agencies including 911, Nehalem Fire, Nehalem Bay Wastewater, and The City of Nehalem. Property owners along the proposed roads and emergency access easement were also noticed. Notice of public hearing was published in the Headlight Herald. No comments were received.

The Department supports the proposal to rename road names from Verns Place to “Coltlee Drive” and Sunnyview Drive to “Riverview Drive” and to name an emergency access easement to “Riverview Drive” as requested by the Riverview Meadows Development, LCC (Exhibit B).

V. EXHIBITS:

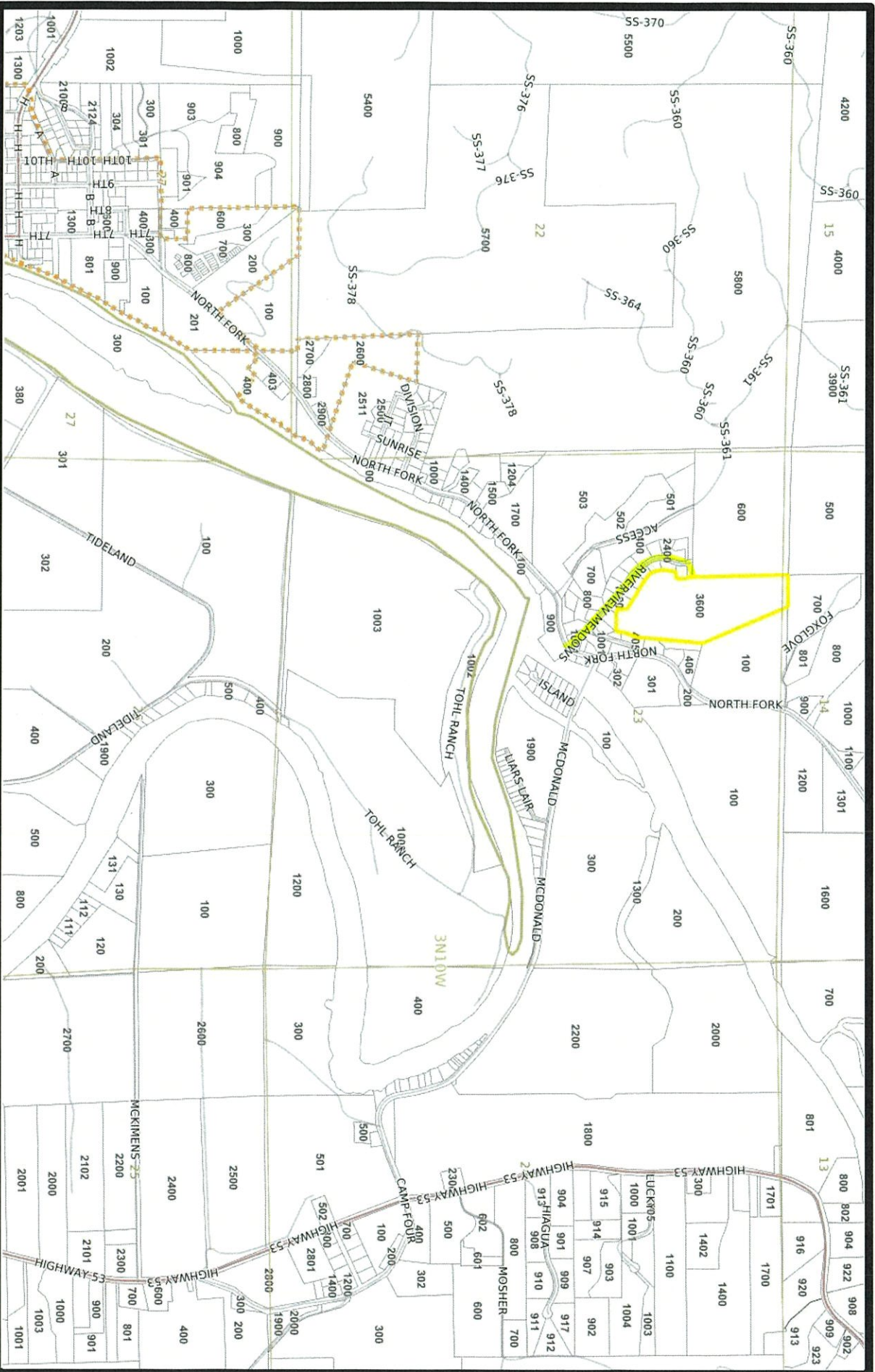
All Exhibits referenced herein are, by this reference, made apart hereof:

- A. Location Map, Assessor’s Maps
- B. Applicant’s Submittal
- C. Road Naming Ordinance No. 37
- D. Emergency Access Easement Agreements

EXHIBIT A

Map

 = Road naming and Road re-namings location



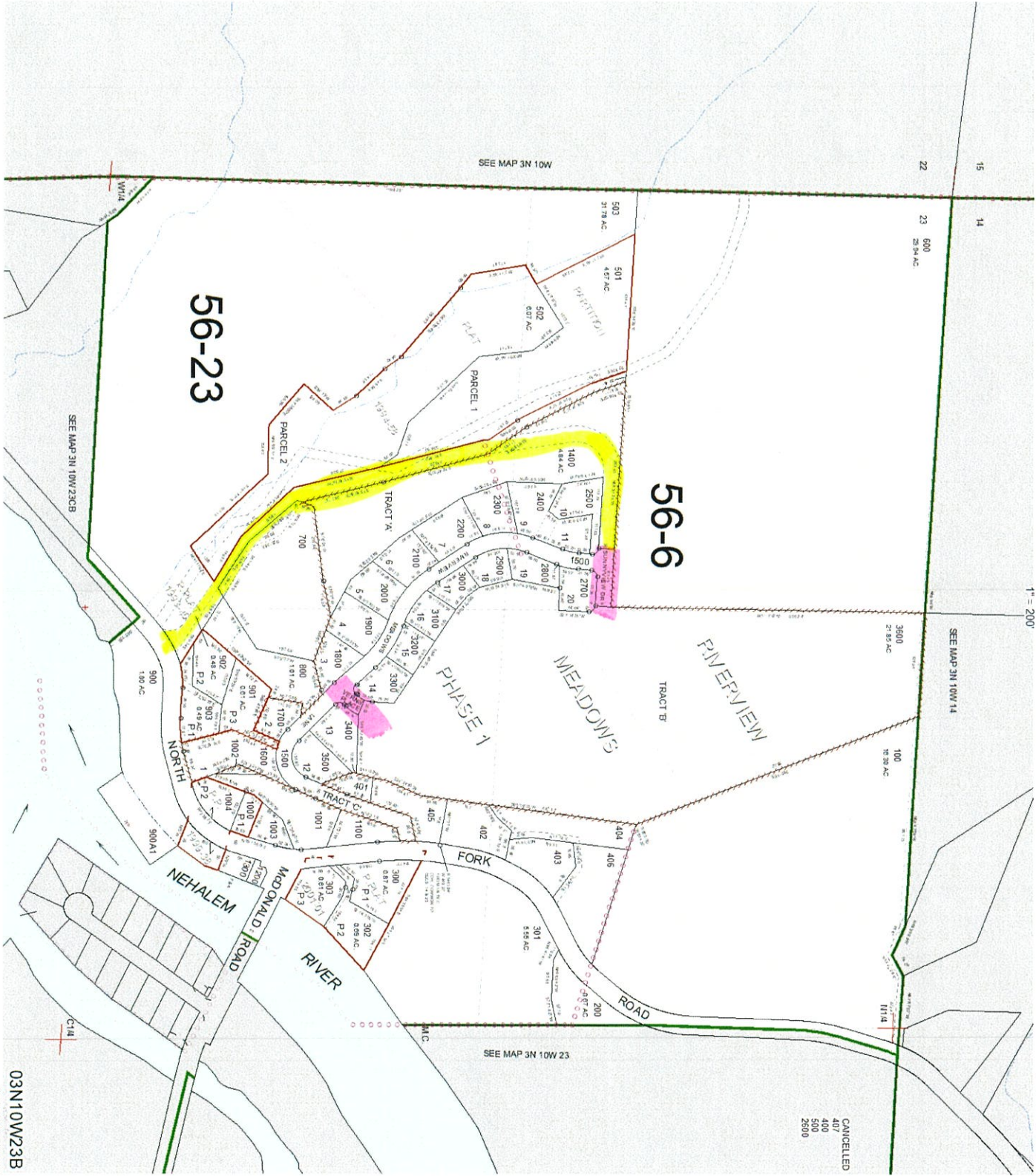
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

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

03N10W23B



1" = 200'



