



Land of Cheese, Trees and Ocean Breeze

**Partition #851-26-000178-PLNG:
Oswald / Onion Peak Design**

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

June 25, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on June 25, 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.

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 July 7, 2026**. This decision will become final on July 7, 2026, 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 two (2) residential parcels (Exhibit B).

Location: Located south of the City of Bay City and partially within the Unincorporated Community of Idaville, via Highway 101 N, a state highway, at 6880 Highway 101 North, the subject property is designated as Tax Lot 2200 of Section 2D, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

Zone: Rural Residential 2-Acre (RR-2) Zone and Community Single-Family Residential (CSFR) Zone (Exhibit A).

Applicant: Onion Peak Design, 11460 Evergreen Way, Nehalem, OR. 97131

Property Owner: Lawrence and Cynthia Oswald, 6880 Highway 101 N., Tillamook, OR. 97141

CONDITIONS OF APPROVAL:

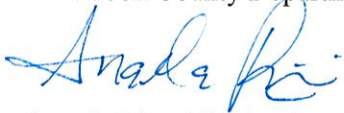
Staff conclude that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby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

This approval is subject to the following conditions:

1. The applicant/owner shall obtain all Federal, State, and Local permits, as applicable.

2. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
3. Prior to final plat approval, the applicant/owner shall submit an updated service provider letter from the Tillamook Fire District Department verifying that existing fire service and fire access is adequate to serve Parcels 1 and 2, or that the required improvements have been made to serve Parcels 1 and 2.
4. Prior to final plat approval, the applicant/owner shall submit an updated road approach permit from the Oregon Department of Transportation (ODOT), or a statement of verification from ODOT that the existing road approach is acceptable for access to the two parcels.
5. The applicant/owner shall comply with all requirements of the Tillamook County Surveyor's Office.
6. The applicant/owner 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.
7. The applicant/owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
8. Future development may require an updated wetland delineation, and an Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of any zoning and building permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.
9. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre zone, TCLUO Section 3.011: Community Single Family Residential Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

Sincerely,
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

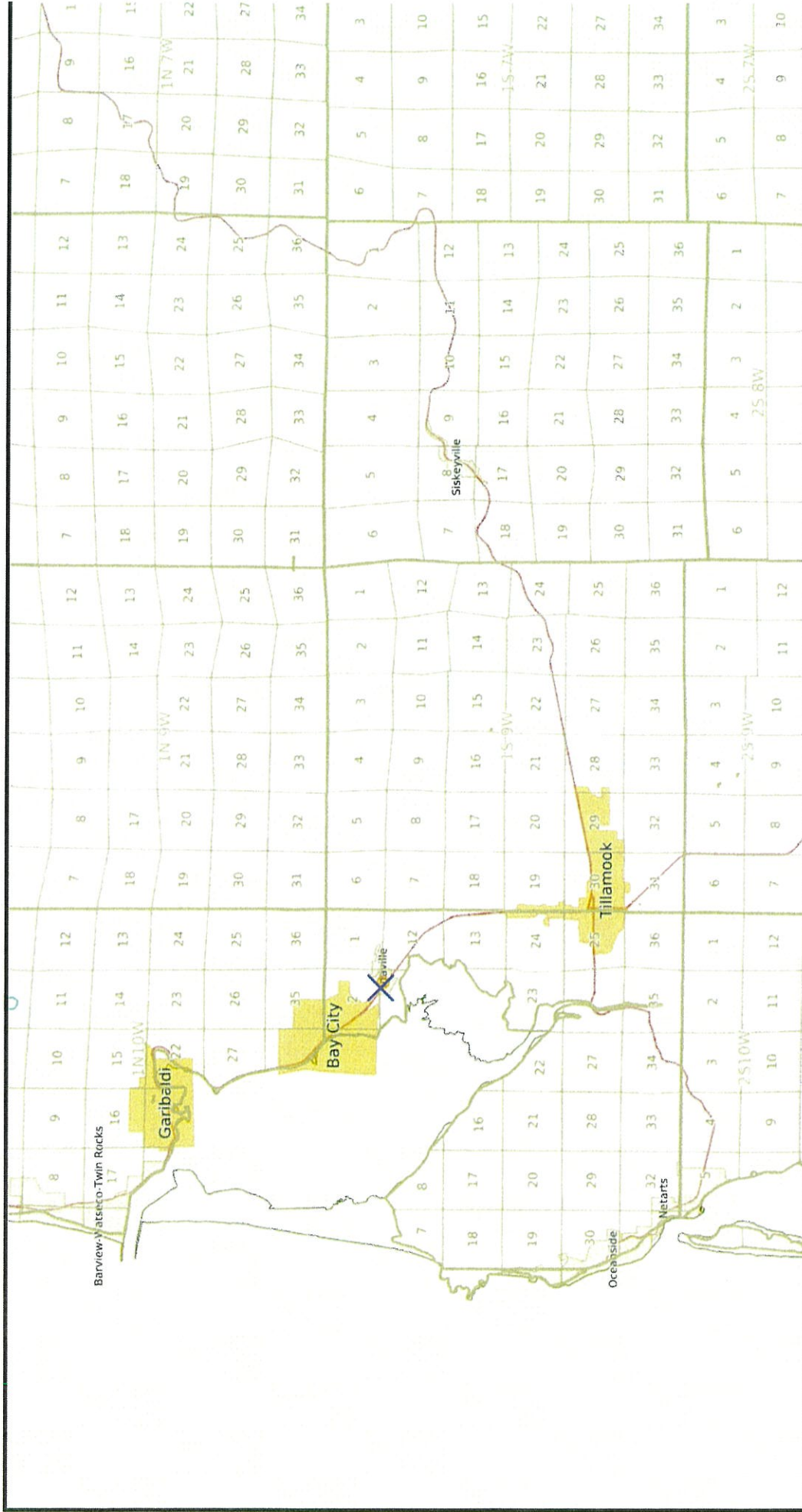


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat

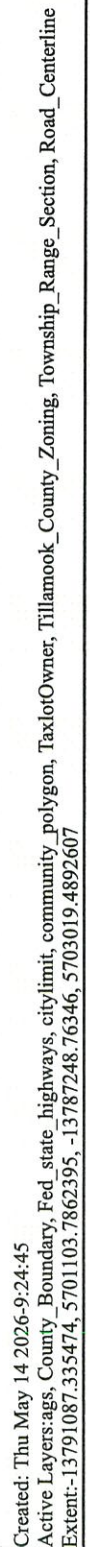


Tillamook County GIS



01S10W02D

Revised 8/12/22. WS





**Partition #851-26-000178-PLNG:
Oswald / Onion Peak Design
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: June 25, 2026
Report Prepared By: Angela Rimoldi, Planning Permit Technician
Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

Request: Partition request to create two (2) residential parcels (Exhibit B).

Location: Located south of the City of Bay City and partially within the Unincorporated Community of Idaville, via Highway 101 N, a state highway, at 6880 Highway 101 North, the subject property is designated as Tax Lot 2200 of Section 2D, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

Zone: Rural Residential 2-Acre (RR-2) Zone and Community Single-Family Residential (CSFR) Zone (Exhibit A).

Applicant: Onion Peak Design, 11460 Evergreen Way, Nehalem, OR. 97131

Property Owner: Lawrence and Cynthia Oswald, 6880 Highway 101 N., Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is accessed via Highway 101 N., is irregular in shape, approximately 19+ acres in size, improved with a single-family dwelling and primitive campground facilities, is slightly vegetated with grass, bushes and trees (Exhibit A). The topography of the subject property is generally flat. The subject property is partially located in the western region of the Unincorporated Community of Idaville and is split zoned Rural Residential (RR-2) and Community Single-Family Residential (CSFR) zones. The subject property is surrounded by properties also zoned Rural Residential (RR-2) and Community Single-Family Residential (CSFR) (Exhibit A).

The subject property contains mapped natural features as indicated on the National Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on the FEMA Flood Insurance Rate Map (FIRM 41057C0413F) (Exhibit A). Areas of Minimal Flood Hazard are not subject to the provisions of the Flood Hazard Overlay Zone.

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 subject property is improved with a primitive campground and existing single-family dwelling (Exhibits A and B). The purpose of the partition is to separate the campground from the residential uses of the property (Exhibit B). All utilities necessary to serve both uses have been installed on the subject property as these uses have existed for at least 10 years as per County records.

Section 150(4)(a) of the Tillamook County Land Division Ordinance outlines access requirements and requires parcels created by a partition about a private easement for at least 25 feet for access and requires that private easements serving four or fewer lots shall be at least 25 feet wide, unless a lesser width is approved by the Public Works Department.

The preliminary plat outlines access to the subject property and subsequent parcels remain via Highway 101 N., a state highway (Exhibit B). A 25-foot-wide access easement is noted on the plat across proposed Parcel 2 for the benefit of Proposed Parcel 1 (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. 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 concludes the above standards and the 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 and subsequent parcels are served by both a well and the City of Bay City (Exhibit B). A water letter from the City of Bay City for the campground, and the State of Oregon Well Report for the dwelling are included with the submittal confirming the source (Exhibit B). For onsite wastewater services, the campground is served by an existing vault toilet, and the dwelling is served by an existing sand filter system (Exhibit B).

The subject property is accessed via Highway 101, a state highway, and is also within the Tillamook Fire District (Exhibits A and B). Notice of this request was sent to the Oregon Department of Transportation (ODOT) and the Tillamook Fire District. No comments were received from either service provider; however, staff finds that updated service provider letters from ODOT and the Tillamook Fire District are required to ensure access improvements adhere to applicable fire and life safety and transportation requirements. A condition of approval has been made to required updated letters from ODOT, and the Tillamook Fire District be submitted to the Department prior to final plat approval.

Given the location of the property, availability of public services existing in the area and absence of natural features on the subject property, staff conclude these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone

(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.*

Findings: The preliminary plat proposes two (2) parcels to be created by the partition (Exhibit B). Given the subject property is partially located within the Unincorporated Community of Idaville, the subject property is split zoned Rural Residential (RR-2) and Community Single-Family Residential (CSFR) (Exhibit B). After the proposed Partition, proposed Parcel 1 will contain the area zoned Rural Residential (RR-2) and primitive campground facilities, all while maintaining the lot sizing requirements set by the Rural Residential (RR-2) zone (Exhibit B).

