



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000474-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: October 24, 2025

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

#851-25-000474-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, and accessed via an easement from Farnam Street, a private road. The subject property is designated as Tax Lot 711 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 owner of the property is Case Roos, and the applicant is Michael Rice.

Written comments received by the Department of Community Development **prior to 4:00p.m. on November 7, 2025**, 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 November 10, 2025.

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

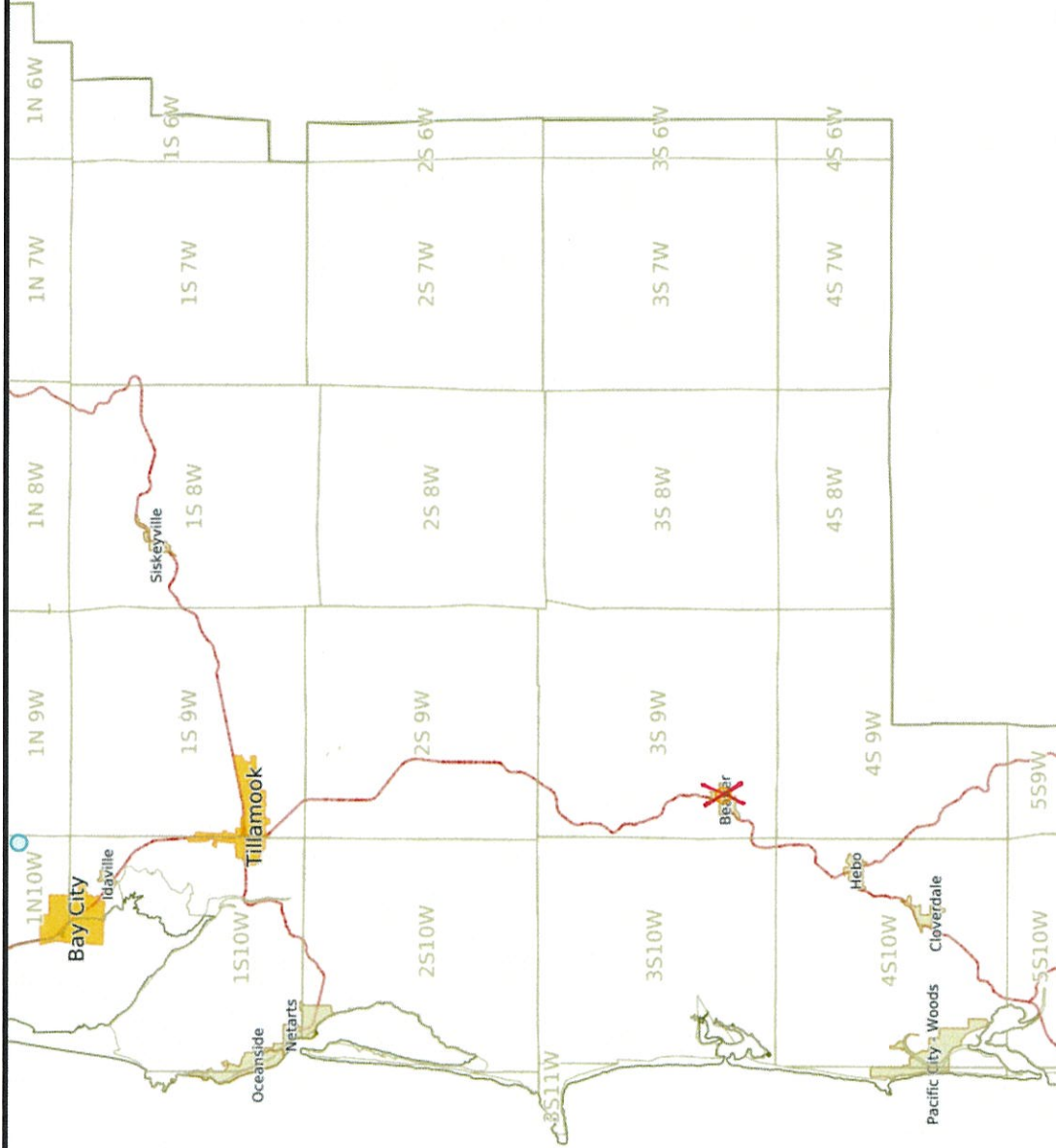
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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.



