



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-24-000203-PLNG:
Light / Taylor– Single family dwelling**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: May 24, 2024**

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

#851-24-000203-PLNG: A Conditional Use request for the placement of single-family dwelling, on a property within Unincorporated Tillamook County, located off of Sandlake Road, a County Road, and designated as Tax Lot 14900 in Section 6BC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Commercial (RC). The applicant is Kalli Light with Relevant Building CO. The property owner is Robert Taylor.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 7, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, June 8, 2024.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3123 or Sheila.shoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

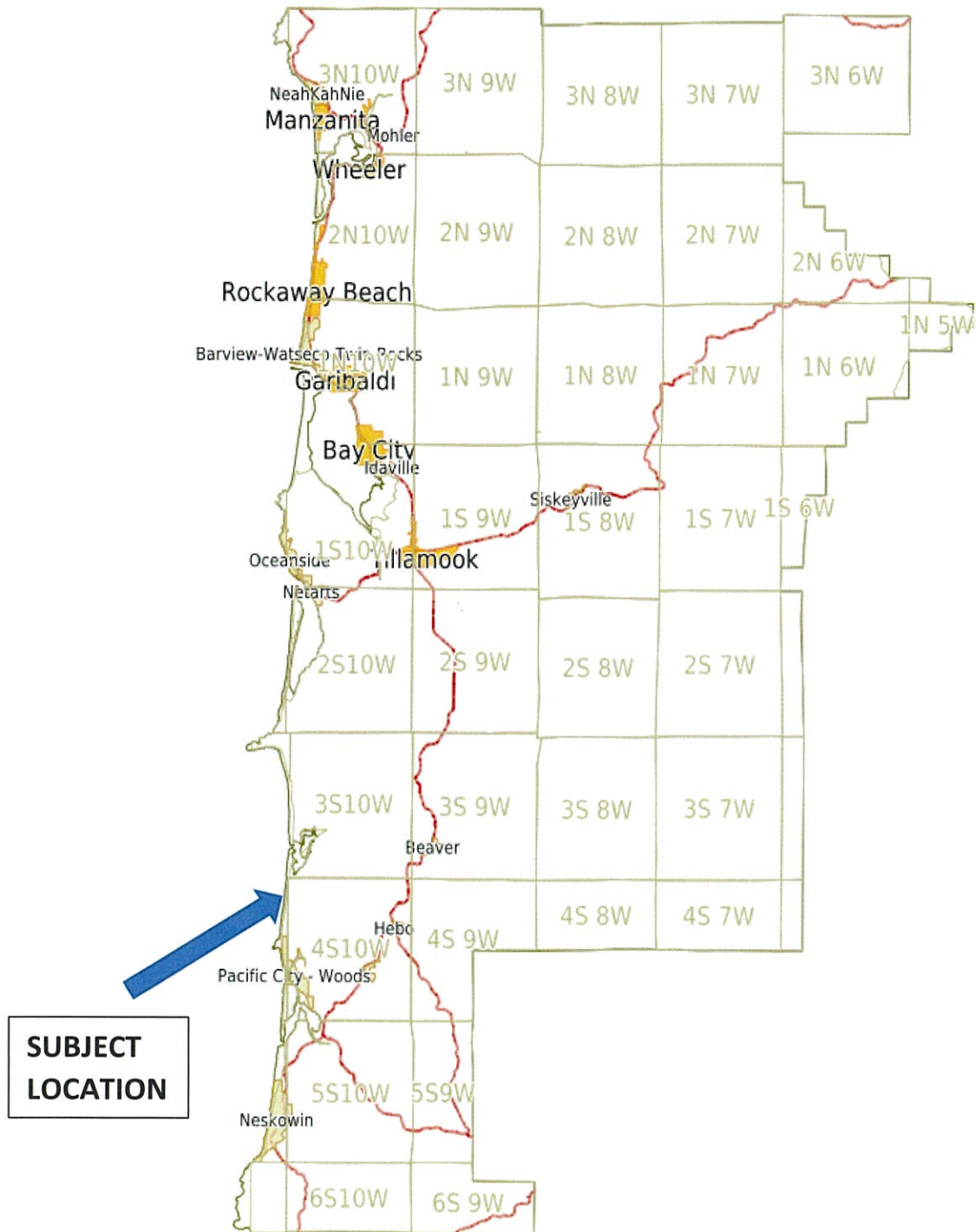
SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

EXHIBIT A

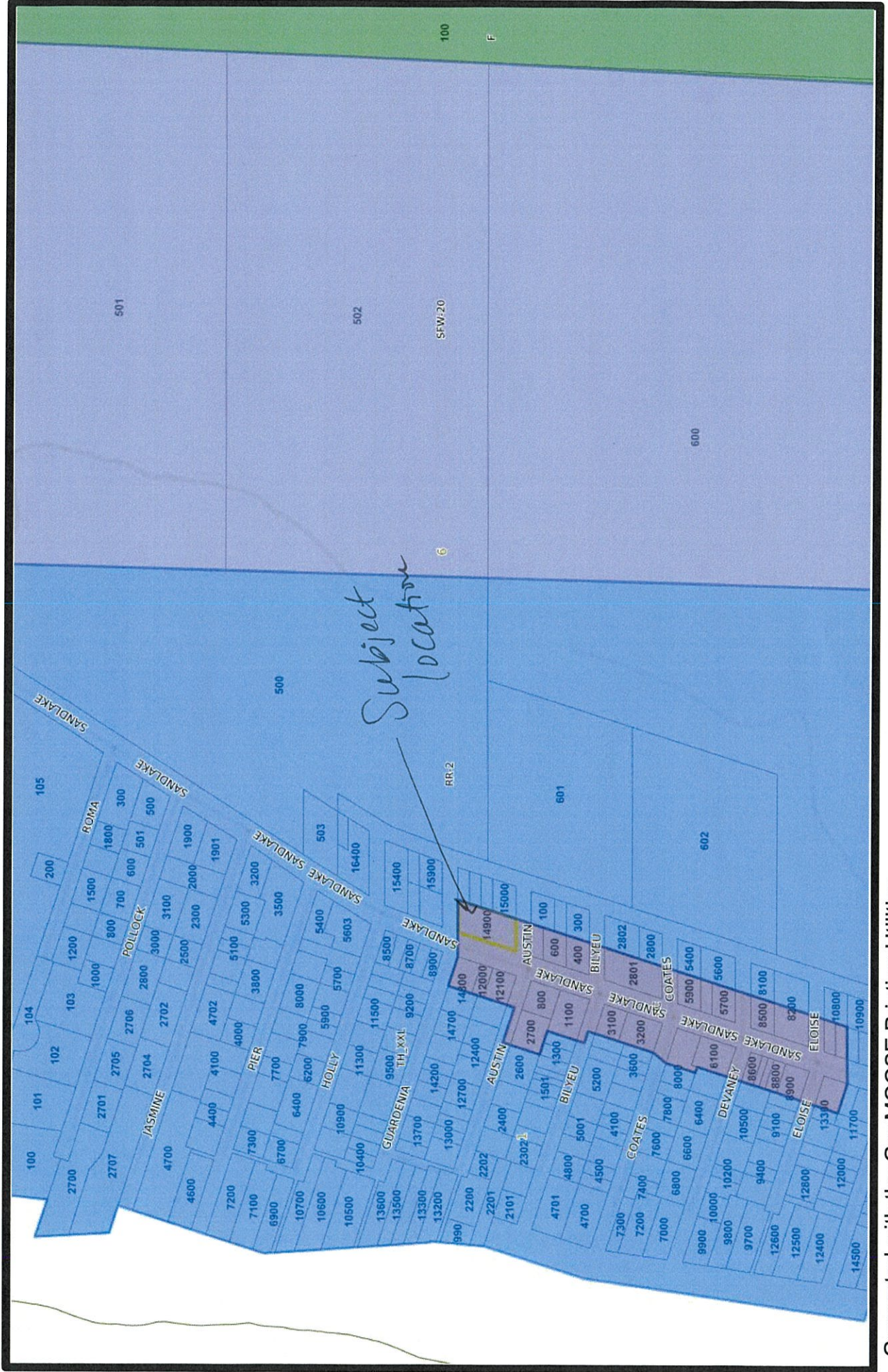
VICINITY MAP



#851-24-000203-PLNG:
Light / Taylor

Map

MOOSEMAPPING



Tillamook County
2023 Real Property Assessment Report
 Account 211041

Map	4S1006BC14900	Tax Status	Assessable
Code - Tax ID	0802 - 211041	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	PAMBRUN, JENNIFER ANN TAYLOR, ARTHUR ROBERT (C) 22675 SW VERMILLION DR TUALATIN OR 97062	Deed Reference #	2021-7553
		Sales Date/Price	09-02-2021 / \$75,000
		Appraiser	EVA FLETCHER
Property Class	120 MA SA NH		
RMV Class	100 09 ST 919		

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

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0802 Land	123,120		Land	0	
Impr	0		Impr	0	
Code Area Total	123,120	98,540	98,540	0	
Grand Total	123,120	98,540	98,540	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>		RC	Market	114	0.29 AC		123,120
Code Area Total							0.29 AC		123,120

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

Exemptions / Special Assessments / Notations
Notations
<ul style="list-style-type: none"> ■ MULTI LOT-SINGLE LOT VALUE ADDED 2014

Comments Property codes and neighborhood changed. gbs 11/30/07 3/17/09 Changed PCA to 120. H&B Use residential. KF 02/25/13 Reappraised land, tabled values.ef



Statewide Wetlands Inventory



USFWS National Wetland Inventory

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Beach and Dune Overlay Zone

- ☆ County Boundaries
- []

Non-Regulatory Planning

Physical

- ☆ Debris Flow fans
- ☆ Deep Landslide Susceptibility
- ☆ Shallow Landslide Susceptibility
- ☆ Rapidly Moving Landslides

