

**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 #851-26-000178-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*

Date of Notice: May 19, 2026

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

#851-26-000178-PLNG: A partition request to create two (2) residential parcels. Located south of the City of Bay City alongside the Unincorporated Community of Idaville, via Highway 101 N, a state highway. 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. The subject property is zoned Rural Residential (RR-2) and Community Single-Family Residential (CSFR). The owners are Lawrence and Cynthia Oswald and the applicant is Onion Peak Design.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 2, 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 June 3, 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,

A handwritten signature in blue ink, appearing to read 'Angela Rimoldi', written over a white background.

Angela Rimoldi, Planning Permit Technician

A handwritten signature in blue ink, appearing to read 'Sarah Absher', written over a white background.

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.

SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

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

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

.....

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

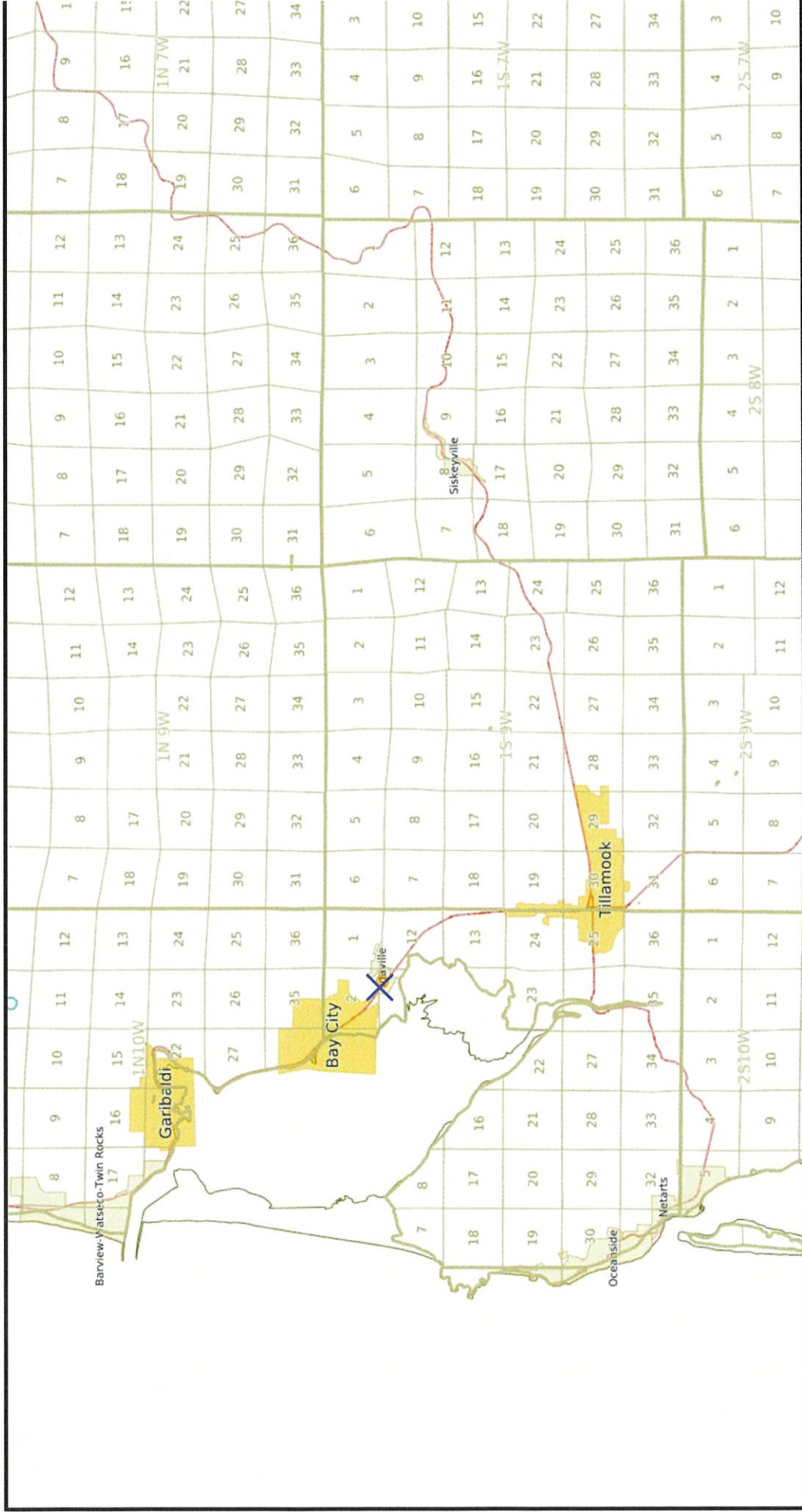
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.



