



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

**PARTITION REQUEST #851-24-000080-PLNG:
ROOS / RICE
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision: Approved with Conditions
Decision Date: May 10, 2024
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

Request: Partition request to create three (3) residential parcels (Exhibit B).

Location: Located within the Unincorporated Community of Beaver, accessed from a private easement located off Blaine Road, a county-maintained road. The subject property is designated as Tax Lot 702 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

Zone: Community Single-Family Residential (CSFR)

Applicant: Michael Rice, P.O. Box 521, Tillamook, OR 97141

Property Owner: Case Roos, 20295 E Beaver Creek Rd., Cloverdale, OR 97112

Description of Site and Vicinity: The subject property is accessed from a private easement located off Blaine Road, a county-maintained road, is irregular in shape, is improved with a single-family dwelling, and is vegetated with grasses, shrubs, and trees (Exhibit A). The topography of the subject property varies, however, is generally flat with some sloped areas. The subject property is located within an area primarily devoted to residential, farm and forest use. The subject property is surrounded by properties zoned CSFR to the north, south, east, and west; in addition, properties zoned Farm (F-1) to the southeast and properties zoned Community Commercial (CC) to the southwest (Exhibit A).

The subject property is located within an area of geologic hazard, contains no mapped wetlands or natural features as indicated on the State Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map FIRM 41057C0740F (Exhibit A).

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

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone
- C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on March 22, 2024. No comments were received (Exhibit C).

A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;*
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;*

Findings: The preliminary Partition Plat proposes the creation of three (3) parcels (Exhibit B). The applicability of the CSFR zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

Findings: The preliminary plat outlines access to the subject property, and subsequent parcels, from a private easement located off Blaine Road, a county-maintained road (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

Findings: The subject property is served by the Beaver Water District and on-site wastewater. A water availability letter from the Beaver Water District is included in the Applicant's submittal (Exhibit B). A notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

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

B. TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone

(4) *STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- (a) *The minimum lot size is 20,000 for permitted uses.*
- (b) *The minimum lot width and depth shall both be 100 feet.*
- (c) *The minimum front yard shall be 20 feet.*
- (d) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (e) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

.....

Findings: The applicant has provided a preliminary plat confirming the three (3) parcels to be created by the partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). There are no improvements on either proposed parcel 1 or 2, therefore setback standards do not currently apply (Exhibit B). Proposed parcel 3 is improved with a single-family dwelling; all setback standards maintain compliance with the Community Single Family Residential (CSFR) zone standards (Exhibit B).

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

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

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

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

.....

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

(a) For building or mobile home or manufactured home permits in areas identified in (1)(b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

Findings: Future development of the subject property, and subsequent parcels, will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on May 22, 2024**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