In review of the proposed partition, the required setbacks for primitive campground improvements as outlined in TCLUO Section 5.040 and the conditions of approval for Conditional Use CU-14-07 remain satisfied upon completion of this land division, subject to updated documentation as outlined in this report, specifically an updated service provider letter from the Tillamook Fire District and documentation from the Oregon Department of Transportation to confirm existing access improvements are adequate to serve Parcels 1 and 2 following completion of this land division process. This documentation is required prior to final plat approval.

Staff find these standards have been met and can be met through the conditions of approval.

C. 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 preliminary plat proposes two (2) parcels to be created by the partition (Exhibit B). The subject property is dual zoned: Rural Residential (RR-2) and Community Single-Family Residential (CSFR) (Exhibit B). After the proposed Partition, proposed Parcel 2 will contain the area zoned Community Single-Family Residential (CSFR) which is improved with the single-family dwelling, all while maintaining the lot sizing requirements set by the Community Single-Family Residential (CSFR) zone (Exhibit B).

Staff find these standards have been met.

D. TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone

The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

- (a) Significant Goal 5 Wetlands: wetlands identified as “significant” in the Goal 5 Element of the Comprehensive Plan;*
- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

Findings: Tillamook Comprehensive Plan Goal 5 element indicates mapped wetlands in this vicinity. Existing development has been permitted with determination that development has remained outside any mapped or delineated wetland areas. The purpose of this partition is to separate the primitive campground from the single-family dwelling. Given the purpose of this partition and that there are no changes to the location and use of existing improvements of the subject property, the provisions under the Goal 5 element do not apply to this review.

Notice of the review for this land use application was provided to the Oregon Department of State Lands through the wetland notification process (WLUN) established by this agency. Notice was provided via the WLUN process on May 19, 2026. Comments received from the Oregon Department of State Lands (DSL) are included in “Exhibit C”.

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

4.130(1) Purpose: *The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards. The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.*

4.130(2) Applicability: *The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:*

- a) All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*

...

- f) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.*

1. *For the purpose of this section, slopes are determined by:*

- *Lots or parcels less than 20,000 square feet where the average existing slopes are equal to or greater than 19% measured from the highest to lowest point of the property.*

Findings: The subject property is within an area of geologic hazard (Exhibit A). While this partition process is not subject to provisions of TCLUO Section 4.130, future development of the subject property may 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 office, 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 July 7, 2026**.

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/owner shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
3. Prior to final plat approval, the applicant/owner shall submit an updated service provider letter from the Tillamook Fire District Department verifying that existing fire service and fire access is adequate to serve Parcels 1 and 2, or that the required improvements have been made to serve Parcels 1 and 2.
4. Prior to final plat approval, the applicant/owner shall submit an updated road approach permit from the Oregon Department of Transportation (ODOT), or a statement of verification from ODOT that the existing road approach is acceptable for access to the two parcels.
5. The applicant/owner shall comply with all requirements of the Tillamook County Surveyor's Office.
6. The applicant/owner 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.
7. The applicant/owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
8. Future development may require an updated wetland delineation, and an Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of any zoning and building

permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.

9. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre zone, TCLUO Section 3.011: Community Single Family Residential Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

VI. EXHIBITS:

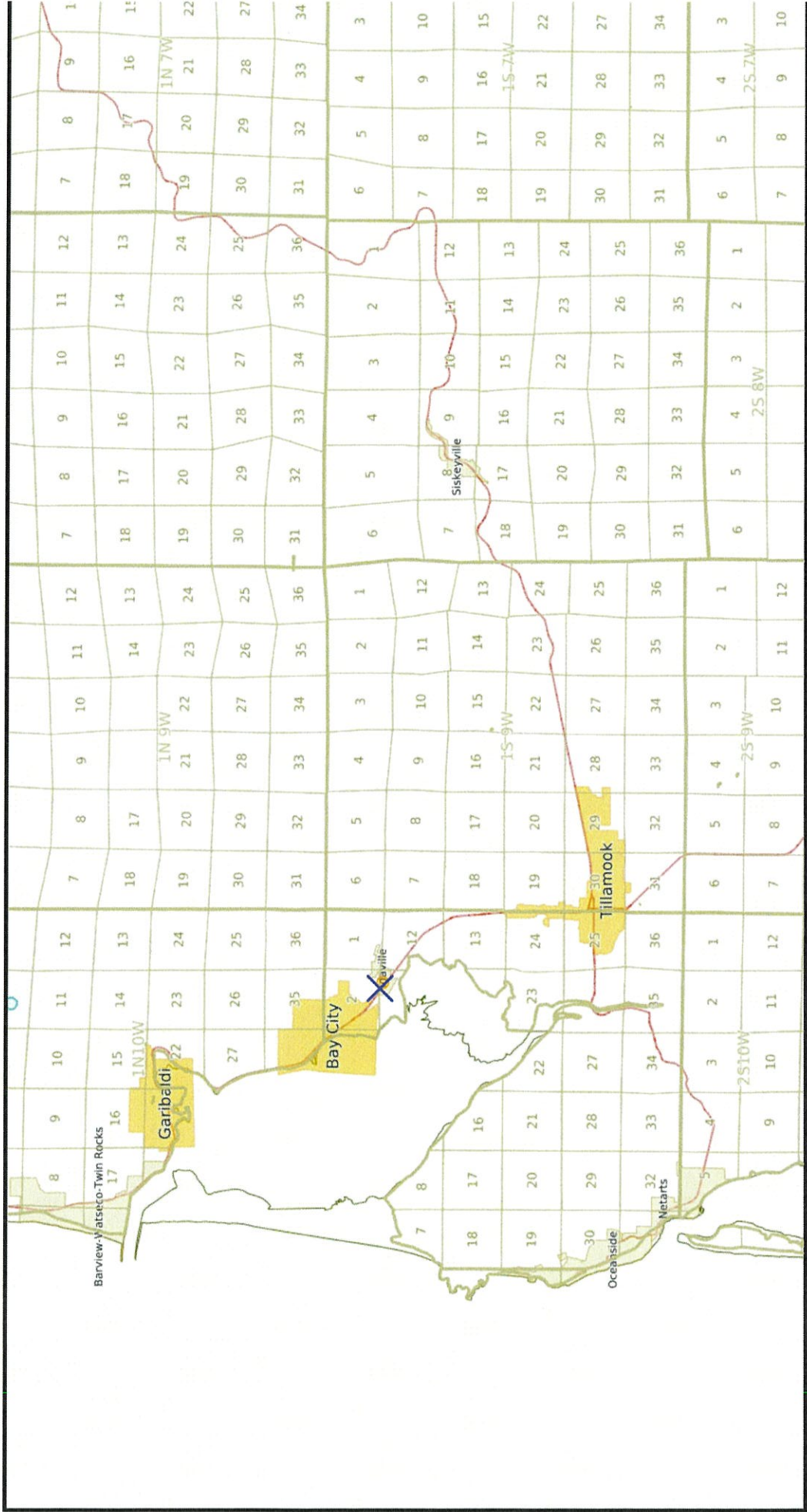
All Exhibits referenced herein are, by this reference, made a part hereof:

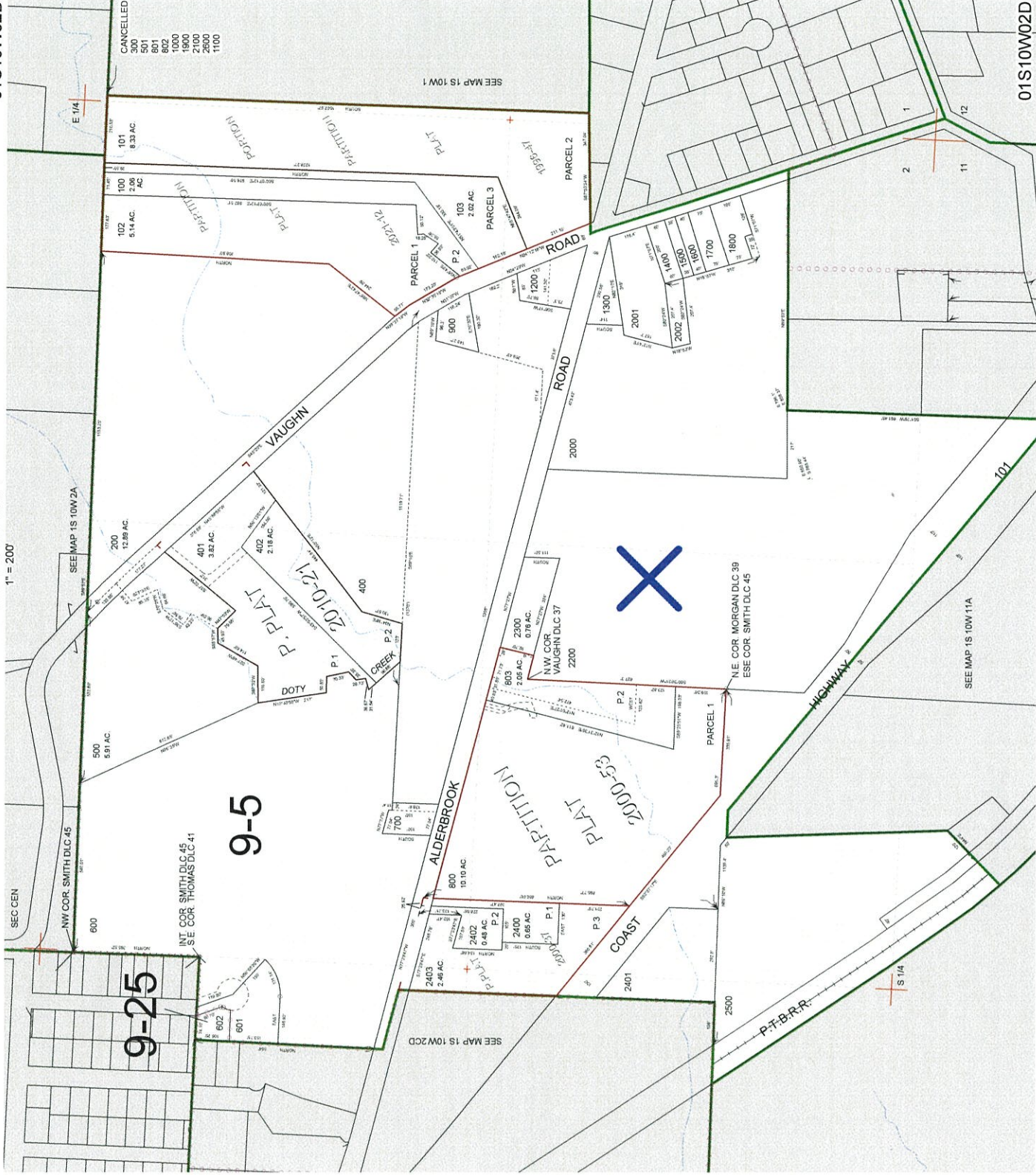
- A. Property Identification Maps and Assessor's Summary Report
- B. Applicant's Submittal
- C. Comments

