



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-21-000300-PLNG:
MacDonald & Esplin**

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

Date of Notice: September 3, 2021

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

#851-21-000300-PLNG: A partition request to create three (3) residential parcels. Located within the unincorporated community of Pacific City/Woods and potentially accessed via Ridge Road and/or Park Lane, county local access roads. The subject property is designated as Tax Lots 5200 & 5300 of Section 13D, Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County Oregon. The subject properties are zoned Pacific City / Woods Low Density Residential (PCW-R1). Property owner is Shawn MacDonald. Applicant is Dallas Esplin, Bayside Surveying.

Written comments received by the Department of Community Development **prior to 4:00p.m. on September 17, 2021**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than September 20, 2021.

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.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3315 or arimoldi@co.tillamook.or.us.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor & Zoning Maps
Applicable Ordinance Criteria

#851-21-000300-PLNG: MacDonald & Esplin

REVIEW CRITERIA

TILLAMOOK COUNTY LAND USE ORDINANCE

SECTION 3.332: PACIFIC CITY / WOODS LOW DENSITY RESIDENTIAL (PCW-R1) ZONE

(4) **STANDARDS:** Land divisions and development in the PCW-R1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) The minimum lot size for permitted uses shall be 7,500 square feet, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.

.....

(c) The minimum lot width shall be 60 feet.

(d) The minimum lot depth shall be 75 feet.

.....

(j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

1. Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

2. If sewer service is available, as defined in OAR 340-071-061(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

3. If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process: in some cases, on-site sanitation may require larger lot sizes than the minimum allowed by the zone:

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

.....

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

(a) The land division application shall conform to the requirements of this ordinance;

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

(c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;

(d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;

(e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

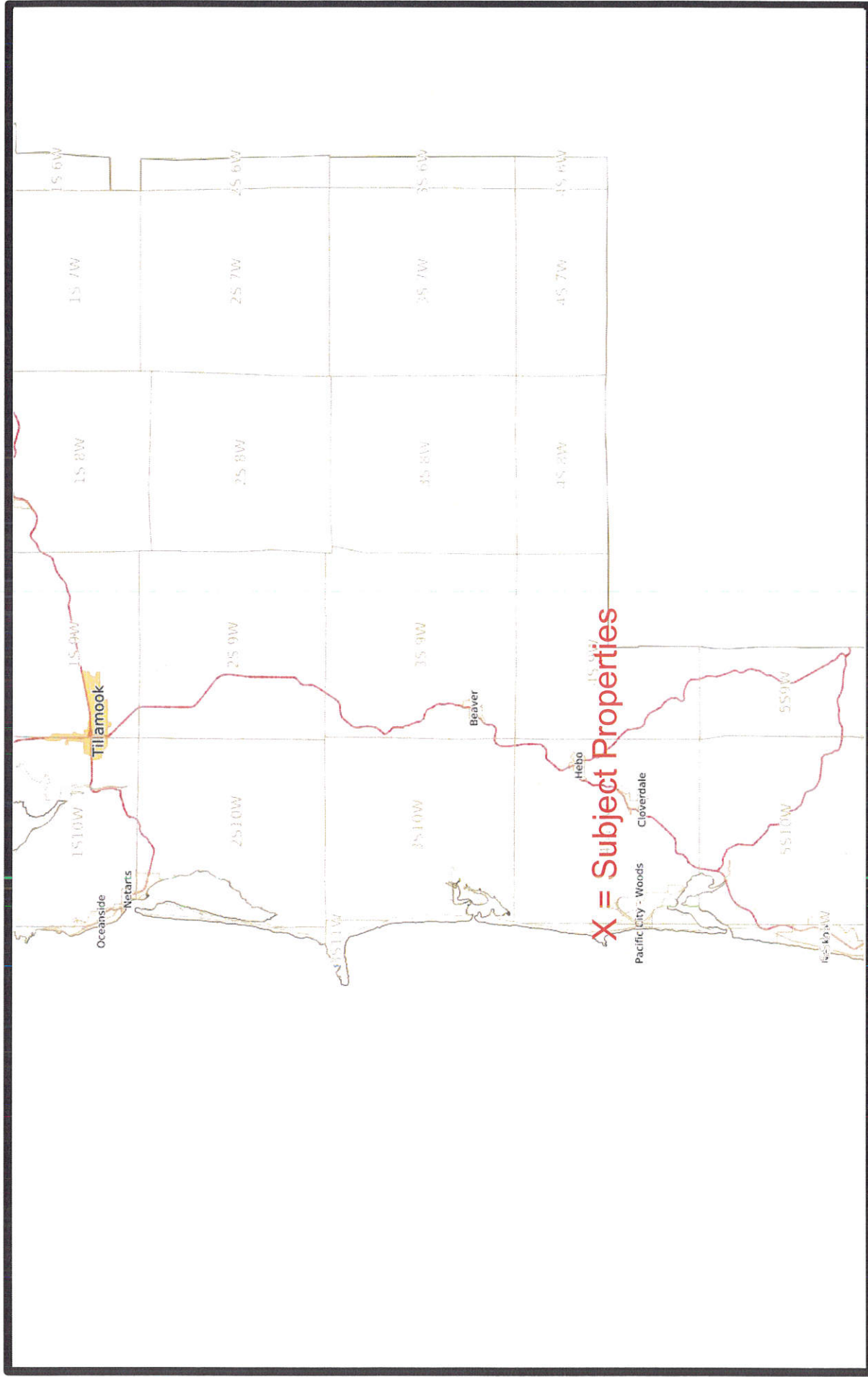
(f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;