6. Future development is subject to standards required by TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

VI. EXHIBITS:

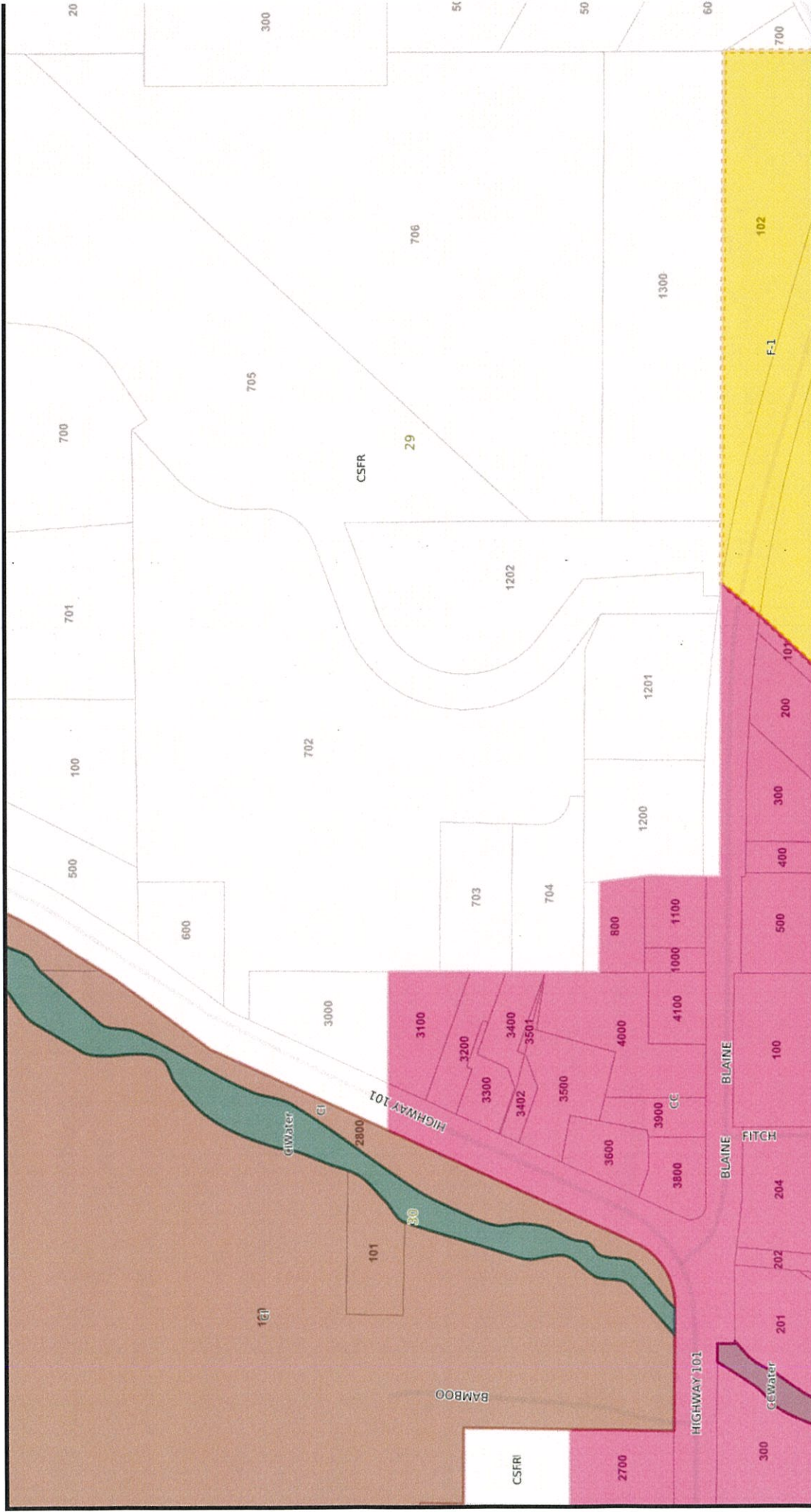
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal

EXHIBIT A



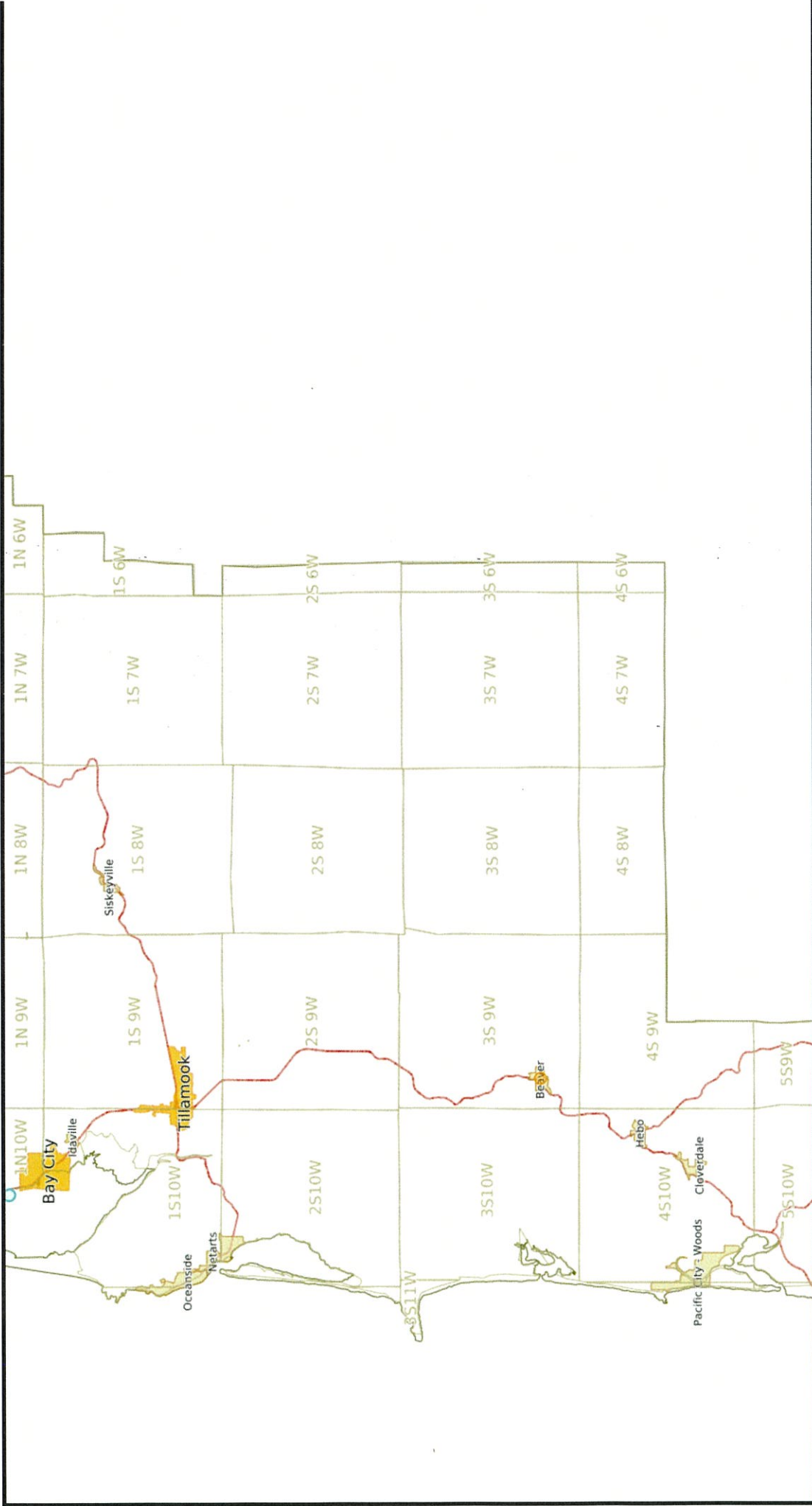
Tillamook County GIS



Created: Mon Mar 18 2024-17:1:39
 Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
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Tillamook County GIS

