



*Land of Cheese, Trees and Ocean Breeze*

**PARTITION REQUEST #851-26-000202-PLNG:  
LICHNER / RICE**

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

July 1, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on July 1, 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 13, 2026**. This decision will become final on July 13, 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 three (3) residential parcels (Exhibit B).

**Location:** Located southeast of the City of Tillamook, via Brickyard Road, a county road. The subject property is designated as Tax Lot 404 of Section 10B, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

**Zone:** The subject property is zoned Rural Residential 2-Acre (RR-2) Zone (Exhibit A).

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

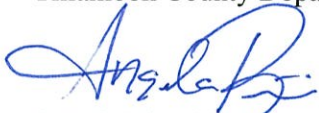
**Property Owner:** Robert & Vallie Lichner, 2170 NW Sedgwick Ave., Terrebonne, OR. 97760

**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. 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, prior to development of the subject property and subsequent parcels, including obtaining permits to comply with State of Oregon fill/removal laws and submittal of a Wetland Land Use Notification (WLUN) at the time of zoning and building permit application submittal.
2. The applicant/owner shall comply with the requirements set forth by the Tillamook County Public Works Department outlined in an email dated June 4, 2026. A letter from the Tillamook County Public Works Department confirming improvements have been satisfactorily constructed is required for Final Plat approval.
3. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
4. A notation shall be placed on the Final Plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.
5. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
6. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
7. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre Zone, TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
8. 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.

Sincerely,  
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician



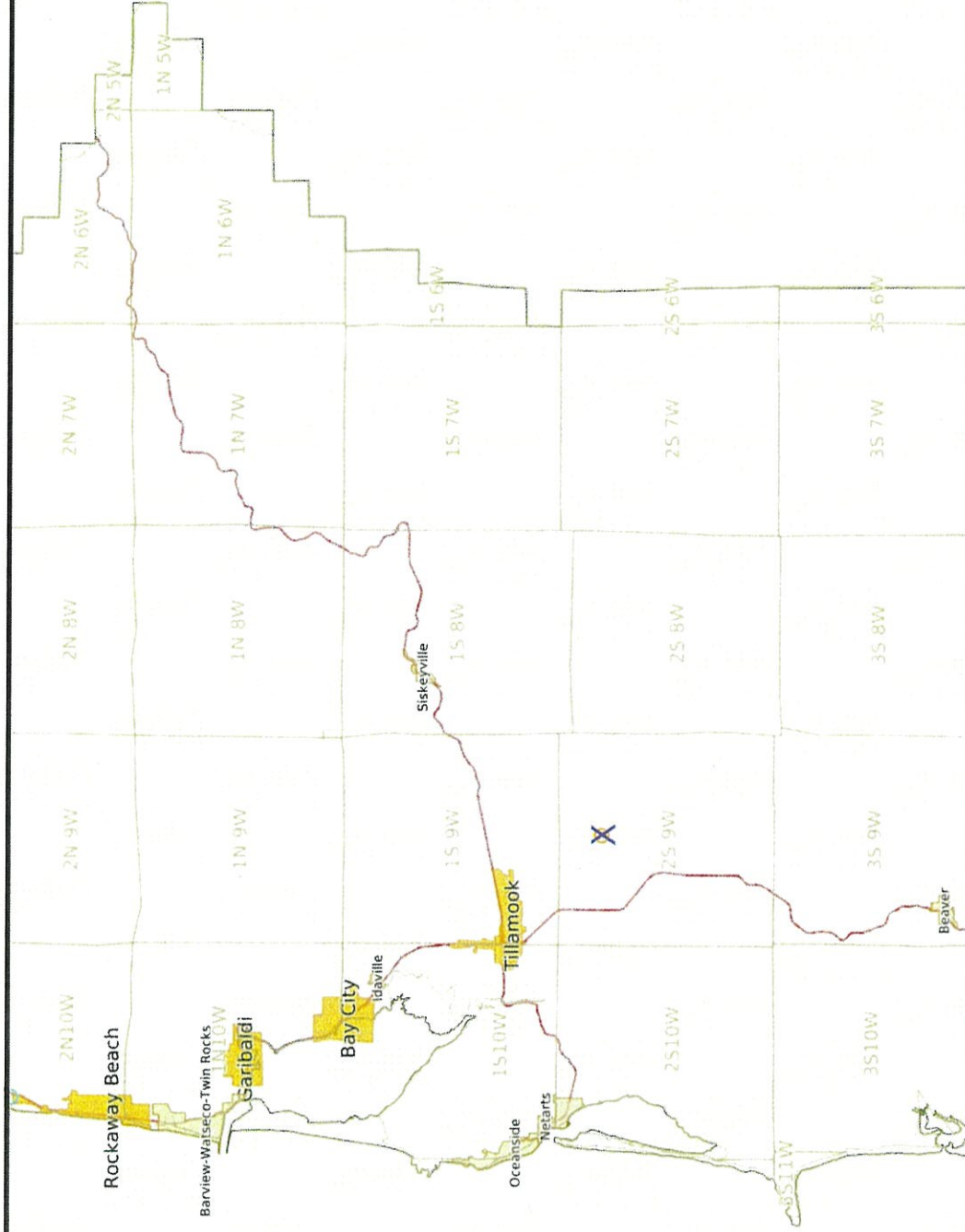
Sarah Absher, CFM, Director

Encl.: Property Identification Maps  
Preliminary Partition Plat





# Tillamook County GIS



Created: Thu May 14 2026-11:30:18  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
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THIS MAP IS FOR ASSESSMENT AND  
TAXATION PURPOSES ONLY

**N.W.1/4 SEC. 10 T.2S. R.9W. W.M.**  
**Tillamook County, Oregon**

1"= 200'

02S09W10B

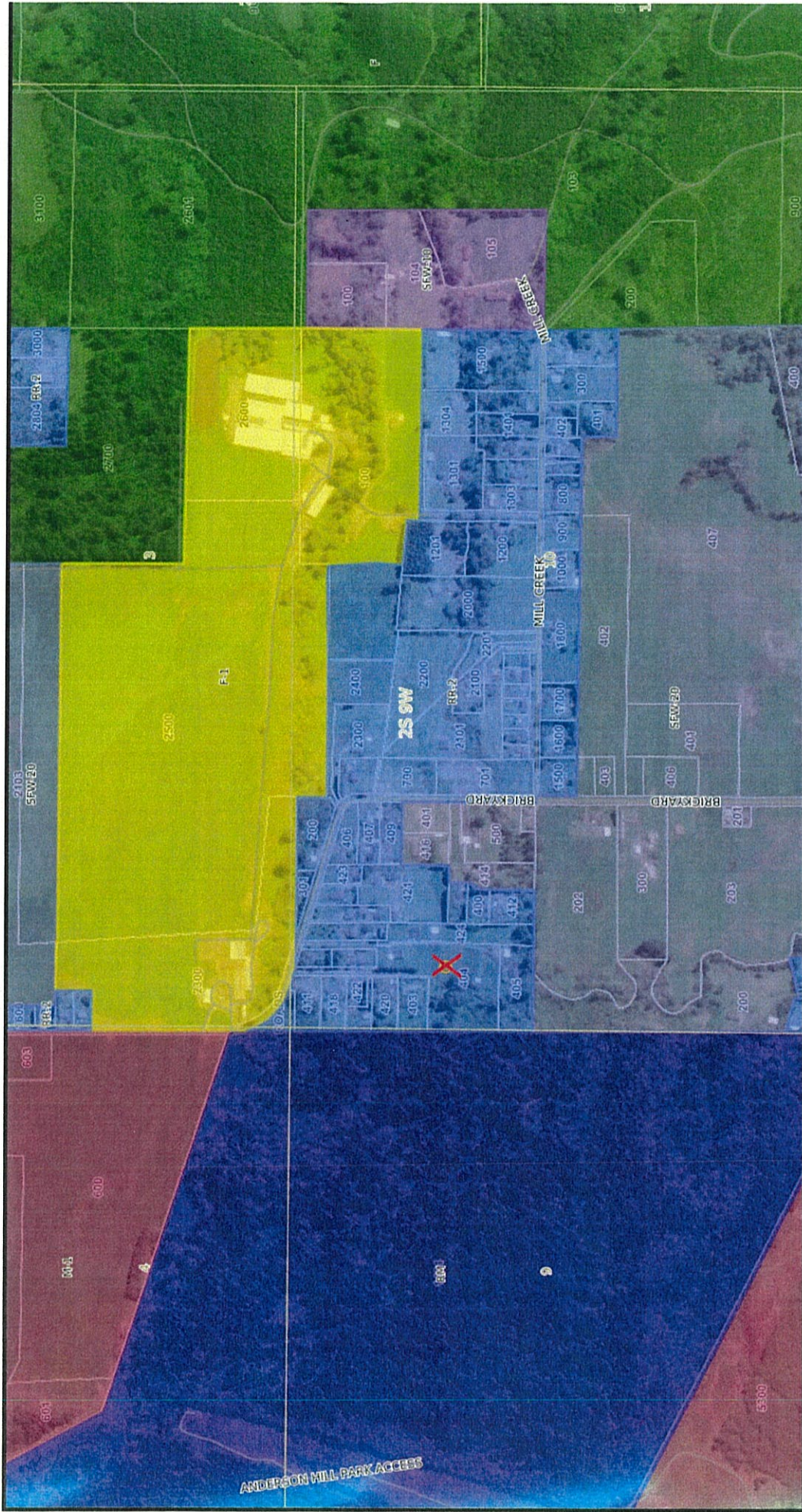
Canceled No.