(g) Provisions for access to and maintenance of off-right-of-way drainage, if any;

(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

VICINITY Map



FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

S.E. 1/4 SEC. 13 T.4S. R. 11W. W.M.
Tillamook County
T = 200

04S11W13D
HAYSTACK HEIGHTS

CANCELLED:
900
2301
5500
6400
7800
101

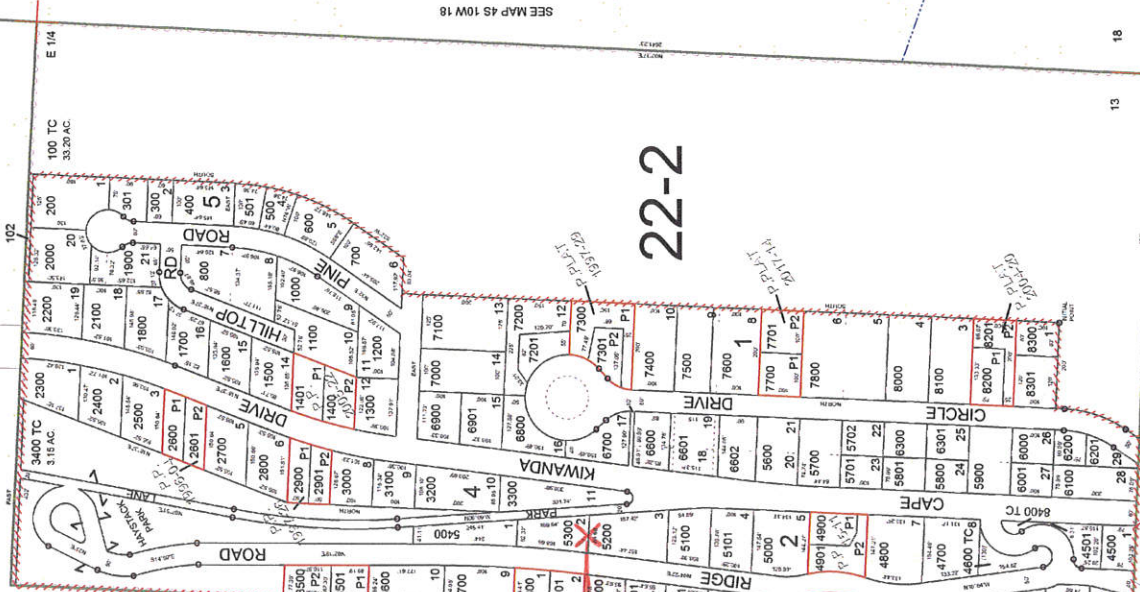
SEC CEN

102

100 TC
33.20 AC

SEE MAP 4S 11W 13

E 14



SEE MAP 4S 11W 13

SEE MAP 4S 10W 18

22-2

22-1

SEE MAP 4S 11W 24-4A

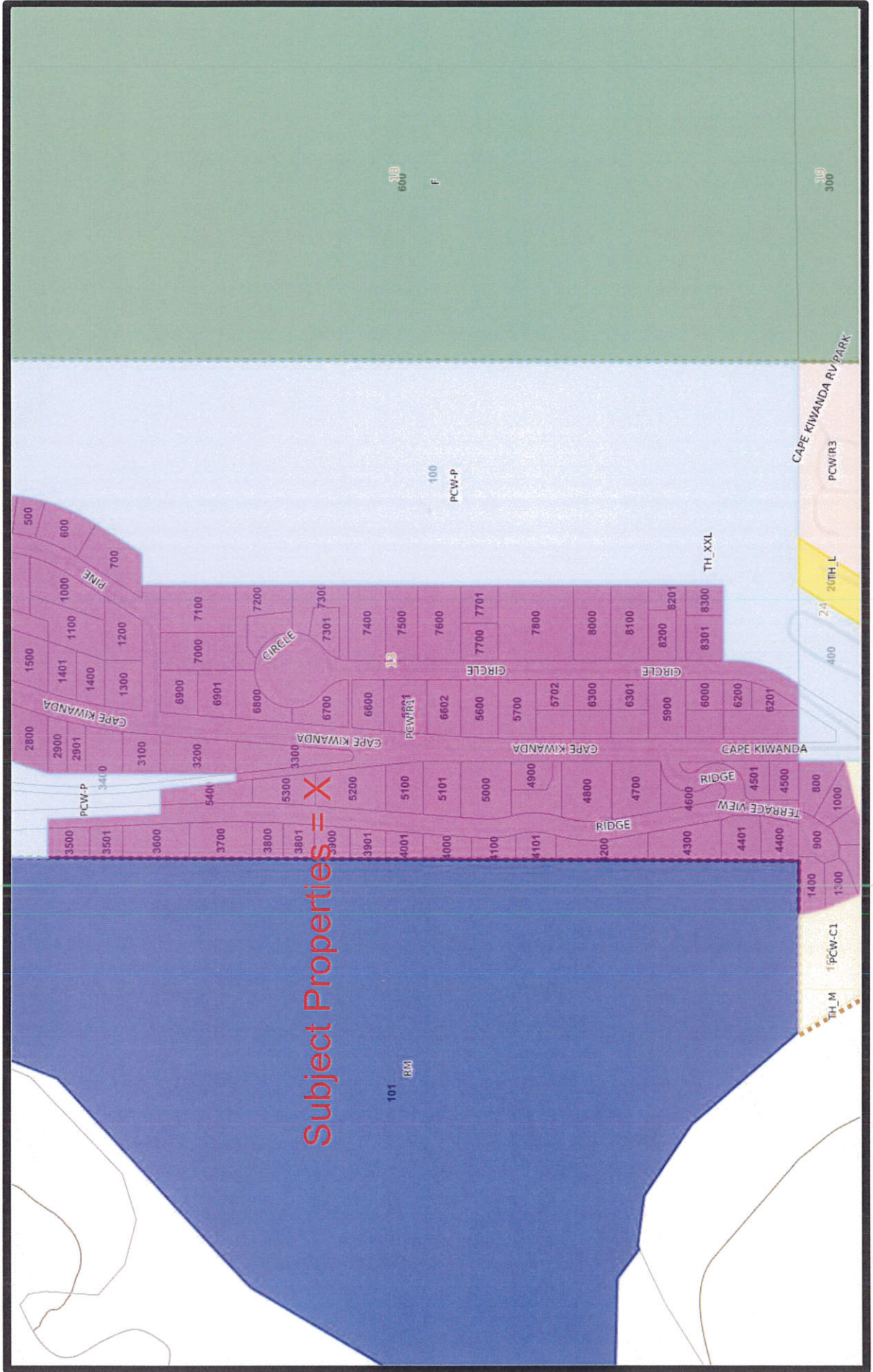
19

24

HAYSTACK HEIGHTS
04S11W13D
REVISED 08/17/15, WS

PACIFIC OCEAN

Map



PARTITION PLAT 2022- SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, 2, AND 3), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING LOTS 2 AND 3, AND PARCELS 1, 2, AND 3, OF BLOCK 2, HAYSTACK HEIGHTS, TILLAMOOK COUNTY, OREGON. THE INITIAL POINT OF THE SURVEY IS AT THE NORTHEAST CORNER OF LOT 2.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHAWN MACDONALD, IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING LOTS 2 AND 3, AND PARCELS 1, 2, AND 3, OF BLOCK 2, HAYSTACK HEIGHTS, TILLAMOOK COUNTY, OREGON. THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE (3) PARCELS AS SHOWN ON THE ANNEXED MAP.

SHAWN MACDONALD

ACKNOWLEDGMENT

STATE OF OREGON > s.s.
COUNTY OF TILLAMOOK >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (SHAWN MACDONALD).

