



**DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS**

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842-3408

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000564-PLNG:
ARD SERVICES, LLC / TECH ENGINEERING**

*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: January 7, 2026

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

#851-25-000564-PLNG: A partition request to create three (3) residential parcels. Located northeast of the Unincorporated Community of Beaver via Sandlake Road, a county road. The subject property is designated as Tax Lot 1207 of Section 11, Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2). The owner of the property is ARD Services LLC, and the applicant is Tech Engineering.

Written comments received by the Department of Community Development **prior to 4:00p.m. on January 21, 2026**, 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 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 January 22, 2026.

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 at angela.rimoldi@tillamookcounty.gov.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.
- (b) The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.
- (e) The minimum lot width and depth shall both be 100 feet.
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) 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

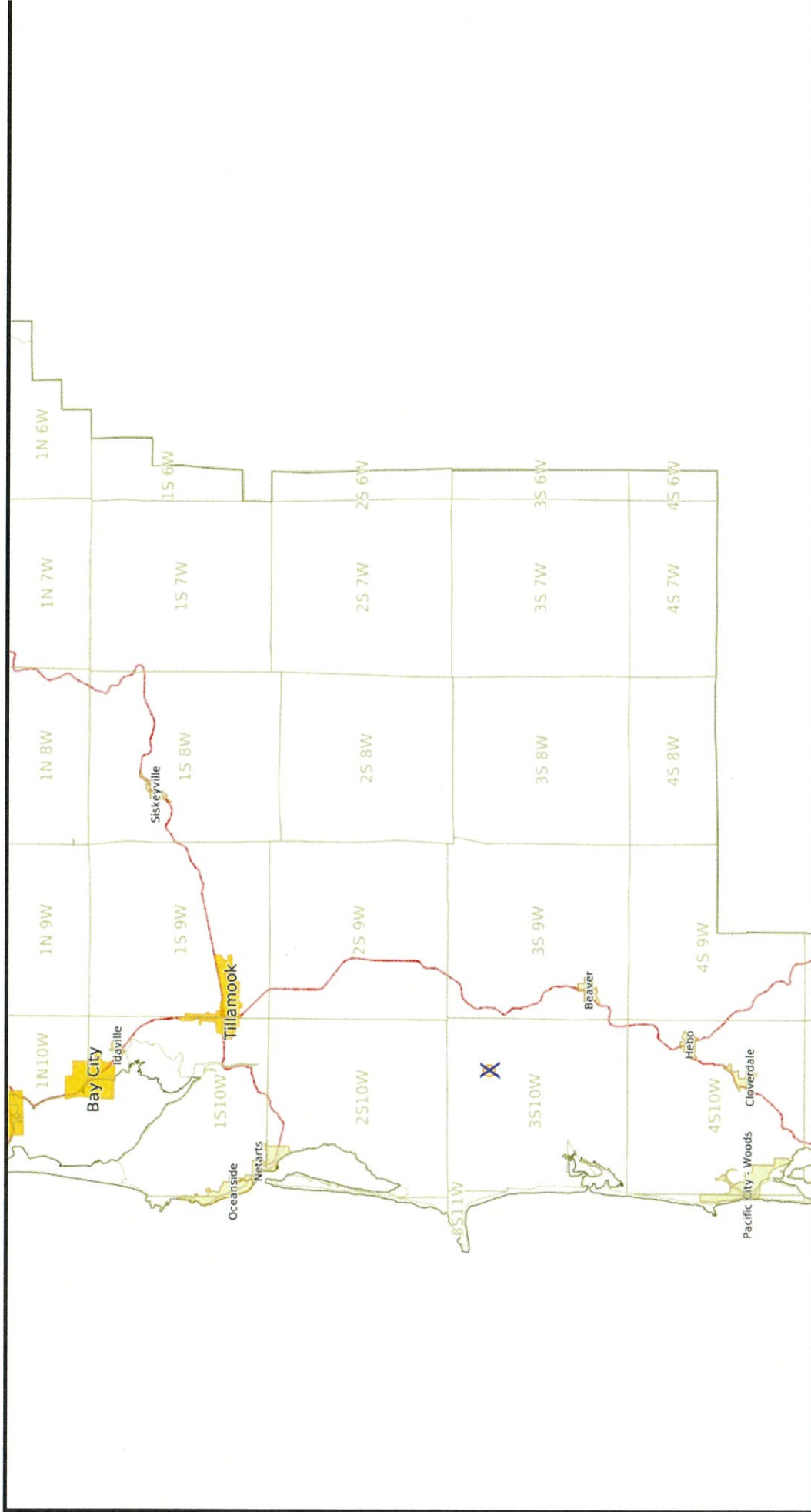
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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.

