



Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-25-000474-PLNG:
ROOS / RICE**

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

December 17, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on December 17, 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: 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.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department **before 4:00pm on December 29, 2025**. This decision will become final on December 29, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

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

Location: Located within the Unincorporated Community of Beaver, 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.

Zone: Community Single-Family Residential (CSFR)

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

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

CONDITIONS OF APPROVAL:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby **APPROVED**, subject to the conditions listed below.

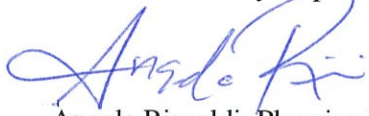
This approval is subject to the following conditions:

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

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the Final Plat. The name of any access easement shall be included in the final plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

Sincerely,

Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

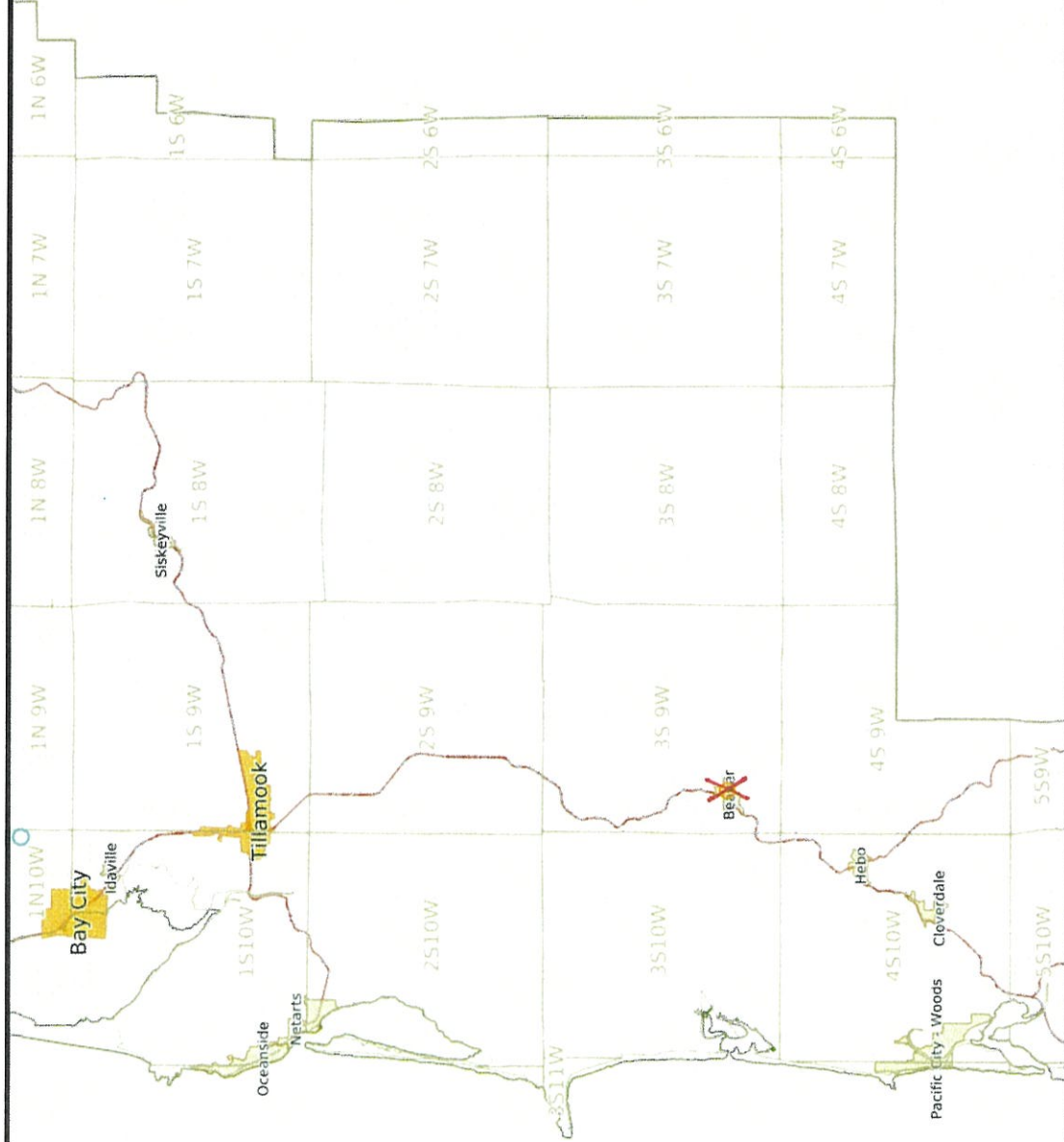


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat



Tillamook County GIS

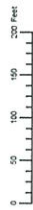


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Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13821966.114561, 5645584.2396397, -13699131.810123, 5707651.1065987