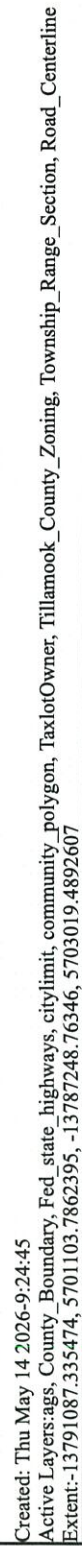
EXHIBIT A



Tillamook County GIS







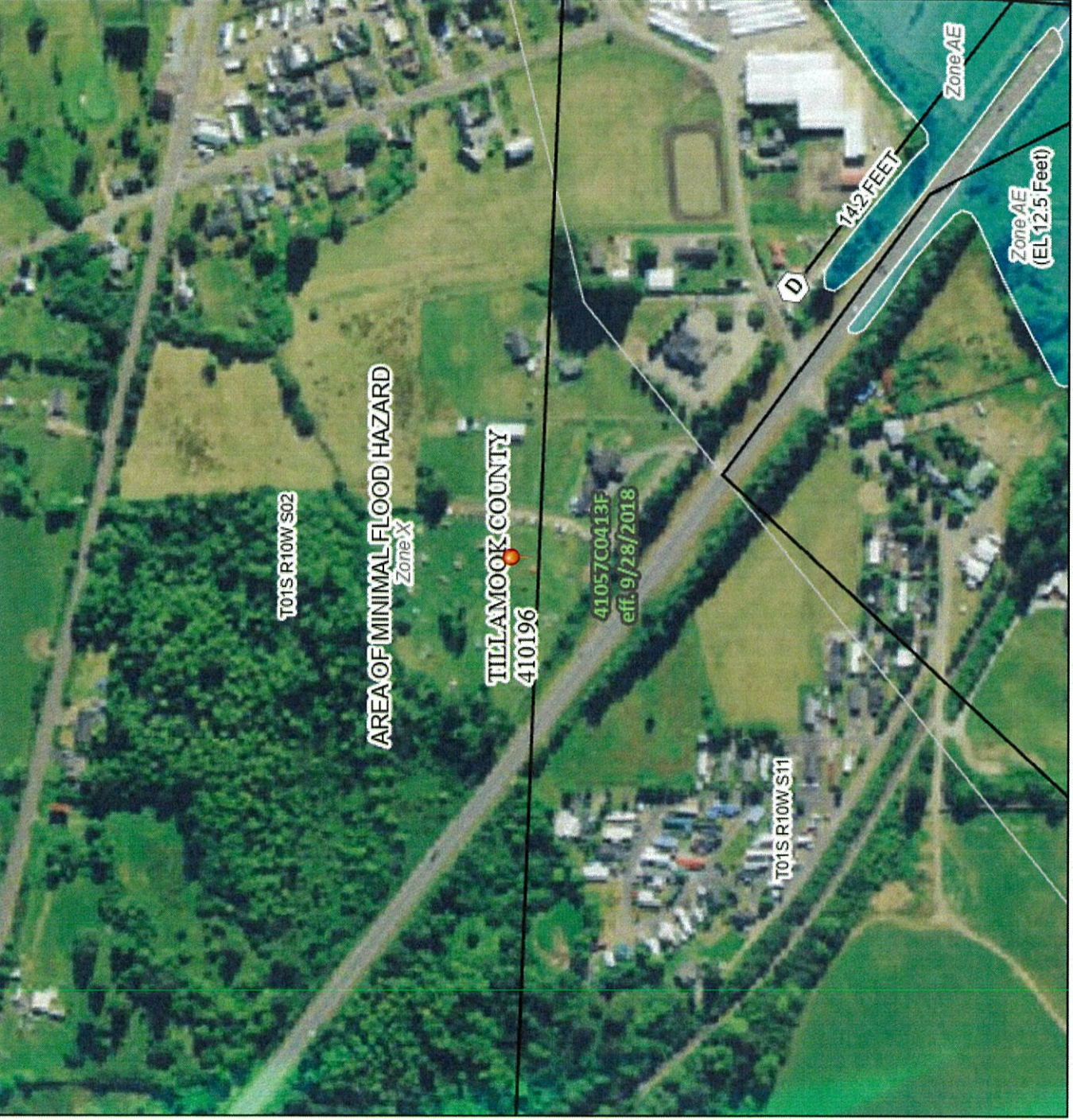
Active Layers:ags, County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline

Extent:-13791087.335474, 5701103.7862395, -13787248.76346, 5703019.4892607



Legend

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



Basemap Imagery Source: USGS National Map 2023



**SPECIAL FLOOD
HAZARD AREAS**

**Without Base Flood Elevation (BFE)
Zone A, V, A99**
**With BFE or Depth Zone AE, AO, AH, VE,
Regulatory Floodway**

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*

OTHER AREAS OF

 **Future Conditions 1% Annual Chance Flood Hazard** *Zone X*

 **Area with Reduced Flood Risk** *Levee. See Notes.* *Zone X*

Area with Flood Risk due to Levee Zone D

NO SCREEN	Area of Minimal Flood Hazard	Zone X

Effective LOMRs

OTHER AREAS

[illegible]

GENERAL	- - - - -	Channel, Culvert, or Storm

STRUCTURES | | | | | Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

8 — — — Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

--- --- Coastal Transec

- Profile Baseline

_____ **physiographic features**

 Digital Data Available

☐ ☐ ☐

No Digital Data Available

Unmapped

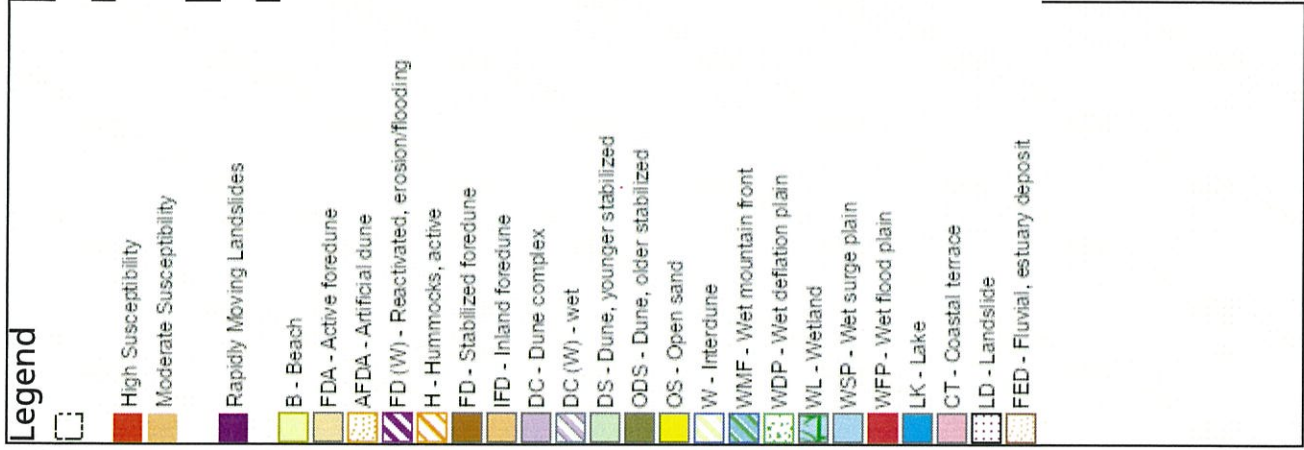
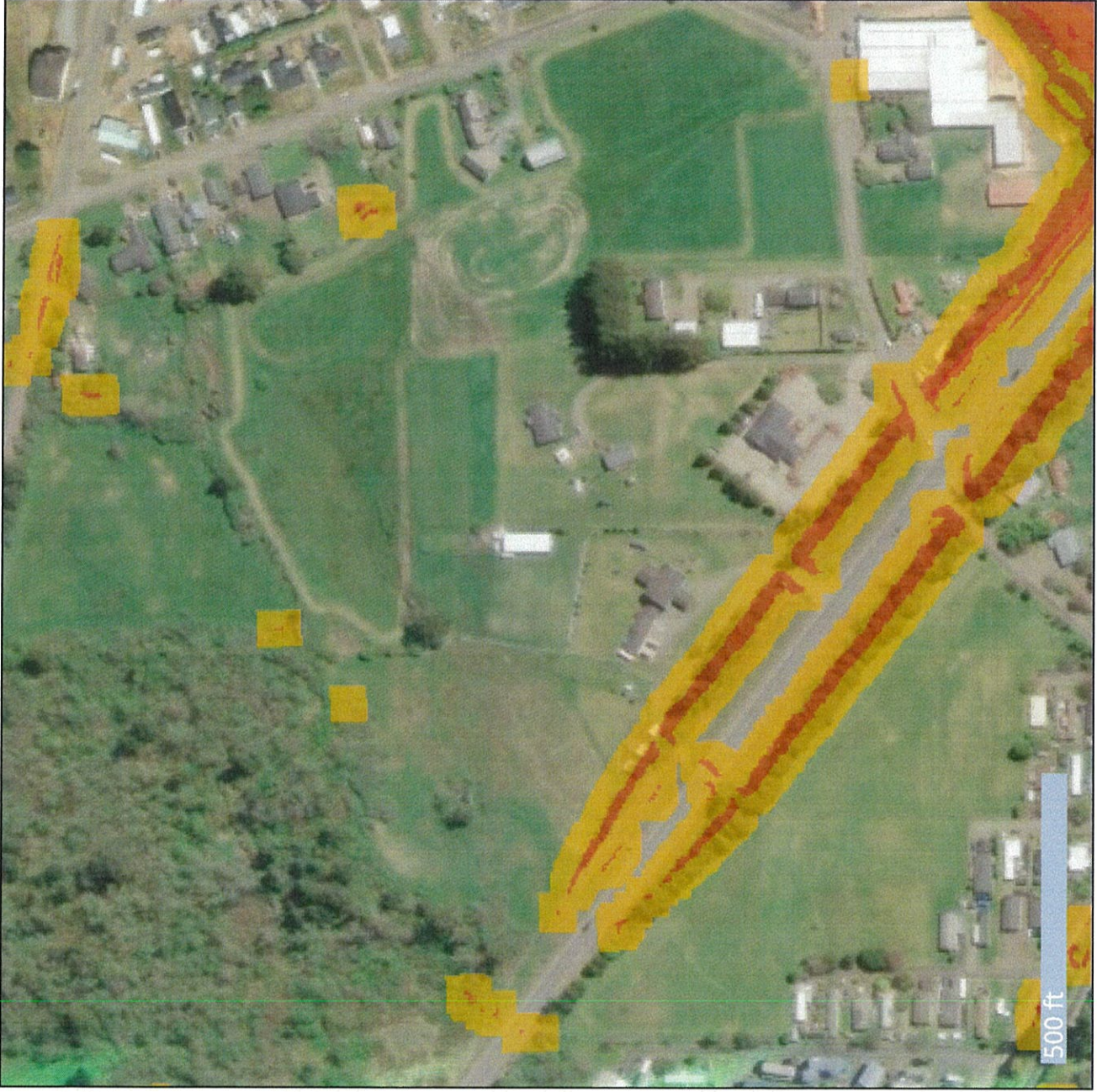
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **6/18/2026 at 7:59 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.