CANCELLED
400
400
500
2500

= Emergency Access Naming
= road re-namings

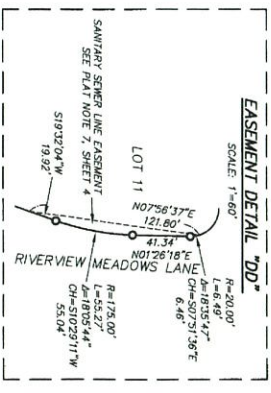
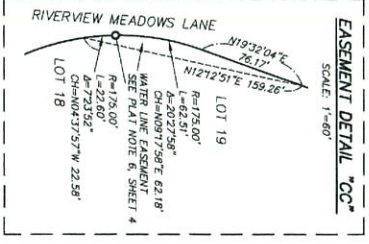
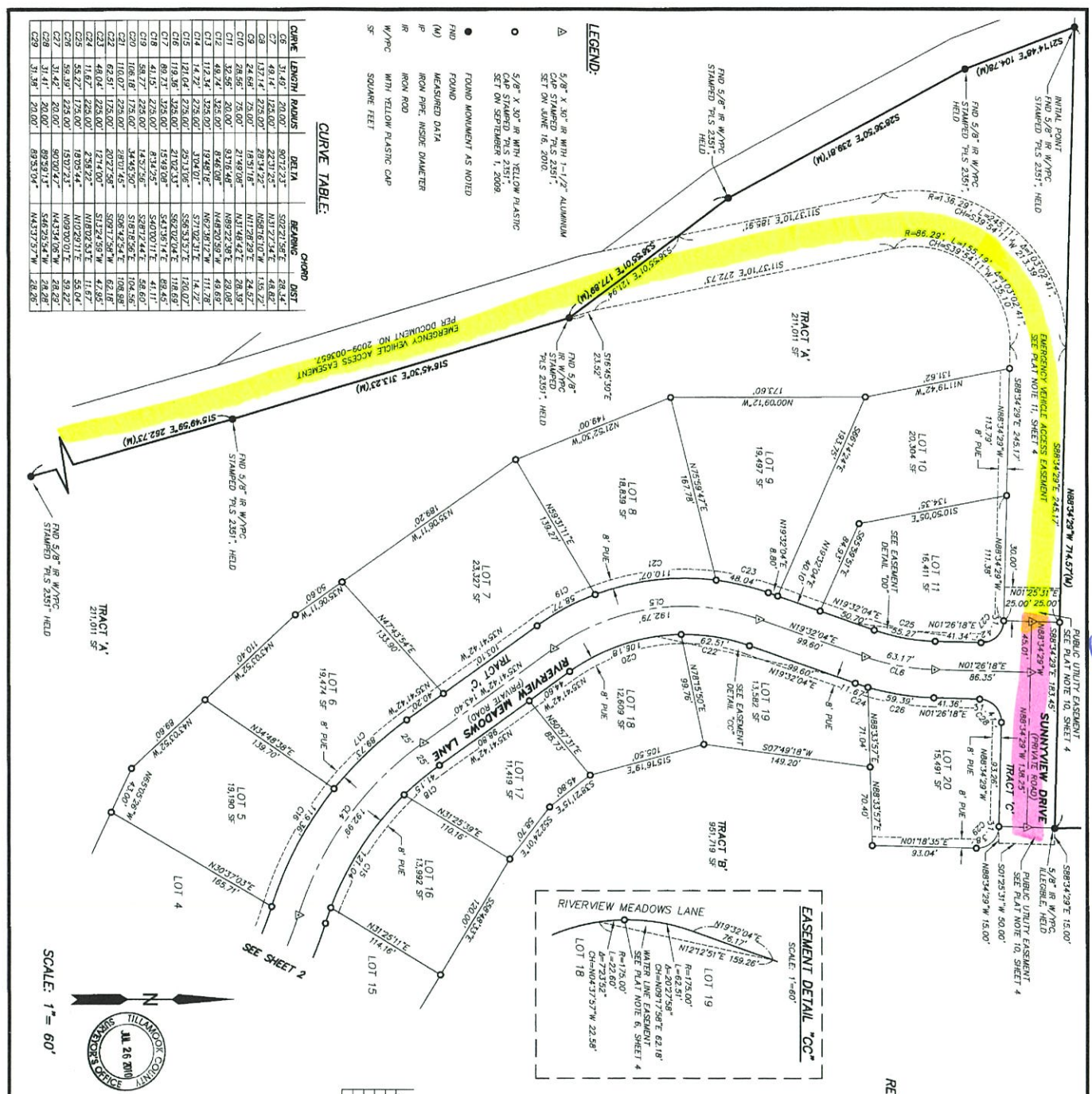
56-23

56-6

03N10W23B
Revised 07/15/21 WS

= Road widening

= Road narrowing



CENTERLINE CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CHORD DIST
C1	30.80'	100.00'	27°15'14"	N121°21'14.7"	27.844'	28.44'
C2	149.62'	500.00'	29°34'31"	N126°18'21.8"	146.07'	148.62'
C3	192.92'	1000.00'	35°13'48"	N132°02'59.7"	188.54'	192.92'
C4	63.17'	1200.00'	18°02'44"	N102°29'11.7"	62.80'	63.17'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CHORD DIST
C1	31.43'	75.00'	90°12'23"	S02°21'56.7"	28.44'	28.44'
C2	131.14'	125.00'	22°31'23"	N117°23'42"	124.82'	125.00'
C3	24.66'	75.00'	18°51'18"	N112°02'27"	24.52'	24.66'
C4	28.56'	75.00'	18°51'18"	N114°46'42"	28.39'	28.56'
C5	32.56'	20.00'	93°16'48"	N89°22'38"	29.08'	32.56'
C6	114.24'	125.00'	19°48'12"	N82°38'12"	111.78'	114.24'
C7	32.56'	20.00'	93°16'48"	N89°22'38"	29.08'	32.56'
C8	119.36'	125.00'	21°02'33"	S62°02'04.4"	116.89'	119.36'
C9	89.71'	125.00'	15°49'09"	S43°36'14.4"	89.46'	89.71'
C10	41.15'	225.00'	8°34'25"	S40°00'11.7"	41.11'	41.15'
C11	98.17'	225.00'	14°21'25"	S28°12'44.4"	96.60'	98.17'
C12	106.18'	125.00'	34°46'50"	S18°33'52.2"	106.56'	106.18'
C13	62.51'	125.00'	20°22'58"	S08°12'58.7"	62.18'	62.51'
C14	48.04'	125.00'	12°14'00"	S12°24'59.7"	47.86'	48.04'
C15	11.62'	225.00'	2°56'22"	N18°02'34.7"	11.67'	11.62'
C16	55.27'	125.00'	18°05'44"	N09°29'10.7"	55.04'	55.27'
C17	98.39'	125.00'	15°01'23"	N02°00'01.7"	97.82'	98.39'
C18	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C19	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C20	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C21	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C22	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C23	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C24	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C25	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C26	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C27	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C28	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'
C29	31.44'	20.00'	90°12'23"	S02°21'56.7"	28.44'	31.44'

SCALE: 1" = 60'



RECORDED AS DOCUMENT NO. 2010-12288

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

SUREVEYED FOR:
VERN SCOWELL
 1511 NE 151st
 NEHALEM, OR 97131
 PHONE: 503-586-7188

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas G. Nelson
 OREGON
 No. 1231
 RENEWAL 12/31/10

Tom Nelson & Associates, L.L.C.
 1001 SE WATER AVE, SUITE 300
 PORTLAND, OREGON 97214
 PHONE: (503) 230-1932
 FAX: (503) 230-1962

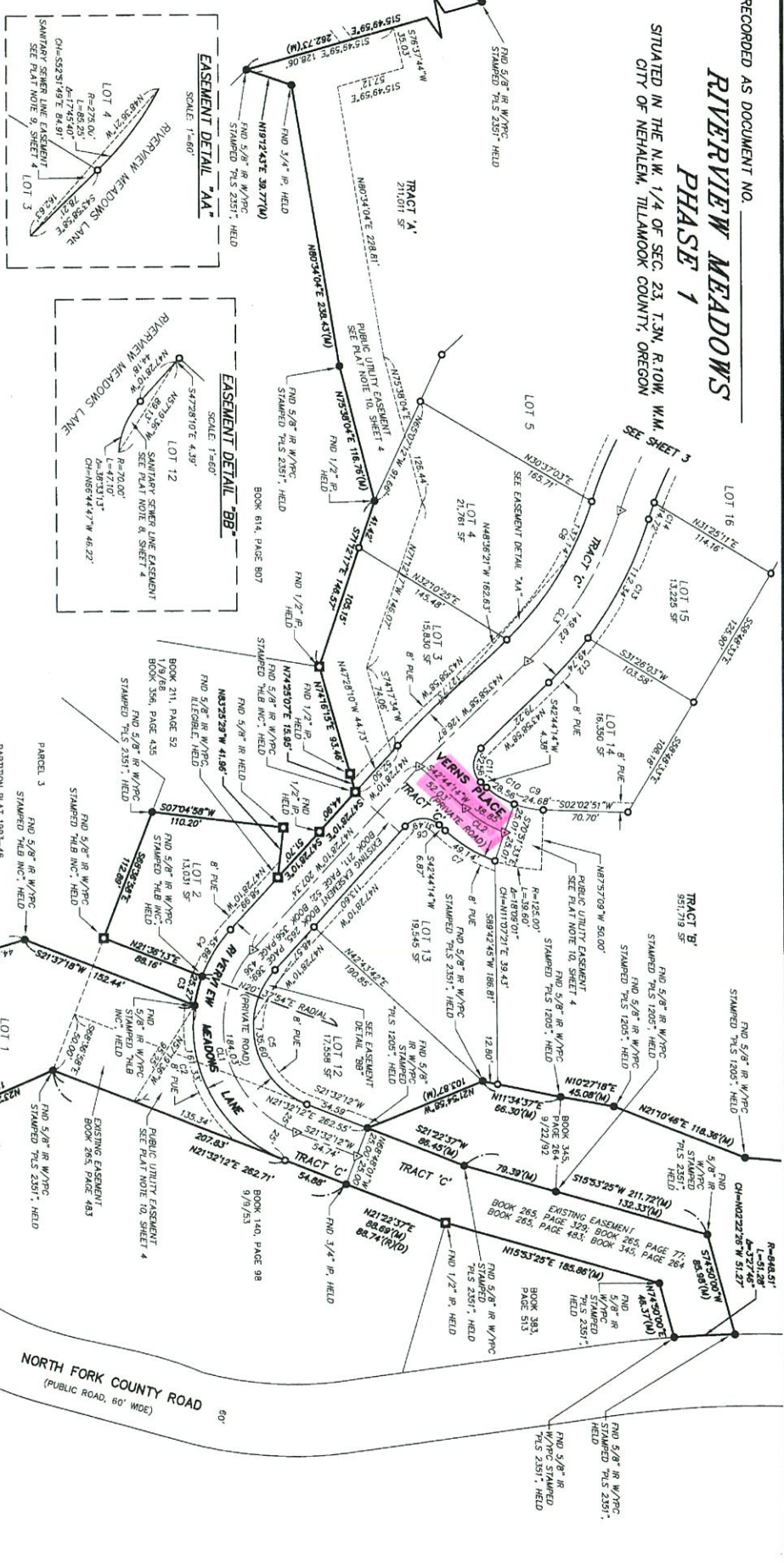
DATE: JUNE 17, 2010
 DRAWN BY: SRZ
 SHEET: 3 OF 4

