



*Land of Cheese, Trees and Ocean Breeze***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*

August 21, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on August 21, 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 September 2, 2026**. This decision will become final on September 2, 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.

Location: 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.

Zone: Rural Residential 2-Acre (RR-2) Zone

Applicant: Tech. Engineering dba John DeJung, P.O. Box 80483, Portland, OR 97280

Property Owner: Forever Green Management, 696 Country Club Drive, Eugene, OR 97401

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.

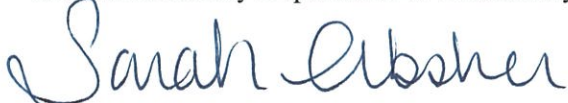
1. Prior to commencement of development activities, the applicant/property owner shall obtain all Federal, State, and Local permits, as applicable, including obtaining a National Pollutant Discharge Elimination System

(NPDES) 1200-C permit from the Oregon Department of Environmental Quality and demonstration of compliance with State of Oregon fill/removal laws for road construction and grading activities within areas determined to be "waters of the state". Documentation of approved permits shall be submitted to the Department prior to commencement of development activities.

2. The applicant/property owner shall comply with the requirements set forth by the Tillamook County Public Works Department outlined in an email dated August 18, 2026:
 - a) The applicant/property owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department and shall comply with applicable AASHTO standards for road construction and design, utility installation and stormwater facility design requirements deemed necessary to serve the development. A letter of final approval from the Tillamook County Public Works Department confirming improvements have been inspected and satisfactorily constructed is required for Final Plat approval. This includes the following requirements:
 - i. Submittal of a stormwater plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements (if applicable) shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities.
 - ii. Maintenance responsibilities for the storm water management facilities is the responsibility of the developer and property owners, and continued maintenance responsibilities shall be included as part of the plan.
 - iii. Approval of proposed street names by the Department of Community Development and the Public Works Department.
 - iv. Demers Lane (if accepted) road system shall remain in private ownership and shall be privately maintained.
 - v. The applicant/owner shall submit a statement from the project engineer, certifying road and facility improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report. Certification is required for Final Plat approval.
 - vi. The construction of a permitted commercial road approach (paved) where private road connection is made to county road (Sandlake Road).
 - b) Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.
3. A letter from the Tillamook County Public Works Department confirming the requirements set forth in the email dated August 18, 2026, have been satisfactorily completed shall be submitted to the Department at the time of final plat review.
4. The applicant/property owner shall meet fire and life safety requirements set forth by the Nestucca Rural Fire Protection District for construction of the private roadway and terminus to ensure the roadway is accessible for emergency vehicles, and the terminus is adequate for emergency vehicle turn-around. A letter from the Nestucca Rural Fire Protection District confirming the private roadway and terminus have been constructed to district satisfaction shall be submitted to the Department at the time of final plat review.
5. If necessary, applicant/property owner shall obtain approval from the Tillamook County Department of Community Development for areas to be utilized as fill material disposal sites prior to the removal of any material on-site.
6. Construction of the roadway, stormwater drainage systems, grading activities and other activities associated with facility improvements is subject to the requirements of TCUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Geologic Hazard Assessment is required for development of the roadway, stormwater drainage systems, grading activities and other activities associated with facility improvements, and shall be submitted to the Department for review and approval prior to commencement of development activities. The assessment shall include design recommendations for the private roadway and stormwater drainage facilities, as well as recommendations for grading and site preparation activities.

7. Development activities shall adhere to the requirements outlined in TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
8. Prior to final plat approval, approved site evaluations are required for each parcel. The site evaluations shall confirm the location of future onsite wastewater treatment systems and demonstrate that the location of future systems adheres to required setbacks from natural features and the location of wells. The location of onsite systems shall be depicted on the final plat submitted at the time of final plat review, along with the distances of each system area from the location of wells and natural features.
9. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat. The location of existing easements, including any easements for onsite wastewater systems that serve adjacent properties, shall also be identified on the Final Plat with a copy provided to the Department at the time of final plat review.
10. A declaration shall be made on the plat stating that the private road and stormwater drainage systems shall remain in private ownership and maintenance is the responsibility of the landowners.
11. Future development of the parcels is subject to the standards contained in TCLUO Section 3.010: Rural Residential 2-Acre Zone, including adherence to the required 100-foot resource zone setback boundary for the siting of residential structures.
12. Future development of the parcels is subject to the requirements outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, including requirements for a Geologic Hazard Assessment where applicable.
13. The applicant/property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
14. Final Plat Approval is required. Final plat approval shall not be granted without demonstration of compliance with the Conditions of Approval and demonstration of compliance with Section 090: Final Plat Submission Requirements and Approval Criteria outlined in the Tillamook County Land Division Ordinance. Any modifications made to the preliminary plat, prior to final plat approval, is subject to review in accordance with the provisions outlined in the Tillamook County Land Division Ordinance and TCLUO Article 10: Development Approval Procedures.
15. Preliminary Plat Approval is valid for two (2) years from the date of this decision and shall be void on August 21, 2028, unless all conditions are met, or an extension of time is requested prior to expiration of this approval.
16. The Final Plat shall be recorded in the Tillamook County Clerk's Office within ninety (90) days from the date of final signature of the partition plat.

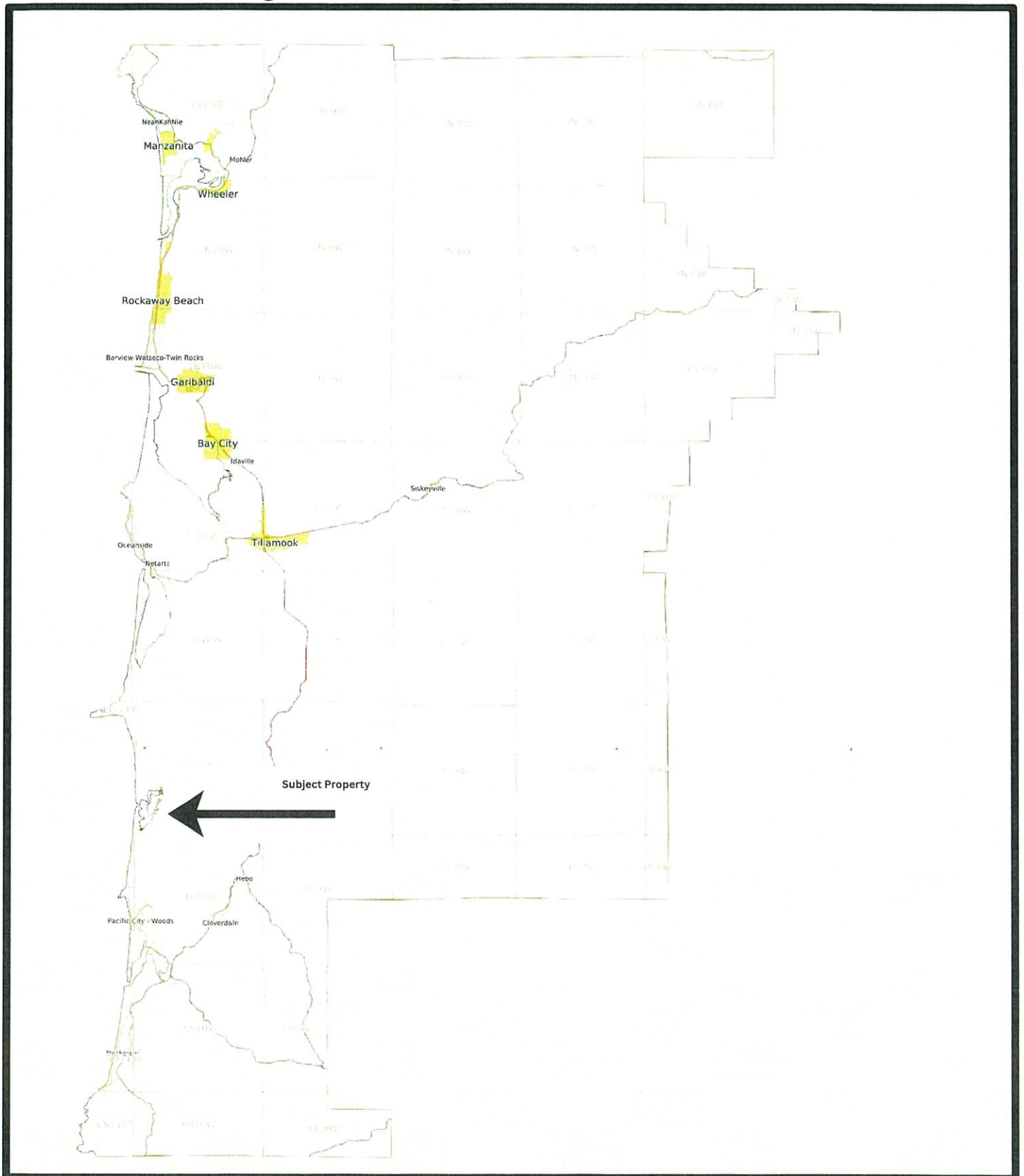
Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat

Vicinity Map



3S 10 32BB

CANCELLED NO.
200

SEE MAP 3S 10 29CC

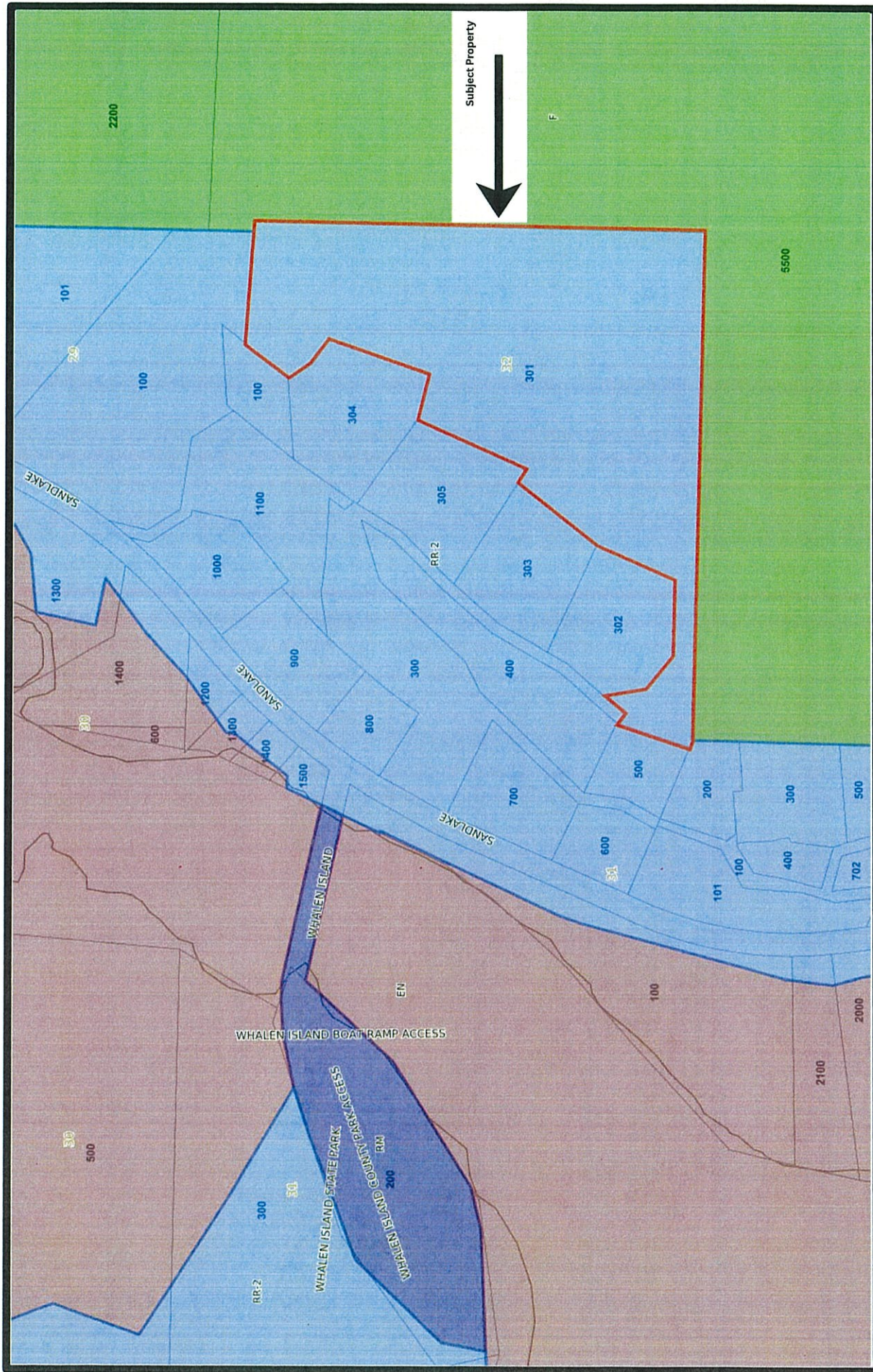
W 1/16 +

3S 10
ARCEL 3
32BB
NW 1/16
REVISED 11/22/05, WS

SEE MAP TWP 3S 10

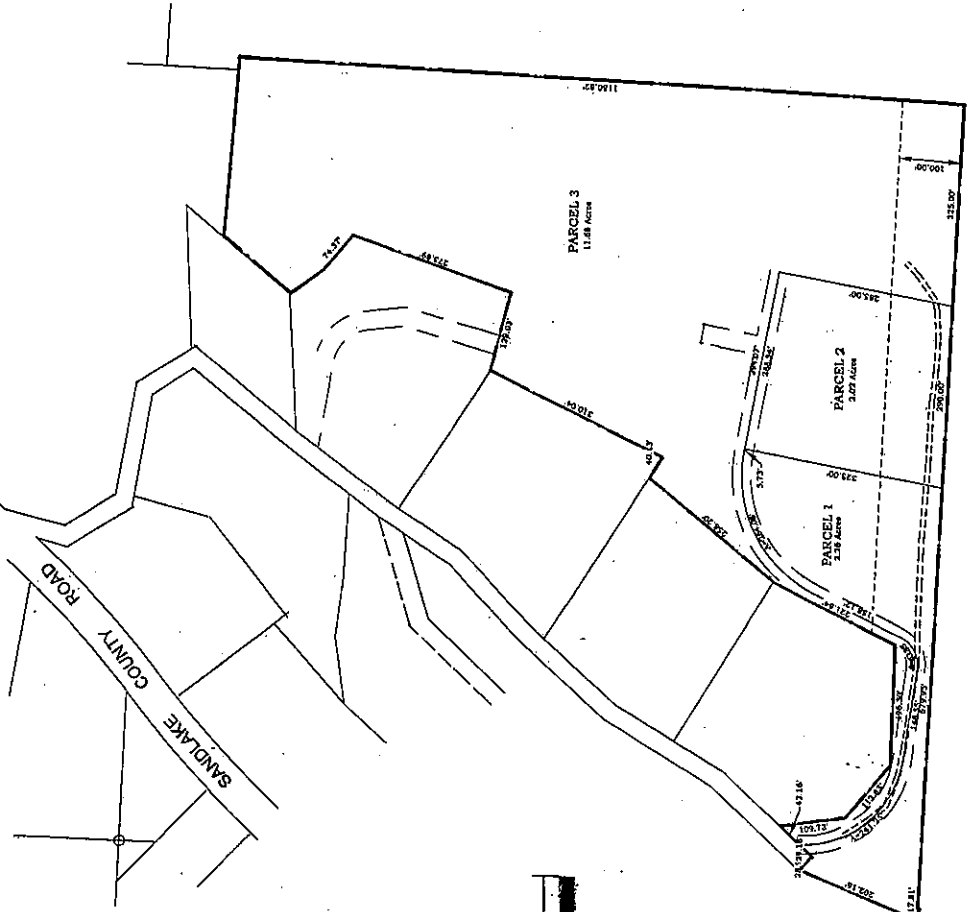
REVISÉ 11/22/05, WS
NW 1/16

Zoning Map



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 3 of 7 Preliminary Plat

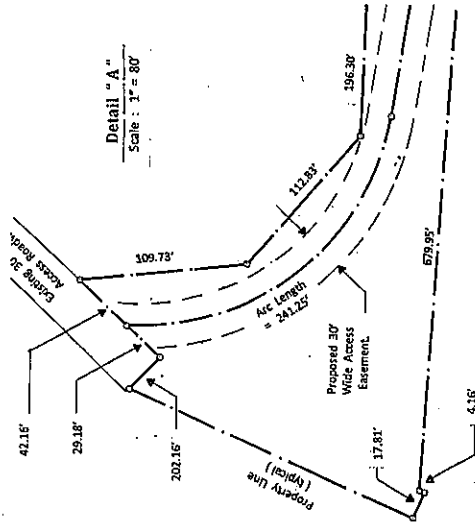


GRAPHIC SCALE



(IN FEET)

Scale : 1" = 200'



Detail "A"
Scale : 1" = 80'

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 : Preliminary Plat	
Drawn By : J0J	
Checked By : TIA	
Date : November, 2025	
Project : TL301 - 2025	
Sheet 3 of 7	



**PARTITION REQUEST #851-26-000022-PLNG:
FOREVER GREEN MANAGEMENT & TECH ENGINEERING
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: August 21, 2026
Report Prepared By: Sarah Absher, CFM, Director 

I. GENERAL INFORMATION:

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

Location: 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 (Exhibit A).

Zone: Rural Residential 2-Acre (RR-2) Zone (Exhibit A)

Applicant: Tech. Engineering dba John DeJung, P.O. Box 80483, Portland, OR 97280

Property Owner: Forever Green Management, 696 Country Club Drive, Eugene, OR 97401

Description of Site and Vicinity: The subject property is an unimproved property accessed by way of a private easement via Sandlake Road, a County road. The subject property is irregular in shape and approximately 16.363 acres in size (Exhibit A). The topography of the subject property varies as shown in the Applicant's submittal contained in "Exhibit B" of this report. The subject property is zoned Rural Residential 2-Acre (RR-2) and is surrounded by properties also zoned Rural Residential (RR-2) to the north, and west, and property zoned Forest (F) to the east and south (Exhibit A).

The subject property contains 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 41057C0715F) (Exhibit A). Areas of Minimal Flood Hazard are not subject to the provisions of the County's Flood Hazard Overlay Zone.

The subject property is located within an area of mapped geologic hazard per DOGAMI Open File Report 0-20-13 (Exhibit A) and development is subject to the provisions of TCLUO Section 4.130: Development

Requirements for Geologic Hazard Areas. TCLUO Section 4.130 is addressed later in this report, and compliance requirements are reflected in the Conditions of Approval.

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 June 11, 2026. Two comments were received during the comment period: one from the Tillamook County Public Works Department and comments from an adjacent property owner (Exhibit C).

Tillamook County Public Works comments outlined in an email dated August 18, 2026, include requirements for a road approach at the intersection of Sandlake Road, a County road, and specific improvements related to construction of the 30-foot-wide access easement (private roadway) to serve the proposed parcels. The Conditions of Approval outlined in Section V reflect the requirements set forth in the email from the Tillamook County Public Works Department received during the public comment period.

Other comments received are summarized as follows:

- Request for clarification as to how the proposed parcels will be accessed.
- Confirmation that the 100-foot resource zone buffer will be maintained from the Forest (F) Zone boundary for purposes of siting residential structures.
- Concerns regarding the location of future onsite wastewater treatment systems and protection of water quality.
- Request for clarification on how existing easements and onsite wastewater treatment system improvements on the subject property for the benefit of adjacent property will be maintained.
- Concerns of the location of future onsite wastewater treatment systems and impacts to adjacent creeks/streams.

Findings: In review of the comments summarized above, staff finds the following:

- A 30-foot-wide private easement (roadway) is proposed to be constructed to provide access to the proposed parcels as shown on the submitted preliminary plats (Exhibit B).
- The Forest (F) Zone abuts the subject property to the south and east and abuts proposed Parcels 1 and 2 to the south as well as proposed Parcel 3 to the south and east (Exhibits A & B). The 100-foot resource zone setback line is depicted on proposed Parcels 1 and 2 (Exhibit B).
- Onsite wastewater treatment systems are required for development of the proposed parcels. Review of individual system location and type of treatment system is determined through environmental program permitting processes that also require systems maintain required setbacks from natural features, such as creeks and streams. A Condition of Approval has been made to require compliance with requirements related to the location of onsite wastewater treatment systems and the maintenance of required setbacks from natural features and wells contained in Section 150 and applicable state law.

- Location of existing easements, including any easements for onsite wastewater systems associated with adjacent properties, must be identified on the plat submitted for final plat review and approval, and reflected on the final plat recorded in the Tillamook County Clerk's Office.

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. The preliminary plat and the submitted supplemental information confirm the criteria above are met (Exhibit B).

- (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 subject property is accessed by a private easement via Sandlake Road, a County road (Exhibits A & B). The preliminary plat depicts a new 30-foot-wide private roadway to be constructed to provide access to the proposed parcels and is located wholly within the boundaries of the subject property (Exhibit B). Staff met with Tillamook County Public Works on August 17, 2026, where engineering staff confirmed that the preliminary road diagrams submitted by the Applicant are consistent with county road construction requirements.

Land Division Ordinance Sections 150 and 160 outline development standards for land divisions, including requirements for construction of roadways. Comments received from the Tillamook County Public Works Department in an email dated August 18, 2026, outline what is required at the time of their review of the plans for construction of a local access road, including associated stormwater facilities as required in this section and road approach improvements at the intersection of Sandlake Road, a County road (Exhibit C).

The Conditions of Approval include the requirements set forth by the Tillamook County Public Works Department outlined in an email dated August 18, 2026 (Exhibit C). With this, review of the proposed road

construction by the Nestucca Rural Fire Protection District is also required. Prior to final plat approval, certification from the Tillamook County Public Works Department confirming road construction has been satisfactorily completed is required.

Section 150 also requires demonstration of water supply, onsite wastewater treatment systems, and easement dedications where for utilities wherever necessary. Demonstration of a legal water source has been provided by the Applicant- a water verification letter from the Oregon Water Resource Department (Exhibit B).

Site evaluations for location and development of on-site wastewater treatment systems have not yet been submitted for review and approval by the County's Environmental Program Manager. A Condition of Approval has been made to require at the time of final plat approval that site evaluations for the proposed parcels be completed, and that the County's Environmental Program Manager confirm the location of proposed systems adheres to required setback requirements for separation of onsite wastewater treatment systems, natural features and locations of legal water sources.

Section 150 requires parcel sizes in areas without public water supplies maintain a separation of at least 100 feet between each well and sewage disposal facility and be at least 100 feet wide and 20,000 square feet in area. Staff finds that the proposed parcel sizes are of adequate size and dimension to meet this requirement if applicable (Exhibit B). Staff also finds that the requirements contained in Section 50: Pre-Planning for Large Sites applies to properties within unincorporated communities or properties that are within one mile of either urban or unincorporated community boundaries. Given the location of the subject property and size of proposed parcels, the requirements of Section 050 do not apply, and proposed parcel sizes are not required to be increased to adhere to Section 050.

Section 160 requires the design, improvement, and construction of all roads and streets resulting from the division of land comply with the standards and requirements related to AASHTO standards; road width and alignment standards; minimum right of way widths; standards for dead end streets; future extension of streets; street names and improvements to existing streets to the extent possible given topography, aesthetics, safety, or other design considerations. As stated above, Conditions of Approval have been made to require submittal of road construction plans and a stormwater plan to the Tillamook County Public Works Department for review and approval, final to final plat approval.

The applicant is proposing "Demers Lane", for the private roadway (Exhibit B). Tillamook 911 was noticed of this request, including the proposed road name. No comments were received. In review of County road name inventory, staff finds there is no name similar or duplicative of this proposed road name. Documentation is required at the time of final plat submission confirming the proposed road name, "Demers Lane", has been accepted by the Tillamook County Public Works Department and Tillamook 911.

Per Section 160(3), the proposed private roadway classifies as a minimum local road and meets the minimum 30-foot road width requirement (Exhibit B). The proposed roadway is a dead-end street, terminating at the common boundary of proposed Parcels 2 and 3, with a shadow plat indicating the potential construction of a cul-de-sac part of future division of Parcel 3 (Exhibit B).

Staff finds the private roadway as proposed adheres to the requirements for a dead-end street outlined in Section 160(4) (Exhibit B). Staff finds that future land division proposals must demonstrate compliance with dead end street requirements, including compliance with the length limitation of 2,000 feet and that the roadway is improved with a turnaround adequate for emergency vehicle turn- around. A Condition of Approval has been made to ensure compliance with dead end street requirements.

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 as depicted on the Statewide Wetland Inventory Map included in "Exhibit A" of this report. The Oregon Departments of State Lands and Fish and Wildlife were provided notice of this application with opportunity to provide comments. No comments were received from either agency. Regardless, the Conditions of Approval include compliance with the Freshwater Wetland Overlay Zone, requirements for protection of water quality and streambank stabilization (TCLUO Section 4.140) and that prior to development of the subject property and parcels, demonstration that applicable state and federal laws are adhered to.

The subject property is served by the Nestucca Rural Fire Protection District, Tillamook County Sheriff's Office and Tillamook County Public Works Department. As stated previously in this report, comments from Tillamook County Public Works Department are reflected in the Conditions of Approval. Additionally, a Condition of Approval has been made to require a letter of compliance from the Nestucca Rural Fire Protection District confirming access and service to the proposed parcels at the time of final plat submittal.

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.*
- ...*
- (k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective*

barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100-foot requirement. In either case, all yard requirements in this zone shall still apply.

Findings: The preliminary plat and supplemental information confirms the three (3) parcels created by the partition meet the minimum requirements for lot size and dimension standards as outlined above (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 mapped geologic hazard (Exhibit A). The construction of the private roadway is subject to the provisions of TCLUO Section 4.130, including submittal of a Geologic Hazard Assessment (geologic hazard report) for construction of the road and stormwater facilities as well as grading activities associated with these facility improvements. Future development of proposed Parcels 1, 2 and 3 is also subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Conditions of Approval have been included to ensure compliance with TCLUO Section 4.130.

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 September 2, 2026**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and Ordinance provisions could result in nullification of this approval.

1. Prior to commencement of development activities, the applicant/property owner shall obtain all Federal, State, and Local permits, as applicable, including obtaining a National Pollutant Discharge Elimination System (NPDES) 1200-C permit from the Oregon Department of Environmental Quality and demonstration of compliance with State of Oregon fill/removal laws for road construction and grading activities within areas determined to be “waters of the state”. Documentation of approved permits shall be submitted to the Department prior to commencement of development activities.
2. The applicant/property owner shall comply with the requirements set forth by the Tillamook County Public Works Department outlined in an email dated August 18, 2026:
 - a) The applicant/property owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department and shall comply with applicable AASHTO standards for road construction and design, utility installation and stormwater facility design requirements deemed necessary to serve the development. A letter of final approval from the Tillamook County Public Works Department confirming improvements have been inspected and satisfactorily constructed is required for Final Plat approval. This includes the following requirements:
 - i. Submittal of a stormwater plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements (if applicable) shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities.
 - ii. Maintenance responsibilities for the storm water management facilities is the responsibility of the developer and property owners, and continued maintenance responsibilities shall be included as part of the plan.
 - iii. Approval of proposed street names by the Department of Community Development and the Public Works Department.
 - iv. Demers Lane (if accepted) road system shall remain in private ownership and shall be privately maintained.
 - v. The applicant/owner shall submit a statement from the project engineer, certifying road and facility improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report. Certification is required for Final Plat approval.
 - vi. The construction of a permitted commercial road approach (paved) where private road connection is made to county road (Sandlake Road).
 - b) Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.