EXHIBIT A



Tillamook County GIS



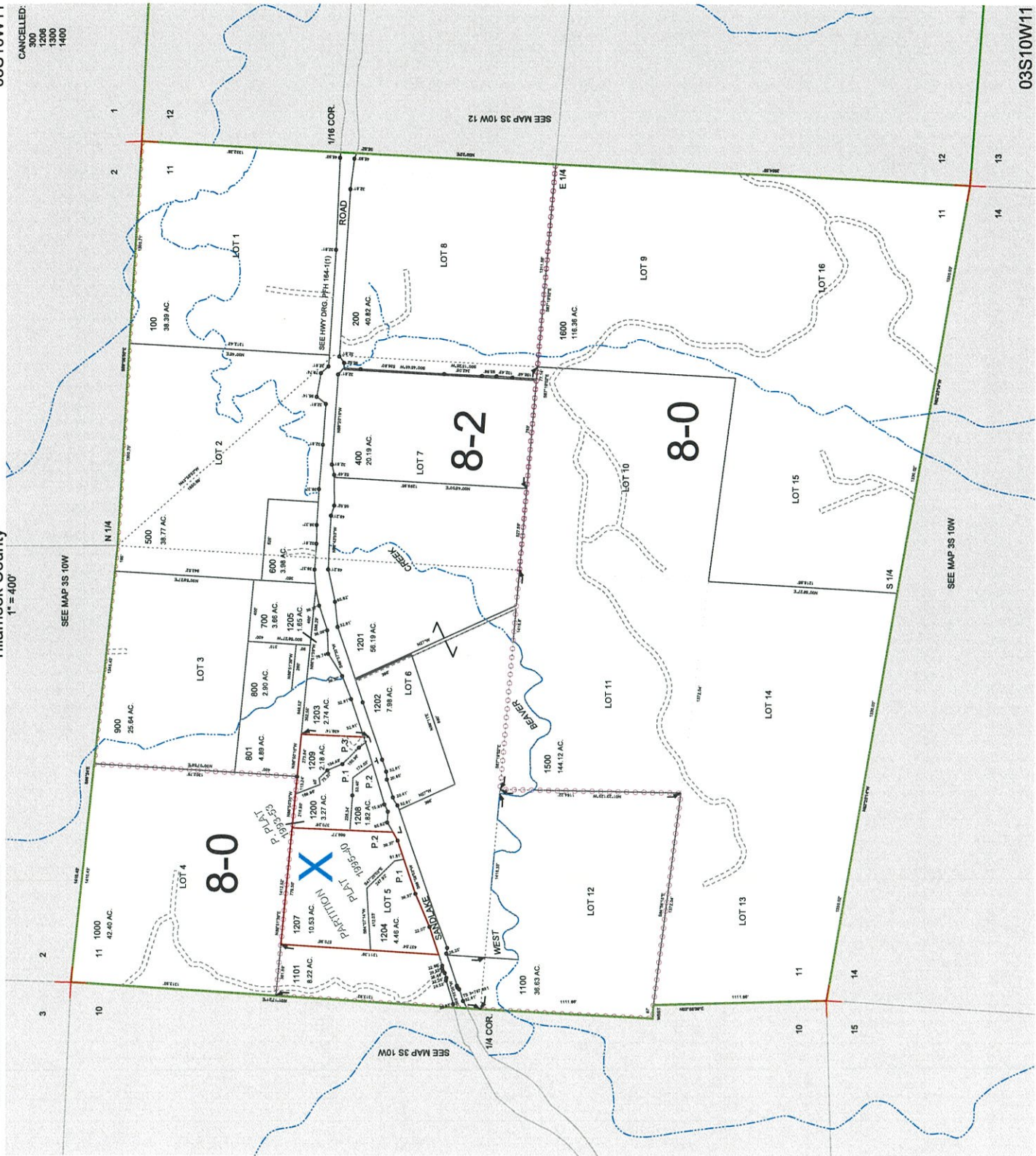
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Extent: -13824199.50898, 5648150.8517298, -13701365.204542, 5710217.718688

FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL ENGINEERING OR SURVEY PURPOSES

SECTION 11 T.3S. R.10W. W.M.
Tillamook County

03S10W11

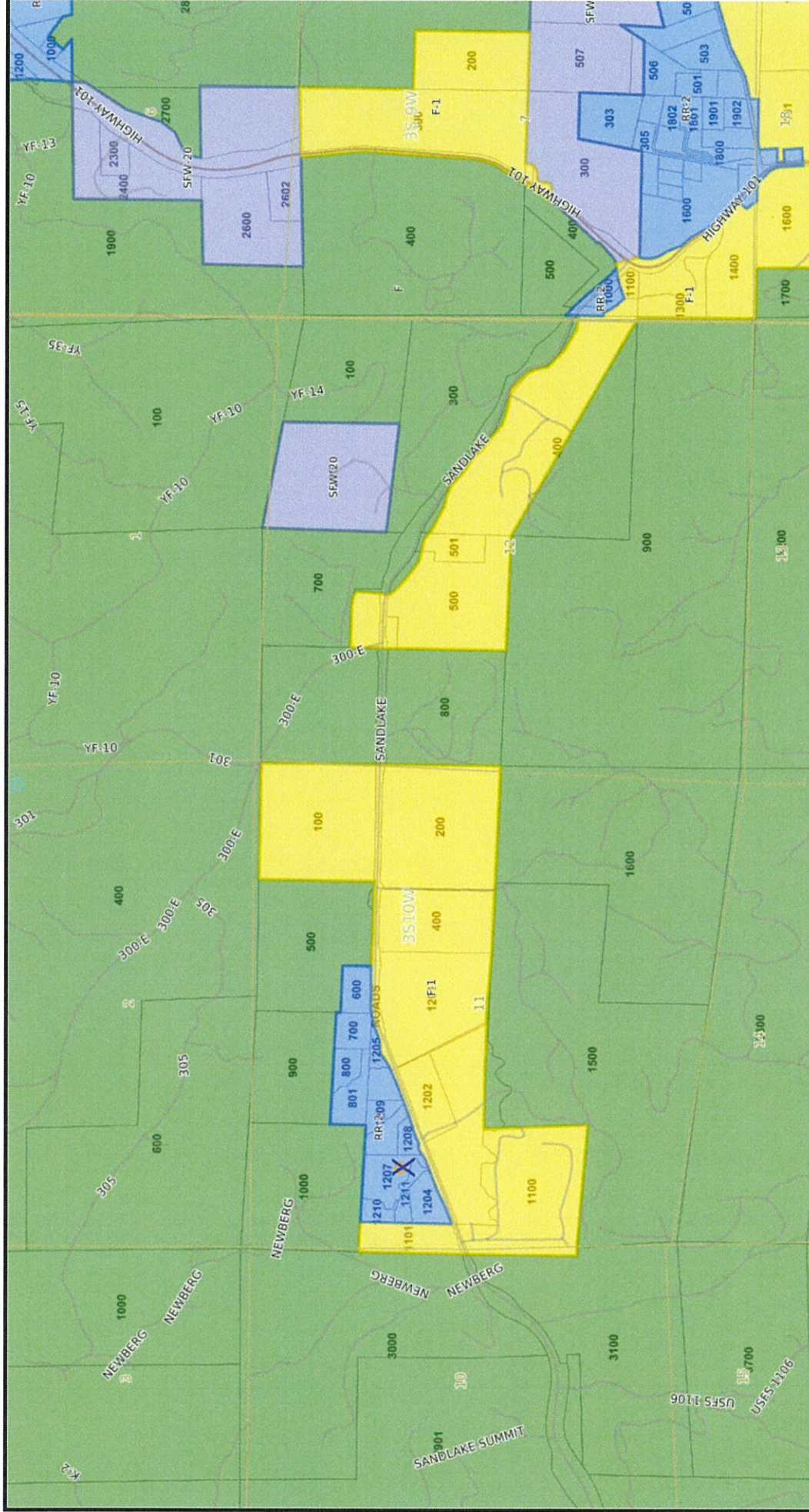
CANCELLED:
300
1206
1300
1400



03S10W11
REVISED 6/16/17, WS



Tillamook County GIS



Created: Mon Jan 05 2026-11:12:52
Active Layers: County Boundary, Fed. state highways, city/limit, community polygon, TaxlotOwner, Tillamook County Zoning, Township Range Section, Road_Centerline
Extent: -13791998.011007, 5671206.1592271, -13784320.866979, 5675085.3384121