= 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 3/8" IR WITH 1-1/2" ALUMINUM CAP STAMPED TILS 2351' SET ON STEEPER 1, 2009
- 5/8" x 3/8" IR WITH YELLOW PLASTIC STAMPED TILS 2351' SET ON STEEPER 1, 2009
- FOUND MONUMENT AS NOTED DESTROYED DURING CONSTRUCTION, REPLACED WITH A 5/8" x 3/8" IR WITH YELLOW PLASTIC CAP STAMPED TILS SET ON STEEPER 1, 2009
- FOUND MONUMENT AS NOTED

CENTRELINE CURVE TABLE:

CURVE	LENGTH	PIRADIUS	DELTA	BEARING	CHORD	DIST
C1	32.88	326.10	4.92131°	N73.46214°W	22.88	22.88
C2	151.33	126.00	17.91150°	S69.03102°E	148.53	148.53
C3	45.86	120.00	21.51386°	S59.25208°E	45.59	45.59
C4	158.60	70.00	11.09238°	N77.02707°E	118.37	118.37
C5	31.48	20.00	90.7223°	S92.21581°E	28.34	28.34
C6	48.14	125.00	22.2125°	N31.2734°E	48.82	48.82
C7	137.14	825.00	88.3432°	N68.1610°W	118.72	118.72
C8	24.68	125.00	10.81900°	N11.8432°E	24.30	24.30
C9	32.56	20.00	82.16448°	N89.2728°E	29.08	29.08
C12	49.74	125.00	84.6709°	N48.2059°W	49.59	49.59

CURVE TABLE:

CURVE	LENGTH	PIRADIUS	DELTA	BEARING	CHORD	DIST
C1	32.88	326.10	4.92131°	N73.46214°W	22.88	22.88
C2	151.33	126.00	17.91150°	S69.03102°E	148.53	148.53
C3	45.86	120.00	21.51386°	S59.25208°E	45.59	45.59
C4	158.60	70.00	11.09238°	N77.02707°E	118.37	118.37
C5	31.48	20.00	90.7223°	S92.21581°E	28.34	28.34
C6	48.14	125.00	22.2125°	N31.2734°E	48.82	48.82
C7	137.14	825.00	88.3432°	N68.1610°W	118.72	118.72
C8	24.68	125.00	10.81900°	N11.8432°E	24.30	24.30
C9	32.56	20.00	82.16448°	N89.2728°E	29.08	29.08
C12	49.74	125.00	84.6709°	N48.2059°W	49.59	49.59

SCALE: 1" = 60'



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

REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYED FOR: *James C. Nelson*
VERNI SCOWELL
P.O. BOX 15113
NEHALEM, OR 97131
PHONE: 503-369-7188
RENEWAL 12/31/10

DATE: JUNE 17, 2010
DRAWN BY: S92
SHEET: 2 OF 4
FILE: 8008/704518.dwg

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT RIVERVIEW MEADOWS LLC, AN OREGON LIMITED LIABILITY COMPANY...

ACKNOWLEDGMENT:

STATE OF OREGON } SS COUNTY OF TILLAMOOK

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 2nd 2010 BY VERN SCOWELL AS PRESIDENT OF RIVERVIEW MEADOWS LLC, AN OREGON LIMITED LIABILITY COMPANY.

CONSENT AFFIDAVIT:

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM DAVID H. WATSON, A TRUST DEED BENEVOLENT PER INSTRUMENT NO. 2009-002077, HAS BEEN RECORDED AS DOCUMENT NO. 2010-000317.

CONSENT AFFIDAVIT:

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM WILLIAM LEE DILLARD AND VICTORIA S. DILLARD, HUSBAND AND WIFE AND TRUST DEED BENEVOLENT...

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE TRACTS OF LAND AND RECORDS, EXCEPTING THAT TRACT OF LAND DESCRIBED IN RECORDS...

SURVEYOR'S CERTIFICATE:

I, THOMAS G. NELSON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH...

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-03-15.
2. TRACTS 'A', 'B', AND 'C' SHALL BE OWNED AND MAINTAINED BY THE DECLARANT.
3. LOTS 1-20 ARE SUBJECT TO THE ENCROACHMENT OF RESTRICTION COVENANTS AS INSTRUMENT NO. 2010-000317.
4. AN 8' WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ADJUTING 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 BENEFIT OF LOTS 1-20...

APPROVALS:

STATE OF OREGON } SS COUNTY OF TILLAMOOK EXAMINED AND APPROVED BY THE FOLLOWING:
Denny R. McNeill 5/21/23, 2010
TILLAMOOK COUNTY SURVEYOR
Diana C. Roberts, Deputy 7-9-2010
TILLAMOOK COUNTY ASSESSOR

CERTIFICATE OF COUNTY CLERK:

I, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON, AND HAVE REVIEWED THE ORIGINAL PLAT OF THIS COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME AS RECORDED IN PLAT CACKET B-1124-0 OF PLAT RECORDS ON 2010 AT 10:48:46 AM, OREGON, AS INSTRUMENT NO. 2010-000317.



Tom Nelson & Associates, L.L.C. 1001 SE WATER AVE, SUITE 300 PORTLAND, OREGON 97214 PHONE: (503) 230-1932 FAX: (503) 230-1962



SUBMITTED FOR: Thomas G. Nelson REGISTERED PROFESSIONAL LAND SURVEYOR OREGON No. 12531 DATE: 12/21/10

DATE: JUNE 17, 2010 SHEET: 4 OF 4 DRAWN BY: GRC

EXHIBIT B



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

851-23-000465-PLNH

APPLICATION TO NAME OR RENAME ROAD, PARK & PUBLIC IMPROVEMENT

RNR 851-23-000465-PLNH

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,



Prini Lee McCord

Riverview Meadows Development LLC.



Sunnyview Dr

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

RIVERVIEW MEADOWS
PHASES 2 & 3
 MAP 3N RUMY SECTION 28B



LEGEND:

	EXISTING PROPERTY LINE
	EXISTING SEWER LINE
	EXISTING MANHOLE
	EXISTING WATER LINE
	EXISTING ROAD
	OVERHEAD UTILITIES
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER SERVICE
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE

ROAD ALIGNMENTS
 SCALE: 1"=70'



NO.	DATE	DESCRIPTION	BY
1	06/17/2023	INITIAL VERSION	JMK

SHEET
3
 OF 30-

RIVERVIEW MEADOWS DEVELOPMENT, LLC
 RIVERVIEW MEADOWS IMPROVEMENTS
 ROAD ALIGNMENTS



MORGAN CIVIL ENGINEERING, INC.

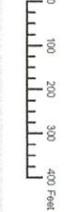
PO BOX 358
 MANZANITA, OR 97130
 (503) 821-6016
 www.morgancivil.com



