



**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 #851-26-000022-PLNG:
FOREVER GREEN MANAGEMENT & TECH ENGINEERING**

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

Date of Notice: June 11, 2026

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

#851-26-000022-PLNG: A partition request to create three (3) residential parcels. Located north of the Unincorporated Community of Pacific City, via Sandlake Road, a county road. The subject property is designated as Tax Lot 301 of Section 32BB, Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2). The owner is Forever Green Forest Management, LLC and the applicant is Tech Engineering.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 25, 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 29, 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 x3423 or email at sarah.thompson@tillamookcounty.gov.

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor, and Zoning Maps
Applicable Ordinance Criteria

REVIEW CRITERIA
TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

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

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

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

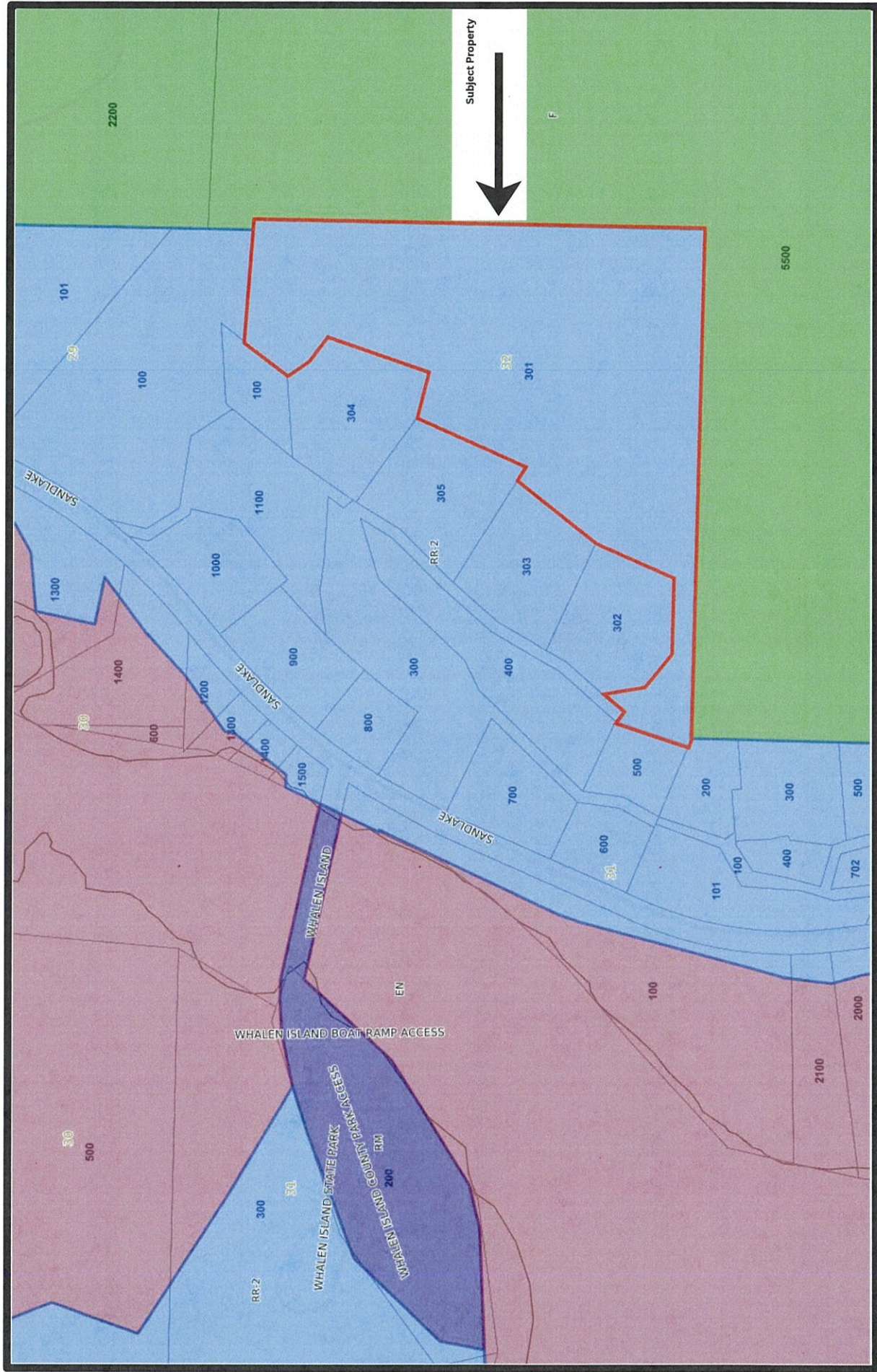
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

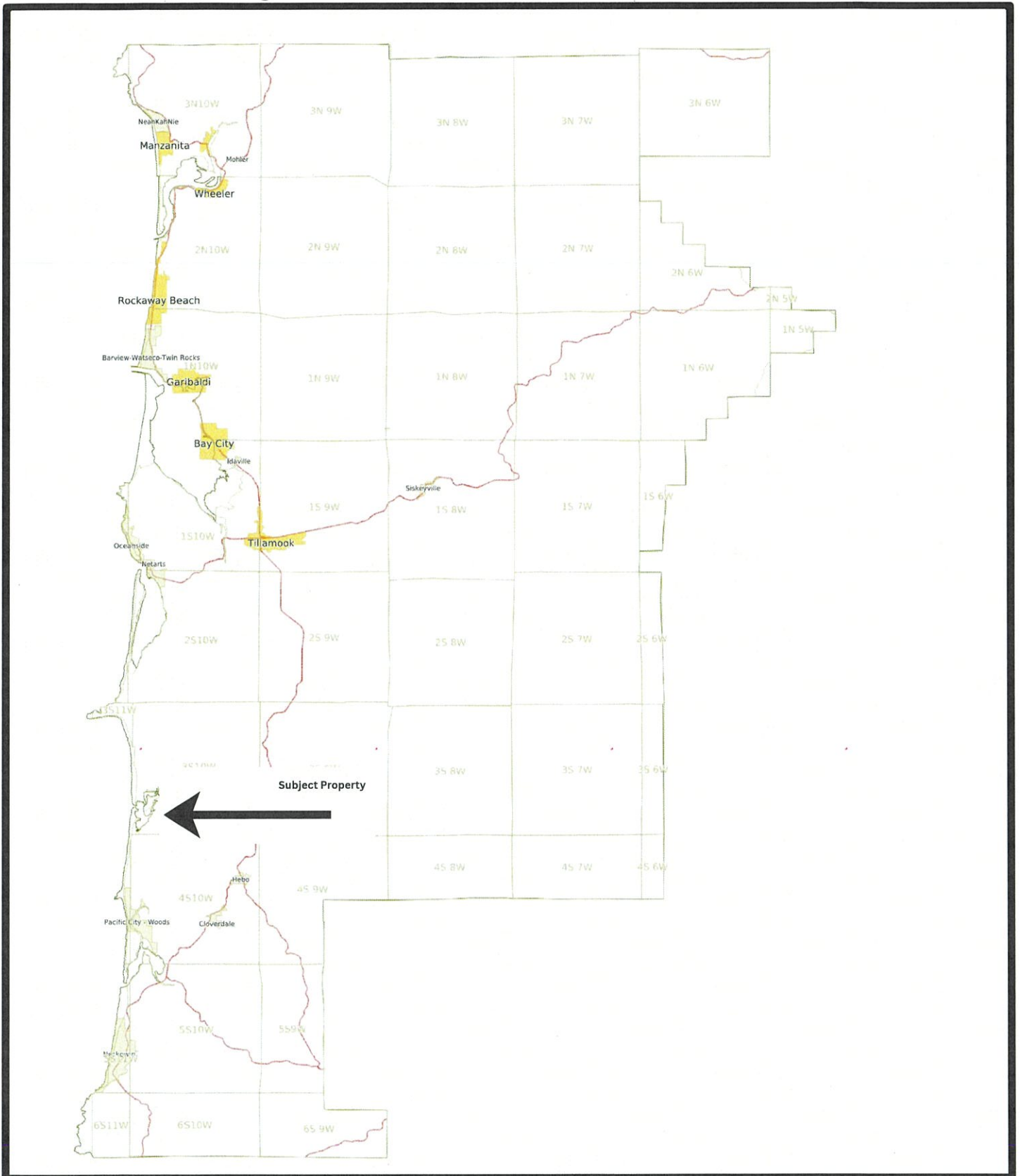
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