☆ Beaches and Dunes Overlay Zone

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSP - Wet surge plain

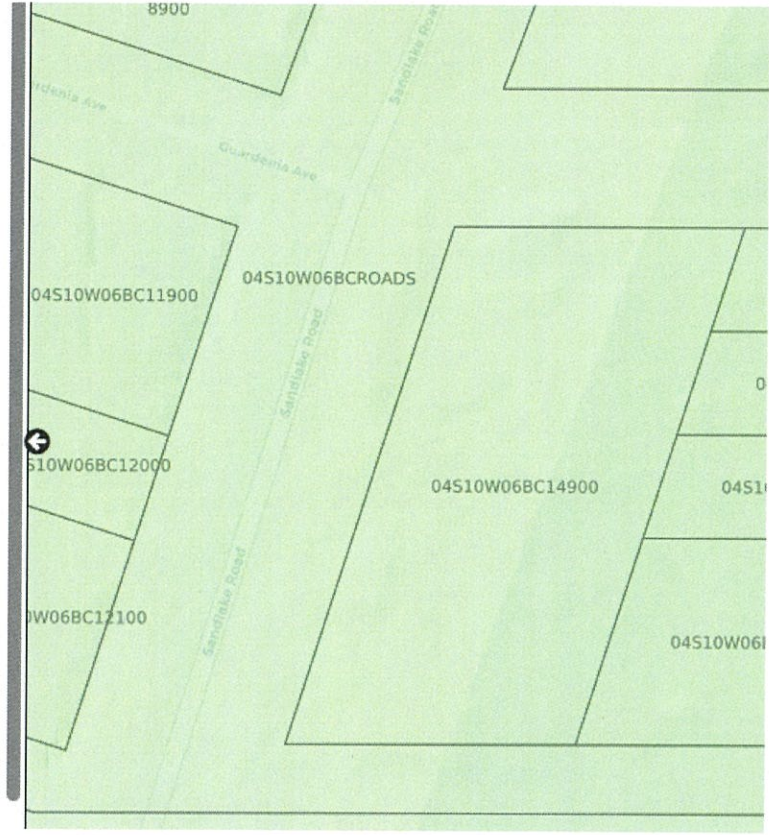


EXHIBIT B



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

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Kalli Light Phone: 360-903-7470
 Address: 15903 Park Place Ct
 City: Oregon City State: OR Zip: 97045
 Email: Kalli@relevantbuildings.com

Property Owner

Name: Robert Taylor Phone: _____
 Address: 22675 SW Vermillion Dr
 City: Tualatin State: OR Zip: 97062
 Email: _____

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
APR 15 2024	
BY: <u>Mailed SS</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<u>SS</u>
Receipt #:	<u>137054</u>
Fees:	<u>1365</u>
Permit No:	<u>851-24-000203-PLNG</u>

Request: Seeking land use approval to place new single-family home on (RC) commercially zoned lot of record.

- | Type II | Type III | Type IV |
|--|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Nonconforming Review (As deemed by Director) | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Variance (As deemed by Director) | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: Lots 1, and 2, and a portion of lot 3, Block, 5, on Guardenia Ave, Tierra del Mar, OR (See attached tax map)

Map Number: <u>4S</u>	<u>10W</u>	<u>6</u>	<u>14900</u>
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

Clerk's Instrument #: _____

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. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

	<u>11-14-23</u>
Property Owner Signature (Required)	Date
	<u>11-14-23</u>
Applicant Signature	Date

TYPE II – CONDITIONAL USE REVIEW
Applicant's Submittal

APPLICANT: Kalli Light, Relevant Building Company
15903 Park Place Ct, Oregon City, OR 97045

OWNER: Robert Taylor
22675 SW Vermillion Dr, Tualatin, OR 97062

REQUEST: Seeking approval to place a new single-family home on an (RC) commercially zoned lot of record.

LOCATION: Site address: TBD Guardenia Ave, Tierra del Mar, OR 97112
Map number: 4S1006BC14900
Tax lot number: 14900
Property description: *Lots 1, and 2, and a portion of lot 3, Block, 5, per the Plat of "Tierra Del Mar Beach."*

BACKGROUND & PURPOSE OF CONDITIONAL USE REVIEW

The proposed conditional use will take place at the corner of Sandlake Avenue & Guardenia Avenue. The subject lot is zoned rural commercial (RC). This zone does not allow independent single-family homes as an outright permitted use. However, single-family homes are allowed conditionally. Therefore, we are proposing a single-family home on this lot, as shown on the attached site plan. Please note that the site plan shows a generalized, "example" building footprint. The exact building footprint of the future home will be determined at the time of the building permit submittal after the conditional use permit has been approved. The future home will meet the required development standards.

A property line adjustment (#851-23-000209-PLNG) was recently approved with conditions for the subject site. This conditional use application and attached site plan are based on the lot lines resulting from that PLA decision. I'm including a copy of the approved PLA as well as the final recorded PLA survey for reference.

CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

- (1) *The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.*

Applicant response: The subject site is zoned as rural commercial (RC). Single-family dwellings are listed as a conditionally permitted use for RC zones under TCLUO Section 3.020(3)h.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Applicant response: The most relevant goal in the Comprehensive Plan is ‘Goal 10: Housing.’ Generally, this section of the Comprehensive Plan anticipates a greater need for single-family housing given anticipated growth in the area, and a preference for single-family homes by County residents. This is most clearly noted on page 38, which states “A surplus of housing units and of building sites is necessary if needs are to be met.”

Further, page 28 states that “90.7 percent of the households prefer to have a single-family dwelling. Only 78.9 percent of the dwellings in the County are single family dwellings.” The proposed home would help meet the County’s goal of increasing the number of single-family dwellings. Page 25 also explains that many of the housing units in Tillamook County were in substandard condition. The proposed homes would be built to current building codes and in new condition, which would increase the supply of homes in good condition.

In summary, the proposed single-family home is consistent with the goals outlined in the Comprehensive Plan.

- (3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Applicant response: The lot of record shares a consistent size, shape, topography, and natural features to the neighboring residential lots. Therefore, the proposed residential use would suit this lot well. Please refer to the attached tax map and zoning map to compare this lot to neighboring residential lots.

The subject site does not currently include any existing improvements. However, the Tillamook County On-Site Sanitation Department granted approval for septic on this site. The Nestucca Rural Fire Protection District also issued their approval of a house on this lot. The Tierra del Mar Water District wrote a letter confirming water availability for the site. These three approval letters are included in this application for reference.

The recent PLA staff decision noted that the "...lots of record are smaller than the minimum lot size requirement, both before and after the PLA and the minimum lot size requirements do not apply; however, the minimum setback requirements of the Rural Residential (RR) zone apply for structures containing only residential uses as per TCLUO Section 3.020(4)(a)." Since we are proposing only residential use on this lot, those RR zone standards would apply to this property. As shown on the attached site plan, the proposed single-family home will easily meet the minimum setbacks and building height restrictions for RR zones. It's worth noting that the exact building footprint of the future home will be determined at the time of building permit submittal after the conditional use permit has been approved. In any case, the future home will meet the required development standards.

Further, because the subject lot is relatively small compared to the standard minimum lot size for this zone, it is not well-suited for parking requirements associated with commercial uses. However, a residential driveway would easily fit this lot, as shown on the proposed site plan. Tillamook County Assessor's Summary Report (attached) also notes that this property's highest and best use is residential.

For these reasons, this lot is best suited for residential use given its size, shape, location, flat topography, and features.

- (4) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

Applicant response: The majority of the lots surrounding the subject site are zoned as rural residential, RR-2 (see attached zoning map). This means that the proposed single-family home will match the character of the surrounding area and will not affect the surrounding properties.

- (5) *The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.*

Applicant response: The proposed use will have no effect on existing solar energy systems, wind energy conservation systems, or windmills.

- (6) *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

Applicant response: The proposed home will utilize the existing facilities in the area, which are already built to accommodate neighboring single-family homes. As previously mentioned, I'm attaching a copy of the Water Availability letter, Nestucca Fire District's letter, and a septic approval letter, which all state they are able to provide resources that would serve a proposed home on this lot.



PROPERTY LINE ADJUSTMENT REVIEW
#851-23-000209-PLNG: TAYLOR & LIGHT

Ministerial Review Report Date: August 14, 2023
Prepared by: Angela Rimoldi, Planning Permit Technician

Applicant: Kalli Light, P.O. Box 387, Oregon City, OR. 97045

Unit A – Lot 1				Unit B – Lot 2			
Township	Range	Section	Tax Lot	Township	Range	Section	Tax Lot
4S	10W	6BC	14900	4S	10W	6BC	14900
Owner: Robert Taylor				Owner: Robert Taylor			
Property Address: Vacant				Property Address: Vacant			
Mailing Address (Street or PO Box): 22675 SW Vermillion Dr., Tualatin, OR. 97062				Mailing Address (Street or PO Box): 22675 SW Vermillion Dr., Tualatin, OR. 97062			
Zone: Rural Commercial (RC)				Zone: Rural Commercial (RC)			
Unit C – Lot 3				Unit D – Lot 4			
Township	Range	Section	Tax Lot	Township	Range	Section	Tax Lot
4S	10W	6BC	14900	4S	10W	6BC	14900
Owner: Robert Taylor				Owner: Robert Taylor			
Property Address: Vacant				Property Address: Vacant			
Mailing Address (Street or PO Box): 22675 SW Vermillion Dr., Tualatin, OR. 97062				Mailing Address (Street or PO Box): 22675 SW Vermillion Dr., Tualatin, OR. 97062			
Zone: Rural Commercial (RC)				Zone: Rural Commercial (RC)			
Unit E – Lot 5							
Township	Range	Section	Tax Lot				
4S	10W	6BC	14900				
Owner: Robert Taylor							
Property Address: Vacant							
Mailing Address (Street or PO Box): 22675 SW Vermillion Dr., Tualatin, OR. 97062							
Zone: Rural Commercial (RC)							

Proposed Unit	Existing Area	Proposed Area
Unit A (Tax Lot 14900, Lot 1)	2,700 sq. ft.	2,700 sq. ft.
Unit B (Tax Lot 14900, Lot 2)	2,700 sq. ft.	4,050 sq. ft.
Unit C (Tax Lot 14900, Lot 3)	2,700 sq. ft.	0 sq. ft.
Unit D (Tax Lot 14900, Lot 4)	2,700 sq. ft.	4,050 sq. ft.
Unit E (Tax Lot 14900, Lot 5)	2,700 sq. ft.	2,700 sq. ft.

Materials Submitted: PLA Application, Warranty Deeds and Preliminary Plot Maps

CRITERIA & FINDINGS:

i. Parcel Creation. No additional parcel or lot is created by the lot line adjustment.

Findings:

- Staff concludes that no new parcels are being created as a result of the property line adjustment (Exhibit B).

ii. Lot standards.