PARTITION #851-26-000178-PLNG



Tillamook County
2025 Real Property Assessment Report
Account 150393

Map 1S1002D002200
Code - Tax ID 0905 - 150393

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing OSWALD, LAWRENCE D & CYNTHIA M
6880 HIGHWAY 101 N
TILLAMOOK OR 97141-6000

Deed Reference # 2008-3484
Sales Date/Price 05-06-2008 / \$170,000
Appraiser JUSTIN BARNES

Property Class 401 MA SA NH
RMV Class 401 01 AC 102

Site	Situs Address	City
0	6880 HWY 101 N	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
0905	Land	310,080		Land	0
	Impr	1,130,810		Impr	0
Code Area Total		1,440,890	691,360	691,360	0
Grand Total		1,440,890	691,360	691,360	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0905					LANDSCAPE - FAIR	100			500
	0	☒		CSFR	Market	109	2.83 AC		42,450
	0	☒		RR-2	Market	109	16.56 AC		248,440
					OSD - AVERAGE	100			18,690
Code Area Total							19.39 AC		310,080

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
0905	1	2011	145	Two story or more	109	4,482		1,061,860	
	2	2000	372	MACHINE SHED/LOAFING SHED	109	400		2,620	
	3	2018	345	GENERAL PURPOSE BUILDING	109	2,400		66,330	
Code Area Total							7,282	1,130,810	

Exemptions / Special Assessments / Notations				
Code Area 0905				
Special Assessments			Amount	Acres Year Used
■ SOLID WASTE			12.00	0.00 2025
Notations				
■ CURRENT ROLL CORRECTION (INCREASES VALUE) 311.208 ADDED 2019				

PP Accounts 0905 - 3974

Tillamook County
2025 Real Property Assessment Report
Account 150393

Comments	03/08/12 New residence at 59% complete. Added OSD. Applied exception. Also added Solid waste. RBB 05/07/13 SFD complete. Updated inventory & accessories; applied the exception. RBB 12/10/15 Reappraised Land; Tabled Values SK 2/2/18 Added 2nd garage at 71% complete, added vault toilet, cabin and machine shed. LM 3/12/19 Brought garage from 71% to 100% complete, added GPB 4, ran exception. JB 10/17/19 Current year increase- Added concrete sq.ft. in new GPB, rolled values forward to 2020. JB
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EXHIBIT B



LAND DIVISION APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403

Address: 11460 Evergreen Way

City: Nehalem State: OR Zip: 97131

Email: erick.opd@gmail.com

Property Owner

Name: Lawrence D & Cynthia M Oswald Phone: 702-576-2814

Address: 6880 Highway 101 N.

City: Tillamook State: OR Zip: 97141

Email: max11777@live.com

Location:

Site Address: 6880 Highway 101 N, Tillamook, OR 97141

Map Number:	1S	10W	2D	2200
	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 APR 15 2026 BY: Mail
☐ Approved ☒ Denied
Received by:
Receipt #:
Fees:
Permit No: 851-26-000178-PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none">☐ 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 | <ul style="list-style-type: none">☐ 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 | <ul style="list-style-type: none">☐ 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

- | | |
|---|--|
| <ul style="list-style-type: none">☐ 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 | <ul style="list-style-type: none">☐ 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

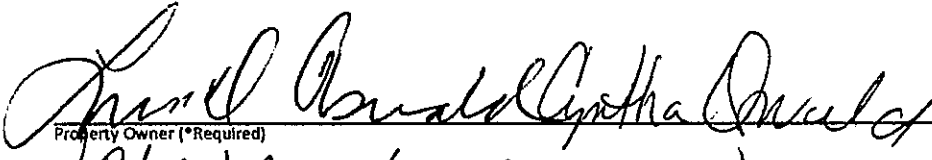
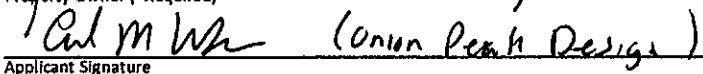
Certificates:

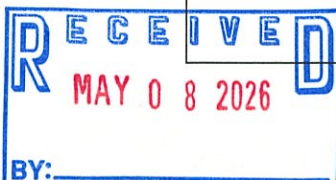
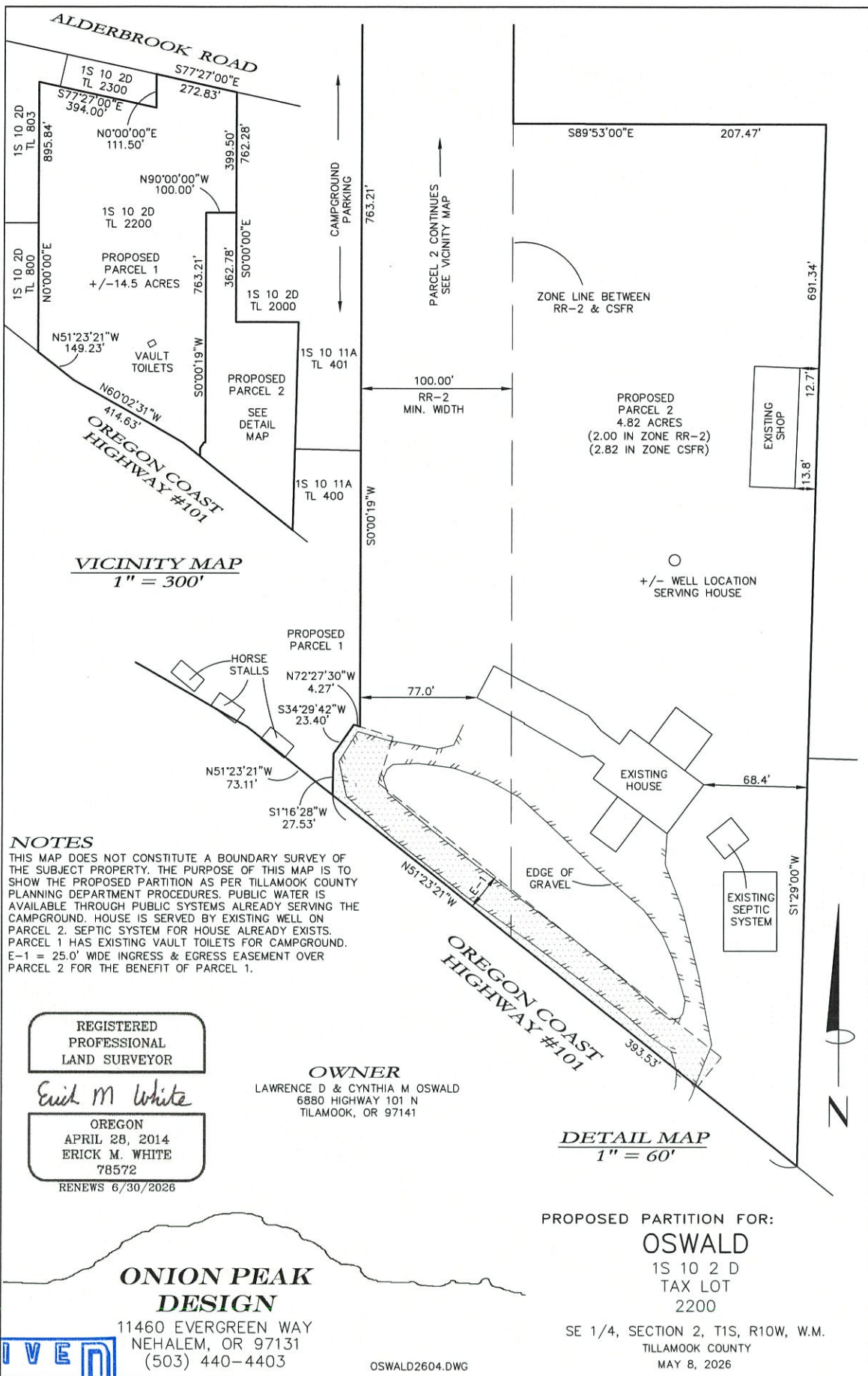
- ☐ Title interest & consent
- ☐ Water
- ☐ Dedication for public use
- ☐ Public Works
- ☐ Engineering/Survey

☐ 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.