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

Zoning Map



Vicinity Map



National Flood Hazard Layer FIRMette



123°56'46"W 45°16'30"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

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

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

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

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

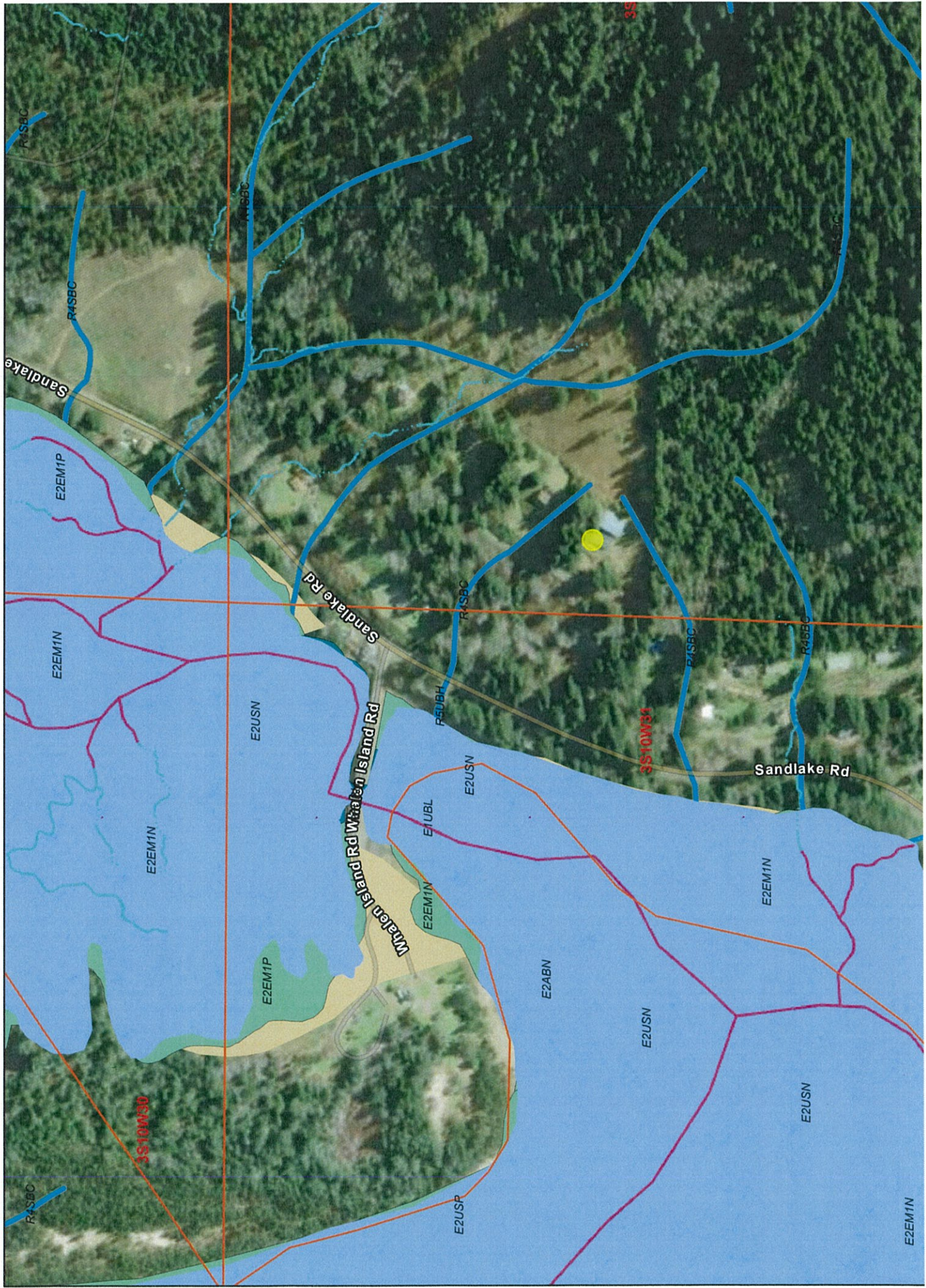
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/11/2026 at 3:25 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.

Statewide Wetlands Inventory



Tillamook County
2025 Real Property Assessment Report
 Account 208876

Map 3S1032BB00301
Code - Tax ID

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 1990-21
 Lot - PARCEL 3

Mailing FOREVER GREEN FOREST MANAGEMENT, LLC
 696 COUNTRY CLUB RD
 EUGENE OR 97401

Deed Reference # 2022-4005
Sales Date/Price 06-17-2022 / \$485,000
Appraiser ROBERT BUCKINGHAM

Property Class 400 MA SA NH
RMV Class 400 06 BV 607

Site Situs Address	City
---------------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0800 Land	466,660		Land	0	
Impr	0		Impr	0	
Code Area Total	466,660	113,740	113,740	0	
Grand Total	466,660	113,740	113,740	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0800	0			RR-2	Market	109	15.95 AC		466,660
Code Area Total							15.95 AC		466,660

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
No improvements listed.									

Exemptions / Special Assessments / Notations					
Code Area	0800	Fire Patrol	Amount	Acres	Year
		■ FIRE PATROL NORTHWEST	23.66	15.95	2025
		■ FIRE PATROL SURCHARGE	0.00		2025

Comments 02/08/17 Reappraised land; tabled values. RBB

Conrad Kurrelmeier

From: Conrad Kurrelmeier
Sent: Thursday, April 16, 2026 10:44 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Fw: Sand Lake MLP



Conrad Kurrelmeier | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3314
conrad.kurrelmeier@tillamookcounty.gov

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).

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

From: John DeJong <technicalengineeringinc@yahoo.com>
Sent: Thursday, April 16, 2026 8:29 AM
To: Conrad Kurrelmeier <conrad.kurrelmeier@tillamookcounty.gov>; Sarah Absher <sarah.absher@tillamookcounty.gov>
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: Fw: Sand Lake MLP

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

Conrad,
Parcel 1 has a min lot width of 20 feet, max width of 325 feet, average width is 172.5', average lot depth 300 feet+ , so Parcel 1 complies with 100' width/ 100' depth standard. Parcel 2 has average lot width of 288.34', and average lot depth of 305', so Parcel 2 complies with said RR2 standard. Parcel 3 has min lot width of 22 feet, and max width of 1180 feet, average is 601 feet, Parcel lot has average lot depth 500'+, Parcel 3 also complies with RR2 standards.

To be honest Conrad, you've been rather difficult to deal with, maybe it's time for me to request a different County planner to review this application? Sarah, what would be process to request a planner that will assist, rather than look for road blocks?

Thanks,

John



March 7, 2026

Response to Tillamook County incomplete items for Casefile MLP Review # 851-26-000022 - PLNG, in letter dated February 11, 2026.

Item # 1 :

No structures exist on said Tax Lot # 301.

Item # 2 :

The applicant has added an enlarged detail (Detail "A") to Sheet 3 and Sheet 4 in clarify the Western boundary of Parcel 1 and Parcel 3. Sheet 2 is included to show surrounding tax lots. Sheet 3 is the preliminary plat, all lot configurations and lot sizes are depicted on Sheet 3, which is labeled "Preliminary Plat".

Item # 3 :

Sheets 3 and 4 were modified to include the entire tax lot # 301.

Item # 4 :

I have included the access rights granted to tax lot # 301, I have included said deed with this re-submittal >

If you have any additional questions, please feel free to email me, and/or contact me via phone.

Thanks,

John DeJong
Tech Engineering
(503) 819- 6494

Tillamook County

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



Land of Cheese, Trees and Ocean Breeze

1510 – B Third Street
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www.tillamookcounty.gov
(503) 842-3408

February 11, 2026

Forever Green Management
696 Country Club Drive
Eugene, OR 97401

Tech Engineering
PO Box 80483
Portland, OR 97280

RE: Incomplete application for Partition review # 851-26-000022-PLNG for a property located East of Sandlake Road, a County road, also designated as Tax Lot 301 of Section 33BB, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

To Whom It May Concern:

In reviewing the above-listed Partition Application, the Department has determined the application is incomplete and has identified the following information required to deem the application complete, or the information necessary to supplement the application and/or clarify the proposal:

- Confirm there are no existing structures on the existing and proposed properties.
- Preliminary Plat Revision: The preliminary plat shall clearly identify the boundary of proposed Parcel 1 as it is unclear where the western boundary of Parcel 1 ends.
 - Sheets 2 & 3 of the preliminary plat appear to reference different lot arrangements.
- Preliminary Plat Revision: The preliminary plat shall identify the entire boundary of Tax Lot 301 as it is cut off on sheets 3 & 4.
- Location and identification of easements, including access easements from Sandlake Road to the existing and proposed properties.

Please read and complete the enclosed acknowledgement form and indicate whether, or not you intend to provide more information to complete the application or that you consider the application complete. Please return the form to the Department of Community Development by the date indicated on the form. An incomplete application cannot receive an extension of time. If no response is received by the 181st day, from application submittal, this request will be deemed null and void. If you have any questions regarding these issues, please call us on 503-842-3408.