Tillamook County GIS

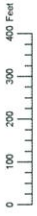


Created: Thu May 14 2026-9:34:43
 Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
 Extent: -13809300.857275, 5685556.0281134, -13747883.705057, 5716207.2764514

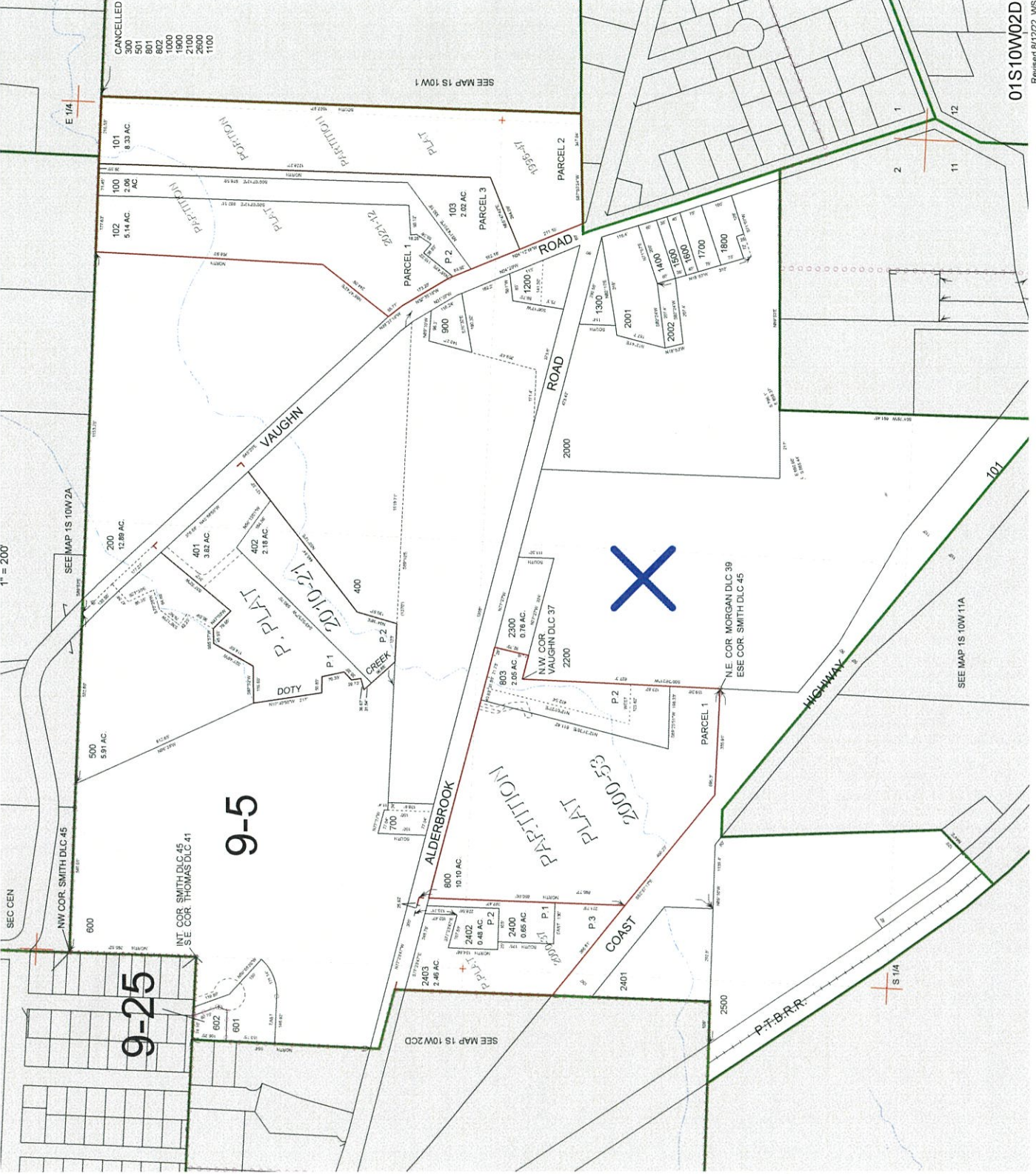
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 SEC. 2 T.1S. R.10W. W.M.
TILLAMOOK COUNTY