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____ DAY OF _____, 20____

APPROVALS

APPROVED AS PARTITION, 851

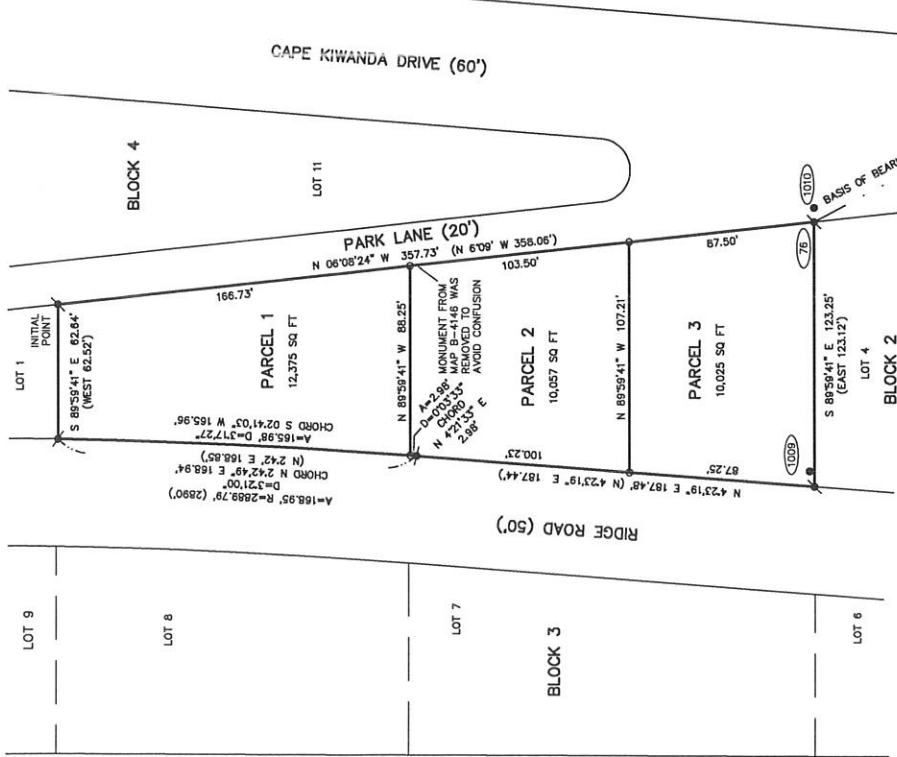
TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR



CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > s.s.
COUNTY OF TILLAMOOK >

I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____.

TASSI O'NEIL

I, DALLAS W. ESPLIN, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W. ESPLIN, PLS 83627

REGISTERED PROFESSIONAL LAND SURVEYOR

Dallas W. Esplin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2021

NARRATIVE

THIS IS A REPERMITS SURVEY OF LOTS 2 AND 3, BLOCK 2, HAYSTACK HEIGHTS, TILLAMOOK COUNTY, PLAT RECORDS, SEE MAP C-174, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT INTO THREE (3) PARCELS OF EQUAL AREA. THE INITIAL POINT OF THE SURVEY IS AT THE NORTHEAST CORNER OF LOT 2. THE BOUNDARY RESOLUTION IS 1/4" PER FOOT. SEE MAP B-4146, TILLAMOOK COUNTY SURVEY RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 27°51'51" WEST BETWEEN MONUMENTS 18112 AND 76.

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLOQUE MERCATOR PROJECTION
 NORTH AMERICAN DATUM OF 1983
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
 FALSE EASTING: 200,000.00 METERS
 FALSE NORTHING: 200,000.00 METERS
 SKEW AXIS SCALE: 1,000,000 (EAGST)
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5700'00"

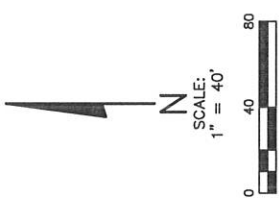
(THE ABOVE INFORMATION IS RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L2 83627"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L2 83627", SEE MAP B-4146, AT POSITION
- FOUND MONUMENT AS NOTED HEREON, HELD UNLESS NOTED OTHERWISE
- () RECORD VALUE FROM PLAT OF HAYSTACK HEIGHTS, MAP C-174
- NO () MEASURED VALUE