Respectfully,
Tillamook County - Department of Community Development

Conrad Kurrelmeier, Land Use Planner

Cc'd: Sarah Absher, Director

Additionally Enclosed: Incomplete Application Response Form

February 11, 2026

RE: Incomplete application for a Partition Application # 851-26-000022-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development
Attn: Conrad Kurrelmeier – Land Use Planner
1510 B Third Street
Tillamook, OR 97141

Or email: conrad.kurrelmeier@tillamookcounty.gov

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted to the Department (**January 12, 2026**) to submit the required information. If you fail to submit the required information within 180 days, your application will be deemed void. The case file regarding this application will then be closed.

If you do not return this acknowledgment, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Signed and Acknowledged (Owner and/or Applicant)

Date

Signed and Acknowledged (Owner and/or Applicant)

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS That RUSSELL D. HILLS and CAROL L. HILLS, husband and wife, hereinafter called grantors, for the consideration hereinafter stated do hereby GRANT, BARGAIN, SELL and CONVEY unto RUSSELL D. HILLS and CAROL L. HILLS, husband and wife, AS EQUAL TENANTS IN COMMON hereinafter called grantees, and unto grantees' heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of TILLAMOOK, State of OREGON, described as follows, to-wit:

A tract of land situated in Sections 31 and 32, Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, and more particularly described as follows:

Beginning at a point on the East boundary of Section 31 of said Township and Range, said point being due South 830.3 feet from the section corner common to Sections 29, 30, 31 and 32, Township 3 South, Range 10 West of the Willamette Meridian; thence South 45° 20' West 263.1 feet; thence South 65° East 30.0 feet to the East side of an existing road, said point being the Northwest corner of the Doss tract as described in Book 198, at Page 424, Deed Records of Tillamook County, Oregon; thence South 65° East 200.00 feet along the northerly line of the said Doss tract to the Northeast corner thereof and the true point of beginning of the tract herein described; thence from said true point of beginning South 48° 18' East 30.00 feet to a point on the East side of an existing roadway; thence North 41° 42' East 197.28 feet; thence North 29° 48' East 203.47 feet; thence North 41° 29' 30" East 172.24 feet; thence North 44° 55' 30" East 180.67 feet; thence North 31° 19' East 133.70 feet; thence North 34° 49' 12" East 200.06 feet to the Southwest corner of that tract of land conveyed to Eric and Odessa Pawlack by Deed recorded March 2, 1963, in Book 184, at Page 22, Deed Records of Tillamook County; thence North 86° East 211.00 feet along the southerly line of the said Pawlack tract to the Southeast corner thereof; thence North 39° East 139.13 feet; thence South 86° East 318.16 feet to the East line of the Northwest quarter of the Northwest quarter of Section 32 of said Township and Range; thence South 0° 16' 21" West 1152.09 feet to the Southeast corner of the said Northwest quarter of the Northwest quarter of said Section 32; thence North 89° 07' 10" West 1348.48 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 32; thence South 1° 39' 30" West 2.39 feet to the Northeast corner of a tract conveyed to Glenn W. Sjoedin by Deed recorded April 22, 1971, in Book 222, at Page 876, Deed Records; thence North 65° West 10.57 feet to the Southeast corner of the aforesaid Doss tract; thence North 19° 57' East 201.91 feet to the true point of beginning.

TOGETHER WITH an easement, in common with others, for roadway purposes over that existing 30 foot road lying in that portion of the East half of the Northeast quarter of Section 31, East of the Sandlake County Road and in the

DEARMOND, SHERMAN & BRYAN
ATTORNEYS AT LAW
Post Office Box 2247
617 Court Street, N.E.
SALEM, OREGON 97308
503/364-2281

Northwest quarter of the Northwest quarter of Section 32,
Township 3 South, Range 10 West of the Willamette Meridian.

TO HAVE and TO HOLD the same unto the said grantees, AS EQUAL
TENANTS IN COMMON, and grantees' heirs, successors and assigns
~~forever~~

The true and actual consideration paid for this transfer,
stated in terms of dollars, is \$ - 0 -

Until a change is requested, all tax statements shall be sent
to the following address: Russell D. and Carol L. Hills
Route 2, Box 97C
Cloverdale, Oregon 97112

WITNESS grantors' hands this 20 day of June, 1975.

Russell D. Hills
Russell D. Hills

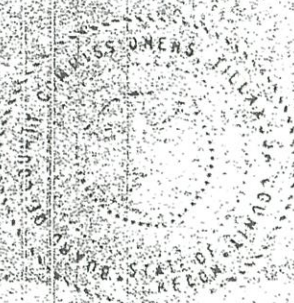
Carol L. Hills
Carol L. Hills

STATE OF OREGON)
County of Marion) ss.

On this 20 day of June, 1975, personally appeared the within
named RUSSELL D. HILLS and CAROL L. HILLS, husband and wife, and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me:

Kenneth Sherman
Notary Public for Oregon
My Commission Expires: 7/30/78



STATE OF OREGON
County of Tillamook
I Herely Certify that the within
instrument of writing was received for
record on the 26 day of
June, A.D. 1975
at 9:25 o'clock P.M. and
recorded in Book 240 Page 937
Record of Deeds
of said County.
Witness my hand and seal of said
county, this 26 day of June, 1975.

JUNE WAGNER,
County Clerk
By *[Signature]*
Deputy

DEARMOND SHERMAN & BRYAN
ATTORNEYS AT LAW
Post Office Box 2247
687 Court Street N.E.
SALEM, OREGON 97308
JD/364-2281

Return R. D. Hill
P.O. Box 97C
Cloverdale 97112

PAGE 2. Bargain and Sale Deed
Hills/Hills

Proposed 3 Parcel Partition (MLP) of Parcel 3, Partition Plat No. 1990-21, also identified as TL # 301, T3S, R10W, Section 32, WM, Tillamook County, Oregon.

Owner :
 Forever Green Management, LLC
 696 Country Club Road
 Eugene, Oregon 97401
 Phone 1 (541) 913-2940 (Bob)

Land Planning - Engineer :

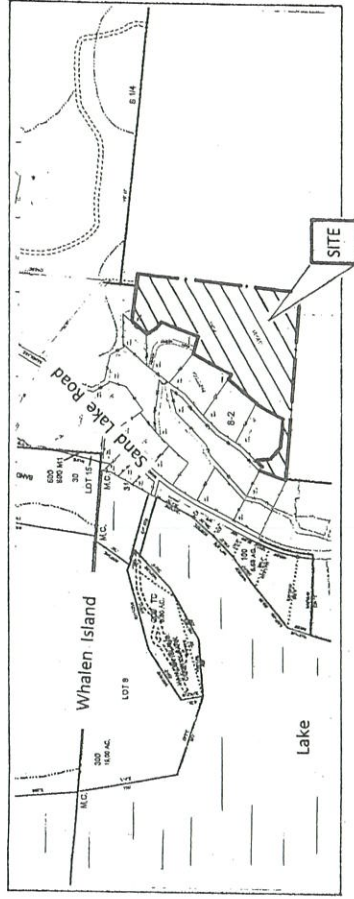
Tech Engineering
 PO Box 80483
 Portland, Oregon 97280
 Phone (503) 819-6494 (John)

Land Surveyor :

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

Existing Zoning :

RR2



Vicinity Map
 Not to Scale

INDEX TO DRAWINGS

Sheet No.	Description
Sheet 1 of 7	Cover Sheet, Vicinity Map and General Information
Sheet 2 of 7	Existing Tax Map and Overlay with Proposed Partition Plat
Sheet 3 of 7	Preliminary Plat
Sheet 4 of 7	Proposed Roadway Access with Existing Topography
Sheet 5 of 7	Typical Roadway Sections
Sheet 6 of 7	Proposed Roadway Profile
Sheet 7 of 7	Proposed Roadway Profile

Revised - March, 2026	
	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Owner - Developer :	Forever Green Management 696 Country Club Road Eugene, Oregon 97401
Project :	3 Parcel MLP of Parcel 3, Partition Plat No. 1990-21 Tillamook County, Oregon
Sheet Title :	Cover Sheet, Vicinity Map and General Information
Drawn By :	JDI
Checked By :	TLA
Date :	November, 2025
Project :	TL301 - 2025
	Sheet 1 of 7