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

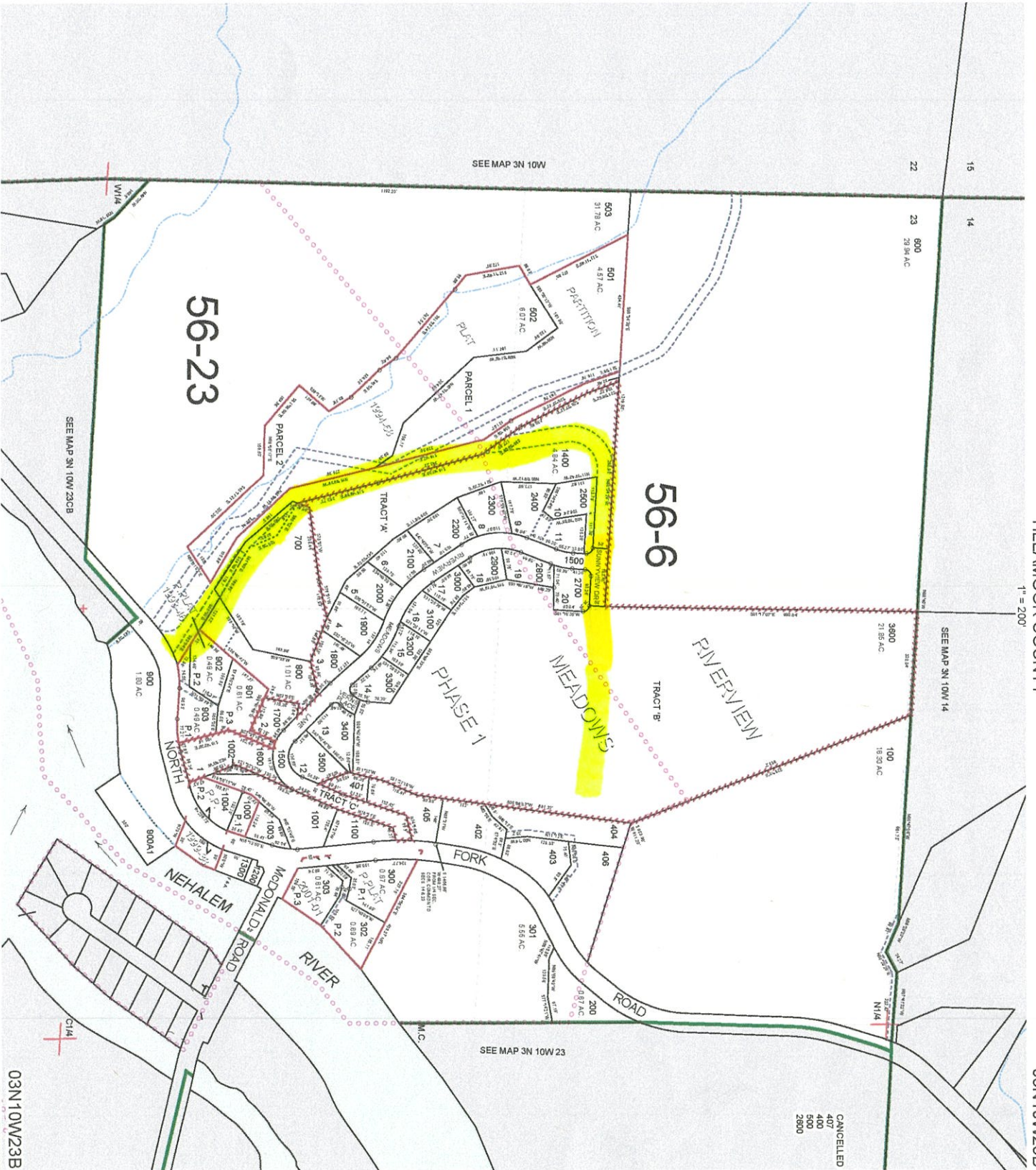
N.W.1/4 SEC.23 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W23B



1" = 200'

CANCELLED
407
400
500
2000



56-23

56-6

SEE MAP 3N 10W

SEE MAP 3N 10W 23

SEE MAP 3N 10W 23CB

03N10W23B
Revised 07/15/21, WS



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

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Land of Cheese, Trees and Ocean Breeze

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.



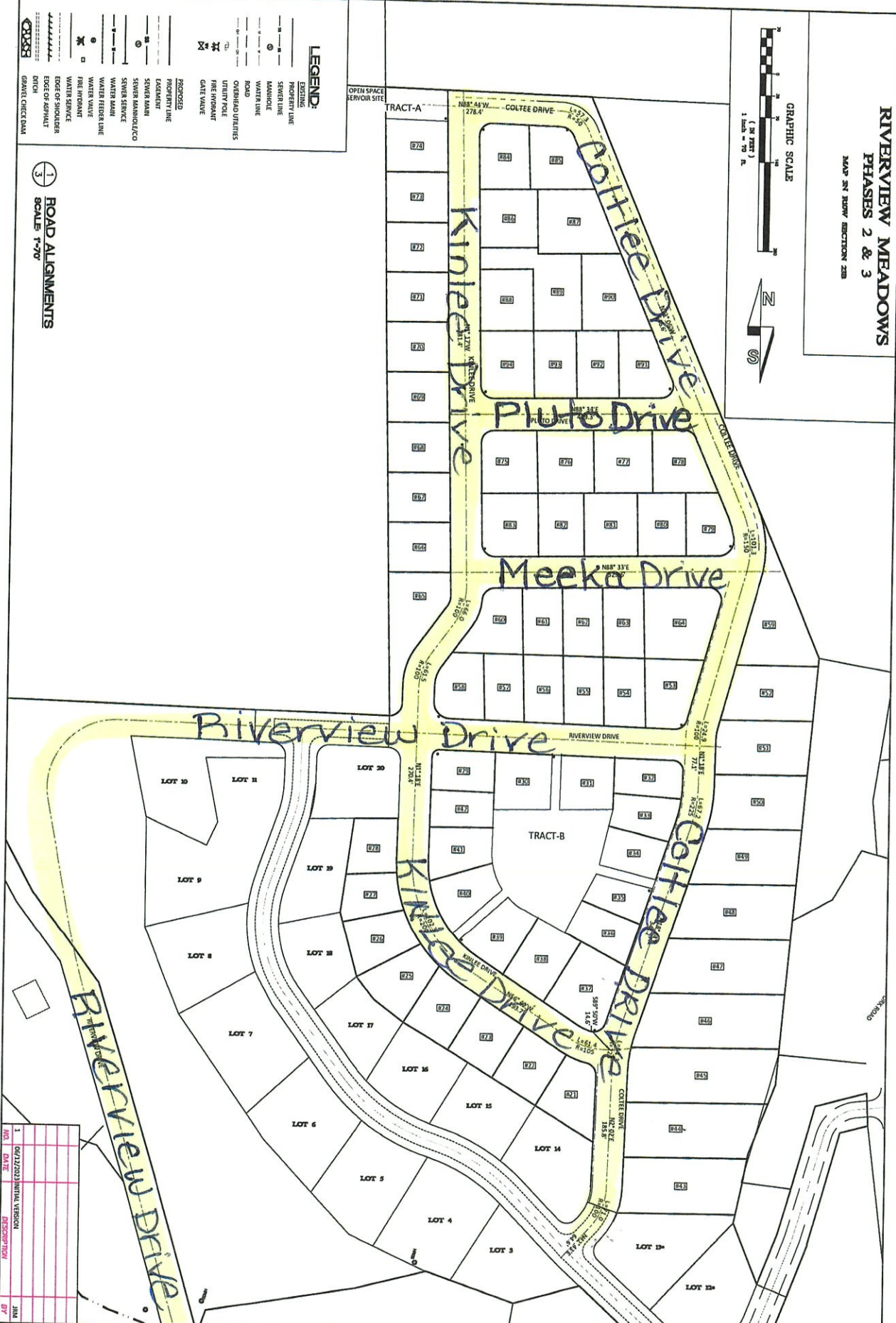
**RIVERVIEW MEADOWS
PHASES 2 & 3**
MAP 3N 10W SECTION 23B



LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
SEWERLINE	SEWERLINE
WATERLINE	WATERLINE
MANHOLE	MANHOLE
ROAD	ROAD
OVERHEAD UTILITIES	OVERHEAD UTILITIES
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
DATE WAIVER	DATE WAIVER
PROPOSED	PROPOSED
PROPERTY LINE	PROPERTY LINE
SEWERLINE	SEWERLINE
WATERLINE	WATERLINE
SPUR MANHOLE	SPUR MANHOLE
SEWER SERVICE	SEWER SERVICE
WATER SERVICE	WATER SERVICE
WATER METER LINE	WATER METER LINE
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER SERVICE	WATER SERVICE
EDGE OF ASPHALT	EDGE OF ASPHALT
DITCH	DITCH
GRAVEL CHECK DAM	GRAVEL CHECK DAM

ROAD ALIGNMENTS
SCALE: 1"=70'