100  
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02S09W10B  
12/10/2025



# Tillamook County GIS



Created: Thu May 14 2026-11:28:49  
Active Layers:ags, County Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Tillamook County\_Zoning, Township\_Range\_Section, Road\_Centerline  
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**PARTITION #851-26-000202-PLNG:  
LICHNER / RICE  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions  
**Decision Date:** July 1, 2026  
**Report Prepared By:** Angela Rimoldi, Planning Permit Technician  
Sarah Absher, CFM, Director

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**I. GENERAL INFORMATION:**

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

**Location:** Located southeast of the City of Tillamook, via Brickyard Road, a county road. The subject property is designated as Tax Lot 404 of Section 10B, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

**Zone:** The subject property is zoned Rural Residential 2-Acre (RR-2) Zone (Exhibit A).

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

**Property Owner:** Robert & Vallie Lichner, 2170 NW Sedgwick Ave., Terrebonne, OR. 97760

**Description of Site and Vicinity:** The subject property is accessed via Brickyard Road, is irregular in shape, approximately 6+ acres in size, improved with a single-family dwelling and accessory structure, vegetated with grass, bushes and trees (Exhibit A). The topography of the subject property is generally flat. The subject property is located within the Rural Residential (RR-2) zone; surrounded by properties also zoned Rural Residential (RR-2) to the north, south and east, additionally properties zoned Recreation Management (RM) to the west (Exhibit A).

The subject property contains some mapped natural features as indicated on the Statewide Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on the FEMA Flood Insurance Rate Map (FIRM 41057C0595F) (Exhibit A). Areas of Minimal Flood Hazard are not subject to the provisions of the Flood Hazard Overlay Zone.

The subject property is within an area of mapped geologic hazard. Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are not applicable at this time, however a Condition

of Approval has been made to require relevant standards of this section be adhered to at the time of development.

## **II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

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

- A. TCLDO Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

## **III. ANALYSIS:**

The Administrative Review notice was mailed to property owners within 250 feet of the subject property and agencies on May 20, 2026. Three comments were received during the open comment period: one from Oregon Department of Fish and Wildlife, the second from the Tillamook County Public Works Department and the third from Oregon Department of State Lands (Exhibit C). Comment one (1) from Oregon Department of Fish and Wildlife is related to future development, water flow and setbacks; Comment two (2) from Tillamook County Public Works noted the need for a road approach and specific improvements related to access of all proposed parcels; Comment three (3) acknowledges the presence of wetlands/waterways and the need for a Wetland Land Use Notification (WLUN) at the time of development (Exhibit C). Staff conclude these requirements can be met through compliance with the Conditions of Approval outlined in Section V.

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

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

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

**Findings:** The applicability of the RR-2 Zone is addressed below. Plat and the submitted supplemental information confirm the criteria above are met.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on*

*adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

**Findings:** The preliminary plat depicts access to the subject property and subsequent parcels remain via the eastern 50-foot-wide shared access easement off Brickyard Road, a county road (Exhibit B). Tillamook County Public Works has outlined requirements that the easement shall be permitted through Ordinance #44, and paved due to number of residences connected to the approach (Exhibit C).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

Staff conclude the above 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 contains mapped natural features located within the southwest region as depicted on the Statewide Wetland Inventory Map included in "Exhibit A" of this report. Specific to the mapped areas of natural features located within the southwestern region of the subject property, comments received from the Oregon Department of Fish and Wildlife and the Oregon Department of State Lands provide recommendations for water quality and riparian habitat protection, including enforcement of a riparian setback for development of proposed parcels 2 and 3 (Exhibit C). Comments from the Oregon Department of State Lands requires submittal of a WLUN prior to development of each parcel and provides notice that future development of the proposed parcels may be subject to State of Oregon fill-removal laws, including a USACE federal permitting process.

The subject property and subsequent parcels are served by Long Prairie Water District; a letter of water availability from the district is included with submittal (Exhibit B). For onsite wastewater services, proposed parcel 1 holds an existing onsite wastewater system; for proposed parcels 2 and 3 a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if the site evaluation approval has not yet been obtained (Exhibit B).

The subject property is also served by the Tillamook Fire District, Tillamook County Sheriff's Office and Tillamook County Public Works Department. Comments from Tillamook County Public Works require road approach and easement improvements necessary to serve the proposed parcels. A condition of approval has been made to reflect these improvements deemed necessary to serve the proposed land division.

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 confirms the three (3) parcels created by the partition meet the minimum requirements for lot size and dimension standards as outlined above (Exhibit B). Proposed parcel 1 is improved with a single-family dwelling and accessory structures; lot sizing and setback standards will decrease while maintaining compliance with the standards outlined above (Exhibit B). Proposed parcel 2 and 3 maintain lot sizing standards, holds no improvements therefore setback standards do not currently apply (Exhibit B).

Staff find these standards have been met.

**C. 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 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 13, 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, prior to development of the subject property and subsequent parcels, including obtaining permits to comply with State of Oregon fill/removal laws and submittal of a Wetland Land Use Notification (WLUN) at the time of zoning and building permit application submittal.
2. The applicant/owner shall comply with the requirements set forth by the Tillamook County Public Works Department outlined in an email dated June 4, 2026. A letter from the Tillamook County Public Works Department confirming improvements have been satisfactorily constructed is required for Final Plat approval.
3. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
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5. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
6. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

7. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre Zone, TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
8. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.

**V. EXHIBITS:**

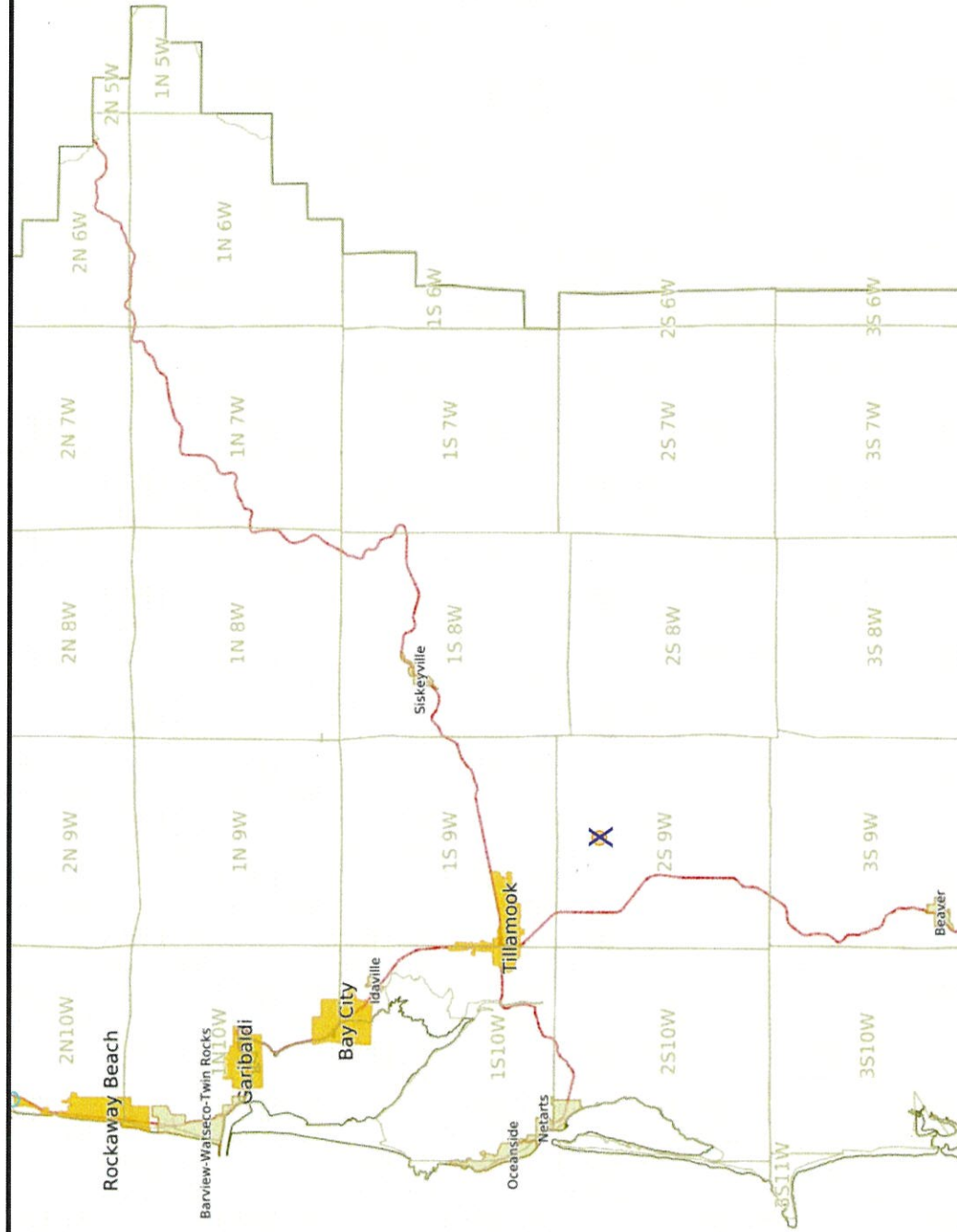
All Exhibits referenced herein are, by this reference, made a part hereof:

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

# EXHIBIT A



# Tillamook County GIS



Created: Thu May 14 2026-11:30:18  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13830564.674711, 5663924.3407445, -13707730.370273, 5725226.8374207

THIS MAP IS FOR ASSESSMENT AND  
TAXATION PURPOSES ONLY

N.W. 1/4 SEC. 10 T.2S. R.9W. W.M.  
Tillamook County, Oregon

1" = 200'

0 400 Feet

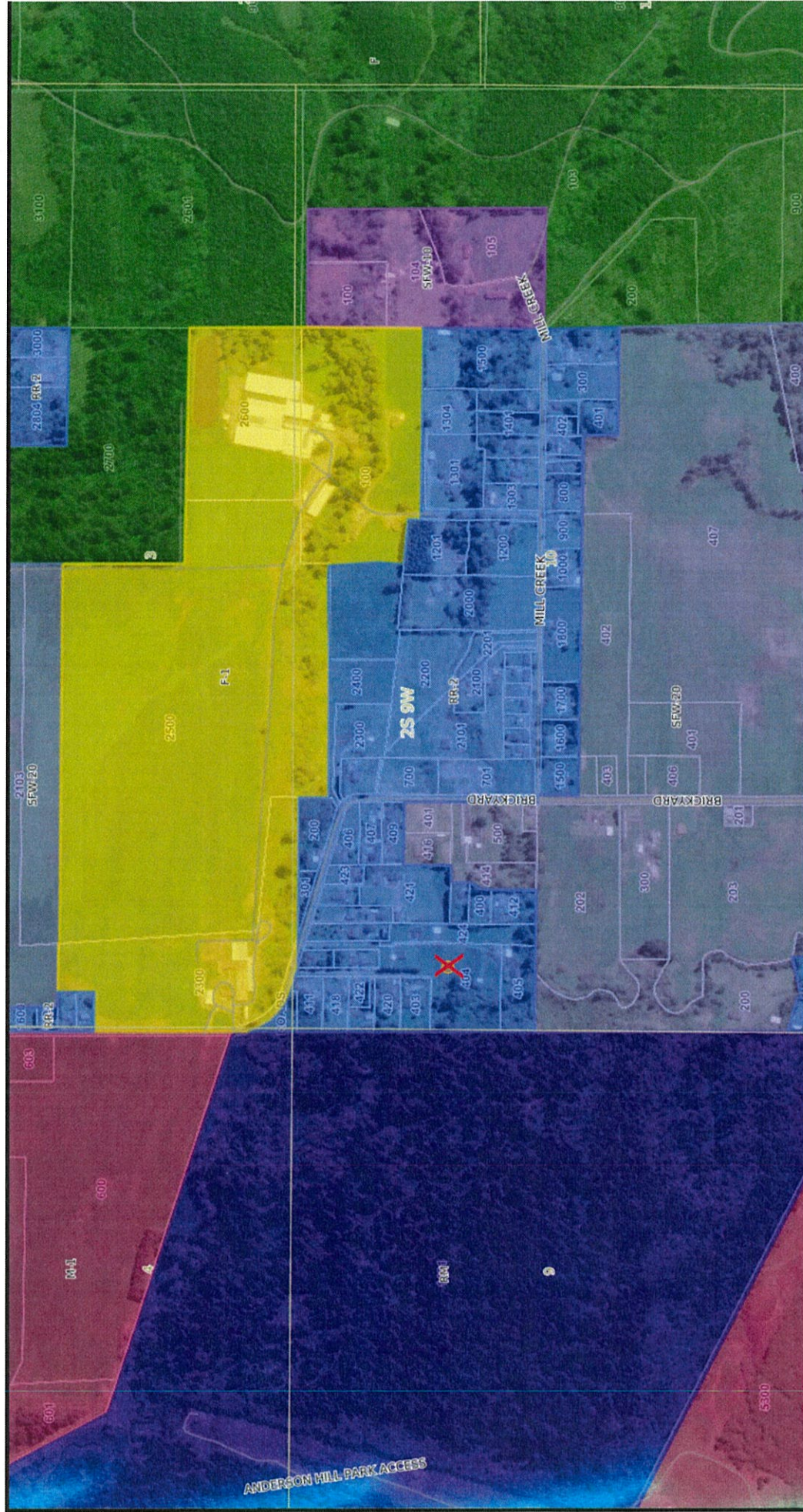
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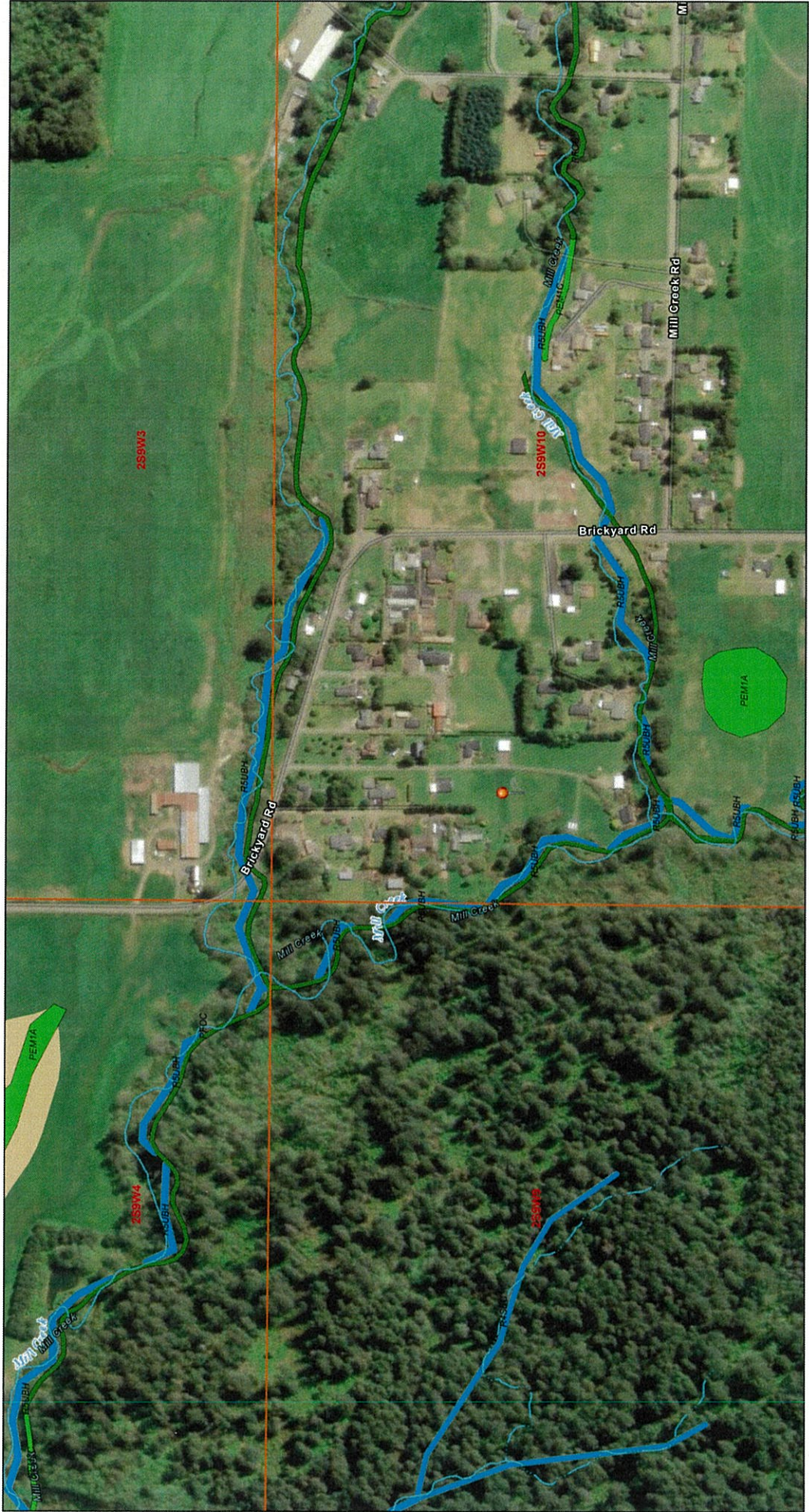


# Tillamook County GIS



Created: Thu May 14 2026-11:28:49  
Active Layers:ags, County Boundary, Fed state highways, citylimit, community polygon, TaxlotOwner, Tillamook County Zoning, Township\_Range\_Section, Road\_Centerline  
Extent:-13780588.598577, 5686568.8159485, -13776750.026563, 5688484.5189697

Statewide Wetlands Inventory



6/29/2026, 7:22:50 AM  
USFWS National Wetlands Inventory NWI  
Large Scale  
Perennial  
Intermittent  
Freshwater Emergent Wetland  
Freshwater Forested/Shrub Wetland  
Riverine  
SWI Predominantly Hydric Map Units

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©  
OpenStreetMap contributors, and the GIS User  
Community, USGS TNM - National Hydrography  
Dataset, Data Refreshed April, 2026, Vantor

# National Flood Hazard Layer FIRMette

123°47'11"W 45°25'15"N



## Legend

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

Without Base Flood Elevation (BFE)  
*Zone A, V, A99*

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

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

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

Area with Reduced Flood Risk due to Levee, See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