3. A letter from the Tillamook County Public Works Department confirming the requirements set forth in the email dated August 18, 2026, have been satisfactorily completed shall be submitted to the Department at the time of final plat review.
4. The applicant/property owner shall meet fire and life safety requirements set forth by the Nestucca Rural Fire Protection District for construction of the private roadway and terminus to ensure the roadway is accessible for emergency vehicles, and the terminus is adequate for emergency vehicle turn-around. A letter from the Nestucca Rural Fire Protection District confirming the private roadway and terminus have been constructed to district satisfaction shall be submitted to the Department at the time of final plat review.
5. If necessary, applicant/property owner shall obtain approval from the Tillamook County Department of Community Development for areas to be utilized as fill material disposal sites prior to the removal of any material on-site.
6. Construction of the roadway, stormwater drainage systems, grading activities and other activities associated with facility improvements is subject to the requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Geologic Hazard Assessment is required for development of the roadway, stormwater drainage systems, grading activities and other activities associated with facility improvements, and shall be submitted to the Department for review and approval prior to commencement of development activities. The assessment shall include design recommendations for the private roadway and stormwater drainage facilities, as well as recommendations for grading and site preparation activities.
7. Development activities shall adhere to the requirements outlined in TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
8. Prior to final plat approval, approved site evaluations are required for each parcel. The site evaluations shall confirm the location of future onsite wastewater treatment systems and demonstrate that the location of future systems adheres to required setbacks from natural features and the location of wells. The location of onsite systems shall be depicted on the final plat submitted at the time of final plat review, along with the distances of each system area from the location of wells and natural features.
9. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat. The location of existing easements, including any easements for onsite wastewater systems that serve adjacent properties, shall also be identified on the Final Plat with a copy provided to the Department at the time of final plat review.
10. A declaration shall be made on the plat stating that the private road and stormwater drainage systems shall remain in private ownership and maintenance is the responsibility of the landowners.
11. Future development of the parcels is subject to the standards contained in TCLUO Section 3.010: Rural Residential 2-Acre Zone, including adherence to the required 100-foot resource zone setback boundary for the siting of residential structures.
12. Future development of the parcels is subject to the requirements outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, including requirements for a Geologic Hazard Assessment where applicable.
13. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.

14. Final Plat Approval is required. Final plat approval shall not be granted without demonstration of compliance with the Conditions of Approval and demonstration of compliance with Section 090: Final Plat Submission Requirements and Approval Criteria outlined in the Tillamook County Land Division Ordinance. Any modifications made to the preliminary plat, prior to final plat approval, is subject to review in accordance with the provisions outlined in the Tillamook County Land Division Ordinance and TCLUO Article 10: Development Approval Procedures.
15. Preliminary Plat Approval is valid for two (2) years from the date of this decision and shall be void on August 21, 2028, unless all conditions are met, or an extension of time is requested prior to expiration of this approval.
16. The Final Plat shall be recorded in the Tillamook County Clerk's Office within ninety (90) days from the date of final signature of the partition plat.

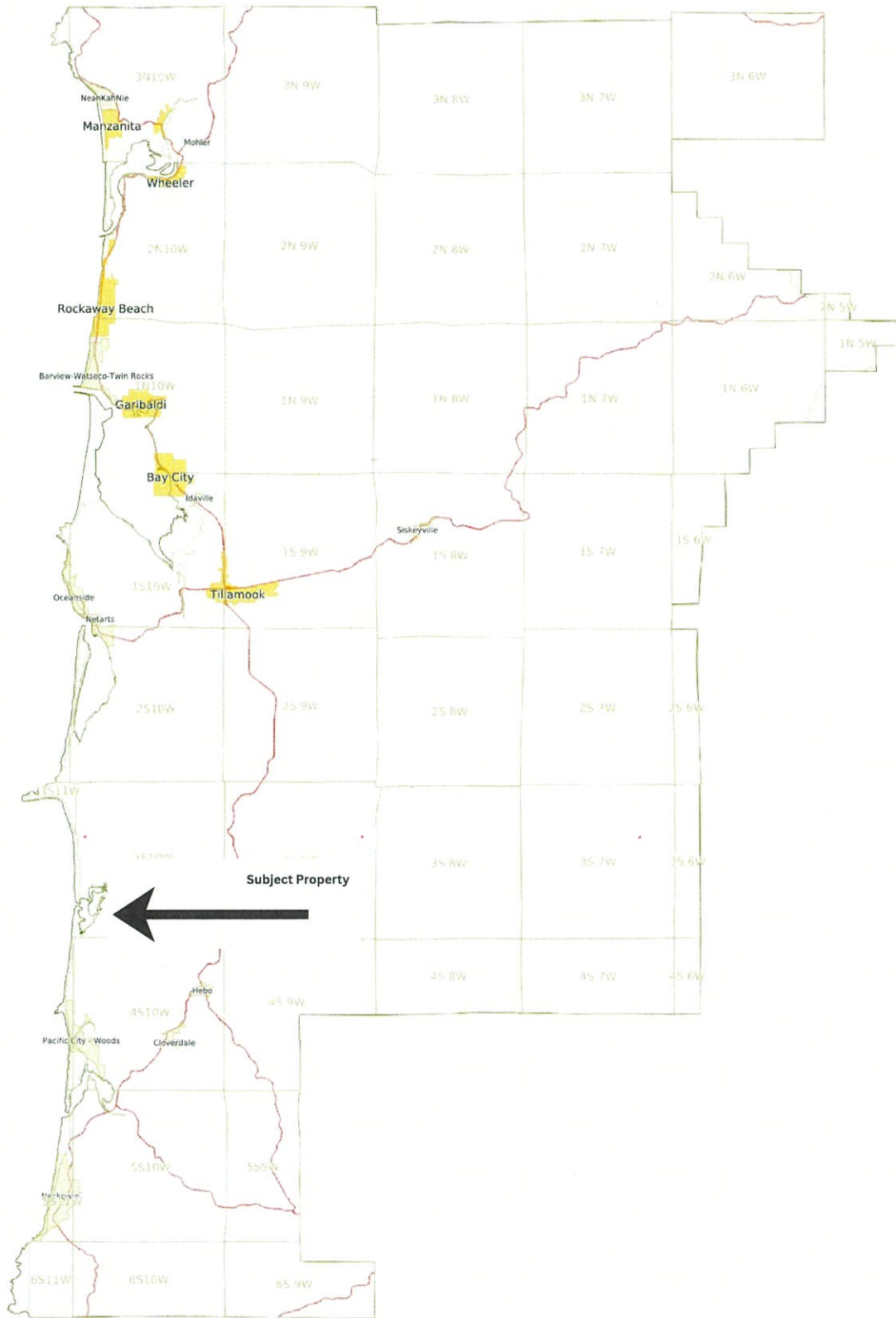
V. EXHIBITS:

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

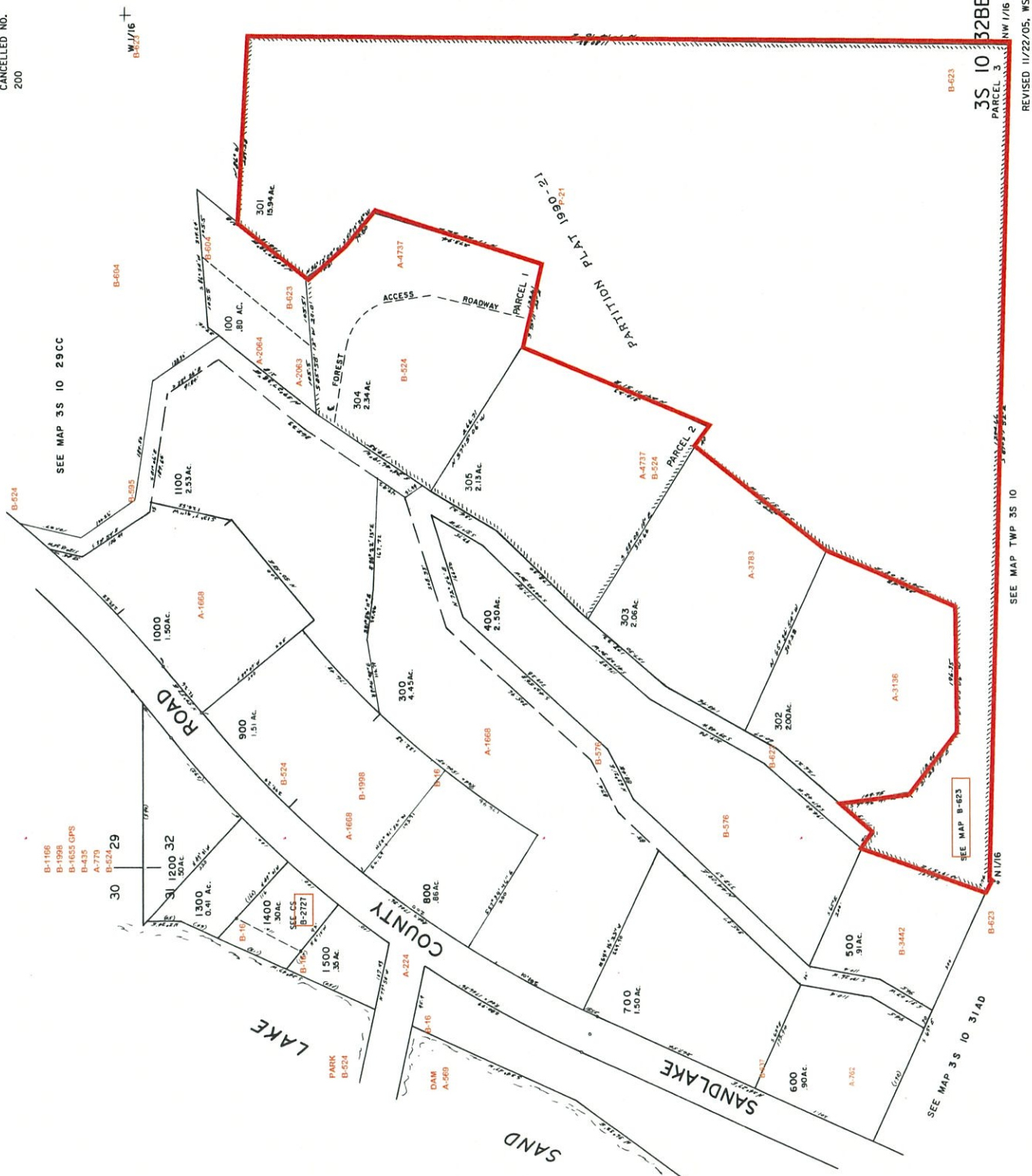
EXHIBIT A

Vicinity Map

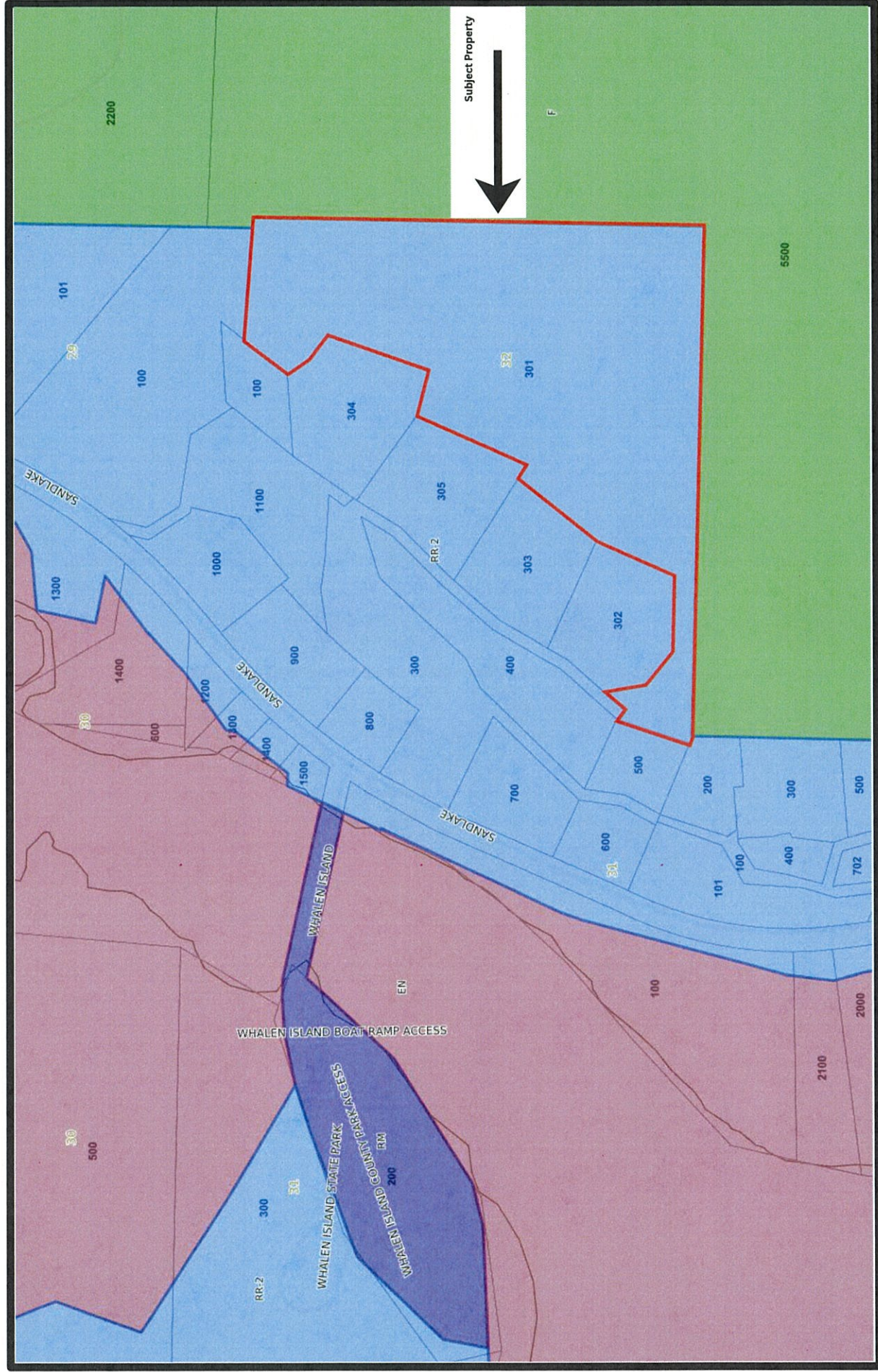


3S 10 32BB

CANCELLED NO.
200



MOOSEMAPPING



National Flood Hazard Layer FIRMette



123°56'46"W 45°16'30"N



Legend

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

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

SPECIAL FLOOD HAZARD AREAS

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*

OTHER AREAS OF FLOOD HAZARD

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

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS

OTHER AREAS

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

OTHER FEATURES

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

MAP PANELS

No Digital Data Available

Unmapped

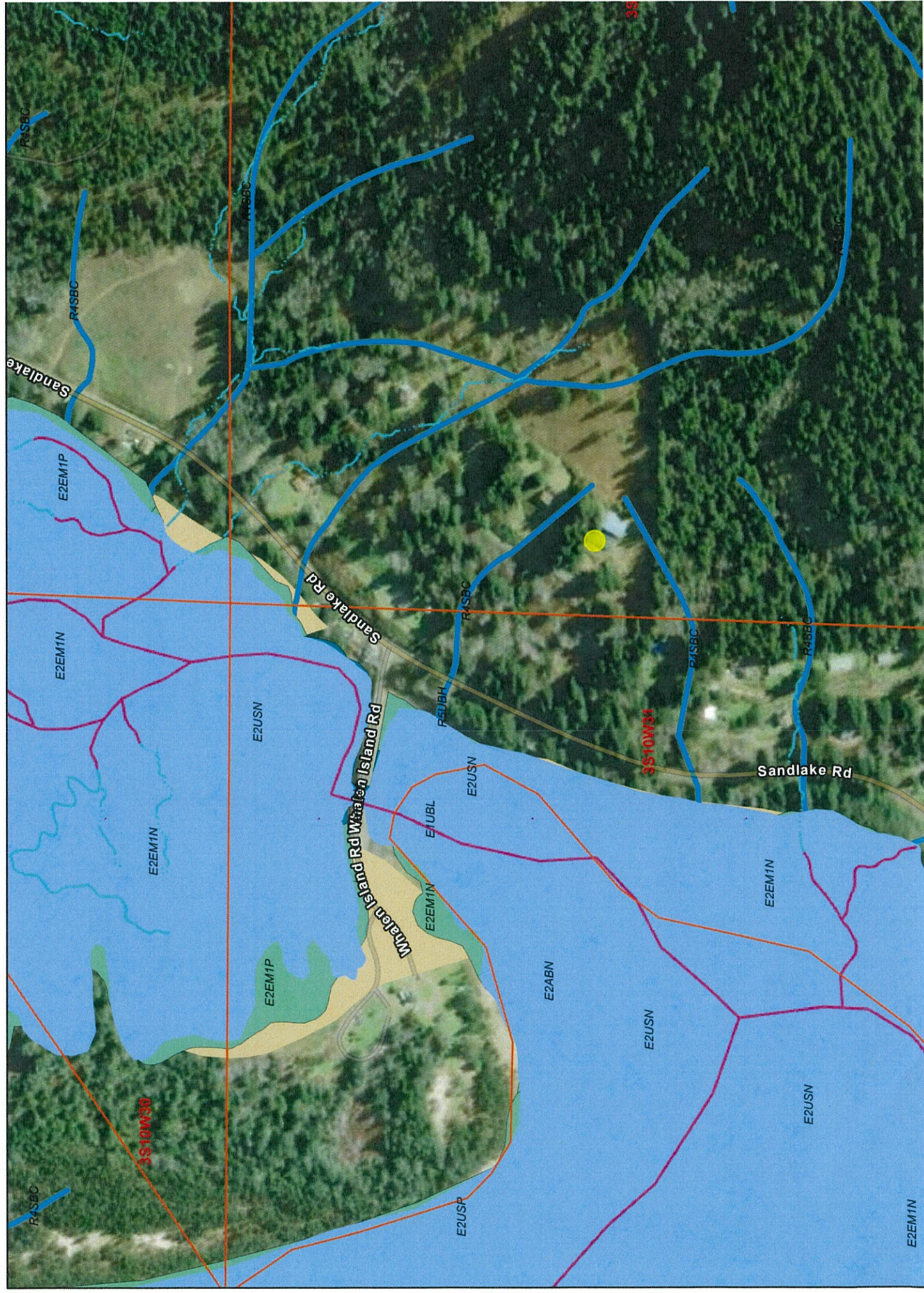
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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	Tax Status	Assessable
Code - Tax ID		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	

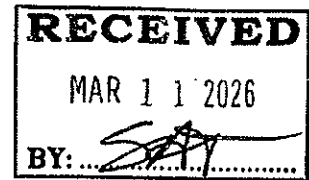
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0800	0			RR-2	Market	109	15.95 AC		466,660
Code Area Total							15.95 AC		466,660

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

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

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

EXHIBIT B



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



Land of Cheese, Trees and Ocean Breeze

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

1510 – B Third Street
Tillamook, Oregon 97141
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
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)

2000

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, all of that certain real property, which the grantors hereunto have and do claim and possess, together with all appurtenances thereunto belonging, 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 on 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 Second corner common to Sections 29, 30, 31 and 32 Township 35 South Range 10 West of the Willamette Meridian, thence South 75° 20' West 2604.1 feet, thence South 65° East 3070 feet, thence the East side of an existing road, said point being the Northwest corner of the poss tract as described in Book 118 of Deed Records of Tillamook County, Oregon, thence South 65° East 200.00 feet along the northerly line of the said poss tract to the Northeast corner thereof and thence from said true point of the tract, then described, thence from said true point of beginning South 40° 18' East 30.00 feet to a point on the East side of an existing road, thence North 41° 42' East 197.28 feet, thence North 23° 48' East 201.47 feet, thence North 41° 29' East 12.24 feet, thence North 44° 55' 30" East 180.67 feet, thence North 50° 19' East 133.70 feet, thence North 52° East 200.06 feet to the Southwest corner of the tract conveyed to Eric and Odessa Pawlack by deed recorded March 2, 1963, in Book 184 of 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 100.10 feet, thence South 86° East 348.16 feet to the West line of the Northwest quarter of the Northwest quarter of Section 32 of said Township and Range, thence South 01° 02' West 132.09 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 12.24 feet to the Northeast corner of a tract conveyed to Glenn W. Sjodin by deed recorded April 22, 1971, in Book 52 of Deed Records, thence North 65° West 10.57 feet to the Southeast corner of the aforesaid poss 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 90 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

FRANCOIS SHERMAN & BROTHERS

ATTORNEYS AT LAW

Post Office Box 2247

687 CONICE STREET, N.E.

SALEM, OREGON 97308

PAGE 1. Bargain and Sale Deed

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 SOON AS
[REDACTED] and their successors and assigns

The true and actual consideration paid for this transfer,
stated in terms of dollars and cents is \$ 0.00

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
Clowerdale, Oregon 97112

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

Russell D. Hills
Russell D. Hills

Carol L. Hills
Carol L. Hills

STATE OF OREGON

County of Marion

On this 20th 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

Thurston G. [Signature]
Notary Public for Oregon
My Commission Expires: 2/30/78

STATE OF OREGON

County of Tillamook
I Herby Certify that the within
instrument of writing was received for
record on the 26th day of
June, A.D. 1975
at 9:25 AM, and
recorded in Book 244, Page 937
Record of Deeds
of said County.

Witness my hand and seal of
office at [REDACTED]

JUNE WAGNER

County Clerk

By *[Signature]*
Deputy

DEARMOND SHERMAN & DEAN

ATTORNEYS AT LAW

P.O. Box 2447

687 Court Street N.E.

Salem, Oregon 97308

1/364-2281

Return R.D. Hill
Rt 2 Box 97C
Clowerdale 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, T35, 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 :

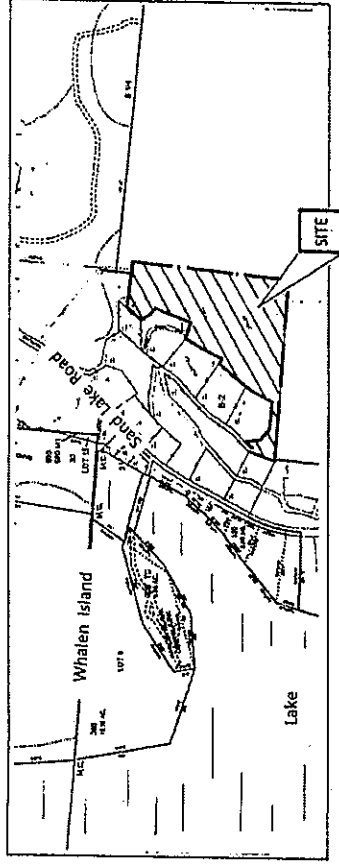
Tech Engineering
PO Box 80483
Portland, Oregon 97280
Phone (503) 819-6494 (John)

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 :	TJA
Date :	November, 2025
Project :	TL301 - 2025
Sheet 1 of 7	

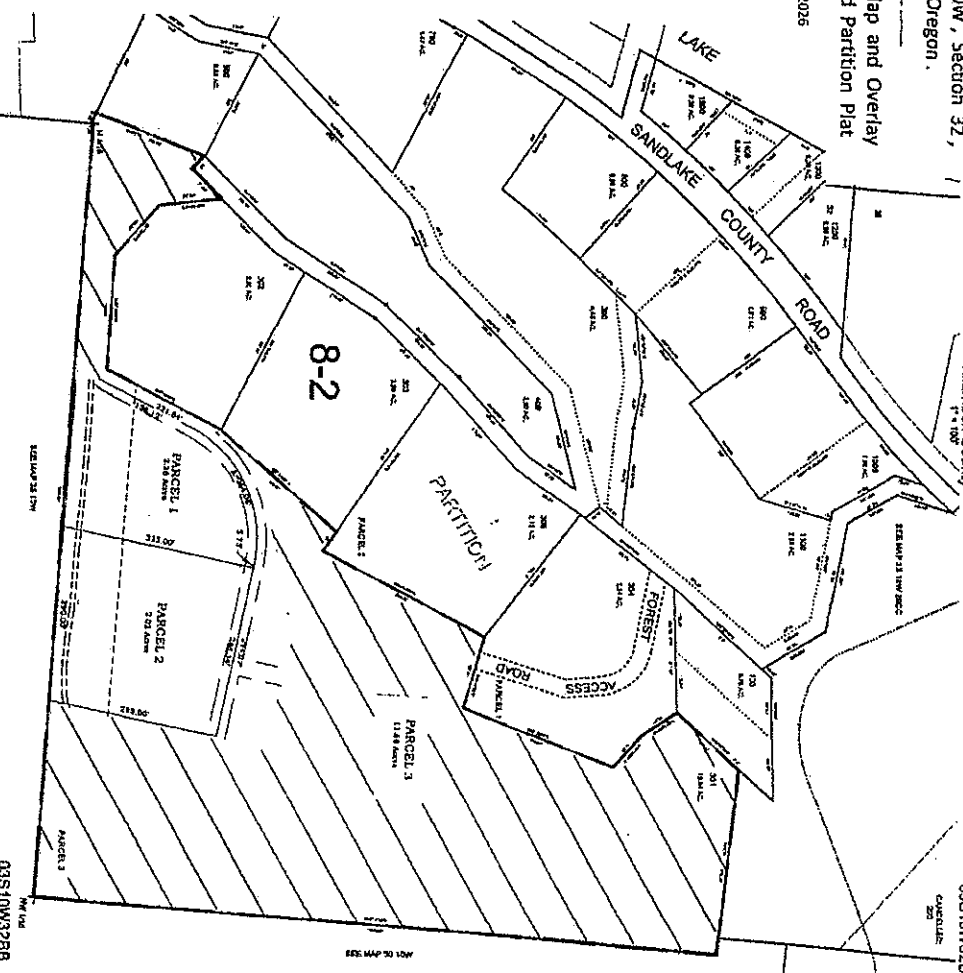
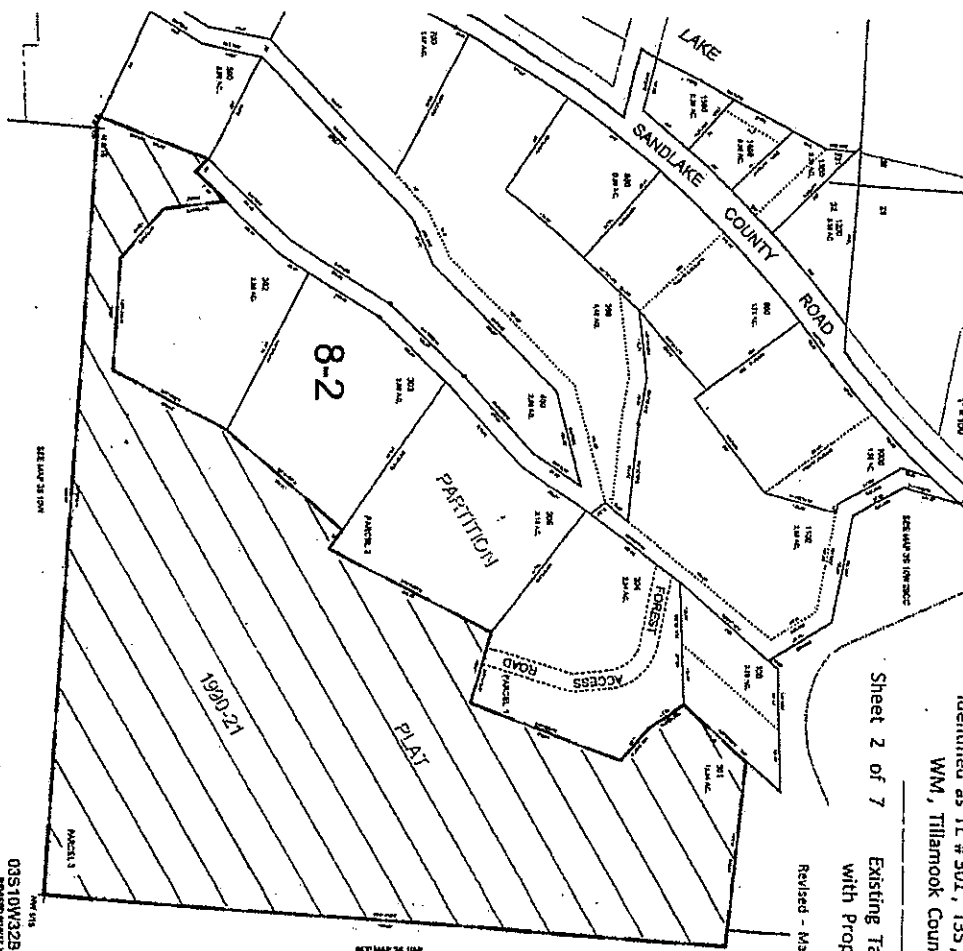
03S10W32B8
TILAMOOK COUNTY, OREGON