NO.	DATE	DESCRIPTION	BY
1	06/17/2023	INITIAL VERSION	JML

SHEET
3
OF 30-

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ROAD ALIGNMENTS



**MORGAN CIVIL
ENGINEERING, INC.**

PO BOX 358
MANZANITA, OR 97130
DATE: JULY 6, 2023
www.morgancivil.com



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

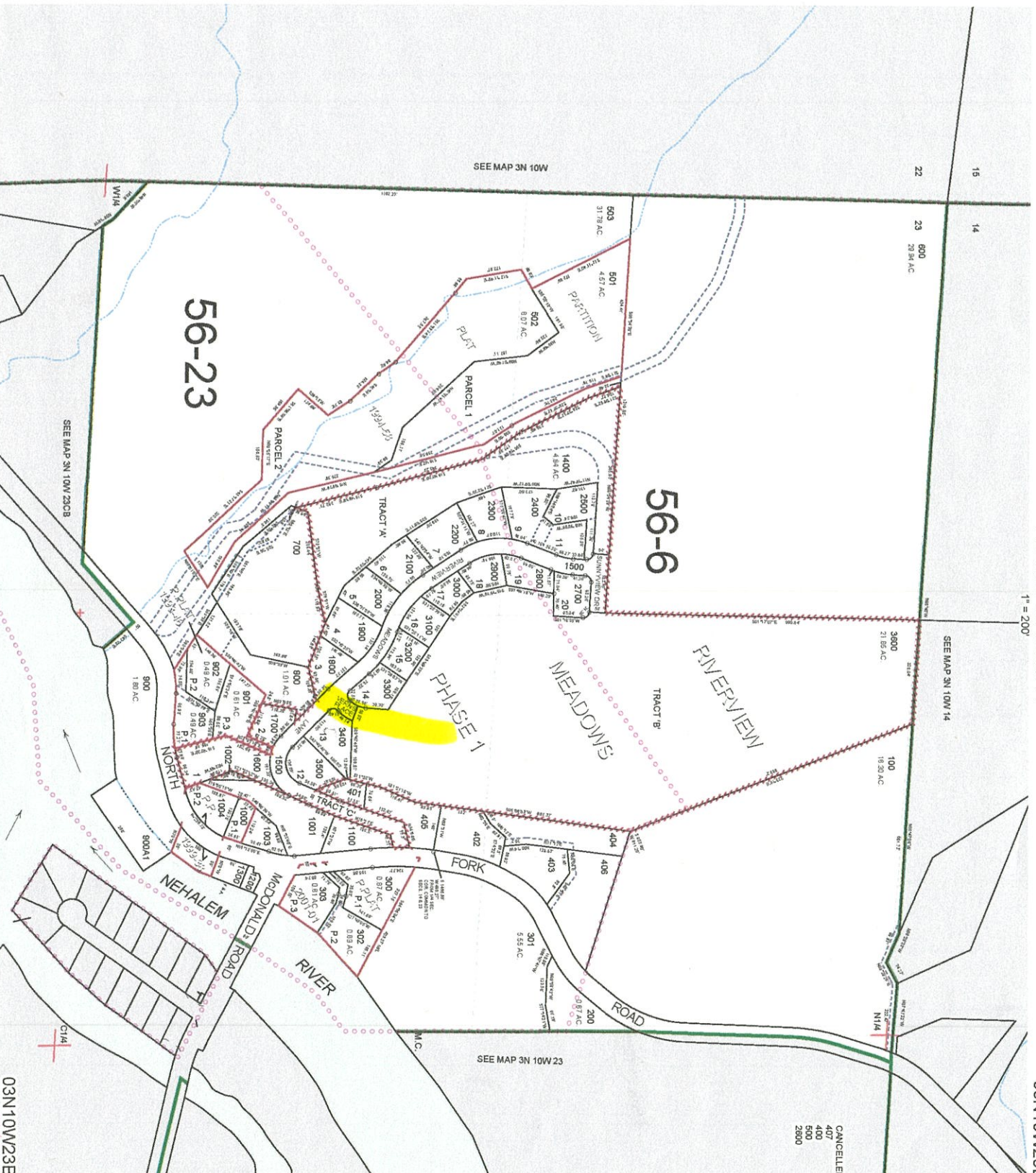
N.W. 1/4 SEC. 23 T. 3N. R. 10W. W.M. TILLAMOOK COUNTY

03N10W23B



1" = 200'

CANCELLED
407
400
500
2000



03N10W23B
Revised 07/15/21, WS

EXHIBIT C

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR
TILLAMOOK COUNTY, OREGON

ENDORSED
Filed
Oct 21 2008
JOSEPHINE VELTRI
County Clerk

J. Veltri

In the Matter of an Amendment to)
Planning and Zoning Ordinance)
No. 33, the Tillamook County)
Ordinance; to amend sections of)
the ordinance to reflect changes in)
language in the Tillamook County)
Road Naming Ordinance No. 37)

FINDINGS AND DECISION
AMENDING PLANNING
AND ZONING ORDINANCE
NO.33

This matter came before the Tillamook County Board of Commissioners on the request of the Tillamook County Department of Community Development.

The Board of Commissioners being fully apprised of the representations of the above-mentioned person(s), all the records and files herein finds as follows:

The changes to the Tillamook County Ordinance No. 37 clarifies the routing process, through departments, for the processing of road name applications. This also clarifies the procedure of fees and notification of affected parties.

These changes will not affect land use patterns in the county or productivity of resource lands. The changes will help administration and enforcement of policies and maintain consistency with local agencies and citizens.

There will be no additional costs to Department resources resulting from the proposed text.

RETURN TO GWJ
LIANE *12.8.08*
WALT *12/4/08*
KIP *12.4.08*
PEGGY *GW 12/4/08*
ED *ELK*
RICK *RLK*
CHRIS *Chris*
GRANT *G*
He is on the website

123456789012
OCT 21 2008
DEPT OF COMMUNITY DEVELOPMENT

NOW THEREFORE, IT IS HEREBY ORDERED that the Tillamook County Land Use Ordinance be amended as reflected in Exhibit "A".

DATED THIS 1st DAY OF Oct, 1997.

**THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON**

Anna Firman
Anna Firman, Chair

Jerry A. Dove
Jerry A. Dove, Vice-Chair

Sue Cameron
Sue Cameron, Commissioner

Aye	Nay	Abstain/absent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: Josephine Veltri,
County Clerk

By: *Mary Wagon*
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent,
County Counsel

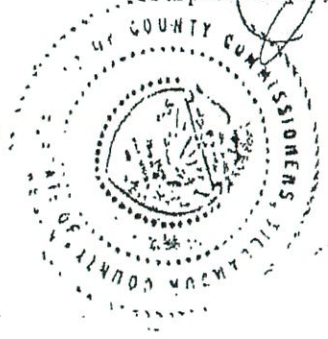


EXHIBIT A

ORDNANCE NO. 37

(IN THE MATTER OF NAMING AND
(RENAMING ROADS, PARKS, AND
(PUBLIC IMPROVEMENTS; AND
(DECLARING AN EMERGENCY

The Tillamook County Board of Commissioners Hereby Ordains as Follows:

SECTION 1. TITLE

This ordinance shall be known and referred to as The Naming and Renaming of Roads, Parks, and Public Improvements Ordinance.

SECTION 2. AUTHORITY

The following procedural requirements relating to the naming and renaming of roads, parks, and public improvements in Tillamook County area hereby adopted pursuant to the authority granted Tillamook County by ORS Chapter 215.

SECTION 3. PURPOSE

The procedures set forth herein are for the purpose of establishing a uniform policy in Tillamook County for the naming and renaming of roads, parks, and public improvements. It is intended that this policy will clarify and set the requirements and responsibilities of individuals, public bodies and departments involved in the naming and renaming of roads, parks and public improvements. In addition, it provides the public with an outline of the required process for naming and renaming roads, parks and public improvements.

SECTION 4. REQUIRED REVIEW AND ACTION FOR NAMING AND RENAMING ROADS, PARKS AND PUBLIC IMPROVEMENTS

The Board of County Commissioners shall review and take appropriate action on all road, park and public improvement naming and renaming when:

- (A) Any existing public road, park and public improvement is named and renamed;
- (B) Any public road, park, public improvement is established except when these new public roads, parks, park improvements will have names established within the provisions of the Tillamook County Land Division Ordinance.
- (C) Any private road that requires a name in order to promote the health, safety and welfare of the public.

SECTION 5. APPLICATION

(A) An application to name or rename a road, park, or public improvement shall be submitted to Tillamook County Department of Community Development and shall include at a minimum the following:

- (1) Name of applicant;
- (2) Location of roadway, park or public improvement by description and/or map;
- (3) Legal status of road;
- (4) Existing road, park or public improvement name, if known;
- (5) Proposed road, park or public improvement name;
- (6) Reasons for request;
- (7) Petition; (attached, if any)
- (8) Fee * See Section 6

(B) The application may be submitted by any of the following applicants:

- (1) The property owner (s) or person (s) living along the road;
- (2) Any public or semi-public agency whose function is affected by road, park or public improvement names;
- (3) Tillamook County:
 - (a) Board of Commissioners;
 - (b) Planning Commission;
 - (c) Department of Community Development;
 - (d) Public Works Department;
 - (e) Assessor or Tax Collector;
 - (f) Sheriff;
 - (g) Surveyor.

(C) The proposed road, park or public improvement name should comply with the following standards:

- (1) No duplication with other existing road, park or public improvement name;

- (2) No similar sounding or confusing name
- (3) The designation of roads shall generally conform to the following:

General Direction	Long or Continuous Thoroughfare	Short or Discontinuous Street
North-South	Street	Place
East-West	Avenue	Court
Diagonal	Boulevard	Way
Curving	Drive	Lane
Other	Road	Circle
	Highway	Loop

SECTION 6. FEE

- (A) A non-refundable application fee shall be paid to the Department of Community Development and shall accompany each application for a road, park or public improvement name; or a petition signed by all abutting property owners.
- (B) A supplemental fee of \$100 per road sign for each additional sign required to be changed or installed shall be charged by the Department of Public Works as a condition of approval of the name change.
- (C) The foregoing fees shall not be applicable to an application made by any Tillamook County Department.

SECTION 7. PROCESSING ROAD NAME APPLICATION

The Tillamook County Department of Community Development shall have the responsibility for processing applications for road, park and public improvement naming and renaming and shall perform such function in the following manner:

- (A) Have Public Works verify legal status of road;
- (B) Check proposed name (s) to avoid duplication or similarity with other existing names;
- (C) Perform a field check, when necessary;
- (D) Assist applicant or other affected person (s) to find alternate names when required;
- (E) Notify appropriate departments and agencies;
- (F) Where appropriate, mail questionnaire to owners of all property abutting the road, park or public improvement to determine general consensus regarding the proposed name;

- (G) Prepare recommendations on the proposed road, park or public improvement name for the Board of Commissioners;
- (H) Determine appropriate Board of Commissioners meeting date;

SECTION 8. BOARD OF COMMISSIONERS ACTION

- (A) Following the receipt of the recommendation from the Department of Community Development for a road, park or public improvement naming and renaming, the Board of Commissioners shall consider such recommendation at a regular commission meeting.
- (B) Following action taken by the Board of Commissioners, the Board, through the Department of Community Development, shall send a copy of the order approving the naming or renaming of a road, park or public improvement to the following:
 - (1) Applicant, petitioners, and adjacent property owners;
 - (2) Public Works Department;
 - (3) Assessor's Office and Tax Office;
 - (4) Affected Post Office;
 - (5) County Clerk's Office;
 - (6) Affected Telephone Company or other similar utility company;
 - (7) Affected Fire Departments;
 - (8) Local School District (s)
 - (9) Local Power Company, Local Water Company, Local Gas Company in city, if appropriate;
 - (10) Local Title Insurance Companies;
 - (11) Emergency Services;
 - (12) 911

SECTION 9. COMPLETION

The original order shall be filed in the office of the County Clerk with a copy of the original to be kept in the Department of Community Development.

