



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-24-000278-PLNG:
RICE & ROOS**

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

Date of Notice: June 14, 2024

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

#851-24-000278-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, via Farnam Street. The subject property is designated as Tax Lot 700 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Single Family Residential (CSFR). The property owner is Alexis Roos, and the applicant is Michael Rice.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 28, 2024**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than July 1, 2024.

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

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 or email: angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

(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.

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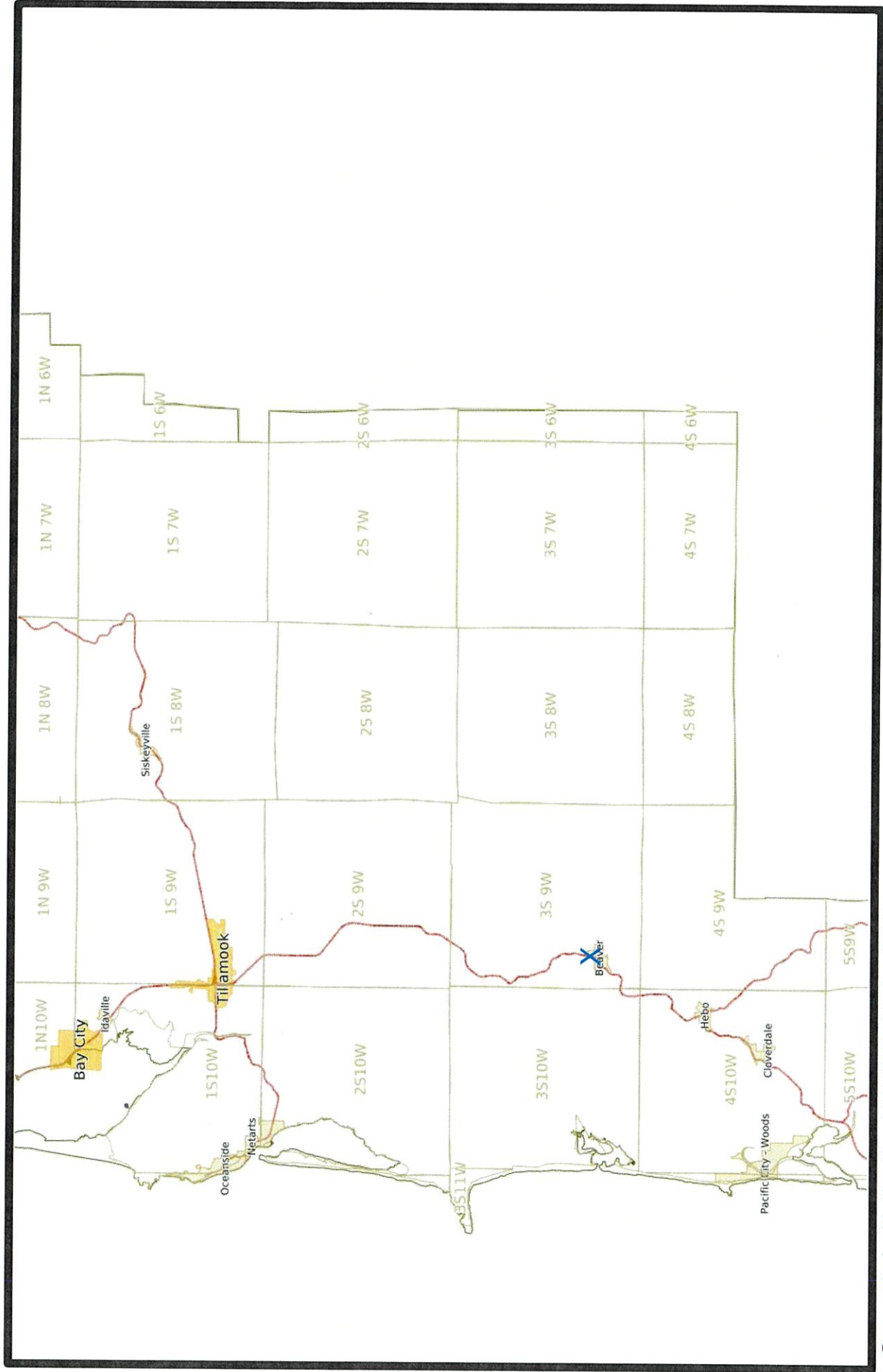
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