1" = 200'



01S10W02D



9-25

9-5



CANCELED

300
501
802
1000
1900
2100
2600
1100

01S10W02D

Revised 8/12/22, WS



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

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

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

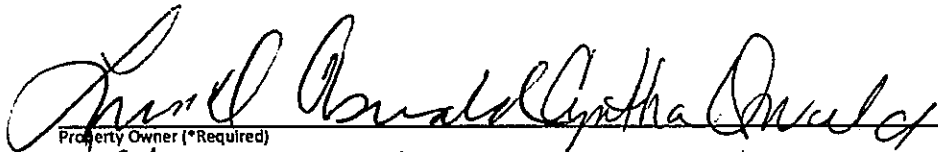
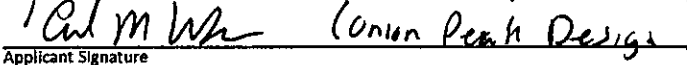
Certificates:

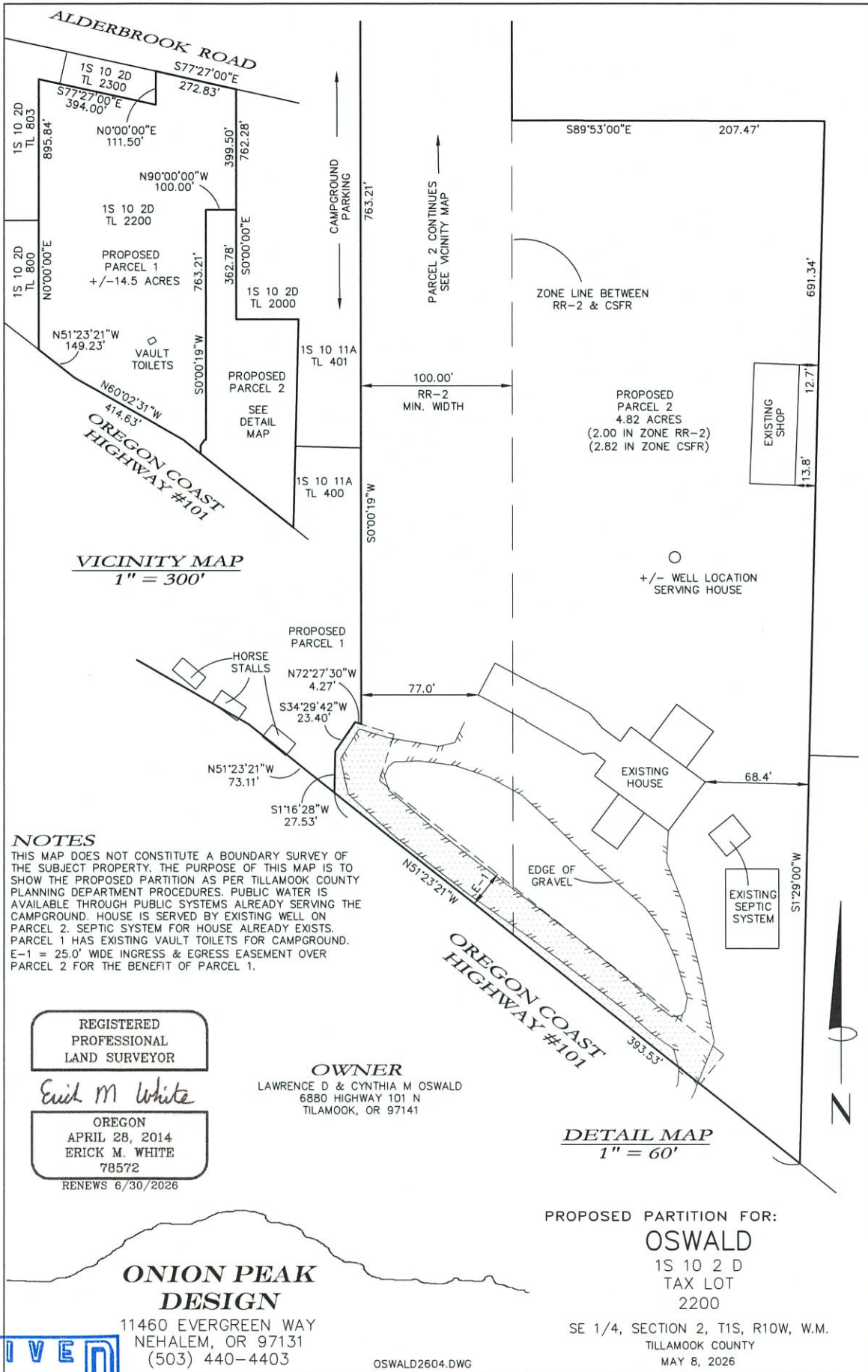
- Title interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

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) 4-13-2026

 Applicant Signature 4-13-2026
(Union Peak Design) Date



VICINITY MAP
1" = 300'

NOTES
THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES. PUBLIC WATER IS AVAILABLE THROUGH PUBLIC SYSTEMS ALREADY SERVING THE CAMPGROUND. HOUSE IS SERVED BY EXISTING WELL ON PARCEL 2. SEPTIC SYSTEM FOR HOUSE ALREADY EXISTS. PARCEL 1 HAS EXISTING VAULT TOILETS FOR CAMPGROUND. E-1 = 25.0' WIDE INGRESS & EGRESS EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572

RENEWS 6/30/2026

OWNER
LAWRENCE D & CYNTHIA M OSWALD
6880 HIGHWAY 101 N
TILLAMOOK, OR 97141

DETAIL MAP
1" = 60'

PROPOSED PARTITION FOR:
OSWALD
1S 10 2 D
TAX LOT
2200
SE 1/4, SECTION 2, T1S, R10W, W.M.
TILLAMOOK COUNTY
MAY 8, 2026

**ONION PEAK
DESIGN**
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

OSWALD2604.DWG

RECEIVED
MAY 08 2026
BY: _____



THE PEARL OF TILLAMOOK BAY

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.



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 Chiola
 Inspection Date(s): 10/6/10 + 10/20/10 Application Number: 10-2934-5

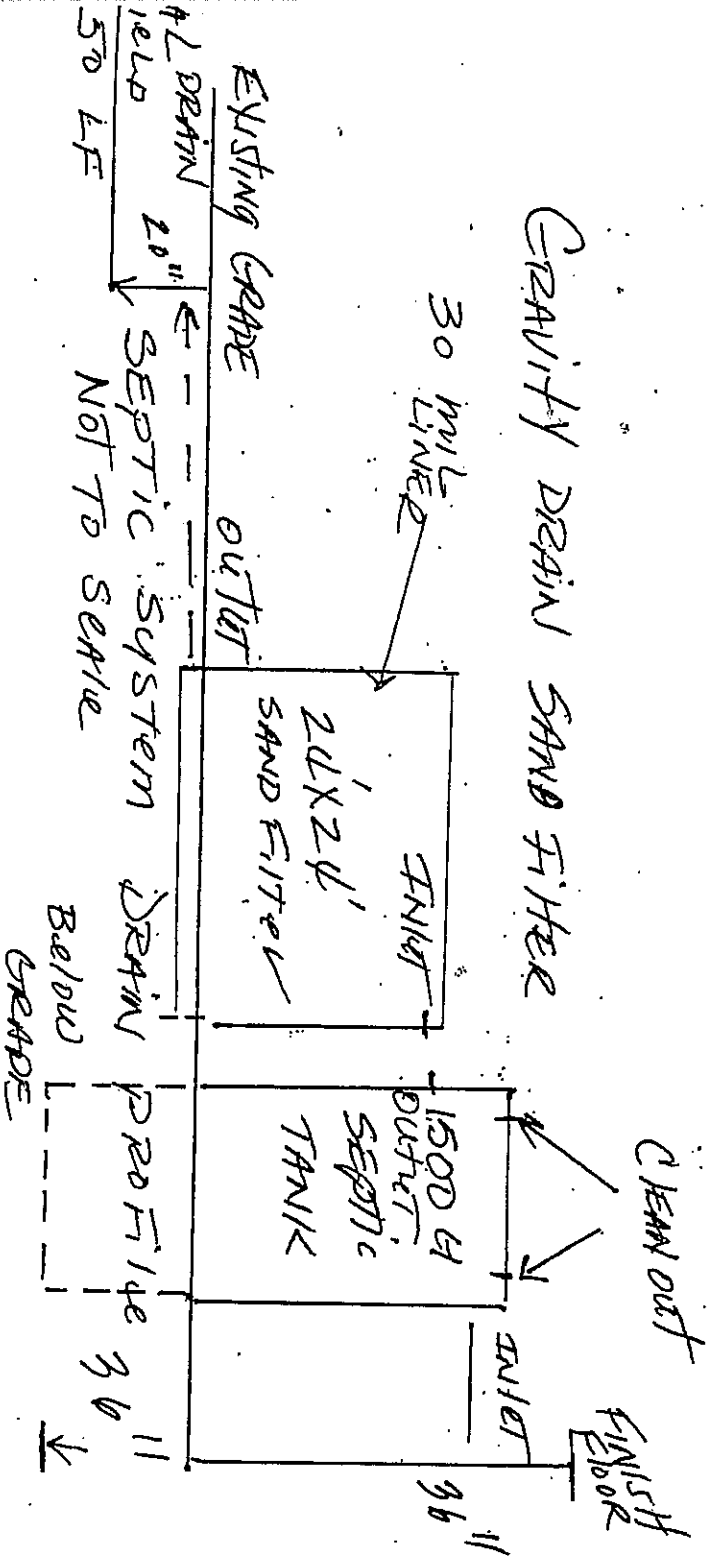
DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1 0-4"	l	10YR 3/1 2-mshk m-f, f-m
4-23"	sil	10YR 3/2 " f-f, f-m
23-28"	sil	10YR 3/2 " f-vf
28-49"	sicl	10YR 3/4 w/faint RMF's 2-mshk roots
49"	(H2O)	temp H2O from ~ 23" perm H2O @ ~ 49"
Pit 2 0-3"	l	same as h1
3-21"	sil	" " h2
21-23"	sil	" " h3
23-42"	sicl	" " h4
42"	(H2O)	temp h2O @ ~ 21" perm H2O @ 42"
Pit 3		
Pit 4		

Landscape Notes: terrace
 Slope: 3-5% Aspect: NNE 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: same Treat. Std. (if applicable): _____
 Disposal Facility: _____ linear feet/square feet Maximum Depth: _____ inches Minimum Depth: _____ inches
 Special Conditions: _____