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.

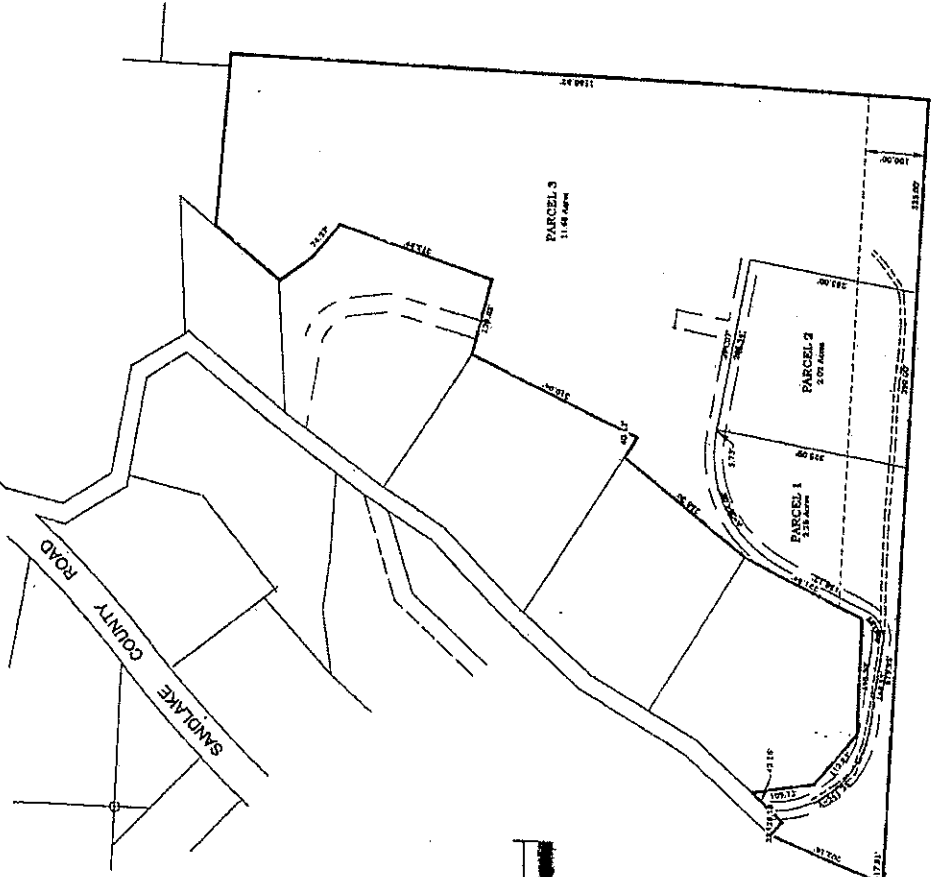
Sheet 2 of 7 Existing Tax Map and Overlay
with Proposed Partition Plat

Revised - March, 2006



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 3 of 7 Preliminary Plat

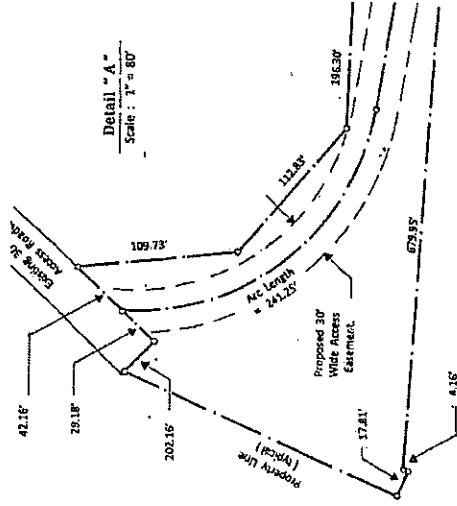


GRAPHIC SCALE



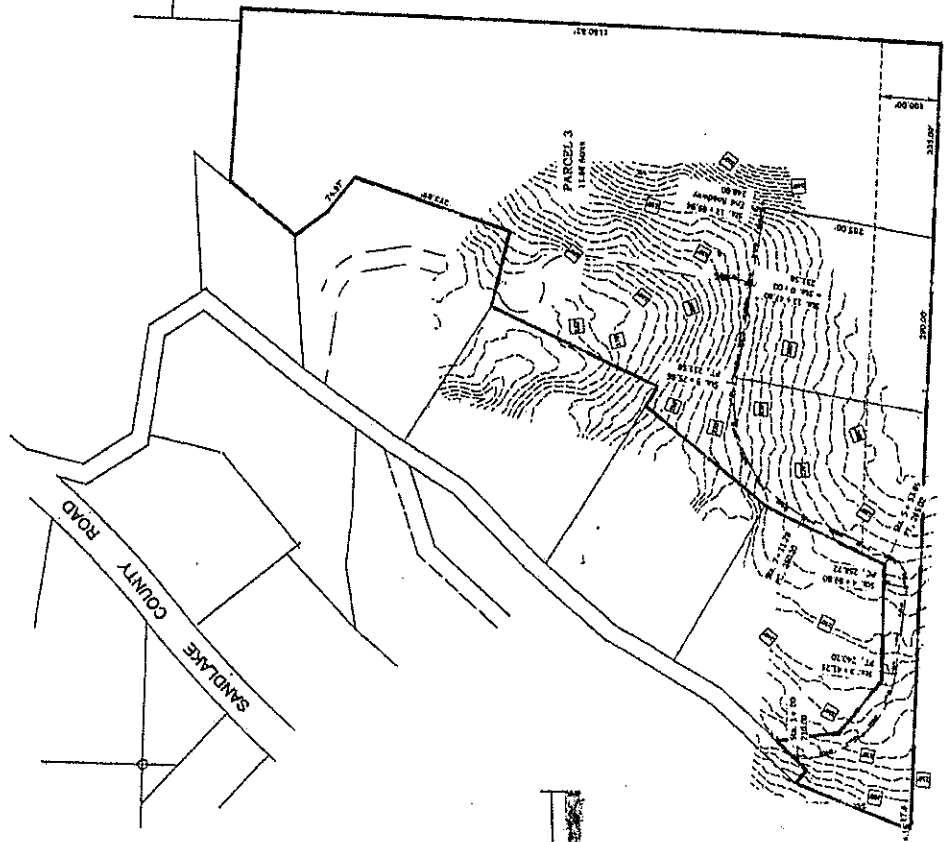
(IN FEET)

Scale : 1" = 200'



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 : Preliminary Plat	Drawn By : JDI	Checked By : TIA	Date : November, 2025	Project : TL301 - 2025	Sheet 3 of 7
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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.

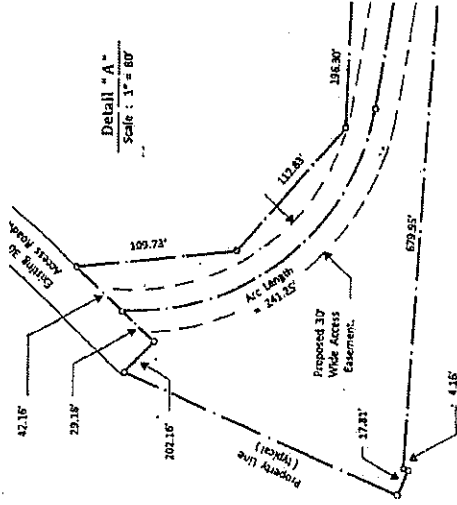


GRAPHIC SCALE



(IN FEET)

Scale : 1" = 200'



Detail "A"

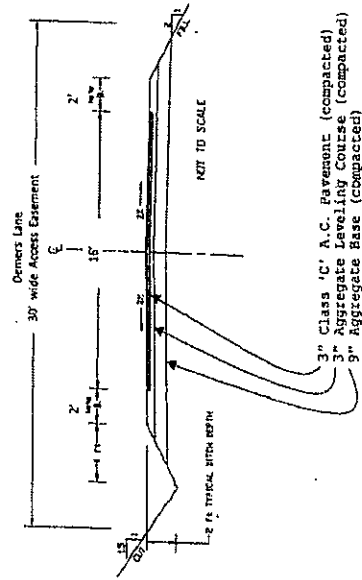
Scale : 1" = 80'

Revised - March, 2025	
 TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	
Owner - Developer : Forever Green Management 695 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 : JDI	
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

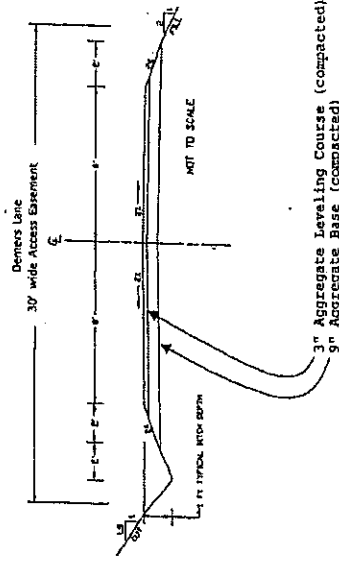


Notes:

- 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 pavement 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.

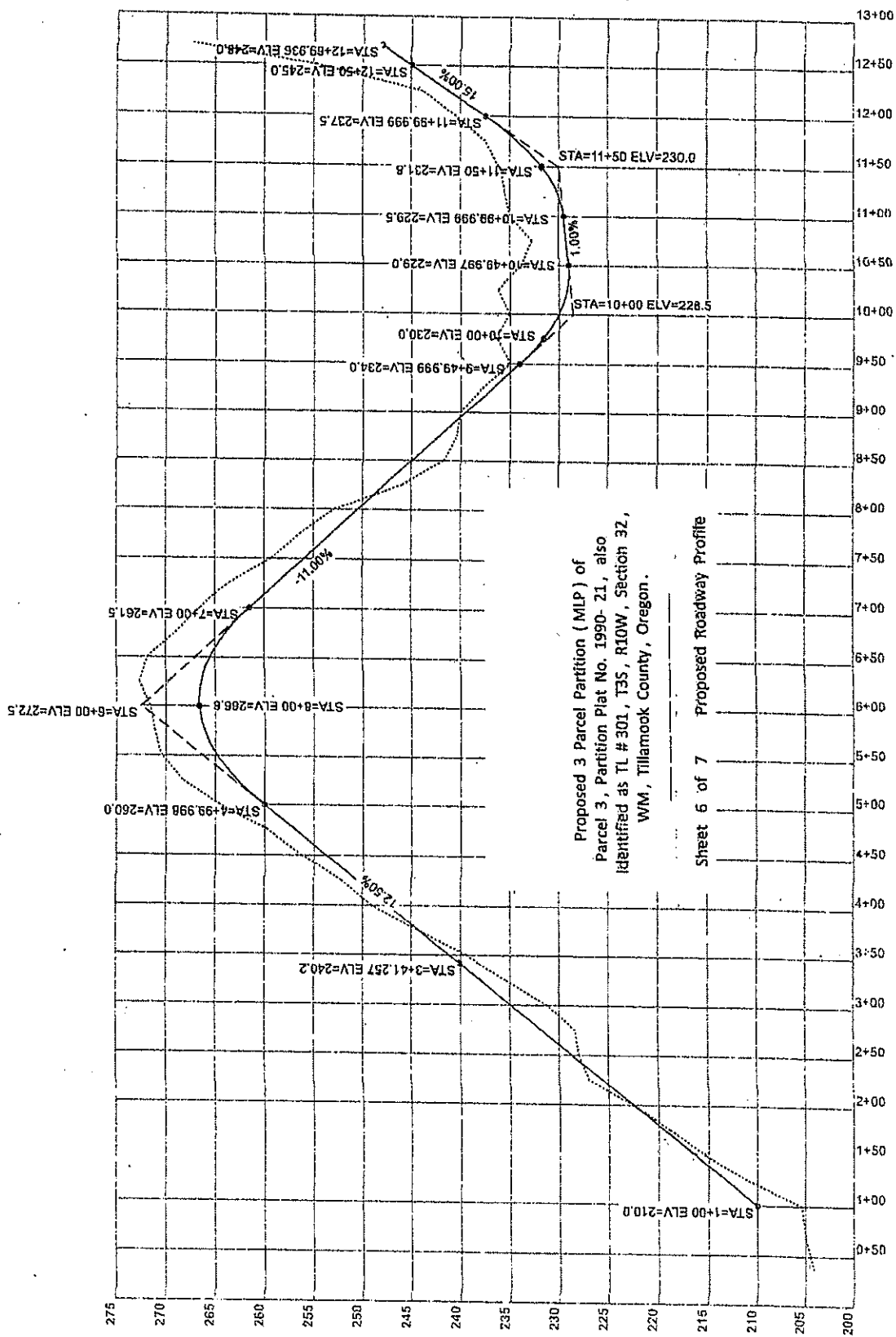
- Road Improvement Standard Roadway Section. The Standard Roadway Section is in Exhibit A. The Basic County standard for road improvement is a 30' wide access easement public right of way. The following notes apply:
 - Average Daily Traffic (ADT) for design is to be based on anticipated future usage of the roadway based on the minimum daily traffic 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.