Map

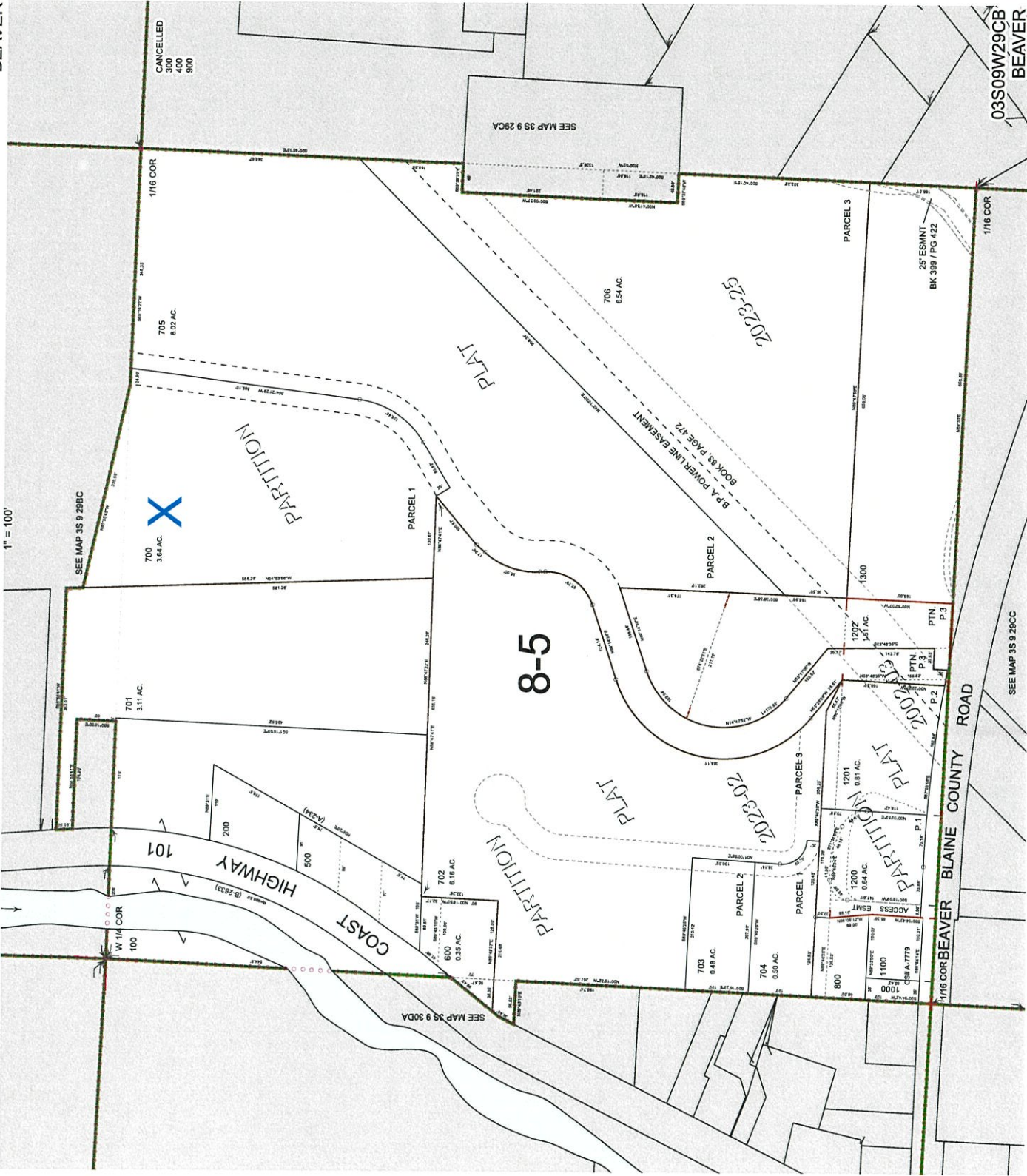


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

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

TILLAMOOK COUNTY

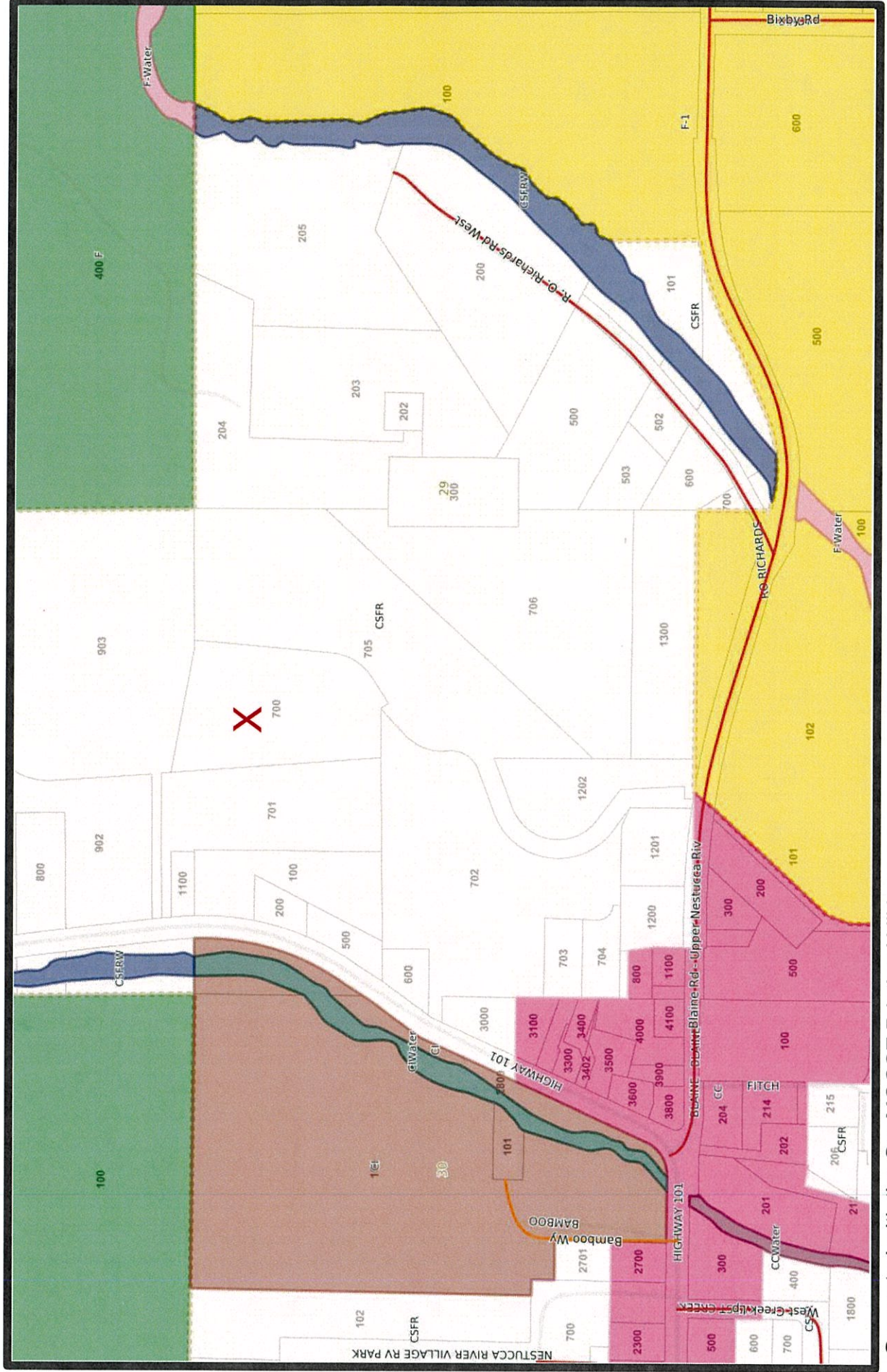
03S09W29CB
BEAVER



03S09W29CB
BEAVER

Revised 12/29/23, WS

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Michael R. Rice, PLS Phone: (503) 801-7901
 Address: P.O. Box 521
 City: Tillamook State: OR Zip: 97141
 Email: ricesurveying@outlook.com

Property Owner

Name: Alexis 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 1, P.P. #2023-25
 Map Number: 3S 9W 29CB #700
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