County maps and files shall be updated as appropriate.

SECTION 10. REPEALER

Tillamook County Ordinance No. 20 and all amendments thereto, and the formation of the Geographic Names Board Orders, dated January 27, 1988, June 3, 1981 and September 13, 1978 are hereby repealed.

SECTION 11. EFFECTIVE DATE

This ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Tillamook County and an emergency having been declared to exist shall be effective immediately upon passage hereof.

ADOPTED THIS 1st DAY OF Oct, 1997

BOARD OF COUNTY COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON

Gina Firman
Gina Firman, Chairman

Aye Nay

Jerry Dove
Jerry Dove, Vice Chairman

Aye Nay

Sue Cameron
Sue Cameron, Commissioner

Aye Nay



Attest: Josephine Veltri
Josephine Veltri
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent
County Council

This ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Tillamook County and an emergency having been declared to exist shall be effective immediately upon passage hereof.

EXHIBIT D

Tillamook County, Oregon 2009-003657
05/21/2009 02:32:25 PM

DEED-ESMAT
\$35.00 \$11.00 \$10.00 - Total = \$56.00



00085232200900036570070077

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

AFTER RECORDING, RETURN TO:

Vern Scovell
P.O. Box 151
Nehalem, OR 97131

EMERGENCY ACCESS EASEMENT AGREEMENT

PARTIES: VERN SCOVELL, Grantor; and
VERN SCOVELL and RIVERVIEW MEADOWS, LLC, an Oregon Limited
Liability Company, Grantees;

DATE: 5-20, 2009.

RECITALS:

Grantor is the owner of that certain real property located in Tillamook County, Oregon,
described in the attached Exhibit A;

Grantees are the owners of that certain real property located in Tillamook County,
Oregon, described in the attached Exhibit B;

Grantees desire to be granted an easement by Grantor as more fully set forth herein, and
Grantor is willing to grant said easement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein:

1) Grantor hereby grants to Grantees a perpetual non-exclusive access easement over
and across that portion of Grantor's property described and diagramed in the attached Exhibit A ,
subject to the provisions and conditions set forth herein.

2) This easement shall be strictly for emergency vehicular access (described as access by fire, ambulance, and other emergency response vehicles) to Grantees' real property described in Exhibit B. This easement is not intended to grant any rights to Grantees for the purposes of non-emergency ingress and egress to Grantees' property.

3) This easement is for the benefit of, shall run with, and shall be appurtenant to Grantees' property described in Exhibit B, and shall be binding upon, and inure to, the parties and their respective heirs, representatives, lessees, and successors and assigns.

4) Grantees shall save and hold harmless Grantor and Grantor's successors and assigns, from any liability for damages arising as a result of Grantees' negligence in connection with their activities in the easement area.

5) In the event suit, action, or arbitration is instituted to enforce or interpret this easement agreement, the prevailing party shall be entitled to recover its reasonable attorney fees and costs incurred therein and upon any appeal therefrom.

GRANTOR:


VERN SCOVELL

GRANTEES:


VERN SCOVELL

RIVERVIEW MEADOWS, LLC, an Oregon
Limited Liability Company


By: Vern Scovell, Member

STATE OF OREGON)
) ss.
County of Tillamook)

May 20th, 2009. Personally appeared Vern Scovell and acknowledged the foregoing instrument. Before me:



Lisa M. Hooley
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Tillamook)

May 20th, 2009. Personally appeared Vern Scovell, Member of Riverview Meadows, LLC, an Oregon Limited Liability Company and acknowledged the foregoing instrument. Before me:



Lisa M. Hooley
Notary Public for Oregon

EXHIBIT A

Vern Scovell
April 10, 2009
TNA Job No. 7014

EASEMENT 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;

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1994-58, TILLAMOOK COUNTY PLAT RECORDS; THENCE NORTH 61°24'25" WEST ALONG THE EAST LINE OF SAID PARTITION PLAT NO. 1994-58, A DISTANCE OF 165.96 FEET; THENCE NORTH 45°07'05" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 228.41 FEET; THENCE NORTH 15°49'59" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 275.39 FEET; THENCE NORTH 16°45'30" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 338.59 FEET; THENCE NORTH 11°37'10" WEST CONTINUING ALONG A PORTION OF SAID EAST LINE, A DISTANCE OF 89.07 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2005-011393, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 36°55'01" EAST ALONG THE WEST LINE OF SAID DOCUMENT NO. 2005-011393, A DISTANCE OF 121.94 FEET; THENCE SOUTH 16°45'30" EAST ALONG SAID WEST LINE OF DOCUMENT NO. 2005-011393, A DISTANCE OF 313.23 FEET; THENCE SOUTH 15°49'59" EAST ALONG SAID WEST LINE OF DOCUMENT NO. 2005-011393, A DISTANCE OF 262.73 FEET TO THE MOST WESTERLY CORNER OF THAT PROPERTY DESCRIBED IN BOOK 614, PAGE 807, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 45°07'05" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 614, PAGE 807, A DISTANCE OF 208.19 FEET; THENCE SOUTH 61°24'25" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PROPERTY DESCRIBED IN BOOK 614, PAGE 807, A DISTANCE OF 183.79 FEET TO THE MOST SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN BOOK 211, PAGE 52, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 60°03'55" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 211, PAGE 52, A DISTANCE OF 120.81 FEET TO THE MOST WESTERLY CORNER OF PARTITION PLAT NO. 1993-46, TILLAMOOK COUNTY PLAT RECORDS; THENCE SOUTH 59°58'05" EAST ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 1993-46, A DISTANCE OF 130.92 FEET TO THE WEST RIGHT-OF-WAY LINE FOR NORTH FORK COUNTY ROAD; THENCE ALONG 250.37 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°32'27", A LENGTH OF 63.54 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 67°12'31" WEST 63.37 FEET; THENCE NORTH 60°03'55" WEST, A DISTANCE OF 237.03 FEET TO THE POINT OF BEGINNING

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

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Thomas G. Nelson

OREGON
 JULY 26, 1988
THOMAS G. NELSON
 #2351

RENEWAL 12/31/10

SURVEYED FOR:

VERN SCOVELL

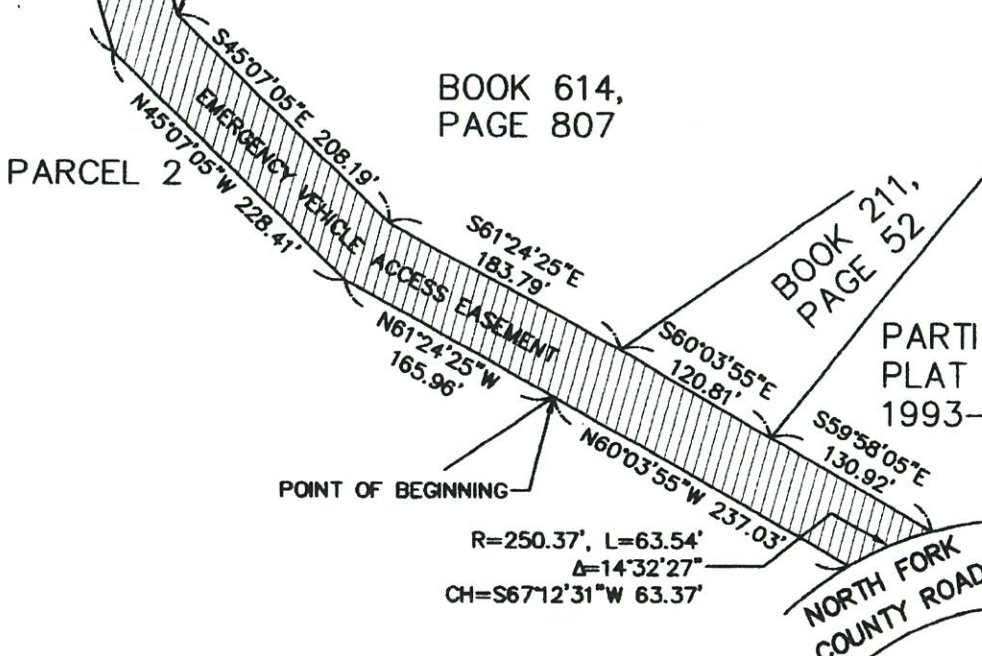
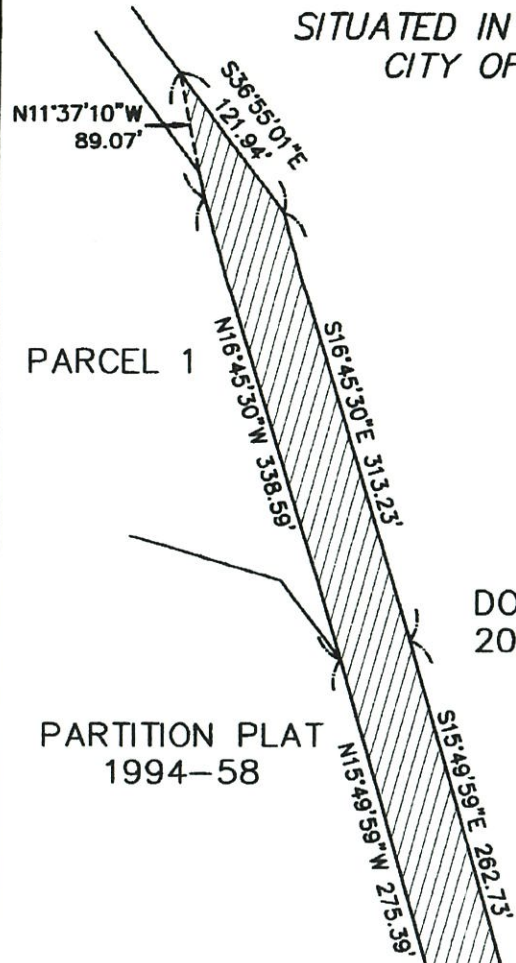
P.O. BOX 151
 NEHALEM, OR 97131
 PHONE: 503-368-7788