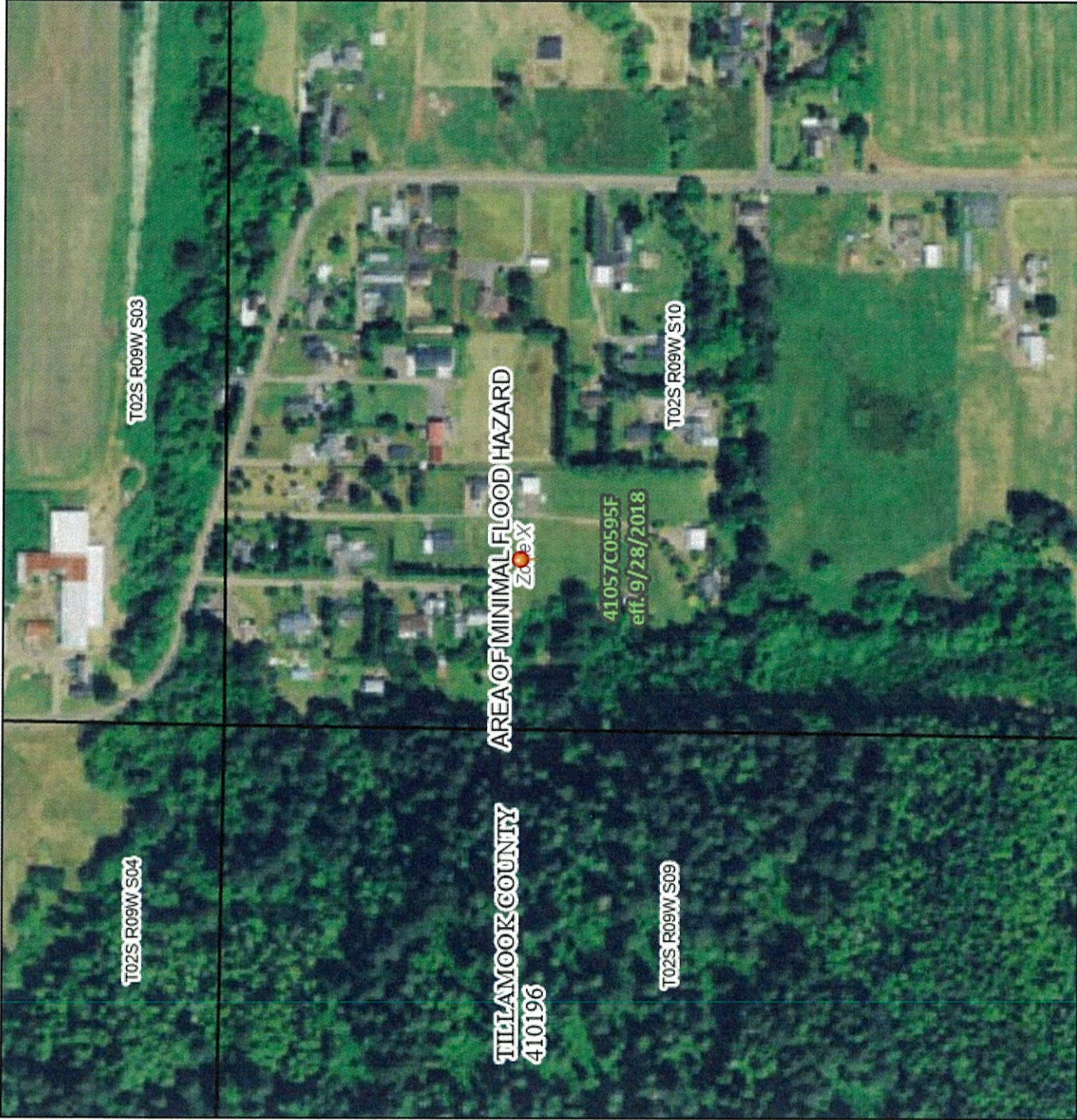
MAP PANELS

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2026 at 2:26 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.

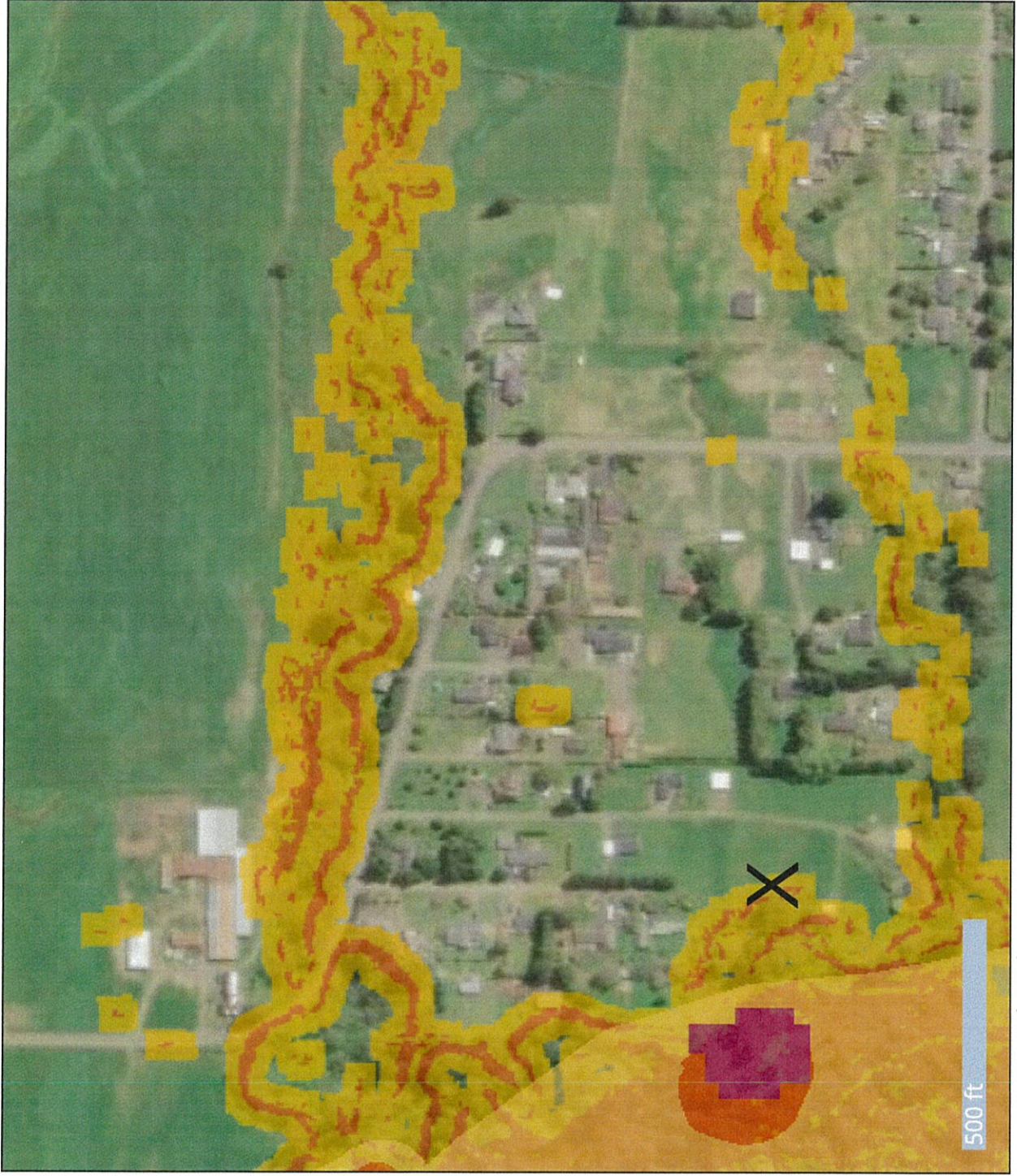


1:6,000

123°46'34"W 45°24'49"N

Basemap Imagery Source: USGS National Map 2023

# **PARTITION 851-26-000202-PLNG**



## **Legend**

|                                        |                                |
|----------------------------------------|--------------------------------|
| B - Beach                              | WSP - Wet surge plain          |
| FDA - Active foredune                  | WFP - Wet flood plain          |
| AFDA - Artificial dune                 | LK - Lake                      |
| FD (W) - Reactivated, erosion/flooding | CT - Coastal terrace           |
| H - Hummocks, active                   | LD - Landslide                 |
| FD - Stabilized foredune               | FED - Fluvial, estuary deposit |
| IFD - Inland foredune                  |                                |
| DC - Dune complex                      |                                |
| DC (W) - wet                           |                                |
| DS - Dune, younger stabilized          |                                |
| ODS - Dune, older stabilized           |                                |
| OS - Open sand                         |                                |
| W - Interdune                          |                                |
| WMF - Wet mountain front               |                                |
| WDP - Wet deflation plain              |                                |
| WL - Wetland                           |                                |

# EXHIBIT B



## LAND DIVISION APPLICATION

### Applicant ☐ (Check Box if Same as Property Owner)

Name: Michael R. Rice, PLS Phone: 503-801-7901

Address: P.O. Box 521

City: Tillamook State: OR Zip: 97141

Email: ricesurveying@outlook.com

### Property Owner

Name: Robert A. & Vallie K. Lichner Phone: 541-316-3092

Address: 2170 NW Sedgwick Ave.