- "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 improvements when the future use of the improved portion of road will be greater than 10 vehicles per day per residence. 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.

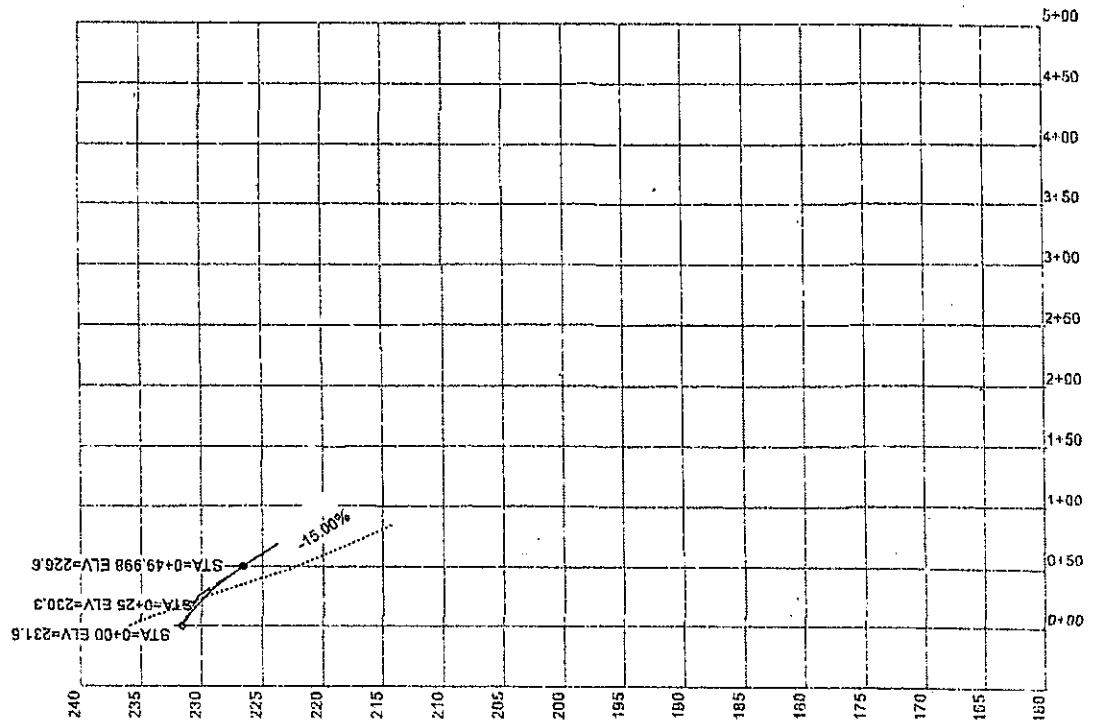
Sheet 5 of 7 Typical Roadway Sections

 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 : Typical Roadway Sections	
Drawn By : JDJ	
Checked By : TLA	
Date : November, 2025	
Project : TL301 - 2025	
Sheet 5 of 7	



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



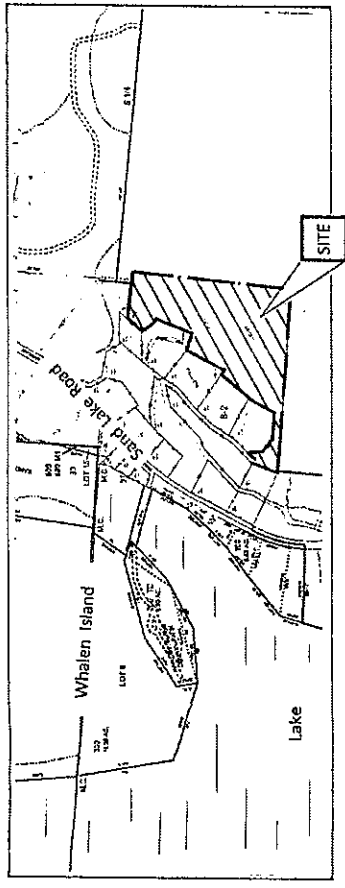
Proposed 3 Parcel Partition (MLP) of
Parcel 3 , Partition Plat No. 1990- 21 , also
identified as TL # 301 , T3S , R10W , Section 32 ,
WM , Tillamook County , Oregon .

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

RECEIVED
MAR 11 2026
BY: SA



Vicinity Map
Not to Scale

INDEX TO DRAWINGS

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Revised - March, 2026	
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Proposed 3 Parcel Partition (MLP) of
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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'

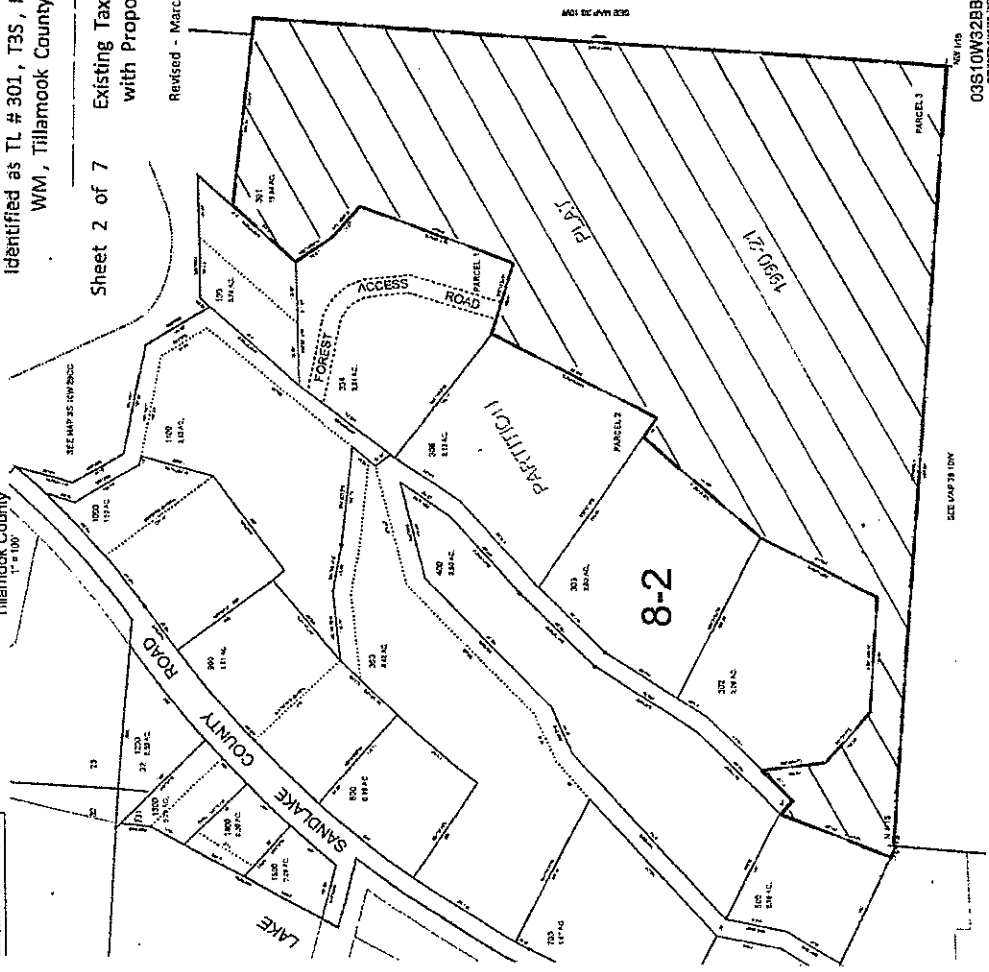
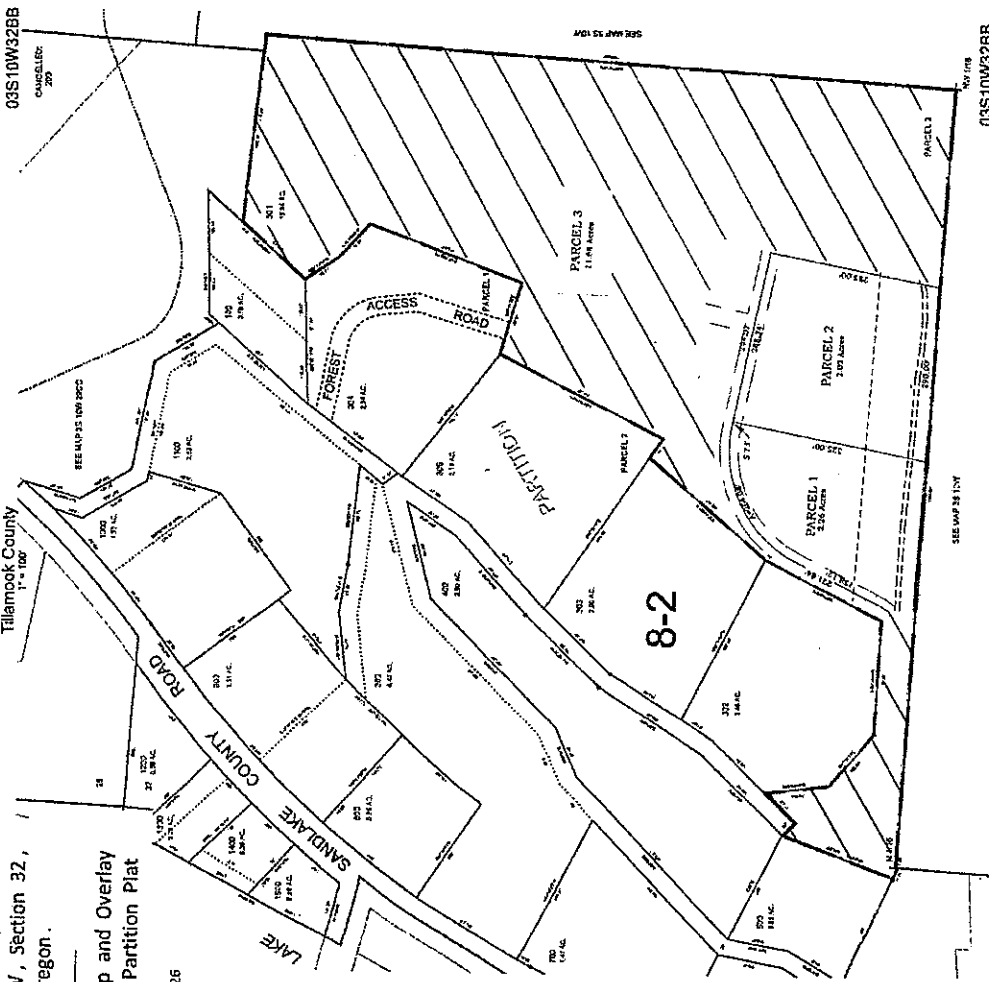
03S10W32BB
CANCELED
202

