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

VARIANCE REQUEST #851-26-000267-PLNG: HEINER FRONT YARD SETBACK

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

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: July 28, 2026

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

#851-26-000267-PLNG: A Variance request to reduce the required 20-foot front (easterly) yard setback to 5-feet to allow for the construction of an accessory structure (garage/shed). The subject property is located within the Unincorporated Community of Oceanside at 1320 Seaview Avenue, a County road, zoned Residential Oceanside (ROS) and designated as Tax Lot 600 of Section 30BC, Township 1 South, Range 10 West, Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Sarah Heiner.

Written comments received by the Department of Community Development prior to 4:00 p.m. on August 11, 2026, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, August 12, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps.

If you have any questions about this application, please contact the Department of Community Development at (503) 842-3408. Comments can be emailed to Sarah.absher@tillamookcounty.gov.

Sincerely,

Sarah Absher

Sarah Absher, CFM, Director

Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE VIII - VARIANCE PROCEDURES AND CRITERIA

SECTION 8.030: REVIEW CRITERIA: A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

(1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

(2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

(3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

(4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards is the following:

(1) To ensure the availability of private open space;

(2) To ensure that adequate light and air are available to residential and commercial structures;

(3) To adequately separate structures for emergency access;

(4) To enhance privacy for occupants of residences;

(5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

(6) To ensure that driver visibility on adjacent roads will not be obstructed;

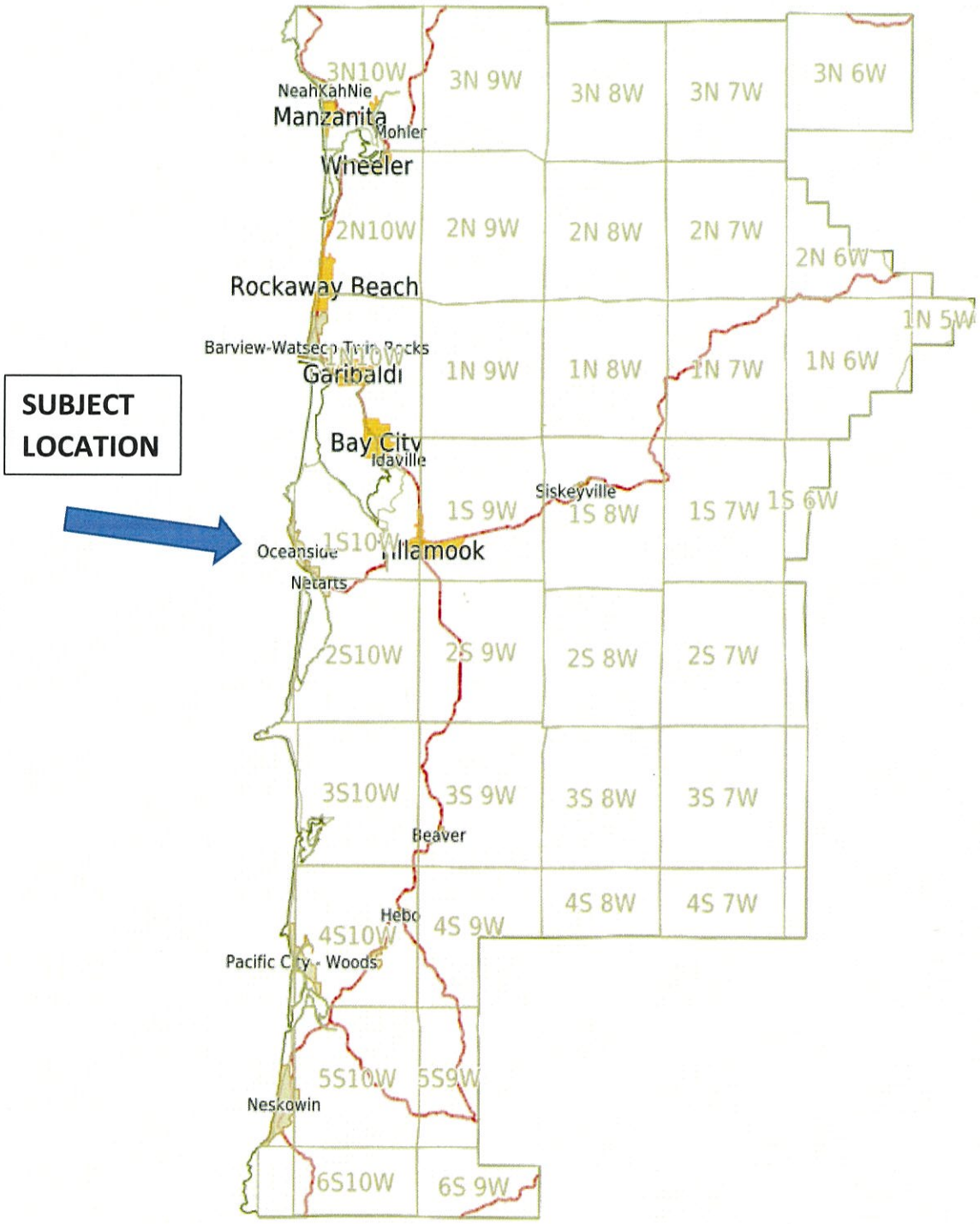
(7) To ensure safe access to and from common roads;

(8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

(9) To separate potentially incompatible land uses;

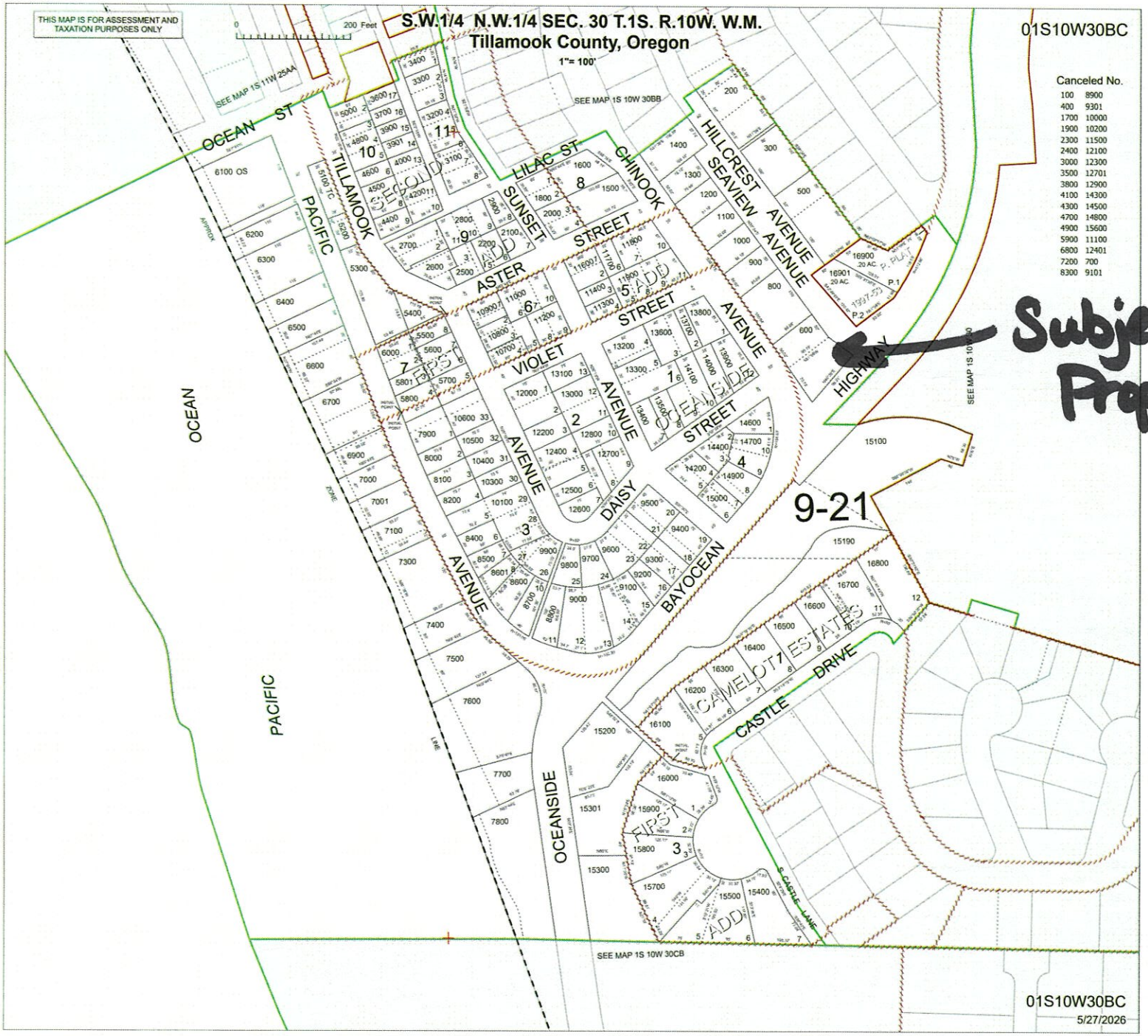
(10) To ensure access to solar radiation for the purpose of alternative energy production.

VICINITY MAP

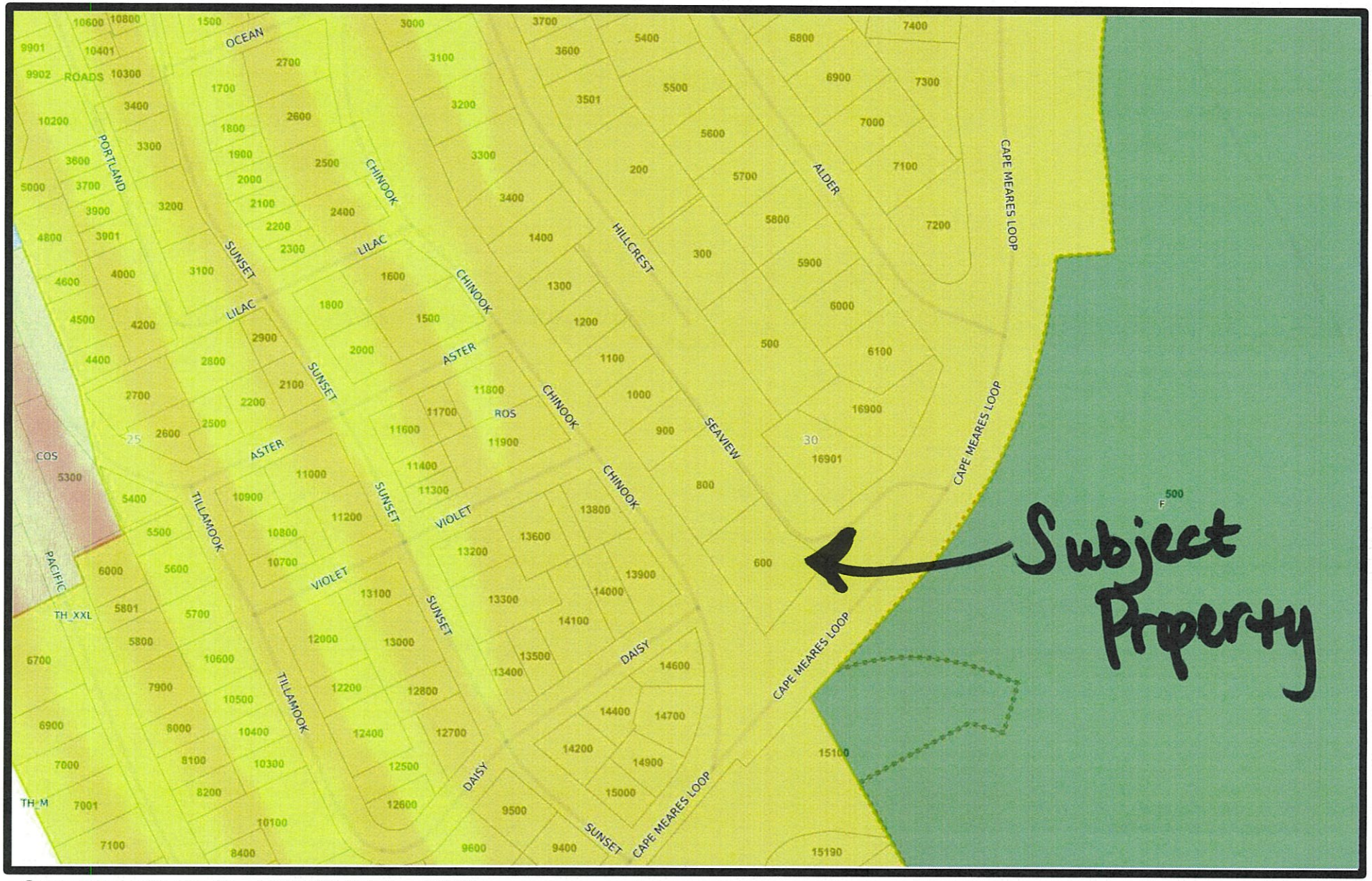


#851-26-000267-PLNG:

HEINER FRONT YARD SETBACK VARIANCE REQUEST


THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY
0
200 Feet
S.W.1/4 N.W.1/4 SEC. 30 T.1S. R.10W. W.M.
Tillamook County, Oregon
1"= 100'
01S10W30BC
Canceled No.
100 8900
400 9301
1700 10000
1900 10200
2300 11500
2400 12100
3000 12300
3500 12701
3800 12900
4100 14300
4300 14500
4700 14800
4900 15600
5900 11100
6800 12401
7200 700
8300 9101
SEE MAP 1S 11W 25AA
SEE MAP 1S 10W 30BB
SEE MAP 1S 10W 30CB
OCEAN ST
LILAC ST
SUNSET
STREET
ASTER
VIOLET
DAISY
BAYOCEAN
CHINOOK
HILLCREST
SEAVIEW
AVENUE
TILLAMOOK
PACIFIC
OCEANSIDE
CASTLE
DRIVE
CAMELOT ESTATES
FIRST ADD
SECOND ADD
THIRD ADD
FOURTH ADD
FIFTH ADD
HIGHWAY
OCEAN
PACIFIC
Subject Property
9-21
01S10W30BC
5/27/2026

Map



Generated with the GeoMOOSE Printing Utilities

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY
Date Stamp: RECEIVED JUN 0 1 2026 BY:
☐Approved ☐Denied
Received by:
Receipt #:
Fees:
Permit No: 851-26-000267-PLNG

Applicant ☒ *(Check Box if Same as Property Owner)*
Name: Sarah Heiner Phone: 503-547-4833
Address: 7260 SW 87th Ave
City: Portland State: OR Zip: 97223
Email: Sarahmayheiner@gmail.com

Property Owner
Name: Phone:
Address:
City: State: Zip:
Email:

Request: I am asking for a variance on the front yard setback from 20' to 5' for a garage/shed

Type II	Type III	Type IV
☐ Farm/Forest Review	☐ Detailed Hazard Report	☐ Ordinance Amendment
☐ Conditional Use Review	☐ Conditional Use (As deemed by Director)	☐ Large-Scale Zoning Map Amendment
☒ Variance	☐ Ordinance Amendment	☐ Plan and/or Code Text Amendment
☐ Exception to Resource or Riparian Setback	☐ Map Amendment	
☐ Nonconforming Review (Major or Minor)	☐ Goal Exception	
☐ Development Permit Review for Estuary Development	☐ Nonconforming Review (As deemed by Director)	
☐ Non-farm dwelling in Farm Zone	☐ Variance (As deemed by Director)	
☐ Foredune Grading Permit Review		
☐ Neskowin Coastal Hazards Area		

Location:
Site Address: 1320 Seaview Ave
Map Number: 1S (Township) 10W (Range) 30BC (Section) 1600 (Tax Lot(s))

Clerk's Instrument #: _____

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. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Sarah Heiner — Property Owner Signature (Required) — 5/29/26 Date

Applicant Signature — Date

Sarah Heiner's Proposed Garage/Shed Variance

I am writing regarding my property at 1320 Seaview Ave, Oceanside OR 97134 (Tax Lot: 1S 10 30BC 00600). I am requesting a variance from the front yard setback to allow construction of a garage, as shown in the attached drawings. I believe the proposed project satisfies all applicable variance criteria for the reasons outlined below.

1. Circumstances attributable to the dimensional, topographic, or hazardous characteristics of this legally existing lot would, or the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met..

The property contains a steep slope along its western and southwestern boundaries, making it impractical and potentially unsafe to construct the proposed garage while maintaining the required front yard setback. The Engineering Geologic Reconnaissance and Geologic Hazard Report prepared by Warren Krager, RG, CEG, notes that: "building and foundation details will depend on setback distance from the steep descending slope immediately southwest of the expected building area...suggested that if it is needed to have the southwestern foundation or wall of the shop on or near the break in the slope, it would be prudent to use a foundation method that can be stepped down or deepened adjacent to the steeply descending slope, to provide foundation from shallow slope movement or sloughing."

The report further states that significant cut-and-fill grading has occurred throughout the development of Chinook Avenue, Seaview Avenue, and surrounding lots. Excessively steep cut and fill slopes in potential landslide terrain have a greater likelihood of landslide or slope movement reactivation.

The report also notes that mapped and unmapped prehistoric landslides in the Oceanside area may have occurred during one or more Cascadia Subduction Zone earthquakes. While mature spruce trees and existing homes in the vicinity show no evidence of ongoing earth movement or structural distress, the report identifies the potential for destabilization of steeper slopes during a future seismic event.

Morgan Civil Engineering similarly observed: "there is a steep slope at the rear of the property that drops down about 30 feet to the paved roadway. The rear slope is about 75 percent near the top and steepens to as much as 165 percent at the cut bank near the ditch. The area has been graded by cutting level benched for the building sites and roadways."

In addition, my residence and neighboring properties along Seaview Avenue have reduced setbacks ranging from approximately 5 to 15 feet due to the unique topographic conditions created by the steep slope and cliff area (see Figure 4).

By decreasing the setback to 5' from foundation/3' from overhang allows the building to be built on a stable foundation a safe distance from the slope. Many neighboring property owners have been permitted to construct homes, garages, and accessory structures with similar reduced setbacks due to these same site constraints. I am requesting the same opportunity to use my property.

2. A variance is necessary to accommodate an accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

Garages and storage buildings are allowed in similar zones or vicinities in this area of Tillamook County. ROS allows accessory structures. Adjacent and nearby properties contain garages and accessory buildings similar to the one proposed.

In addition to the steep slope constraints, the lot is uniquely affected by its configuration. The property is bordered by Cape Meares Loop, Seaview Avenue, and Chinook Avenue, creating unusual dimensional limitations that significantly reduce the available area for development.

The requested setback reduction would allow the garage to be safely constructed on stable ground while preserving the property's reasonable residential use.

3. The proposed variance will comply with the purposes of the relevant development standards of Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

The proposed garage/shed project will be in conformance with all zoning relevant standards including Section 4.005 (along with building code standards) and will not impact the adjacent lot for their existing structures and the project is contained completely on my land. Section 4.005:

> **1.** To ensure the availability of private open space; **Reducing the front yard setback for the construction of the proposed garage/shed does not reduce the open space of the lot. There are still many flat areas of open space available on the lot and the sloped areas are also very open. By decreasing the setback to 5' from foundation/3' from overhang, the open space and view to the west will be maintained. In addition, all activities will be within my property and will not reduce my neighbor's open space.**
>
> **2.** To ensure that adequate light and air are available to residential structures; **The proposed location of the garage/shed does not block light or restrict air to the existing residence and has a very small impact on the adjacent property, because the structure is itself a garage with no windows or doors facing my property. In addition the back of my garage/shed aligns with my neighbors garage/shed (as seen on figure 3). My garage/shed will also meet my side setback of 5' from**

foundation/3'from overhand providing adequate light and air. The separation between properties will be over 7' and the height will be 20' which is similar height to neighbors garage/shed.

3. To adequately separate structures for emergency access; **The proposed location of the garage does not constrict the existing road (Seaview Ave), so maintains the emergency access to the property. In addition, there will be ~24 ft between the garage/shed and the existing home.**

4. To enhance privacy for occupants of residences; **The closest structure on the adjacent property is a garage/shed with no windows or doors facing my property. Reducing the front yard setback will have very little effect on the privacy for this property and no impact on other properties.**

5. To ensure that all private land uses that can be reasonably expected to occur on private land for dwellings, shops, garages, driveways, parking, maneuvering vehicles, safe access to roads, alternative energy facilities and private open spaces; **This project creates an accessory garage/shed on my property. The proposed location allows for an 8'x16' parking space as shown on figure 3. The proposed garage will use the existing approach to the 2 parking spaces as shown on figure 3. The adjoining property has a garage/shed directly adjacent to my proposed garage/shed and is accessed from the north (figure 3). All of the activities related to the garage can be done on my land and will not impact the adjacent property.**

6. To ensure driver visibility on adjacent roads will not be obstructed; **The garage proposed location is directly adjacent to my neighbors garage and does not obstruct any roads or impact driver visibility. The neighbor accesses their garage from the north (figure 3), so their current approach is not impacted.**

7. To ensure safe access to and from common roads; **The proposed garage location will have no impact or create any changes in regards to the safe access to and from common roads.**

8. To ensure that pleasing views are neither unreasonably obstructed nor obtained; **The views on this property are to the ocean to the southwest and the proposed location of the garage is moving it to the east so further from the view. As noted above, the location at 5' from the foundation/3' from overhang has a very small impact on the adjacent garage with no windows or doors. If we were to build the proposed garage with the 20' setback, the views would be impacted to southwest for my neighbor and the northwest for my residence. There is no impact on other properties' views since the home to the northeast is built up higher on the slope and my garage/shed will not exceed the 35ft max height and will be approx 20ft. Figure 2 and Figure 4**

9. To separate potentially incompatible land uses; **The proposed location of the garage/shed will not create any issues with incompatible land uses for the adjacent property as their garage/shed is already constructed. The garage/shed is planned for residential uses only. There are no other properties adjacent to the proposed project.**

10. To insure access to solar radiation for the purpose of alternative energy production; **Access to solar radiation for alternative energy production impact will be minimal due to the proposed location of the garage/shed. As noted above, the location at 5' from foundation/3' from overhang has a very small impact on the garage/shed on the adjacent property. There is ample access to solar energy development on the adjacent lot. No other properties are impacted by this project.**

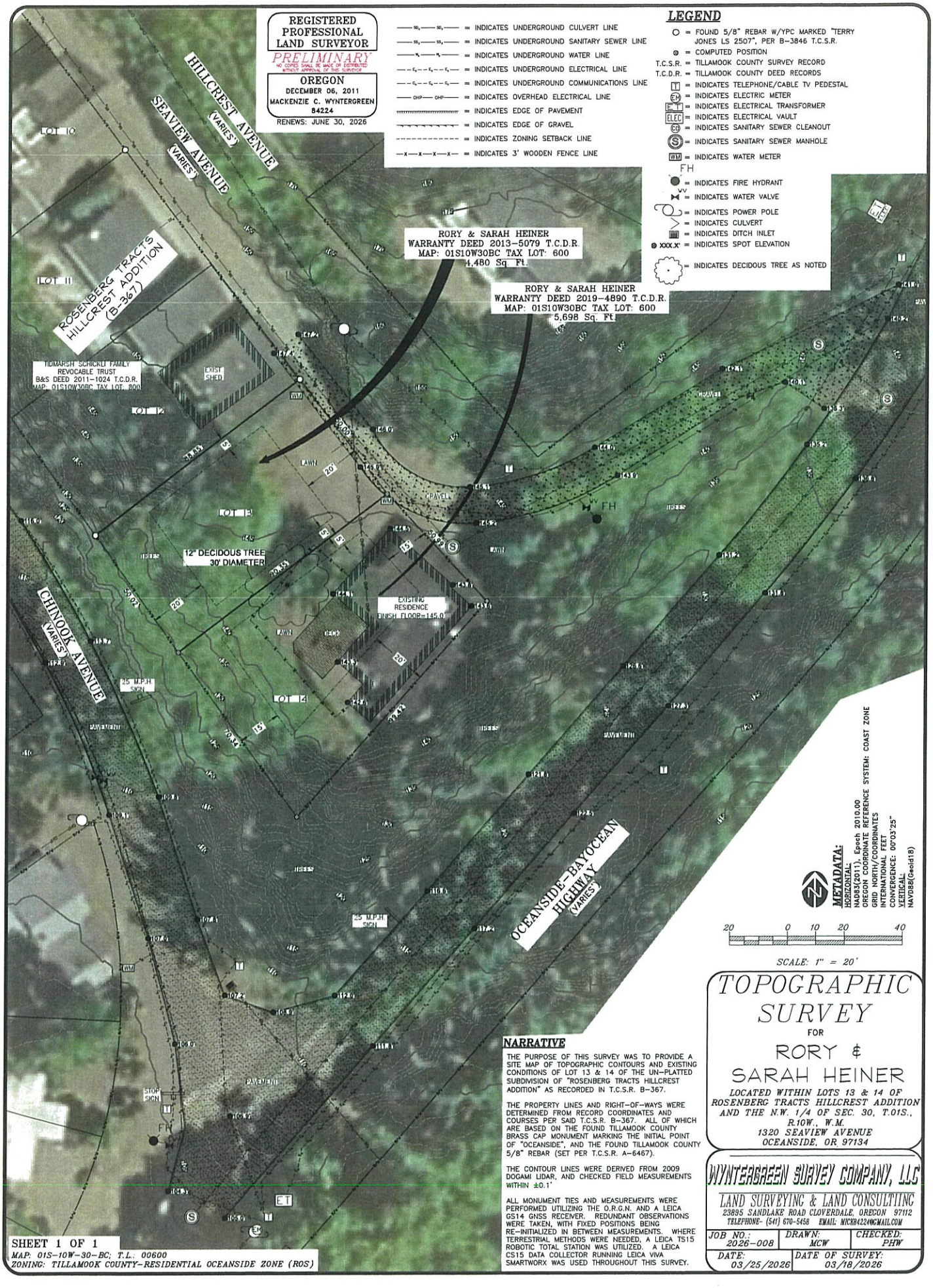
4. There are no reasonable alternatives requiring either a lesser or no variance to the front yard setback. **As noted above, this lot has a steep slope on the southwest side making it not reasonable to construct the garage with the required front yard setback. By decreasing the setback to 5' from foundation/3' from overhang allows the garage to be built on a stable foundation a safe distance from the slope. To meet the 20ft setback would require more earthwork and foundation work (as mentioned below) as well as be more dangerous due to the fill and steep slope (landslides). In addition, the improvements needed to make it accessible to cars/rvs/boats etc when it is simply a garage/shed are unreasonable ($).**

The engineering geologic reconnaissance and geologic hazard report developed by Warren Krager, RG, CEG, notes: "a southwestern foundation line at existing ground surface elevation of 140 feet above mean sea level would need to be deepened to elevation 132 feet above mean sea level, or 8 feet below existing ground surface, to bear on soil below a 50 percent slope projected from Chinook Avenue. Similarly, a southwestern foundation line at the existing ground surface elevation 143 feet above mean sea level should be deepened to elevation 136 feet above mean sea level, or 7 feet below existing ground surface, to bear on soil below a 50 percent slope projected upward from Chinook Ave."

Finally, structure foundation and road location as noted by Morgan Civil Engineering in their report "coincides with a setback of 15 feet from the top of the slope. If the foundation is closer than this to the slope, it should be deepened 1 foot for every 2 feet closer to the crest of the slope."

The proposed 32-foot by 32-foot garage represents the minimum practical size necessary to accommodate a large RV, boat, and associated storage needs. Further reductions in building dimensions would substantially impair the intended function of the structure and limit its utility as a garage and storage building.

The requested variance is the minimum necessary to allow reasonable use of the property while addressing the unique topographic and geologic constraints of the site. The proposal is consistent with surrounding development patterns, will not adversely affect neighboring properties, and satisfies the applicable variance criteria. For these reasons, I respectfully request approval of the front yard setback variance for the proposed garage. Thank you.



TOPOGRAPHIC SURVEY

FOR

RORY & SARAH HEINER

LOCATED WITHIN LOTS 13 & 14 OF ROSENBERG TRACTS HILLCREST ADDITION AND THE N.W. 1/4 OF SEC. 30, T.01S., R.10W., W.M.
1320 SEAVIEW AVENUE
OCEANSIDE, OR 97134

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A SITE MAP OF TOPOGRAPHIC CONTOURS AND EXISTING CONDITIONS OF LOT 13 & 14 OF THE UN-PLATTED SUBDIVISION OF "ROSENBERG TRACTS HILLCREST ADDITION" AS RECORDED IN T.C.S.R. B-367.

THE PROPERTY LINES AND RIGHT-OF-WAYS WERE DETERMINED FROM RECORD COORDINATES AND COURSES PER SAID T.C.S.R. B-367. ALL OF WHICH ARE BASED ON THE FOUND TILLAMOOK COUNTY BRASS CAP MONUMENT MARKING THE INITIAL POINT OF "OCEANSIDE", AND THE FOUND TILLAMOOK COUNTY 5/8" REBAR (SET PER T.C.S.R. A-6467).

THE CONTOUR LINES WERE DERIVED FROM 2009 DOGAMI LIDAR, AND CHECKED FIELD MEASUREMENTS WITHIN ±0.1'

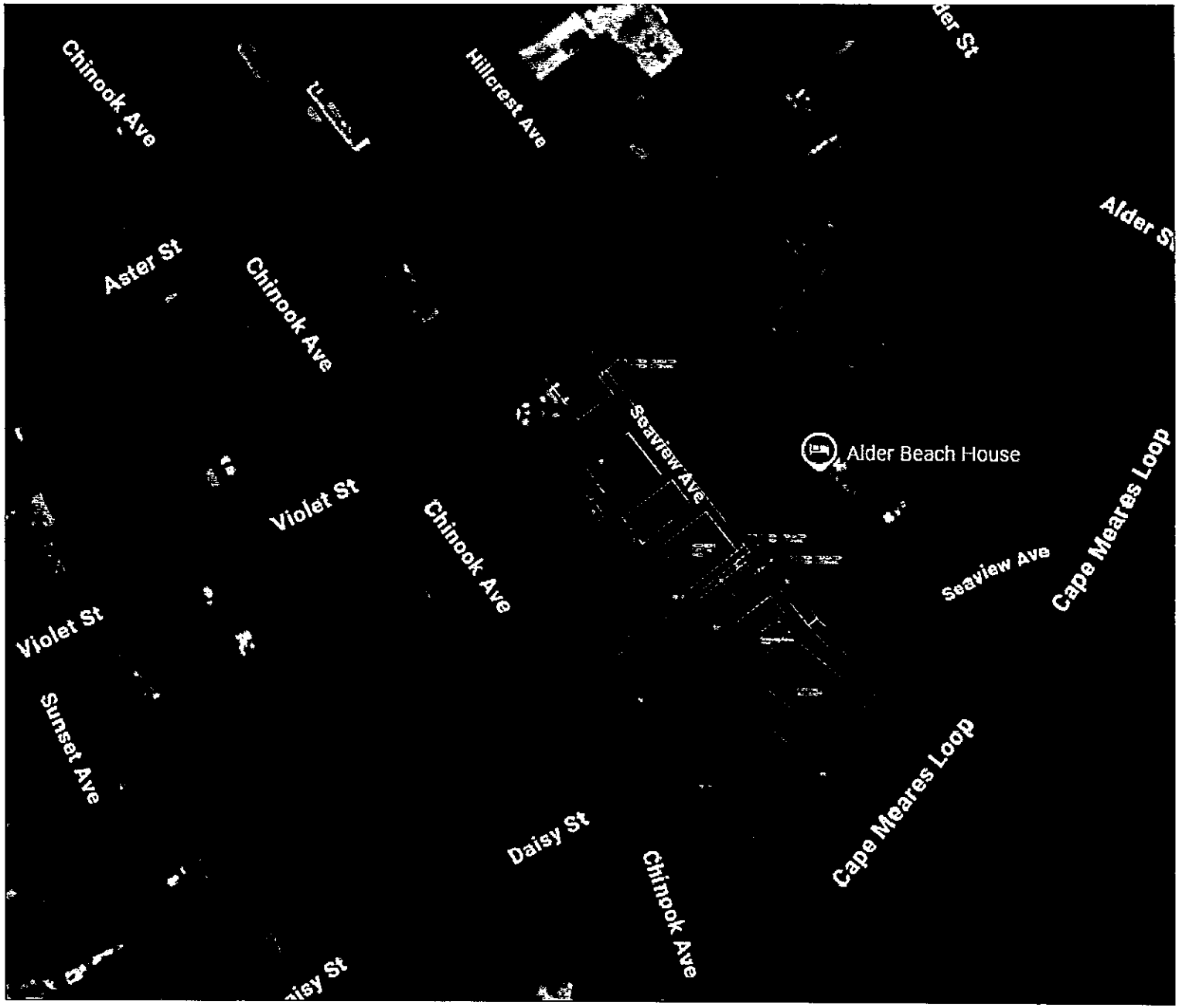
ALL MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING THE O.R.G.N. AND A LEICA GS14 GNSS RECEIVER. REDUNDANT OBSERVATIONS WERE TAKEN, WITH FIXED POSITIONS BEING RE-INITIALIZED IN BETWEEN MEASUREMENTS. WHERE TERRESTRIAL METHODS WERE NEEDED, A LEICA TS15 ROBOTIC TOTAL STATION WAS UTILIZED. A LEICA CS15 DATA COLLECTOR RUNNING LEICA VIVA SMARTWORX WAS USED THROUGHOUT THIS SURVEY.

WYNTERGREEN SURVEY COMPANY, LLC
LAND SURVEYING & LAND CONSULTING
23895 SANDLAKE ROAD CLOVERDALE, OREGON 97112
TELEPHONE- (541) 670-5458 EMAIL: MICB4224@GMAIL.COM

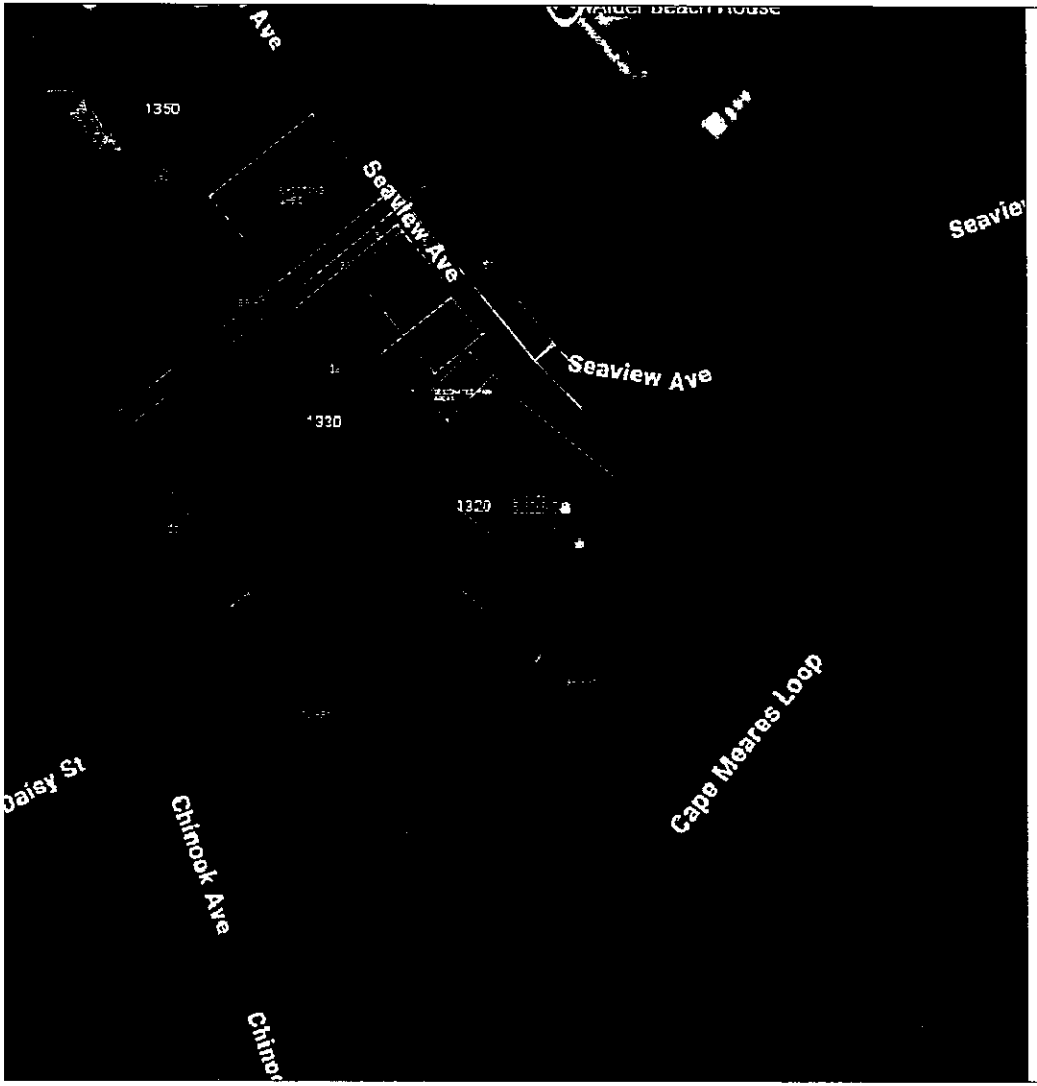
JOB NO.:	DRAWN:	CHECKED:
2026-008	MCW	PHW
DATE: 03/25/2026	DATE OF SURVEY: 03/18/2026	

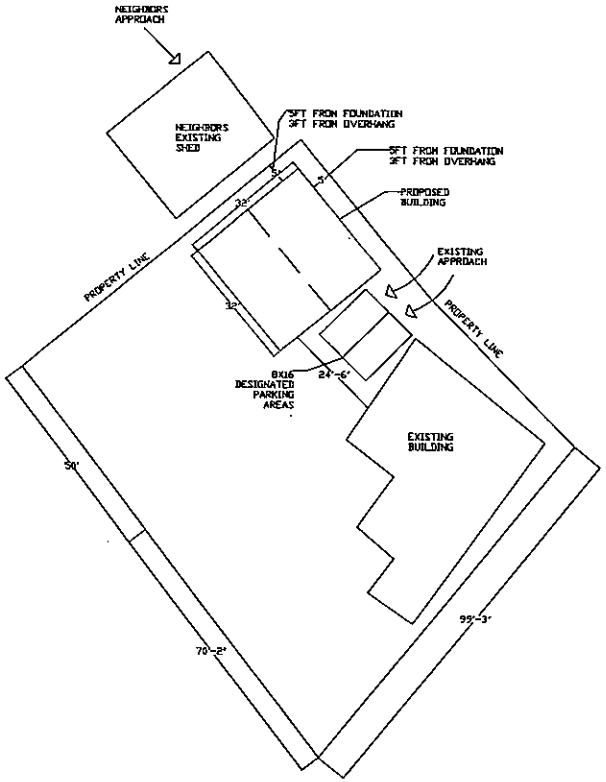
SHEET 1 OF 1

MAP: 01S-10W-30-BC; T.L.: 00600
ZONING: TILLAMOOK COUNTY-RESIDENTIAL OCEANSIDE ZONE (ROS)

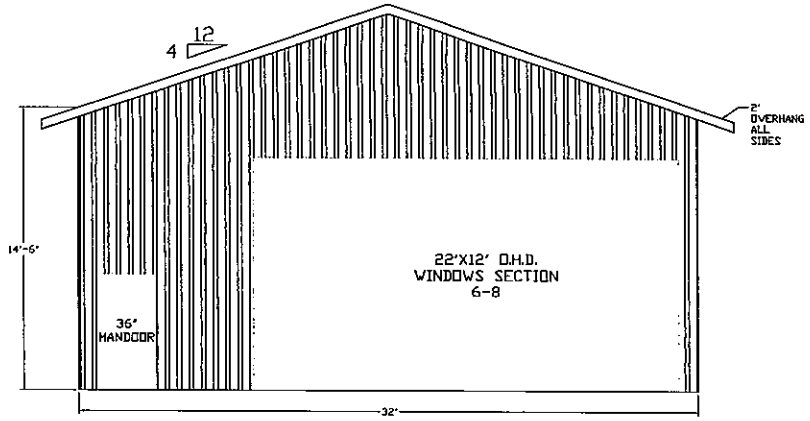


CLIENT NAME: SARAH HEINER	PG. 4
1330 SEAVIEW AVE. OCEANSIDE, OR 97134	
RES BARN/SHOP 32'X32' TOTAL 1,024 SQFT	
SKILLRIGHT BUILDINGS (503)-812-5963 CCB#241956	05/29/2026

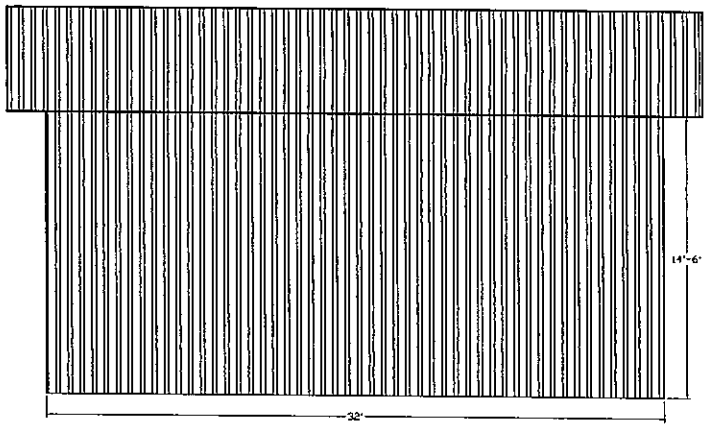




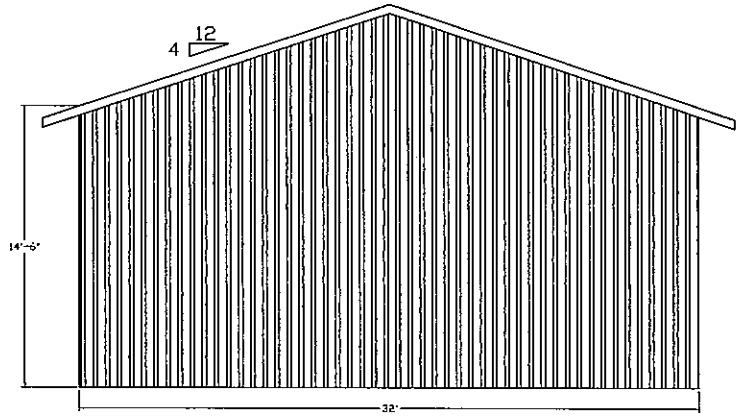
CLIENT NAME: SARAH HEINER	PG. 3
1330 SEAVIEW AVE. OCEANSIDE, OR 97134	
RES BARN/SHOP 32'X32' TOTAL 1,024 SQFT	
SKILLRIGHT BUILDINGS (503)-812-5963 CCB#241956	05/29/2026



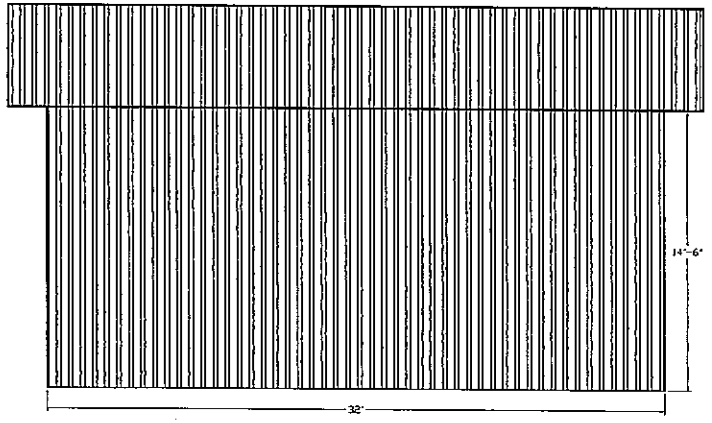
SOUTH GABLE



WEST EAVE

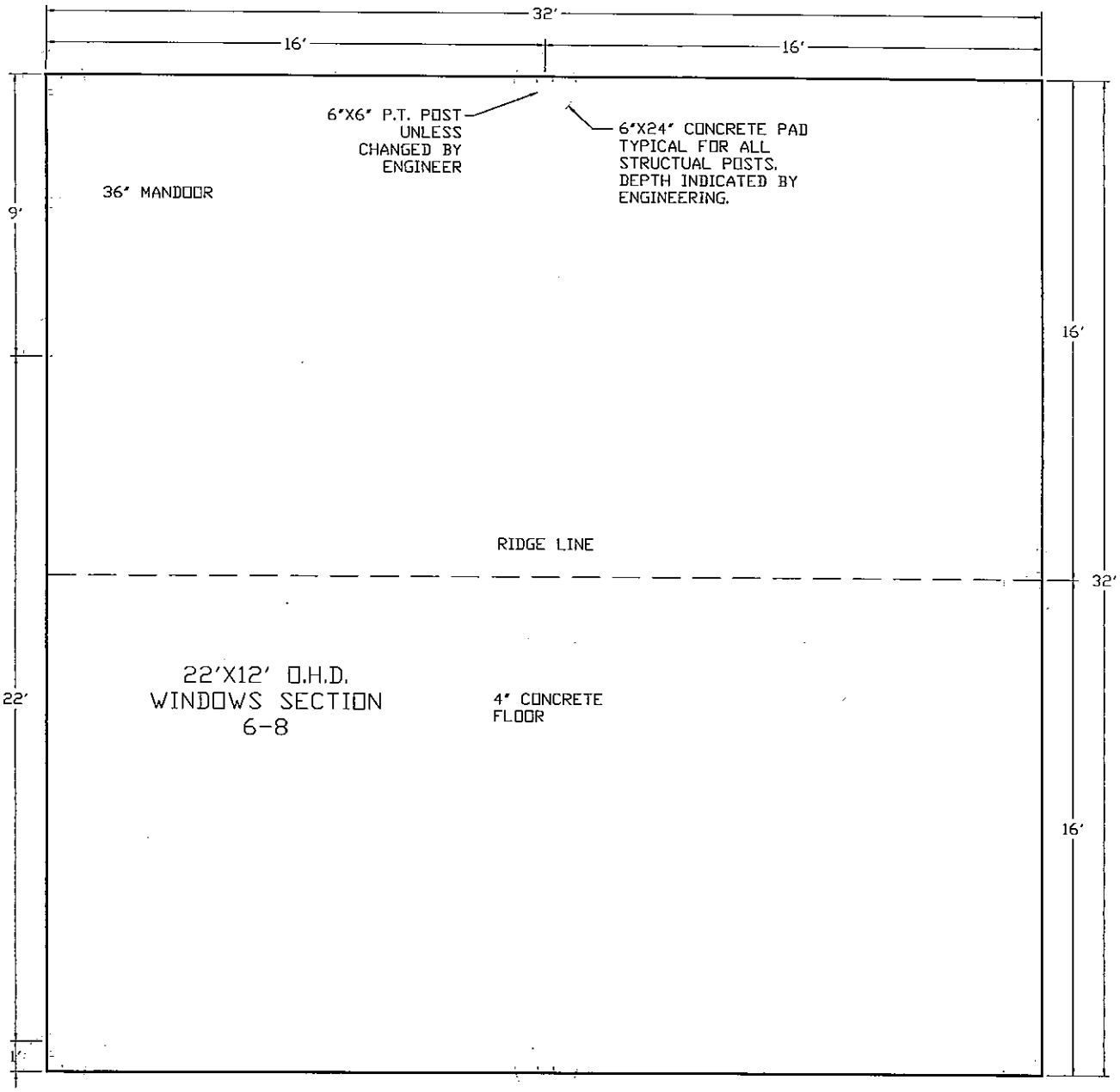


NORTH GABLE



EAST EAVE

CLIENT NAME: SARAH HEINER	PG. 2
1320 SEAVIEW AVE. OCEANSIDE, OR 97134	
RES BARN/SHOP 32'X32' TOTAL 1,024 SQFT	
SKILLRIGHT BUILDINGS (503)-812-5963 CCB#241956	05/07/2026



NOTES:
1) 2' OVERHANG ALL SIDES

CLIENT NAME: SARAH HEINER	PG. 1
1320 SEAVIEW AVE. OCEANSIDE, OR 97134	
RES BARN/SHOP 32'X32' TOTAL 1,024 SQFT	
SKILLRIGHT BUILDINGS (503)-812-5963 CCB#241956	04/21/2026

R. Warren Krager, R.G., C.E.G.
Consulting Engineering Geologist
Oregon CEG #E957

February 17, 2026

Sara Heiner, in care of
Jason R. Morgan, P.E.
Morgan Civil Engineering, Inc.
PO Box 358, Manzanita, OR 97130

Subject: **Engineering Geologic Hazard Report**
Proposed Shop/Garage, Seaview Avenue,
Tax Lot 700, Map 1S 10W 30BC
Oceanside, Tillamook County, Oregon

Dear Ms. Heiner and Mr. Morgan:

As requested, I am pleased to present my engineering geologic reconnaissance and geologic hazard report for the above referenced project. This geologic hazard report has been prepared in general accordance with the Tillamook County Land Use Ordinance (TCLUO) Section 4.130, Development Requirements for Geologic Hazard Areas. The subject property is mapped in steep slope and landslide topography by the Oregon Department of Geology and Mineral Industries (DOGAMI).

R. Warren Krager, R.G., C.E.G. (Oregon Licensed Engineering Geologist E-957) conducted the site reconnaissance visit on Wednesday February 4, 2026, with Jason R. Morgan, P.E., of Morgan Civil Engineering, Inc. (MCE, Inc). We spent about ½ hour on and near the subject property observing site ground surface conditions, slope, and the adjacent streets and nearby homes. Subsurface exploration in the expected building area was not conducted.

The conclusions and recommendations of this report are based on our observation of the existing site conditions, the background geologic literature research, and general familiarity with engineering geologic and foundation construction conditions of the general area.

In preparing this report, the following geologic reports, maps, aerial photos and other information were reviewed:

- Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries (DOGAMI), Bulletin 74, 1972.
- Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range USGS Open File Report 94-21,1994.
- Online research of DOGAMI Statewide Landslide Inventory Database of Oregon, Interactive SLIDO maps, accessed on February 16, 2026.
- Google Earth aerial photographs of the Oceanside, Oregon area, photo dates: August 29,1994, July 29, 2000, June 29, 2005, December 12, 2005, August 1, 2011, July 6, 2012, July 30, 2014, August 23, 2016, June 22, 2017, April 15, 2021, and July 21, 2023.
- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Web Soil Survey: http://websoilsurvey.nrcs.usda.gov/, accessed online February 17, 2026.

- 2008 Lidar Topography for Sara Heiner, 1330 Seaview Avenue, Oceanside, prepared by Morgan Civil Engineering, Inc., dated February 2026.

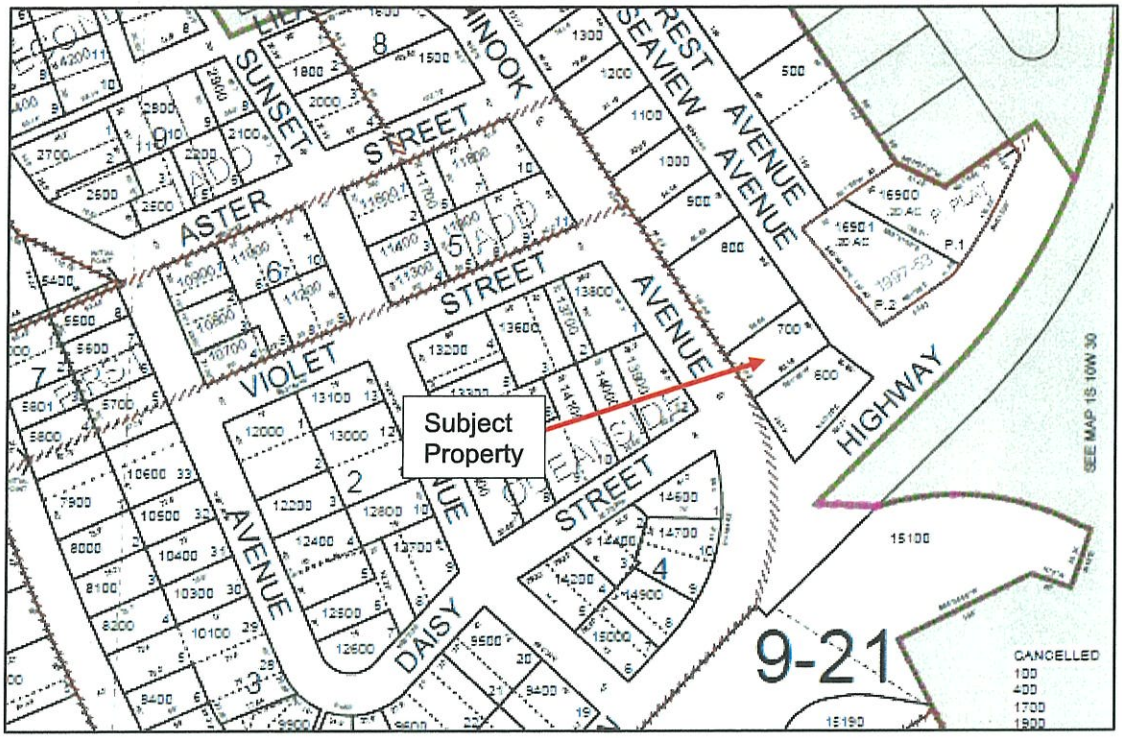


Figure 1- Portion of Tillamook County Tax Lot Map 1S 10W 30BC.

Site Location and Project Description

The general location of the subject property is on the southwestern side of Seaview Avenue in Oceanside, in Tillamook County, Oregon, as shown in **Figure 1**. The subject property consists of Tillamook County Tax Lot 700 of Map 1S,10W, 30BC. The property is vacant, and does not appear to have been previously developed based on my review of available Google Earth aerial photographs. Adjacent Tax Lots 600 and 800 are developed with single-family homes. I understand that you own the home with address of 1330 Seaview Avenue on Tax Lot 600, immediately south of Tax Lot 700.

I understand that you intend to develop Tax Lot 700 with a 30-foot by 38-foot conventional timber framed or pole structure shop or garage. I have not seen plans for the shop but expect that it would likely have a concrete floor slab on grade, with either an integral, monolithic, thickened slab edge, down-turned foundation, embedded treated timber poles, or possibly a cast in place perimeter foundation, with separately cast engineered retaining stem-wall and floor slab on grade. Building and foundation details will depend on setback distance from the steep descending slope immediately southwest of the expected building area.

Lidar topography of Tax Lot 700 and adjacent area is shown in **Figure 2**. It is my interpretation that the functional travel surface of Seaview Avenue does not lie wholly within its platted street right of way, but rather on along the northeastern margins of Tax Lots 600-1300. Accordingly, I expect the building area of the shop or garage on Tax Lot 700 may be setback to the southwest

to near the break in slope at about 143 feet above mean sea level. Based on our site visit observations, **Photograph 1**, and the available lidar topography, most of the expected shop or garage building area is nearly level at about 145 feet above. The southwestern approximately 15-foot to 20-foot length of Tax Lot 700 slopes downward to the southwest at greater than 50 percent slope gradient. The undeveloped northeastern Chinook Avenue right of way is steeper, at 100 percent or greater locally, based on field observations, **Photograph 2.** It appears clear from the topography that the significant grading occurred in development of streets and building lots in this location.

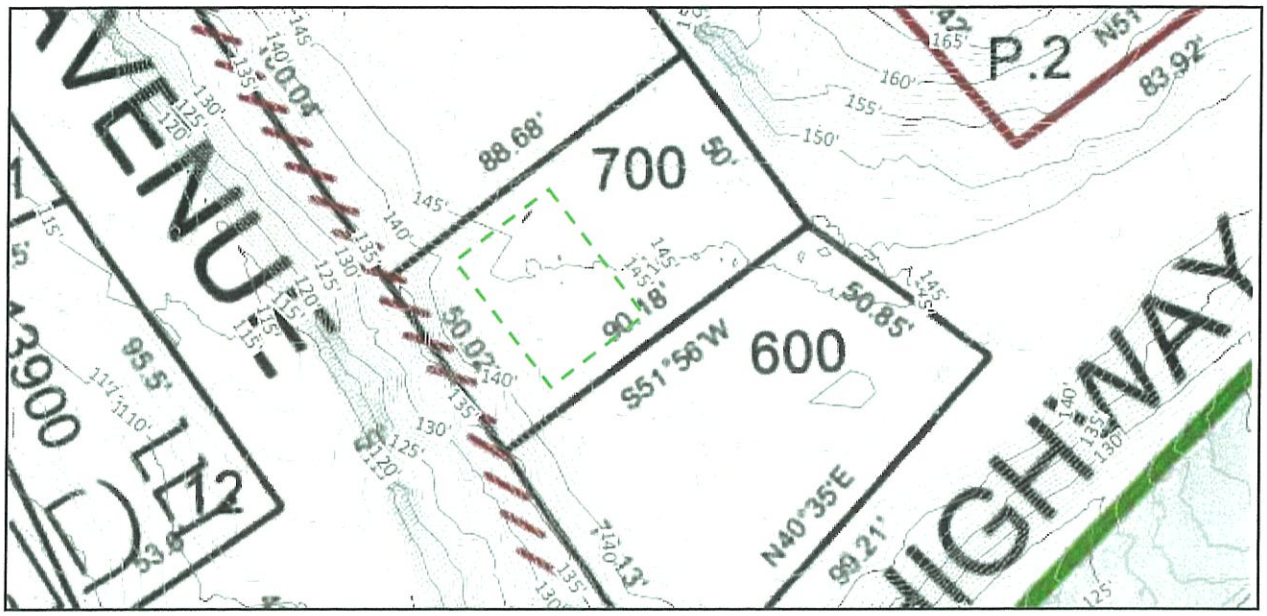


Figure 2- 2008 Lidar Topography, for Sara Heiner, 1330 Seaview Avenue, Oceanside, prepared by Morgan Civil Engineering, Inc., dated February 2026. Expected approximate plan position of the proposed shop on Tax Lot 700 is shown in dashed green outline.

I suggest that if it is needed to have the southwestern foundation and wall of the shop on or near the break in slope, it would be prudent to use a foundation method that can be stepped down or deepened adjacent to the steeply descending slope, to provide foundation protection from shallow slope movement or sloughing. Considering that we have not conducted geotechnical subsurface exploration or soil strength testing, I recommend foundation support be derived from firm, undisturbed native soil that lies below a 2-horizontal to 1-vertical slope ratio projected upward to the northeast, into the descending slope, from the elevation of the ditch on the eastern edge of Chinook Avenue at about elevation 114 feet above sea level. Using a simple slope profile of available Lidar topographic elevation contours from Figure 2, projected along the northwestern property line of Tax Lot 700, I estimate that a southwestern foundation line at existing ground surface elevation of 140 feet above mean sea level would need to be deepened to elevation 132 feet above mean sea level, or 8 feet below existing ground surface, to bear on soil below a 50 percent slope projected from Chinook Avenue. Similarly, a southwestern foundation line at existing ground surface elevation 143 feet above mean sea level should be deepened to elevation 136 feet about mean sea level, or 7 feet below existing ground surface, to bear on soil below a 50 percent slope projected upward from Chinook Avenue.

Photograph 1- View to northwest of relatively level portion of vacant Tax Lot 700 from northern margin of Tax Lot 600.

Photograph 2- View to southwest on Chinook Avenue, steeply sloped Tax Lot 700 and Chinook Avenue right of way at left in photograph.

Soils and Geology Overview

Surface soil in the local area of the proposed shop on Tax Lot 700 is mapped by the USDA NRCS Web Soil Survey as Klootchie-Necanicum complex 5 to 30 percent slopes. This soil complex forms on mountain slopes in decomposed colluvium and residuum derived mainly from igneous bedrock and tuff. The typical USDA Klootchie soil profile consists of medial silt loam, underlain by medial silty clay loam to 68 inches. The Necanicum soils consist of very gravelly to extremely cobbly medial loam to a depth of 71 inches below ground surface.

The geologic bedrock of the project area mapped by DOGAMI consists mostly of Tertiary, Miocene age volcanic rock (**Figure 3** map unit **Tmv**). The bedrock consists of massive volcanic breccias, basaltic flows and palagonitic breccias and pillow basalts. Prehistoric landslide topography is mapped throughout the town site of Oceanside by the blue stippled and triangular overprint pattern on the **Tmv** geologic map unit. The USGS maps Tertiary, Miocene age Grand Ronde volcanic rock up slope to the north of the project area (**Tgr** in **Figure 4**). The volcanic rock is chemically equivalent to the Grande Ronde basalt member of the Columbia River flood basalts that cover large portions of north and northeastern Oregon. The USGS also maps a Quaternary landslide (map unit **Qls**) in the residential developed hillside area of Oceanside in **Figure 4**.

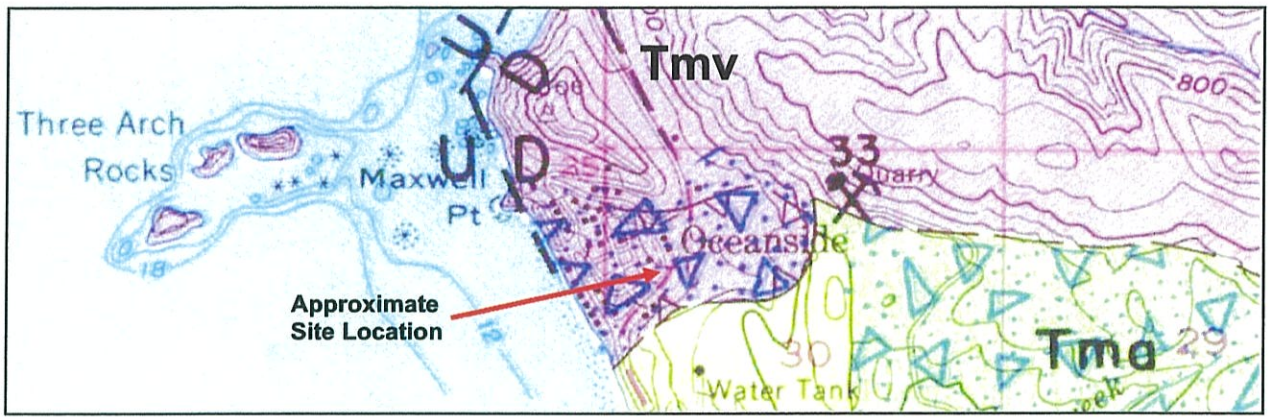


Figure 3- Portion of Geologic Map of Tillamook Quadrangle, DOGAMI Bulletin 74, 1972.

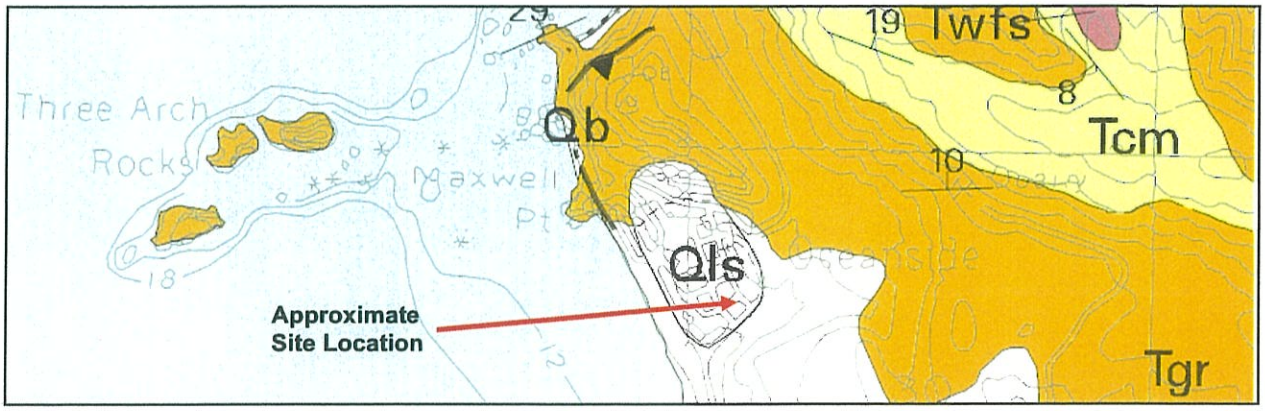


Figure 4- Portion of Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range USGS Open File Report 94-21, 1994.

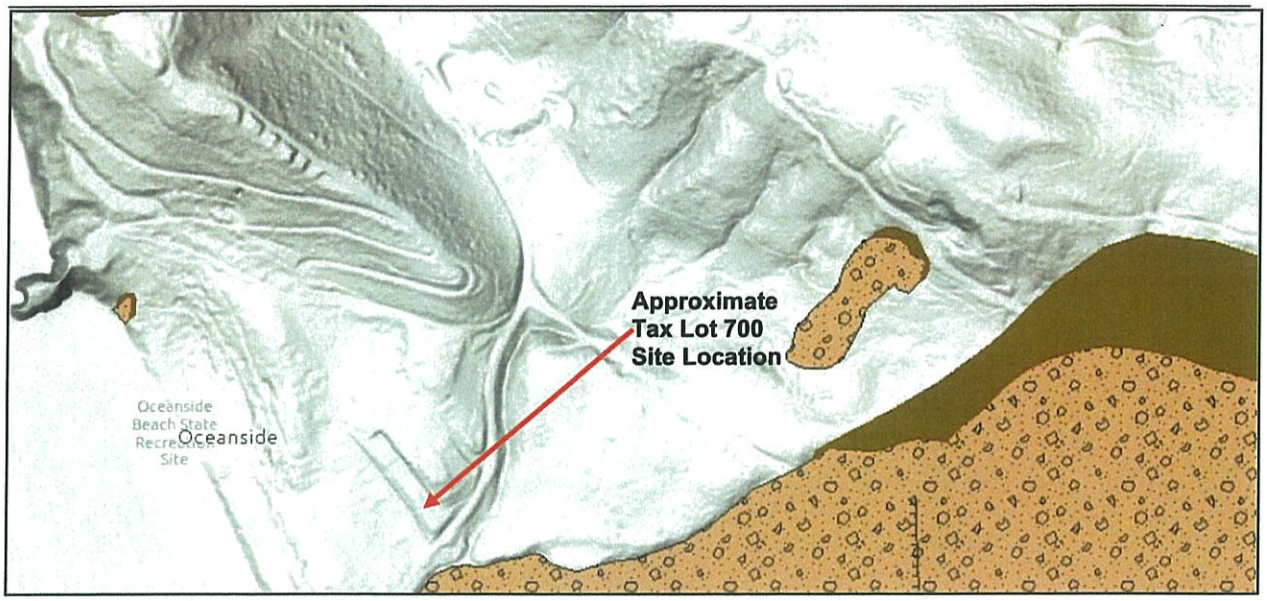


Figure 5- DOGAMI Statewide Landslide Inventory Database of Oregon, Interactive SLIDO map with shaded relief bare-earth Lidar topographic image.

DOGAMI's SLIDO map, **Figure 5**, does not include the local area of Tax Lot 700 in mapped landslide or debris flow deposits. However, it is clear from the DOGAMI Lidar bare earth shaded relief hillslope topography that significant cut and fill grading has occurred in the development of Chinook and Seaview Avenues and local vicinity building lots. Excessively steep cut and fill slopes in potential landslide terrain have a greater likelihood of landslide or slope movement reactivation. In my opinion, the USDA mapped Necanicum hillslope soils and the DOGAMI and USGS landslide mapping are consistent with gravitational translational debris slides of prehistoric age, likely originating from upslope over-steepened colluvium soils derived from volcanic rock.

Mapped and unmapped prehistoric landslides in the Oceanside area may have occurred during one or more previous strong Cascadia Subduction Zone (CSZ) earthquakes. Landslide deposits and topography in the project area do not appear to be active or have experienced noticeable mass movement within the development history of Oceanside. The mature spruce trees and older existing homes near Tax Lot 700 do not exhibit signs of earth movement, settlement or structural distress despite the locally extremely steep cut and fill slopes of the project area. There would be potential for destabilization of steeper slopes in the project area during a future CSZ earthquake.

Seismic Hazard Discussion

The principal geologic hazard concern at the coast and throughout western Oregon is the potential for a future strong earthquake on the Cascadia Subduction Zone, CSZ. The CSZ is an active or potentially active thrust fault system in a zone of tectonic plate convergence located in the sea floor between the Juan De Fuca and North American plates, about 50- to 60-miles off the northern Oregon coast.

The CSZ has produced massive, global scale earthquakes in the geologic past, and will produce future strong earthquake ground shaking and potential structural damage throughout the Pacific

Northwest coastal region. Geologic and geophysical investigation and research have established that the CSZ has produced approximately 19 large, magnitude 8-9 earthquakes in the past 10,000 years. Recurrence intervals between past earthquakes range from 110 years to 1,150 years, with an average recurrence interval of about 490 years. Historic Japanese tsunami records and modern tree ring dating techniques have been used to calculate that the most recent CSZ earthquake occurred in January of 1,700 A.D.

Based on the geologic record of past strong earthquakes, the next CSZ earthquake may be overdue, with potential to occur within the design life of a new home. Scientists and engineers generally agree that the potential intensity of the next CSZ earthquake could exceed moment magnitude 8.5. The strong ground shaking could last several minutes and may be followed by days or weeks of strong aftershocks.

During a CSZ earthquake, the subject property would be expected to experience a few minutes of very intense ground shaking. I do not consider seismic and slope instability risk for the subject property to be significantly elevated or greater than for similarly sloped nearby lots. It should be considered that one or more past CSZ earthquakes may have caused the prehistoric landslides that created the slopes and benches on which the townsite of Oceanside was established.

The undersea CSZ thrust fault displacement will cause an ocean tsunami that will arrive at the Oregon coast about 15 to 30 minutes after the strong earthquake. The proposed shop on Tax Lot 700 is above the expected tsunami inundation elevation.

Other earthquake sources occur in this region. These include fault ruptures deep within the subducting oceanic plates and within the overlying continental crustal tectonic plate. However, the CSZ thrust fault earthquake mechanism is considered the greatest seismic hazard to the region, and that which dictates structural engineering design requirements for most structures.

Conclusions and Recommendations

It is my opinion that relative seismic and slope instability risk are relatively low for the proposed shop or garage building site on Tax Lot 700. However, subsurface exploration was not conducted in the Expected building area and we are not aware of the actual proposed building footprint relative to the southwestern break in slope on Tax Lot 700. The Lidar shaded relief topography and site observations suggest significant site grading likely occurred on Tax Lot 700. As discussed above, I recommend that foundation support for the shop or garage near the southwestern break in slope on Tax Lot 700 be deepened to bear on firm native colluvium soil or weathered bedrock, below a 50 percent slope projected upward to the northeast from the toe of the steep slope adjacent to Chinook Avenue.

In my opinion, structure foundations designed prescriptively in accordance with the adopted version of the Oregon Structural Specialty Code are acceptable for Tax Lot 700 and the proposed shop or garage structure. Foundation support for the should be obtained from freshly excavated or drilled, undisturbed native soil or weathered bedrock. I recommend that the Civil Engineer or Engineering Geologist be contacted to observe and approve the excavated foundation bearing

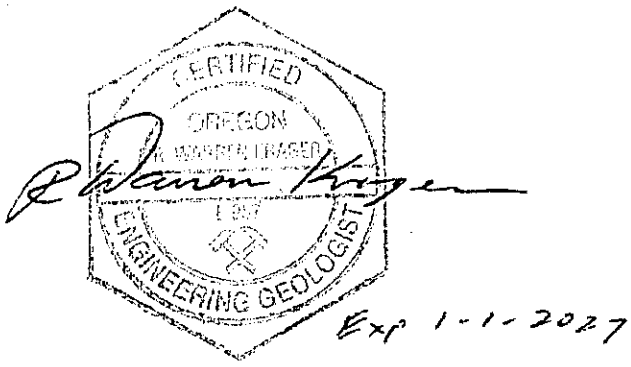
surfaces or drilled post holes before placement of forms, reinforcement steel, concrete or treated timber posts.

Limitations

The engineering geologic reconnaissance and geologic hazard review services performed for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in this discipline and area under similar budget, time, and work scope constraints. No warranty, expressed or implied, is made regarding the interpretations and conclusions of this report. This report should not be relied upon more than three years from its date of issue. If the project is delayed by more than three years from the date of this report, I would be happy to review site and design conditions and revise or update this report, if appropriate.

If you have any questions regarding the information presented in this report, please do not hesitate to contact me at 360-903-4861 or warrenkrager@gmail.com.

Sincerely,



R. Warren Krager, R.G., C.E.G.
Oregon Licensed Engineering Geologist E-957

MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130
ph: 503-801-6016
www.morgancivil.com

March 1, 2026

Sarah Heiner
7260 SW 87th Ave
Portland, OR 97223 sarahmayheiner@gmail.com

Re: ***Engineering Portion of Geologic Hazard Report for Tax Lot 700, Map 1S 10W 30BC, Oceanside, Tillamook County, Oregon (1330 Seaview Ave)***
Project #26-02-Hei

Dear Mrs. Heiner:

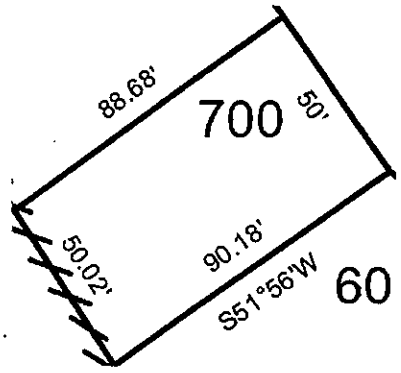
At your request, we have completed the site investigation of your property, referenced above. Available maps and previous reports of nearby properties were utilized in this investigation. This investigation also included a recent site inspection of the subject property with Warren Krager, Certified Engineering Geologist. Mr. Krager investigated the geologic conditions of the site and has addressed them in his report. Morgan Civil Engineering, Inc. (MCE) has then developed engineering recommendations related to construction on the site. The two reports combined constitute the Geologic Hazards Investigation required by Tillamook County. This engineering portion of the report is prepared for your use in the construction of a new accessory building on the property. The standards set forth herein should be incorporated into the development plans for that project.

Site elevations noted in this report are based on topographic information obtained from the Oregon Department of Geology and Mineral Industries (DOGAMI) LiDAR project. The elevations are based on the NAVD88 datum, which is approximately sea level.

Final development plans are not currently available for review. After the development plans are prepared, the County will require an addendum to this report in order to allow for a review of the final site plans and building design. This review is designed to ensure that the site improvements and building plans have been designed in accordance with the requirements noted in this report.

Site Conditions

The site and its geologic conditions are generally as described by the geologist in his report. Mr. Krager has investigated the geologic hazards on the site and included those hazards in his report. Mr. Krager's 8-page report, dated February 17, 2026, is attached for your use. The site is a rectangular property that fronts Seaview Avenue to the northeast for 50 feet and borders Chinook Avenue Street to the southeast for about 50 feet. The property is about 89 feet long. See the attached portion of the assessor's map for property orientation and dimensions.



The property is undeveloped, but with a large flat area adjacent to Seaview Avenue. The adjacent properties are developed with homes, as are the properties across the roadways in each direction.

Seaview Avenue is flat in this area and covered with gravel. The building area of the property is at the same elevation as the roadway. There are no ditches along Seaview Avenue. Chinook Avenue is a flat paved road, with a ditch along the subject property.

The elevation at Seaview Avenue is 146 feet above sea level and the elevation at Chinook Avenue is about 113 feet adjacent to the property. There is a steep slope at the rear of the property that drops down about 30 to the paved roadway. The rear slope is about 75 percent near the top and steepens to as much as 165 percent at the cut bank near the ditch.

The area has been graded by cutting level benches for the building sites and the roadways. There was no evidence of fill, though it is possible near the top of the slope.

The flat area of the property is mostly covered with maintained grass. The steep slope down to Chinook Avenue is vegetated with dense brush, typical of a coastal forest, including ferns, ivy, blackberries, and others.

The site is in a 135 miles per hour basic wind gust speed zone, setback from the ocean winds (Exposure 'C' as per the 2021 State of Oregon Residential Specialty Code (ORSC)); therefore, the building must be designed in order to withstand the minimum required lateral wind gust loads. In general, one- and two-story wood frame construction designed in order to withstand 135 miles per hour Exposure 'C' wind loading also will withstand even moderate earthquake loads.

Findings and Hazards Analysis

The primary relevant geologic hazards on this site relate to: 1) steep rear slope; 2) drainage control; 3) soft surface soil; and, 4) regional seismic hazards.

Mitigation of these hazards is discussed in the Development Standards addressed herein and in the detailed recommendations set forth in the report prepared by the geologist.

The North Oregon Coast is defined by the 2023 ORSC as lying within a D_2 Seismic Design Category. As such, structures built in this area must, at a minimum, comply with the structural requirements for the D_2 Seismic Design Category. Strong seismic acceleration will likely result in widespread landsliding, and no slope can be considered immune from failure under these conditions.

Mandatory Development Standards

In addition to the required standards of Section 4.130 (2) of the Tillamook County Land Use Ordinance, the following site-specific standards will also be required:

A. Development Density – This property should be developed for uses consistent with current zoning (outright or conditional uses). All development should take place in conformance with all other requirements of the Tillamook County Land Use Ordinance, or approved variances, as applicable.

The property is located in the Residential Oceanside [ROS] Zone.

B. Structure Foundation and Road Location – As recommended by the geologist, a setback of 2 horizonal to 1 vertical should be maintained from the toe of the slope at Chinook Avenue. All footings should be embedded so that the outside edge lies below this plane.

This coincides with a setback of 15 feet from the top of the slope. If the foundation is closer than this to the slope, it should be deepened 1 foot for every 2 feet closer to the crest of the slope. This coincides with the geologist's recommendation of 7 to 8 feet below the surface at the top of the slope. See attached profile.

The building foundation should be designed in accordance with Development Standard "E", noted below.

Otherwise, the new building should be placed upon this property in accordance with County setback standards, or approved variances. Footing design and the depth of all footings should be in accordance with Development Standard E, noted below.

Site access must take place from Seaview Avenue.

C. Land Grading Practices – The building area is flat, so minimal grading or excavation is needed.

All excavation for construction should be done during dry weather (during a continuous period without rain predicted). All exposed native soil should be protected from exposure to rainfall. Protect all cleared areas by covering them with crushed rock or straw according to use. Cover driveway, parking, and building areas with crushed rock and cover landscaping areas with straw.

Additionally, the site should be graded in order to prevent standing water in the excavated area during construction of the foundation and all subsequent activities. All excavated material should be disposed of by hauling it off the site.

The property should be graded in order to provide positive surface drainage away from the proposed building.

D. Vegetation Removal and Revegetation – The flat portion of the property has just grass. Do not disturb the vegetation on the slope down to Chinook Avenue. All areas of bare soil should be graveled or revegetated in order to reduce the potential for erosion. The Oregon Fish and Wildlife Department's recommended revegetation program for sites such as this is as follows:

Seed disturbed areas with the following grass mixture. Application rate is 12 to 14 pounds per acre.

Species	***Percentage of Mixture***
Annual Ryegrass	26%
Potomac Orchardgrass	25%
New Zealand White Clover	20%
Perennial Ryegrass	15%
Annual Crimson Clover	14%

Use a 16-20-0 fertilizer in order to speed the establishment of the cover material. In order to further contribute to the stability of the disturbed areas, jute matting, straw cover, or another stabilization product such as SoilGuard®, should be placed over the soil in order to help protect against erosion before the seeds are allowed to germinate. In addition, planting shrubs and trees, such as salal, red elderberry, barberry, escallonia, cistus, ceanothus, etc., will further contribute to the long-term stability of the site.

Prior to planting, I recommend spreading organic topsoil over the disturbed areas in order to improve the likelihood of long-term vegetation growth. Use imported topsoil from a nearby site.

E. Foundations – The foundation should be a continuous, reinforced concrete perimeter system with an interior slab, or a concrete slab with a thickened edge. Pole building construction is also acceptable.

The construction of a concrete slab on grade is acceptable on a prepared pad. The area to support the slab should consist entirely of cut material and be covered with at least 6 inches of compacted crushed rock.

All footings should rest at least 6 inches into the firm silty clay loam soil described by the geologist in his report. Constructing deeper footings on the gravelly soil is also acceptable, where encountered. Regardless of depth, the bottom of all footings and pads should be excavated to below any organic material and previously placed fill material. There is a potential for buried topsoil or isolated pockets of organic material that extend deeper into the bearing material than in other locations. Regardless of depth, all organic debris, topsoil, and loose soil should be removed from the building footprint.

When excavation takes place, it is recommended that a representative of MCE, or an equivalent geotechnical specialist or engineer, be consulted in order to determine whether the appropriate materials have been exposed for foundations. I believe that such an inspection is extremely important and, therefore, I recommend that inspection of the foundation excavation prior to footing construction be a **mandatory requirement for construction.**

Over-excavate the foundation and place at least 3 inches of 3/4"- crushed rock over the soil, then mechanically compact the crushed rock before the footings are constructed.

Soil bearing pressures at the bottom of all footings should not exceed 2000 pounds per square foot on approved soil. All footings should be at least 18 inches in width.

No retaining walls are needed or expected on this site.

F. Driveway Location and Design – The driveway should be constructed such that the roadbed is entirely on firm cut soil. Access will be from Seaview Avenue, any location along the front of the property is acceptable.

Driveway design standards should include a minimum of an 8-inch-thick layer of pit-run base rock and a 3-inch-thick layer of 3/4"-minus crushed rock surfacing.

G. Stormwater Management, Runoff and Drainage – All roof drainage should be collected with eave gutters and downspouts. The complete roof drainage system, including roof gutters and downspouts, should be installed immediately after the roof sheathing in order to protect the ground from erosion during construction. When the surface is not protected from roof run-off, the surface soil will continue to erode.

Collected water should be discharged into the ditch on Chinook Avenue. Use a continuous flexible pipe on the surface in order to convey the water to the ditch. Secure the pipe to the surface using rebar stakes on alternating sides of the pipe and tie the pipe to the rebar. Alternatively, discharge the water on the surface around the building using splash pads at each downspout. The ground should be graded to direct water away from the building and protected with a layer of crushed rock.

Erosion control measures are generally not needed on this site. The site has been previously graded. Avoid stockpiling loose soil on the site. Cover exposed soil with crushed rock promptly after excavation and inspection.

During construction, the excavated building area should be graded and maintained in order to avoid standing water. The site should be graded in order to allow water in the excavated area to drain during construction of the foundation and all subsequent activities.

H. Foundation Drains – The foundation will be shallow and consist of a concrete slab. No foundation drains are needed for this site.

Summary Findings and Conclusions

1. The proposed use is currently accessory building. A general concept of the building construction has been provided on which to base our recommendations. There are no immediate adverse effects on adjacent properties from future building construction. Future development may result in increased stormwater runoff or decreased runoff quality on adjacent properties. Future development proposals should be further evaluated in the context of the recommendations of this report at the time of issuance of a building permit.

2. Hazards to life, public and private property, and the natural environment, which may be caused by the proposed use, are discussed herein and addressed in each of the Development Standards.

3. The methods for protecting the surrounding area from the adverse effects of the proposed development are set forth in each of the Development Standards.

4. The maintenance of new and existing vegetation, and temporary and permanent stabilization programs, are discussed in Development Standard "D".

5. The proposed development of this property, according to the Mandatory Standards set out herein, will result in future developments being adequately protected from the above described reasonably foreseeable ordinary hazards, although not necessarily from major earthquake, the possibility of which is discussed herein.

6. The proposed development of this property according to the recommended standards is designed in order to minimize adverse environmental effects.

7. Periodic monitoring is necessary to ensure that the recommended development standards are implemented for the long-term success of the development.

Limitation

The engineering portion of this report is based on a site inspection of the subject property and vicinity, as well as a review of the site topography. The engineering conclusions and recommendations in this engineering portion of the report are based upon the conclusions presented in the geologic report prepared by Warren Krager, CEG. The engineering conclusions and recommendations presented herein are believed to represent the site and are offered as professional opinions derived according to current standards of professional practice for a report of this nature. No warranty is expressed or implied. This report has been prepared for the timely use of the above addressee and parties to the pending development of the subject property, and it does not extend to the activities of unidentified future owners or occupants of the property for which the writer bears no responsibility.

Should you have any questions regarding my investigation or this report, please contact me at jason@morgancivil.com or 503-801-6016.

Sincerely,

MORGAN CIVIL ENGINEERING, INC.

Jason R. Morgan, PE
Professional Engineer

RENEWAL DATE: DECEMBER 31, 2026

cc: Project File #26-02-Hei

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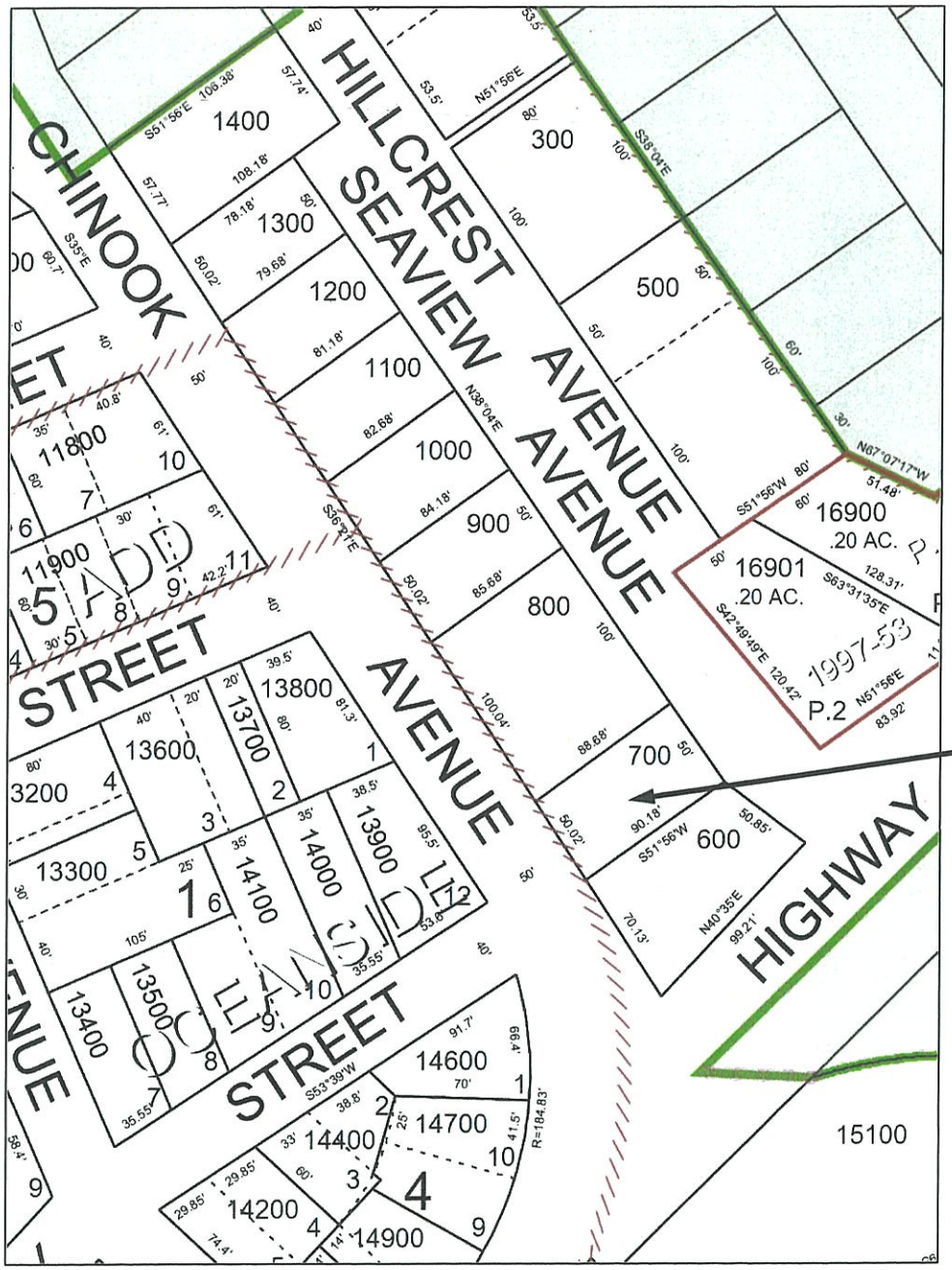
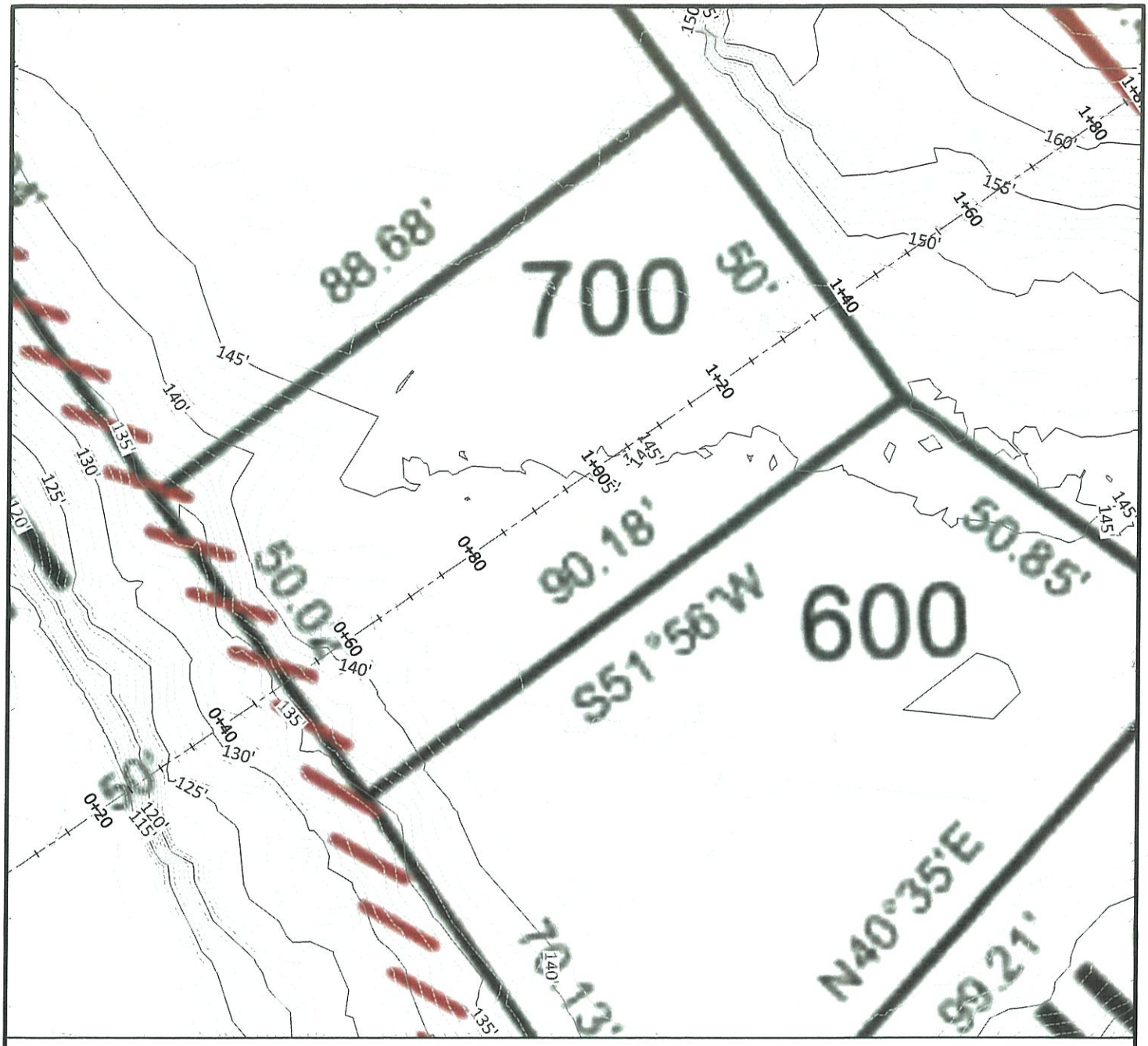


Tax Lot 700, Map 1S 10W 30BC
Oceanside, Tillamook County, Oregon
(1330 Seaview Ave)



SCALE

0 10 20 40

1 inch = 20 ft.

N

S

PROPERTY LINES ARE APPROXIMATE.

SCALE: 1"=20'

FEB. 2026

SARAH HEINER

1330 SEAVIEW AVE

TAX LOT 1330

2008 LIDAR TOPO

OCEANSIDE/MAP 1S 10W 30BC

MORGAN CIVIL ENGINEERING, INC.

PO BOX 358
MANZANITA, OR 97130
(503) 801-6016
www.morgancivil.com

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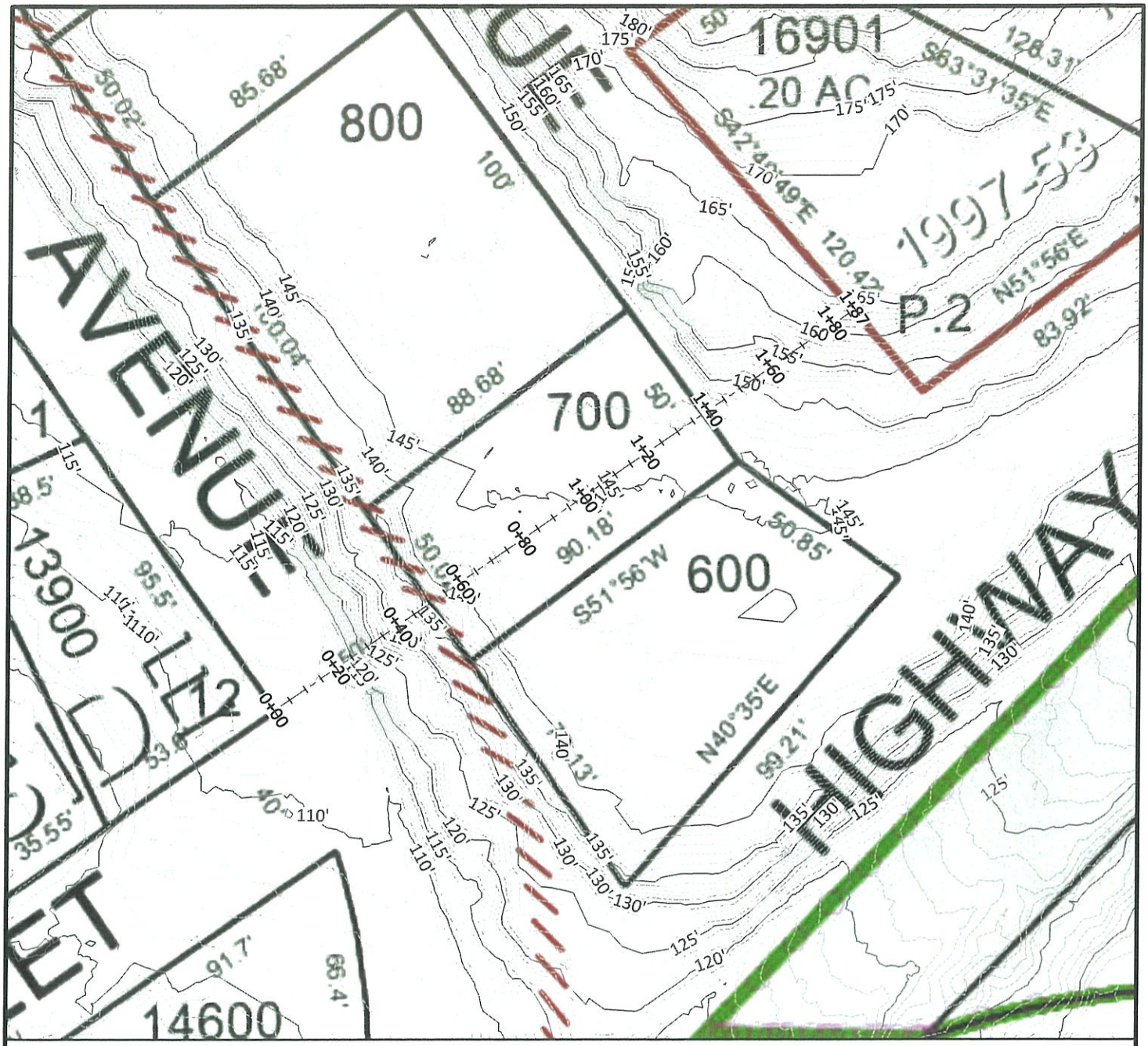

SCALE

0 20 40 80

1 inch = 40 ft.

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S

PROPERTY LINES ARE APPROXIMATE.

SCALE: 1"=40'

FEB. 2026

SARAH HEINER

1330 SEAVIEW AVE
TAX LOT 1330
2008 LIDAR TOPO

OCEANSIDE/MAP 1S 10W 30BC

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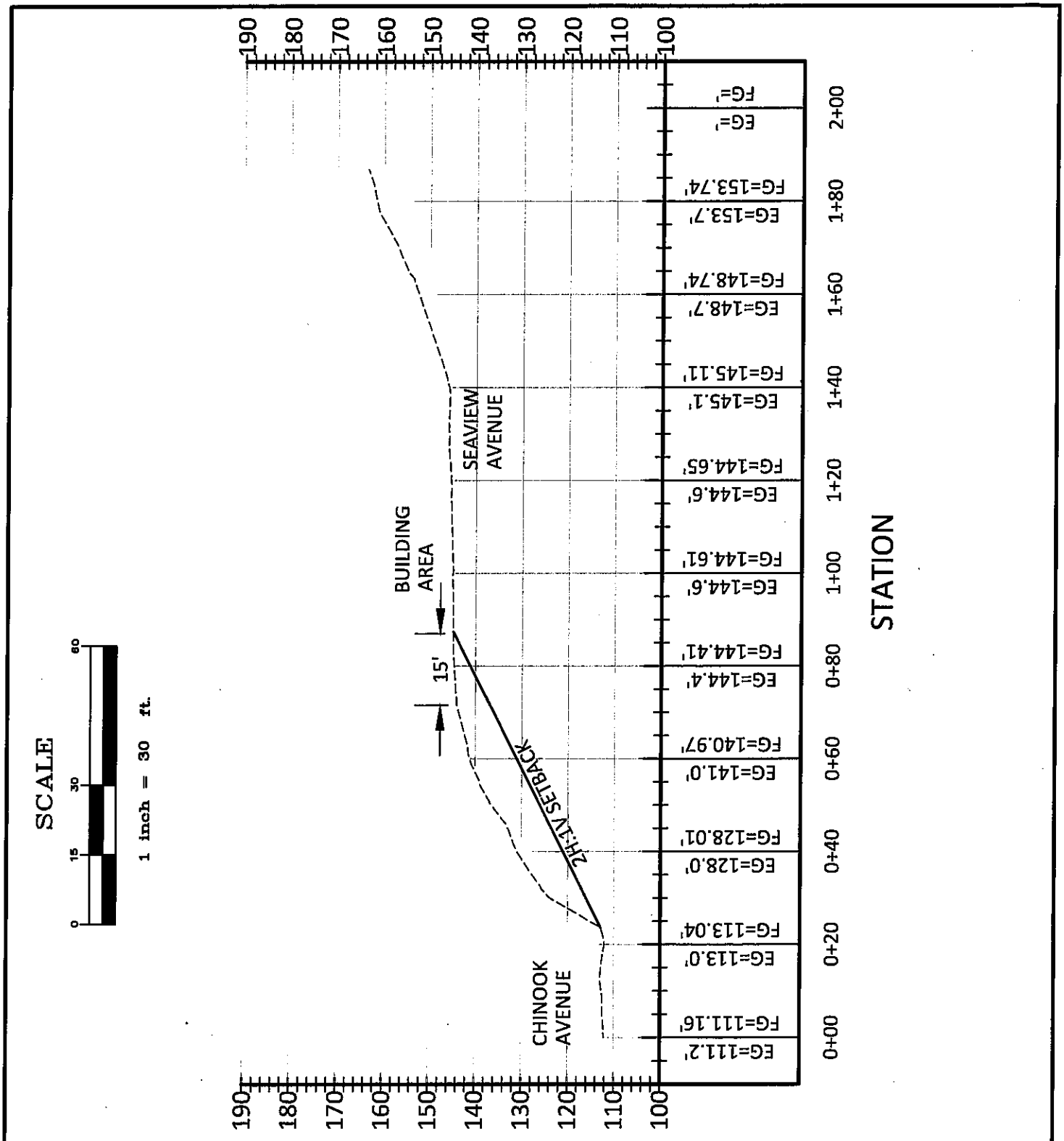

SCALE: 1"=30'

FEB. 2026

SARAH HEINER

1330 SEAVIEW AVE
TAX LOT 1330
SITE PROFILE

OCEANSIDE/MAP 1S 10W 30BC

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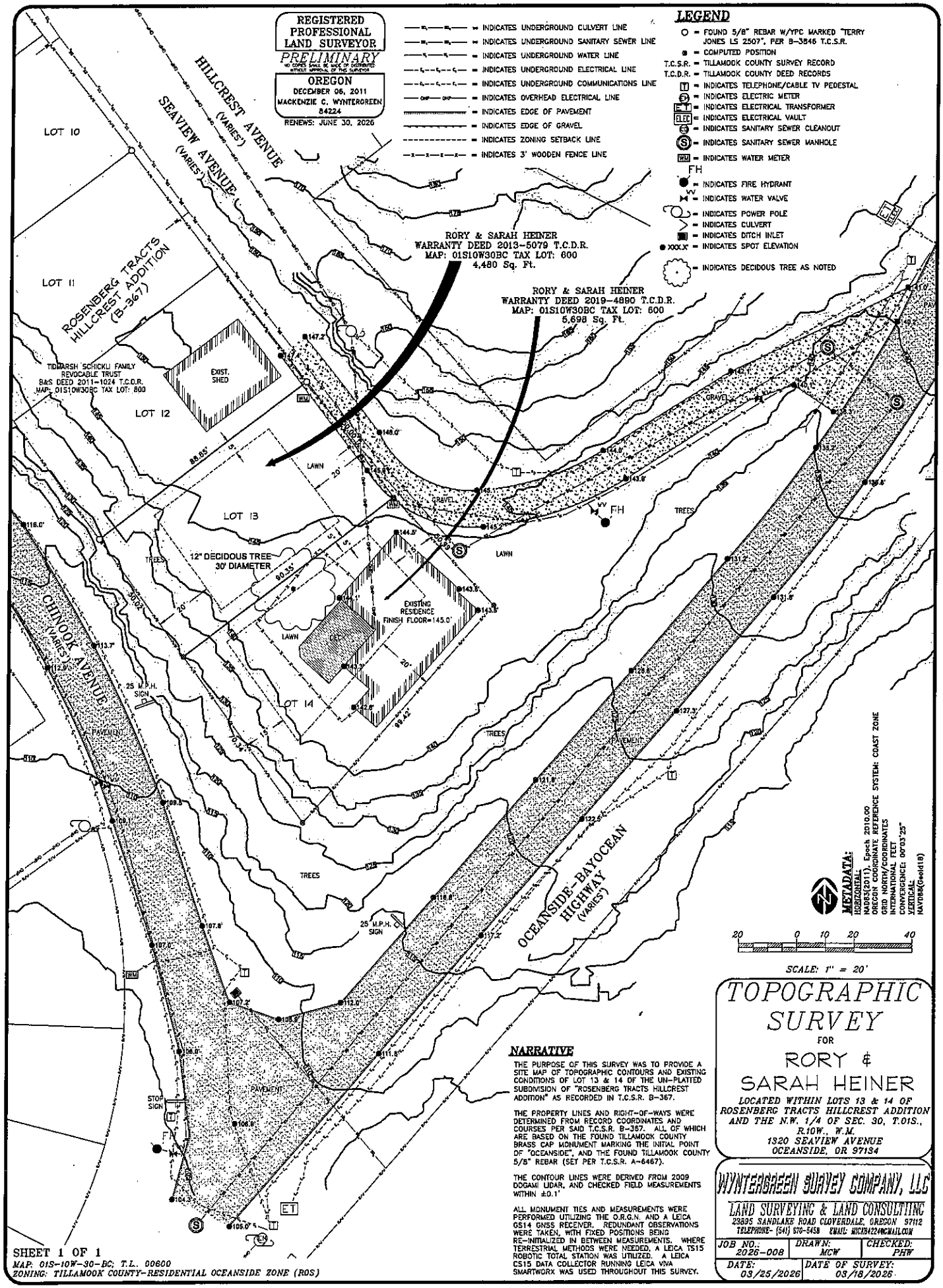

TOPOGRAPHIC SURVEY

FOR

RORY & SARAH HEINER

LOCATED WITHIN LOTS 13 & 14 OF ROSENBERG TRACTS HILLCREST ADDITION AND THE N.W. 1/4 OF SEC. 30, T.01S., R.10W., W.M.
1320 SEAVIEW AVENUE
OCEANSIDE, OR 97134

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE A SITE MAP OF TOPOGRAPHIC CONTOURS AND EXISTING CONDITIONS OF LOT 13 & 14 OF THE UN-PLATTED SUBDIVISION OF "ROSENBERG TRACTS HILLCREST ADDITION" AS RECORDED IN T.C.S.R. B-367.

THE PROPERTY LINES AND RIGHT-OF-WAYS WERE DETERMINED FROM RECORD COORDINATES AND COURSES PER SAID T.C.S.R. B-367. ALL OF WHICH ARE BASED ON THE FOUND TILLAMOOK COUNTY BRASS CAP MONUMENT MARKING THE INITIAL POINT OF "OCEANSIDE", AND THE FOUND TILLAMOOK COUNTY 5/8" REBAR (SET PER T.C.S.R. A-6467).

THE CONTOUR LINES WERE DERIVED FROM 2009 DOGAMI LIDAR, AND CHECKED FIELD MEASUREMENTS WITHIN ±0.1'

ALL MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING THE O.R.G.N. AND A LEICA GS14 GNSS RECEIVER. REDUNDANT OBSERVATIONS WERE TAKEN, WITH FIXED POSITIONS BEING RE-INITIALIZED IN BETWEEN MEASUREMENTS. WHERE TERRESTRIAL METHODS WERE NEEDED, A LEICA TS15 ROBOTIC TOTAL STATION WAS UTILIZED. A LEICA CS15 DATA COLLECTOR RUNNING LEICA VIVA SMARTWORX WAS USED THROUGHOUT THIS SURVEY.

WYNTERGREEN SURVEY COMPANY, LLC
LAND SURVEYING & LAND CONSULTING
23695 SANDLAKE ROAD CLOVERDALE, OREGON 97112
TELEPHONE- (541) 970-5458 EMAIL: MIC234224@GMAIL.COM

JOB NO.:	DRAWN:	CHECKED:
2026-008	MCW	PHW
DATE: 03/25/2026	DATE OF SURVEY: 03/18/2026	

SHEET 1 OF 1

MAP: 01S-10W-30-BC; T.L. 00600
ZONING: TILLAMOOK COUNTY-RESIDENTIAL OCEANSIDE ZONE (ROS)