City: Terrebonne State: OR Zip: 97760

Email: bob.lichner@gmail.com

### Location:

Site Address: 4644 Brickyard Road Tillamook, OR. 97141

|             |          |       |         |            |
|-------------|----------|-------|---------|------------|
| Map Number: | 2S       | 9W    | 10B     | #404       |
|             | Township | Range | Section | Tax Lot(s) |

Land Division Type: ☒ Partition (Two or Three Lots, Type II) ☐ Subdivision (Four or More Lots, Type III)  
☐ Preliminary Plat (Pages 1-2) ☐ Final Plat (Page 3)

### ☒ PRELIMINARY PLAT (LDO 060(1)(B))

#### General Information

- ☐ For subdivisions, the proposed name.
- ☒ Date, north arrow, scale of drawing.
- ☒ Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- ☐ Parcel zoning and overlays
- ☒ Title Block
- ☒ Clear identification of the drawing as "Preliminary Plat" and date of preparation
- ☒ Name and addresses of owner(s), developer, and engineer or surveyor

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

#### Existing Conditions

- ☒ Existing streets with names, right-of-way, pavement widths, access points.
- ☒ Width, location and purpose of existing easements
- ☒ The location and present use of all structures, and indication of any that will remain after platting.
- ☒ Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- ☒ Location of all existing subsurface sewerage systems, including drainfields and associated easements

- ☐ Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- ☐ The location and elevation of the closest benchmark(s) within or adjacent to the site
- ☐ Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- ☐ For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

☐ Other information:

|                                                                   |
|-------------------------------------------------------------------|
| <b>OFFICE USE ONLY</b>                                            |
| Date Stamp                                                        |
| <b>RECEIVED</b>                                                   |
| APR 28 2026                                                       |
| BY: SAT-Counter                                                   |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by:                                                      |
| Receipt #:                                                        |
| Fees:                                                             |
| Permit No:<br>851-26-100202-PLNG                                  |

### Proposed Development

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> 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</li><li><input type="checkbox"/> Location, width and purpose of all proposed easements</li><li><input type="checkbox"/> Proposed deed restrictions, if any, in outline form</li><li><input checked="" type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts</li></ul> | <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space</li><li><input type="checkbox"/> 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</li><li><input checked="" type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable</li><li><input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone</li><li><input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections</li><li><input type="checkbox"/> Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development</li></ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information Required for Subdivisions

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary street layout of undivided portion of lot</li><li><input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> 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</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Profiles of proposed drainage ways</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil</li><li><input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines</li></ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

☐ **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:

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**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.

\*

Robert Richman  
Property Owner (\*Required)

Theresa  
Applicant Signature

Date

4/3/26  
Date



# PARTITION PLAT PROPOSAL

LOCATED IN THE NW 1/4 OF SEC. 10 & SW 1/4 OF SEC. 3,

T. 2 S., R. 9 W., W.M.

TILLAMOOK COUNTY, OREGON

MARCH 31st, 2026

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND MONUMENTS OF RECORD ALONG THE WESTERLY LINE OF SECTION 10, T. 2 S., R. 9 W., W.M. FROM THE NORTHWEST CORNER OF SECTION 10 TO THE WEST 1/4 OF SECTION 10. RECORD FROM P. PLAT #2003-20 (P-700), TILLAMOOK COUNTY SURVEY RECORDS. SAID BEARING IS (S0°06'22"E) AS SHOWN HEREON.

## NARRATIVE:

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS ADJUSTED TRACT A, INST. #2025-003634, TILLAMOOK COUNTY CLERK'S RECORDS.

HOLDING ALL MONUMENTS EXCEPT THE MOST NORTHERLY CORNER OF TRACT A, THE MOST SOUTHERLY CORNER OF PARCEL 1 AND THE MOST NORTHERLY CORNER OF PARCEL 2, P.P. #2003-20 (P-700).

THE SHED ON PROPOSED PARCEL 3 TO BE REMOVED.

| SHORT LINE TABLE |                |            |
|------------------|----------------|------------|
| NUM              | BEARING        | DIST.      |
| L1               | S88°56'37"E    | 100.00'    |
| (L1)             | (S88°57'48"E)2 | (100.00')2 |

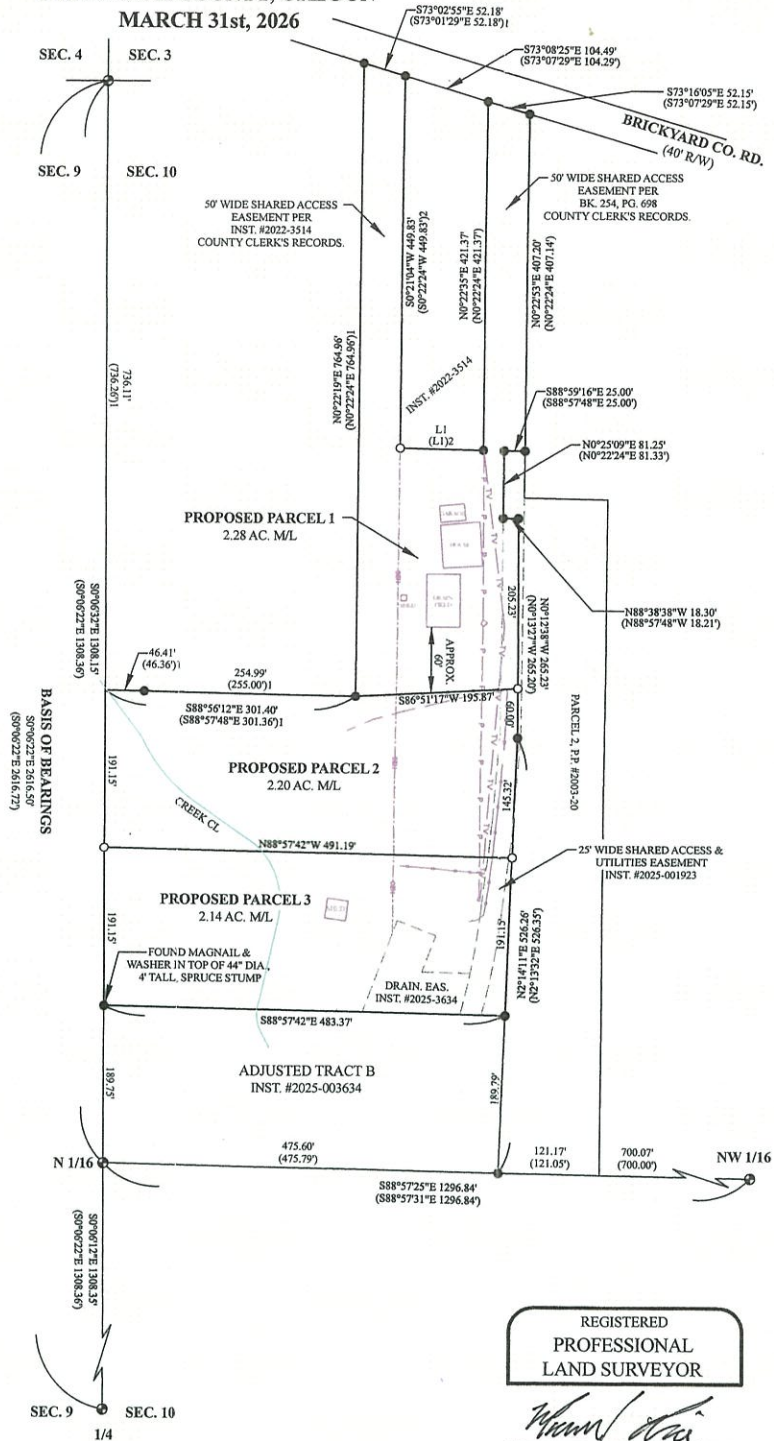


SCALE: 1" = 150'

## LEGEND:

- PROPOSED SET MONUMENT.
- FOUND MONUMENT AS SHOWN ON MAP B-4487, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ( ) RECORD PER P. PLAT #2003-20 (P-700), TILLAMOOK COUNTY SURVEY RECORDS.
- ( ) RECORD MAP B-3250, TILLAMOOK COUNTY SURVEY RECORDS.

NO ( ) EQUALS MEASURED VALUE. MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS, UNLESS OTHERWISE NOTED.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL 12-31-2026

PARTITION PLAT PROPOSAL FOR :  
**ROBERT A. & VALLIE K. LICHNER**  
LANDS DESCRIBED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 10,  
T. 2 S., R. 9 W., W.M.  
ADJUSTED TRACT A, INST. #2025-003634,  
TILLAMOOK COUNTY CLERK'S RECORDS



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

*Clyde Wagner*  
*Wagner Waterworks*  
*clyde@wagnerwaterworks.com*  
7155 Vaughn Road  
Tillamook, Oregon 97141  
503-812-9751

April 24, 2026  
Mike Rice  
ricesurveying@outlook.com

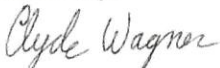
Re: Water Availability

Dear Mike Rice,

This letter is to inform you that Tillamook County tax lot **2S0910B0 00404**, owned by Robert & Vallie Lichner, lies within Long Prairie Water District boundaries and currently receives public water service.

Please contact me if you have any questions or concerns.