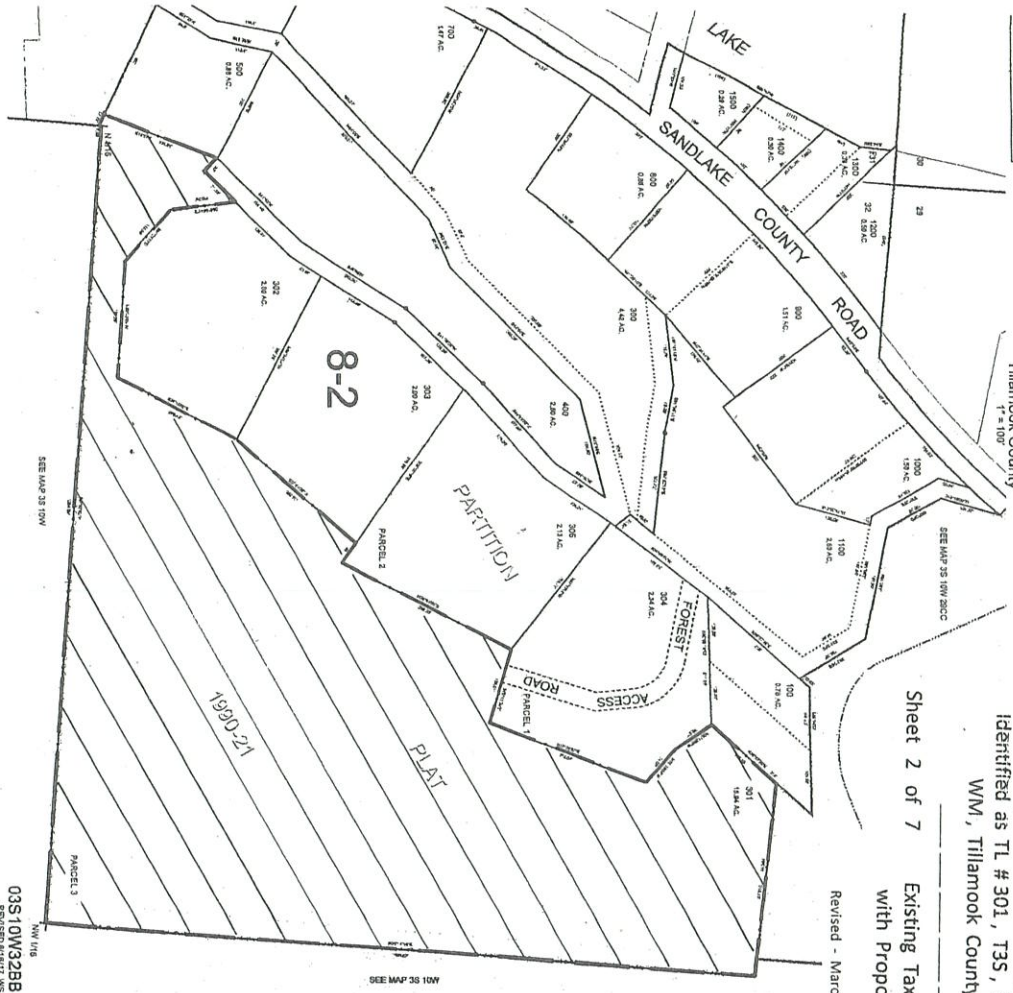
03S10W32B8
REVISIONS
1" = 100'

N.W. 1/4 N.W. 1/4 SEC. 32 T3S. R. 10W. W.M.
Tillamook County

Proposed 3 Parcel Partition (MLP) of
Parcel 3, Partition Plat No. 1990-21, also
identified as TL # 301, T3S, R10W, Section 32,
WM, Tillamook County, Oregon.

Sheet 2 of 7 Existing Tax Map and Overlay
with Proposed Partition Plat

Revised - March, 2026



03S10W32B8
REVISIONS
1" = 100'

N.W. 1/4 N.W. 1/4 SEC. 32 T3S. R. 10W. W.M.
Tillamook County

03S10W32B8
REVISIONS
1" = 100'

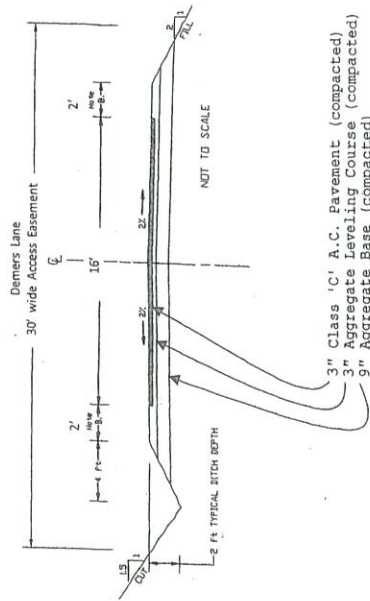


03S10W32B8
REVISIONS
1" = 100'

Typical Roadway Sections
Not to Scale

EXHIBIT "A"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
STANDARD ROADWAY SECTION

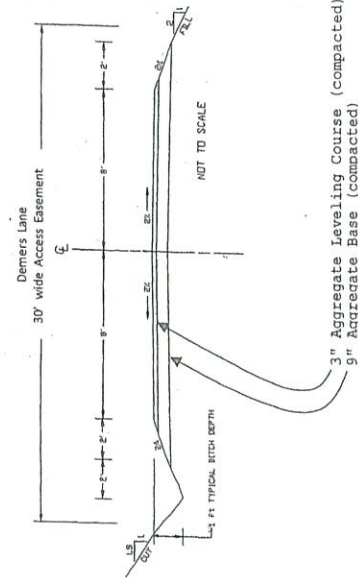


Notes:

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

EXHIBIT "B"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
MINIMUM ROADWAY SECTION



Notes:

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

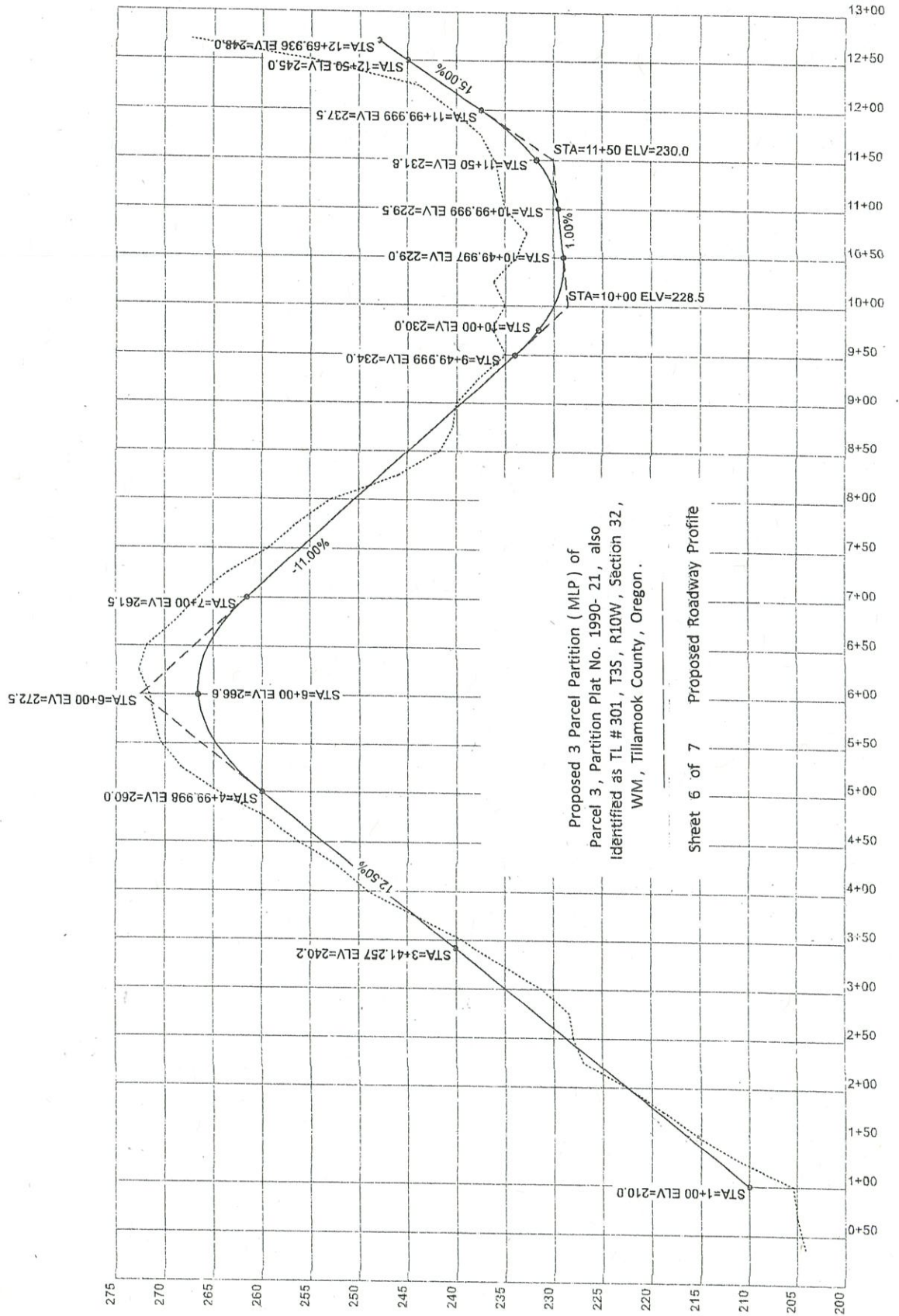
Proposed 3 Parcel Partition (MLP) of Parcel 3, Partition Plat No. 1990-21, also identified as TL # 301, T35, R10W, Section 32, WM, Tillamook County, Oregon.