4-13-2026
 Property Owner (*Required) Date

4-13-2026
 Applicant Signature Date





City of Bay City

PO Box 3309
Bay City, OR 97107
Phone (503) 377-2288
TDD 7-1-1
www.ci.bay-city.or.us

March 12, 2026

To Whom It May Concern:

This letter is to confirm that the City of Bay City provides drinking water service to the Twins Ranch Campground located at 6880 Highway 101 N, Tillamook, OR.

This service is provided for the campground, not the house. It is our understanding that the house is served by a well. If the well or any other water service is or will be tied in to the service that provides water to the campground, a backflow protection device is required to be installed and inspected annually, preventing its intrusion into the Bay City Water System. The results of those inspections must be submitted to the City, per Oregon Health Authority requirements.

The City of Bay City does not provide other services to this address.

This letter was prepared at the request of the property owner as they partition the lot.

Sincerely,


David McCall
City Manager

This institution is an equal opportunity provider and employer. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the base of race, color, national origin, religion, sex, age, disability, or familial status.

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form.

WELL I.D. # L 105001
START CARD # 206653

(1) LAND OWNER

Name Larry OswaldWell Number 1Address 9500 Sandpiper Ln.City Achalem State Oregon Zip 97131

(2) TYPE OF WORK

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other _____

(4) PROPOSED USE:

☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 80 ft.Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE

SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
10	0	22	Bentonite	0	22	37
6	22	80	—	—	—	—

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E☒ Other Placed in dry

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	1	59	1.250	☒	☐	☒	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner: 4 1/2	0	80	160	☒	☐	☐	☐
				☐	☐	☐	☐

Drive Shoe used ☐ Inside ☒ Outside ☐ NoneFinal location of shoe(s) 59

(7) PERFORATIONS/SCREENS:

☒ PerforationsMethod Drilled☐ Screens

Type _____

Material _____

From	To	Slot size	Number	Diameter	Tube/pipe size	Casing	Liner
20	80	—	240	3/8	4 1/2	☐	☒
						☐	☐
						☐	☐

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump☐ Bailor☒ Air☐ Flowing
Artesian

Yield gal/min

Drawdown

Drift stem at

Time

30	46	65	1 hr.
----	----	----	-------

Temperature of water 54 Depth Artesian Flow Found _____Was a water analysis done? ☐ Yes By whom _____Did any strata contain water not suitable for intended use? ☐ Too little☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Tillamook Latitude _____ Longitude _____Township 15 N or S Range 1040 E or W. WM.Section 2 SE 1/4 SE 1/4Tax Lot 2200 Lot _____ Block _____ Subdivision _____Street Address of Well (or nearest address) 6880 Hwy. 101 N

(10) STATIC WATER LEVEL:

19 ft. below land surface.Date 2-4-11

Artesian pressure _____ lb. per square inch

Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 8

From	To	Estimated Flow Rate	SWL
8	9	7	9
60	80	30	19

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
Topsoil	0	1	
Brown Clay	1	10	
Brown Clay w/ Lg +	10	—	
Med. Gravel	—	16	
Brown Clay	16	22	
Brown Clay w/ Sm +	22	—	
Med. Gravel	—	80	19

RECEIVED

FEB 07 2011

WATER RESOURCES DEPT
SALEM, OREGONDate started 2-3-11 Completed 2-4-11

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number _____

Signed _____ Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

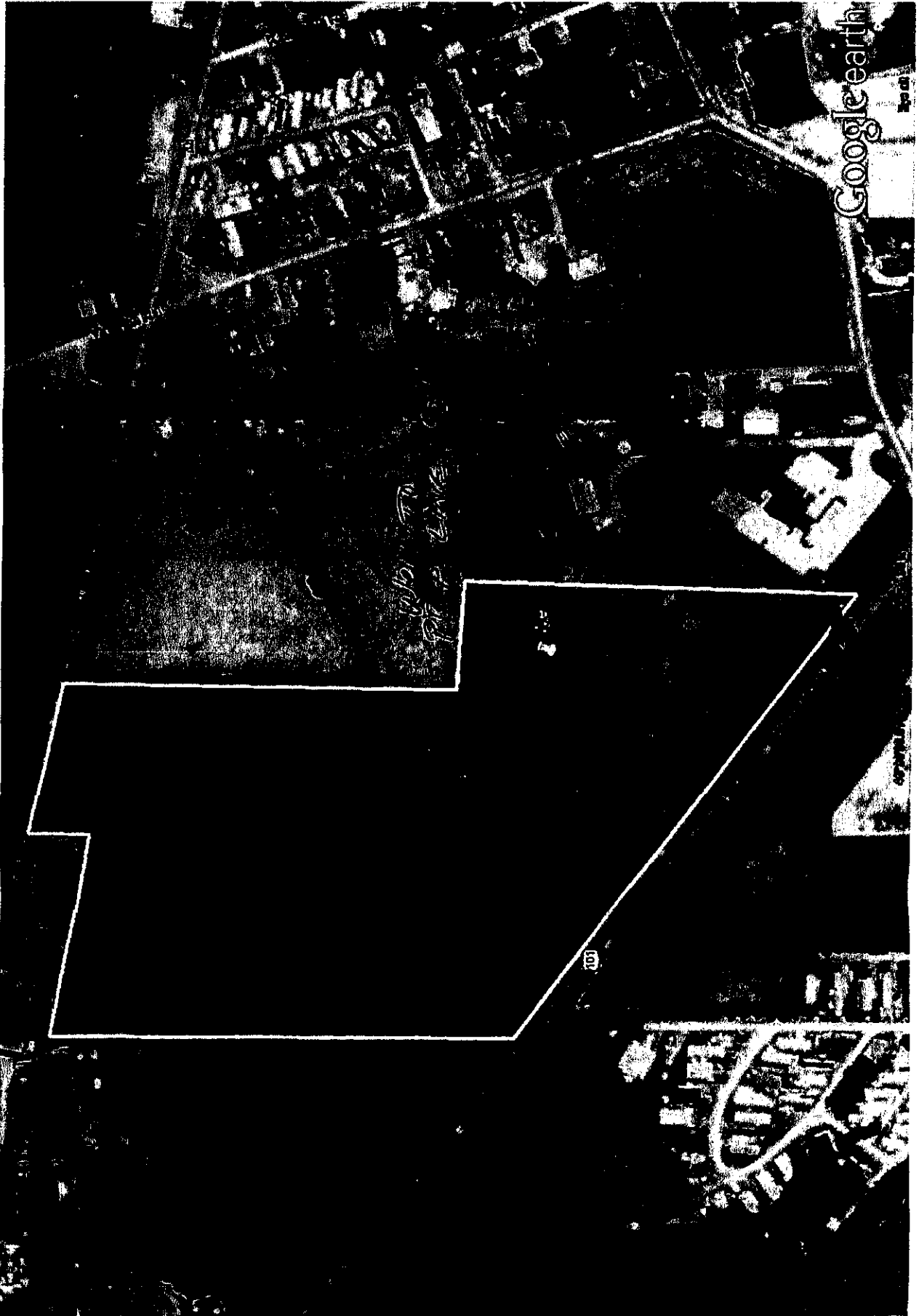
WWC Number 1221Signed Sam C. Vey Date 2-4-11