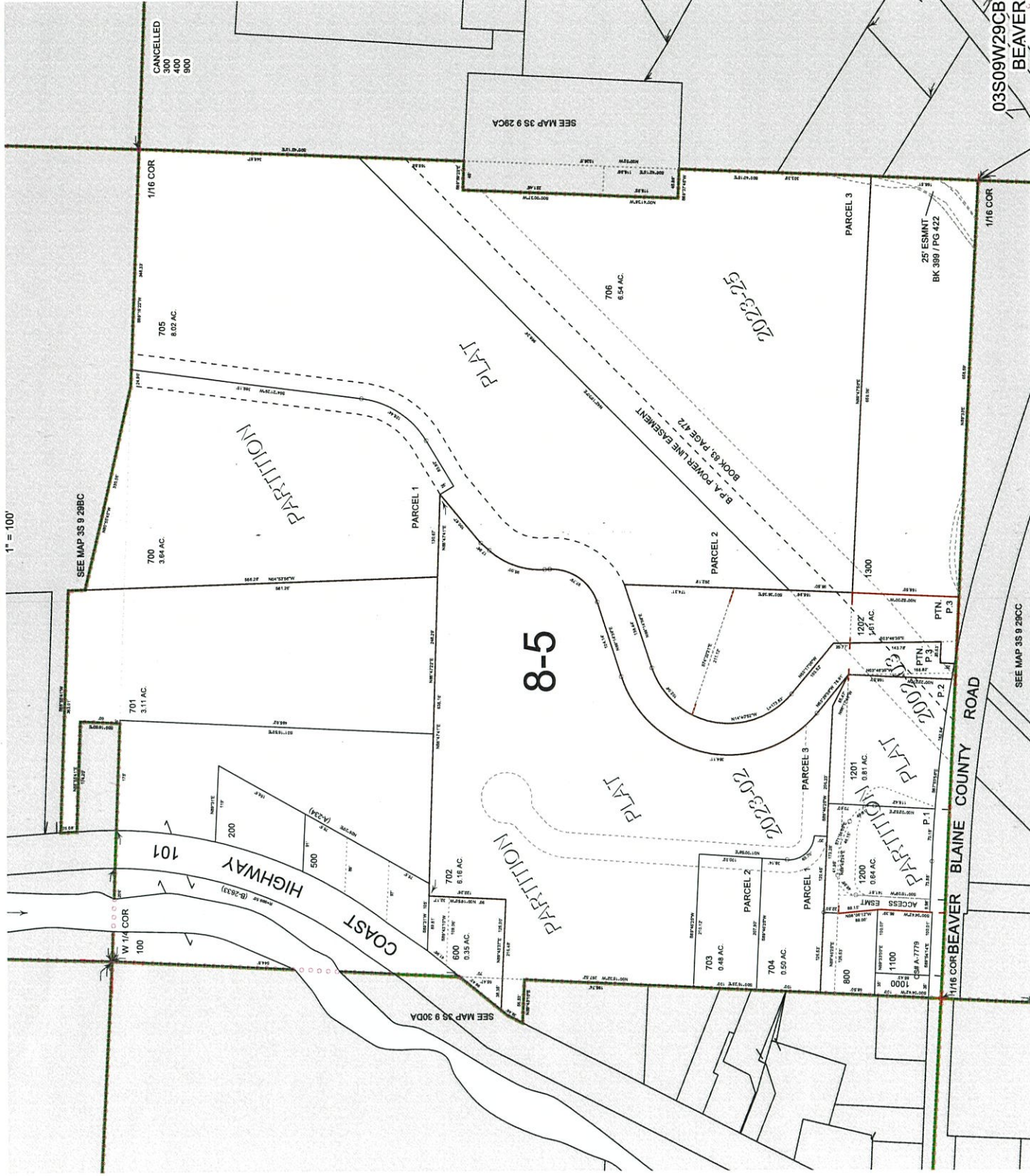


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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.W. 1/4 S.W. 1/4 SEC. 29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER



03S09W29CB
BEAVER

Revised 12/29/23, WS

Layers Currently Showing

Earthquake Hazard

Earthquake_Epicenter_1841_2022

- 0-1
- 1-2
- 2-3
- 3-4
- 4-5
- 5-6
- 6-7

Active_Faults

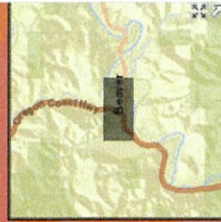
P2475_Instrumental_Intensity_Map

- Moderate (V)
- Strong (VI)
- Very Strong (VII)
- Severe (VIII)
- Violent (IX)
- Extreme (X)