Sincerely,

  
Clyde Wagner  
Operator  
Long Prairie Water District  
503-812-9751  
clyde@wagnerwaterworks.com



00253523202500036340060061

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

Christy Nyseth, Tillamook County Clerk

After recording return to:

RICE SURVEYING  
P.O. Box 521  
TILLAMOOK, OR 97141

Tax statements: no change

Informational Purposes Only (does not affect conveyance):

Map and tax lots: 250910-B0-00404 and 405 (2025)

Situs address: 4644 and 4650 Brickyard Road, Tillamook, Oregon

**BARGAIN AND SALE DEED**  
**(Property Line Adjustment)**  
**(ORS 92.190(4))**

Robert A. Lichner and Vallie K. Lichner (together, "Grantor") is the owner of the real property located at 4644 and 4650 Brickyard Road, Tillamook, Oregon, legally described in Exhibit A. Grantor hereby conveys unto Robert A. Lichner and Vallie K. Lichner, as tenants by the entirety ("Grantee") the real property described in Exhibits B and C, subject to all matters of record.

The true consideration for this conveyance is \$0.00. The purpose of this Bargain and Sale Deed is to perfect a property line adjustment, which has been reviewed and approved by the Tillamook County Department of Community Development, Property Line Adjustment Review, File #851-24-000367. A map of the adjustment is recorded at Survey B-4487, Tillamook County Survey Records.

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

//

In witness whereof, this instrument has been executed on the date referenced herein.

Robert A. Lichner 8-13-25

Robert A. Lichner

Date \_\_\_\_\_

Valerie K Lichner

Vallie K. Lichner

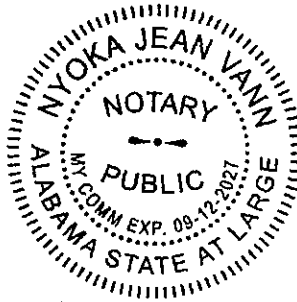
Date 8-13-2025

STATE OF Alabama )

)SS.

COUNTY OF Houston

This instrument was acknowledged before me on August 13<sup>th</sup>, 2025, by Robert A. Lichner.



Nyoka Jean Van

Notary Public for Alabama

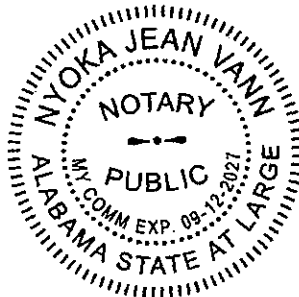
My commission expires: Sept. 12 2027

STATE OF Alabama )

SS.

COUNTY OF Houston

This instrument was acknowledged before me on August 13<sup>th</sup>, 2025, by Vallie K. Lichner.



Theresa Jean Vann

Notary Public for Alabama

My commission expires: Sept. 12, 2027

APN: 166251

Bargain and Sale Deed  
- continued

File No.: 7051-820230 (KMG)  
Date: 05/14/2007

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**TRACT A:**

PART OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 700 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO FRANK MCCOY, ET AL BY DEED RECORDED MAY 02, 1973 IN BOOK 231, PAGE 817 OF TILLAMOOK DEED RECORDS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 725 FEET TO BRICKYARD COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID COUNTY ROAD 130 FEET; THENCE SOUTH 825 FEET; THENCE SOUTHWESTERLY 675 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 620 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING, ALL BEING IN TILLAMOOK COUNTY, OREGON AND EXCEPTING THEREFROM THAT TRACT CONVEYED TO GERALD STELZIG BY DEED RECORDED IN BOOK 253, PAGE 44 OF TILLAMOOK DEED RECORDS.

**TRACT B:**

PARCEL 1, PARTITION PLAT NO. 2003-20, IN TILLAMOOK COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY PARTITION PLAT 2003-20.

**EXHIBIT "B"**  
**ADJUSTED TRACT A**

A PORTION OF THAT LAND DESCRIBED AS TRACT A: INSTRUMENT #2007-008192 AND A PORTION OF PARCEL 1, PARTITION PLAT #2003-20 AS RECORDED IN PLAT CABINET B 800-0 ON AUGUST 22, 2003 AS INSTRUMENT #2003-424489, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16<sup>th</sup> CORNER COMMON TO SECTIONS 9 AND 10 OF THE ABOVE DESCRIBED TOWNSHIP 2 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SAID POINT BEING THE INITIAL POINT OF PARTITION PLAT #2003-20 AND BEING MARKED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE ALONG SAID SECTION LINE BEARING NORTH 0°06'32" WEST A DISTANCE OF 189.75 FEET TO A MAGNAIL WITH A WASHER IN TOP OF A 44" DIAMETER, 4' TALL SPRUCE STUMP AND THE **TRUE POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 88°57'42" EAST A DISTANCE OF 483.37 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED, "RSC PLS 86926"; THENCE NORTH 2°14'11" EAST A DISTANCE OF 336.47 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE NORTH 0°12'38" WEST A DISTANCE OF 265.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE NORTH 88°38'38" WEST A DISTANCE OF 18.30 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098."; THENCE NORTH 0°25'09" EAST A DISTANCE OF 81.25 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE SOUTH 88°59'16" EAST A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE NORTH 0°22'53" EAST A DISTANCE OF 407.20 FEET TO A 3/4" IRON ROD, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BRICKYARD COUNTY ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BEARING NORTH 73°16'05" WEST A DISTANCE OF 52.15 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE SOUTH 0°22'35" WEST A DISTANCE OF 421.37 FEET TO A POINT; THENCE NORTH 88°56'37" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 0°21'04" EAST A DISTANCE OF 449.83 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BRICKYARD COUNTY ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BEARING NORTH 73°02'55" WEST A DISTANCE OF 52.18 FEET TO A POINT; THENCE SOUTH 0°22'19" WEST A DISTANCE OF 764.96 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "TERRY JONES LS 2507"; THENCE NORTH 88°56'12" WEST A DISTANCE OF 301.40 FEET TO POINT; THENCE SOUTH 0°06'32" EAST A DISTANCE OF 382.29 FEET TO A MAGNAIL WITH A WASHER IN TOP OF A 44" DIAMETER, 4' TALL SPRUCE STUMP, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

**SUBJECT TO THE FOLLOWING:** AN EASEMENT FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING A DRAINFIELD AND RELATED FACILITIES FOR AN

INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING OF THE ABOVE-DESCRIBED TRACT OF LAND; THENCE BEARING SOUTH 88°57'42" EAST A DISTANCE OF 311.35 FEET TO THE **TRUE POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTH 20°49'42" EAST A DISTANCE OF 118.30 FEET TO A POINT; THENCE SOUTH 69°10'18" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 20°49'42" WEST A DISTANCE OF 47.17 FEET TO A POINT; THENCE SOUTH 88°57'42" EAST A DISTANCE OF 57.94 FEET TO A POINT; THENCE 51.25 FEET ALONG AN 875.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 13°43'32" WEST 51.25 FEET AND A CENTRAL ANGLE OF 3°21'22"; THENCE NORTH 88°57'42" WEST A DISTANCE OF 117.81 FEET TO THE **TRUE POINT OF BEGINNING**.

**ALSO SUBJECT TO AND TOGETHER WITH THE FOLLOWING:**

RECIPROCAL ACCESS AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED IN INSTRUMENT #2025-001923, TILLAMOOK COUNTY CLERK'S RECORDS.

**EXHIBIT "C"**  
**ADJUSTED TRACT B**

A PORTION OF THAT LAND DESCRIBED AS TRACT A: INSTRUMENT #2007-008192 AND A PORTION OF PARCEL 1, PARTITION PLAT #2003-20 AS RECORDED IN PLAT CABINET B 800-0 ON AUGUST 22, 2003, AS INSTRUMENT #2003-424489, TILLAMOOK COUNTY CLERK'S RECORDS. LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTH 1/16<sup>th</sup> CORNER COMMON TO SECTIONS 9 AND 10 OF THE ABOVE DESCRIBED TOWNSHIP 2 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SAID POINT BEING THE INITIAL POINT OF PARTITION PLAT #2003-20 AND BEING MARKED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098"; THENCE ALONG SAID SECTION LINE BEARING NORTH 0°06'32" WEST A DISTANCE OF 189.75 FEET TO A MAGNAIL WITH A WASHER IN TOP OF A 44" DIAMETER, 4' TALL SPRUCE STUMP; THENCE SOUTH 88°57'42" EAST A DISTANCE OF 483.37 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED, "RSC PLS 86926"; THENCE SOUTH 2°14'11" WEST A DISTANCE OF 189.79 FEET TO A POINT; THENCE NORTH 88°57'25" WEST A DISTANCE OF 475.60 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098", SAID POINT BEING THE **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED.

**TOGETHER WITH THE FOLLOWING:** AN EASEMENT FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING A DRAINFIELD AND RELATED FACILITIES FOR AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING OF THE ABOVE-DESCRIBED TRACT OF LAND; THENCE ALONG SAID SECTION LINE BEARING NORTH 0°06'32" WEST A DISTANCE OF 189.75 FEET TO A MAGNAIL WITH A WASHER IN TOP OF A 44" DIAMETER, 4' TALL SPRUCE STUMP; THENCE BEARING SOUTH 88°57'42" EAST A DISTANCE OF 311.35 FEET TO THE **TRUE POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTH 20°49'42" EAST A DISTANCE OF 118.30 FEET TO A POINT; THENCE SOUTH 69°10'18" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 20°49'42" WEST A DISTANCE OF 47.17 FEET TO A POINT; THENCE SOUTH 88°57'42" EAST A DISTANCE OF 57.94 FEET TO A POINT; THENCE 51.25 FEET ALONG AN 875.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 13°43'32" WEST 51.25 FEET AND A CENTRAL ANGLE OF 3°21'22"; THENCE NORTH 88°57'42" WEST A DISTANCE OF 117.81 FEET TO THE **TRUE POINT OF BEGINNING**.