TILL 52166

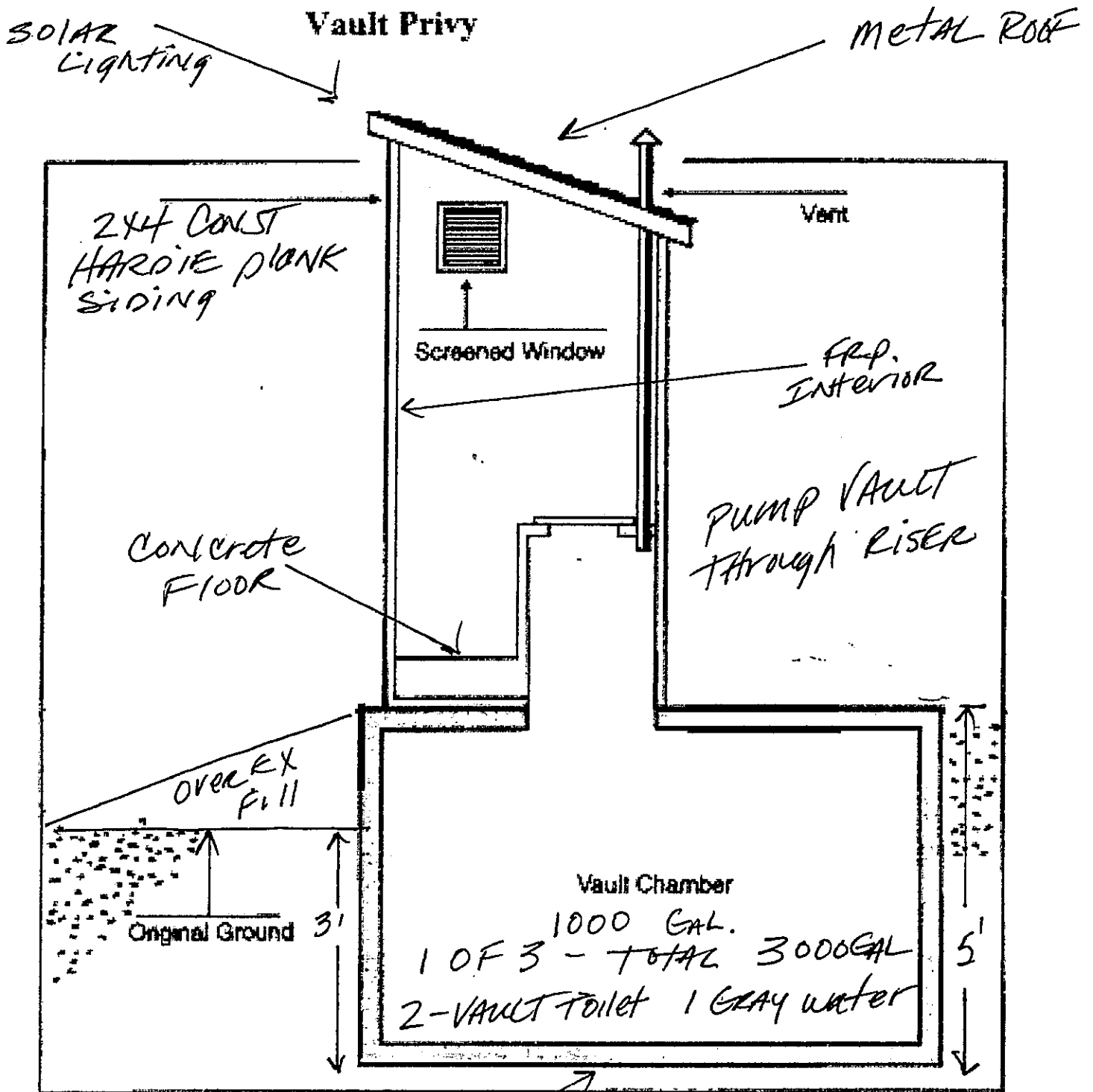
OWNER SUBMITTED MAP

RECEIVED

JAN 10 2012



Twins Ranch Primitive Camping Project



CONCRETE PRECAST
OR PLASTIC

Lawrence D. & Cynthia M. Oswald
6880 Highway 101 North Tillamook Oregon 97141

Projection Location TS 1S R 10W S20 TL 2200



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

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

October 22, 2010

Lauren and Cynthia Oswald
9500 Sandpiper Lane
Nehalem, OR 97131

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
-This is not a construction permit-

RE: Site Evaluation Results – Site Approval Permit #10-2934-S
T1S, R10W, Sec. 2D, Tax Lot No. 2200, Tillamook County

Dear Owner:

The above-described property was evaluated for suitability of on-site sewage disposal systems on the following date(s): October 6 and October 20, 2010. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Sand Filter or ATT system with 150 lineal feet of absorption trenches *
Replacement system: Sand Filter or ATT system with 150 lineal feet of absorption trenches*
*refer to the site evaluation report for detailed system specifications

Peak sewage flow is limited to a maximum of 450 gallons per day. This is normally sufficient to serve a single family dwelling of no more than four bedrooms. Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by Tillamook County before you can start construction.

Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review within 30 days of the site evaluation report issue date at a cost of \$640. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$2080. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

If you have any other questions about this report, please feel free to call me at (503) 842-3409.

Sincerely,

Chris Chiola
Environmental Program Manager
Tillamook County On-site Sanitation

Enc: Site Evaluation Report

Site Evaluation Report for On-Site Sewage Disposal System Suitability

Site Location: T1S, R10W, Sec. 2D, Tax Lot No. 2200, Tillamook County
Applicant: Lauren and Cynthia Oswald
Date(s) of Site Evaluation: October 6 and 20, 2010
On-site Specialist: Chris Chiola
Date of Report: October 22, 2010

General Description of Site Evaluations

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An on-site sewage disposal system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an on-site system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial and the replacement disposal areas. The criteria used for this site evaluation can be found in Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features were evaluated during the site visits on **October 6 and 20, 2010**. In the site inspection, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to temporary and permanent groundwater tables
- Wells located on the site or adjacent sites.
- Slopes, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that could affect the placement of the on-site system.

Approved Systems

Initial System: System Type: Sand Filter or ATT with Absorption Trenches
Minimum Septic Tank Size: 1500 gallons
Lineal Feet of Absorption Area: 150
Distribution Method: Equal or Looped
Maximum Trench Depth: 20 inches
Minimum Trench Depth: 18 inches
Other Requirements: None

Replacement System: System Type: Sand Filter or ATT with Absorption Trenches
Minimum Septic Tank Size: 1500 gallons
Lineal Feet of Absorption Area: 150
Distribution Method: Equal or Looped
Maximum Trench Depth: 20 inches
Minimum Trench Depth: 18 inches
Other Requirements: None

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the field investigation.

Additional Conditions of Site Approval

1. This site is approved for the type of on-site system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average daily sewage flow of not more than approximately half of the peak sewage flow. This is normally sufficient to serve a single family dwelling with a maximum of four bedrooms. Premature failure of the treatment system may occur if these flow quantities are exceeded. If for some reason it is expected that the domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development or other potential disturbance of natural soil conditions.
4. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways and building down spouts.
5. This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
6. Placement of a well within 100 feet of the approved areas may invalidate this approval.
7. All setbacks required in the On-site Wastewater Treatment System Rules must be met for the proposed initial and repair systems.

This site approval is valid until the system approved above is constructed in accordance with a construction permit issued by Tillamook County. Technical rule changes shall not invalidate this approval, but may require the use of a different kind of system. If there is a technical rule change affecting this site approval, the Department will attempt to notify in writing the current property owner as identified by the county assessor's records. The site approval runs with the land and will automatically benefit subsequent owners.

Attachment: Field Worksheet and Plot Plan

rev. 11/10/2009

SI' EVALUATION FIELD WORKSHEET

Township: 15 Range: 7W Section: 20 Property ID: 2200
 Owner/Applicant: Lauren & Cynthia Oswald Evaluator: Chris Chioda
 Inspection Date(s): 10/16/10 + 10/20/10 Application Number: 10-2934-S

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0-4"	l	10YR 2/1 2-msbk m-f, f-m
	4-23"	sil	10YR 2/2 " f-f, f-m
	23-28"	sil	10YR 3/2 " f-vf
	28-49"	sicl	10YR 3/4 w/faint RMF's 2-msbk roots
	49"	(H ₂ O)	temp H ₂ O from ~ 23" perm H ₂ O @ ~ 49"
Pit 2	0-3"	l	same as h.
	3-21"	sil	" " h ₂
	21-23"	sil	" " h ₃
	23-42"	sicl	" " h ₄
	42"	(H ₂ O)	temp h ₂ O @ ~ 21" perm H ₂ O @ 42"
Pit 3			
Pit 4			

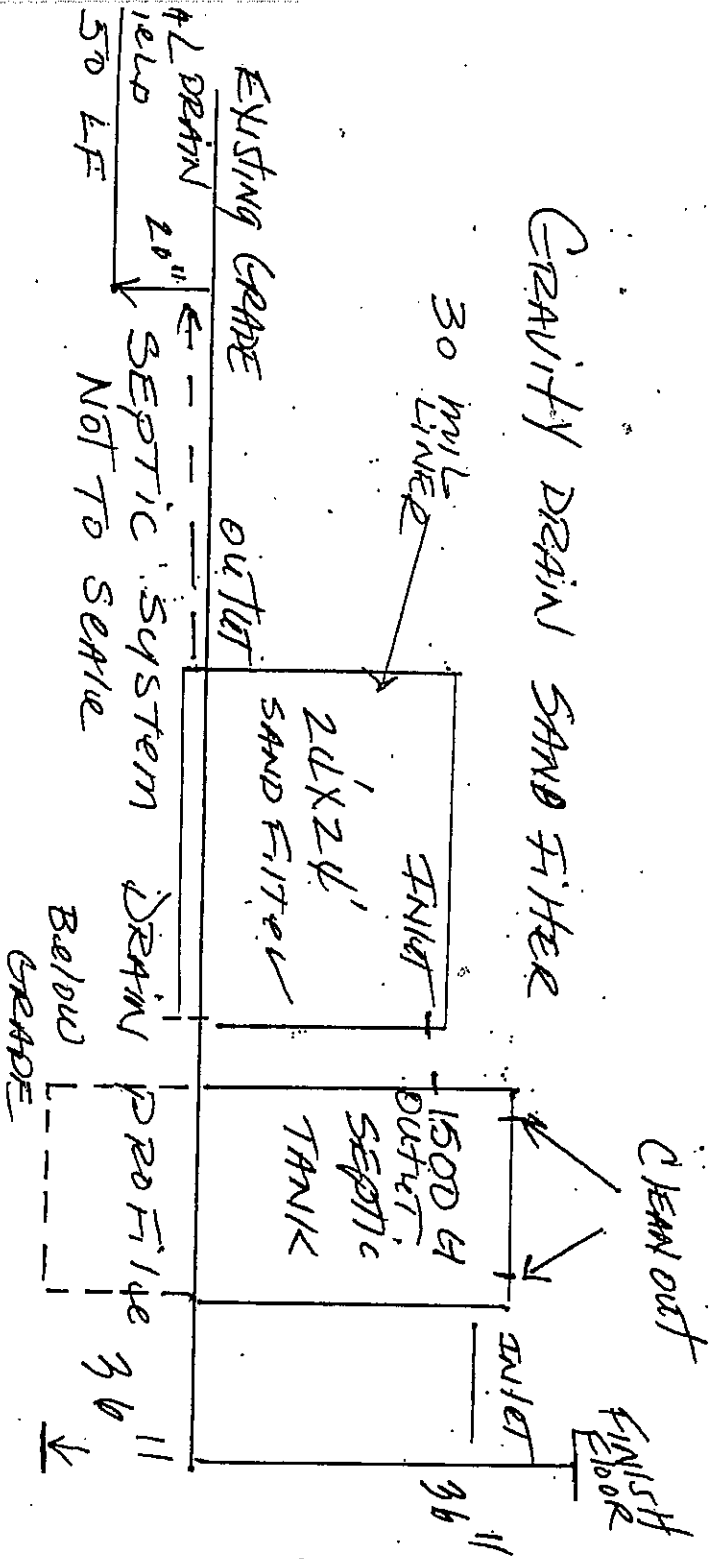
Landscape Notes: TERACE
 Slope: 3-5% Aspect: N/E Groundwater Type: perm @ 42-49 temp @ 21-23
 Other Site Notes: _____