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

Revised - March, 2026

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

3 PARCELS CHART NOT SUBJECT FOR
RECORD OR EASEMENT PURPOSES

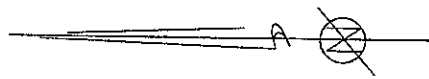
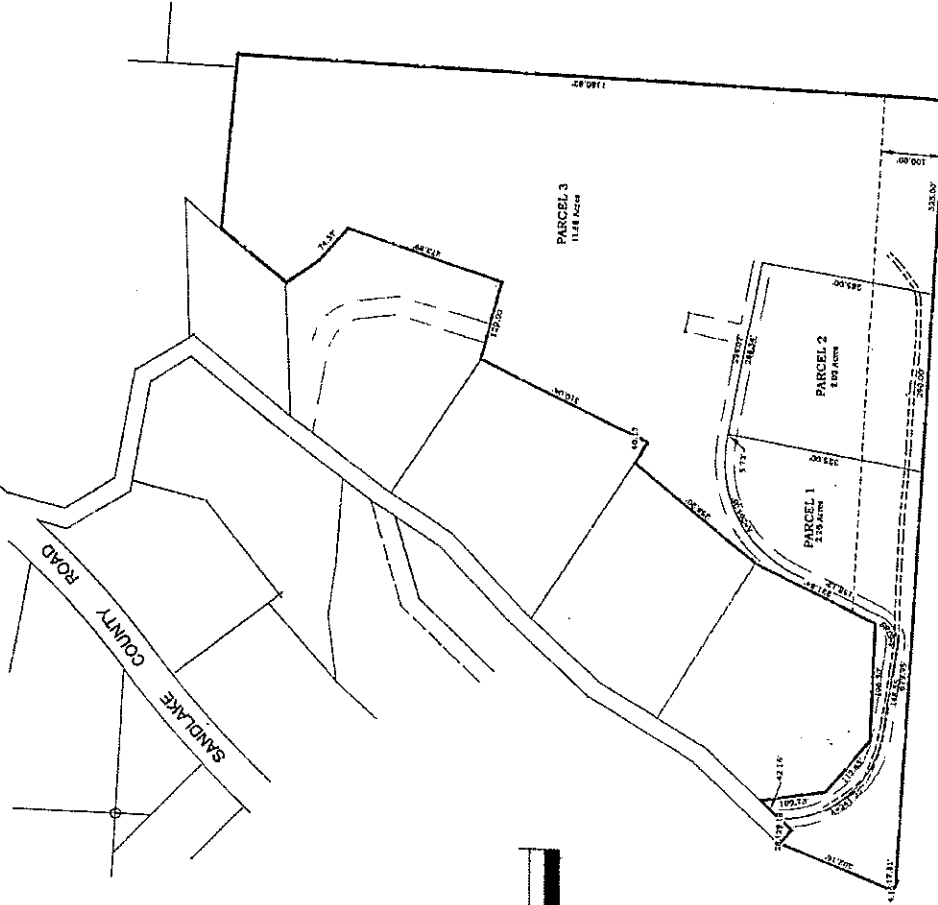


03S10W32BB
REVISED MAP 1/1/24

03S10W32BB
REVISED MAP 1/1/24

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 3 of 7 Preliminary Plat

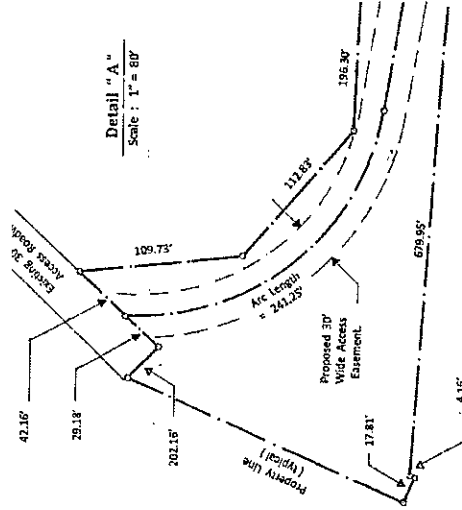


GRAPHIC SCALE



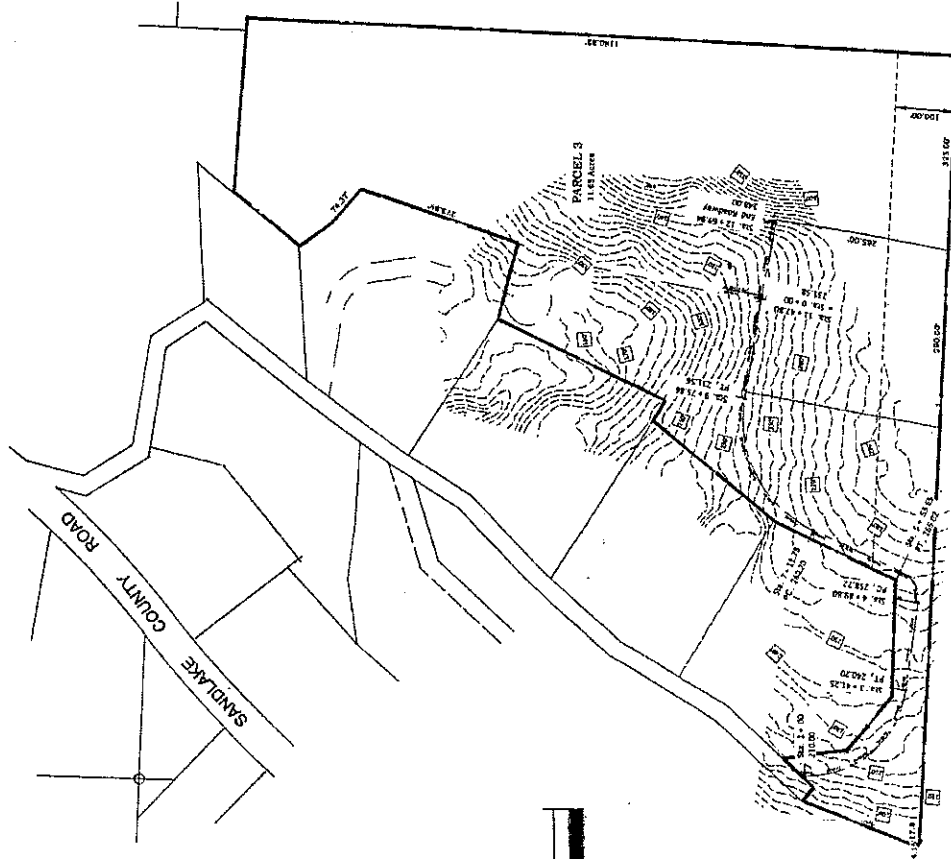
(IN FEET)

Scale : 1" = 200'



Revised - March, 2025		
 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 : Preliminary Plat		
Drawn By : JDI		
Checked By : TLA		
Date : November, 2025		
Project : TL301 - 2025		
Sheet 3 of 7		

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.

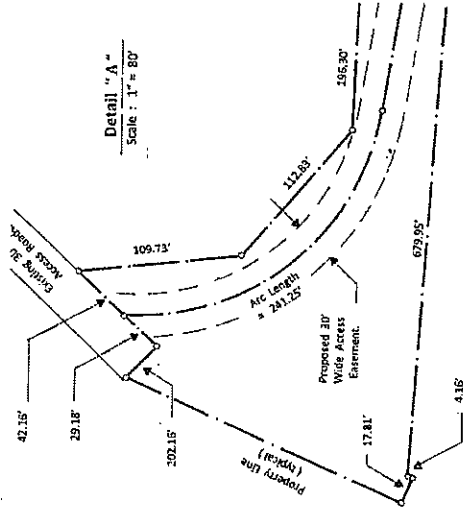


GRAPHIC SCALE



(IN FEET)

Scale : 1" = 200'



Detail "A"

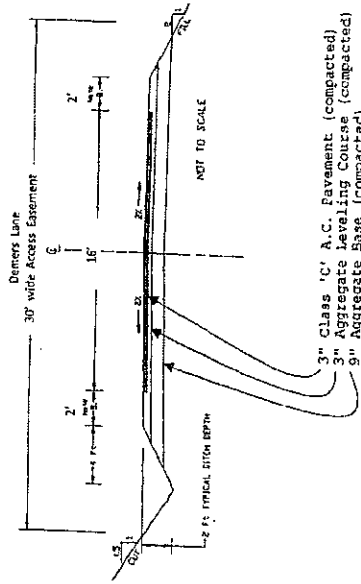
Scale : 1" = 80'

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 : JDI	
Checked By : TUA	
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

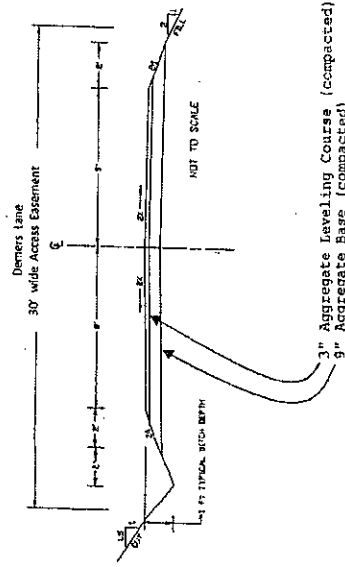


Notes:

- 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.

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.

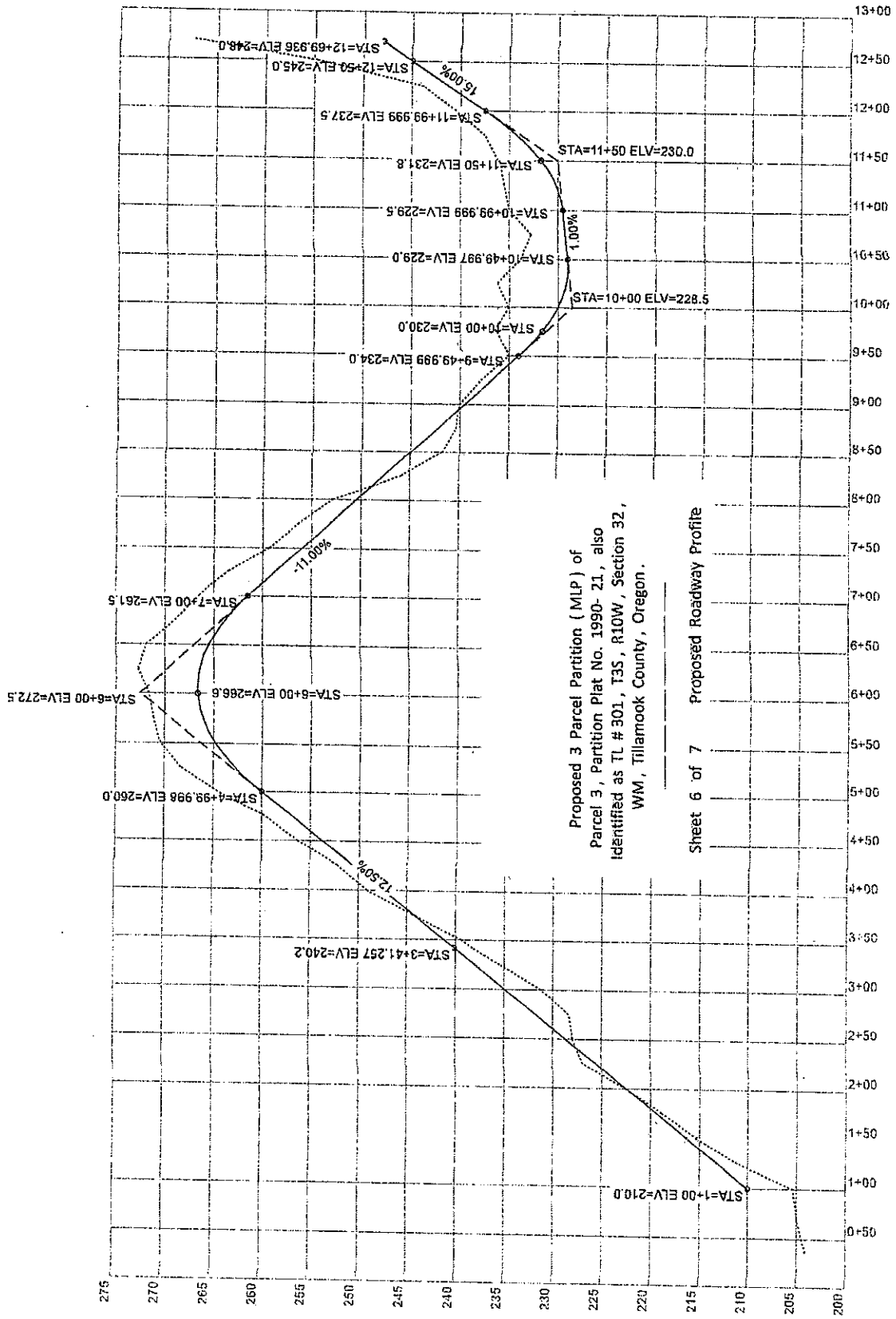
- Road Improvement Standard Roadway Section. The Standard Roadway Section shown in Exhibit "A" is the basic County standard for road improvement in all existing undeveloped public right of ways. The following notes apply.
 - Average Daily Traffic (ADT) for design is to be based on the anticipated future usage of the roadway based on the anticipated future use of 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.

- "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 the minimum roadway 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 1/2 mile shall require asphalt pavement. Any road improvement 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, T35, R10W, Section 32,
WM, Tillamook County, Oregon.