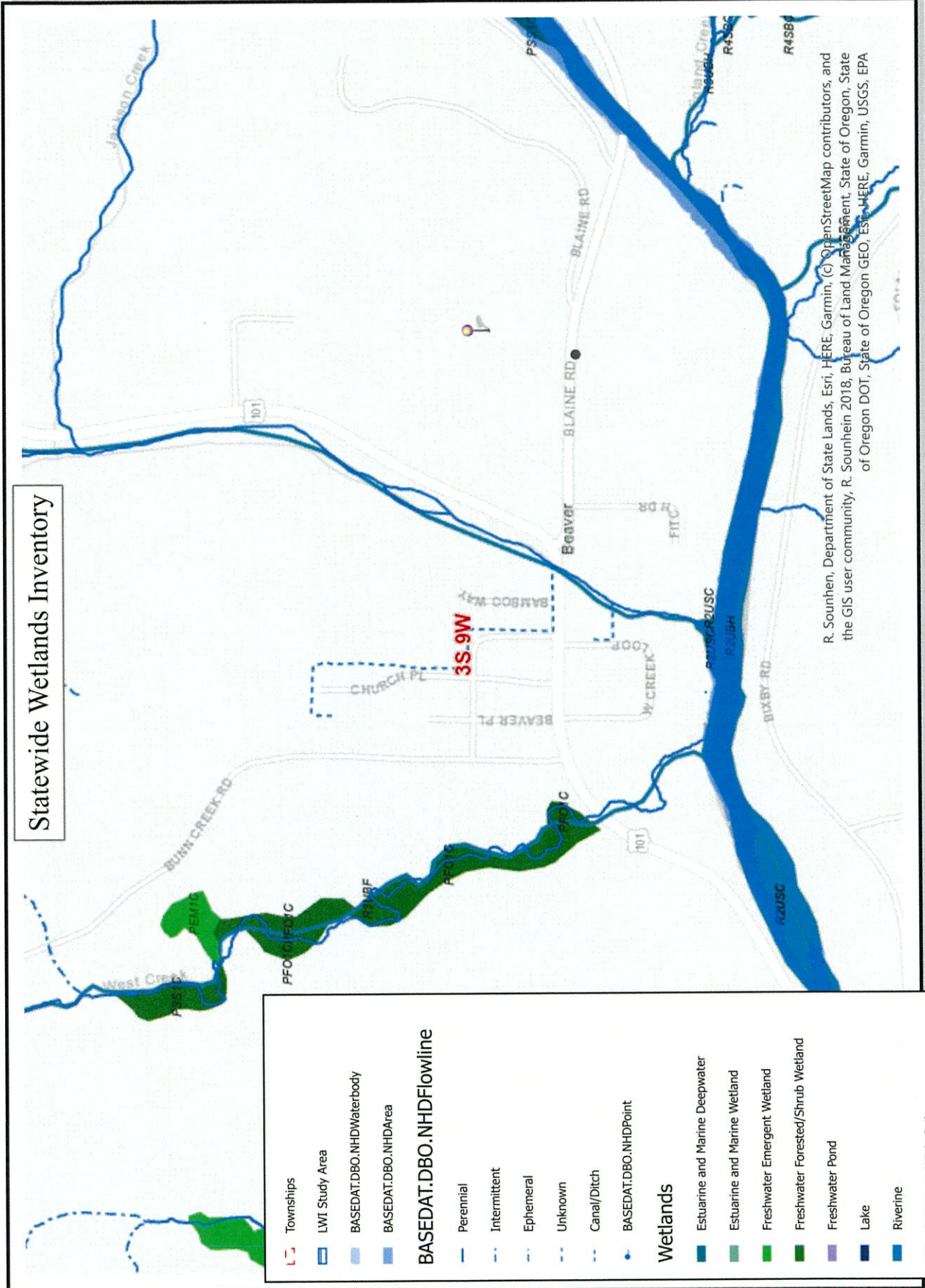
Landslide Hazard

Detailed Susceptibility Reference Maps

- Deep Susceptibility
 - Low susceptibility to deep landslides
 - Moderate susceptibility to deep landslides
 - High susceptibility to deep landslides
- Shallow Susceptibility
 - Low susceptibility to shallow landslides
 - Moderate susceptibility to shallow landslides
 - High susceptibility to shallow landslides
- Statewide Landslide Susceptibility Overview Map
 - Low
 - Moderate
 - High
 - Very High



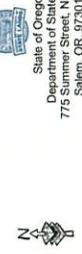
Statewide Wetlands Inventory



	Townships
	LWI Study Area
	BASEDAT.DBO.NHDWaterbody
	BASEDAT.DBO.NHDArea
	BASEDAT.DBO.NHDFlowline
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	BASEDAT.DBO.NHDPoint
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Winlo Soils
	SWI Predominantly Hydric Soil Map Units

R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, R. Sounhein 2018, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, USGS, EPA