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

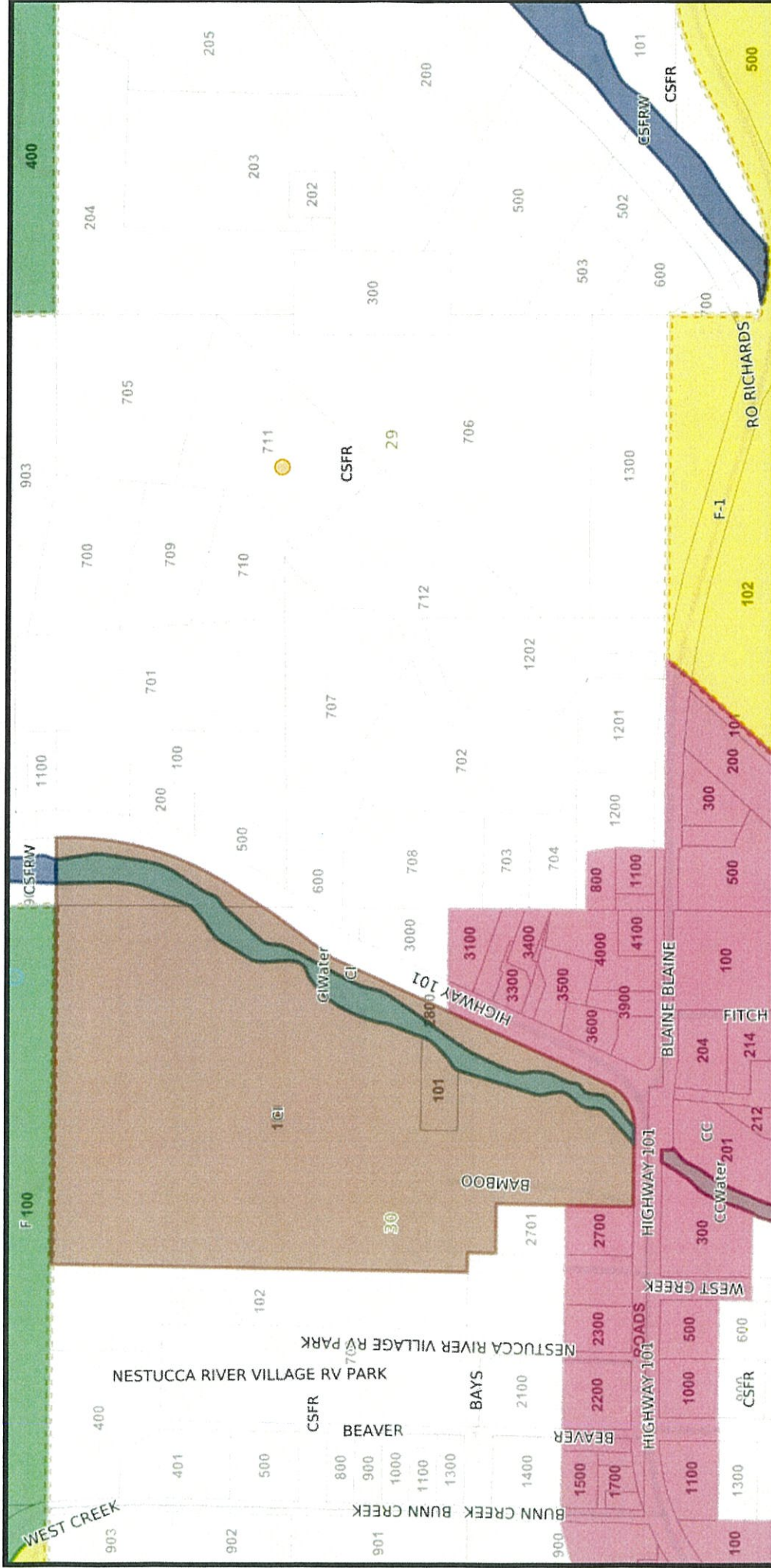
03S09W29CB
BEAVER
Revised 12/29/23, WS

Revised 12/29/23. WS





Tillamook County GIS



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.
XXXX-XX-XXXXXX-PLNG.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael R. Rice
OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
86926

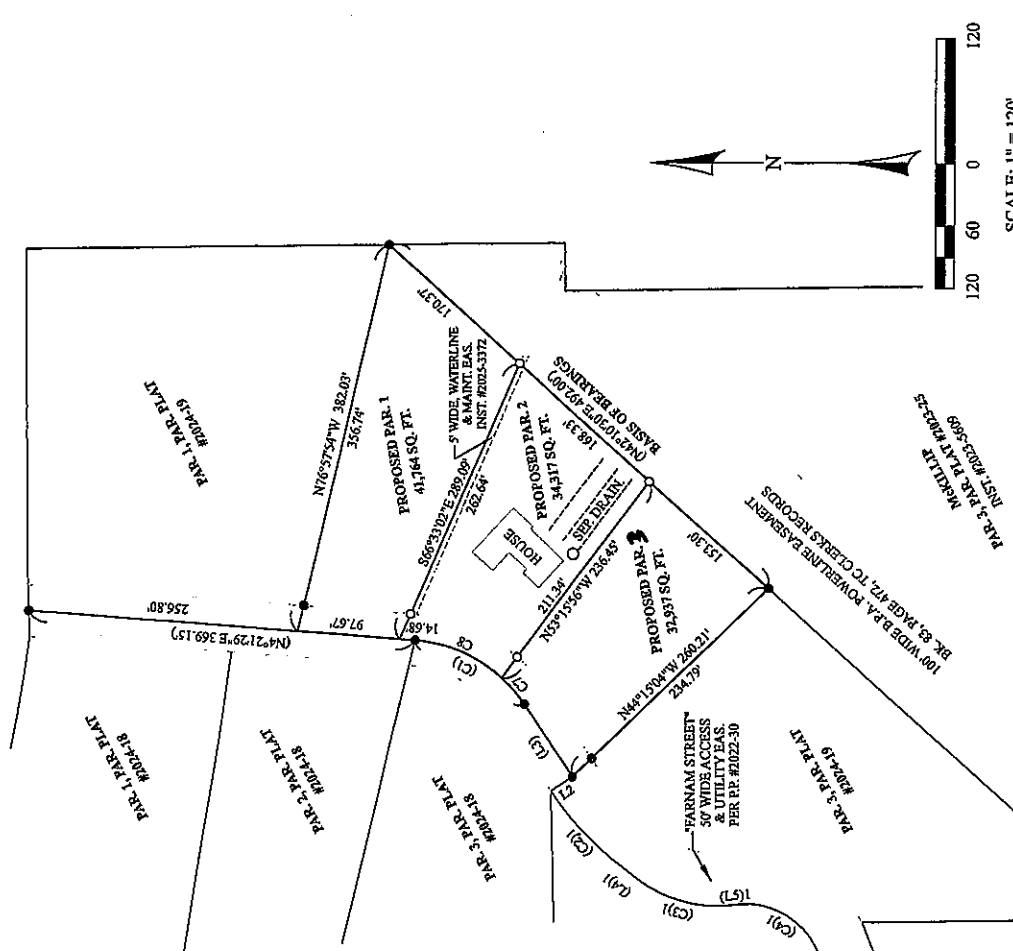
LEGEND: RENEWAL 12-31-2026

- 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	RADIUS	DIST.
L1	N88°47'41"E	130.67'	
L2	S33°52'58"E	25.00'	
L3	N55°06'20"E	(81.92')	
L4	S38°05'04"W	(17.96')	
L5	S33°30'07"E	(7.94')	
L6	S68°19'37"W	(124.15')	
L7	S33°27'58"E	(78.92')	
L8	S02°22'7"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	N7°45'38"W	169.35'	
L13	N53°17'05"W	103.51'	
L14	N68°53'09"E	138.55'	
L15	N89°46'30"E	30.00'	
L16	N0°17'15"W	86.55'	

WATERLINE CENTER			
NUM	BEARING	DIST.	
E1	N78°52'07"W	34.29'	
E2	N74°33'30"W	155.65'	
E3	N70°19'20"W	42.71'	
E4	N66°55'59"W	76.66'	
E5	N66°33'02"W	262.13'	

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")	(93.00')	(125.00')
(C4)	(74°40'21")	(97.75')	(75.00')
(C5)	(123°04'12")	(384.87')	(179.00')
(C6)	(123°20'14")	(275.44')	(140.00')
(C7)	13°43'34"	33.54'	140.00'
(C8)	38°01'18"	92.90'	140.00'



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



RSC

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



**PARTITION REQUEST #851-25-000474-PLNG:
ROOS / RICE
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision: Approved with Conditions
Decision Date: December 17, 2025
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

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

Location: Located within the Unincorporated Community of Beaver, accessed 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 (Exhibit A).

Zone: Community Single-Family Residential (CSFR) zone (Exhibit A).

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

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

Description of Site and Vicinity: The subject property is accessed via an easement from Farnam, a private road, is irregular in shape, is improved with a single-family dwelling, and is vegetated with grass, shrubs, and trees (Exhibit A). Topography of the subject property varies, however, is generally flat with some sloped areas. The subject property is located within an area primarily devoted to residential, farm and forest use. The subject property is surrounded by properties also zoned CSFR to the north, south, east, and west (Exhibit A).

The subject property does not contain mapped wetlands or natural features as indicated on the Statewide Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map FIRM 41057C0740F (Exhibit A).

The subject property is within an area of Geologic Hazard (Exhibit A). A Condition of Approval has been made to require relevant standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

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

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on October 24, 2025. No comments were received.

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

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

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

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

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

Findings: The preliminary plat outlines access to the subject property, and subsequent parcels, from a private easement from Farnam Street, a private road (Exhibit B).

Land Division Ordinance Sections 150 and 160 outline development standards for partitions. Standards within these sections either do not apply, evidence submitted by the Applicant confirms the standards are met or that the standards can be met through compliance with the Conditions of Approval.

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

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

Findings: The subject property is served by the Beaver Water District and on-site wastewater systems. A water availability letter from the Beaver Water District is included in the Applicant's submittal (Exhibit B). Proposed parcel 2 is improved with an existing onsite wastewater system (Exhibit B). For the benefit of proposed parcels 1 and 3, a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

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

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

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

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

.....

Findings: The applicant has provided a preliminary plat confirming the three (3) parcels to be created by the partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). Proposed parcel 2 is improved with a single-family dwelling; all setbacks maintain compliance respectively before and after the proposed partition (Exhibit B) For the benefit of proposed parcels 1 and 3, there are no existing improvements, therefore the setbacks do not currently apply (Exhibit B).

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

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

- (a) Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*
- (b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*

.....

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

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

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

IV. DECISION: APPROVED WITH CONDITIONS

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

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

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on December 29, 2025**.

V. CONDITIONS OF APPROVAL:

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

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the Final Plat. The name of any access easement shall be included in the final plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

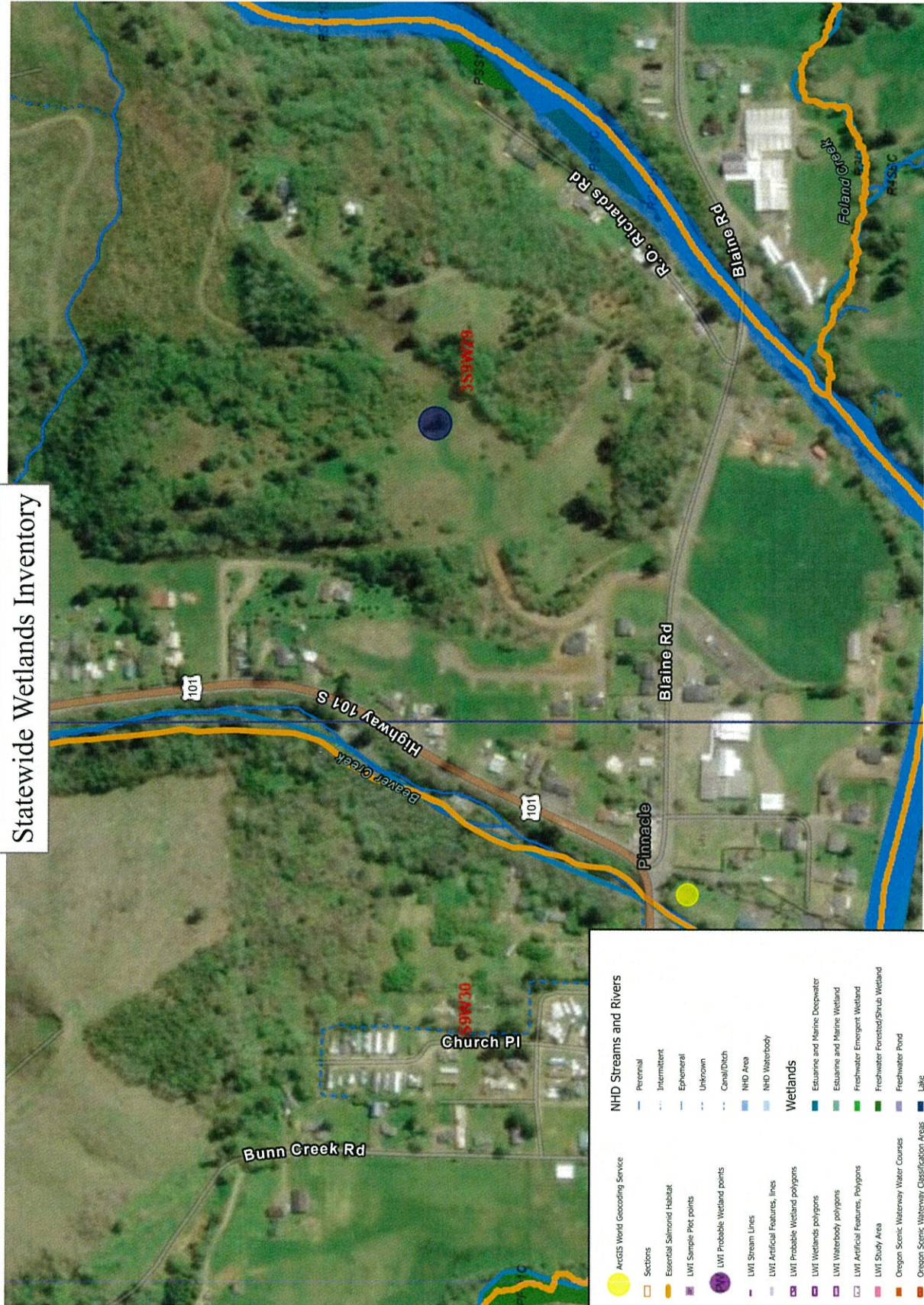
VI. EXHIBITS:

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

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

EXHIBIT A

Statewide Wetlands Inventory



NHD Streams and Rivers

Acetis World Geocoding Service

Sections
Essential Salmonid Habitat
LWI Sample Point points
LWI Probable Wetland points

LWI Stream Lines
LWI Artificial Features, Lines
LWI Probable Wetland polygons
LWI Wetlands polygons
LWI Waterbody polygons
LWI Artificial Features, Polygons
LWI Study Area
Oregon Scenic Waterway Water Courses
Oregon Scenic Waterway Classification Areas
NHD Springs/Seeps

Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Riverine
NHD Predominantly Hydric Soil Map Units
SWI Agate-Windu Soils

SWI Predominantly Hydric Soil Map Units

SWI Agate-Windu Soils

SWI Predominantly Hydric Soil Map Units

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SWI Agate-Windu Soils

SWI Predominantly Hydric Soil Map Units

SWI Agate-Windu Soils

0 0.04 0.09 0.15 0.27 0.36 1.7, 0.26

mi

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 12/12/2025



State of Oregon
Department of State Lands
775 Salem, OR 97301-1279

National Flood Hazard Layer FIRMette



123°49'40"W 45°16'55"N



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

123°49'2"W 45°16'30"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AGS

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas 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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2

17.5

8

6

5

4

3

2

1

0

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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 12/12/2025 at 3:56 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.

ROOS PARTITION

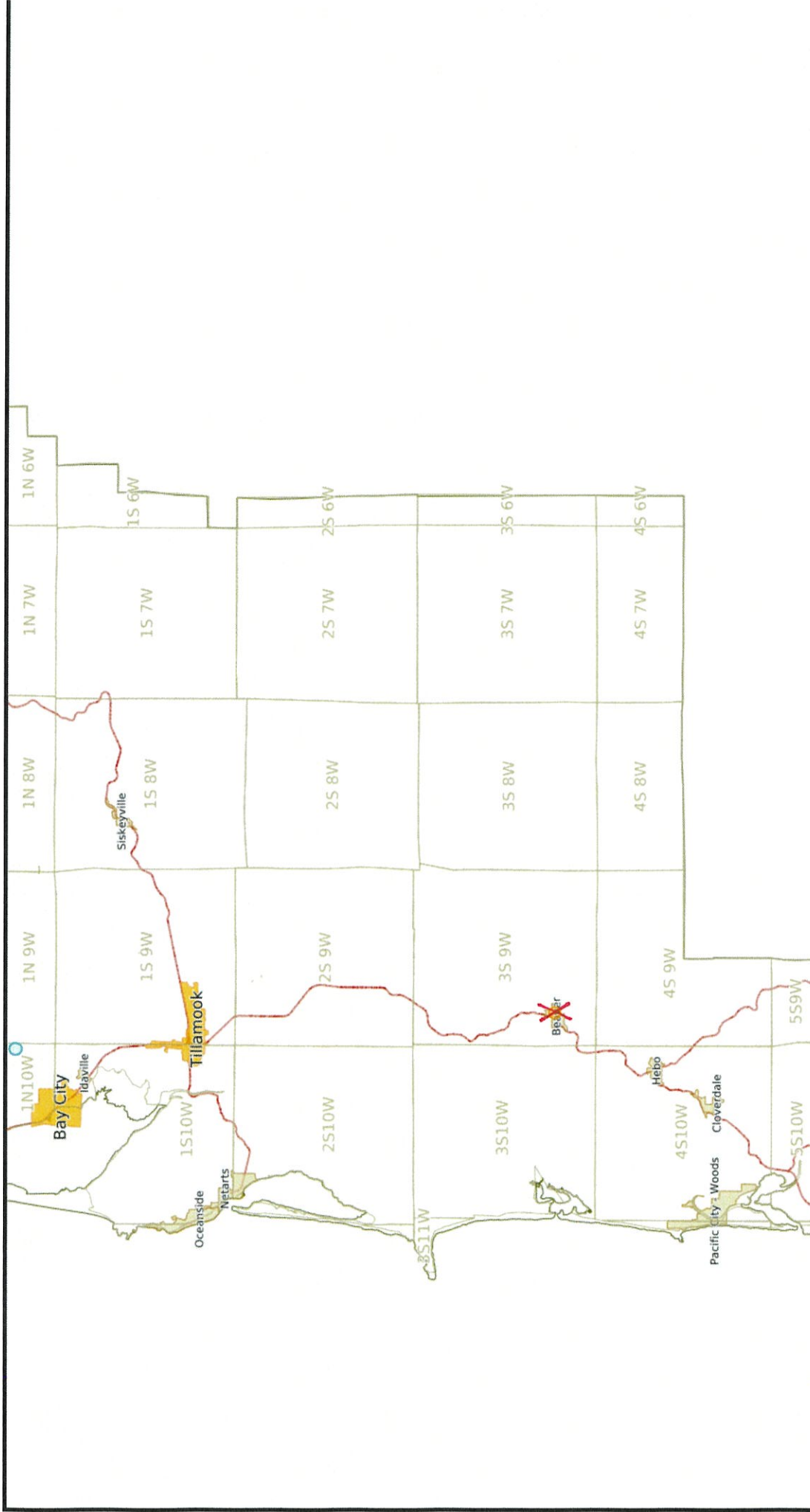


December 12, 2025



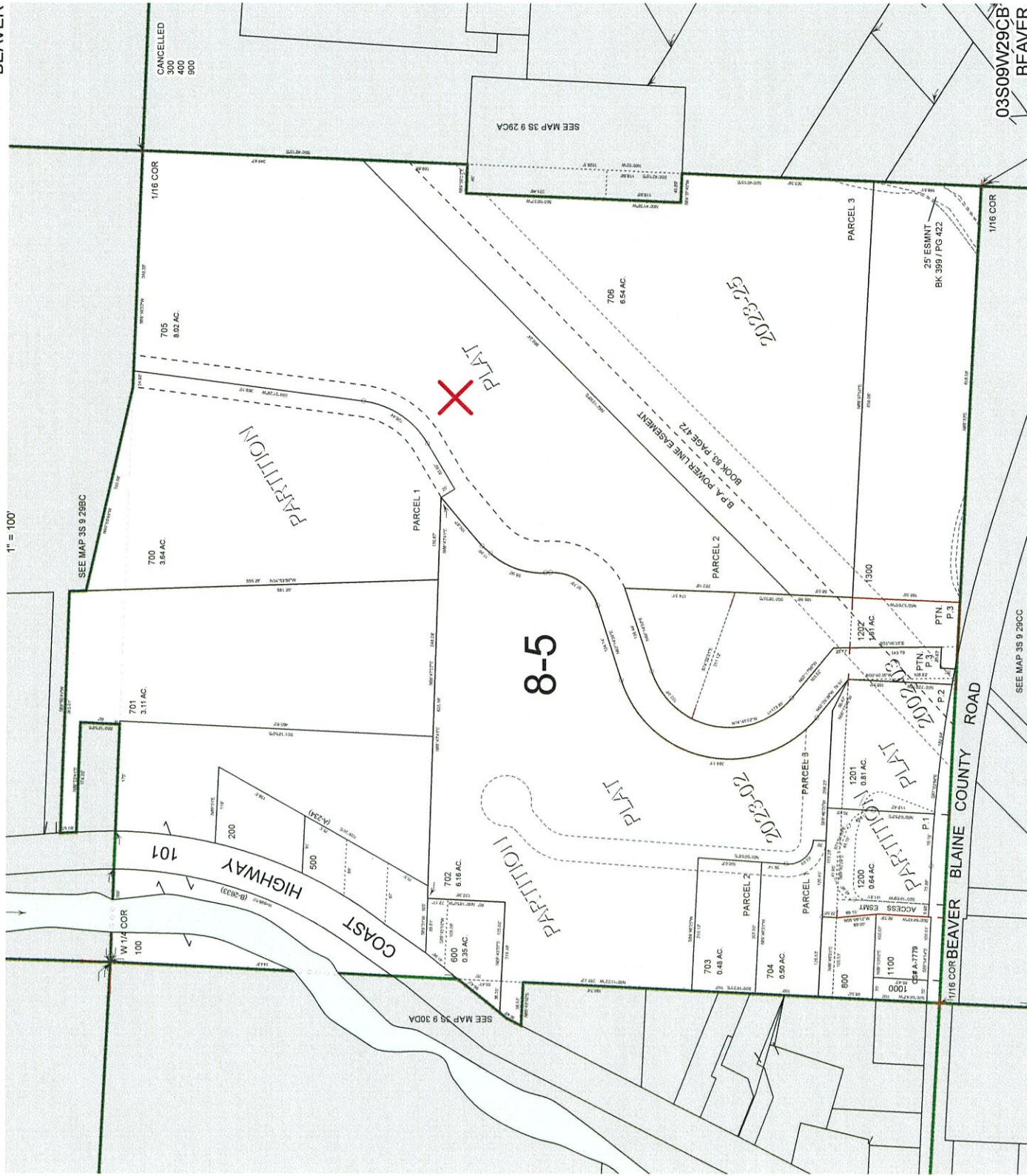


Tillamook County GIS



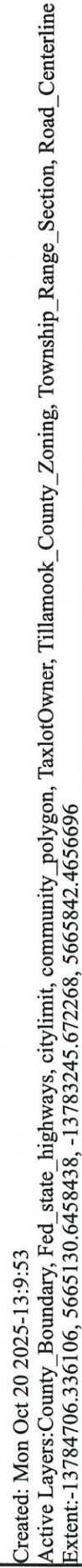
03S09W29CB
BEAVER

TILLAMOOK COUNTY

 $1'' = 100'$ 

03S09W29CB
BEAVER
Revised 12/29/23, WS

Revised 12/29/23, WS



Tillamook County
2025 Real Property Assessment Report
Account 419139

Map 3S0929CB00711
Code - Tax ID 0804 - 419139

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2024-19
Lot - PARCEL 2

Mailing ROOS, ALEXIS
20295 BEAVER CREEK RD
CLOVERDALE OR 97112

Deed Reference # 2024-5248
Sales Date/Price 12-16-2024 / \$0
Appraiser BRITTANY MCINTYRE

Property Class 400 MA SA NH
RMV Class 400 06 SV 604

Site	Situs Address	City
	21275 FARNAM ST	COUNTY

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0804	Land	132,100		Land	69,880	52.9
	Impr	0		Impr	0	
Code Area Total		132,100	69,880	69,880	69,880	
Grand Total		132,100	69,880	69,880	69,880	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0804	1			CSFR	Market	109	2.50 AC		132,100
Code Area Total							2.50 AC		132,100

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

Exemptions / Special Assessments / Notations									
Code Area 0804									
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL NORTHWEST						20.00	2.50	2025	
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL SURCHARGE						0.00		2025	

Comments 3/31/25 Due to partition plat 2024-19, a portion of taxlot 3S9 29CB 705 will now be carried in the new taxlots 711 & 712. There was a size correction due to acreage calculation. Reset RMV and MAV. BDM

EXHIBIT B



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

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
OCT 02 2025
BY: SAT
<input type="checkbox"/> Approved <input type="checkbox"/> 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:

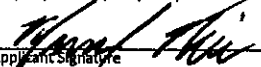
Authorization

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
Michael R. Rice
OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
86926

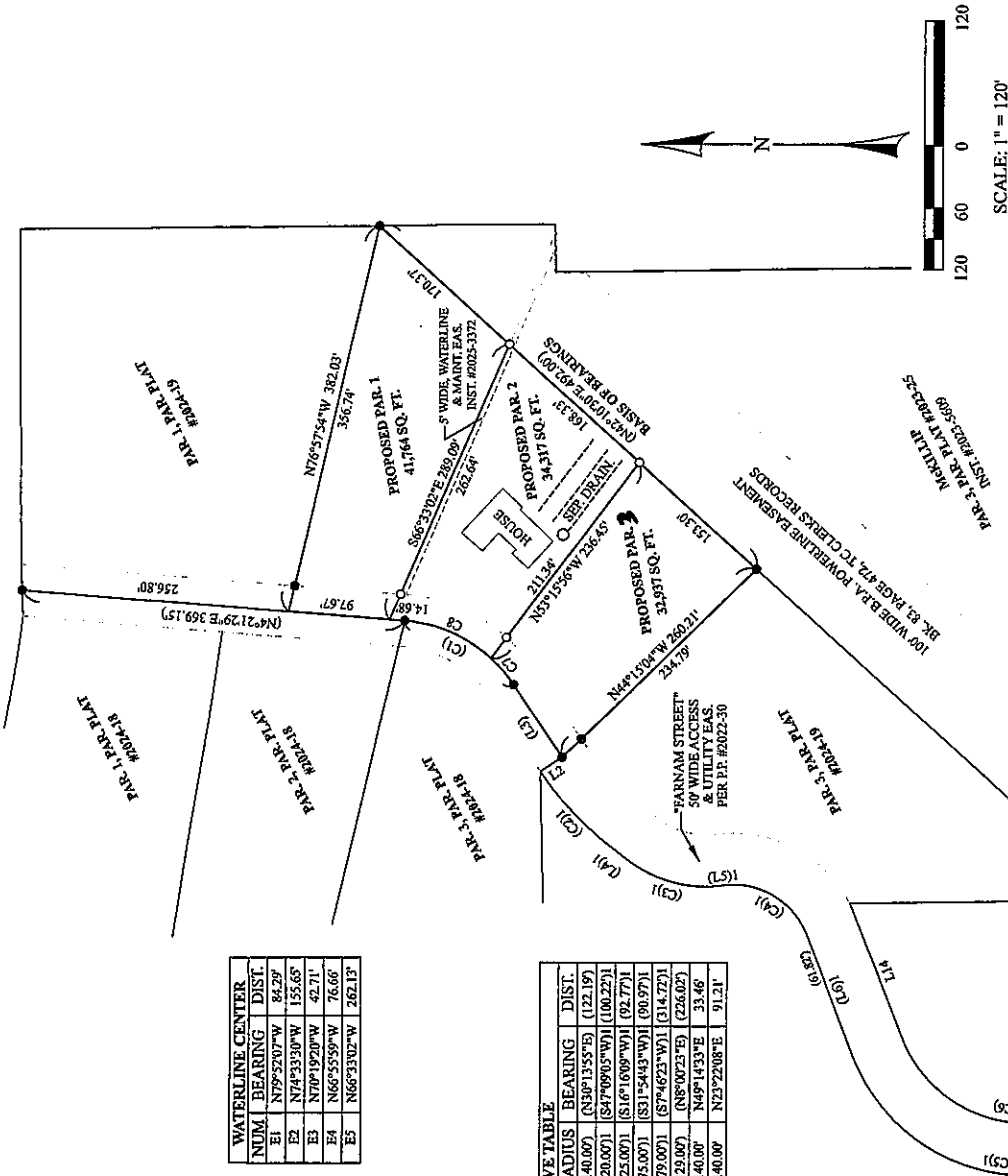
LEGEND: RENEWAL 12-31-2026

- 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'
(L1)	(N88°51'01"E)	(130.48')
L2	S33°52'59"E	25.00'
(L2)	(N56°06'20"E)	(83.92')
(L4)	(S38°05'04"W)	(17.98')
(L5)	(S33°30'07"E)	(7.94')
(L6)	(S69°19'37"W)	(124.15')
(L7)	(S53°27'58"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'
L15	N89°46'30"E	30.00'
L16	N0°17'15"W	86.55'

ROAD CURVE TABLE			
NUM	DELTA	ARC	RADIUS
(C1)	(S1°44'51")	(126.44')	(140.00')
(C2)	(S1°44'51")	(126.44')	(140.00')
(C3)	(S1°44'51")	(126.44')	(140.00')
(C4)	(S1°44'51")	(126.44')	(140.00')
(C5)	(S1°44'51")	(126.44')	(140.00')
(C6)	(S1°44'51")	(126.44')	(140.00')
(C7)	(S1°44'51")	(126.44')	(140.00')
(C8)	(S1°44'51")	(126.44')	(140.00')

WATERLINE CENTER		
NUM	BEARING	DIST.
E1	N79°32'07"W	84.29'
E2	N74°33'30"W	155.65'
E3	N70°19'20"W	42.71'
E4	N66°55'59"W	76.06'
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



RSC
RICE SURVEYING AND CONSULTING
P.O. BOX 521
TILLAMOOK, OREGON 97141
CELL: (503) 801-7501

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 SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

Alexis Roos
ALEXIS ROOS

ACKNOWLEDGMENT:

STATE OF OREGON
> S.S.
>

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 WAS THE OWNER OF THE ABOVE DESCRIBED LANDS, 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
COMMISSION NO. 1018141

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

NARRATIVE:

THIS PARTITION 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. IN TILLAMOOK COUNTY, OREGON AND AN ORIGINAL SURVEY TO PARTITION THE ABOVE DESCRIBED PARCEL INTO 3 PARCELS.

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
> S.S.
>

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. 2023-19 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET 1431 OF THE TILLAMOOK COUNTY CLERK'S OFFICE, AND WAS RECORDED ON THIS 16 DAY OF December, 2024 AT 11:00 O'CLOCK.

AS INSTRUMENT NO. 2024-52478

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 US DEPARTMENT OF INTERIOR BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 3, 1942 IN DEED BOOK 43, 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 19, 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 997, 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 129, PAGE 284, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN THE "SW 1/4 OF SECTION 29 AND THE SW 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 19, 1951, IN DEED BOOK 129, PAGE 284, 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 IN INSTRUMENT #2003-423823, 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 IN INSTRUMENT #2003-423823, 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 RECORDED IN INSTRUMENT #2003-423823, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN FAVOR OF B.L. BECKER AND ALGA BECKER IN DEED BOOK 231, PAGE 486, TILLAMOOK COUNTY CLERK'S RECORDS. DOES NOT APPEAR TO AFFECT THIS PROPERTY.

COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2003-423823, TILLAMOOK COUNTY CLERK'S RECORDS. WERE EXTINGUISHED IN INSTRUMENT #2022-5664, TILLAMOOK COUNTY CLERK'S RECORDS.

ACCESS & UTILITY EASEMENTS IN FAVOR OF THE SUBJECT TRACT AND OTHERS, RECORDED IN INSTRUMENTS #2005-4670, #2003-423823, #2003-423823, #2021-9077 AND ALL EASEMENTS AS INDICATED ON PARTITION PLAT #2022-56, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.

THE EFFECT, IF ANY, OF 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.

NOTE: THE ALLOWANCE OF THIS PARTITION DOES NOT WARRANT THAT SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO THE APPROVED PARCELS IF SITE EVALUATION APPROVAL HAS NOT YET BEEN OBTAINED.

Sarah Wheeler
TILLAMOOK COUNTY PLANNING DIRECTOR
DATE November 13, 2024

Eli Z Adam
LINCOLN COUNTY SURVEYOR
DATE November 26, 2024

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

Diana Depasty
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



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 #2023-5151, TILLAMOOK COUNTY DEED RECORDS, AND THAT 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 #2023-5151, TILLAMOOK COUNTY DEED RECORDS, AND 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

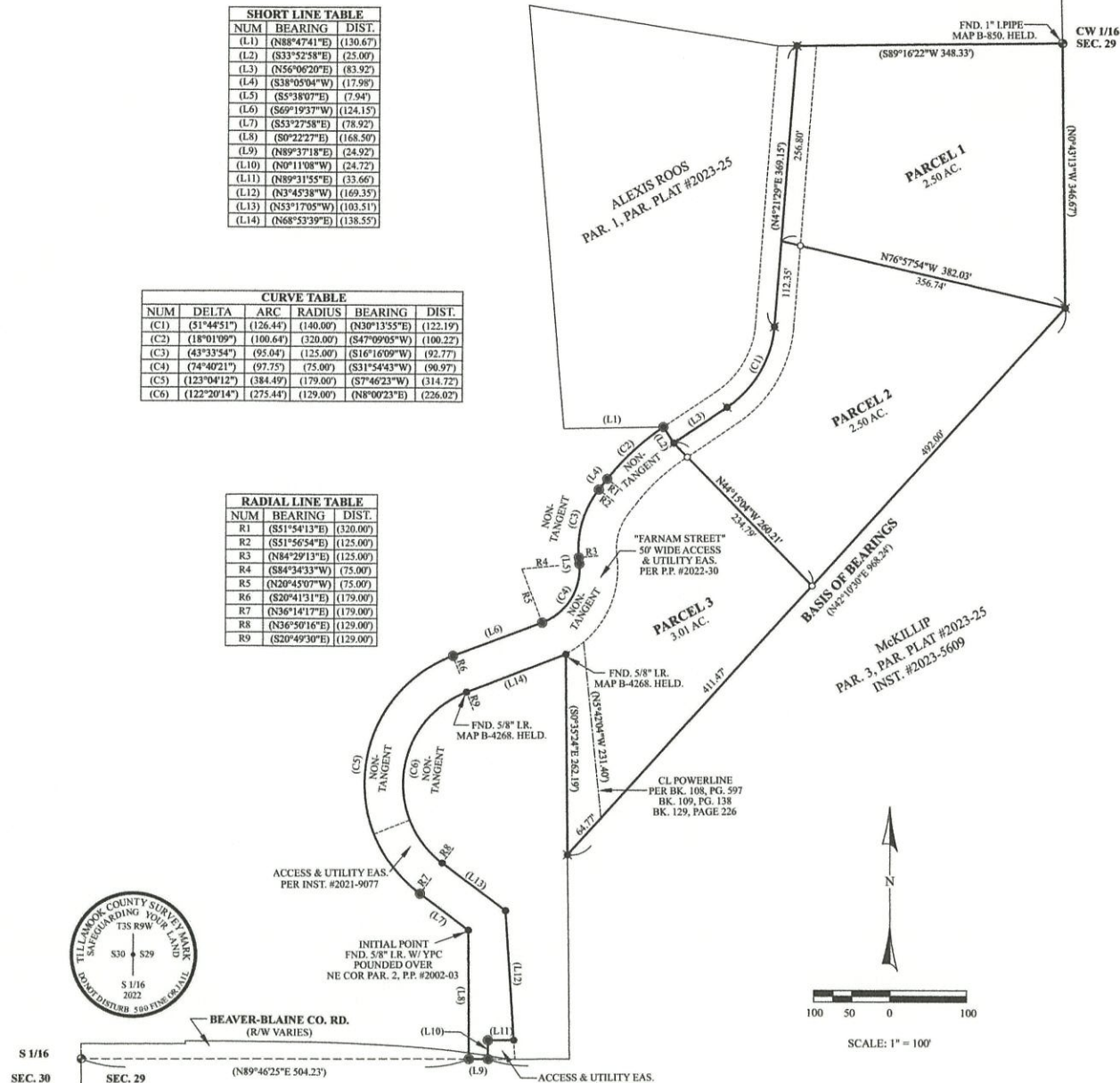
T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
OCTOBER 10th, 2024

ALEXIS ROOS
PAR. 2, PAR. PLAT #2022-30
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°05'04"W)	(17.98)
(L5)	(S5°38'07"E)	(7.94)
(L6)	(S69°19'37"W)	(124.15)
(L7)	(S53°27'58"E)	(78.92)
(L8)	(S0°22'27"E)	(168.50)
(L9)	(N89°37'18"E)	(24.92)
(L10)	(N9°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)	(51°44'51")	(126.44')	(140.00')	(N30°13'55"E)	(122.19')
(C2)	(18°01'09")	(100.44')	(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)	(96.97')
(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.



SHEET 2 OF 2

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
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 CELL: (503) 801-7901