**ALSO TOGETHER WITH THE FOLLOWING:**

RECIPROCAL ACCESS AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED IN INSTRUMENT #2025-001923, TILLAMOOK COUNTY CLERK'S RECORDS.



00251197202500019230080083

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

Christy Nyseth, Tillamook County Clerk

After recording return to:

RICE SURVEYING  
P.O. Box 521  
Tillamook, OR 97141

## RECIPROCAL ACCESS AND UTILITY EASEMENT

THIS RECIPROCAL ACCESS AND UTILITY EASEMENT ("Easement") is given by and between Robert A. Lichner and Vallie K. Lichner (together, "Lichner") and Teddy J. Lane and Carrie A. Lane (together, "Lane"). The effective date of this Easement shall be the date on which it is last signed. The consideration is \$0.00 but consists of other good and valuable consideration.

### RECITALS

- A. Lichner is the owner of the following two properties, with the legal description provided in Exhibit A: (i) the real property with the situs address of 4650 Brickyard Road, also identified as map and tax lot 2S0910-B0-00405 (2025), Tillamook County, Oregon; and (ii) the real property with the situs address of 4644 Brickyard Road, Tillamook, OR also identified as 2S0910-B0-00404 (2025), Tillamook County, Oregon (together, "Lichner Property").
- B. Lane is the owner of that real property with the situs address of 4700 Brickyard Road, Tillamook, OR, also identified as map and tax lot 2S0910-B0-00424 (2025), Tillamook County, Oregon, which property is more specifically described in Exhibit B ("Lane Property").
- C. The Lichner Property and the Lane Property are each accessed by way of an existing gravel road that traverses the eastern edge of the Lichner Property, but also crosses and traverses a portion of the westernmost edge of the Lane Property. The parties desire to provide a reciprocal access and utility easement over and along this existing road, on the terms and conditions provided herein.

### AGREEMENT

The parties agree to the following terms and conditions:

1. Recitals. The text in the Recitals preceding this Section 1 is true and correct, and is hereby incorporated as a material part of this Easement.
2. Grant of Easement. Lichner hereby grants and conveys to Lane, and Lane hereby grants and conveys to Lichner, a 25'-wide nonexclusive and perpetual utility and access

easement over those portions of the Lichner Property and Lane Property described in Exhibit C ("Easement Area"). However, the aforementioned access and utility easement in favor of the Lane Property ends at, and does not extend any further south than, the current shop on the Lane Property; consequently, with respect to the Lane Property, the term "Easement Area" excludes any portion of the road south of the current shop on the Lane Property. This Easement shall be appurtenant to and run with both the Lichner Property and the Lane Property. A map of the Easement Area is provided in Exhibit D.

3. Maintenance and Repair. The maintenance and repair of the Easement shall be in accordance with ORS 105.170 *et seq.*, as such statutes may be amended or renumbered in the future. However, each party shall be solely responsible for the maintenance and repair of any utility facilities or portions of the access road that benefit only such party.
4. Improvements. Each party may install or upgrade utility facilities without the other party's consent, at their sole cost and with reasonable prior notice to the other party, provided that the Easement Area is promptly and substantially returned to the condition it was in prior to the installation or upgrade. Additionally, except in the mutual agreement of the parties to equally share costs, either party may pave or otherwise improve the surface or drainage of the road, or a portion thereof, at their sole cost, with reasonable prior notice to the other party.
5. Restrictions. Except in the mutual written agreement of the parties: (i) all utility facilities shall be underground; (ii) neither party may install a gate in the Easement Area; and (iii) except in the event of maintenance, repair or improvement of the Easement Area, no party may park, nor permit any of such party's licensees, invitees, guests, members, shareholders, employees, representatives or contractors to park, any vehicles or equipment, or place any other obstructions, in the Easement Area.
6. Representations and Warranties. Each party represents and warrants that: (i) each party is the lawfully vested owner of such party's respective property, and holds title free and clear of all security interests, liens, charges, levies, attachments, claims of any third party or governmental authority, or conflicting encumbrances; and (ii) each party has the legal power, right and authority to enter into this Easement without the consent or approval of any third party.
7. Reciprocal Indemnification. Each party shall indemnify and hold the other party (including the other party's licensees, invitees, guests, members, shareholders, employees, representatives or contractors) free and harmless from and against any and all claims, liability, losses (actual, incidental or consequential), including reasonable attorney fees, associated with or arising from (i) the use, inspection, repair, maintenance or improvement of the Easement Area by the indemnifying Party (or the indemnifying party's licensees, invitees, guests, members, shareholders, employees, representatives or contractors), or (ii) the breach of this Easement by the indemnifying party (or the

indemnifying party's licensees, invitees, guests, members, shareholders, employees, representatives or contractors).

8. Enforcement. In the event suit, action or proceedings are instituted or had to enforce the terms of this Easement, or to protect, assert or determine in any way either party's rights under this Easement, the party prevailing on an issue shall be entitled to recover with respect to such issue, in addition to costs, reasonable attorney fees incurred in preparation or in prosecution or defense of such arbitration, suit, or action as determined by the arbitrator or trial court, and if any appeal is taken from such decision, reasonable attorney fees as determined on appeal.
9. Binding on all Successors. This Easement is binding on the parties' successors, assigns, personal representatives, trustees, shareholders, directors, and representatives to the same extent as if such successors *et al.* were each named in this document.
10. Governing Law. The parties acknowledge that this Easement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Easement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Oregon.

Robert A. Lichner 4-14-25  
Robert A. Lichner Date

Teddy J. Lane 5/12/25  
Teddy J. Lane Date

Vallie K. Lichner 4-14-25  
Vallie K. Lichner Date

Carrie A. Lane 5/12/25  
Carrie A. Lane Date

STATE OF Alabama

COUNTY OF Houston

)  
)ss.  
)

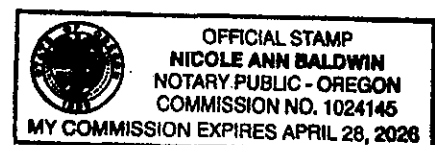
Nicole Ann Baldwin 5/12/25  
Notary Public For Oregon

My Commission expires: April 28, 2026

This instrument was acknowledged before me on April 14, 2025, by  
Robert A. Lichner.

BROOK E. HUTSON  
Notary Public  
Alabama State at Large

Brook E. Hutson  
Notary Public for AL  
My commission expires: 02/10/2029

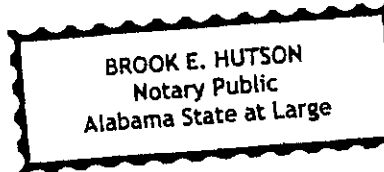


STATE OF Alabama )

)ss.

COUNTY OF Houston )

This instrument was acknowledged before me on April 14, 2025 by Vallie K. Lichner.



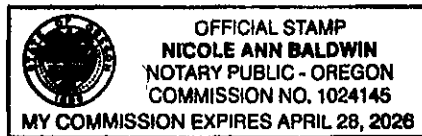
Brook E. Hutson  
Notary Public for AL  
My commission expires: 02/10/29

STATE OF Oregon )

)ss.

COUNTY OF Tillamook )

This instrument was acknowledged before me on May 12, 2025, by Teddy J. Lane.



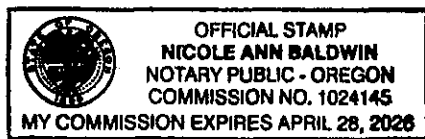
Nicole Ann Baldwin  
Notary Public for Oregon  
My commission expires: April 28, 2026

STATE OF Oregon )

)ss.

COUNTY OF Tillamook )

This instrument was acknowledged before me on May 12, 2025, by Carrie A. Lane.



Nicole Ann Baldwin  
Notary Public for Oregon  
My commission expires: April 28, 2026

APN: 166251

Bargain and Sale Deed  
- continued

File No.: 7051-820230 (KMG)  
Date: 05/14/2007

**EXHIBIT A**

**LEGAL DESCRIPTION:**

**TRACT A:**

PART OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 700 FEET ALONG THE WEST LINE OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO FRANK MCCOY, ET AL BY DEED RECORDED MAY 02, 1973 IN BOOK 231, PAGE 817 OF TILLAMOOK DEED RECORDS, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 725 FEET TO BRICKYARD COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID COUNTY ROAD 130 FEET; THENCE SOUTH 825 FEET; THENCE SOUTHWESTERLY 675 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 620 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING, ALL BEING IN TILLAMOOK COUNTY, OREGON AND EXCEPTING THEREFROM THAT TRACT CONVEYED TO GERALD STELZIG BY DEED RECORDED IN BOOK 253, PAGE 44 OF TILLAMOOK DEED RECORDS.