- 1. All lots and parcels conform to the applicable lot standards of the zone including lot area, dimensions, setbacks, and coverage, except where 2. or 3. applies.*
- 2. For properties entirely outside an Unincorporated Community Boundary, where one or both of the abutting properties are smaller than the minimum lot or parcel size for the applicable zone before the property line adjustment, one property shall be as large or larger than the minimum lot or parcel size for the applicable zone after the adjustment.*
- 3. For properties entirely outside an Unincorporated Community Boundary, both abutting properties are smaller than the minimum lot size for the applicable zone before and after property line adjustment.*

Findings:

- Staff finds that there are no minimum lot width and depth requirements for properties zoned Rural Commercial. However as stated in the Rural Commercial (RC) zone, the minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the Rural Residential (RR) zone. Staff finds all Units do not meet the 100-foot lot width and 100-foot lot depth requirements of the Rural Residential (RR) zone, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds the lots of record are smaller than the minimum lot size requirement, respectively both before and after the property line adjustment and the minimum lot size requirements do not apply; however, the minimum set back requirements of the Rural Residential (RR) zone apply for structures containing only residential uses as per TCLUO Section 3.020(4)(a) (Exhibit B)
- Staff finds that all Units currently hold no improvements therefore, set back requirements do not apply (Exhibit B).
- Staff concludes that this criterion has been met.

4. As applicable, all lots and parcels shall conform to the Tillamook County Flood Hazard Overlay Zone.

Findings:

- Staff finds that all Units are located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA FIRM 41057C0715F dated September 28, 2018. (Exhibit A)
 - Staff concludes that this criterion has been met.
- iii. Access and Road Authority Standards. All lots and parcels conform to the standards or requirements of Section 150: Development Standards for Land Divisions and all applicable road authority requirements are met. If a lot is nonconforming to any road authority standard, it shall not be made less conforming by the property line adjustment.**

Findings:

- Staff finds that all Units front Sandlake Road, a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds that Unit A also fronts Guardenia Avenue E., a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds that Unit E also fronts Austin Avenue E., a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff concludes that this criterion has been met.

CONCLUSION:

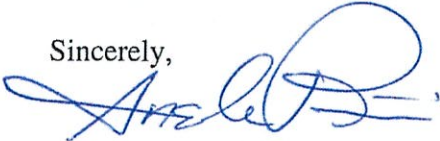
Upon completion of review of the submitted materials, staff concludes that the requirements to allow a property line adjustment have been met. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing upon receipt of the appeal and applicable fees. In such case, forms and fees must be filed in the office of this Department before **4:00 PM on August 26, 2023**

CONDITIONS OF APPROVAL:

1. The existing zoning designations for all Units shall remain the same and the standards for each zone will continue to apply, following the proposed adjustment.
2. If the adjusted units of land are less than ten acres in size, a survey to monument the new common boundary is required and shall be filed with the Tillamook County Surveyor's Department.
3. The property owner(s) shall record all proper documents, including descriptions of all access and utility easements necessary to serve the properties, in the Tillamook County Clerk's Office. Copies of the recorded documents shall be submitted to this Department.
4. A copy of the filed survey identifying all easements for access and utilities shall be submitted to this Department.

5. The property owner(s) shall fulfill the requirements for recording and filing above and shall submit any required map and documents within one year of the date of this approval. An extension of tentative approval may be available.

Sincerely,



Angela Rimoldi, Planning Permit Technician



Sarah Absher, CFM, Director

EXHIBITS:

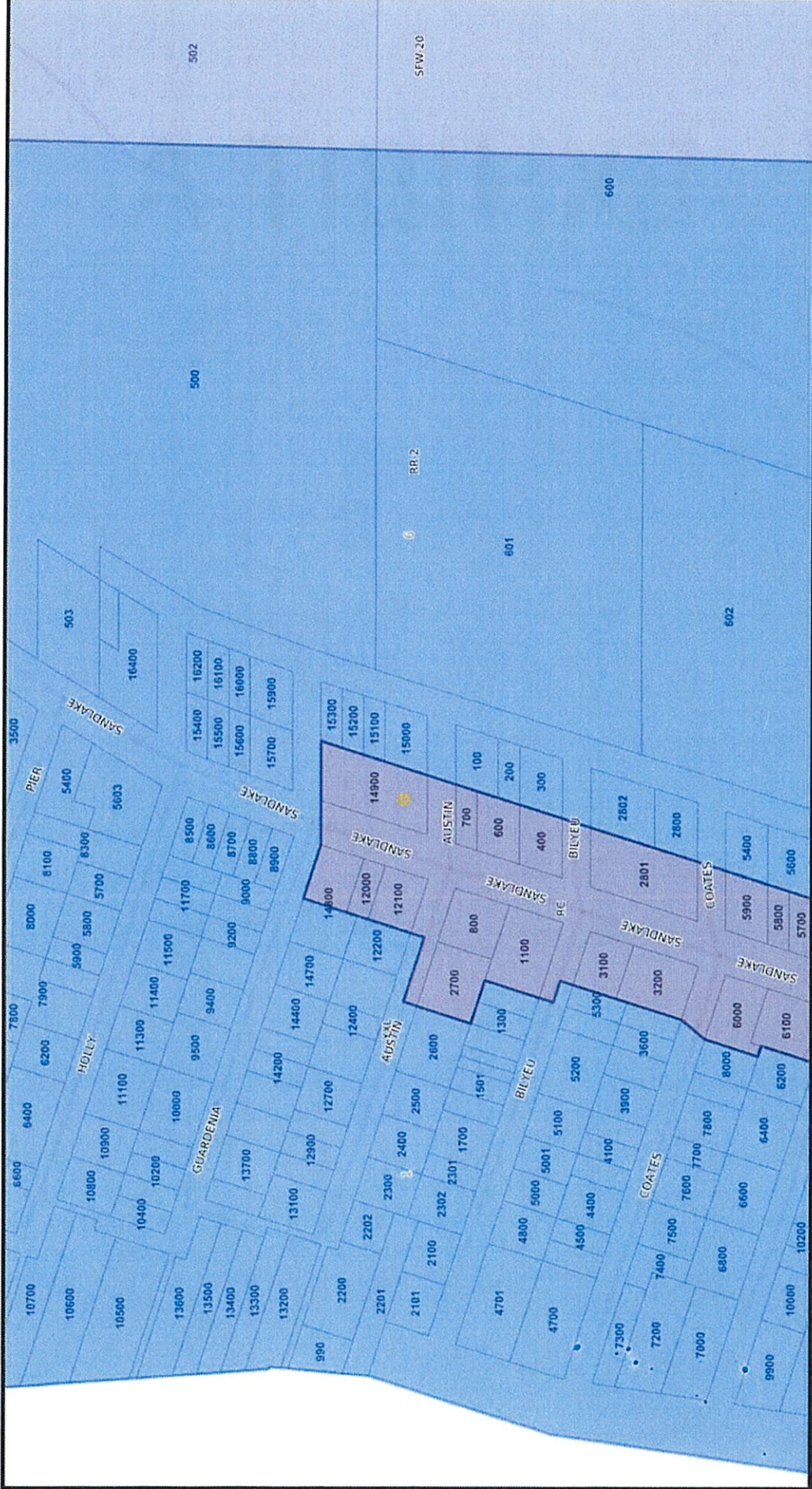
Exhibit A - Zoning Map, Assessors Map, Assessor's Summary Report, FEMA FIRM

Exhibit B - Applicant's Submittal

EXHIBIT A



Tillamook County GIS



Created: Thu Aug 10 2023-13:57:15
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
Extent: -13800018.521709, 5661156.777295, -13799086.945427, 5661649.4378288

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

S.W.1/4 N.W.1/4 SEC.6 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W06BC
TIERRA DEL MAR

04S10W06BC
TIERRA DEL MAR

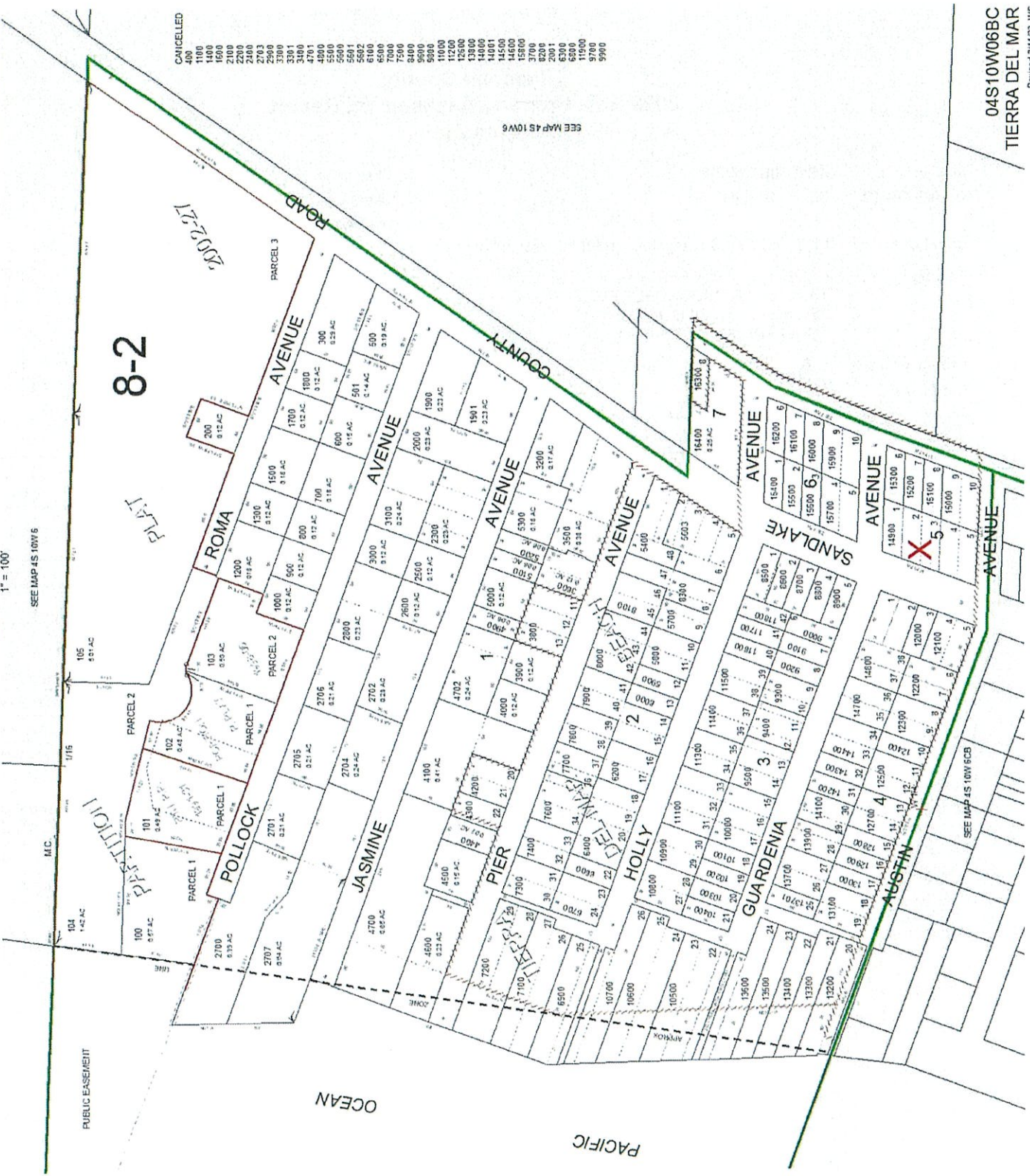
Revised 2/14/23, V15



1" = 100'

SEE MAP 45 10W 6

PUBLIC EASEMENT



- CANCELLED
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 1600
- 1700
- 1800
- 1900
- 2000
- 2100
- 2200
- 2300
- 2400
- 2500
- 2600
- 2700
- 2800
- 2900
- 3000
- 3100
- 3200
- 3300
- 3400
- 3500
- 3600
- 3700
- 3800
- 3900
- 4000
- 4100
- 4200
- 4300
- 4400
- 4500
- 4600
- 4700
- 4800
- 4900
- 5000
- 5100
- 5200
- 5300
- 5400
- 5500
- 5600
- 5700
- 5800
- 5900
- 6000
- 6100
- 6200
- 6300
- 6400
- 6500
- 6600
- 6700
- 6800
- 6900
- 7000
- 7100
- 7200
- 7300
- 7400
- 7500
- 7600
- 7700
- 7800
- 7900
- 8000
- 8100
- 8200
- 8300
- 8400
- 8500
- 8600
- 8700
- 8800
- 8900
- 9000
- 9100
- 9200
- 9300
- 9400
- 9500
- 9600
- 9700
- 9800
- 9900

SEE MAP 45 10W 6

SEE MAP 45 10W 6CB

Tillamook County
2022 Real Property Assessment Report
 Account 211041

Map 4S1006BC14900
 Code - Tax ID 0802 - 211041

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing PAMBRUN, JENNIFER ANN
 TAYLOR, ARTHUR ROBERT (C)
 22675 SW VERMILLION DR
 TUALATIN OR 97062

Deed Reference # 2021-7553
 Sales Date/Price 09-02-2021 / \$75,000
 Appraiser EVA FLETCHER

Property Class 120 MA SA NH
 RMV Class 100 09 ST 919

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

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0802 Land	132,540		Land	0	
Impr	0		Impr	0	
Code Area Total	132,540	95,670	95,670	0	
Grand Total	132,540	95,670	95,670	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>		RC	Market	118	0.29 AC		132,540
Code Area Total							0.29 AC		132,540

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

Exemptions / Special Assessments / Notations									
Notations									
<ul style="list-style-type: none"> ■ MULTI LOT-SINGLE LOT VALUE ADDED 2014 									

Comments Property codes and neighborhood changed. gbs 11/30/07 3/17/09 Changed PCA to 120. H&B Use residential. KF 02/25/13 Reappraised land, tabled values.ef

TILLAMOOK COUNTY
Real Legal Descriptions

Account # 211041
Map 4S1006BC 14900
Effective Date 01-Sep-2001 12:00 AM

Disclaimer This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

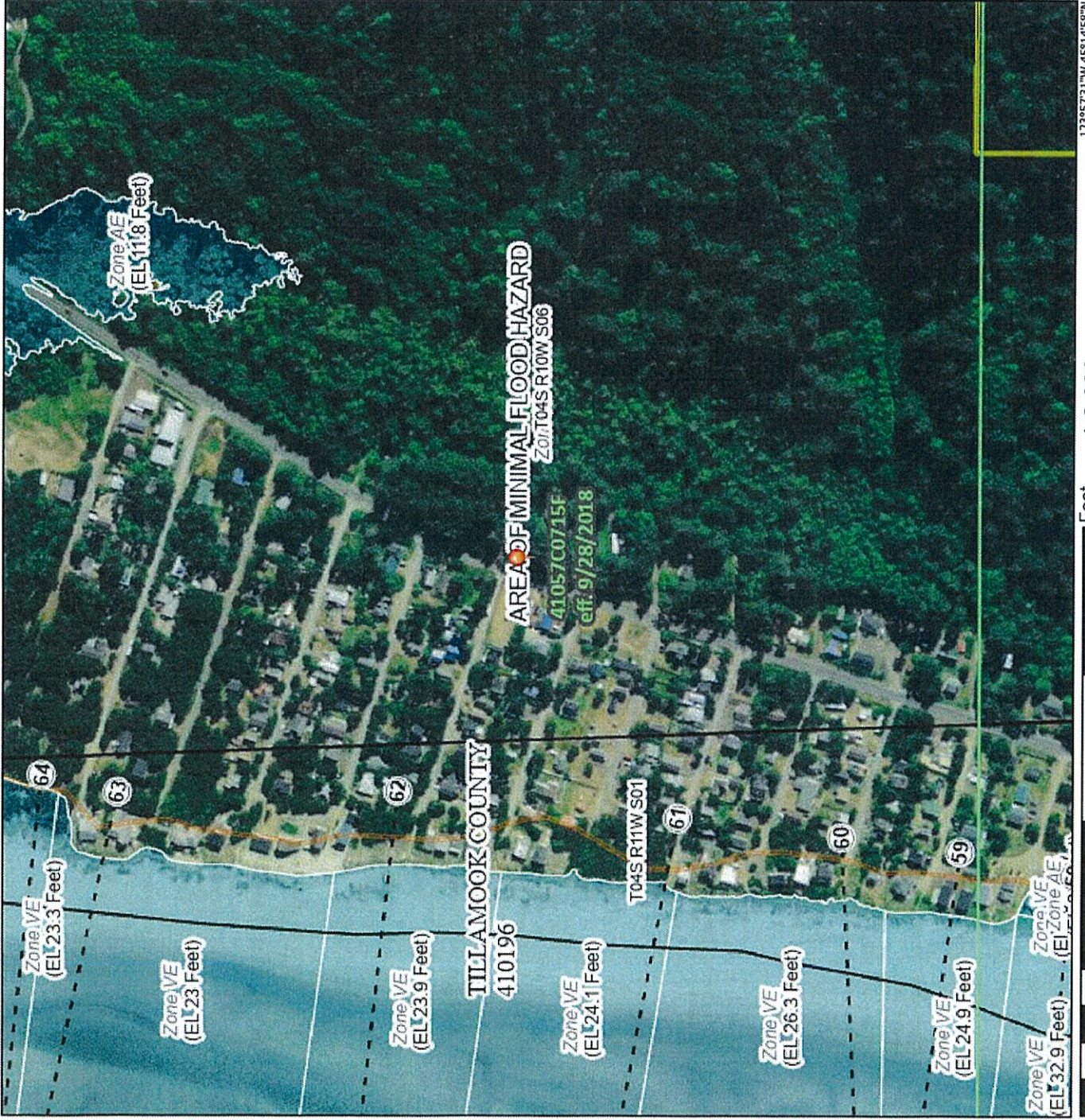
Subdivision	Block	Lot	Direction	Part	Part Type
TIERRA DEL MAR BEACH	5	1			
TIERRA DEL MAR BEACH	5	2			
TIERRA DEL MAR BEACH	5	3			
TIERRA DEL MAR BEACH	5	4			
TIERRA DEL MAR BEACH	5	5			

Legal Notes (09/01/2001 12:00:00 AM)
NEW LEGAL DESCRIPTION

National Flood Hazard Layer FIRMette



123°58'9"W 45°15'23"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°57'31"W 45°14'58"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 X)
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 8/10/2023 at 5:03 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.

EXHIBIT B



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

PROPERTY LINE ADJUSTMENT APPLICATION

Applicant/Representative

Name: Kalli Light Phone: 360-903-7470
 Address: PO Box 387
 City: Oregon City State: OR Zip: 97045
 Email: Kalli@relevantbuildings.com

Property Owner (Unit A)

Name: Robert Taylor Phone: 503-819-2280
 Address: 22675 SW Vermillion Dr
 City: Tualatin State: OR Zip: 97062
 Email: bob@materialcg.com

Property Owner (Unit B)

Name: Same for all 5 units/ lots. Phone:
 Address: Same as above.
 City: State: Zip:
 Email:

Property Owner (Unit C)

Name: Phone:
 Address:
 City: State: Zip:
 Email:

Describe the purpose of the proposed property line adjustment(s)

The proposed lot line adjustment will take place at the 5 lots of record on the corner of Sandlake and Guardenia in Tierra del Mar. (map tax lot # 4S1006BC14900). We intend to adjust the property lines to create a lot line at the center of the 5 lots of record, as shown on the attached map.

Unit A Location:

Site Address: TBD
 Map Number: 4S1006BC14900 (Lot 1, Block 5)

Township	Range	Section	Tax Lot(s)
----------	-------	---------	------------

 Zoning: RC - Rural Commercial
 Existing Use of Sites: Vacant

Unit B Location:

Site Address: TBD
 Map Number: 4S1006BC14900 (Lot 2, Block 5)

Township	Range	Section	Tax Lot(s)
----------	-------	---------	------------

 Zoning: RC - Rural Commercial
 Existing Use of Sites: Vacant

OFFICE USE ONLY	
Date Stamp	RECEIVED AUG 02 2023 BY:
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees:	
Permit No:	
851-__-__-PLNG	



Unit C Location:

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 3, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

Unit D Location:

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 4, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

Unit E Location:

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 5, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant



Taxlot (Units)	Existing Size	New Size
Lot 1, Block 5 (tax lot 14900)	2,700 SF	2,700 SF
Lot 2, Block 5 (tax lot 14900)	2,700 SF	4,050 SF
Lot 3, Block 5 (tax lot 14900)	2,700 SF	0 SF
Lot 4, Block 5 (tax lot 14900)	2,700 SF	4,050 SF
Lot 5, Block 5 (tax lot 14900)	2,700 SF	2,700 SF

Preliminary Property Line Map Checklist

- Identification of all existing and proposed lot lines and dimensions Other information: _____
- Footprints and dimensions of existing structures (including accessory structures) N/A - vacant _____
- Location and dimensions of driveways and streets _____
- Location of lands subject to the Tillamook County Flood Hazard Overlay N/A - not within flood overlay
- Existing fences and walls
- Sewage Disposal System

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 approval, all deeds necessary to execute a property line adjustment shall be filed and recorded with the Tillamook County Department of Records. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

 Legally Authorized Signature 08/01/23
Date

 Legally Authorized Signature Date

 Legally Authorized Signature Date

RECORD OF SURVEY

LOTS 1, 2, 6, 7, BLOCK 6, "TIERRA DEL MAR BEACH"
LOCATED IN THE
N.W. 1/4 SECTION 6, T.4S, R.10W, W.M.
TILLAMOOK COUNTY, OREGON
JANUARY 25, 2022 SCALE 1"=30'

SURVEY PERFORMED FOR:
RELEVANT BUILDING COMPANY

NARRATIVE:

THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THOSE TRACTS OF LAND COMPREHENSIVE TO BLOCK 6, PAGE 535 (11/04/1990), AND DOCUMENT NO. 2020-027662 AND 2020-060041, BLOCK 6, RECORD OF SURVEY, T.4S, R.10W, W.M., S. 1/4, S. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FOR MY BASIS OF BEARINGS, I HELD NORTH 173700' EAST BETWEEN FOUND MONUMENTS "A" AND "B", PER SURVEY NO. B-4155. I THEN HELD FOUND MONUMENTS "A", "B", "C", AND "D", AND RECORD BEARINGS AND DISTANCES TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND THE ALIGNMENT OF GUARDENIA AVENUE (A 32.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "E", "F", AND "G" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "H", "I", AND "J" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "K" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "L", "M", AND "N" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "O", "P", AND "Q" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "R" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "S", "T", AND "U" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "V", "W", AND "X" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "Y" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "Z", "AA", AND "AB" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "AC", "AD", AND "AE" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "AF" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "AG", "AH", AND "AI" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "AJ", "AK", AND "AL" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "AM" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "AN", "AO", AND "AP" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "AQ", "AR", AND "AS" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "AT" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "AU", "AV", AND "AW" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "AX", "AY", AND "AZ" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "BA" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "BB", "BC", AND "BD" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "BE", "BF", AND "BG" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "BH" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "BI", "BJ", AND "BK" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "BL", "BM", AND "BN" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "BO" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.

I HELD FOUND MONUMENTS "BP", "BQ", AND "BR" FOR THE EAST LINE OF SAID BLOCK 6, PER SURVEYS NO. A-1693 AND A-2442.

I HELD FOUND MONUMENTS "BS", "BT", AND "BU" FOR THE SOUTH LINE OF SAID LOTS 2 AND 7, PER SURVEY NO. A-1683. I THEN HELD FOUND MONUMENT "BV" AND A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 7 TO ESTABLISH THE ALIGNMENT OF SANDLAKE ROAD (A 60.00 FOOT WIDE ROAD) AND PARALLEL WITH THE CENTERLINE OF SANDLAKE ROAD, PER SAID PLAT.



LEGEND:
O SET 5/8" x 3/4" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON JANUARY 17, 2022
● FOUND MONUMENT AS NOTED
() = RECORD DISTANCES & BEARINGS
R = IRON ROD P = IRON PIPE
FD = FOUND FOUND PLASTIC CAP
UD = UNKNOWN LOCATION
R/W = RIGHT OF WAY
C/L = CENTERLINE
S/N = SURVEY NUMBER, TILLAMOOK COUNTY SURVEYOR'S OFFICE
S1 = B-4155
S2 = A-1693
S3 = B-4155
S4 = B-1694
P1 = TIERRA DEL MAR BEACH C-121

TILLAMOOK COUNTY SURVEYOR'S OFFICE
JAMES W. BROWN, SURVEYOR
19075 MCALLA AVE., SUITE 120
TILLAMOOK, OREGON 97141
PHONE 503.550.0188 FAX 503.550.0189

REVIEWED: DECEMBER 31, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES W. BROWN
NOVEMBER 30, 2007
OREGON LICENSE NO. 10000
DATE: MARCH 17, 2022

RELEVANT BUILDING COMPANY
DATE: MARCH 17, 2022

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

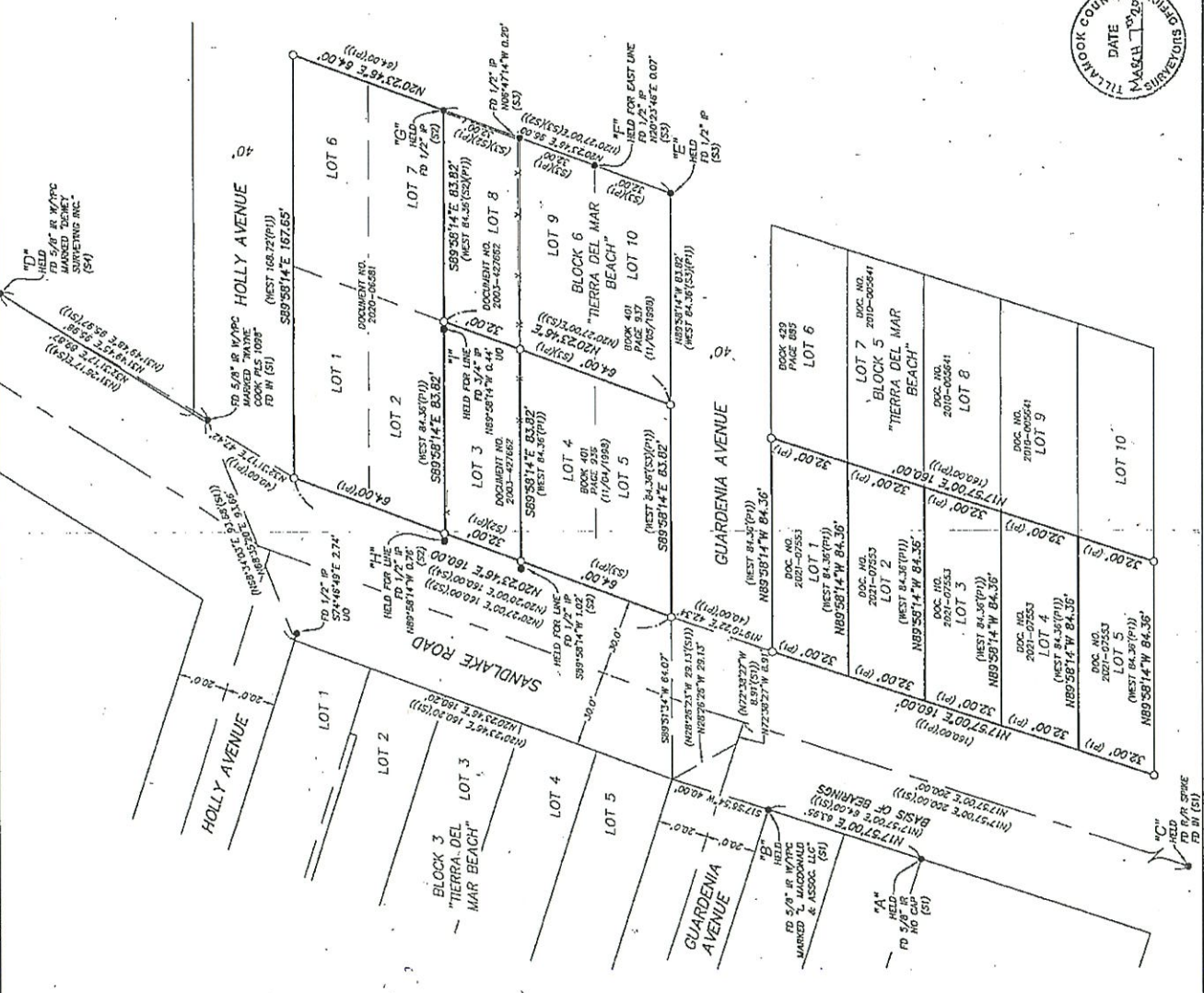
RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON

RECORD OF SURVEY
BLOCK 6, "TIERRA DEL MAR BEACH"
TILLAMOOK COUNTY, OREGON



GUARDENIA AVE



SANDLAKE RD

AUSTIN AVE

PLAN NORTH



SCALE: 1/32" = 1'-0"

EST: 6-30-2023 KML

REV:

SITE PLAN - PROP. PROPERTY LINE ADJUSTMENT

LOTS 1-5, BLOCK 5
TIERRA DEL MAR, OR 97112

relevant building company

Appropriate To The Current Time, Period Or Circumstance:

SP-1.0

www.relevantbuildings.com

COPYRIGHT© 2023 RELEVANT BUILDING CO.

Tillamook County, Oregon
09/03/2021 03:36:01 PM
DEED-CMEMO

2021-07553

\$20.00 \$11.00 \$10.00 \$61.00 - Total =\$102.00

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

After Recording Return To:

TICOR TITLE
802 Main Ave
Tillamook OR 97141

Until further notice, all tax statements shall be sent to:
Arthur Robert Taylor
22675 SW Vermillion Drive
Tualatin, OR 97062

TICOR TITLE™ 36042100 5955

MEMORANDUM OF CONTRACT OF SALE

On the 2 day of September, 2021, Jennifer Ann Pambrun, as Seller, sold to Arthur Robert Taylor, as Purchaser, the following described real property pursuant to a Contract of Sale of even date to which reference is made for all statements, matters, and things therein contained:

More fully described in Exhibit A attached hereto and by this reference made a part hereof.

The true and actual consideration recited by such Contract of Sale is \$75,000.00. The terms of which are specified in said Contract of Sale, but generally payable \$10,000.00 down and annual installments of \$5,000.00 each, with the first payment due on August 25, 2022, and with subsequent annual installments due on the 25th day of August each year thereafter until February 5, 2025, at which time the entire balance of unpaid principal and unpaid interest is immediately due and owing.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 205.010, TO VERIFY THE APPROVED USES, OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS', IF ANY, UNDER ORS

MEMORANDUM OF CONTRACT OF SALE

Page 1

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 1 day of September, 2021.

SELLER:

PURCHASER:

Jennifer Ann Pambrun

[Signature]
Arthur Robert Taylor

STATE OF OREGON)
) ss.
County of _____)

Personally appeared before me on the _____ day of _____, 2021, the above-named Jennifer Ann Pambrun, and acknowledged the foregoing instrument to be their voluntary act.

Notary Public for Oregon
My Commission Expires: _____

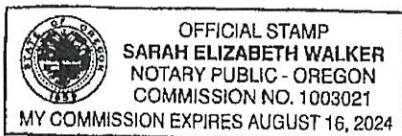
STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared before me on this 1 day of Sept, 2021, personally appeared the above-named Arthur Robert Taylor, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]

Notary Public for Oregon
My Commission Expires: 8/16/2024

Sarah Elizabeth Walker
Notary Public



195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2nd day of September, 2021.

SELLER:

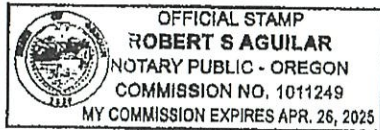
PURCHASER:

Jennifer Ann Pambrun
Jennifer Ann Pambrun

Arthur Robert Taylor
Arthur Robert Taylor

STATE OF OREGON)
) ss.
County of Umatilla)

Personally appeared before me on the 2 day of Spt, 2021, the above-named Jennifer Ann Pambrun, and acknowledged the foregoing instrument to be their voluntary act.



[Signature]
Notary Public for Oregon
My Commission Expires: April 26, 2025

STATE OF OREGON)
) ss.
County of _____)

Personally appeared before me on this ___ day of _____, 2021, personally appeared the above-named Arthur Robert Taylor, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for _____
My Commission Expires: _____

Exhibit A

Lots 1, 2, 3, 4, and 5, Block 5, TIERRA DEL MAR BEACH, in the County of Tillamook, State of Oregon.

Subject to and excepting:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/22.
2. Regulations, levies, liens, assessments, rights of way and easements of Tierra Del Mar Water District.
3. Rights of the public to any portion of the Land lying within the area commonly known as Sandlake County Road, Guardenia Avenue, and Austin Avenue.
4. Easement Agreement, including the terms and provisions thereof,

Executed by: Jennifer Ann Pambrun; and Arthur Robert Taylor
Recording Date: June 22, 2020
Recording No.: 2020-003798
Affects: Reference is hereby made to said document for full particulars

And Re-Recording Date: January 26, 2021
And Re-Recording No.: 2021-000769
Reason: Correct legal description

Property Line Adjustment Application – Compliance with Zoning Standards

Site Address: TBD, Guardenia Ave, Tierra del Mar, OR 97112
Map & Tax Lot Number: 4S1006BC14900 (Lots 1-5, Block 5)
Zoning: Rural Commercial (RC)
Primary Contact: Kalli Light, Applicant

Purpose of property line adjustment (PLA): The proposed property line adjustment (PLA) will take place at the 5 lots of record on the corner of Sandlake Avenue & Guardenia Avenue. The PLA will create a lot line at the center of the 5 lots of record. Lots 1 & 5 will be unchanged. Lot lines for lots 2-4 will be adjusted such that lots 2 & 4 will be enlarged and lot 3 will be eliminated. The proposed PLA will result in 4 lots. Existing lot lines are shown on the attached survey and proposed lot lines are shown on the attached site plan.

Compliance with Approval Standards:

- 1. All property sizes, setbacks and other dimensional attributes resulting from a property line adjustment shall conform to the provisions of the Tillamook County Land Use Ordinance and the Tillamook County Land Division Ordinance.*

Applicant response: The proposed PLA meets the development standards of the subject site's base zone (rural commercial). The lots of record are currently vacant and do not have any existing structures, so setbacks are not an issue. As stated above, the proposed PLA will result in lots 2 & 4 increasing in size by removing the lot line for lot 3. Therefore, this PLA will not result in a lot that is smaller in size than the existing lot sizes.

- 2. A property line adjustment shall not result in the creation of a new lot or a replat of an existing subdivision or partition.*

Applicant response: The proposed PLA does not result in the creation of a new lot, nor is it a replat of an existing subdivision or partition.

- 3. When one or more of the properties is larger than the minimum lot size in the zone, the same number of properties shall be as large or larger than the minimum lot size after the adjustment. When all properties are as large or larger than the minimum property size prior to the adjustment, no adjusted properties shall be reduced below the minimum lot size.*

Applicant response: N/A – the subject lots are not larger than the minimum lot size for the base zone.

4. *In commercial zones, properties to be adjusted shall be shown to be of a size that is at least as appropriate to maintain the existing commercial enterprise and remain in compliance with Section 4.030: Off-Street Parking & Off-Street Loading Requirements of the Tillamook County Land Use Ordinance.*

Applicant response: The proposed PLA will result in two lots that are bigger than their current sizes by eliminating the center lot, lot 3.

5. *If the proposed adjustment involves the transfer of a dwelling from one property to another, the property that will acquire the dwelling must either receive land use approval for the dwelling, or a deed affidavit shall be recorded by the owner of the property where the dwelling was originally located, prohibiting the establishment of any new principal dwellings on that property.*

Applicant response: N/A – no existing dwelling on the subject lots.

6. *Additional standards for land zoned for exclusive farm use, forest use or mixed farm and forest use.*

Applicant response: N/A – land is not zoned for farm or forest use.



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

PROPERTY LINE ADJUSTMENT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
JUL 10 2023	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 490.-	
Permit No:	
851-23-000209-PLNG	

Applicant/Representative

Name: Kalli Light Phone: 360-903-7470
 Address: PO Box 387
 City: Oregon City State: OR Zip: 97045
 Email: Kalli@relevantbuildings.com

Property Owner (Unit A)

Name: Robert Taylor Phone: 503-819-2280
 Address: 22675 SW Vermillion Dr
 City: Tualatin State: OR Zip: 97062
 Email: bob@materialcg.com

Property Owner (Unit B)

Name: Robert Taylor Phone:
 Address: Same as above.
 City: State: Zip:
 Email:

Property Owner (Unit C)

Name: Phone:
 Address:
 City: State: Zip:
 Email:

Describe the purpose of the proposed property line adjustment(s)

The proposed lot line adjustment will take place at the 5 lots of record on the corner of Sandlake and Guardenia in Tierra del Mar. (map tax lot # 4S1006BC14900). We intend to adjust the property lines to create a lot line at the center of the 5 lots of record, as shown on the attached map.

Unit A Location:

Site Address: TBD
 Map Number: 4S1006BC14900 (Lots 1-2, Block 5)
Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

Unit B Location:

Site Address: TBD
 Map Number: 4S1006BC14900 (Lots 3-4, Block 5)
Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

Unit C Location:

Site Address: N/A

Map Number:

Township Range Section Tax Lot(s)

Zoning:

Existing Use of Sites:

Taxlot (Units)	Existing Size	New Size
Lots 1, 2, Block 5	5,399 SF	6,749 SF
Lots 3, 4, 5, Block 5	8,099 SF	6,749 SF
_____	_____	_____
_____	_____	_____

Preliminary Property Line Map Checklist

Identification of all existing and proposed lot lines and dimensions Other information: _____

N/A - vacant Footprints and dimensions of existing structures (including accessory structures) _____

Location and dimensions of driveways and streets _____

N/A Location of lands subject to the Tillamook County Flood Hazard Overlay _____

N/A Existing fences and walls _____

N/A Sewage Disposal System _____

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 approval, all deeds necessary to execute a property line adjustment shall be filed and recorded with the Tillamook County Department of Records. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.



Legally Authorized Signature

6/8/23

Date

Legally Authorized Signature

Date

Legally Authorized Signature

Date

APPROVAL STANDARDS:

1. All property sizes, setbacks and other dimensional attributes resulting from a property line adjustment shall conform to the provisions of the Tillamook County Land Use Ordinance and the Tillamook County Land Division Ordinance.
2. A property line adjustment shall not result in the creation of a new lot or a replat of an existing subdivision or partition.
3. When one or more of the properties is larger than the minimum lot size in the zone, the same number of properties shall be as large or larger than the minimum lot size after the adjustment. When all properties are as large or larger than the minimum property size prior to the adjustment, no adjusted properties shall be reduced below the minimum lot size.

APPROVAL-CRITERIA FOR ADJUSTMENTS IN RESOURCE AND COMMERCIAL ZONES:

In addition to the approval standards listed above, property line adjustments in resource zones (Farm and Forest) must comply with the following criteria. Please use a separate sheet of paper to explain how the proposed adjustment complies with these criteria. Other information such as air photos (available through the GIS database) that would help to show how the adjustment complies with the criteria may also be submitted.

1. In commercial zones, properties to be adjusted shall be shown to be of a size that is at least as appropriate to maintain the existing commercial enterprise and remain in compliance with Section 4.030: Off-Street Parking & Off-Street Loading Requirements of the Tillamook County Land Use Ordinance.
2. If the proposed adjustment involves the transfer of a dwelling from one property to another, the property that will acquire the dwelling must either receive land use approval for the dwelling, or a deed affidavit shall be recorded by the owner of the property where the dwelling was originally located, prohibiting the establishment of any new principal dwellings on that property.
3. On land zoned for exclusive farm use, forest use or mixed farm and forest use, a property line adjustment may not be used to:
 - a. Decrease the size of a tract that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;
 - b. Decrease the size of a tract that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling; or
 - c. Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify.

THE APPLICATION MUST INCLUDE:

1. Completed application form, signed by the applicant and all property owners.
2. Application Fee.
3. Completed preliminary map/survey.
4. Written explanation of how the adjustment complies with the standards for a property line adjustment in a resource zone.
5. Copy of most recent deed or contract for each parcel involved.

RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOTS 1, 2, 3, 4, AND 5, BLOCK 5, "TIERRA DEL MAR BEACH"
LOCATED IN THE
S.W. 1/4 OF THE N.W. 1/4 OF SECTION 6, T.4S., R.10W., W.M.
TILLAMOOK COUNTY, OREGON
SEPTEMBER 28, 2023 SCALE 1"=20'

SURVEY PERFORMED FOR:
ROBERT TAYLOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOT 3 AND LOT 4 OF BLOCK 5, "TIERRA DEL MAR BEACH", TILLAMOOK COUNTY PLAT RECORDS, AS CONVEYED BY INSTRUMENTS REG-20-00831 AND 2024-00832, IN ACCORDANCE WITH TILLAMOOK COUNTY CASE FILE NO. 657-2306209-FUG.

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SURVEY RECORDS OF THE TILLAMOOK COUNTY PLAT RECORDS HOLDING NORTH 17°57'00" EAST BETWEEN FOUND MONUMENTS AT 'A' AND 'B' FOR THE BASIS OF BEARINGS PER SAID SURVEY.

LEGEND:

- 5/8" IRON ROD W/ RED PLASTIC CAP MARKED BY CENTERLINE CONCEPTS ON SEPTEMBER 28, 2023
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED BY CENTERLINE CONCEPTS FROM SN 614228
- () = RECORD DISTANCES & BEARINGS
- R' = IRON ROD IP = IRON PIPE
- FD = FOUND FELLOW PLASTIC CAP
- R/W = RECORD DISTANCE
- DOC. NO. = DEED DOCUMENT NUMBER, TILLAMOOK COUNTY DEED RECORDS
- SW = COUNTY SURVEYOR'S OFFICE
- ST = B-4228
- SP = B-4155



SIGNED ON: 3-6-2024

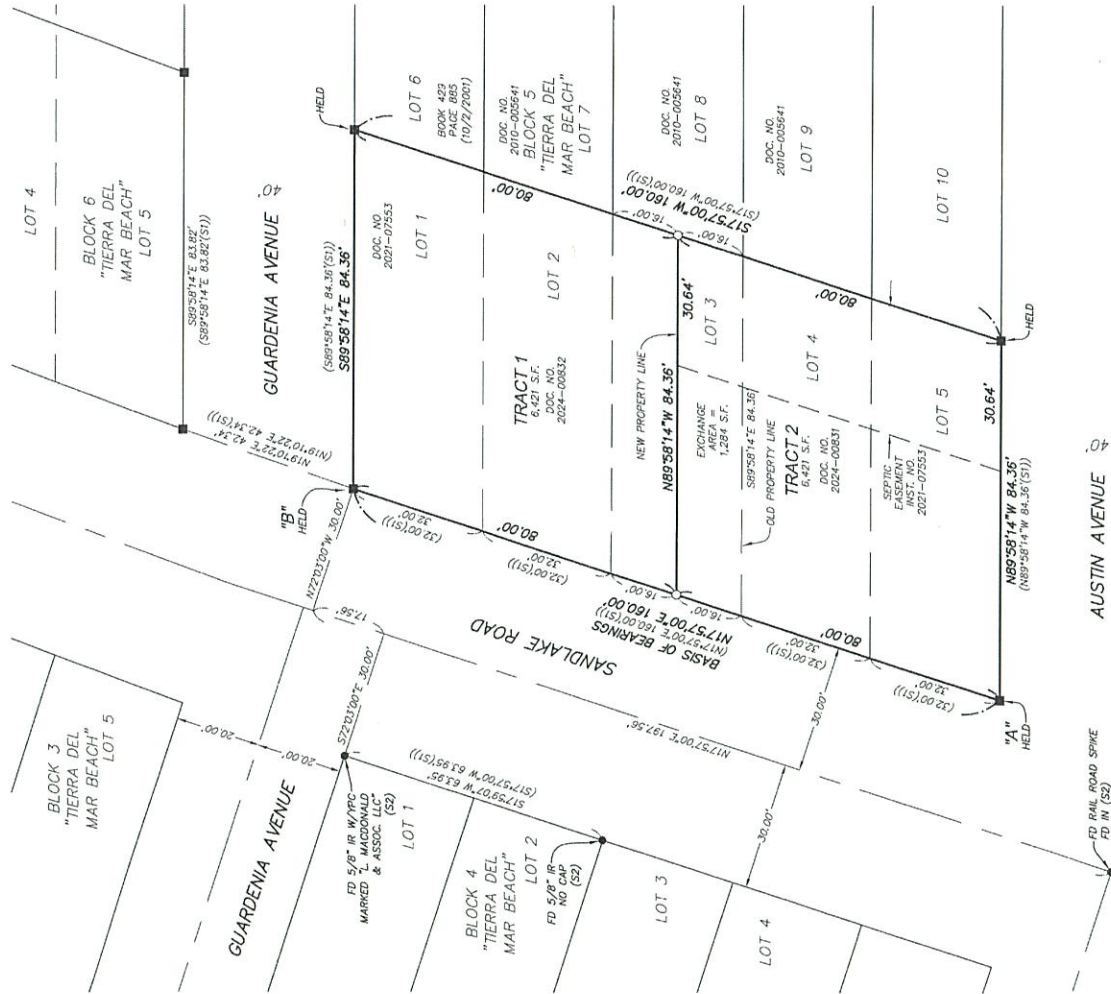
REGISTERED
PROFESSIONAL
LAND SURVEYOR

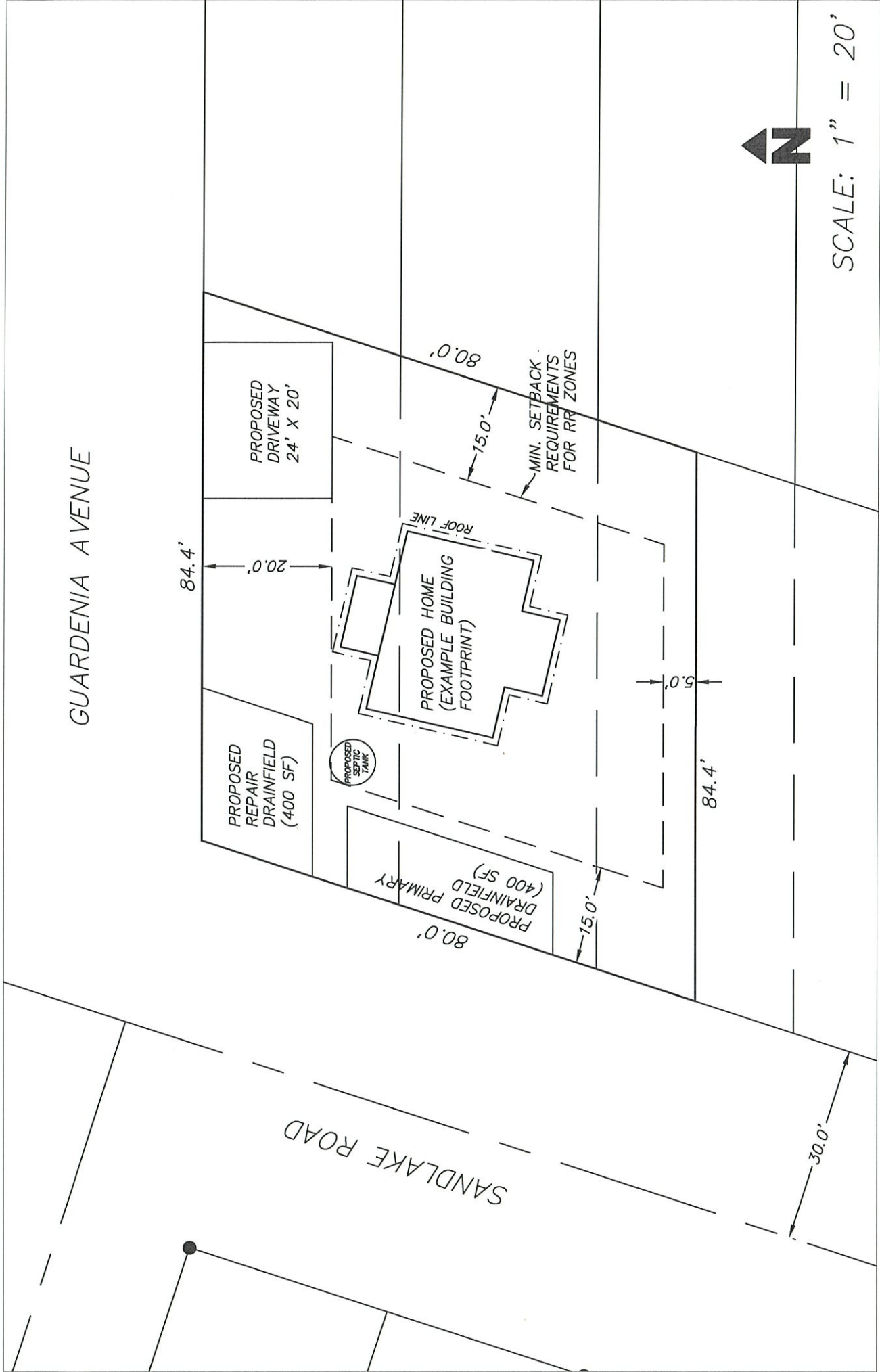
OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
00379

RENEWS: DECEMBER 31, 2025



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE. SUITE 100
OREGON CITY, OREGON 97045
PHONE: 503.650.0188 FAX: 503.650.0189





GUARDENIA AVENUE

SANDLAKE ROAD

84.4'

PROPOSED DRIVEWAY
24' X 20'

PROPOSED REPAIR DRAINFIELD
(400 SF)

PROPOSED SEPTIC TANK

PROPOSED PRIMARY DRAINFIELD
(400 SF)

PROPOSED HOME
(EXAMPLE BUILDING FOOTPRINT)

ROOF LINE

80.0'

15.0'

MIN. SETBACK REQUIREMENTS FOR RR ZONES

5.0'

84.4'

30.0'



SCALE: 1" = 20'

EST. 4-10-2024 KML

SITE PLAN

relevant building company

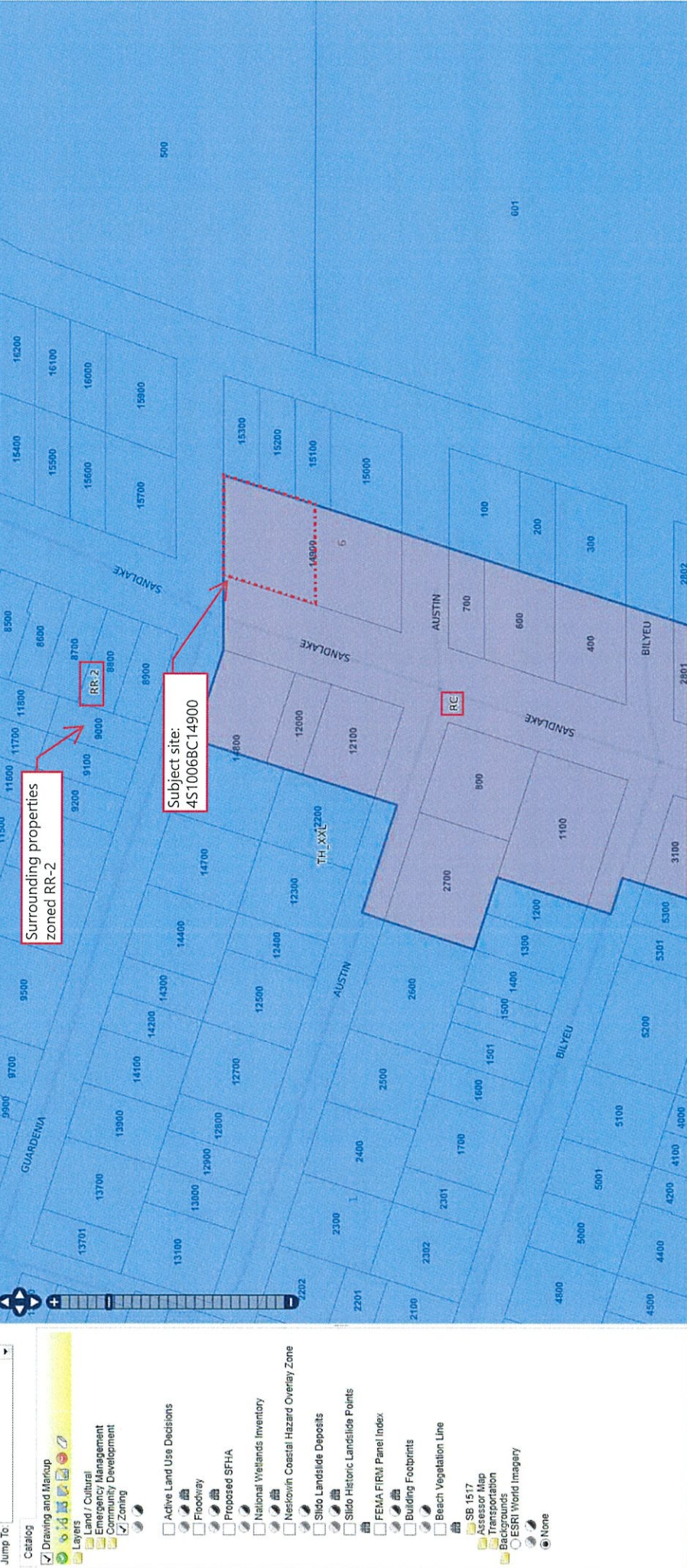
Appropriate To The Current Time, Period Or Circumstances

LOTS 1, AND 2, AND A PORTION OF LOT 3, BLOCK 5
GUARDENIA AVE, TIERRA DEL MAR BEACH, OR 97112

SP-1.0

www.relevantbuildings.com

COPYRIGHT© 2023 RELEVANT BUILDING CO.





Jump To: [Dropdown]
 Catalog | Identity | Back to Settings

Detailed information for the area you clicked on the map...

Ground Coordinates
 X: -13799591.855194 Y: 5631058.1845774
 Inside Local Tsunami Evacuation Zone

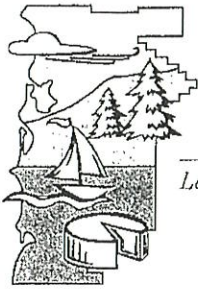
Taxlot
 Tax year 2021
 Site Address: [Redacted]
 Map Taxlot: 4S1006BC:4900
 Tax Account #: 211041
 Map Number: 04S10W06BC
 Taxlot: 14900
 OR Taxlot: -000014900
 Acres: 0.29

Mail Address: 22675 SW VERMILLION DR
 Mail City: TUALATIN
 Mail State: OR
 Mail Zip: 97062
 Acct Status: Active
 Tax Status: Assessable
 Deed: 2021-7553
 Property Class 120

Class Description: 120 VACANT, H & B USE RESIDENTIAL
 Market: \$ 112,320
 Assessed: \$ 92,890
 Tax Account Information: Account Query

Voting Precinct: 030 UNION
Tax Code Area: 802 (Rates and Districts)

For further information email the Tillamook County GIS Department
 Disclaimer Questions or feedback



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

September 17, 2008

Steve Carnes
300 Maple Ave.
Milton-Freewater, OR 97862


Dear Mr. Carnes;

An evaluation for sanitation approval on **4S10 6BC 14900**, was previously reviewed in 1999 and subsequently denied due to a high water table at 3 inches from the ground surface. During the summer of 2007, the property was re-evaluated with two new test pits provided in a more suitable area of the property. Soil and vegetation conditions indicated that the water table in the area of the northern test pit was at a maximum of 18 inches to the ground surface.

The previous test holes from 1999 appear to have been in lower relief areas of the property. The lot slopes slightly to the southeast and the southeast corner of the property appears to be the wettest. The northwest corner of the property toward Sandlake Road has the highest elevation and will be the area that is most suitable for a bottomless sand filter application if approved.

It was previously stated that before any approvals can be given for an onsite wastewater treatment on this property, the water table shall be monitored in these pits over the winter season of 2007/2008. Periodic site visits were made during the winter months and the water table documented.

On September 16, 2008 a test hole was augured in the area of the north end of the lot. The hole was augured to 65 inches. Free water was encountered at 60 inches. Notes from winter months and soil conditions indicate that the typical depth to the water table in the wet season is 18 inches. This is for the NORTHERN portion of the lot only. The southern portion sits lower and appears to collect water much closer to the surface.

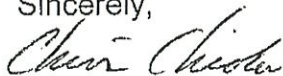


Based on this information, an approval for a bottomless sand filter in the area of the northern portion of the lot can be granted. Now that this approval is given, the next step will be to apply for a permit to construct. Plans and specifications of the proposed system will be required along with a site plan.

A bottomless sand filter requires a 24 inch separation from the bottom of the filter to the water table. Since the water table can reach to within 18 inches of the ground surface in the approved area the sand filter must be raised 6 inches above the existing grade. This must be shown in the construction plans for approval.

If you have any further questions, please contact me at (503) 842-3409.

Sincerely,



Chris Chiola
Environmental Program Manager
Tillamook County Onsite Sanitation

SITE EVALUATION FIELD WORKSHEET

Township: 4S Range: 10W Section: 6BC Property ID: 14900
 Owner/Applicant: Steve Carnes Evaluator: Chris Chalk
 Inspection Date(s): 9-16-08 Application Number: _____

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0-3"	suff	heavy roots and organics
	3-18"	fs	10 YR 6/4 m-m, f-c
	18-65"	fs	10 YR 6/4 w/ faint RMPs
			Ree water @ 60" ESD 60"
Pit 2			
Pit 3			
Pit 4			

Landscape Notes: dunal sand
 Slope: 2-3% Aspect: SE Groundwater Type: perm @ 60"
 Other Site Notes: _____

SYSTEM SPECIFICATIONS

Design Flow: 450 gpd
 Initial System: Bottomless sand filter Treat. Std. (if applicable): _____
 Disposal Facility: 360 linear feet/square feet Maximum Depth: + 6 inches Minimum Depth: _____ inches
 Replacement System: _____ Treat. Std. (if applicable): _____
 Disposal Facility: _____ linear feet/square feet Maximum Depth: _____ inches Minimum Depth: _____ inches
 Special Conditions: _____

Township: 45 Range 10W

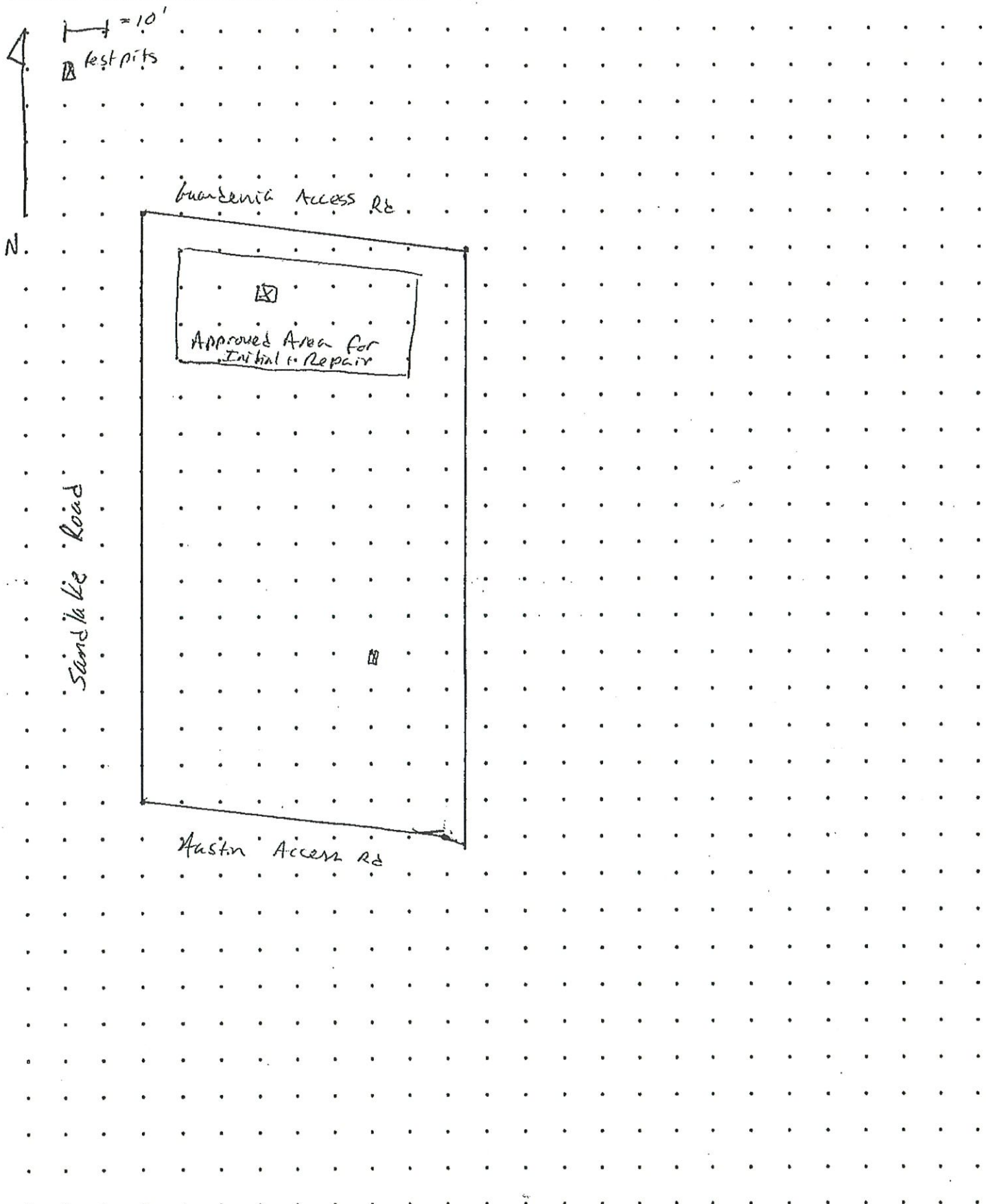
Section: 6BC Property ID: 14900

Owner/Applicant: Carnes

Evaluator: Chidlow

Inspection Date(s): 9-18-08

Application Number: _____



TIERRA DEL MAR WATER CO.

26600 Sandlake Road

Ph : (503) 965-5140

Cloverdale, Oregon 97112

Friday, April 8, 2022

To: Tillamook Dept. of Community Development
1510-B Third Street
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

The street address is: _Legal:___Lots 1-2 and northern portion of lot 3, block 5
4S1006BC_____

The name of record in our files is:

~~Carl Coffman~~ ←

APPLICANT CORRECTION: Please note that the property owner is Robert Taylor.

If you have any questions or need additional information, please contact me.

Sincerely,

Owen G. Miller Jr.
President

E-Mail: tierradelmarwaterco@gmail.com
Phone: 503.965.5140

CC: Property Owner



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 4S 10W 6bc 14900

Water Source: Water District Tierra Del Mar
 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: 11/13/2023