Date: 4/30/2024

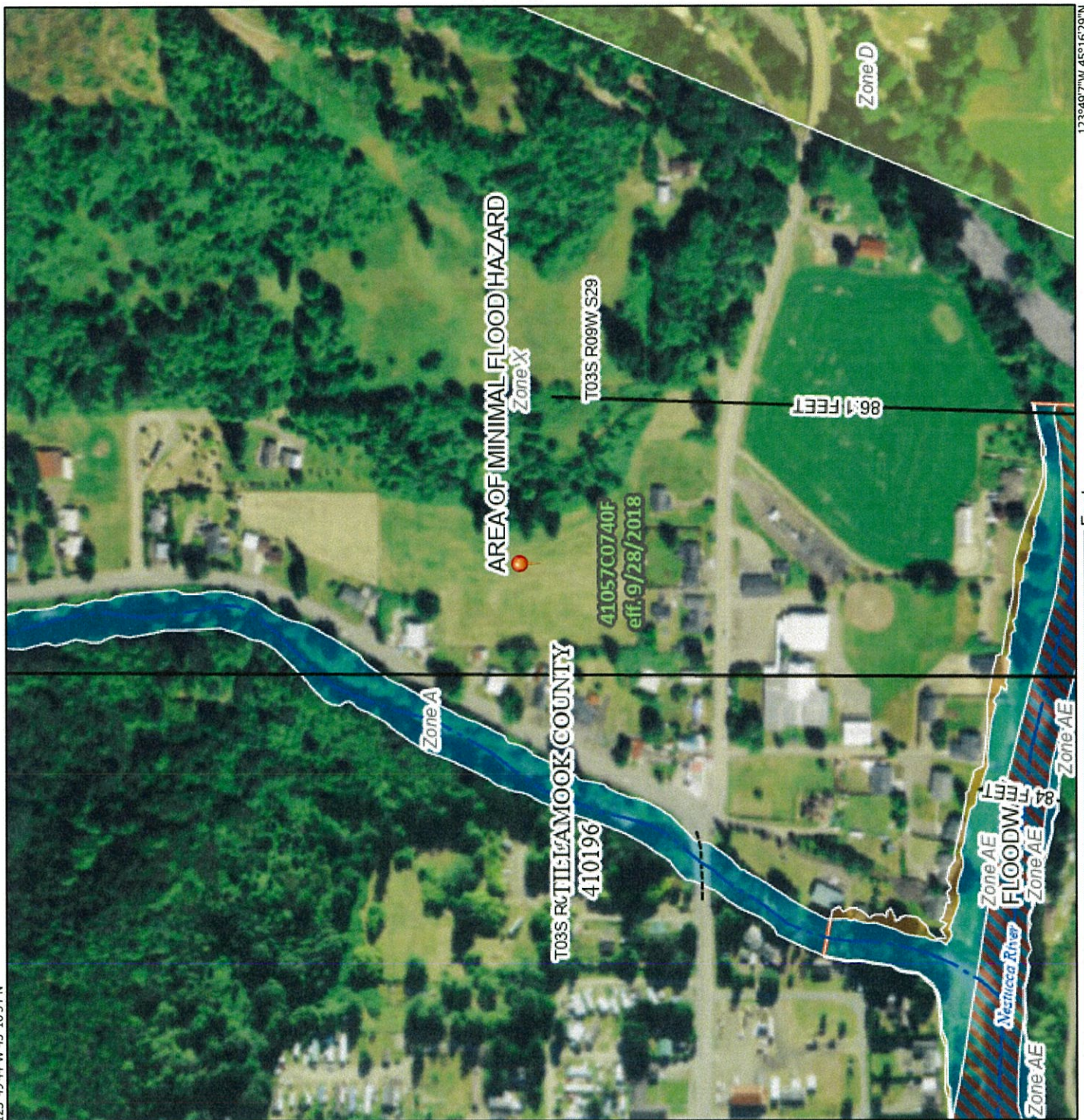


The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. It does not represent the presence, absence or boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

National Flood Hazard Layer FIRMette



123°49'44"W 45°16'54"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/30/2024 at 7:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Tillamook County
2023 Real Property Assessment Report
Account 215671

Map 3S0929CB00702
 Code - Tax ID 0805 - 215671

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr PARTITION PLAT 2023-02
 Lot - PARCEL 3

Mailing ROOS, CASE
 20295 E BEAVER CREEK RD
 CLOVERDALE OR 97112

Deed Reference # 2023-432
 Sales Date/Price 02-02-2023 / \$0
 Appraiser ROBERT BUCKINGHAM

Property Class 400 MA SA NH
 RMV Class 400 06 AC 602

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0805 Land	226,570		Land	0	
Impr	0		Impr	0	
Code Area Total	226,570	36,740	36,740	0	
Grand Total	226,570	36,740	36,740	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0805				CSFR	Market	113	6.16 AC		226,570
Code Area Total							6.16 AC		226,570

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations				
Code Area	0805	Amount	Acres	Year
Fire Patrol				
■ FIRE PATROL NORTHWEST		18.75	6.16	2023
Fire Patrol				
■ FIRE PATROL SURCHARGE		0.00		2023

Comments 12/07/04 Reviewed account. RMV Change only. Removed size adj. KM
 07/19/05 Apportioned values after LLA w/3S 9 29CB 700. 96/06 Bring to market. KM
 01/25/06 Brought land to market after LLA. KF
 03/02/17 Reapp. of land with tabled values. RCW
 07/15/21 Lot line adjustment between T.L. #700 and #702 with exchange of 6.93 acres (T.L. #702 adding size)
 Adjusting size and values to reflect. RCW
 03/17/22 Due to a lot line adjustment, a portion of TL 702 will now be carried in TL 600. Size correction per recent survey. CP
 02/17/23 Due to a LLA, a portion of TL 3S09 29CB 702 will now be carried in tax lot 800. See JV23-3127013.
 Apportioned MAV. There was also a size correction per the survey. RBB
 02/17/23 Due to Partition Plat 2023-02, a portion of 3S09 29CB 702 will now be carried in new tax lots 703 & 704; see JV23-3127101. Brought land to market & apportioned MAV. 96/24 apply exception on land. Added fire patrol to account from 2021 LLA with tax lot 3S09 29CB 700; see JV21-3043550 when this tax lot was remapped from 3S09 29DA 2900. RBB

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Rice Surveying & Consulting Phone: (503) 801-7901
 Address: P.O. Box 521
 City: Tillamook State: OR. Zip: 97141
 Email: ricesurveying@outlook.com

Property Owner

Name: Case Roos Phone: (503) 812-7865
 Address: 20295 Beaver Creek Road
 City: Cloverdale State: OR. Zip: 97112
 Email: case.roos7@gmail.com

Location:

Site Address: Parcel 3, P.P. #2023-02
 Map Number: 3S 9W 29CB #702
Township Range Section Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

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

Other information:

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 1155.
Permit No: 851-24-0080-PLNG

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

FINAL PLAT (LDO 090(1))

- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale


Certificates:

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

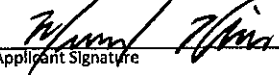
Additional Information:

Authorization

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



Property Owner (* Required)



Applicant Signature

1/30/24

Date

1/29/24

Date

PARTITION PLAT PROPOSAL

REPLAT OF PAR. 3, P.P. #2023-02
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29

T. 3 S., R. 9 W., W.M.

TILLAMOOK COUNTY, OREGON

JANUARY 25th, 2024

10' WIDE WATERLINE
 & MAINT. EAS.
 BK. 284, PG. 742
 & BK. 290, PG. 371

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS FROM THE NW CORNER TO THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS. (N88°47'41"W) FROM PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS PARCEL 3, PARTITION PLAT #2023-02, TILLAMOOK COUNTY CLERK'S RECORDS.