Tillamook County GIS

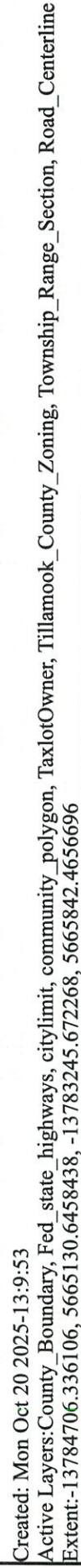


N.W.1/4 S.W.1/4 SEC.29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER



Revised 12/29/23, WS





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

Fax: 503-842-1819

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: 20165 Berkshire Road
City: Beaver State: OR Zip: 97108
Email: case.roos7@gmail.com

Location:

Site Address: 20155 Farnam Street Beaver, Or. 97108

Map Number:	3S	9W	29CB	#711
	Township	Range	Section	Tax Lot(s)

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

☐ PRELIMINARY PLAT (LDO 060(1)(B))

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

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

General Information

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

Existing Conditions

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

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

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
OCT 02 2025
BY: SAT
☐ Approved ☐ Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000474-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

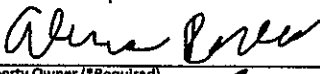
Certificates:

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

☐ **Additional Information:**

Authorization

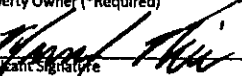
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with 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)

9/25/25

 Date



 Applicant Signature

9/25/25

 Date

PARTITION PLAT PROPOSAL

REPLAT OF PARCEL 2, PARTITION PLAT #2024-19
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29

T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
SEPTEMBER 25th, 2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS
ACROSS FOUND, ORIGINAL PARTITION PLAT
MONUMENTS ALONG THE EASTERLY LINE OF
PARCEL 2, PARTITION PLAT #2024-19 (P-1243),
TILLAMOOK COUNTY SURVEY RECORDS BEING
(N42°10'30"E).

NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A
DEPENDENT RESURVEY OF THE SUBJECT
PROPERTY DESCRIBED AS PARCEL 2, PARTITION
PLAT #2024-19 TILLAMOOK COUNTY CLERK'S
RECORDS.

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
86926

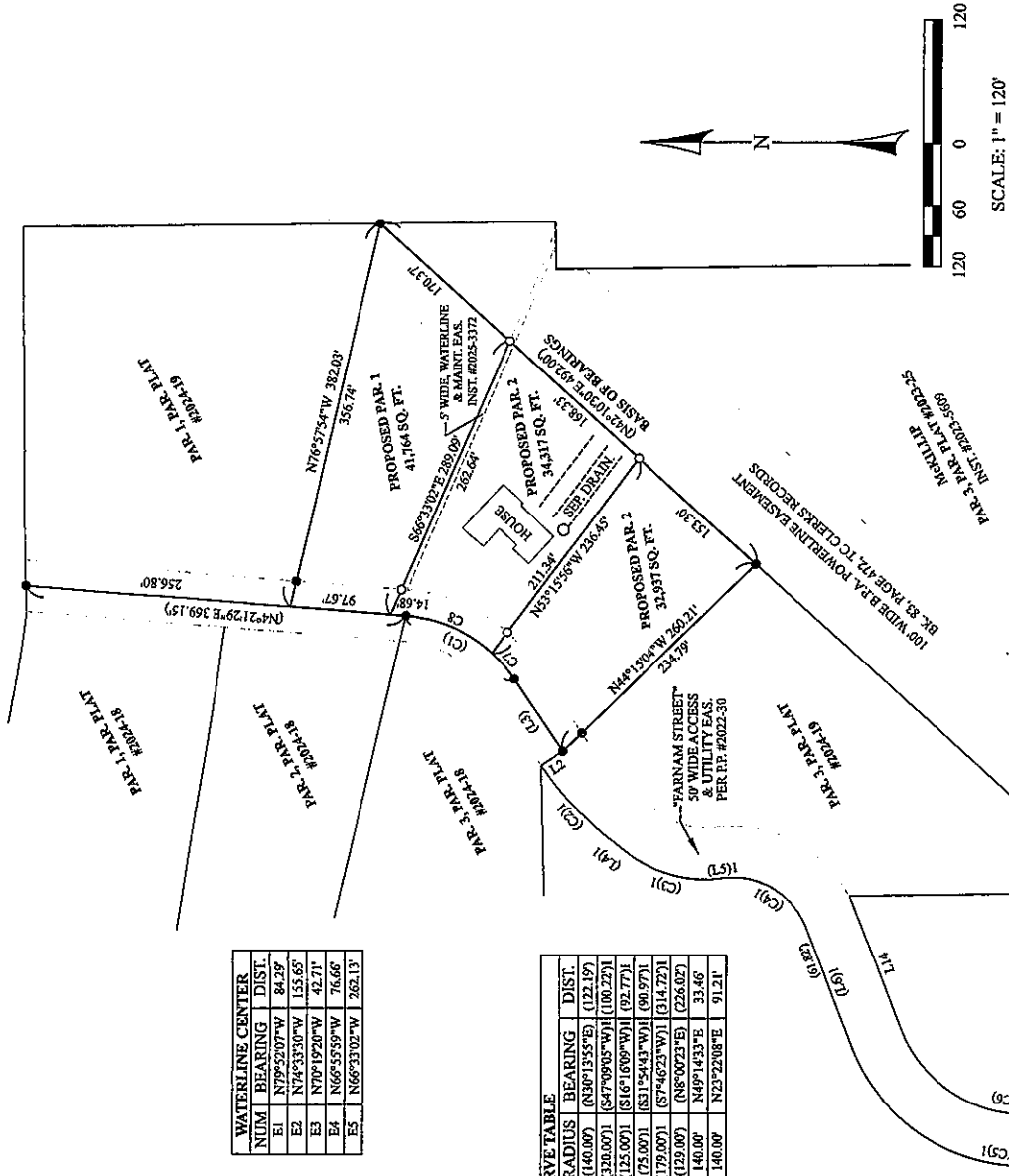
LEGEND: RENEWAL 12-31-2026

- FOUND MONUMENTS.
 - PROPOSED SET MONUMENTS.
 - () RECORD PER PARTITION PLATS, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY
SURVEY RECORDS UNLESS OTHERWISE NOTED.

SHORT LINE TABLE		
NUM	BEARING	DIST.
L1	N88°47'41"E	130.67
L2	N88°31'01"E	(130.48)
L3	S33°52'58"E	25.00
L4	(N56°06'20"E)	(83.92)
L5	(S38°03'04"W)	(17.98)
L6	(S5°38'07"E)	(7.94)
L7	(S59°19'37"W)	(124.15)
L8	(S33°27'58"E)	(78.92)
L9	(S0°22'27"E)	(168.50)
L10	N89°37'18"E	24.97
L11	N0°11'08"W	24.72
L12	N89°31'55"E	33.66
L13	N5°17'05"W	169.35
L14	N68°53'39"E	138.55
L15	N89°46'36"E	30.07
L16	N0°71'15"W	86.55

ROAD CURVE TABLE			
NUM	DELTA	ARC	RADIUS
(C1)	(51°44'51")	(126.44)	(140.00)
(C2)	(18°01'09")	(100.64)	(320.00)
(C3)	(43°33'54")	(95.04)	(125.00)
(C4)	(74°02'11")	(97.75)	(75.00)
(C5)	(12°39'12")	(384.49)	(179.00)
(C6)	(122°20'14")	(235.44)	(123.00)
(C7)	13°43'34"	33.54	140.00
(C8)	38°01'18"	92.96	140.00

WATERLINE CENTER		
NUM	BEARING	DIST.
E1	N78°52'07"W	84.29
E2	N74°33'30"W	155.65
E3	N0°19'20"W	42.71
E4	N66°55'59"W	76.66
E5	N66°33'02"W	262.13



PROPOSAL FOR:

ALEXIS ROOS

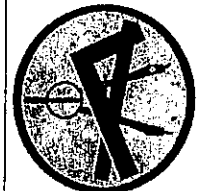
LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,
T. 3 S., R. 9 W., W.M.
PARCEL 2, PARTITION PLAT #2024-19
TILLAMOOK COUNTY CLERK'S RECORDS

FOUND MONUMENTS.

PROPOSED SET MONUMENTS.

RECORD PER PARTITION PLATS, TILLAMOOK COUNTY SURVEY RECORDS.

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



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: 10/01/2025

To Whom it May Concern:

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

Township: _____ Range: _____ Section: _____ Tax Lot: _____

Physical Address: Reference Parcel 2024-19 Parcel 2

According to our records the legal owner is: Case Roos

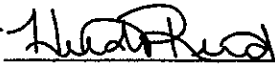
Outstanding liens against the property listed above for Water: \$ 0

System Development Fees:

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

Check Number: _____ Acct. No.: _____

COMMENTS: This parcel is within the Beaver Water District boundary. Municipal water is
available to this parcel.