SYSTEM SPECIFICATIONS

Design Flow: 450 gpd
 Initial System: S.F. or ATT Treat. Std. (if applicable): _____
 Disposal Facility: 150 linear feet/square feet Maximum Depth: 20 inches Minimum Depth: 18 inches
 Replacement System: SUR Treat. Std. (if applicable): _____
 Disposal Facility: _____ linear feet/square feet Maximum Depth: _____ inches Minimum Depth: _____ inches
 Special Conditions: _____

OLD
COPY

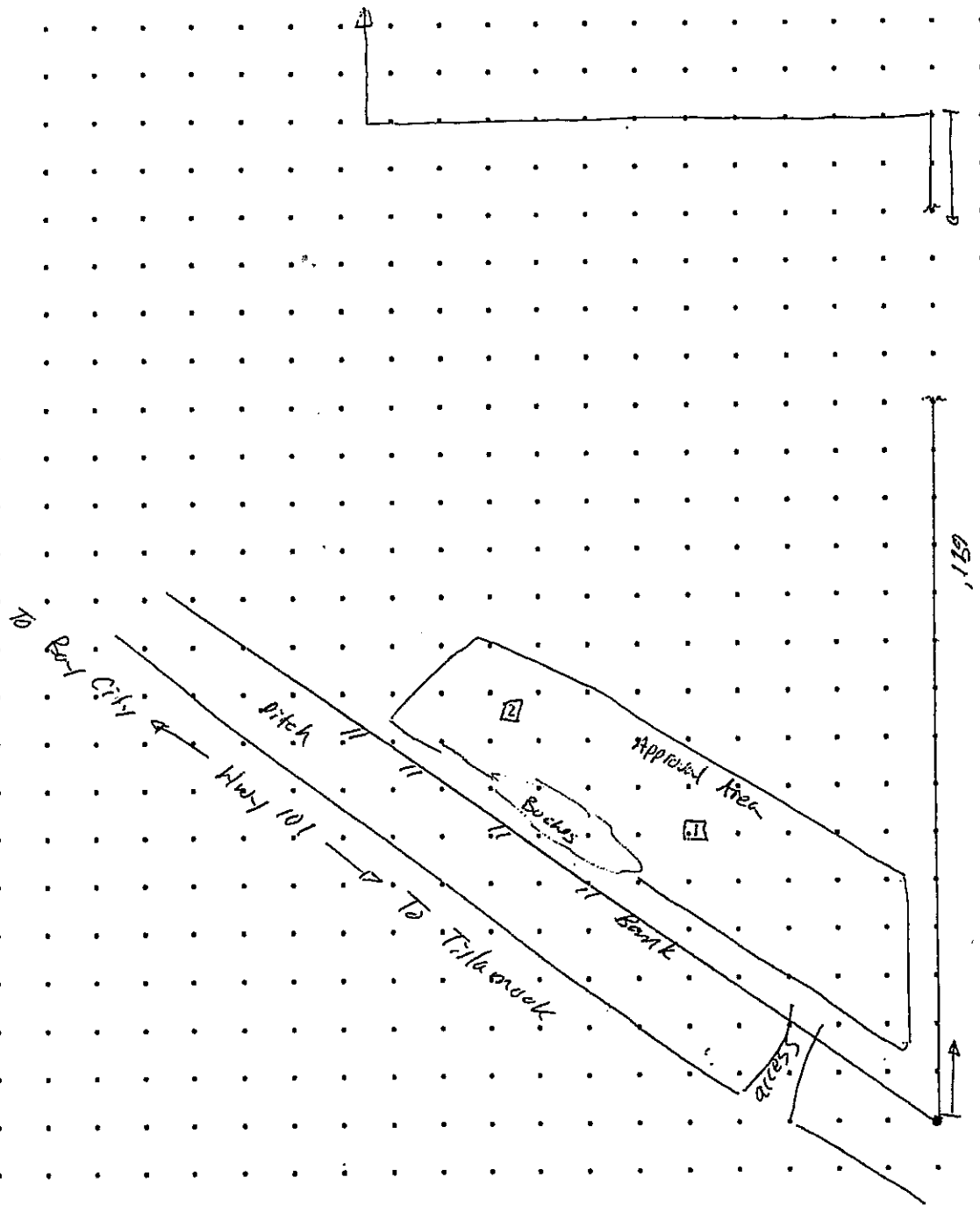
GRAVITY DRAIN SAND FILTER



Township: 15 Range: 14
Owner/Applicant: Lauren & Cynthia Ismail
Inspection Date(s): 10/6/10 & 10/20/10

Section: 20 Property ID: 2200
Evaluator: Chris C. La
Application Number: 10-2434-S

4. $\text{---} = .20'$
[Symbol] = test pits.
N.



WETLAND LAND USE NOTIFICATION FORM

(this form is to be completed only by planning department staff for maps of wetlands/waterways)

DEPARTMENT OF STATE LANDS WETLANDS PROGRAM

West side of Cascades, send to: 775 Summer Street NE, Suite 100; Salem, OR 97301-1279; (503) 986-5200

East side of Cascades, send to: 1645 NE Forbes Rd., Suite 112 Bend, OR 97701; (541) 388-6112

1. County: Tillamook Local Case File #: 10-2934S
City: _____ DSL File #: WN 2010-0163 (completed by DSL)
Responsible Jurisdiction: ☐ City ☒ County DSL Project #: 511034 (completed by DSL)

2. APPLICANT: Lawrence & Cynthia Oswald LANDOWNER: Lawrence & Cynthia Oswald
name name
9500 Sandpiper Lane 9500 Sandpiper Lane
mailing address mailing address
Nehalem, Oregon 97131 Nehalem, Oregon 97131
city, state zip city, state zip
(503) 368-7970 (503) 368-7970
phone phone

RECEIVED

OCT 07 2010

DEPARTMENT OF STATE LANDS

3. LOCATION
T 1S R 10W S 2 $\frac{1}{4}$ D Tax Lot(s) 2200
Address _____
City _____
NW1 quad map name _____

4. ATTACHMENTS
Attach all the following (with site marked): • LWI / NWI Map (if no LWI map) • Parcel Map • Site Plan (if any)
If applicable attach: ☒ Other Site Evaluation information -> TC On-Site Sanitation Dept.

5. SITE INFORMATION
LWI/NWI Wetland Classification Codes(s) PEMCD & PEMAD
Adjacent Waterway (if any) _____ Zoning Rural Residential 2-Acre

6. PROPOSED ACTIVITY
☐ site plan approval ☐ subdivision ☒ Other Site Evaluation
☐ grading permit ☐ planned unit development (sanitation) for septic system in
☐ conditional use permit ☐ building permit (new structures) anticipation of a single family dwelling.
Project Description _____

Completed by/Contact Bradford Sheets Date 10/6/2010 E-Mail bsheets@co.tillamook.or.us
Address 1510 - B Third Street, Tillamook, Oregon 97141 Phone: (503) 842-3408

DSL RESPONSE

- ☐ A removal-fill permit is required from the Department of State Lands
☐ A removal-fill permit will be required when the development project proceeds
☐ A removal-fill permit may be required
☐ A permit may be required by the Corps of Engineers (503-808-4373)
☐ Information needed includes:

Review only
for septic

☐ A wetland determination/delineation report
☐ State Permit # _____ ☐ was issued ☐ has been applied for
☒ No removal-fill permit is required for the described project if/because: based on submitted site plan and septic evaluation it appears that the proposed septic system avoids impacts to wetlands. Prior to development of the homesite and pole.
Comments: have an on-site inspection by a qualified consultant is recommended to determine if wetlands are present.

☐ On-Site Visit By: _____ Date: _____
Response completed by: Caroline Stinson Date: Oct 27, 2010

* If the project is changed to involve fill or removal from the wetlands area, a state removal-fill permit will be required.

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 10-3437-5

\$ 1286 + \$60.00 DEQ surcharge

☒ New Construction

☐ Repair, Major

☐ Other _____

Permit Issued To Lawrence D. Oswald
(Property Owner's Name)

15
(Township)

10W
(Range)

20
(Section)

2200
(Tax Lot / Acct. No.)

Tillamook
(County)

Hwy 101
(Road Location)

Edenville
(City)

Chen-Heath
(Issued by - Signature)

12-13-10
(Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATION WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE: December 13, 2011

TYPE OF SYSTEM: Sand filter w/ absorption trenches Design Sewage Flow: 450 Gallons/Day

Tank Volume 1500 Gallons, minimum

Disposal Trenches ☒

Seepage Bed(s) ☐

_____ Square Feet

Maximum depth 20 inches

Minimum Depth 18 inches

150 Linear Feet

Equal ☒ or Loop ☒ Serial ☐

Pressurized ☐

Minimum Distance Between Trenches 5'

Total Rock Depth 12 inches

Below Pipe 6 inches

Above Pipe 2 inches

☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan): Maintain all setbacks as required. Install according to the approved plan. DEQ sand specs to be provided at the time of construction. KE

PRE-COVER INSPECTION REQUIRED - CONTACT (503) 842-3408

CERTIFICATE OF SATISFACTORY COMPLETION

As-Build Drawing
With Reference Locations

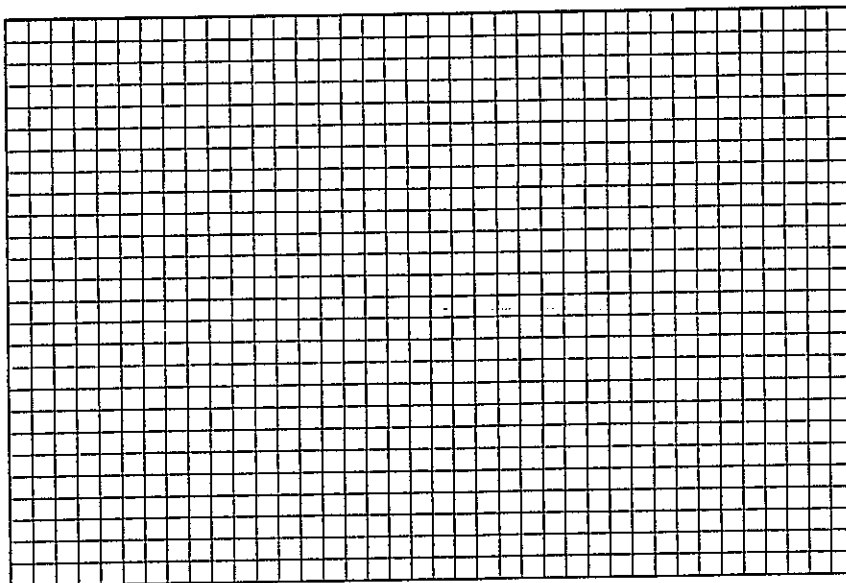
Installer _____

Final Insp. Date _____

☐ Inspected By _____

☐ Issued by Operation of Law

☐ Pre-cover inspection waived
pursuant to OAR 340,
Division 71



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

(Authorized Signature)