EXHIBIT B



LAND DIVISION APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Tech Engineering Phone: (503) 819- 6494

Address: PO Box 80483

City: Portland State: Oregon Zip: 97280

Email: technicalengineeringinc@yahoo.com

Property Owner

Name: Ard Services LLC (G. Demers) Phone: 1 (541) 953- 7866

Address: PO Box 34

City: Veneta State: Oregon Zip: 97487

Email: gd9825@aol.com

Location:

Site Address: Sand Lake Road, Tillamook County

Map Number: 03W 10W 11 # 1207
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))

General Information

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

Existing Conditions

- ☒ 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
- ☒ 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

NOV 24 2025

BY: *SAT*

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-25-000564-PLNG

☐ **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
- ☐ Dedication for public use
- ☐ Engineering/Survey
- ☐ Water
- ☐ Public Works

☐ Additional Information:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner (*Required)

Applicant Signature

Nov. 20, 2025

Date

Nov. 20, 2025

Date

Proposed 3 Parcel Partition (MLP) of
Parcel 3, Partition Plat No. 2025-5 in
T3S, R10W, Section 11, WM,
Tillamook County, Oregon

Owner :

Ard Services, LLC (Greg Demers)
PO Box 34
Veneta, Oregon 97487
Phone 1 (541) 953-7866

Land Planning - Engineer :

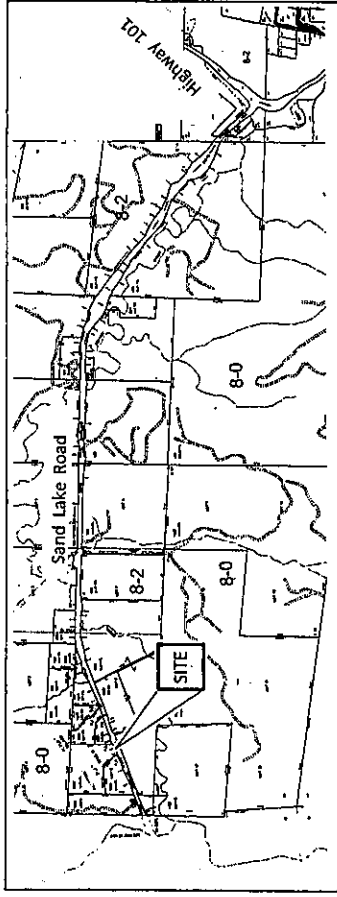
Tech Engineering
PO Box 80483
Portland, Oregon 97280
Phone (503) 819-6494 (John)

Land Surveyor :

KLS Surveying, Inc.
1224 Alder Street
Vernonia, Oregon 97064
Phone (503) 429-6115 (Don or Steve)

Existing Zoning :


RR2

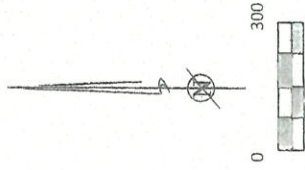
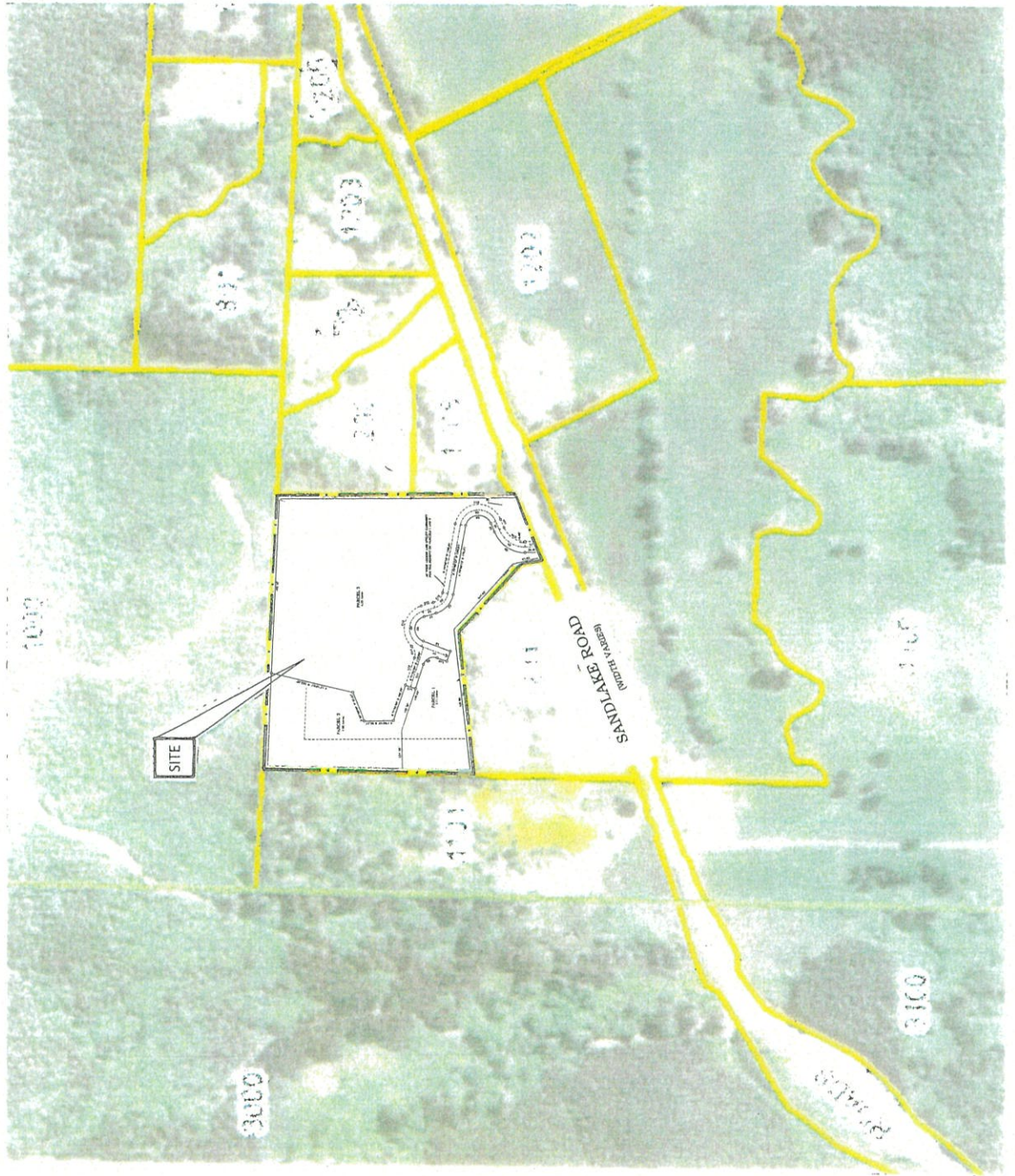