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:

KNOW ALL PEOPLE BY THESE PRESENT THAT ALEXIS ROOS, BEING THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

Alexis Roos
ALEXIS ROOS

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF TILLAMOOK

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 13 DAY OF November 2024 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALEXIS ROOS, WHO BEING DULY SWORN, DID SAY THAT SHE HAD CAUSED THE ABOVE DESCRIBED PARTITION PLAT TO BE PREPARED AND THAT SAID INSTRUMENT WAS EXECUTED ON HER BEHALF AND HER SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HER VOLUNTARY ACT OR DEED.

Alexis Roos
NOTARY'S SIGNATURE
DATE 11/13/24

Alexis Roos
PRINTED NAME OF NOTARY

192
NOTARY PUBLIC - STATE
COMMISSION NO. 1018141

MY COMMISSION EXPIRES: October 31, 2025
FULL NAME OF MONTH, 2 DIGIT DATE, AND COMPLETE YEAR

NARRATIVE:

THIS PARTITION PLAT WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT TRACT DESCRIBED AS PARCEL 2, PARTITION PLAT NO. 2023-25, AS RECORDED IN INSTRUMENT NO. 2023-5151, TILLAMOOK COUNTY DEED RECORDS. LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M. DOES NOT APPEAR TO AFFECT THIS PROPERTY.

ALL FOUND MONUMENTS AND ANGLE STRUCTURE FROM THE ABOVE DESCRIBED PARTITION PLAT WERE HELD AS SHOWN HEREON.

THE PARTITION PLAT LINES WERE THEN SET AS DIRECTED BY LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AS 851-24-000277-PLNG.

CERTIFICATE OF COUNTY CLERK:

STATE OF OREGON
COUNTY OF TILLAMOOK

I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 2024-19 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SOME, AS RECORDED IN PLAT CABINET NO. 19 AT THE TILLAMOOK COUNTY CLERK'S OFFICE, TILLAMOOK, OREGON, ON THIS 13 DAY OF November, 2024 AT 11:00 O'CLOCK.

AS INSTRUMENT NO. 2024-5348

Christy Nyseth
CHRISTY NYSETH, 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 R. Rice
MICHAEL R. RICE, PLS 86926

PARTITION PLAT NO. 2024-19 REPLAT OF PARCEL 2, PARTITION PLAT #2023-25 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29

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

TILLAMOOK COUNTY, OREGON

OCTOBER 10th, 2024

EASEMENTS OF RECORD:

EASEMENT FOR THE PURPOSE TO ERECT, MAINTAIN, REPAIR, REMOVE, REBUILD, OPERATE AND PATROL IN FAVOR OF INTERIOR BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 9, 1942 IN DEED BOOK 81, PAGE 472, TILLAMOOK COUNTY CLERK'S RECORDS. DOES NOT AFFECT THIS PARCEL.

10' WIDE EASEMENT FOR THE PURPOSE OF A WATER LINE AND MAINTENANCE IN FAVOR OF B.L. BECKER, RECORDED ON JANUARY 24, 1946 IN DEED BOOK 93, PAGE 539 AND PAGE 540, 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 PARCEL.

EASEMENT FOR THE PURPOSE OF A SPRING AND WATER LINE AND MAINTENANCE IN FAVOR OF EDWARD O. KING AND WANDA KING, RECORDED ON JUNE 16, 1947 IN DEED BOOK 106, PAGE 182, 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. MAY NOT AFFECT THIS PARCEL.

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 397, 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 HEREON.

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 120, PAGE 397, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN THE "SW 1/4 OF SECTION 29 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M." NO SPECIFIC LOCATION. SEE CL OF POWERLINE AS SHOWN HEREON.

EASEMENT FOR THE PURPOSE TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES, IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON AUGUST 9, 1951, IN DEED BOOK 120, PAGE 397, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN THE "SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M." NO SPECIFIC LOCATION. SEE CL OF POWERLINE AS SHOWN HEREON.

14' WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 9, 1942 IN DEED BOOK 81, PAGE 472, 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." DOES NOT APPEAR TO AFFECT THIS PROPERTY.

14' WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 9, 1942 IN DEED BOOK 81, PAGE 472, 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." DOES NOT APPEAR TO AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE OF MAINTAINING WATER PIPELINES IN FAVOR OF KEITH M. WOODS AND OLGA BECKER, RECORDED ON DECEMBER 21, 1946 IN DEED BOOK 93, PAGE 539, TILLAMOOK COUNTY CLERK'S RECORDS. DOES NOT APPEAR TO AFFECT THIS PROPERTY.

COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2003-42282, TILLAMOOK COUNTY CLERK'S RECORDS WERE EXTINGUISHED IN INSTRUMENT #2022-3666, TILLAMOOK COUNTY CLERK'S RECORDS.

ACCESS & UTILITY EASEMENTS IN FAVOR OF THE SUBJECT TRACT AND OTHERS, RECORDED IN INSTRUMENTS #2005-4470, #2003-42282, #2003-9077 AND ALL EASEMENTS AS INDICATED ON PARTITION PLAT #2023-25, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.

THE EFFECT, IF ANY, OF A UTILITY AND FIRE ROAD ACCESS EASEMENT IN FAVOR OF PARCELS 1 AND 2, PARTITION PLAT #2023-25, RECORDED IN INSTRUMENT #2023-5529, TILLAMOOK COUNTY CLERK'S RECORDS, NO SPECIFIC LOCATION GIVEN.

APPROVALS:

APPROVED JULY 26th, 2024 AS 851-24-000277-PLNG.

NOTICE: ALL APPROVED OF THIS INSTRUMENT ARE NOT WARRANT THAT SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO THE APPROVED PARCELS IF SITE EVALUATION APPROVAL HAS NOT YET BEEN OBTAINED.

Danah Osborn
TILLAMOOK COUNTY PLANNING DIRECTOR

November 13, 2024
DATE

Eli Z. Adam
LINCOLN COUNTY SURVEYOR

November 26, 2024
DATE

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2025.

Danah Osborn
TILLAMOOK COUNTY TAX COLLECTOR

PARTITION PLAT FOR:
ALEXIS ROOS

LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4 OF SECTION 29
T. 3 S., R. 9 W., W.M.
PARCEL 2, PARTITION PLAT #2023-25
TILLAMOOK COUNTY DEED RECORDS



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

SHEET 1 OF 2



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PARTITION PLAT ARE BASED UPON THE FOUND MONUMENTS OF RECORD ALONG THE EASTERLY LINE OF PARCEL 2, PARTITION PLAT #2023-25, TILLAMOOK COUNTY CLERK'S RECORDS AS SHOWN HEREON, BEING (N42°10'30"E) AS FILED ON PLAT P-1220, 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 BEING REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING DESCRIBED AS PARCEL 2, PARTITION PLAT #2023-25, AS RECORDED IN INSTRUMENT NO. 2023-5151, TILLAMOOK COUNTY DEED RECORDS. I HAVE BEEN SUBJECT TO ALL EASEMENTS LISTED THEREON AND ON THIS PARTITION PLAT.

THE INITIAL POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP POUNDED OVER, BEING THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT #2023-25, AS RECORDED IN INSTRUMENT NO. 2023-5151, TILLAMOOK COUNTY CLERK'S RECORDS AND ON THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL AS SHOWN.



PARTITION PLAT NO. 2024- 19
REPLAT OF PARCEL 2, PARTITION PLAT #2023-25
LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 29