Environmental Program Manager
(Title)

(Date)

Tillamook
(Office)

DEQ/WQ-121-(R 1/94)



Larry & Cindy Oswald 6880 Highway 101 No Tillamook Oregon 97141



Google earth

Copy

Residential Certificate of Occupancy

Tillamook County, Oregon

Building Division

This certificate is issued pursuant to the requirements of OAR 918-480-0140 and the 2008 Edition of the Oregon Residential Specialty Code attesting at the time of issuance this structure was in conformance with the applicable state codes and various Ordinances of Tillamook County regulating building construction.
Building, plumbing, electrical and mechanical license and contact information is available in the building dept.

Owner of Building: Oswald, Lawrence D & Cynthia M

Owner Address: 9500 SANDPIPER LN

Building Address: 6880 Hwy 101 N Tillamook OR 97141

Building Permit #: 10-3600R Occupancy Classification: R-3 Occupancy Date: 5-14-12

Description of Work: SFD, GARAGE, DECK Contractor: -OWNER

Sprinklers No _____ Building Official _____

DEPT. OF COMMUNITY DEVELOPMENT, BUILDING SECTION

TILLAMOOK COUNTY



Fill in permit numbers
as they are received on
the appropriate lines.
See Conditions on back.

Structural Permit # 10-3600R

Plumbing Permit # P

Electrical Permit # E

DATE: 1/4/2011

Mechanical Permit # M | M | M

OWNER Oswald, Lawrence D & Cynthia ISSUED FOR Single Family Dwelling

CONTRACTOR:: **owner PHONE #

LOCATION: 6880 Hwy 101 N T 1S R 10 S 02D0 TL 02200

RECORD OF INSPECTIONS

TEMPORARY POWER ELECTRIC SERVICE

WATER SUPPLY OK SEWER

FOOTING 4/2/11 CONCRETE ENCASED ELECTRODE OK

FOUNDATION WALLS 4/27/11 Pump water out before pour

UNDER FLOOR

1. FRAMING 6/10/11 OK

2. PLUMBING OK

3. MECHANICAL

Items 1 through 2 above must be completed and approved before continuing!

SHEARWALLS 7/12/11 OK

EXTERIOR WALL ENVELOPE/Rainscreen

ROUGH ELECTRICAL (installed and inspected before framing inspection) JK 10-21-11

ROUGH PLUMBING OK 10/12/11

ROUGH MECHANICAL (shall be installed & inspected at framing inspection)

FRAMING

INSULATION (Approval to Cover) 10/21/11 OK

FINAL

1. FINAL ELECTRICAL Final Electrical must pass before Occupancy Approval. JK 3/14/12

2. FINAL PLUMBING Final Plumbing must pass before Occupancy Approval. OK 3/5/12

3. FINAL MECHANICAL Final Mechanical must pass before Occupancy Approval. 5-14-12

FINAL OCCUPANCY APPROVAL (Structural Inspector) 5-14-12 OK

For inspections call: (503) 842-1815 leaving the following information the correct permit number, the address of job site, contact phone number and what inspection is being requested. Do not specify the time of day. Inspections requested after 7:00 AM will be performed the next business day.

This permit card must be conspicuously posted on the premises before construction begins and remain until completion and final approval has been given.

SEE CONDITIONS ON BACK

Structural Building Inspection Card



After recording return to:
Lawrence D. Oswald and Cynthia M.
Oswald
9500 Sandpiper Lane
Nehalem, OR 97131

Until a change is requested all tax statements
shall be sent to the following address:
Lawrence D. Oswald and Cynthia M.
Oswald
9500 Sandpiper Lane
Nehalem, OR 97131

File No.: 7051-1202194 (cm)
Date: May 05, 2008

THIS S

Tillamook County, Oregon 2008-003484
05/08/2008 02:48:59 PM
DEED-DWARR
\$25.00 \$11.00 \$10.00 - Total = \$46.00



00073605200800034840050058

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

Tassi O'Neill, Tillamook County Clerk



STATUTORY WARRANTY DEED

Frank Stanco and Giovanna Stanco, Grantor, conveys and warrants to **Lawrence D. Oswald and Cynthia M. Oswald as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$170,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 6th day of May 2008, 2008.

Frank Stanco
Frank Stanco

Giovanna Stanco
Giovanna Stanco

STATE OF California)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Frank Stanco and Giovanna Stanco**.

See Attached
Acknowledgment
(CP)

Notary Public for California
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Los Angeles)SS

File No: G5003 (SR)

APN No:

On May 10, 2008 before me, Kelly Perpoli, Notary Public, personally appeared

Frank Stanco and Giovanna Stanco
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT:

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Reproduced by Regency Escrow Corporation 11/2007

EXHIBIT A**LEGAL DESCRIPTION:****Tract 1**

Part of Section 2, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the W. N. Vaughn Donation Land Claim, thence Easterly along the North line of said claim to its intersection with the Southerly line of old Highway 101 (called Roosevelt Highway); thence Southeasterly along said highway to the Northwest corner of that tract conveyed to William F. Duerfeldt, et ux, by deed recorded January 7, 1960 in Book 169, Page 435, Deed Records; thence South to the North line of new Highway 101; thence Northwesterly along the North line of said highway to the West line of said Vaughn Claim; thence North along the West line of said Vaughn Claim to the point of beginning. EXCEPTING THEREFROM the following: Beginning at the Northwest corner of the Vaughn Donation Land Claim, Tillamook County, Oregon; and running thence South 89°15' East 384.5 feet along the North line of said Claim; thence South 82.62 feet; thence North 77°27' West a parallel to the state highway 394 feet to the point of beginning.

Tract 2

Beginning at a point which is South 89° East 384.5 feet from the Northwest corner of the Vaughn Donation Land Claim; thence South 89°15' East along said North line of Vaughn Donation Land Claim, 137.9 feet to the Southerly line of the state highway; thence North 77°27' West along the Southerly line of said highway 141.2 feet; thence South 28.88 feet to the point of beginning in Tillamook County, Oregon; SAVE AND EXCEPT 3.29 acres conveyed to State of Oregon for relocated highway as recorded in Book 131, Page 222, Deed Records of Tillamook County, Oregon.

Tract 3

All that portion of the following described tract lying Northeasterly of U.S. Highway 101; Beginning at a point 650.90 feet East 865.44 feet South of the Northwest corner of the Vaughn Donation Land Claim No. 37; thence East 3.29 chains; thence South 14.47 chains to the center of the county road; thence South 45° West, 1.38 chains (to a point 2.31 chins East of a point 15.45 chains South of the place of beginning.); thence West 2.31 chains; thence North 15.45 chains to the place of beginning in Tillamook County, Oregon.

Tract 4

The portion of that tract of land as described in deed Book 347, Page 769 in Section 2, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, lying South of the fence line as located by John Carlich in County Survey No A-1467. Said tract being more particularly described as follows: Beginning at a 3/4" iron pipe at a fence corner, which is South 796.10 feet and East 858.37 feet from the Northwest corner of the Vaughn Donation Land Claim No. 37; thence South 1°29' West 69.36 feet to the South line of the tract of land as described in deed Book 347, Page 769, Records of Tillamook County, Oregon; thence West 205.67 feet to a point South 865.44 feet and East 650.90 feet from the Northwest corner of the Vaughn Donation Land Claim No. 37, said point being the Southwest corner of that tract as described in deed Book 347, Page 769 Records of Tillamook County, Oregon; thence North along the West line of said tract 69.76 feet to the fence or its Westerly extension; thence South 89°53' East 207.47 feet to the point of beginning.

Page 3 of 4

APN: 150393

Statutory Warranty Deed
- continued

File No.: 7051-1202194 (cm)
Date: 05/05/2008

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EXHIBIT C



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2026-0397

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Angela Rimoldi	County	Tillamook
Local case file #	County	
851-26-000178	Tillamook	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
01S	10W	02		2200

Street Address

6880 Hwy 101 N

Address Line 2

City

Yachats

Postal / Zip Code

97498

State / Province / Region

OR

Country

Tillamook

Latitude

45.5079851

Longitude

-123.8685445

Wetland/Waterway/Other Water Features

- ☒ There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- ☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property
- ☒ The National Hydrography Dataset shows wetland, waterway or other water features on the property
- ☒ The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity

- ☒ An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.
- ☐ The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)

- ☒ A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- ☒ A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

DSL Review

Wetland Ecologist Comments

The proposed partitioning on the tax lot may result in future development problems. However, there is no state permit required for partitions. Based on the Statewide Wetland Inventory, aerial imagery and previous WN2010-0163 and WN2015-0024, streams and potential wetlands may be on the entire tax lot and DSL recommends a wetland delineation, performed by a consultant, to determine the extent and jurisdictional status of these features prior to future development.

A wetland delineation provides the information needed to either avoid or minimize wetland impacts, or to complete a wetland removal-fill permit application if impacts cannot be avoided. Information on finding a qualified wetland professional consultant is listed under 'Resources' at <https://www.oregon.gov/dsl/wetlands-waters/Pages/Identification.aspx>

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- ☐ A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

6/16/2026

Response by:

Bryan Darby

Response Phone:

971-518-1751