Vicinity Map
Not to Scale


INDEX TO DRAWINGS

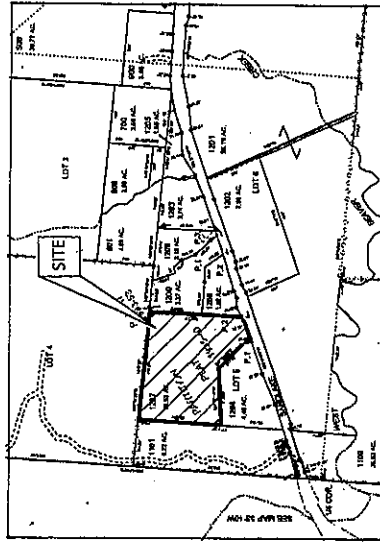
Sheet No.	Description
Sheet 1 of 6	Cover Sheet, Vicinity Map and General Information
Sheet 2 of 6	Aerial Photo
Sheet 3 of 6	Existing Conditions Plan
Sheet 4 of 6	Preliminary Plat
Sheet 5 of 6	Proposed Street Plan
Sheet 6 of 6	Proposed Street Profile


 <p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>	Owner - Developer :	Ard Services, LLC PO Box 34 Veneta, Oregon 97487
	Project :	Dakters Ridge No. 2 Tillamook County, Oregon
Sheet Title :		Cover Sheet, Vicinity Map and General Information
Drawn By :		JD
Checked By :		TJA
Date :		November, 2025
Project :		ARD - 2025
Sheet		1 of 6

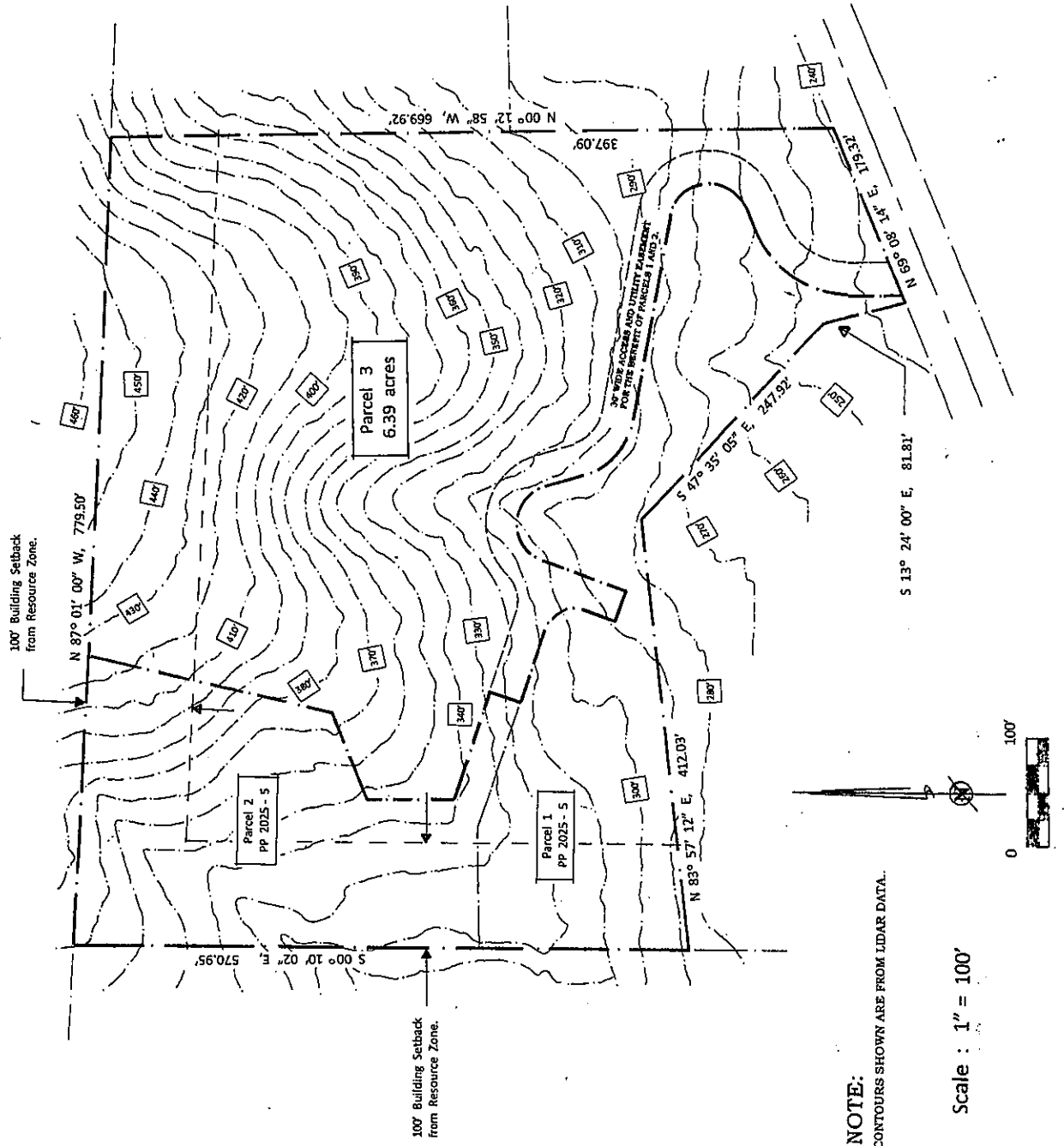


Scale : 1" = 300'

	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	
	Owner - Developer :	Ard Services, LLC PO Box 34 Veneta, Oregon 97487
	Project :	DeMers Ridge No. 2 Tillamook County, Oregon
	Sheet Title :	Aerial Photo
Drawn By : JDI		Checked By : TLA
Date : November, 2025		Project : ARD - 2025
Sheet 2 of 6		



	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494		
	Owner - Developer : Ard Services, LLC PO Box 34 Veneta, Oregon 97487		
	Project : DeMers Ridge No. 2 Tillamook County, Oregon		
	Sheet Title : Existing Conditions Plan		
		Drawn By : JDI	
		Checked By : TLA	
		Date : November, 2025	
		Project : ARD - 2025	
		Sheet 3 of 6	



CURVE	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	92.51'	77.71'	68°12'34"	N33°36'07"E	87.14'
C2	133.23'	52.00'	146°47'36"	N45°12'24"W	99.66'
C3	57.54'	52.00'	63°23'51"	N47°23'16"W	54.65'
C4	131.18'	52.00'	144°32'01"	N37°57'21"W	99.06'
C5	110.37'	92.71'	68°12'34"	N33°36'07"W	103.96'
C6	94.80'	37.00'	146°47'36"	S3°14'34"E	70.92'
C7	74.14'	67.00'	63°23'51"	S47°23'16"E	70.41'
C8	93.34'	37.00'	144°32'01"	S87°57'21"E	70.48'
C9	47.54'	30.00'	90°47'52"	S25°37'13"E	42.72'
C10	74.65'	62.71'	68°12'34"	N33°36'07"E	70.32'
C11	171.66'	67.00'	146°47'36"	N45°12'24"W	128.41'
C12	40.94'	37.00'	63°23'51"	N47°23'16"W	38.88'
C13	141.42'	67.00'	120°35'58"	S76°09'20"W	116.59'
C14	34.35'	30.00'	65°36'15"	S76°10'49"W	32.50'



LINE	BEARING	DISTANCE
L1	N6°30'10"W	22.37
L2	N67°42'24"E	26.63
L3	N15°41'21"W	35.57
L4	S19°46'38"W	60.00
L5	S0°30'10"E	28.02
L6	S67°42'24"W	26.63
L7	S15°41'21"E	35.57
L8	N19°46'38"E	60.00
L9	S70°43'22"E	30.00
L10	S19°46'38"W	28.71
L11	N71°01'04"W	72.37
L12	N18°58'56"W	30.00
L13	N71°01'04"W	81.73
L14	N0°30'10"E	16.73
L15	N67°42'24"E	26.63
L16	N15°41'21"W	35.57

[illegible]

Curve Table

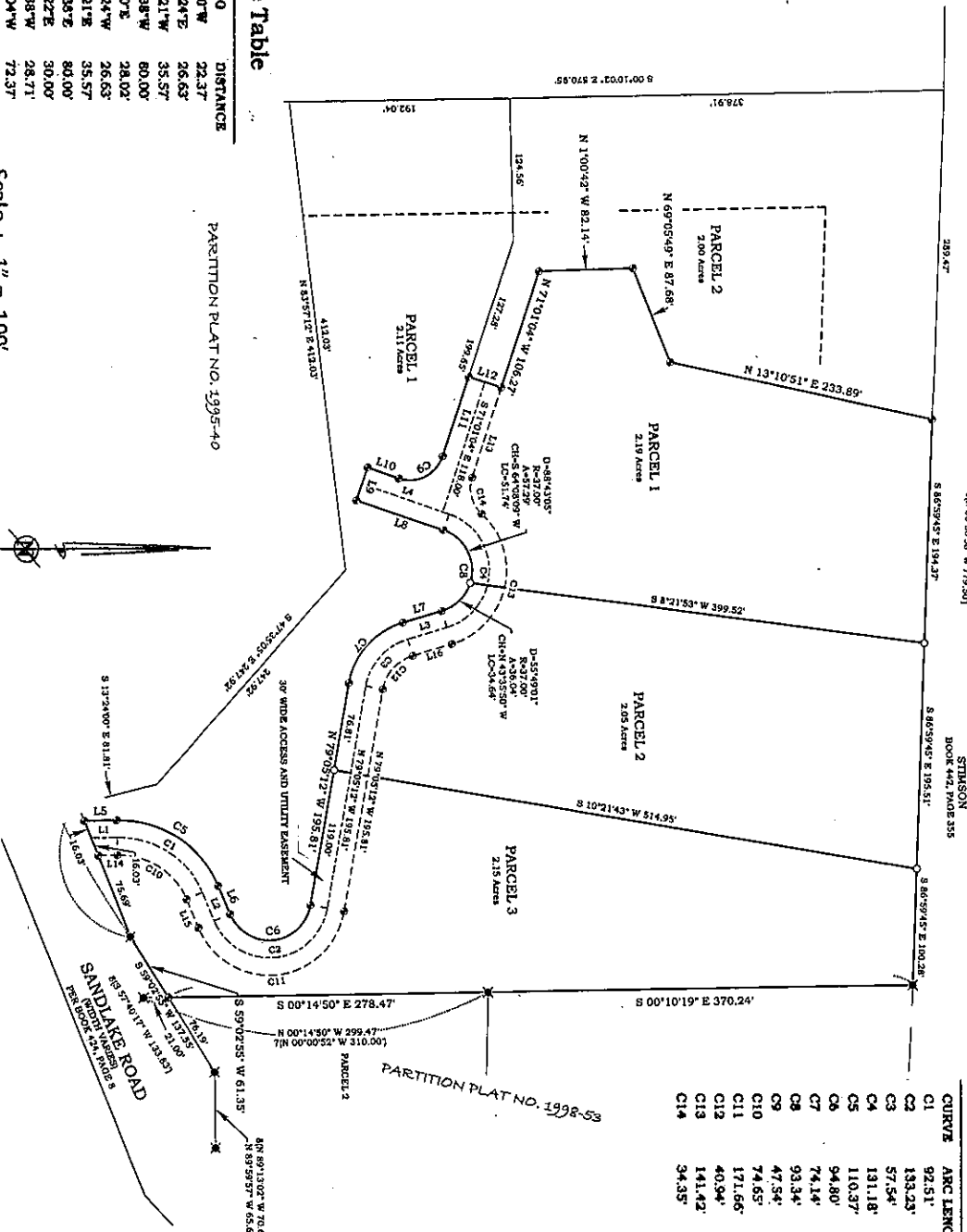
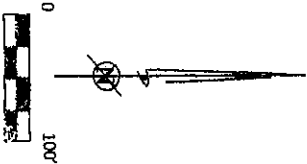
CURVE	ARC LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C1	92.51'	77.71'	68°12'34"	N33°36'07"E	87.14'
C2	133.23'	53.00'	146°47'36"	N5°41'24"W	99.66'
C3	57.54'	52.00'	63°23'51"	N47°23'16"W	54.65'
C4	131.18'	52.00'	144°32'01"	N67°57'21"W	99.06'
C5	110.37'	92.71'	68°12'34"	S33°36'07"W	103.96'
C6	94.80'	37.00'	146°47'36"	S5°41'24"E	70.92'
C7	74.14'	67.00'	63°23'51"	S47°23'16"E	70.41'
C8	93.34'	37.00'	144°32'01"	S87°57'21"E	70.48'
C9	47.54'	30.00'	90°47'42"	S23°37'13"E	42.72'
C10	74.65'	62.71'	68°12'34"	N33°36'07"E	70.32'
C11	171.66'	67.00'	146°47'36"	N5°41'24"W	128.41'
C12	40.94'	37.00'	63°23'51"	N47°23'16"W	38.68'
C13	141.42'	67.00'	120°55'58"	N76°09'20"W	116.59'
C14	34.35'	90.00'	65°36'15"	S76°10'49"W	32.60'

Line Table

LINE	BEARING	DISTANCE
L1	N0°30'10"W	22.37'
L2	N67°42'24"E	26.63'
L3	N15°41'21"W	35.57'
L4	S19°46'38"W	80.00'
L5	S0°30'10"E	28.02'
L6	S67°42'24"W	26.63'
L7	S18°41'21"E	35.57'
L8	N19°46'38"E	80.00'
L9	S70°13'22"E	30.00'
L10	S19°46'38"W	28.71'
L11	N71°01'04"W	72.37'
L12	S18°58'56"W	30.00'
L13	N71°01'04"W	81.73'
L14	N0°30'10"W	16.73'
L15	N67°42'24"E	26.63'
L16	N15°41'21"W	35.57'

PARTITION PLAT NO. 1995-40

Scale : 1" = 100'



TECH ENGINEERING
PO Box 80483
Portland, Oregon 97280
Phone (503) 819-6494

Owner - Developer : Arc Services, LLC
PO Box 34
Veneta, Oregon 97487

Project : DeMars Ridge No. 2
Tillamook County, Oregon

Sheet Title : Preliminary Plat

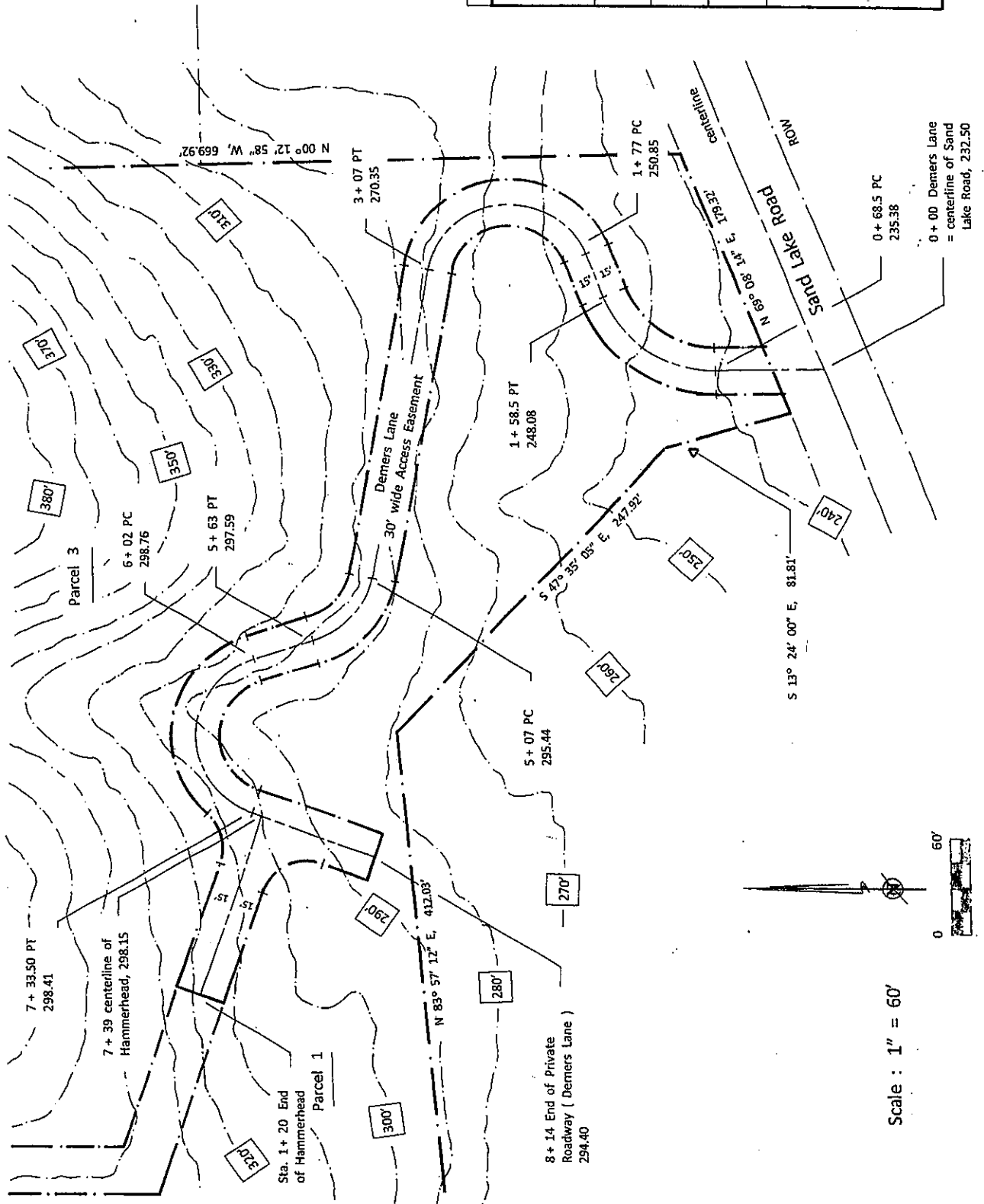
Drawn By : JDI

Checked By : TIA

Date : November, 2005


Project : ARD - 2005

Sheet 4A of 6



Note :

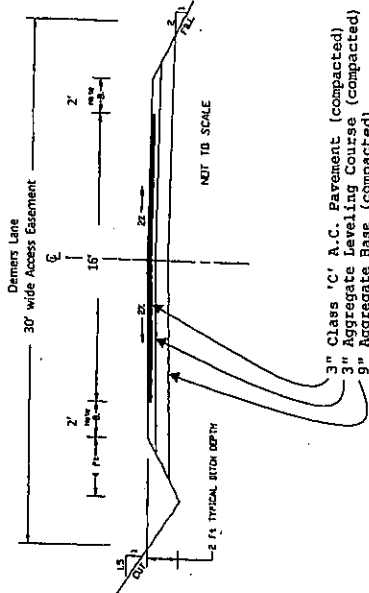
See Sheet 5A of 6 for
Typical Roadway Sections

 TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494		Owner - Developer : Ard Services, LLC PO Box 34 Veneta, Oregon 97487	
Project : Demers Ridge No. 2 Tillamook County, Oregon		Sheet Title : Proposed Street Plan	
Drawn By : JDI		Checked By : TLA	
Date : November, 2025		Project : ARD - 2025	
Sheet 5 of 6			

Typical Roadway Sections
Not to Scale

EXHIBIT "A"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
STANDARD ROADWAY SECTION



Notes:

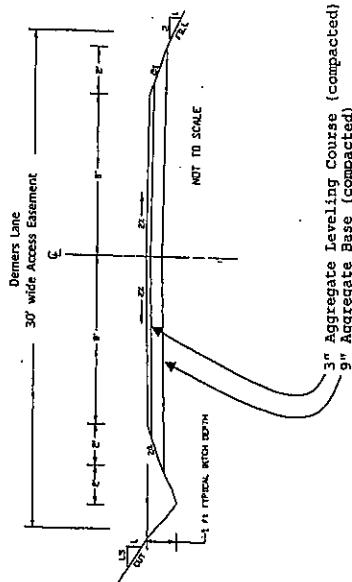
- Width of traveled way in accordance with AASHTO Manual centered in the right of way.
- Width of shoulders in accordance with AASHTO Manual.
- Build up shoulders to match pavement level & slope using aggregate leveling course.
- Aggregate leveling course.
- Aggregate and asphalt specifications in accordance with The County Engineer may require a higher standard. See Section XII of the Ordinance for details. Additional improvement requirements shall be in conformance with AASHTO manual.
- Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.

Minimum Roadway Section from
Sta. 0 + 00 to Sta. 5 + 07

- Road Improvement Standard Roadway Section. The Standard Roadway Section shall be in accordance with the Basic County standard for road improvements in existing undeveloped public right of ways. The following notes apply:
 - Average Daily Traffic (ADT) for design is to be based on anticipated future usage of the roadway based on the anticipated future usage of the roadway. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
 - Additional improvement requirements shall be in conformance with AASHTO manual.

EXHIBIT "B"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
MINIMUM ROADWAY SECTION




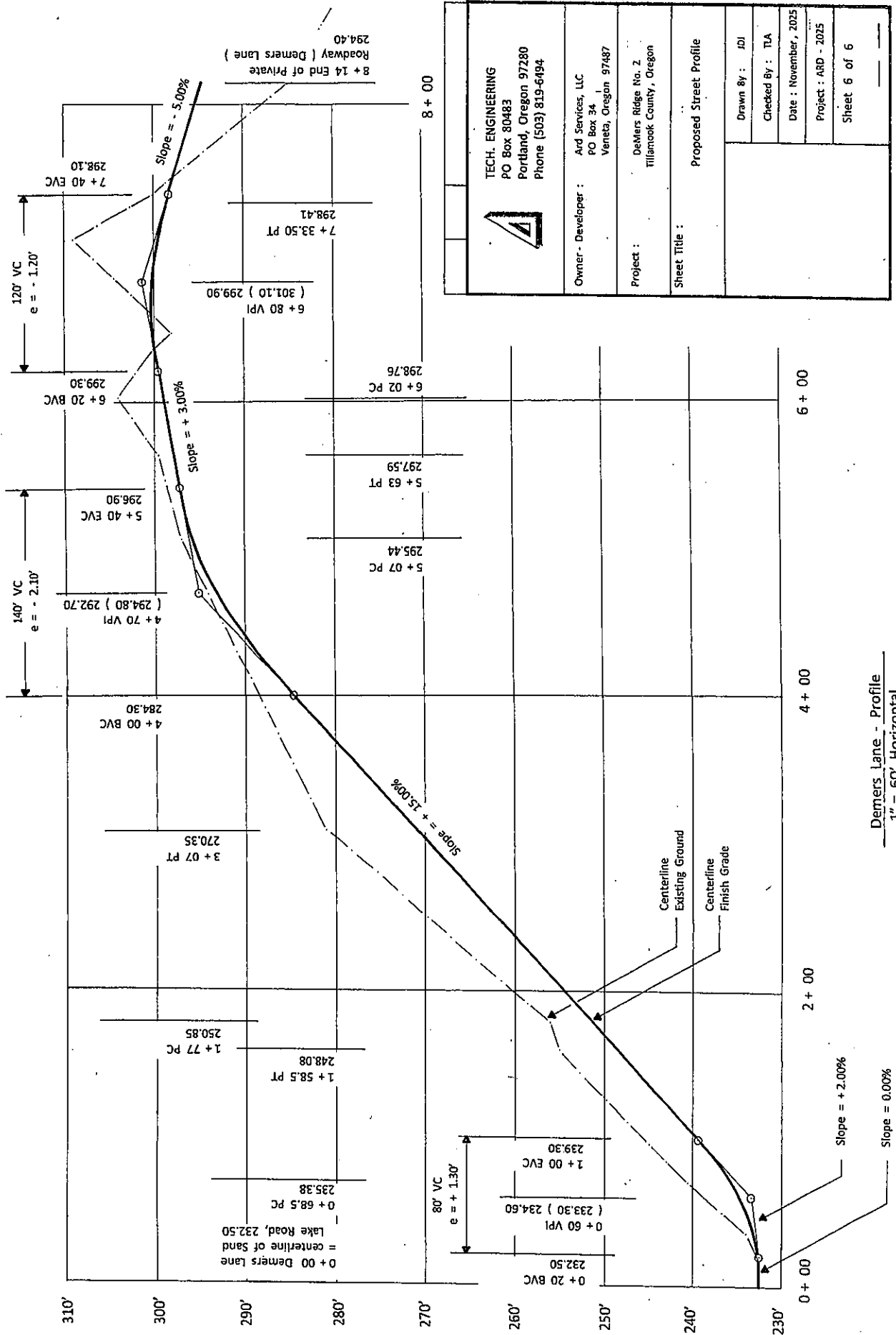
Notes:

- This minimum roadway section applies in accordance with Sections XI and XII of the Ordinance.
- Width of traveled way centered in the right of way.
- Aggregate and asphalt specifications in accordance with Materials Specifications as outlined in Section XI.