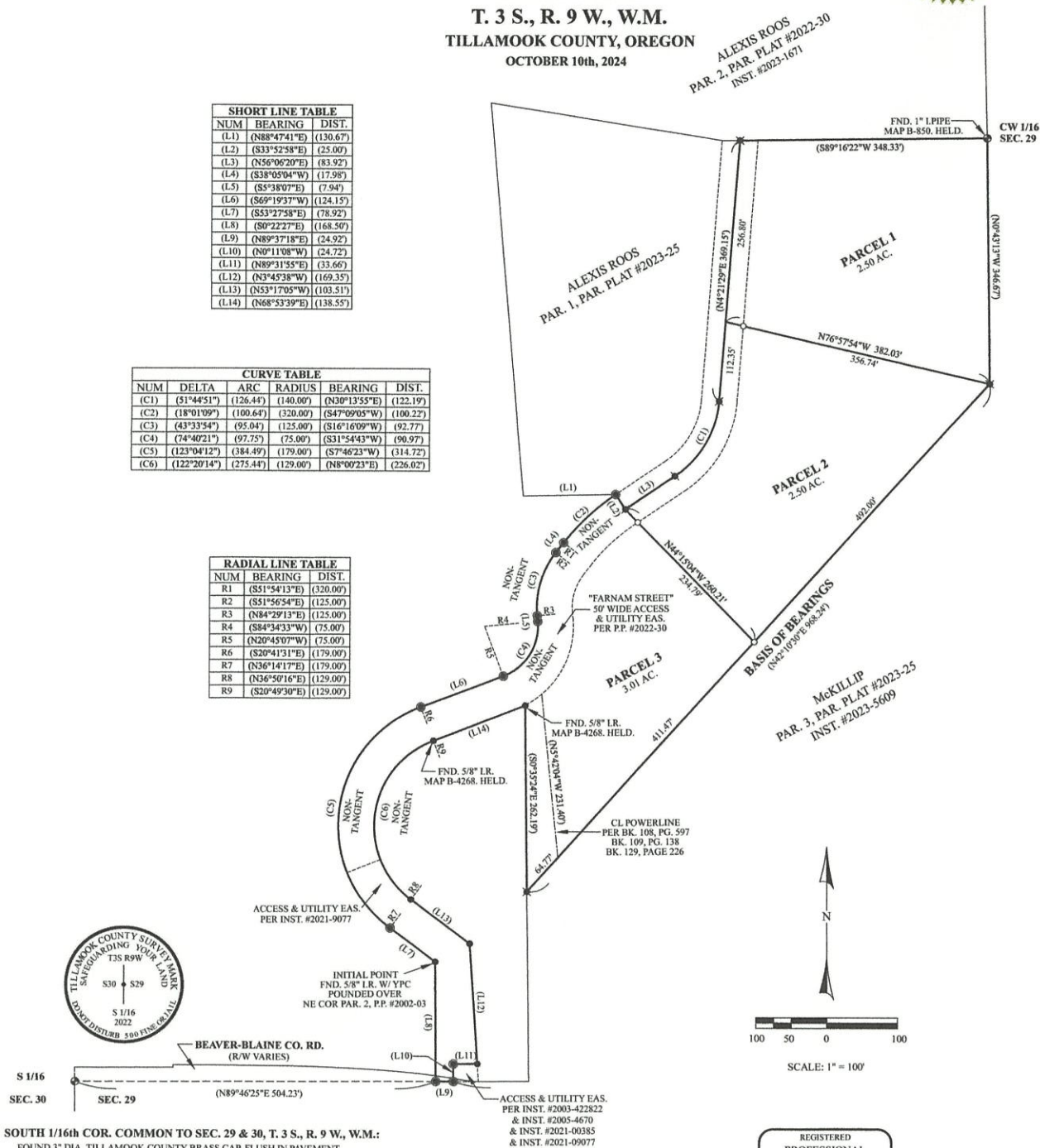
T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
OCTOBER 10th, 2024

ALEXIS ROOS
 PAR. 2, PAR. PLAT #2023-30
 INST. #2023-1671

NUM	BEARING	DIST.
(L1)	(N88°47'41"E)	(130.67)
(L2)	(S33°52'58"E)	(25.00)
(L3)	(N56°06'20"E)	(83.92)
(L4)	(S38°03'04"W)	(17.98)
(L5)	(S5°38'07"E)	(7.94)
(L6)	(S69°19'37"W)	(124.15)
(L7)	(S53°27'38"E)	(78.92)
(L8)	(S0°22'27"E)	(168.50)
(L9)	(N89°37'18"E)	(24.92)
(L10)	(N0°11'08"W)	(24.72)
(L11)	(N89°31'55"E)	(33.66)
(L12)	(N3°45'38"W)	(169.35)
(L13)	(N53°17'05"W)	(103.51)
(L14)	(N68°53'39"E)	(138.55)

NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(S1°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")	(95.04)	(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)	(226.02)

NUM	BEARING	DIST.
R1	(S51°54'13"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.

LEGEND:

- FOUND 3" DIAMETER TILLAMOOK COUNTY SURVEYOR'S BRASS CAP AS SHOWN, UNLESS NOTED OTHERWISE.
 - 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.
 - ✕ FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED, "RSC PLS 86926". SEE P. PLAT #2023-25 (P-1220), TILLAMOOK COUNTY SURVEY RECORDS.
 - SET 5/8" x 30" IRON ROD W/ A RED PLASTIC CAP MARKED, "RSC PLS 86926".
 - () RECORD PER P. PLAT #2023-25 (P-1220), TILLAMOOK COUNTY SURVEY RECORDS.
- NO () EQUALS MEASURED VALUE, MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.

PARTITION PLAT FOR:
ALEXIS ROOS
 LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4, OF SECTION 29
 T. 3 S., R. 9 W., W.M.
 PARCEL 2, PARTITION PLAT #2023-25,
 TILLAMOOK COUNTY DEED RECORDS



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

SHEET 2 OF 2