THE LINES WERE THEN PROPOSED AS DIRECTED BY THE LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT NO. XXX-XX-XXXXXX-PLNG.

NOTE: THIS PARTITION WILL NOT BE FINALIZED UNTIL THE PROPER PLAT HAS BEEN RECORDED WITH THE TILLAMOOK COUNTY CLERK'S OFFICE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

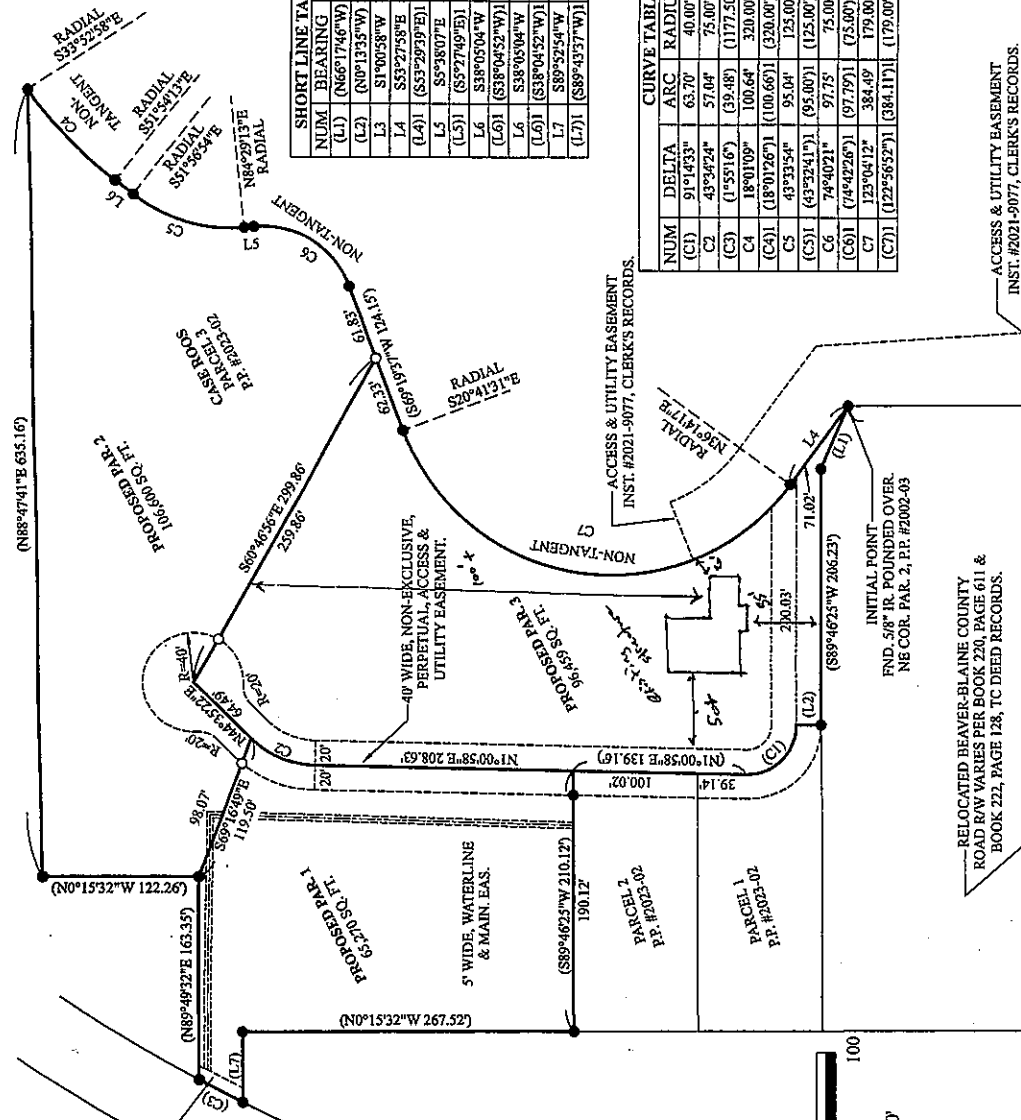
Michael R. Rice

OREGON
 DECEMBER 11, 2012
 MICHAEL R. RICE
 86926

RENEWAL 12-31-2024

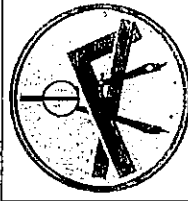
LEGEND:

- FOUND MONUMENTS AS DESCRIBED ON P.P. #2023-02.
 - () RECORD PER PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY RECORDS.
- NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



NUM	BEARING	DIST.
(L1)	(N66°17'46"W)	(53.47)
(L2)	(N0°13'35"W)	(20.00)
L3	(S1°00'58"E)	(39.14)
L4	(S3°27'38"E)	(78.92)
(L4)	(S3°29'39"E)	(78.91)
L5	(S5°38'07"E)	(7.94)
(L5)	(S5°77'49"E)	(7.93)
L6	(S3°05'04"W)	(17.98)
(L6)	(S3°04'32"W)	(17.95)
L6	(S3°05'04"W)	(17.98)
(L6)	(S3°04'32"W)	(17.96)
L7	(S8°52'54"W)	(56.33)
(L7)	(S8°43'57"W)	(56.61)

NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(91°45'3")	(63.70)	(40.00')	(N44°36'19"W)	(57.18)
C2	(43°47'24")	(57.04)	(75.00')	(N27°48'10"E)	(55.67)
(C3)	(1°55'16")	(39.48)	(1177.50')	(N27°16'40"E)	(39.48)
C4	(18°01'09")	(100.64)	(320.00')	(S47°09'05"W)	(100.22)
(C4)	(18°01'26")	(100.66)	(320.00')	(S47°05'36"W)	(100.25)
C5	(43°33'54")	(95.04)	(125.00')	(S16°6'09"W)	(92.77)
(C5)	(43°32'41")	(95.00)	(125.00')	(S16°18'31"W)	(92.73)
C6	(74°40'21")	(97.75)	(75.00')	(S31°54'43"W)	(90.97)
(C6)	(74°42'26")	(97.79)	(75.00')	(S31°52'25"W)	(91.01)
C7	(123°04'12")	(384.49)	(179.00')	(S74°42'31"W)	(314.72)
(C7)	(122°56'52")	(384.11)	(179.00')	(S74°46'14"W)	(314.50)



PROPOSAL FOR: CASE ROOS

LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,
 T. 3 S., R. 9 W., W.M.
 PARCEL 3, PARTITION PLAT #2023-02
 TILLAMOOK COUNTY CLERK'S RECORDS

RSC
 RICE SURVEYING AND CONSULTING
 P.O. BOX 521
 TILLAMOOK, OREGON 97141
 CELL: (503) 801-7901

Beaver Water District
PO Box 306
Cloverdale, OR 97112
503-457-3570
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 2/8/2024

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S Range: 09 Section: 29CB Tax Lot: 00702

Physical Address: TBD

According to our records the legal owner is: Case Roos

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

Water In District: \$ 12,500.00 Received By: Larry Chitwood

Check Number: _____ Acct. No.: _____

COMMENTS: SDC Paid 9/18/2023



Signature of Authorized Representative, Title

****No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**



NESTUCCA RURAL FIRE PROTECTION DISTRICT
30710 Highway 101 South
Cloverdale, Oregon 97112

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or
Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 3S 09W 29 702

Water Source: X Water District Beaver
[] Well * [] Creek * [] Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

***** **Fire District to complete information below** *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
[] Road Gradient is less than 10% [] Road width clearance of 20'
[] Road Gradient is between 10-15% [] Road height clearance of 13'6"
 The road access is not passable for Emergency Vehicles
[] Road Gradient is greater than 15% [] Private Bridge does not meet GVW
[] Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
[] Residence is within 1,000' of hydrant [] Available water per NFPA 1142
[] Sprinkler system installation [] Fire wall installation to reduce size
 There is not adequate water available to the property for Fire Suppression
[] Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC,

Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

- I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder


Title: Fire Chief

Signature *James Oeder*

Date: 02/06/2024

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon **2023-000432**
02/02/2023 08:51:48 AM
DEED-MPLAT
\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 - Total = \$112.00



00232951202300004320010016

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

PLAT CABINET B SLIDE 1386

____ SUBDIVISION NAME _____
____ CONDIMINIUM NAME _____
 PARTITION PLAT NUMBER 2023-02

APPLICANT'S NAME
Partition Plat 2023-02
Case Roos

PROPERTY OWNER NAME
Partition Plat 2023-02
Case Roos

LEGAL DESCRIPTION
SECTION 29 TOWNSHIP 3S RANGE 9

RETURN ADDRESS

TILLAMOOK COUNTY SURVEYOR
1510 3RD ST, SUITE C
TILLAMOOK, OR 97141