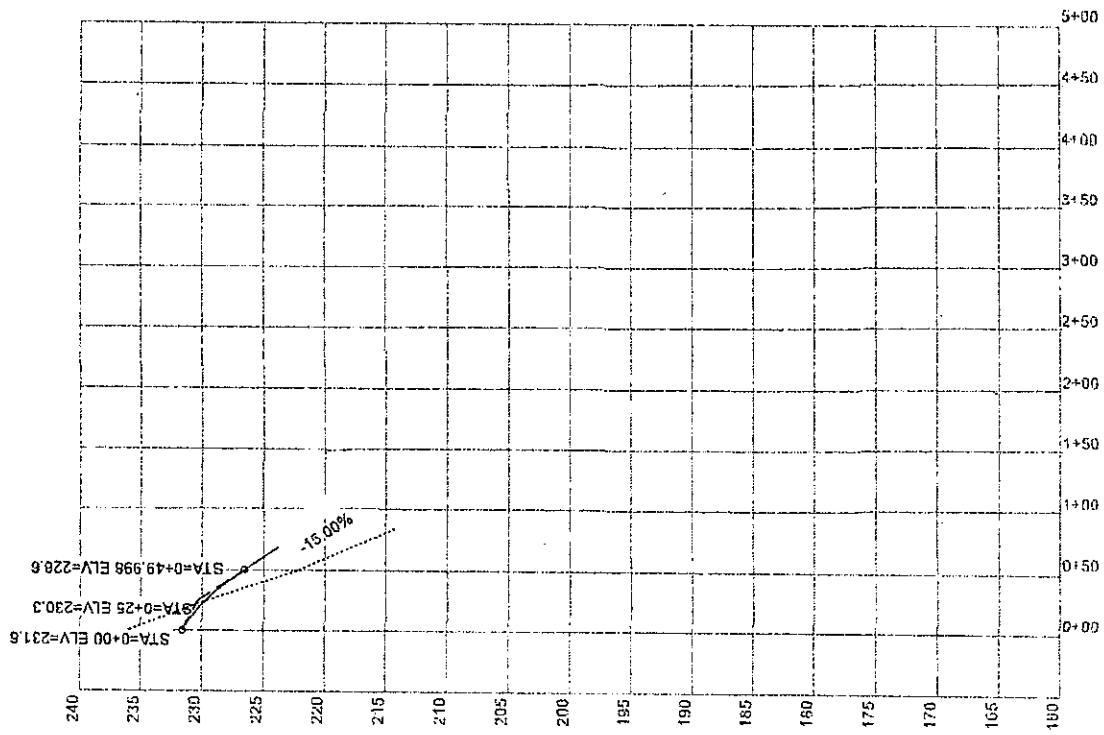
Sheet 5 of 7 Typical Roadway Sections

 TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 813-6494	
Owner - Developer :	Forever Green Management 896 Country Club Road Eugene, Oregon 97401
Project :	3 Parcel MLP of Parcel 3, Partition Plat No. 1990-21 Tillamook County, Oregon
Sheet Title : Typical Roadway Sections	
Drawn By :	JDJ
Checked By :	TLA
Date :	November, 2025
Project :	TL301 - 2025
Sheet 5 of 7	



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



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/commday> 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



Tillamook County Department of Community Development
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408
www.co.tillamook.or.us

Fax: 503-842-1819

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))

General Information

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

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

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

Existing Conditions

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

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

☐ Other information:

OFFICE USE ONLY
RECEIVED
JAN 12 2026
BY:
☐ Approved ☐ Denied
Received by: ST
Receipt #: 146923
Fees: 1,627.50
Permit No: 851-26-11122-PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none">☐ Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified☐ Location, width and purpose of all proposed easements☐ Proposed deed restrictions, if any, in outline form☐ Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | <ul style="list-style-type: none">☐ Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space☐ On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards☐ Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none">☐ The approximate location and identity of other utilities; including the locations of street lighting fixtures, as applicable☐ Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone☐ Evidence of contact with the applicable road authority for proposed new street connections☐ Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development |
|---|---|--|

Additional Information Required for Subdivisions

- | | |
|---|--|
| <ul style="list-style-type: none">☐ Preliminary street layout of undivided portion of lot☐ Special studies of areas which appear to be hazardous due to local geologic conditions☐ Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met☐ Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction | <ul style="list-style-type: none">☐ Profiles of proposed drainage ways☐ In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met☐ If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil☐ Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines |
|---|--|

☐ **FINAL PLAT (LDO 090(1))**

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

Certificates:

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

☐ **Additional Information:**

Authorization

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

Forever Green Forest Management, LLC

Robert Swartz, 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**TO: 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): # 301Situs address (if known): No address assignedAccording to records, the legal owner is/are: Forever Green Forest Management, LLCContact 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 HendricksIssue 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: _____



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

Tillamook County, Oregon
08/22/2022 11:40:00 AM **2022-04005**
DEED-DWARR
\$15.00 \$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

GRANTOR

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

GRANTEE

FOREVER GREEN FOREST MANAGEMENT, LLC
ATTN: JAMES SMIKAL
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

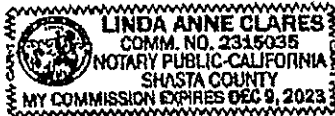
S.

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.



Linda Anne Clares
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.

EXHIBIT C

Sarah Absher

From: Brian Olle
Sent: Tuesday, August 18, 2026 8:19 AM
To: Sarah Absher
Cc: Chris Laity
Subject: 851-26-000022-PLNG

Hi Sarah,

Please see comments below from Public Works on Partition request 851-26-000022-PLNG:

- The applicant/owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department, and shall comply with applicable AASHTO standards for road construction and design, utility installation and stormwater facility design requirements deemed necessary to serve the development. A letter of final approval from the Tillamook County Public Works Department confirming improvements have been inspected and satisfactorily constructed is required for Final Plat approval. This includes the following requirements:
 - Submittal of a stormwater plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements (if applicable) shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities
 - Maintenance responsibilities for the storm water management facilities is the responsibility of the developer and property owners, and continued maintenance responsibilities shall be included as part of the plan
 - Approval of proposed street names by the Department of Community Development and the Public Works Department
 - Demers Lane (if accepted) road system shall remain in private ownership and shall be privately maintained
 - The applicant/owner shall submit a statement from the project engineer, certifying road and facility improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report. Certification is required for Final Plat approval
 - The construction of a permitted commercial road approach (paved) where private road connection is made to county road (Sandlake Road)

Please let me know if you have any additional questions.



Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
503 Marolf Loop
Tillamook, OR 97141
Direct: (503)354-1477
Cell: (503)812-6569
Brian.Olle@tillamookcounty.gov

June 16, 2026

To: Tillamook County
Department of Community Development
1510-B Third Street
Tillamook OR 97141

From: Matthew Pope
Owner and resident, Tax Lot 304
24955 Sandlake Road
Cloverdale, OR 97112
Email: pcmatt pope@gmail.com
Tel.: 503-4838737

Re: Notice of Administrative Review
Partition Request #851-26-000022-PLNG, Tax Lot 301

Hello, I have some comments and concerns regarding the request to create three residential parcels on Tax Lot 301 (3S1032BB). I live on an adjacent lot (Tax Lot 304) on the NW side of Tax Lot 301.

- 1) I am concerned about access to the proposed new subdivision parcels. What access route is planned?
- 2) The forest areas to the east and south of the proposed subdivision border National Forest lands zoned F as indicated in the Zoning Map accompanying your letter. 1) Does a 100 ft setback exist for new structures in the proposed subdivision where the property borders forest land, and 2) Are there any proposed changes to the setback(s) within the subdivision along the forest boundary, that is, variances or other action(s) to reduce setbacks?
- 3) I am concerned about wastewater treatment (i.e., sewage) planning for the subdivision as it may potentially impact water quality for neighboring domestic well water and surface water, and impact a perennial stream present on Tax Lots 304 and 305. Preliminary approval criteria [County Review Criteria 070 (1) (i) (ii)] includes consideration for instances regarding subsurface sewage permitting requirements by the County when there is evidence that requirements can not be met:

a) An easement exists for a drain field within the subdivision, together with an easement for an effluent pipeline across the subdivision which currently services neighboring Tax Lot 305 (see attachment 1 and 2, Statutory Warranty Deed 338630, Exhibit A, issued to Wayne and Susan Hopkins, dated Nov. 4, 1991). The exact locations of the drain field and pipeline placement are shown in the attached survey (attachment 3). Unless there have been recent changes, the effluent line exits Tax Lot 305 at its south-east corner and enters the proposed subdivision, then runs uphill within the subdivision approximately 320 ft, and terminates at the drain field in a semi-flat area in the south central section of the subdivision. At the time of logging the subdivision, the loggers were unaware of the presence of the drain field and pipeline which suggests that the applicant too may be unaware of the existing easements. Has this easement been acknowledged and incorporated into the subdivision plan by the applicant?

b) A substantial perennial stream emerges on Tax Lot 305 and flows west across my property. The stream used to be the drinking water supply for Whalen Island County Park and local residents, and is still a valued source of quality water. The area immediately south of my property line falls within the subdivision. That area is a semi-flat area sloping upward on three sides and forms a natural drainage basin. It is the headwater and primary source of the stream. The water table in this area is at or near the surface, and considering that much of the subdivision area is very steeply sloped (greater than 70%), it is mostly unsuitable for drain fields, which explains why a closer drain field location was not approved for Tax Lot 305. Consequently, I am concerned about where drain fields and reserve areas would be located especially in view of the existing drain field further constraining available locations. Has a plan or map been submitted by the applicant showing the property lines of the three subdivision parcels, and additionally, the locations of proposed drain fields and reserve areas? It would be helpful to see a cursory plot plans of the proposed subdivided parcels.

If you have any questions or need additional information, please call or email me. Thank you.

Sincerely, Matthew Pope



STATUTORY WARRANTY DEED

338 636

CAROL HILLS MARSH, also, according to record as CAROL L. MARSH and CAROL LOUISE MARSH, Grantor,
conveys and warrants to WAYNE H. HOPKINS and SUSAN R. HOPKINS, husband and wife, Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:
For legal description, see Exhibit "A" attached hereto and made a part hereof;

This property is free of liens and encumbrances, EXCEPT: As more particularly set forth on attached schedule, marked Exhibit A, and by reference incorporated wholly herein;

THIS INSTRUMENT WILL 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 APPROVED USES.

The true consideration for this conveyance is \$ 20,000.00 (Please comply with the requirements of ORS 91.030)

Dated this 22 day of December, 1991.

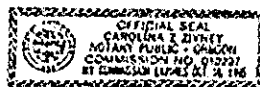
CAROL HILLS MARSH

STATE OF OREGON
County of CLATSOP

BE IT REMEMBERED, that on this 22nd day of December, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Carol Hills Marsh.

Known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Carolina Z. Zivney
Notary Public for Oregon
My Commission expires December 16, 1996

Title Order No. 642227
Faxno No. 9115135

After recording return to:
WAYNE H. HOPKINS
4922 AFTON COURT
VIRGINIA BEACH, VA 23462
Name, Address, Zip

Until a charge is requested all tax statements shall be sent to the following address:
WAYNE H. HOPKINS
4922 AFTON COURT
VIRGINIA BEACH, VA 23462
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

Parcel 2 of Partition Plat 1990-21, in Section 32, Township 3 South, Range 10 West, in Tillamook County, Oregon. TOGETHER WITH an easement in common with others for roadway purposes over that existing 80-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 Northwest quarter of the Northwest quarter of Section 32, Township 3 South, Range 10 West of the Willamette Meridian.

TOGETHER WITH an easement for Septic Drainfield described as follows: A tract of land in Section 32, Township 3 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon, more particularly described as follows: Beginning at a point that is South 300.19 feet and East 104.29 feet from the Southeast corner of Tax Lot 305 of (3S10 3288), also being Parcel 2 of Partition Plat 1990-21; thence South 09° 01' 30" West, 50.00 feet; thence South 00° 55' 30" East, 120.00 feet; thence North 09° 01' 30" East, 50.00 feet; thence North 50° 55' 30" West, 120.00 feet to the point of beginning. AND ALSO TOGETHER WITH an easement for Easement Line described as follows: A tract of land located in Section 32, Township 3 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon, more particularly described as follows: A strip of land being 10 feet in width, being 5.0 feet on each side of the following described centerline. Beginning at a point that is North 58° 00' 16" West, 30.00 feet from the Southeast corner of Tax Lot 305 of (3S10 3288), also being Parcel 2 of Partition Plat 1990-21; thence South 20° 21' 51" East, 69.19 feet; thence South 73° 42' 50" East, 55.91 feet; thence South 40° 01' 35" East, 180.00 feet; thence South 20° 37' 54" West, 123.08 feet to the North line of Septic Drainfield Easement.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.
2. Easements and Reservations, including the terms and provisions thereof, contained in deed from David Cole to Thankful M. McDonough, recorded March 2, 1908, in Book 7, Page 397, Deed Records and also as disclosed by instrument from Myrl A. Hudson, et ux, to Floyd F. Duncan, et ux, recorded October 30, 1945, in Book 92, Page 553, Tillamook County Records. (covers additional land)
3. An easement created by instrument, including the terms and provisions thereof; Dated: July 21, 1946; Recorded: October 22, 1947 in Book 109, Page 172, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation (covers additional land)
4. An easement created by instrument, including the terms and provisions thereof; Dated: May 20, 1963; Recorded: May 31, 1963 in Book 186, Page 210, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation (covers additional land)
5. An easement created by instrument, including the terms and provisions thereof; Dated: January 3, 1973; Recorded: January 10, 1973 in Book 230, Page 343, Deed Records, in Favor of: Tillamook People's Utility District, a municipal corporation (covers additional land)

310927

I hereby certify that this instrument is the correct and true copy of the original as recorded in the County of Tillamook, State of Oregon.


Notary Public, Oregon
My Comm. Expires: _____
Signature: _____

ISSHOW INSTRUCTIONS

THINS
WAYNE

474.8699 cal

392-5814

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Same as last

012901
JAMES A. PAETH
1285

(Scat
17 30

$1'' = 50'$

-Effluent line
F. assembly &

Test 12/14/32

Test hole
2

○ Spruce
Tice

Effluent Line Exposure
(Line Segment)

Abstract

- ① $520^{\circ} 21' 31'' E, 68^{13}$
 ② $573^{\circ} 42' 50'' E, 35^{21}$
 ③ $540^{\circ} 01' 35'' E, 160^{22}$
 ④ $520^{\circ} 57' 34'' W, 123^{08}$

Point of Beginning

en ... Tied Ltd 80S

113'

N 80° 58' 30" W, 120'

Septic Field Easement

S 80° 58' 30" E, 120'

S 09° 01' 30" W, 113'

N 09° 01' 30" E, 113'