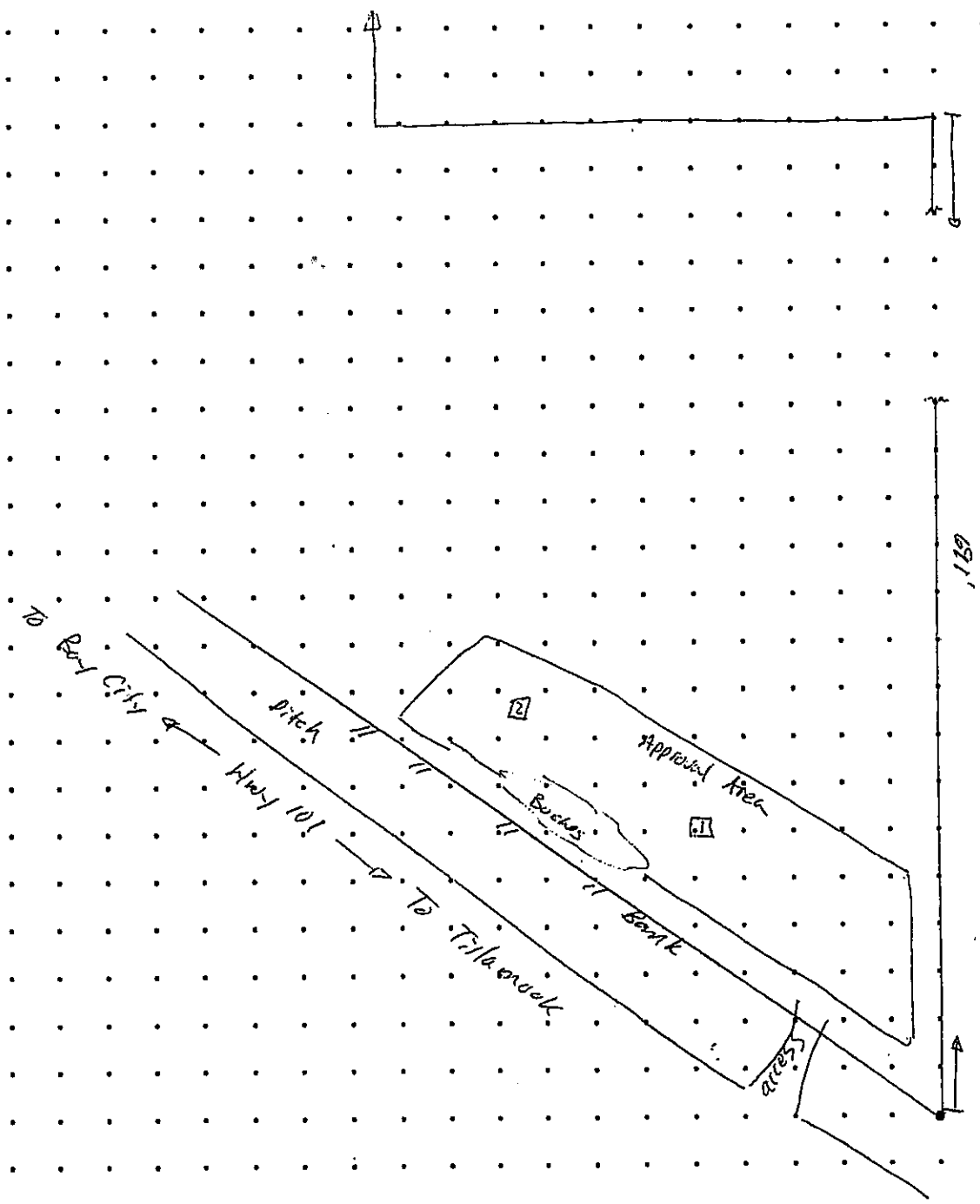
OLD COPY



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

Section: 20 Property ID: 2200
Evaluator: Chris Co. 16
Application Number: 10-2934-S

4. $\text{---} = 20'$
 $\square = \text{test pits}$
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 2010-01123 (completed by DSL)
Responsible Jurisdiction: [] City [X] County DSL Project #: 511034 (completed by DSL)

2. APPLICANT: Lawrence & Cynthia Oswald LANDOWNER: Lawrence & Cynthia Oswald
name name
9500 Sandpiper Land 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 1/4 D Tax Lot(s) 2200
Address
City
NWI 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: [X] 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 [X] 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:
[] A wetland determination/delineation report

Review only for septic

[X] 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: Warn 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.

45.5071 - 238684

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 10-5437-5

\$ 1236 + \$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) Edwille (City) [Signature] (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. (CC)

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

CERTIFICATE OF SATISFACTORY COMPLETION

As-Build Drawing
With Reference Locations

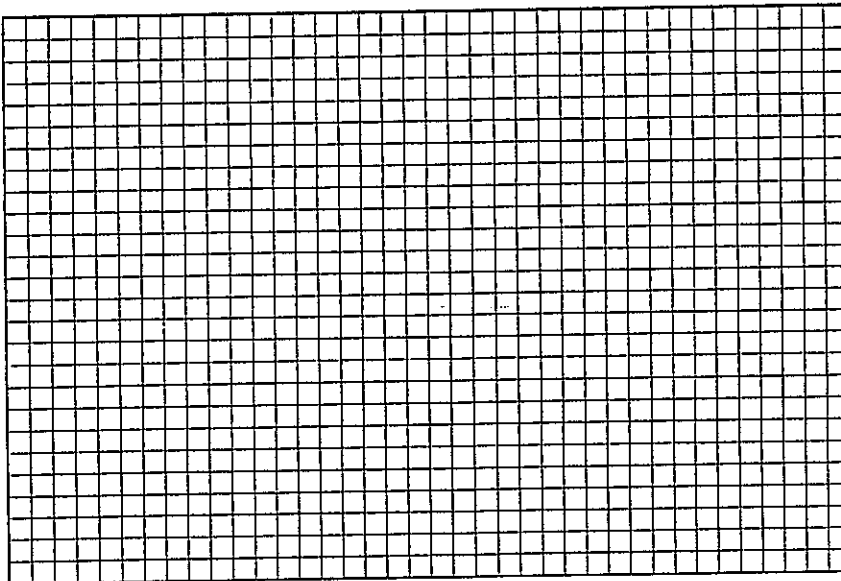
Installer _____

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)



Larry & Cindy Oswald 5880 Highway 101 No Tillamook Oregon 9714



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 02/24 SEWER _____

FOOTING 4/2/11 CONCRETE-ENCASED ELECTRODE _____

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

UNDER FLOOR _____

1. FRAMING 6/6/11 _____

2. PLUMBING _____

3. MECHANICAL _____

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

SHEARWALLS 2/12/11 _____

EXTERIOR WALL ENVELOPE/Rainscreen _____

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

ROUGH PLUMBING USE 10/12/11

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

FRAMING _____

INSULATION (Approval to Cover) 10/2/11 _____

FINAL _____

1. FINAL ELECTRICAL Final Electrical must pass before Occupancy Approval. JK 8/16/12

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

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

FINAL OCCUPANCY APPROVAL (Structural Inspector) S-14-12 _____

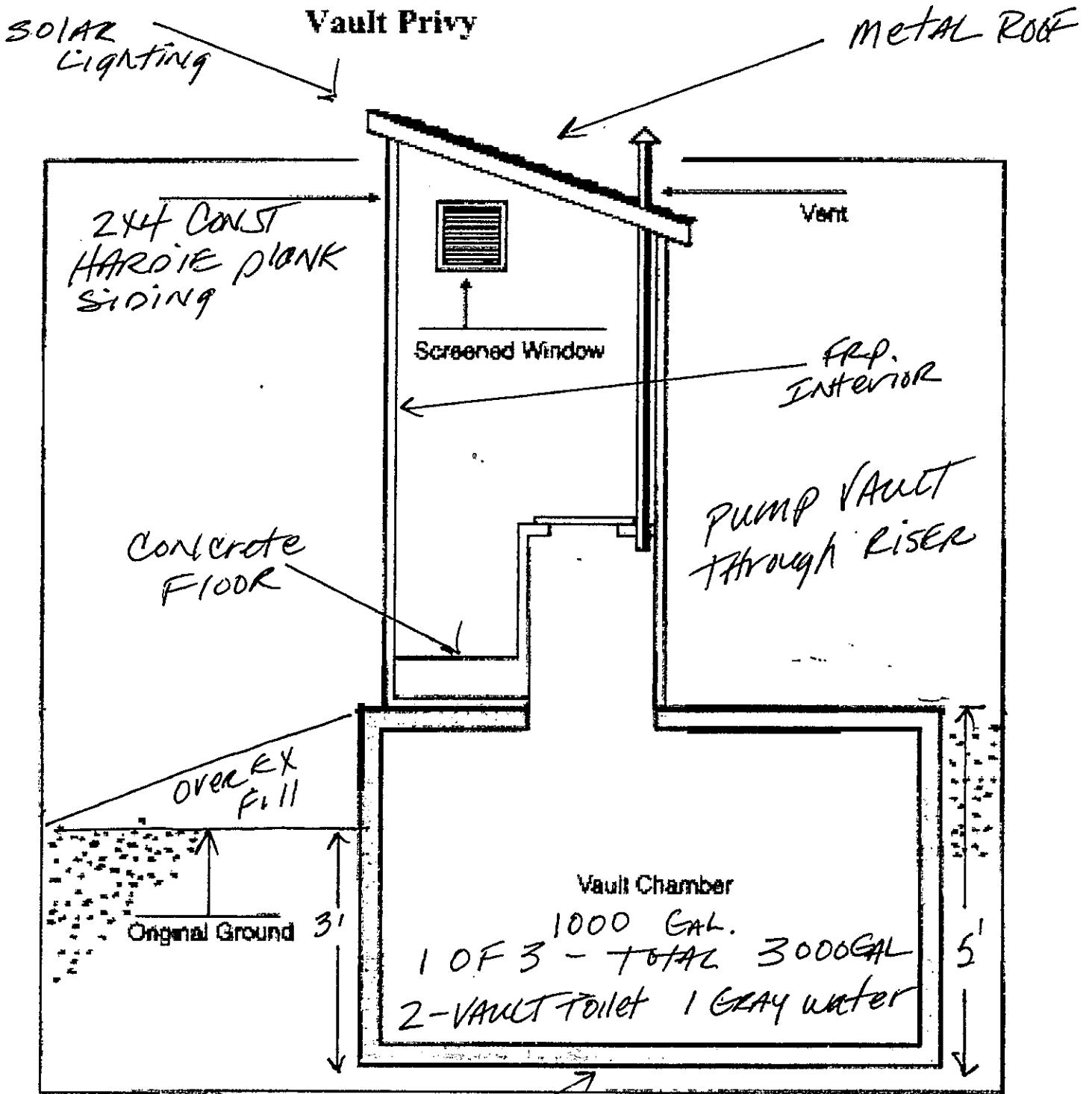
For inspections call: (503) 842-1815 leaving the following information the correct permit number, the address of job site, contact phone number and what inspection is being requested. Do not specify the time of day. Inspections requested after 7:00 AM will be performed the next business day.

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

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

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

WELL ID. # L 105001
 START CARD # 206653

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

(1) LAND OWNER Well Number 1
 Name Larry Oswald
 Address 9500 Sandpiper Ln.
 City Nehalem 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 _____

ROLE		SEAL		Material	From	To	Sacks or pounds
Diameter	From	To	To				
10	0	22	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	0	59	1.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4 1/2	0	80	160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None
 Final location of shoe(s) 59

(7) PERFORATIONS/SCREENS:

Perforations Method Drilled
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tube/pipe size	Casing	Liner
20	80		240	3/8	4 1/2	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Yield gal/min	Drawdown	Drill stem at	Flowing Time
30	46	65	1 hr.

Pump Bailor Air Artesian

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 1/4
 Tax 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 _____ ft. 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, OREGON

Date 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 1221
 Signed Sammy C. Gray Date 2-4-11

TILL 52166

FORM QUANTITY SUBMITTED MAP



RECEIVED

JAN 10 2012



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 02:46:59 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'Neil, 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
(14)

Notary Public for California
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

File No: G5003 (SR)

STATE OF California)SS

APN No:

COUNTY OF Los Angeles

On May 16, 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 [Handwritten 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: Statutory Warranty Deed

NUMBER OF PAGES 7 DATE OF DOCUMENT May 05, 2008

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

Page 4 of 4