MONUMENT NOTES

- (1039) FOUND 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "RLS 1285", FLUSH WITH GRADE, N 72°20'13" E 3.75' FROM POSITION. SEE MAP A-5656, NOT HELD
- (1010) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RLS 1285", FLUSH WITH GRADE, S 89°26'02" E 3.31' FROM POSITION. SEE MAP A-5656, NOT HELD
- (18112) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, STAMPED "INT PT HAYSTACK HEIGHTS 1989", HAT SECTION SOUTH L65'. SEE REWINNESS BOOK 6, PAGE 417, HELD FOR INITIAL POINT OF HAYSTACK HEIGHTS



PARTRITION PLAT FOR:
SHAWN MACDONALD
 REPLAT OF LOTS 2-3, BLOCK 2,
 HAYSTACK HEIGHTS,
 TILLAMOOK COUNTY PLAT RECORDS
 SE 1/4 SECTION 13, T4S, R11W, W.M.
 TILLAMOOK COUNTY,
 OREGON

DATE _____
 EQUIPMENT FC-6000 HYPER-V, ES-103
 DCA/ _____
 DRAWN _____
 CHECKED _____
 JOB NUMBER #223

PARYMACDONLD.DWG
 MCDONALD-SL.CRS



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: 11765 HWY 101 SOUTH
 City: TILLAMOOK State: OR Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: SHAWN MACDONALD Phone: (503) 853-4144
 Address: 3200 NW Jenna Terrace
 City: Portland State: OR Zip: 97229
 Email: NWSTEELHEADER@HOTMAIL.COM

Location:

Site Address: N/A

Map Number: 4S 11 13-D 5200 & 5300
Township Range Section Tax Lot(s)

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

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

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

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

General Information

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

Existing Conditions

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

OFFICE USE ONLY

Date Stamp

RECEIVED
 JUL 27 2021
 BY: Email

Approved Denied

Received by: DA

Receipt #:

Fees: \$ 409.00

Permit No:
 851-21-000300-PLNG

Proposed Development

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

Additional Information Required for Subdivisions

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

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

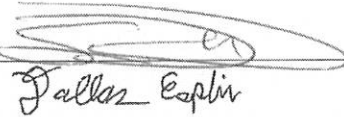
Certificates:

- Title interest & consent 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.

<p>Property Owner (*Required) _____  Applicant Signature</p>	<p>_____ <i>July 21, 2021</i> _____ Date <p>_____ JULY 21, 21 _____ Date</p> </p>
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PARTITION PLAT 2022-

SURVEYOR'S CERTIFICATE
 I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER INSTRUMENTS AND METHODS THE PARTITION PLAT DESCRIBED ON THE ATTACHED PARTITION PLAT, BEING LOTS 2 AND 3, BLOCK 2, HAYSTACK HEIGHTS, TILLAMOOK COUNTY PLAT RECORDS. THE INITIAL POINT, WHICH IS A 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 2.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHAWN MACDONALD, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE CORRECTLY SURVEYED AND PLAT INTO THREE (3) PARCELS AS SHOWN ON THE ANNEXED MAP.

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Dallas W. Espin
 OREGON
DALLAS W. ESPLIN
 DECEMBER 31, 2021
 LICENSE NUMBER: 03572