OFFICE USE ONLY

Date Stamp

RECEIVED
 MAY 20 2024

Approved Denied

Received by:

Receipt #:

Fees: 1155.-

Permit No:
 851-24-000278-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

5/13/24
Date

5/13/24
Date

PARTITION PLAT PROPOSAL

REPLAT OF PARCEL 1, PARTITION PLAT #2023-25
 LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 29

T. 3 S., R. 9 W., W.M.
 TILLAMOOK COUNTY, OREGON
 MAY 15th, 2024

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS
 AS FOUND, ORIGINAL PARTITION PLAT
 MONUMENTS BEING (S4°53'56"E) ALONG THE
 WEST LINE OF PARCEL 1, PARTITION PLAT
 #2023-25 (P-1220), TILLAMOOK COUNTY SURVEY
 RECORDS.

NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A
 DEPENDENT RESURVEY OF THE SUBJECT
 PROPERTY DESCRIBED IN PARCEL 1, PARTITION
 PLAT #2023-25 AND RECORDED IN PLAT CABINET
 B-1410 AND RECORDED AS INSTRUMENT
 #2023-5151, TILLAMOOK COUNTY CLERK'S
 RECORDS.

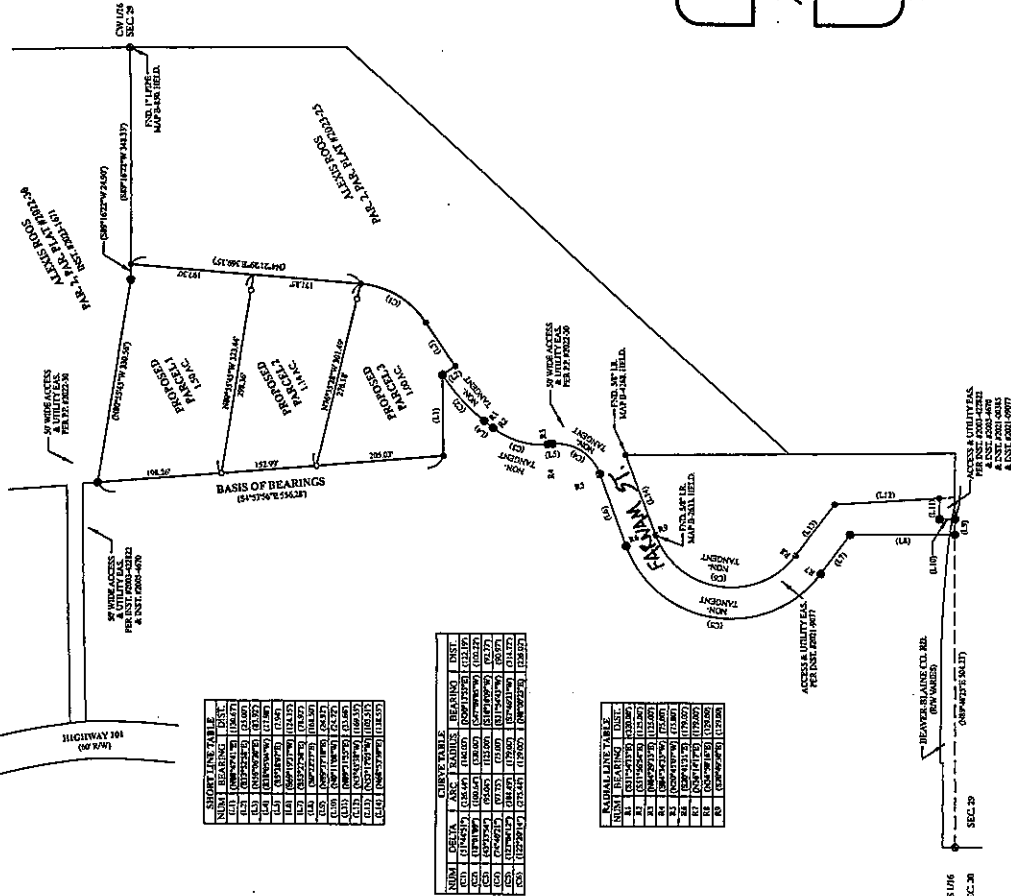
THE LINES WERE THEN PROPOSED AS DIRECTED
 BY THE LANDOWNER AND APPROVED BY
 TILLAMOOK COUNTY DEPARTMENT OF
 COMMUNITY DEVELOPMENT NO.
 XXX-XX-XXXXXX-PLNG.