Sheet 5 of 7 Typical Roadway Sections

	<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>
	<p>Owner - Developer : Forever Green Management 696 Country Club Road Eugene, Oregon 97401</p>
<p>Project : 3 Parcel MLP of Parcel 3, Partition Plat No. 1990-21 Tillamook County, Oregon</p>	<p>Drawn By : JDI Checked By : TLA Date : November, 2025 Project : TL301 - 2025</p>
<p>Sheet Title : Typical Roadway Sections</p>	
<p>Sheet 5 of 7</p>	

- "Traveled way" shall be paved.
- Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.
- Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement requirement. This minimum typical road section applies to road improvement projects in 2, 3 or 4 lots. Any proposed road improvement greater than 12% grade shall require asphalt pavement. Any additional fire department requirements shall take precedence over Public Works requirements.

- Road Improvement Standard Roadway Section. The Standard Roadway Section found in Exhibit "A" is the basic County standard for road improvements in existing underdeveloped public right of ways. The following notes apply:
 - Average Daily Traffic (ADT) for design is to be determined based on anticipated future usage of the roadway based on the maximum density allowed by the zoning. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
 - Additional improvement requirements shall be in conformance with AASHTO manual.

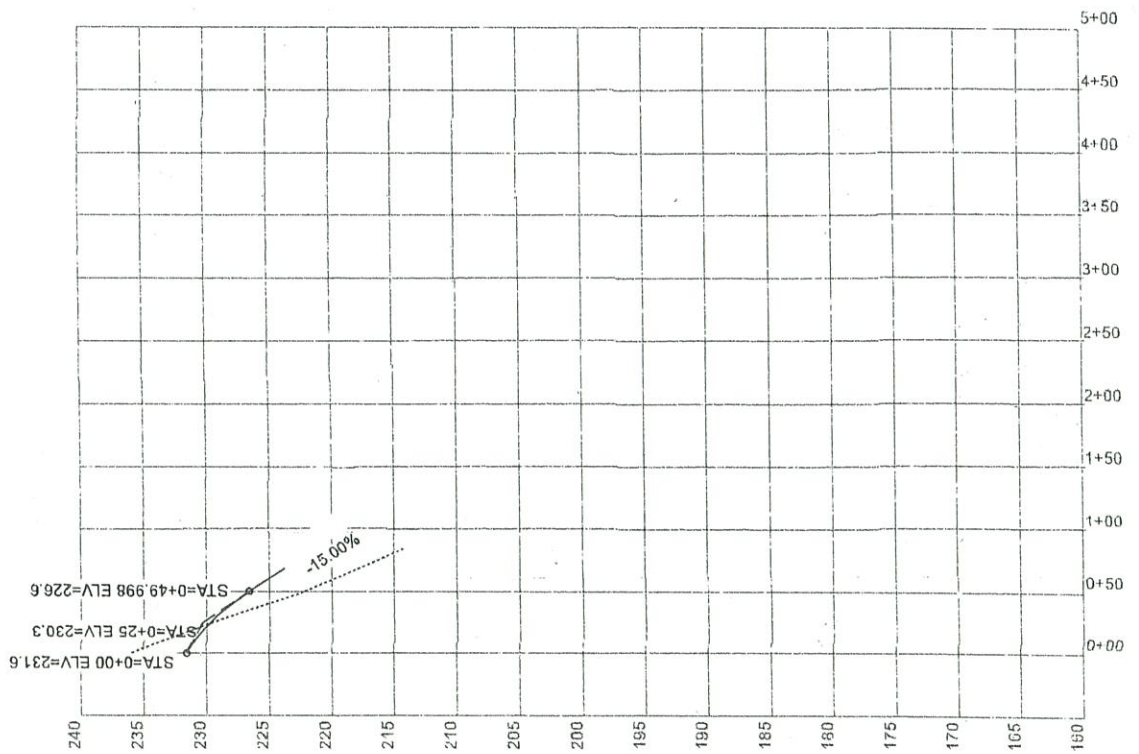


Proposed 3 Parcel Partition (MLP) of
 Parcel 3, Partition Plat No. 1990- 21, also
 identified as TL # 301, T35, R10W, Section 32,
 WMM, Tillamook County, Oregon.

Sheet 6 of 7 Proposed Roadway Profile

Proposed 3 Parcel Partition (MLP) of
Parcel 3, Partition Plat No. 1990- 21, also
identified as TL # 301, T3S, R10W, Section 32,
WM, Tillamook County, Oregon.

Sheet 7 of 7 Proposed Roadway Profile



Proposed 3 Parcel Partition (MLP) of
Parcel 3, Partition Plat No. 1990- 21, also
Identified as TL # 301, T3S, R10W, Section 32,
WM, Tillamook County, Oregon.

Owner :

Forever Green Management, LLC
696 Country Club Road
Eugene, Oregon 97401
Phone 1 (541) 913- 2940 (Bob)

Land Planning - Engineer :

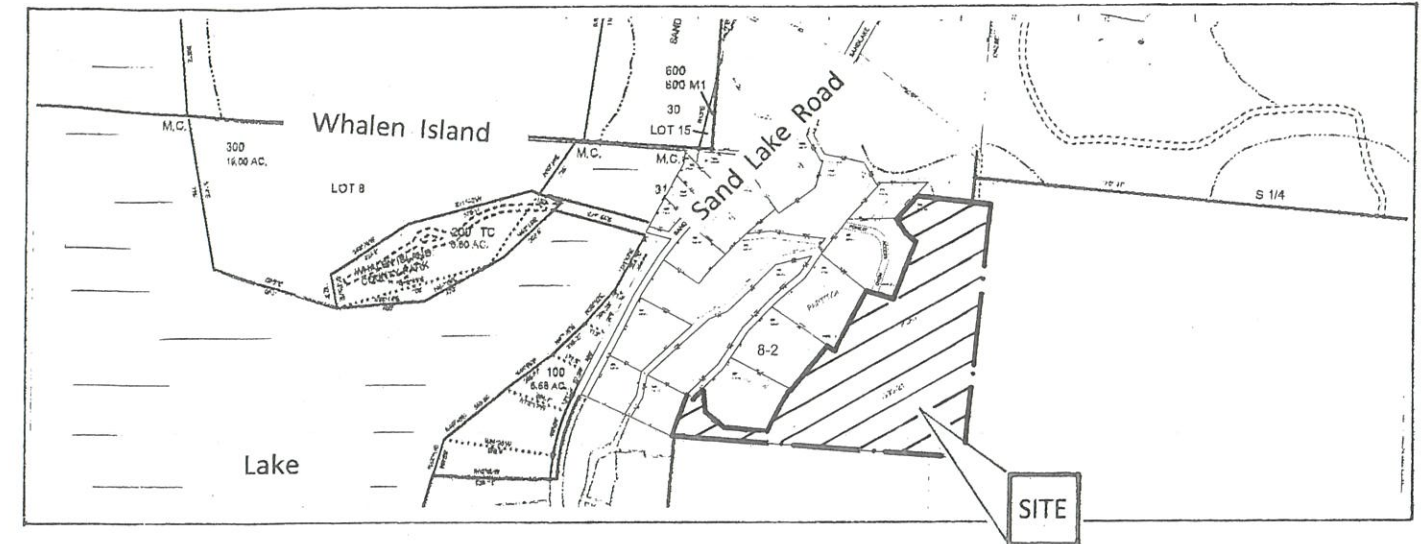
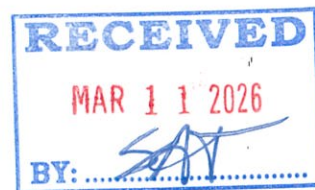
Tech Engineering
PO Box 80483
Portland, Oregon 97280
Phone (503) 819- 6494 (John)

Land Surveyor :

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

Existing Zoning :

RR2



Vicinity Map
Not to Scale

INDEX TO DRAWINGS

Sheet No.	Description
Sheet 1 of 7	Cover Sheet, Vicinity Map and General Information
Sheet 2 of 7	Existing Tax Map and Overlay with Proposed Partition Plat
Sheet 3 of 7	Preliminary Plat
Sheet 4 of 7	Proposed Roadway Access with Existing Topography
Sheet 5 of 7	Typical Roadway Sections
Sheet 6 of 7	Proposed Roadway Profile
Sheet 7 of 7	Proposed Roadway Profile

Revised - March, 2026	
	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Owner - Developer :	Forever Green Management 696 Country Club Road Eugene, Oregon 97401
Project :	3 Parcel MLP of Parcel 3, Partition Plat No. 1990-21 Tillamook County, Oregon
Sheet Title :	Cover Sheet, Vicinity Map and General Information
	Drawn By : JDJ
	Checked By : TLA
	Date : November, 2025
	Project : TL301 - 2025
	Sheet 1 of 7

D TAXATION ONLY, NOT SUITABLE FOR
ERING, OR SURVEY PURPOSES

N.W. 1/4 N.W. 1/4 SEC. 32 T. 3S. R. 10W. W.M.
Tillamook County
1" = 100'

Proposed 3 Parcel Partition (MLP) of
Parcel 3, Partition Plat No. 1990- 21, also
Identified as TL # 301, T3S, R10W, Section 32,
WM, Tillamook County, Oregon.

