



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000520-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: November 14, 2025

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

#851-25-000520-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, and accessed via Farnam Street, a private road, additionally Highway 101 S., a state highway. The subject property is designated as Tax Lot 903 of Section 29BC, 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 December 1, 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 December 2, 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.

.....

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

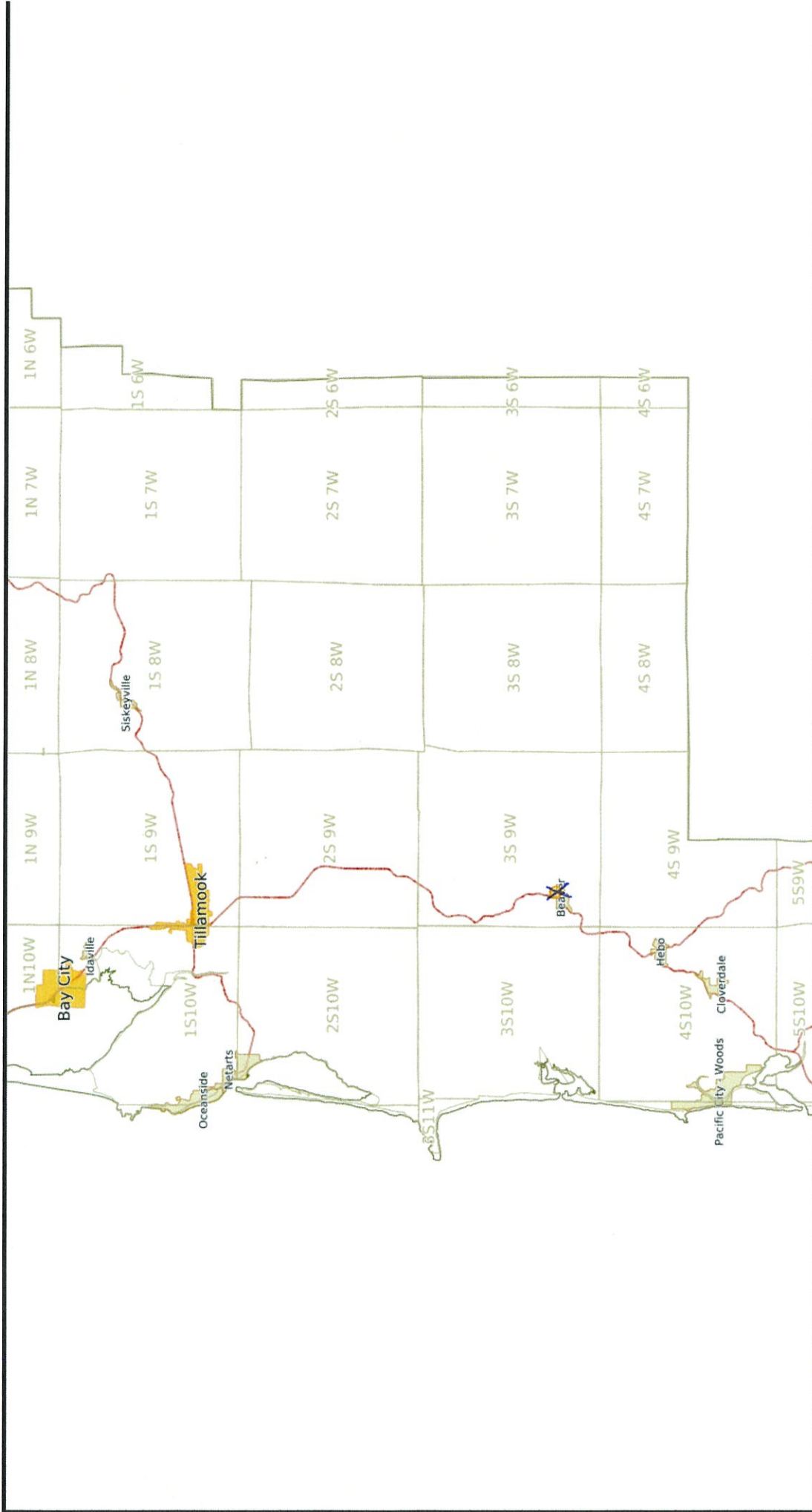
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approved 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



Created: Tue Nov 04 2025-11:26:50
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13831315.579843, 5645949.7041811, -13708481.275405, 5708016.5711401

PARTITION PLAT PROPOSAL

REPLAT OF PARCEL 2, PARTITION PLAT #2022-30
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 29
T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON
OCTOBER 25th, 2025

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS ALONG THE NORTHERLY LINE OF PARCEL 1, PARTITION PLAT #2024-19 (P-1243), TILLAMOOK COUNTY SURVEY RECORDS BEING (S89°16'22"W).

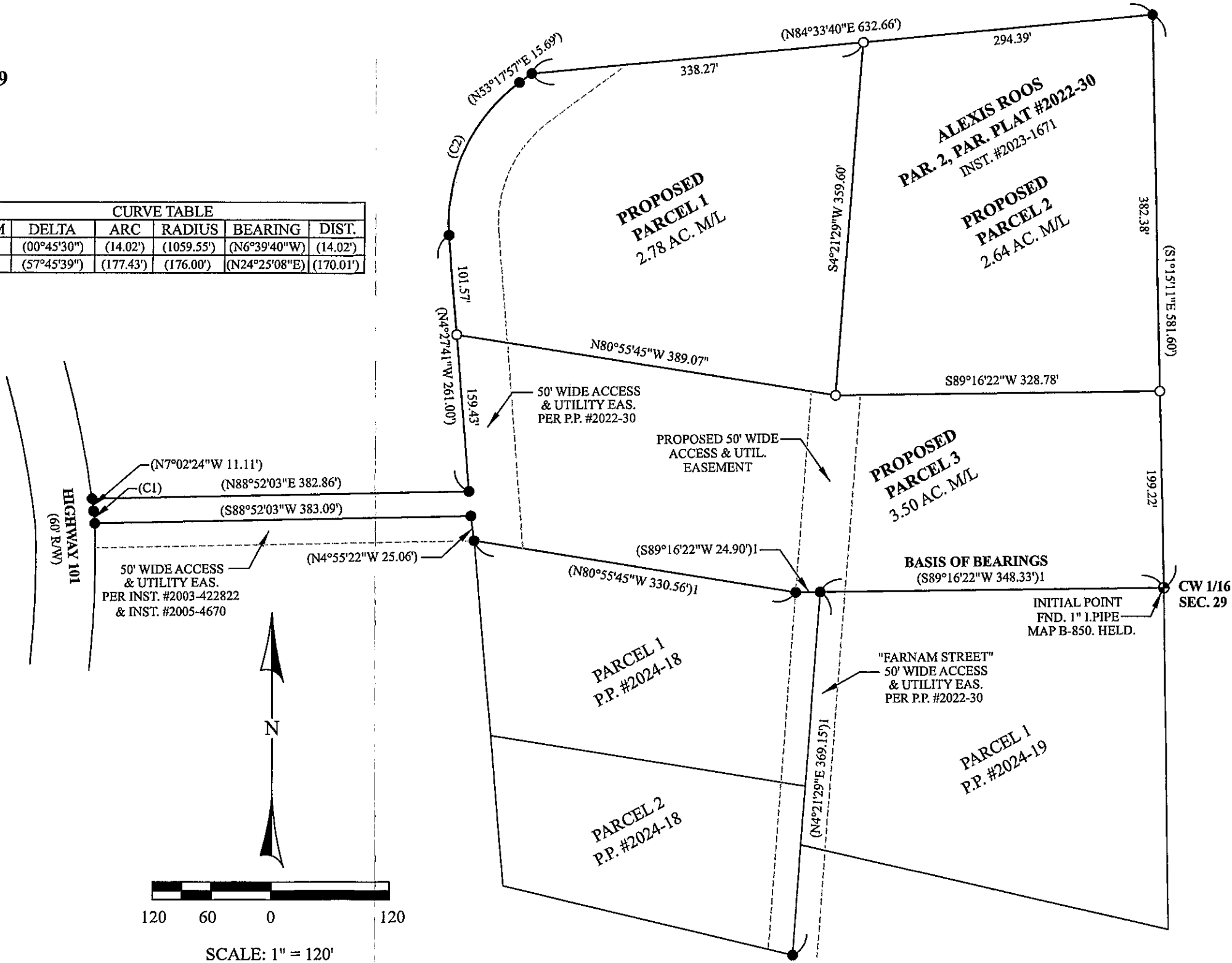
NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS PARCEL 2, PARTITION PLAT #2022-30 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.

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(00°45'30")	(14.02')	(1059.55')	(N6°39'40"W)	(14.02')
(C2)	(57°45'39")	(177.43')	(176.00')	(N24°25'08"E)	(170.01')



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael R. Rice

OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
86926

RENEWAL 12-31-2026

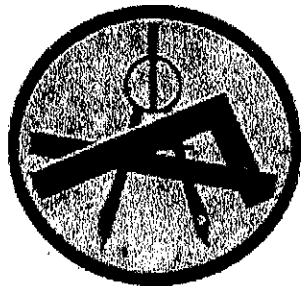
LEGEND:

- 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.

PROPOSAL FOR :
ALEXIS ROOS

LANDS DESCRIBED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 29,
T. 3 S., R. 9 W., W.M.
PARCEL 2, PARTITION PLAT #2022-30
TILLAMOOK COUNTY CLERK'S RECORDS

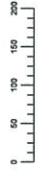


RSC

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

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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

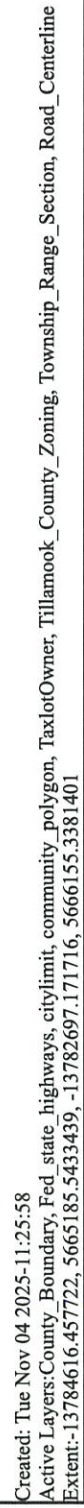


1" = 100'

03S09W29BC



03S09W29BC
Revised 2/14/23, 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: N/A

Map Number:	3S	9W	29BC	#903
	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 27 2025
BY: SAT
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000520-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

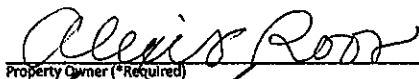
Certificates:

- ☐ 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)

10/26/25

Date



Applicant Signature

10/26/25

Date

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 2022-30 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.**

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:
Peter Schons

GRANTEE'S NAME:
Alexis Roos

AFTER RECORDING RETURN TO:
Order No.: 471823124648-CW
Alexis Roos
20295 Beaver Creek Road
Cloverdale, OR 97112

SEND TAX STATEMENTS TO:
Alexis Roos
20295 Beaver Creek Road
Cloverdale, OR 97112

APN: 213673
213003
Map: r3s929bc00900
3s929cb00700
Vacant Land, Beaver, OR 97108

Tillamook County, Oregon

04/21/2023 01:22:02 PM

2023-01671

DEED-DWARR

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

I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Schons, Grantor, conveys and warrants to Alexis Roos, a married person, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

PARCEL NO. 1:

Parcel 1 of PARTITION PLAT NO. 2022-030, situated in the West half of Section 29, Township 3 South, Range 9 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 30, 2022 as Instrument No. 2022-007503, Tillamook County Records; together with those access easements as delineated on said Partition Plat No. 2022-030.

PARCEL NO. 2:

Parcel 2 of PARTITION PLAT NO. 2022-030, situated in the West half of Section 29, Township 3 South, Range 9 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 30, 2022 as Instrument No. 2022-007503, Tillamook County Records; together with those access easements as delineated on said Partition Plat No. 2022-030.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to: See Attached Exhibit "A"

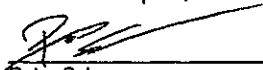
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/20/2023


Peter Schons

State of Oregon
County of Gamache

This instrument was acknowledged before me on April 20, 2023 by Peter Schons.


Notary Public - State of Oregon

My Commission Expires: March 9 2026

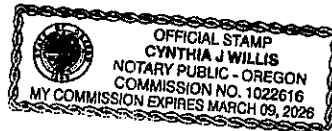


Exhibit "A"

Regulations, levies, liens, assessments, rights of way and easements of Beaver Water District.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission line
Recording Date: September 9, 1942
Recording No: Book 83, page 472
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: B. L. Becker
Purpose: Water pipeline
Recording Date: February 24, 1946
Recording No: Book 93, page 539
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: B. L. Becker
Purpose: Water pipeline
Recording Date: February 24, 1946
Recording No: Book 93, page 540
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Edward O. King and Wanda King
Purpose: Water pipeline
Recording Date: June 10, 1947
Recording No: Book 106, page 182
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: September 16, 1947
Recording No: Book 108, page 597
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: October 21, 1947
Recording No: Book 109, page 138
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: August 9, 1951
Recording No: Book 129, page 226
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Access road
Recording Date: August 20, 1957
Recording No: Book 158, page 511
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Access road
Recording Date: September 27, 1957
Recording No: Book 159, page 193
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Keith M. Woods and Sheryl Woods
Purpose: Water pipeline
Recording Date: April 2, 1973
Recording No: Book 231, page 390
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: B. L. Becker and Olga Becker
Purpose: Water pipeline
Recording Date: April 5, 1973
Recording No: Book 231, page 436
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Beaver Water District
Purpose: Public utilities
Recording Date: December 6, 1982
Recording No: Book 284, page 742
Affects: Reference is hereby made to said document for full particulars

Easement Agreement, including the terms and provisions thereof,

Executed by: Arlene J. Erickson; and American Tower Management Inc.
Recording Date: January 12, 2001
Recording No.: Book 422, page 762
Affects: Reference is hereby made to said document for full particulars

First Amendment to Easement Agreement, including the terms and provisions thereof,

Executed by: High Heaven Investments, Inc. and RLC Inc, successors-in-interest to Arlene J. Erickson; and American Tower, L.P.
Recording Date: October 18, 2004
Recording No.: 2004-008902
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District
Purpose: Public utilities
Recording Date: January 17, 2001
Recording No: Book 422, page 880
Affects: Reference is hereby made to said document for full particulars

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: High Heaven Investments, Inc., and RLC, Inc.
Recording Date: July 14, 2003
Recording No: 2003-422822

Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William L. Duval and Susan K. Holmes
Purpose: Access and utilities
Recording Date: July 14, 2003
Recording No: 2003-422823
Affects: Reference is hereby made to said document for full particulars

Easements as contained in Deed, including the terms and provisions thereof,

Executed by: RLC, Inc., and High Heaven Investments, Inc.
Recording Date: June 3, 2005
Recording No.: 2005-004670
Affects: Reference is hereby made to said document for full particulars

Easement Agreement, including the terms and provisions thereof,

Executed by: High Heaven Investments, Inc. and RLC, Inc.; and David Wassmer and Virginia Wassmer
Recording Date: October 29, 2021
Recording No.: 2021-009077
Affects: Reference is hereby made to said document for full particulars

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Partition Plat No. 2022-030
Recording Date: December 30, 2022
Recording No: 2022-007503

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on Partition Plat No. 2022-030;

Purpose: Access and utilities
Recording Date: December 30, 2022
Recording No: 2022-007503
Affects: Reference is hereby made to said document for full particulars

5/4