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

LEGEND:

- PROPOSED SET MONUMENTS.
- FOUND MONUMENTS AS DESCRIBED IN PARTITION PLAT #2023-25,
 TILLAMOOK COUNTY SURVEY RECORDS.
- () RECORD PER PARTITION PLAT #2023-25 (P-1192), TILLAMOOK COUNTY
 SURVEY RECORDS.

NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY
 SURVEY RECORDS UNLESS OTHERWISE NOTED.



CURVE TABLE	ASC.	RADIUS	BEARING	INSTR.
1	30.00	100.00	S45°00'00\"/>	

RADIAL LINE TABLE	ASC.	RADIUS	BEARING	INSTR.
1	30.00	100.00	S45°00'00\"/>	

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Michael R. Rice

OREGON
 DECEMBER 11, 2012
 MICHAEL R. RICE
 86926

RENEWAL 12-31-2024



PROPOSAL FOR:
ALEXIS ROOS
 LANDS DESCRIBED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 29,
 T. 3 S., R. 9 W., W.M.
 PARCEL 1, PARTITION PLAT #2023-25
 INSTRUMENT #2023-5151
 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: 05/15/2024

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: 92 Section: 9CB Tax Lot: 00700

Physical Address: TBD

According to our records the legal owner is: Alexis Roos


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

System Development Fees:

Water In District: \$ 12,500.00 Received By: _____

Check Number: _____ Acct. No.: _____

COMMENTS: _____


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.**

DECLARATION: I, MICHAEL R. RICE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

ALEXIS ROOS

ACKNOWLEDGMENT:

STATE OF OREGON > S.S. COUNTY OF TILLAMOOK

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALEXIS ROOS, BEING THE OWNER OF THE LAND AND HEREBY DESIGNATED HERON AND MORE PARTICULARLY DESCRIBED IN THE PARTITION PLAT HEREIN REFERENCED, HAS CAUSED THE SAME TO BE RECORDED IN THE PARTITION PLAT HEREIN REFERENCED AS SHOWN HEREBY.

Alexis Roos NOTARY'S SIGNATURE DATE 10-11-2023

Allison Mass PRINTED NAME OF NOTARY

NOTARY PUBLIC DR COMMISSION NO. 1018141 STATE OR

MY COMMISSION EXPIRES October 31, 2025 FILE NAME OF MONTH, DAY, DATE, AND COMPLETE YEAR

NARRATIVE:

THIS PARTITION PLAT WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT TRACT DESCRIBED AS PARCEL 1, PARTITION PLAT #2022-30 AND DESCRIBED IN DEED INSTRUMENT #2022-01671, TILLAMOOK COUNTY DEED RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., SOUTHWEST CORNER OF PARCEL 1, WILLAMETTE MERIDIAN, PARCEL INTO 3 PARCELS.

CERTIFICATE OF COUNTY CLERK:

STATE OF OREGON > COUNTY OF TILLAMOOK > S.S.

I, CHRISTY BIGGS, COUNTY CLERK, COUNTY CLERK'S RECORDS, TILLAMOOK COUNTY CLERK'S RECORDS, HAVE REVIEWED THE PARTITION PLAT #2022-30, TILLAMOOK COUNTY CLERK'S RECORDS, AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AS 851-23-080106-PL-30.

Christy Biggs, TILLAMOOK COUNTY CLERK

I, MICHAEL R. RICE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

Michael Rice, ARCHITECT, REC. #S 86926

PARTITION PLAT NO. 2023-25 REPLAT OF PARCEL 1, PARTITION PLAT #2022-30 LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., TILLAMOOK COUNTY, OREGON

EASEMENTS OF RECORD:

EASEMENT FOR THE PURPOSE TO ERECT, MAINTAIN, REPAIR, REMOVE, REBUILD, OPERATE AND PATROL IN FAVOR OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 9, 1942 IN DEED BOOK 81, PAGE 472, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED BY THE CENTER OF POWER LINES AS SHOWN HEREBY.

EASEMENT FOR THE PURPOSE OF A SPRING AND WATER LINE AND MAINTENANCE IN FAVOR OF B.L. BECKER, RECORDED ON JANUARY 24, 1966 IN DEED BOOK 50, PAGE 339 AND PAGE 480, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, MAY NOT AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE OF A SPRING AND WATER LINE AND MAINTENANCE IN FAVOR OF EDWARD O. KING AND WALDE KING, RECORDED ON JUNE 10, 1967 IN DEED BOOK 106, PAGE 182, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., MAY NOT AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON SEPTEMBER 16, 1947, IN DEED BOOK 108, PAGE 597, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, SEE CL. OF POWERLINE AS SHOWN HEREBY.

EASEMENT FOR THE PURPOSE TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON OCTOBER 21, 1947, IN DEED BOOK 109, PAGE 138, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, SEE CL. OF POWERLINE AS SHOWN HEREBY.

EASEMENT FOR THE PURPOSE TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON AUGUST 7, 1951, IN DEED BOOK 25, PAGE 13, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, SEE CL. OF POWERLINE AS SHOWN HEREBY.

14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON AUGUST 27, 1957 IN DEED BOOK 139, PAGE 193, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.

14 WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 27, 1957 IN DEED BOOK 139, PAGE 193, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE OF MAINTAINING WATER PIPELINES IN FAVOR OF KATHI M. WOODS AND SHERRY WOODS, RECORDED ON APRIL 2, 1973 IN DEED BOOK 231, PAGE 390 AND IN FAVOR OF TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.

IF WIDE WATERLINE AND MAINTENANCE EASEMENT IN FAVOR OF BEAVER WATER DISTRICT, RECORDED ON DECEMBER 6, 1982 IN DEED BOOK 384, PAGE 742, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE OF OVERHEAD-AD-LINER-ROD AND UTILITIES IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON JANUARY 17, 2001 IN DEED BOOK 422, PAGE 860, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.

COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2022-3066, TILLAMOOK COUNTY CLERK'S RECORDS, ARE EXTINGUISHED IN INSTRUMENT #2022-3066.

APPROVED JULY 28th, 2023 AS 851-23-080106-PL-30.

APPROVED JULY 28th, 2023 AS 851-23-080106-PL-30.

APPROVED JULY 28th, 2023 AS 851-23-080106-PL-30.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PARTITION PLAT ARE BASED UPON THE FOUND MONUMENTS OF RECORD FROM THE SOUTH SIXTEENTH CORNER ON THE WEST LINE OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN TO THE SOUTHWEST CORNER OF PARCEL 1, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY CLERK'S RECORDS AS SHOWN HEREBY. BEARING: S 89° 45' 50" E DISTANCE: 74.820, TILLAMOOK COUNTY SURVEY RECORDS.

SURVEYOR'S CERTIFICATE:

I, MICHAEL R. RICE, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THE LANDS DESCRIBED IN THE ATTACHED PARTITION PLAT, BEING DESCRIBED IN INSTRUMENT #2022-01671, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, THE INITIAL FRONT BEING A 58' IRON ROD WITH A NORTH-EAST CORNER OF PARCEL 3, PARTITION PLAT #2002-051, TILLAMOOK COUNTY CLERK'S RECORDS.

MICHAEL R. RICE, REC. #S 86926

OCTOBER 11, 2023 DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL R. RICE 86926

RENEWAL 12-31-2024

SHEET 1 OF 2

PARTITION PLAT FOR: ALEXIS ROOS

LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M. PARCEL 1, PARTITION PLAT #2022-30 INSTRUMENT #2023-1671, TILLAMOOK COUNTY DEED RECORDS



RICE SURVEYING AND CONSULTING TILLAMOOK, OREGON 97141 TEL: (503) 801-7901

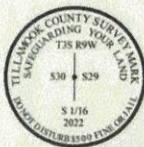
PARTITION PLAT NO. 2023- 25
REPLAT OF PARCEL 1, PARTITION PLAT #2022-30
LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE
SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON

SEPTEMBER 14th, 2023

NUM	BEARING	DIST.
L1	N88°47'41"E	130.67'
(L1)	(N88°48'35"E)	(130.64')
L2	S33°52'58"E	25.00'
(L3)	(N56°06'20"E)	(83.92')
(L4)	(S38°05'04"W)	(17.98')
(L5)	(S5°38'07"E)	(7.94')
(L6)	(S69°19'37"W)	(124.15')
(L7)	(S53°17'58"E)	(78.92')
(L8)	(S02°22'27"E)	(168.50')
L9	N89°37'18"E	24.92'
(L9)	(N89°46'25"E)	(25.00')
L10	N0°11'08"W	24.72'
(L10)	(N0°22'27"W)	(24.75')
L11	N89°31'55"E	33.66'
(L11)	(N89°46'25"E)	(33.63')
L12	N3°45'38"W	169.35'
(L12)	(N3°44'08"W)	(169.55')
L13	N53°17'05"W	103.51'
(L13)	(N53°16'02"W)	(103.43')
L14	N68°53'39"E	138.55'
(L14)	(N69°13'37"E)	(138.44')

NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(51°44'51")	(126.44')	(140.00')	(N30°13'55"E)	(122.19')
(C2)	(18°01'09")	(100.64')	(320.00')	(S47°09'05"W)	(100.22')
(C3)	(43°33'54")	(95.64')	(125.00')	(S16°16'09"W)	(92.77')
(C4)	(74°40'21")	(97.75')	(75.00')	(S31°54'43"W)	(90.97')
(C5)	(123°04'12")	(384.49')	(179.00')	(S7°46'23"W)	(314.72')
C6	(122°20'14")	275.44'	129.00'	N8°00'23"E	236.02'
(C6)	(122°39'11")	(276.00')	(129.00')	(N7°55'51"E)	(226.29')

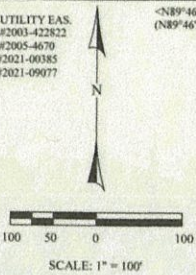
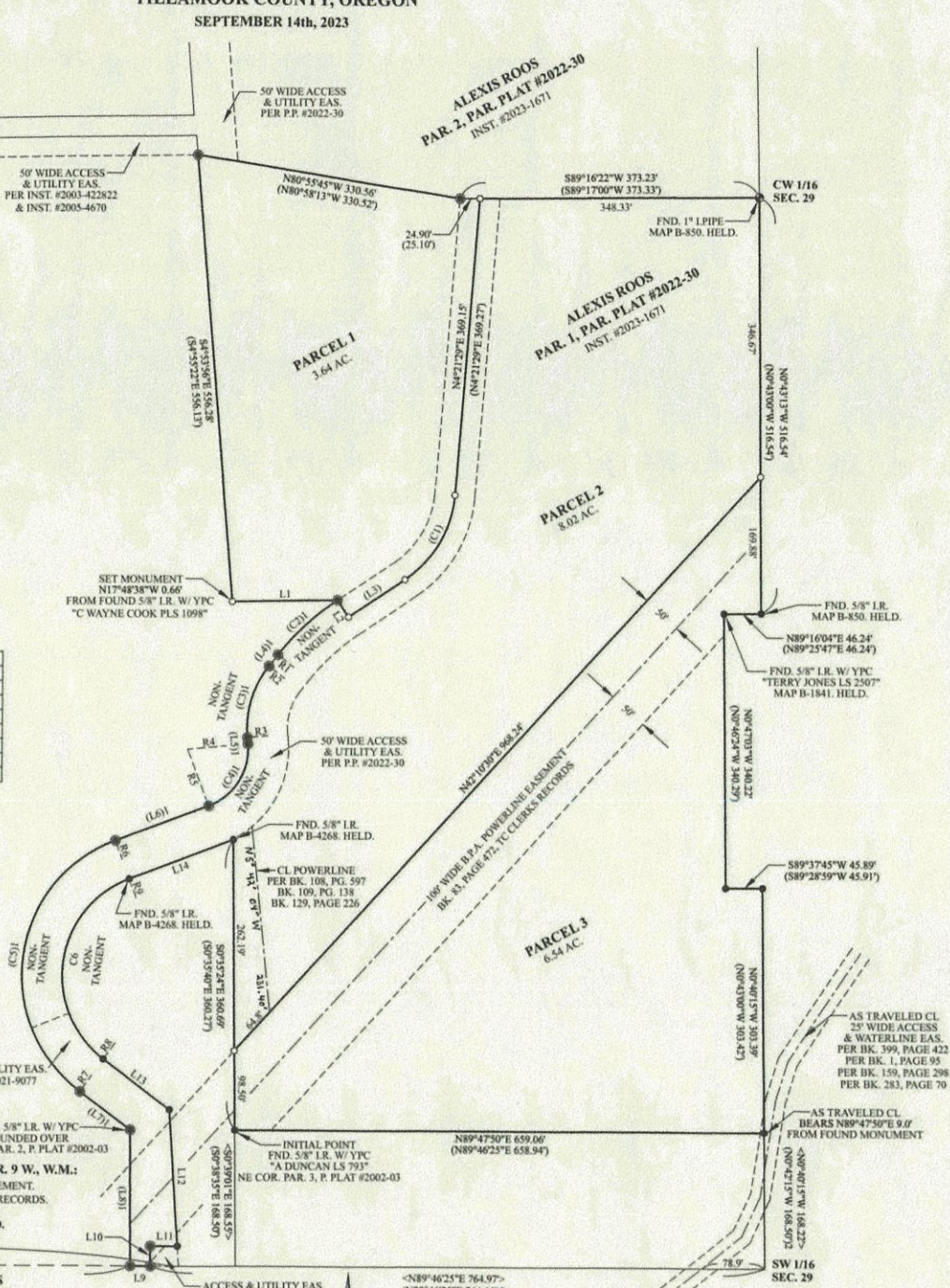
NUM	BEARING	RADIUS	DIST.
R1	(S51°56'54"E)	(320.00')	
R2	(S51°56'54"E)	(125.00')	
R3	(N84°29'13"E)	(125.00')	
R4	(S84°34'33"W)	(75.00')	
R5	(N20°45'07"W)	(75.00')	
R6	(S20°41'31"E)	(179.00')	
R7	(N36°14'17"E)	(179.00')	
R8	N36°50'16"E	(129.00')	
R9	S20°49'30"E	(129.00')	



SOUTH 1/16th COR. COMMON TO SEC. 29 & 30, T. 3 S., R. 9 W., W.M.:
 FOUND 3" DIA. TILLAMOOK COUNTY BRASS CAP. FLUSH IN PAVEMENT.
 SEE REWITNESS BOOK 8, PAGE 177, TILLAMOOK COUNTY SURVEY RECORDS.

BASIS OF BEARINGS
 N89°46'25"E 504.23'
 (N89°46'25"E 504.23')

- LEGEND:**
- FOUND 3" DIAMETER TILLAMOOK COUNTY SURVEYOR'S BRASS CAP OR AS SHOWN.
 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED, "ANDY PARIS ASSOC. INC." SEE P. PLAT #2022-30 (P-1192), TILLAMOOK COUNTY SURVEY RECORDS, HELD.
 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098". SEE MAP B-2633, TILLAMOOK COUNTY SURVEY RECORDS, UNLESS NOTED OTHERWISE, HELD.
 - SET 5/8" x 30" IRON ROD W/ A RED PLASTIC CAP MARKED, "RSC PLS 86926".
 - (1) RECORD PER P. PLAT #2022-30 (P-1192), TILLAMOOK COUNTY SURVEY RECORDS.
 - (1) RECORD PER P. PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS.
 - (1) RECORD PER MAP B-2633, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () EQUALS MEASURED VALUE, <> EQUALS CALCULATED VALUE
 MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 DECEMBER 11, 2012
 MICHAEL R. RICE
 86926
 RENEWAL 12-31-2024

SHEET 2 OF 2

<p align="center">PARTITION PLAT FOR: ALEXIS ROOS LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M. PARCEL 1, PARTITION PLAT #2022-30 INSTRUMENT #2023-1671, TILLAMOOK COUNTY DEED RECORDS</p>		<p align="center">RSC RICE SURVEYING AND CONSULTING P.O. BOX 521 TILLAMOOK, OREGON 97141 CELL: (503) 801-7901</p>
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P-1220

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