N.W. 1/4 N.W. 1/4 SEC. 32 T. 3S. R. 10W. W.M.
Tillamook County
1" = 100'

03S10W32BB

CANCELLED:
200

Sheet 2 of 7 Existing Tax Map and Overlay
with Proposed Partition Plat

Revised - March, 2026

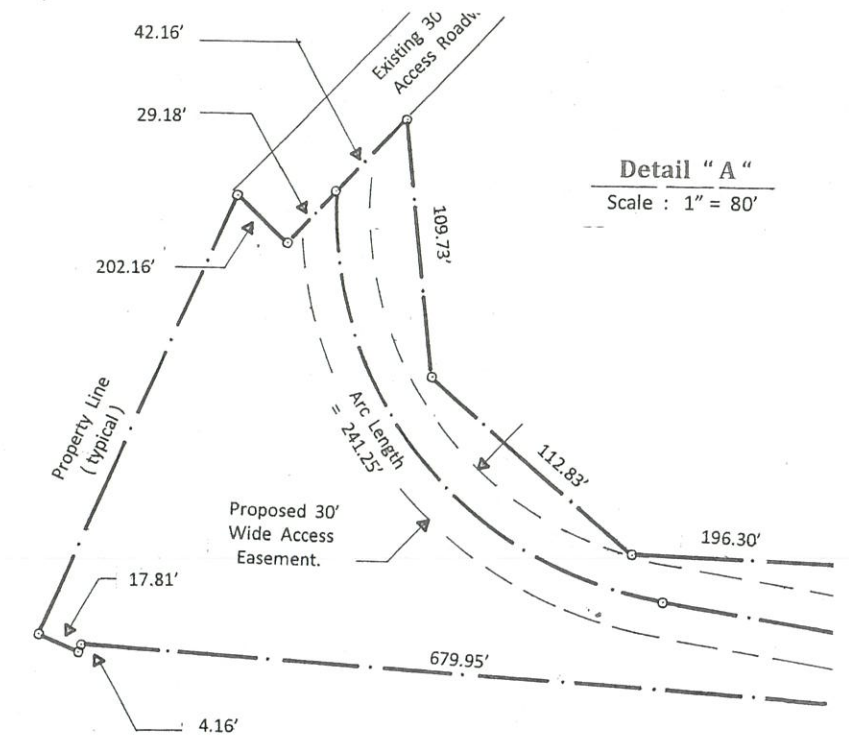
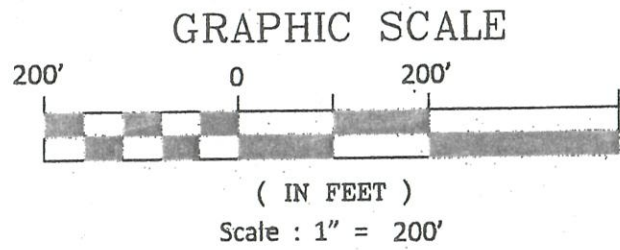
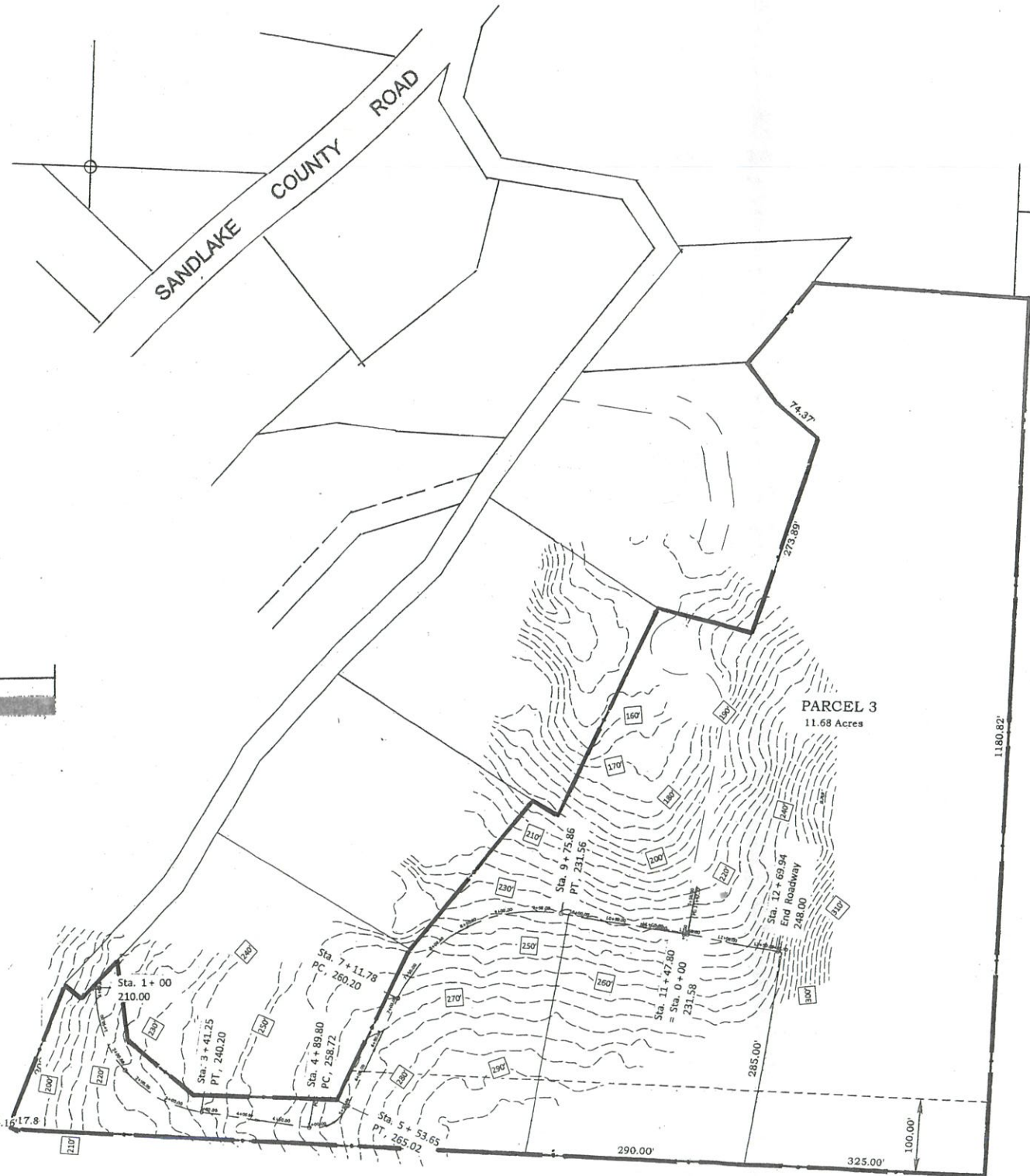


03S10W32BB
REVISED 6/16/17 WS



03S10W32BB
REVISED 6/16/17 WS

Proposed 3 Parcel Partition (MLP) of
 Parcel 3, Partition Plat No. 1990- 21, also
 Identified as TL # 301, T3S, R10W, Section 32,
 WM, Tillamook County, Oregon.