**TRACT B:**

PARCEL 1, PARTITION PLAT NO. 2003-20, IN TILLAMOOK COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY PARTITION PLAT 2003-20.

**Exhibit B**

**(Lane Property)**

Parcel 2 of PARTITION PLAT 2003-20, situated in the Northwest quarter of the Northwest quarter of Section 10, Township 2 South, Range 9 West, Willamette Meridian, County of Tillamook, State of Oregon, Tillamook County Records; TOGETHER WITH that access easement as delineated on said PARTITION PLAT 2003-20.

**Exhibit C**  
**(Easement Area)**

A 25 FOOT WIDE, RECIPROCAL, NON-EXCLUSIVE, PERPETUAL, ACCESS AND UTILITIES EASEMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT #2007-8192 AND INSTRUMENT #2024-3927, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, BEING 12.5 FEET ON EITHER SIDE OF THE FOLLOWING CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED, "C WAYNE COOK PLS 1098", SAID POINT BEING THE MOST NORTHERLY, NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2003-20, TILLAMOOK COUNTY CLERK'S RECORD; THENCE N 88°59'16" W A DISTANCE OF 12.50' TO THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED:

THENCE S 0°25'09" W 346.26' TO A POINT;

THENCE S 4°22'54" W 100.18' TO A POINT;

THENCE S 6°58'11" W 111.88' TO A POINT;

THENCE 127.44' ALONG A 887.50' RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°13'39" AND A CHORD THAT BEARS S11°05'01"W AND A CHORD DISTANCE OF 127.33' TO THE NORTH LINE OF ADJUSTED TRACT "B".

SEE ATTACHED MAP

# EXHIBIT "D"

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 10  
T. 2 S., R. 9 W., W.M.  
TILLAMOOK COUNTY, OREGON  
NOVEMBER 17th, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael R. Rice*

OREGON  
DECEMBER 11, 2012  
MICHAEL R. RICE  
86926

RENEWAL 12-31-2024



120 60 0 120  
SCALE: 1" = 120'

LICHNER  
ADJUSTED TRACT A  
POR. OF PARCEL 1, P.P. #2003-20  
& POR. TRACT A INST. #2007-8192  
6.62 AC. M/L

| CURVE TABLE |          |         |         |             |         |
|-------------|----------|---------|---------|-------------|---------|
| NUM         | DELTA    | ARC     | RADIUS  | BEARING     | DIST.   |
| C1          | 8°13'39" | 127.44' | 887.50' | S11°05'01"W | 127.33' |

LICHNER  
ADJUSTED TRACT B  
POR. OF PARCEL 1, P.P. #2003-20  
& POR. TRACT A INST. #2007-8192  
2.09 AC. M/L

N 1/16

475.60'  
(475.79')

N88°57'25"W 1296.84'  
(N88°57'31"W 1296.84')

50' WIDE SHARED ACCESS  
EASEMENT PER  
BK. 254, PG. 698  
COUNTY CLERK'S RECORDS.

P.O.B.

N88°59'16"W 25.00'  
(N88°57'48"W 25.00')

S0°25'09"W 81.25'  
(S0°22'24"W 81.33')

S88°38'38"E 18.30'  
(S88°57'48"E 18.21')

N88°59'16"W 12.50'

S0°13'38"E 265.23'  
(S0°13'27"E 265.20')

LANE  
PARCEL 2, P.P. #2003-20

| EASEMENT LINE TABLE |             |         |
|---------------------|-------------|---------|
| NUM                 | BEARING     | DIST.   |
| L1                  | S00°25'09"W | 346.26' |
| L2                  | S4°22'54"W  | 100.18' |
| L3                  | S6°58'11"W  | 111.88' |

25' WIDE SHARED ACCESS &  
UTILITIES EASEMENT

(S3°25'14"E 526.26'  
(S2°25'14"E 526.26'))

189.79'

121.17'  
(121.09')

700.07'  
(700.00')

NW 1/16

# EXHIBIT C

## Angela Rimoldi

---

**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Wednesday, May 20, 2026 4:33 PM  
**To:** Angela Rimoldi  
**Subject:** EXTERNAL: RE: Tillamook County: Administrative Review - Partition

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

Angela,

ODFW has no comment on the partition. We recommend the applicant/landowner be made aware that any future development will be restricted around the riparian area of the stream on the proposed parcels 2 and 3. There will be either a 15 or 25 foot setback from the stream depending on the width. ODFW can measure the width to determine the setback if requested. ODFW would recommend no impact or encroachment be allowed into the riparian setback.

The applicant/landowner should also be aware that any proposed stream crossing would be subject to state fish passage rules and require review and approval from ODFW prior to any construction.

Robert

Robert W. Bradley  
District Fish Biologist  
Oregon Department of Fish and Wildlife  
North Coast Watershed District  
4907 Third St  
Tillamook, OR 97141  
503-842-2741 x18613 (w)  
503-842-8385 (fax)

---

**From:** Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>  
**Sent:** Wednesday, May 20, 2026 4:06 PM  
**To:** Michael R. Rice <Michael.Rice@tillamookcounty.gov>; Travis Porter <Travis.Porter@tillamookcounty.gov>; Chris Chiola <Chris.Chiola@tillamookcounty.gov>; Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Kasandra LARSON <KaSandra.Larson@tillamookcounty.gov>; clyde@zwald.org; CHRISTENSEN Alan <achristensen@tillamookfire.com>; Tillamook Fire Chief <firechief@tillamookfire.com>; tmiller@tillamook911.gov; doryfreshfish@embarqmail.com; HUNTER Matthew V \* ODFW <matthew.v.hunter@odfw.oregon.gov>; BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>  
**Subject:** Tillamook County: Administrative Review - Partition

**RE: Planning File 851-26-000202-PLNG / Map ID 2S09 10B0 00404**

Hello,

Attached is the Administrative Review notice for a Partition application received. There is a 14-day comment period open for this notice.

Regards,



**Angela Rimoldi** | Permit Technician

**TILLAMOOK COUNTY** | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

[angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

**My working hours are 7:00am to 5:30pm, Monday thru Thursday.**

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

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

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

## Angela Rimoldi

---

**From:** Brian Olle  
**Sent:** Thursday, June 4, 2026 8:07 AM  
**To:** Angela Rimoldi; Chris Laity  
**Cc:** Melissa Jenck  
**Subject:** RE: Tillamook County: Notice of Participation for a Partition Review

Hi Angela,

Public Works has the following comments:

- There is no active road approach accessing this property. Whichever access is planned to be used by the new parcels, it shall be permitted through Ordinance #44, and paved due to number of residences connected to the approach (3 or more residences requires paved approach)
  - It is preferred the eastern access easement is utilized due to better sight distance this location

Let me know if you have any questions.

**Brian Olle, P.E.** | Engineering Project Manager  
**TILLAMOOK COUNTY** | Public Works  
Cell: (503)812-6569

---

**From:** Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>  
**Sent:** Wednesday, May 20, 2026 11:16 AM  
**To:** Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Tiffany Miller <tmiller@tillamook911.gov>; firechief@tillamookfire.com; achristensen@tillamookfire.com  
**Cc:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Subject:** Tillamook County: Notice of Participation for a Partition Review

**RE: Map ID 2S09 10B0 00404 at 4644 Brickyard Road**

Hello all,

I wanted to give everyone the heads up of an Administrative Review Notice for a Partition application you will be seeing come your way later today. I have attached the preliminary plat to this email.

There is an existing access easement off Brickyard that currently serves the residence on tax lot 404, but also the lower lot on tax lot 405. This proposal would generate 2 additional parcels outside of the original parent lot/residence: totaling 3 lots. The access easement to serve the Partition proposal is the easement to the east of tax lot 404 – not the western easement which serves various other properties.

If there are any improvements to the existing easement, or road development necessary to be outlined in the Staff Report/Decision Notice please ensure that staff receives that feedback during the open comment period. We'd like to provide any advance notice in required improvements to the applicant/property owner should those Conditions of Approval be necessary in the Decision rendering.

Thank you in advance for your attention and participation.

Regards,



**Angela Rimoldi** | Permit Technician

**TILLAMOOK COUNTY** | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

[angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

**My working hours are 7:00am to 5:30pm, Monday thru Thursday.**

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

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



## Wetland Land Use Notice Response

### Response Page

Department of State Lands (DSL) WN#\*  
WN2026-0407

### Responsible Jurisdiction

| Staff Contact      | Jurisdiction Type | Municipality |
|--------------------|-------------------|--------------|
| Angela Rimoldi     | County            | Tillamook    |
| Local case file #  | County            |              |
| 851-26-000202-PLNG | Tillamook         |              |

### Activity Location

| Township | Range | Section | QQ section | Tax Lot(s) |
|----------|-------|---------|------------|------------|
| 02S      | 09W   | 10      | B          | 404        |

Street Address

4644 Brickyard Rd

Address Line 2

City

Tillamook

Postal / Zip Code

97141

State / Province / Region

OR

Country

Tillamook

Latitude

45.417745

Longitude

-123.781211

### 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

- ☒ A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

## 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

A partition per se requires no removal and fill, so no removal/fill permit is needed. None of the lots are likely to contain so much wetland that they are difficult to develop. Once development on each lot is planned, a WLUN should be submitted to DSL.

**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

6/26/2026

### Response by:

Matthew Unitis

### Response Phone:

503-910-1559