DOCUMENT NO.
 2005-011393

BOOK 614,
 PAGE 807

BOOK 211,
 PAGE 52

PARTITION
 PLAT
 1993-46



SCALE: NOT TO SCALE

Tom Nelson & Associates, L.L.C.

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

EXHIBIT B

All that portion of a tract of land lying in the Northwest one-quarter of Section 23, Township 3 North, Range 10 West, of the Willamette Meridian, Tillamook County, Oregon, lying Northerly and Easterly of the following described line:

Commencing at a point which is South 1004.76 feet and East 591.12 feet from the Section Corner common to Sections 14, 15, 22 and 23, Township 3 North, Range 10 West of the Willamette Meridian. Said point being also the Northeasterly corner of Parcel 1, Partition Plat 1994-58, in Plat Cabinet B, Tillamook County Partition Plat Records;

Thence South 88° 34' 38" East 32.48 feet along the extension of the North line of said Parcel 1 to a point that is 30 feet distance as measured perpendicular to the Easterly line of Parcel 1 said point being the TRUE POINT OF BEGINNING;

Thence South 21° 06' 52" East of 104.77 feet parallel to the Easterly line of said Parcel 1;

Thence South 28° 37' 12" East 239.60 feet parallel to the Easterly line of said Parcel 1;

Thence South 36° 59' 08" East 177.93 feet parallel to the Easterly line of said Parcel 1 to a point that is 50 feet distant as measured perpendicular to the Easterly line of Parcel 1;

Thence South 16° 47' 00" East 313.22 feet parallel to the Easterly line of said Parcel 1;

Thence South 15° 49' 38" East 263.05 feet parallel to the Easterly line of Parcel 2 of Partition Plat 1994-58;

Thence North 18° 27' 39" East 39.96 feet to a ¾ inch iron pipe shown as point #423 on Partition Plat 1994-58;

Thence North 80° 21' 26" East 238.43 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 76° 17' 51" East 116.76 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 71° 23' 00" East 146.59 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 74° 20' 30" East 93.19 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 74° 20' 30" East 16.29 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South 47° 16' 42" East 44.88 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 47° 16' 42" East 51.52 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence North 82° 53' 14" West 41.89 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South 07° 06' 46" West 110.49 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 68° 41' 48" East 113.05 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence North 21° 31' 10" East 87.78 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence 25.24 feet along the arc of a curve to the left with a central angle of 12° 02' 58" and long chord which bears South 47° 44' 47" East 25.19 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

EXHIBIT B

Thence South $21^{\circ} 31' 10''$ West 152.01 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South $16^{\circ} 27' 10''$ East 165.17 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC" and the Northerly Right-of-Way line of North Fork County Road.

AFTER RECORDING RETURN TO:

Riverview Meadows Development LLC
23765 SE Highway 212
Damascus, OR 97089

Tillamook County, Oregon
10/20/2022 02:40:51 PM
2022-006452

DEED-ESMAT
\$30.00 \$11.00 \$81.00 \$10.00 - Total = \$112.00



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

SEND TAX STATEMENT TO:

NO CHANGE

SPACE ABOVE RESERVED FOR RECORDING LABEL

EASEMENT

Know by all persons present, that Donald E. Dillard ("Grantor"), for consideration of the mutual promises exchanged herein and other good and valuable consideration exchanged with Riverview Meadows Development LLC, ("Grantee"), which Grantor hereby acknowledges, does hereby grant a non-exclusive easement for public access over, under and across the real property described herein, and for public and/or private utilities, for the benefit of the real property as described herein, all being more particularly described herein.

EASEMENT RECITALS

A. Grantor is the owner of the real property ("Parcel 1") being legally described as:

Tract A, RIVERVIEW MEADOWS PHASE I, in the County of Tillamook, State of Oregon, recorded July 26, 2010 in Plat Cabinet B1142-0, Tillamook County Records.

B. Grantee is the owner of the real property ("Parcel 2") being legally described as follows:

Tract B, RIVERVIEW MEADOWS PHASE I, situated in the Northwest quarter of Section 23, Township 3 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded July 26, 2010 as Instrument No. 2010-004288, Tillamook County Records.

C. Parcel 1 and Parcel 2 are adjacent to each other.

D. It is the intent of the parties herein named to create a non-exclusive, public access, and permanent right to enter, re-enter, and use Parcel 1, subject to conditions as set forth herein, for the benefit of Grantee's Parcel 2, and the general public.

Consideration up to 50,000.00

E. The non-exclusive easement will be used for public and private ingress and egress purposes by the general public, by Grantee, and by Grantee's successors in ownership of Grantee's Parcel 2.

F. Additionally, the non-exclusive easement for public access and public and/or private utilities, shall also include the right to lay, construct, widen and maintain streets, water mains, sewer mains, storm drainage lines, and all related appurtenances, to be constructed and located on, across, under or over Parcel 1.

G. The parties agree that any unknown defect in the above Easement Area due to inaccuracy will not hinder the intent of the parties.

IT IS FURTHER UNDERSTOOD and AGREED:

1. The foregoing Easement Recitals paragraphs are contractual and not merely recitals, and are incorporated by this reference.
2. The rights and obligations of all the easements herein shall run with and be appurtenant to those parcels of land as described, and shall not be personal to any person, except that the obligation to pay for the costs and expenses (for costs and expenses incurred while a person was an owner) shall be personal to the owners of the described parcels, as well as run with the described parcels.
3. Grantee and the general public shall have a non-exclusive, public access, and permanent right to enter, re-enter, and use a portion of Parcel 1 being legally described in the attached **EXHIBIT "A"**, and pictorially described in the attached **EXHIBIT "B"**, subject to conditions as set forth herein, for the benefit of Grantee's Parcel 2 and the general public. The easement shall include the right of the Grantor or Grantee to reasonably improve the surface of the easement area herein described; costs of any improvements to the easement area shall be borne by Grantee, their successors and assigns. Any improvement to the easement area shall be in compliance with all applicable local, state, and federal law. In the event such applicable local, state, and federal law shall require broader access to Parcel 1 for the purposes set forth herein, then the portion of Parcel 1 being legally described in the attached **EXHIBIT "A"**, and pictorially described in the attached **EXHIBIT "B"**, shall increase in scope, and shall be geographically or otherwise broadened to meet such applicable local, state, and federal law without affecting the validity of the easement granted herein.
4. Grantee shall have a non-exclusive easement for public access and public and/or private utilities, to include the right to lay, construct, and maintain streets, water mains, sewer mains, storm drainage lines, and all related appurtenances, to be constructed and located on, across, under or over Parcel 1. Any improvement to the easement area shall be in compliance with all applicable local, state, and federal law.

5. Grantor agrees that the consideration recited herein is just compensation for the property rights herein granted. Specifically, Grantor has granted this easement in consideration of an Easement Agreement dated September 20, 2022 wherein Grantee agrees to pay Grantor the sum of \$25,000.00 upon execution of this Agreement, and Grantee agrees, if practicable, to install two access gates for security purposes. If it is not practicable to install the access gates, Grantee shall pay Grantor an additional sum of \$25,000.00.
6. Grantor represents and warrants that Grantor has the authority to grant the easement and that the easement area is free from all liens and encumbrances that would materially affect the easement grant, and that they will defend this easement grant against all lawful claims and demands of all persons whomsoever with respect to any liens or encumbrances that would materially affect the easement grant.

[SIGNATURE PAGE FOLLOWS]

The parties above named have hereunto set their hands this 19 day of October, 2022.

GRANTOR:

GRANTEE:

Riverview Meadows Development LLC

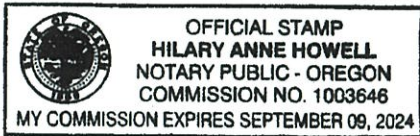
Donald E. Dillard
Donald E. Dillard

Carey Sheldon
Carey Sheldon, President of
Sheldon Development Inc., Member

STATE OF OREGON

County of TILLAMOOK

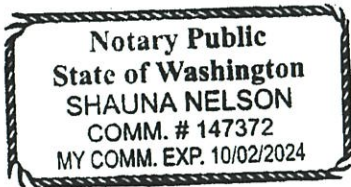
This instrument was acknowledged before me on OCTOBER 19, 2022, by Donald E. Dillard, the above-named Grantor.



Hilary Anne Howell
Notary Public for Oregon
My Commission expires: 09/09/2024

Washington
STATE OF OREGON
County of CLATSOP

This instrument was acknowledged before me on October 18, 2022, by Carey Sheldon, President of Sheldon Development Inc., Member of the above-named Grantee.



Shauna Nelson
Notary Public for ~~Oregon~~ Washington
My Commission expires: 10/02/2024



All County Surveyors & Planners, Inc.

PO Box 955 • Sandy, Oregon 97055 • Phone: 503-668-3151 • Fax: 503-668-4730

EXHIBIT "A"

Legal Description over a portion of Tract 'A', "Riverview Meadows Phase 1"

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 10 WEST, W.M., SHOWN AS AN "EMERGENCY VEHICLE ACCESS EASEMENT" IN "RIVERVIEW MEADOWS PHASE 1", RECORDED AS DOCUMENT NUMBER 2010-4288, TILLAMOOK COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Tract 'A' of "Riverview Meadows Phase 1"; thence South 88°34'29" East, along the North line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 531.12 feet, to the most Northeasterly corner of said Tract 'A' of said "Riverview Meadows Phase 1", said point also being the most Northwesterly corner of the right of way of Sunnyview Drive, as dedicated in said "Riverview Meadows Phase 1", said point also being the **True Point of Beginning**; thence South 01°25'31" West, along the West line of the said right of way of said Sunnyview Drive, a distance of 50.00 feet, to the Southwesterly corner of the said right of way of said Sunnyview Drive, said point also being on the North line of Lot 11 of said "Riverview Meadows Phase 1"; thence North 88°34'29" West, along the North line of said Lot 11 and the North line of Lot 10 of said "Riverview Meadows Phase 1" and the westerly extension thereof, a distance of 245.17 feet, to a point of curvature, said point is the beginning of a curve that will be referred to as Curve 1 from hereon; thence along said Curve 1, an 86.29 foot radius tangent curve to the left, an arc distance of 155.19 feet through a central angle of 103°02'41" (chord bears South 39°54'11" West 135.10 feet) to a point of tangency, said point is the beginning of a line that will be referred to as Line 1 from hereon; thence along said Line 1, South 11°37'10" East, a distance of 272.73 feet, to an angle point; thence leaving said Line 1, South 16°45'30" East, a distance of 23.52 feet more or less, to a point on the West line of said Tract 'A' of said "Riverview Meadows Phase 1", said point being marked with a 5/8" iron rod with a yellow plastic cap marked "PLS 2351"; thence North 36°55'01" West, along the said West line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 121.86 feet more or less, to a point that is 50 feet from, when measured at right angles to, the previously described Line 1; thence leaving the said West line of said Tract 'A' of said "Riverview Meadows Phase 1", 50 feet from and parallel with said Line 1, North 11°37'10" West, a distance of 185.81 feet to a point of curvature; thence along a 136.29 foot radius tangent curve to the right, 50 feet from and parallel with said Curve 1, an arc distance of 245.11 feet through a central angle of 103°02'36" (long chord bears North 39°54'08" East 213.39 feet), to a point on the said North line of said Tract 'A' of said "Riverview Meadows Phase 1"; thence South 88°34'29" East, along the said North line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 245.17 feet, to the **True Point of Beginning**.
Containing 32,711 square feet, more or less.

Basis of bearings for this description is from Document Number 2010-4288, Tillamook County Plat Records.



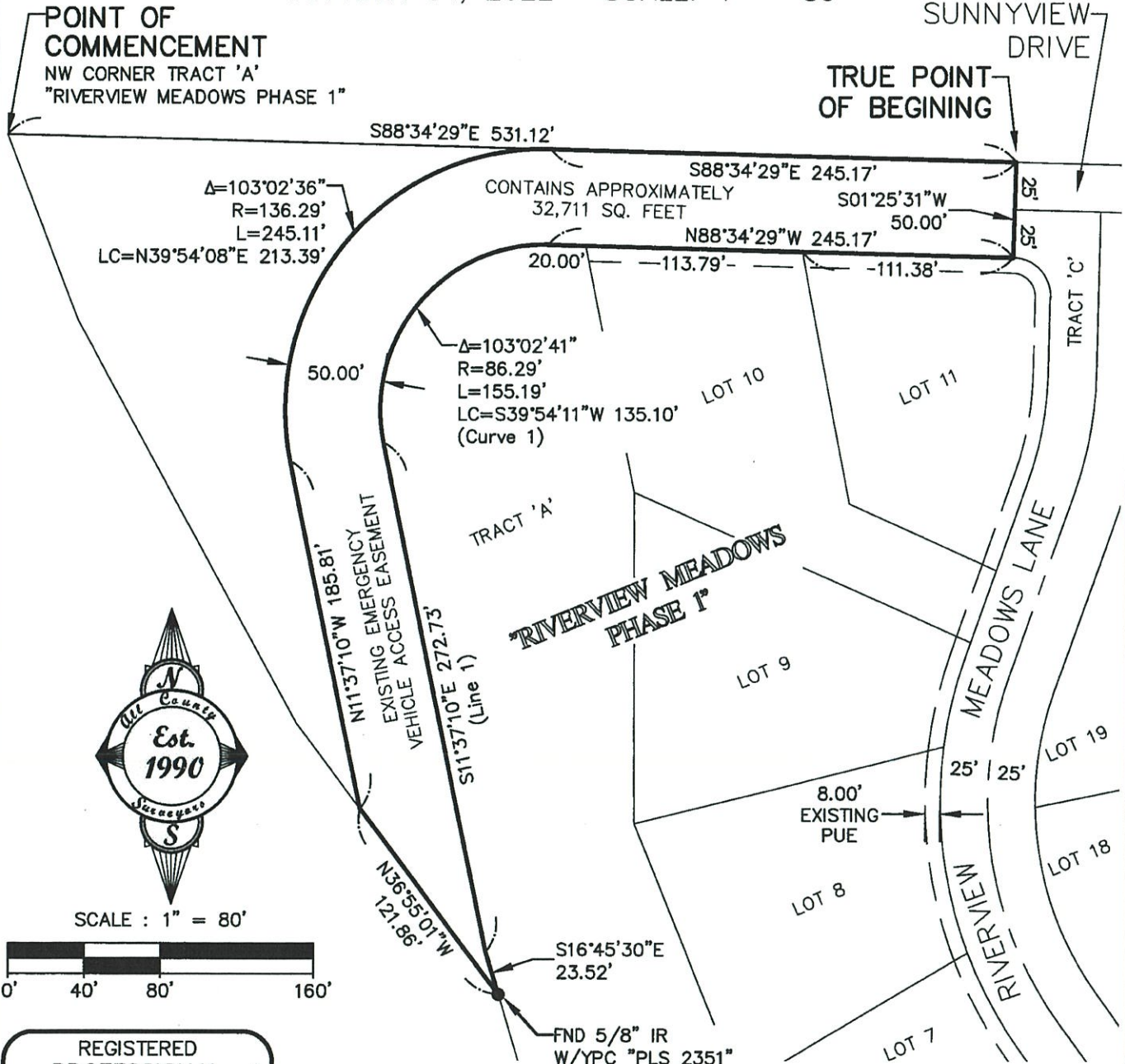
RENEWS 07/01/23

dfp

EXHIBIT "B"

SITUATED IN THE N.W. 1/4 OF SECTION 23, TOWNSHIP 3 NORTH,
RANGE 10 WEST, W.M., CITY OF NEHALEM, TILLAMOOK COUNTY OREGON

OCTOBER 04, 2022 SCALE: 1" = 80'



POINT OF COMMENCEMENT
NW CORNER TRACT 'A'
"RIVERVIEW MEADOWS PHASE 1"

SUNNYVIEW DRIVE

TRUE POINT OF BEGINNING

$\Delta=103^{\circ}02'36"$
 $R=136.29'$
 $L=245.11'$
 $LC=N39^{\circ}54'08"E 213.39'$

S88°34'29"E 245.17'
CONTAINS APPROXIMATELY 32,711 SQ. FEET
S01°25'31"W 50.00'
N88°34'29"W 245.17'

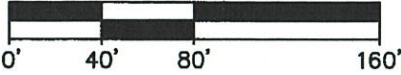
$\Delta=103^{\circ}02'41"$
 $R=86.29'$
 $L=155.19'$
 $LC=S39^{\circ}54'11"W 135.10'$
(Curve 1)

50.00'
N11°37'10"W 185.81'
EXISTING EMERGENCY
VEHICLE ACCESS EASEMENT
S11°37'10"E 272.73'
(Line 1)
N36°55'01"W 121.86'

TRACT 'A'
RIVERVIEW MEADOWS
PHASE 1



SCALE : 1" = 80'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dale L. Hult
OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWS 07/01/23

DATE OF PLOT: 10-04-22
DRAWING NO.: 22-181.dwg

LEGEND

- FOUND MONUMENT AS NOTED HEREON
- W/YPC INDICATES WITH YELLOW PLASTIC CAP, MARKED
- IR INDICATES IRON ROD, OUTER DIAMETER