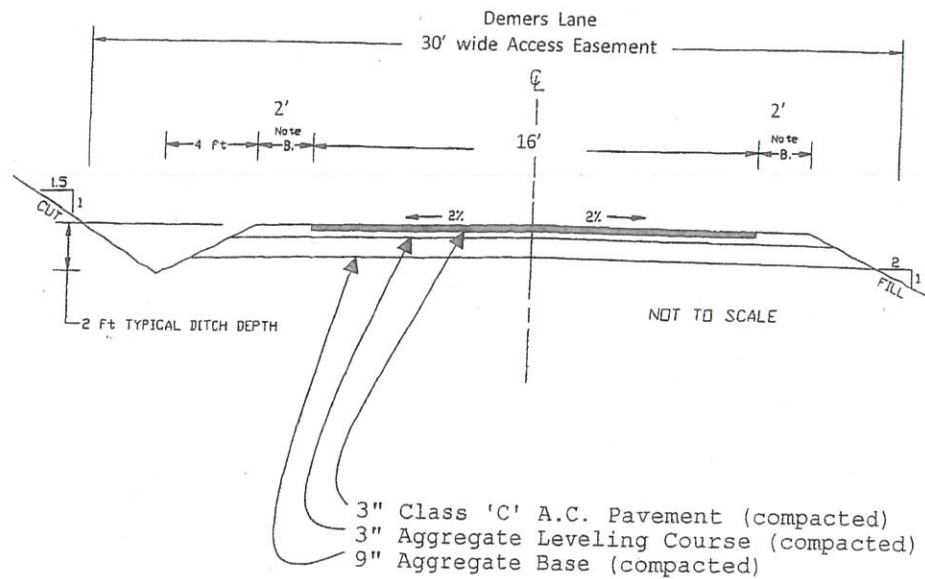


Revised - March, 2026	
	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Owner - Developer :	Forever Green Management 696 Country Club Road Eugene, Oregon 97401
Project :	3 Parcel MLP of Parcel 3, Partition Plat No. 1990-21 Tillamook County, Oregon
Sheet Title :	Proposed Roadway Access with Existing Topography
	Drawn By : JDJ Checked By : TLA Date : November, 2025 Project : TL301 - 2025 Sheet 4 of 7

Typical Roadway Sections
Not to Scale

EXHIBIT "A"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
STANDARD ROADWAY SECTION



Notes:

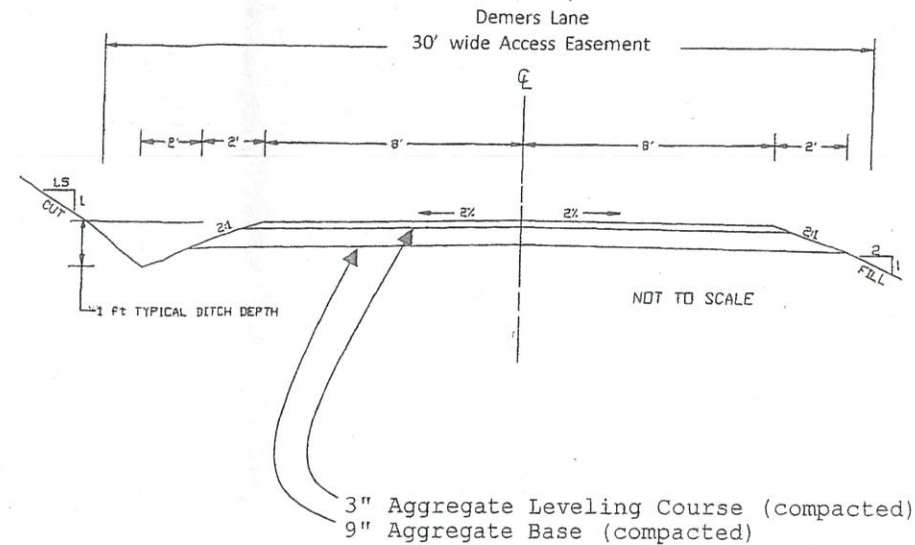
- Width of traveled way in accordance with AASHTO Manual centered in the right of way.
- Width of shoulders in accordance with AASHTO Manual.
- Build up shoulders to match pavement level & slope using aggregate leveling course.
- Aggregate and asphalt specifications in accordance with Materials Specifications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

A. Road Improvement Standard Roadway Section. The Standard Roadway Section found in Exhibit "A" is the basic County standard for road improvements in existing underdeveloped public right of ways. The following notes apply:

- Average Daily Traffic (ADT) for design is to be determined based on anticipated future usage of the roadway based on the maximum density allowed by the zoning. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
- Additional improvement requirements shall be in conformance with AASHTO manual.

EXHIBIT "B"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE
MINIMUM ROADWAY SECTION



Notes:

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

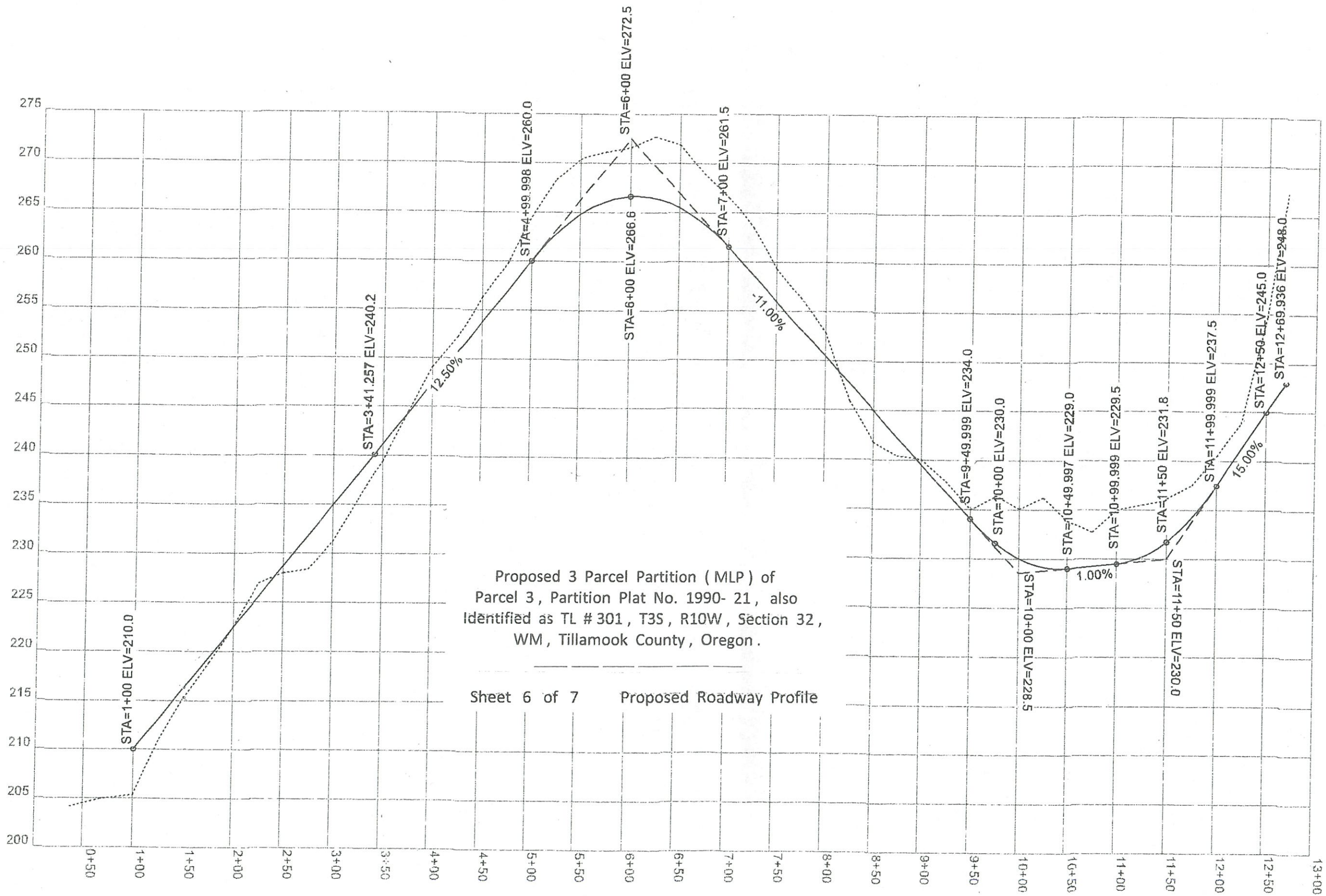
- "Traveled way" shall be paved.
- Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.

B. Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement requirement. This minimum typical road section applies to road improvements when the future use of the improved portion of road will serve 1, 2, 3 or 4 lots. Any proposed road improvement greater than 12% grade shall require asphalt pavement. Any additional fire department requirements shall take precedence over Public Works requirements.

Proposed 3 Parcel Partition (MLP) of Parcel 3, Partition Plat No. 1990- 21, also Identified as TL # 301, T3S, R10W, Section 32, WM, Tillamook County, Oregon.