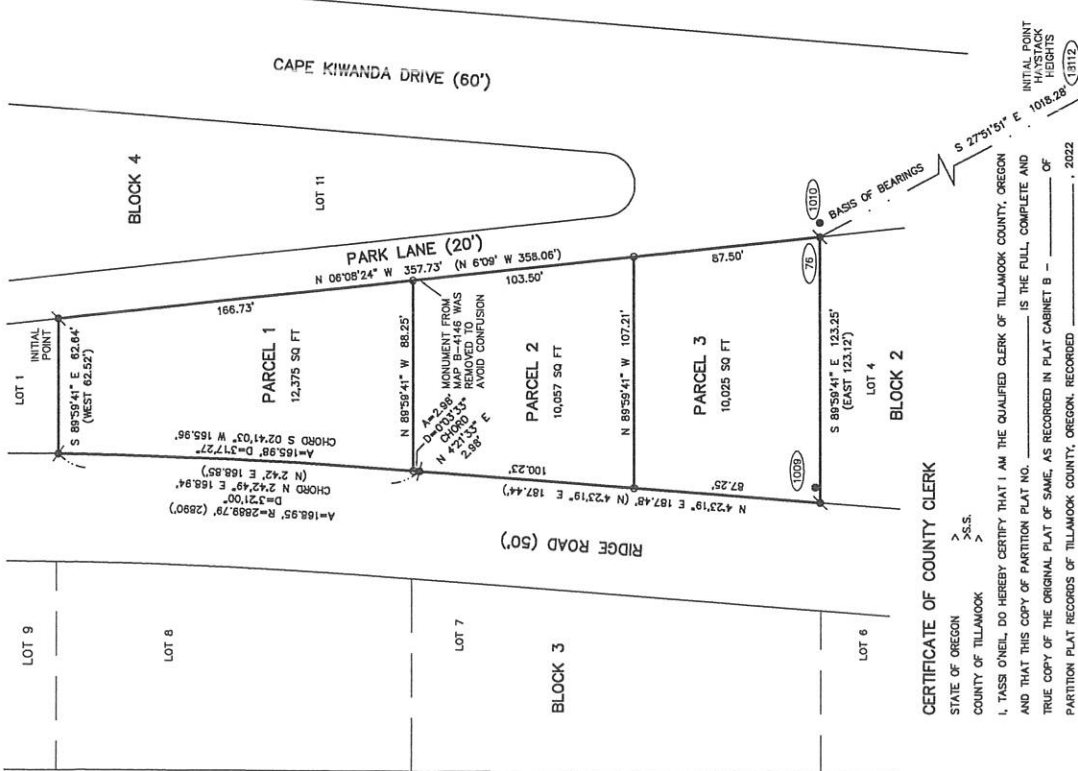
RENEWED: DECEMBER 31, 2021

SHAWN MACDONALD _____, 2022 BY (SHAWN MACDONALD).
 STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (SHAWN MACDONALD).
 (SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

APPROVALS
 APPROVED _____ AS PARTITION, BSI
 TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____, 2022.

APPROVED THIS _____ DAY OF _____, 2022.
 TILLAMOOK COUNTY SURVEYOR
 TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
 TILLAMOOK COUNTY TAX COLLECTOR _____



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Dallas W. Espin
 OREGON
DALLAS W. ESPLIN
 DECEMBER 31, 2021
 LICENSE NUMBER: 03572

RENEWED: DECEMBER 31, 2021

SHAWN MACDONALD _____, 2022 BY (SHAWN MACDONALD).
 STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (SHAWN MACDONALD).
 (SIGN) _____ (PRINT)

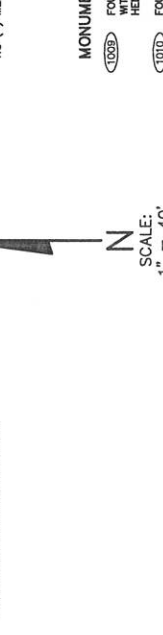
NOTARY PUBLIC - OREGON
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

APPROVALS
 APPROVED _____ AS PARTITION, BSI
 TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____, 2022.

APPROVED THIS _____ DAY OF _____, 2022.
 TILLAMOOK COUNTY SURVEYOR
 TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.
 TILLAMOOK COUNTY TAX COLLECTOR _____

LEGEND
 ○ SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L2 83827"
 ○ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L2 83827", SEE MAP B-4146, AT POSITION
 ○ FOUND MONUMENT AS NOTED HEREON, HELD UNLESS NOTED OTHERWISE
 () RECORD VALUE FROM PLAT OF HAYSTACK HEIGHTS, MAP C-174
 NO () MEASURED VALUE

MONUMENT NOTES
 FOUND 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "RLS 1285", FLUSH WITH GRADE, N 72°20'15" E 3.75' FROM POSITION, SEE MAP A-5656, NOT HELD
 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RLS 1285", FLUSH WITH GRADE, S 89°35'02" E 3.31' FROM POSITION, SEE MAP A-5656, NOT HELD
 FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, STAMPED "NOT PT HAYSTACK HEIGHTS 1989", HAT SECTION SOUTH 1.65', SEE REMINENCE BOOK 6, PAGE 417, HELD FOR INITIAL POINT OF HAYSTACK HEIGHTS



CERTIFICATE OF COUNTY CLERK
 STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >
 I, TASS O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____.

TASS O'NEIL
 COUNTY CLERK
 I, DALLAS W. ESPLIN, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.
 DALLAS W. ESPLIN, PLS 83827

PARTITION PLAT FOR:
SHAWN MACDONALD
 REPLAT OF LOTS 2-3, BLOCK 2,
 HAYSTACK HEIGHTS,
 TILLAMOOK COUNTY PLAT RECORDS
 SE 1/4 SECTION 13, T4S, R11W, W.M.
 TILLAMOOK COUNTY, OREGON

BARNSIDE SURVEYING LLC
 11795 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

DATE	EQUIPMENT	FILED	DCM/	DRAWN	DWG	JOB NUMBER
	FC-8000 HYPER-V	ES-103				P223

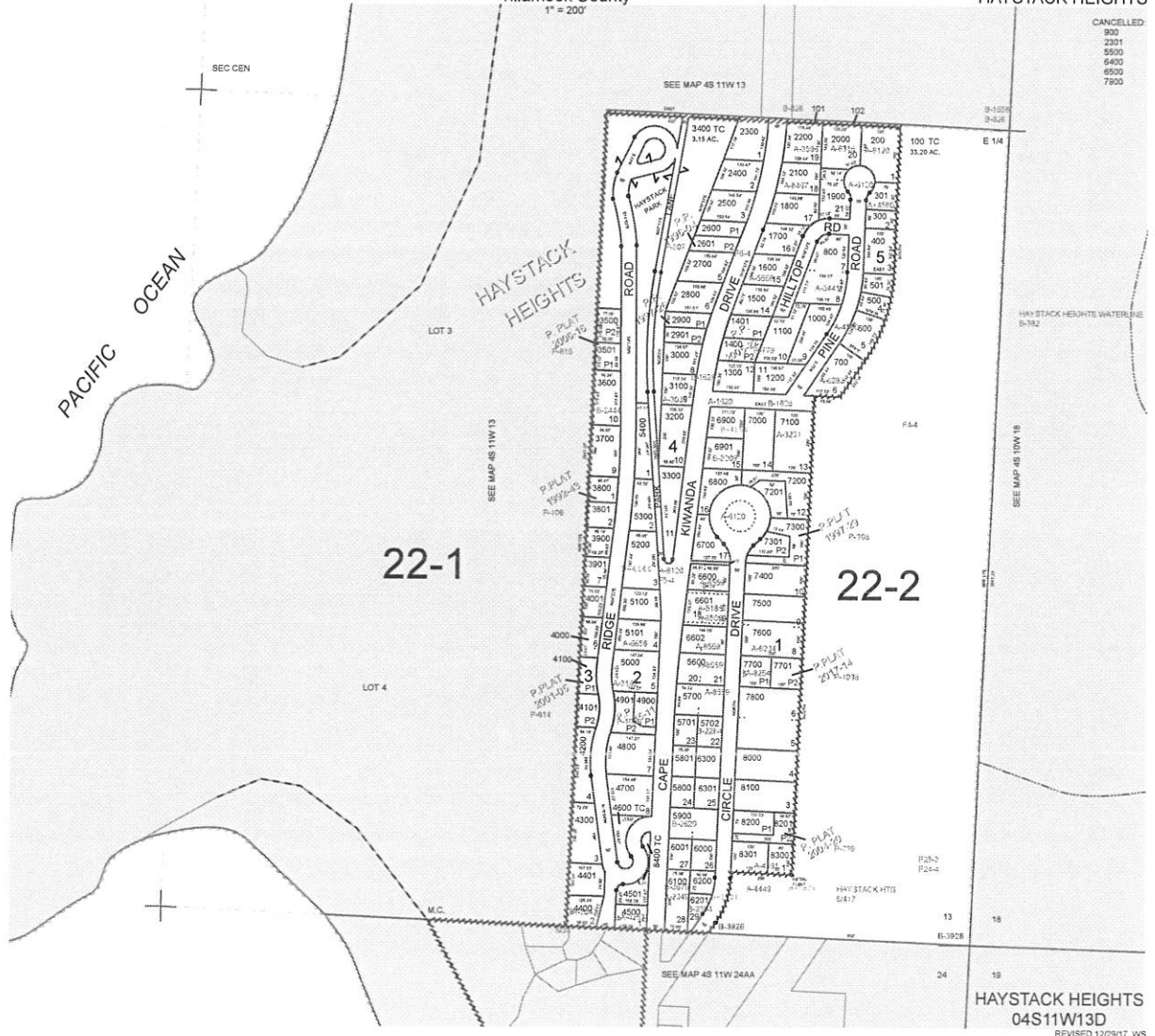
PARVACDND.DWG
 MCDONALD-SH.ORS

FOR ASSESSMENT AND TAXATION ONLY NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

S.E. 1/4 SEC. 13 T.4S. R.11W. W.M.
Tillamook County
1" = 200'

04S11W13D
HAYSTACK HEIGHTS

CANCELLED:
500
2301
5500
6400
6500
7800



HAYSTACK HEIGHTS
04S11W13D
REVISED 12/29/17, W5



Pacific City Joint Water-Sanitary Authority
PO Box 520, Pacific City, OR 97135
503-965-6636

Date: July 22, 2021

To: Tillamook County

RE: Water/Sewer Availability

I confirm that Water and Sewer are available to the following lot(s) within our District:

Township: 4S Range: 11 Section: 13D Tax Lot: 05200

According to our records, the legal owner is:

MACDONALD, SHAWN

Comments:

None

This letter is valid for two years from the date of issue.

Rachelle DeLoe

Rachelle DeLoe
Executive Assistant

Cc: Tax lot file



***Pacific City Joint Water-Sanitary Authority
PO Box 520, Pacific City, OR 97135
503-965-6636***

Date: July 22, 2021

To: Tillamook County

RE: Water/Sewer Availability

I confirm that Water and Sewer are available to the following lot(s) within our District:

Township: 4S Range: 11 Section: 13D Tax Lot: 05300

According to our records, the legal owner is:

MACDONALD, SHAWN

Comments:

None

This letter is valid for two years from the date of issue.

Rachelle DeLoe

Rachelle DeLoe
Executive Assistant

Cc: Tax lot file



FIRST AMERICAN 3284555

After recording return to:
Shawn MacDonald
3200 Northwest Jenna Terrace
Portland, OR 97229

Until a change is requested all tax
statements shall be sent to the
following address:
Shawn MacDonald
3200 Northwest Jenna Terrace
Portland, OR 97229

File No.: 7081-3284555 (DR)
Date: July 23, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

Tillamook County, Oregon
08/07/2019 08:59:00 AM **2019-04633**
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

STATUTORY WARRANTY DEED

Richard E. Dahlin, Trustee for the Restated Richard E. Dahlin Trust dated March 17, 1997, restated October 13, 2003, who acquired title as Richard E. Dahlin, Trustee under the trust agreement dated March 17, 1997 and Phyllis J. Dahlin, trustee for the Restated Phyllis J. Dahlin Trust dated March 17, 1997, restated October 13, 2003, who acquired title as Phyllis J. Dahlin, Trustee under trust agreement dated March 17, 1997, each an undivided 50% interest, Grantor, conveys and warrants to Shawn MacDonald, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Tillamook, State of Oregon, described as follows:

Lots 2 and 3, Block 2, Haystack Heights, in Tillamook County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2019-2020** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

APN: 243800

Statutory Warranty Deed
- continued

File No.: 7081-3284555 (DR)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of August, 2019.

Richard E. Dahlin, Trustee of The Restated
Richard E. Dahlin Trust dated March 17, 1997,
restated October 13, 2003

Richard E. Dahlin, Trustee
Richard E. Dahlin, Trustee

Phyllis J. Dahlin, trustee of The Restated Phyllis
J. Dahlin Trust dated March 17, 1997, restated
October 13, 2003

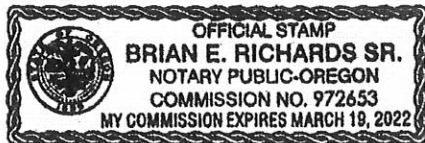
Phyllis J. Dahlin, Trustee
Phyllis J. Dahlin, Trustee

STATE OF Oregon)
County of Columbia)ss.

This instrument was acknowledged before me on this 3rd day of August, 2019
by Richard E. Dahlin as Trustee of Richard E. Dahlin, Trustee of The Restated Richard E. Dahlin Trust
dated March 17, 1997, restated October 13, 2003, on behalf of the trust.

Brian E. Richards SR.

Notary Public for Oregon
My commission expires: 3/19/22



APN: 243800

Statutory Warranty Deed
- continued

File No.: 7081-3284555 (DR)

STATE OF Oregon)
County of Columbia)ss.

This instrument was acknowledged before me on this 3rd day of August, 20 19
by Phyllis J. Dahlin as Trustee of the Phyllis J. Dahlin, trustee of The Restated Phyllis J. Dahlin Trust
dated March 17, 1997, restated October 13, 2003, on behalf of the trust.

Brian E Richards SR.

Notary Public for Oregon
My commission expires: 3/19/22