Minimum Roadway Section from
Sta. 5 + 07 to Sta. 8 + 14. Plus
Hammerhead Turnaround

- "Traveled way" shall be paved.
- Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.
- Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement to road improvements. This minimum typical road section applies to road improvements when the future use of the improved portion of road will serve 1, 2, 3 or 4 lots. Any proposed road improvement greater than 124 grade shall require asphalt pavement. Any proposed road improvement shall take precedence over Public Works requirements.

 <p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>	
Owner - Developer :	Ard Services, LLC PO Box 34 Veneta, Oregon 97487
Project :	DeMers Ridge No. 2 Tillamook County, Oregon
Sheet Title :	Typical Roadway Sections
Drawn By :	IDI
Checked By :	TIA
Date :	November, 2025
Project :	ARO - 2025
Sheet 5A of 6	





Oregon

Tina Kotek, Governor

OWRD, Watermaster Dist 1

4000 Blimp Blvd Ste 400

Tillamook, OR, 97141

503-457-8989

Nikki.M.Hendricks@water.oregon.gov

October 18, 2024

Dear Applicant and Planning Department,

This letter is in regard to water availability for the Demer Ridge Development/Partition. From my understanding a well will be installed for use at these future sites. Below is my statement on the potential for well use.

A well is a legal source of exempt water use for up to three homes before it is considered a public water system and needs to be authorized by OHA. The water availability of wells in this area is low, with the highest yielding being 5gpm and installed in 2013. Please take that into consideration when deciding how many wells to install and consumptive uses.

At this time there is no legal water source to the properties and well(s) will need to be installed before the building permits are approved.

Cheers,

Nikki Hendricks, OWRD District 1 Watermaster

503-457-8989

4000 Blimp Blvd Ste 400

Tillamook, OR 97141

Angela Rimoldi

From: HENDRICKS Nikki M * WRD <Nikki.M.HENDRICKS@water.oregon.gov>
Sent: Tuesday, December 30, 2025 10:17 AM
To: Angela Rimoldi
Subject: EXTERNAL: RE: EXTERNAL: Demers Ridge

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Yes. That is the parcel numbers and number of lots.

Cheers,

Nikki Hendricks

District 1 Watermaster
Oregon Water Resources Department
4000 Blimp Blvd Ste 400
Tillamook, OR 97141
503-457-8989
Nikki.M.Hendricks@water.oregon.gov

From: Angela Rimoldi <angela.rimoldi@tillamookcounty.gov>
Sent: Tuesday, December 30, 2025 9:52 AM
To: HENDRICKS Nikki M * WRD <Nikki.M.HENDRICKS@water.oregon.gov>
Subject: RE: EXTERNAL: Demers Ridge
Importance: High

Hello, Nikki,

Thank you for confirming the letter dated in 2024 is still relevant and approved. As there are no property identifiers on the letter or your email, may you confirm the approval for water availability this letter is referencing is for Map ID: 3S10 1100 01207 and the proposal to Partition 3 lots out of the parent lot 01207

Regards,



Angela Rimoldi | Permit Technician

TILLAMOOK COUNTY | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

angela.rimoldi@tillamookcounty.gov

My working hours are 8:00am to 5:30pm, Monday thru Thursday, and 8:00am-12:00pm on Friday.

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: HENDRICKS Nikki M * WRD <Nikki.M.HENDRICKS@water.oregon.gov>
Sent: Wednesday, December 24, 2025 10:58 AM
To: Angela Rimoldi <angela.rimoldi@tillamookcounty.gov>
Subject: EXTERNAL: Demers Ridge

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi,

This letter is still valid as of 12/24/2025, and suffices for my updated approval of wells being able to be installed for the division of these lands. At the time of building permits, a well will need to be installed. Please give me a call if you have any questions.

Cheers,

Nikki Hendricks
District 1 Watermaster
Oregon Water Resources Department
4000 Blimp Blvd Ste 400
Tillamook, OR 97141
503-457-8989
Nikki.M.Hendricks@water.oregon.gov

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon 2025-002505
06/18/2025 01:22:25 PM

DEED-MPLAT

\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 - Total=\$112.00



00251959202500025050010017

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

Christy Nyseth, Tillamook County Clerk

PLAT CABINET B SLIDE 1440

____ SUBDIVISION NAME _____
____ CONDOMINIUM NAME _____
X PARTITION PLAT NUMBER 2025-5

APPLICANT'S NAME

Partition Plat 2025-5

ARD Services LLC

PROPERTY OWNER NAME

Partition Plat 2025-5

ARD Services LLC

LEGAL DESCRIPTION

SECTION 11 TOWNSHIP 3S RANGE 10

RETURN ADDRESS

TILLAMOOK COUNTY SURVEYOR

1510 3RD ST. SUITE C

TILLAMOOK, OR 97141

After recording, return to:

ARD Services, LLC
PO Box 876
Veneta, OR 97487

**Until a change is requested,
send tax statements to:**

ARD Services, LLC
PO Box 876
Veneta, OR 97487

Tax Account No.: 397332

Map/Tax Lot No. 3S 10 11 01207

Tillamook County, Oregon
02/29/2024 03:38:52 PM
DEED-DWARR

2024-000822

\$10.00 \$11.00 \$61.00 \$10.00 - Total = \$92.00



00241653202400008220020026

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

Christy Biggs, Tillamook County Clerk

WARRANTY DEED - STATUTORY FORM

Forever Green Forest Management, LLC, an Oregon limited liability company, Grantor, conveys and warrants to ARD Services, LLC, an Oregon limited liability company, Grantee, that certain real property located in Tillamook County, Oregon, and more particularly described as follows:

Parcel 2 of Partition Plat No. 1995-040, situated in the Northwest quarter of Section 11, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded October 31, 1995 in Partition Plat Cabinet B454-1, Tillamook County Records.

This conveyance is free from monetary liens and encumbrances but subject to the covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is settlement of property rights.

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

STATUTORY WARRANTY DEED - 1



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.

DATED this 27 day of February, 2024.

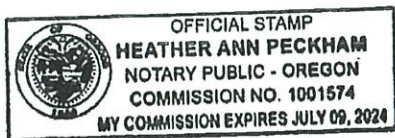
GRANTOR:

Forever Green Forest Management, LLC

Robert A Smejkal
Robert A. Smejkal, Manager

STATE OF OREGON,)
County of Lane) ss.

This instrument was acknowledged before me on the 27 day of February, 2024 by Robert A. Smejkal, as Manager.



Heather Ann Peckham
NOTARY PUBLIC FOR OREGON
Commission expires July 09 2024