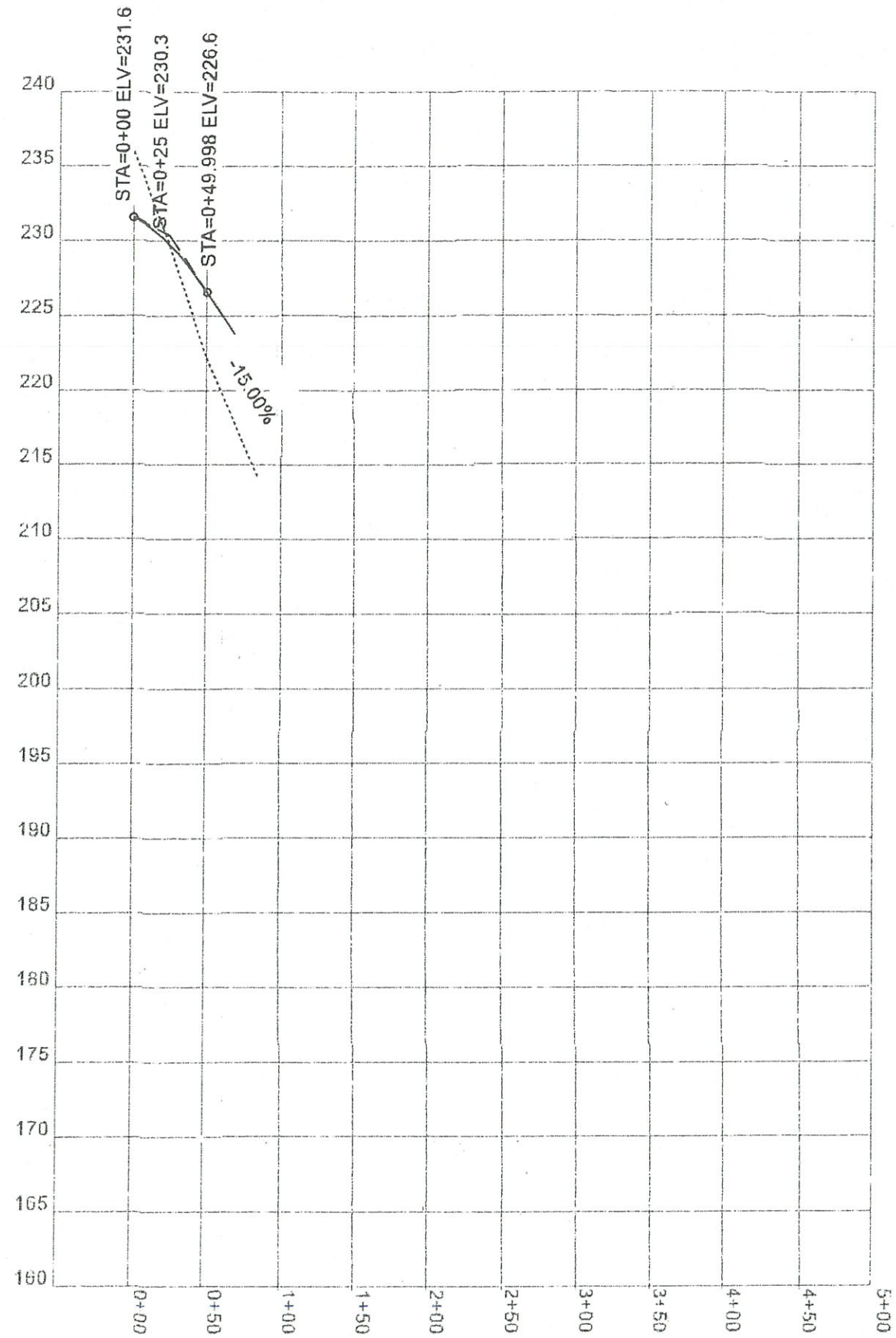
Sheet 5 of 7 Typical Roadway Sections

	<p>TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494</p>
	<p>Owner - Developer : Forever Green Management 696 Country Club Road Eugene, Oregon 97401</p>
<p>Project :</p>	<p>3 Parcel MLP of Parcel 3, Partition Plat No. 1990- 21 Tillamook County, Oregon</p>
<p>Sheet Title :</p>	<p>Typical Roadway Sections</p>
<p>Drawn By : JDJ</p>	<p>Checked By : TLA</p>
<p>Date : November, 2025</p>	<p>Project : TL301 - 2025</p>
<p>Sheet 5 of 7</p>	



Proposed 3 Parcel Partition (MLP) of
 Parcel 3, Partition Plat No. 1990- 21, also
 Identified as TL # 301, T3S, R10W, Section 32,
 WM, Tillamook County, Oregon.

Sheet 6 of 7 Proposed Roadway Profile



Proposed 3 Parcel Partition (MLP) of
 Parcel 3, Partition Plat No. 1990- 21, also
 Identified as TL # 301, T3S, R10W, Section 32,
 WM, Tillamook County, Oregon.

Sheet 7 of 7 Proposed Roadway Profile



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Tech. Engineering (John) Phone: (503) 819- 6494
 Address: PO Box 80483
 City: Portland State: Oregon Zip: 97280
 Email: technicalengineeringinc@yahoo.com

Property Owner

Name: Forever Green Management Phone: 1(541)913- 2940 (Bob)
 Address: 696 Country Club Drive
 City: Eugene State: Oregon Zip: 97401
 Email: bob@attorneysmejkal.com (Bob) dave@sagecontractors.com (Dave)

Location:

Site Address: Sand Lake Road - Tillamook County (no address assigned)
 Map Number: T3S R10W 32 **BB** #301 (15.94 ac.)
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

RECEIVED
 JAN 12 2026
 BY:

Approved Denied

Received by: **ST**

Receipt #: **146923**

Fees: **1,627.50**

Permit No:
 851-**26-10022**-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.

Forever Green Forest Management, LLC
 Robert Smigel, Manager

Property Owner (if required)

Date

1/2/2026

Applicant Signature

Date

12-30-25



Land of Cheese, Trees and Ocean Breeze

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 03 Range: 10 West Section: 32 Tax Lot(s): # 301

Situs address (if known): No address assigned

According to records, the legal owner is/are: Forever Green Forest Management, LLC

Contact telephone number: (503) 819-6494 (John)

Water Source: Well will be installed for building permits and are allowable for exempt uses.

Comments: The proposed MLP is attached to this application

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki Hendricks

Issue Date: 12-22-2025

Nikki Hendricks
Oregon Water resources Department (OWRD)
District 1 Watermaster
4000 Blimp Blvd Ste 400, Tillamook, OR 97141
Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov

Revised 2/22/2023

*****FOR OFFICE USE ONLY*****

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____



Tillamook County, Oregon
08/22/2022 11:40:00 AM 2022-04005
DEED-DWARR
\$16.00 \$11.00 \$10.00 \$61.00 - Total =\$97.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

TITLE NO. 158158
ESCROW NO. EU22-0990 JJ
TAX ACCT. NO. 208876
MAP/TAX LOT NO. 3.S10 32BB 00301

GRANTOR

JOSEPH B. HOY and LINDA S. HOY, Trustees of the HOY FAMILY TRUST

GRANTEE

FOREVER GREEN FOREST MANAGEMENT, LLC
ATTN: JAMES SMEJKAL
42142 NW PALACE DRIVE
BANKS, OR 97106

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

JOSEPH B. HOY and LINDA S. HOY who acquired title as LINDA L. HOY, Trustees of the HOY FAMILY TRUST dated June 30, 2016, Grantor,

conveys and warrants to

FOREVER GREEN FOREST MANAGEMENT, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A -- Legal Description

The true consideration for this conveyance is \$485,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 17th day of June, 2022

HOY FAMILY TRUST

By: Joseph B. Hoy
JOSEPH B. HOY, Trustee

By: Linda S. Hoy
LINDA E. HOY, Trustee
S.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Shasta

This instrument was acknowledged before me on June 17, 2022 by JOSEPH B. HOY and LINDA E. HOY, Trustees of the HOY FAMILY TRUST.

[Signature]
Notary Public for California
My commission expires 12-09-2023



EXHIBIT "A"
Legal Description

Parcel 3 of PARTITION PLAT NO. 1990-021, situated in Section 32, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded November 14, 1990 in Partition Plat Cabinet B304-1, Tillamook County Records.

TOGETHER WITH an easement in common with others as granted in Deed recorded June 26, 1975 Book 240, page 937, Tillamook County Records, for roadway purposes over that existing 30-foot road lying in that portion of the East half of the Northeast quarter of Section 31, East of Sandlake County Road and in the Northwest quarter of the Northwest quarter of Section 32, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon.

TOGETHER WITH an access easement for the purpose of forest management over a strip of land 30 feet in width, the centerline of which is described as:

Commencing at the Northwest corner of Parcel 1, Partition Plat No. 1990-021, Tillamook County Records;
thence South 34° 46' 16" West 33.91 feet to the point of beginning;
thence along said centerline South 80° 52' 33" East 127.97 feet;
thence along the arc of an 80.00 foot radius curve right, through a central angle of 72° 37' 54", the chord of which bears South 44° 33' 36" East 94.76 feet, an arc distance of 101.41 feet;
thence South 8° 14' 39" East 62.19 feet;
thence South 14° 05' 51" West 157.15 feet to the South line of said Parcel 1, in the Northwest quarter of the Northwest quarter of Section 32, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon.