



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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 #851-21-000305-PLNG:  
HULBURT**

*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 16, 2021**

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

**#851-21-000305-PLNG:** A partition request to create two (2) residential parcels. Located within the unincorporated community of Pacific City/Woods via Reddekopp Road, a local access road. The subject property is designated as Tax Lot 804 of Section 19, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). Property owners and applicant are Joseph and Dana Hulburt.

Written comments received by the Department of Community Development prior to 4:00p.m. on September 30, 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 October 1, 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: [www.co.tillamook.or.us/commdev/landuseapps](http://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](mailto:arimoldi@co.tillamook.or.us).

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## REVIEW CRITERIA

### **TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

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

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

(a) The minimum lot size is two acres for parcels zoned before October 4, 2000.

...

(e) The minimum lot width and depth shall both be 100 feet.

(f) The minimum front yard shall be 20 feet.

(g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.

(h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

### **TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

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

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

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

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

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

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

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

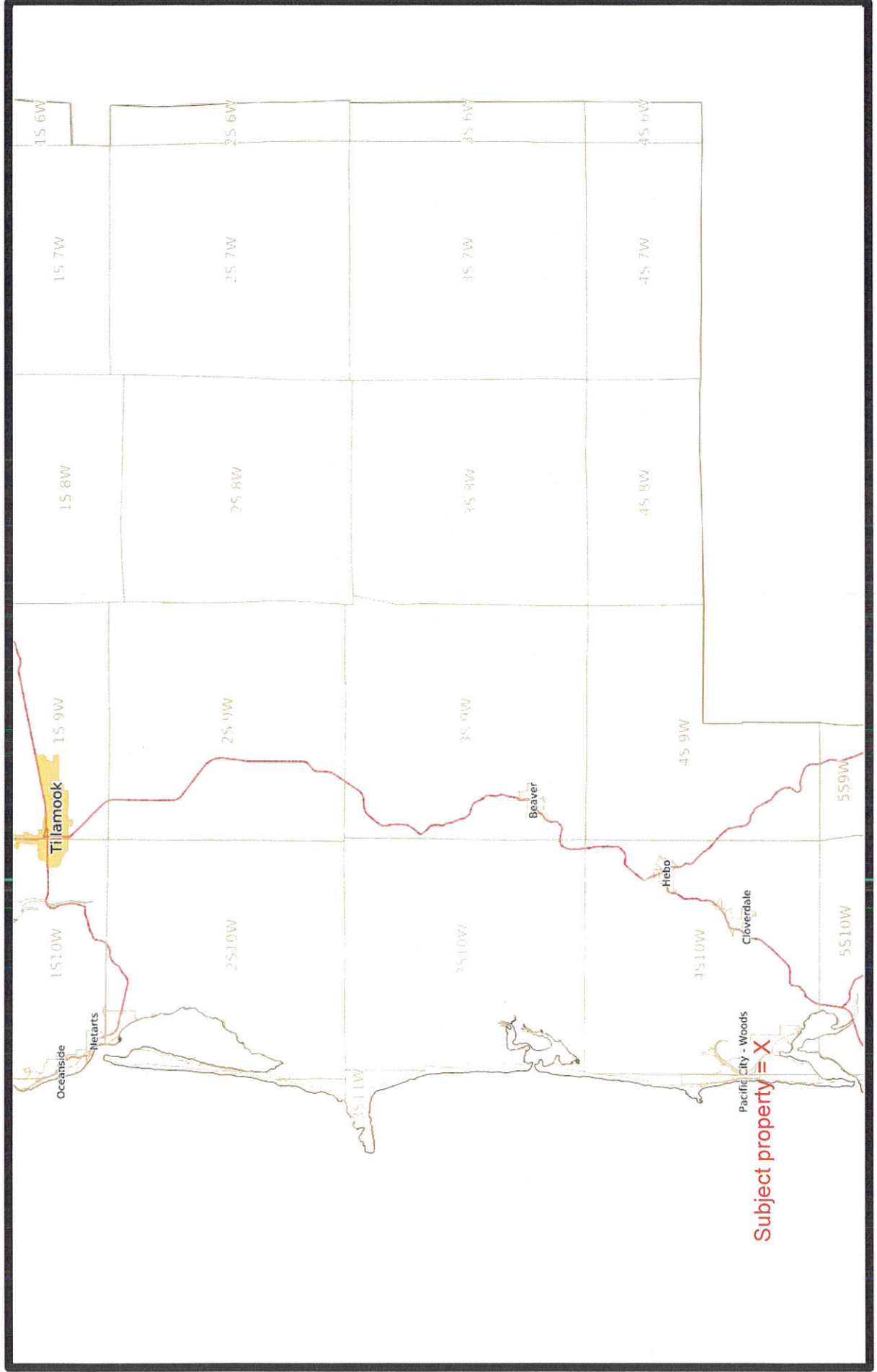
(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

(i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:

(i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.

(ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

# VICINITY Map



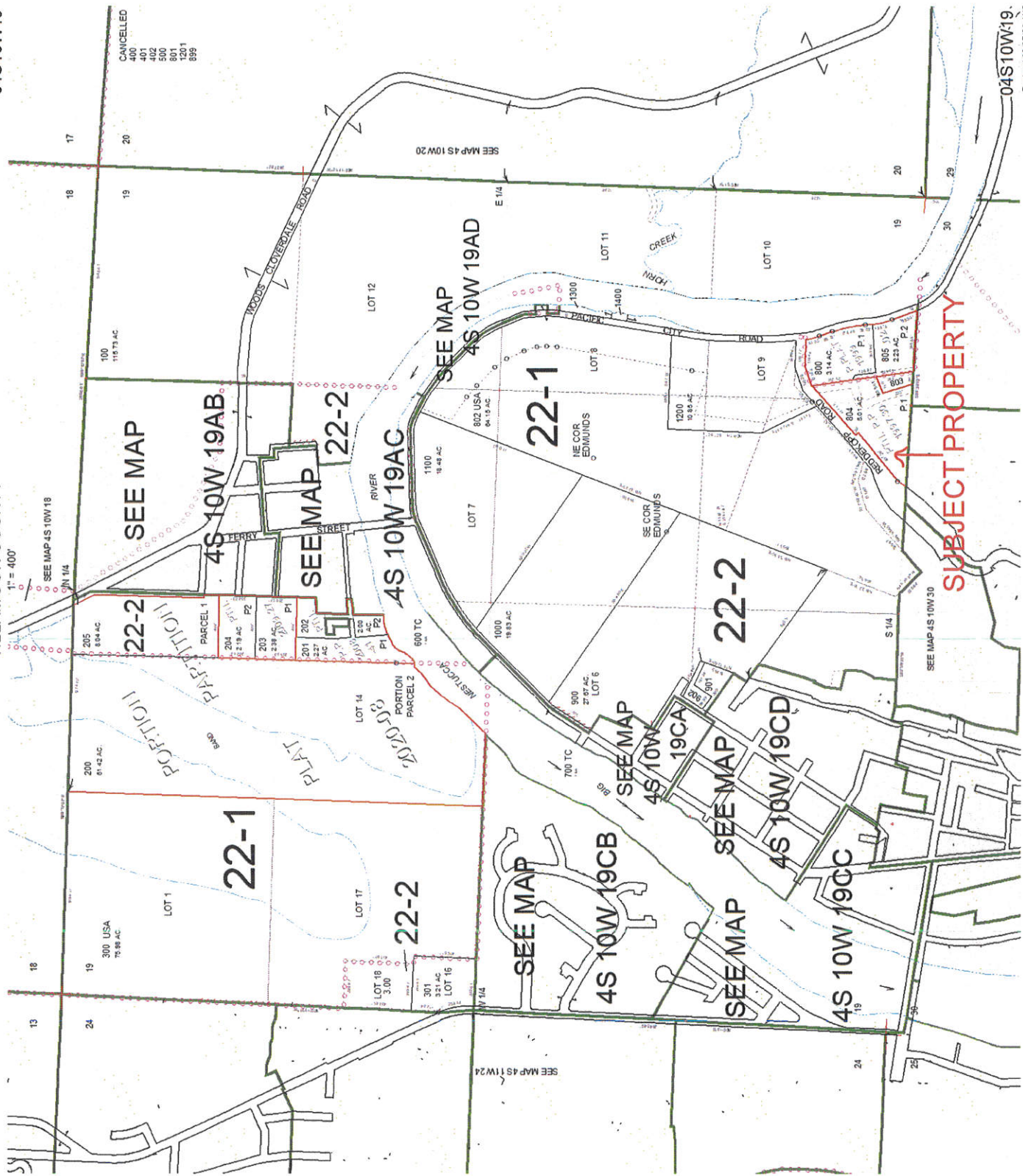


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 19 T.4S. R.10W. W.M.  
TILLAMOOK COUNTY

04S10W19

0 200 400 600 800 Feet



- CANCELLED
- 400
  - 402
  - 500
  - 801
  - 1201
  - 899

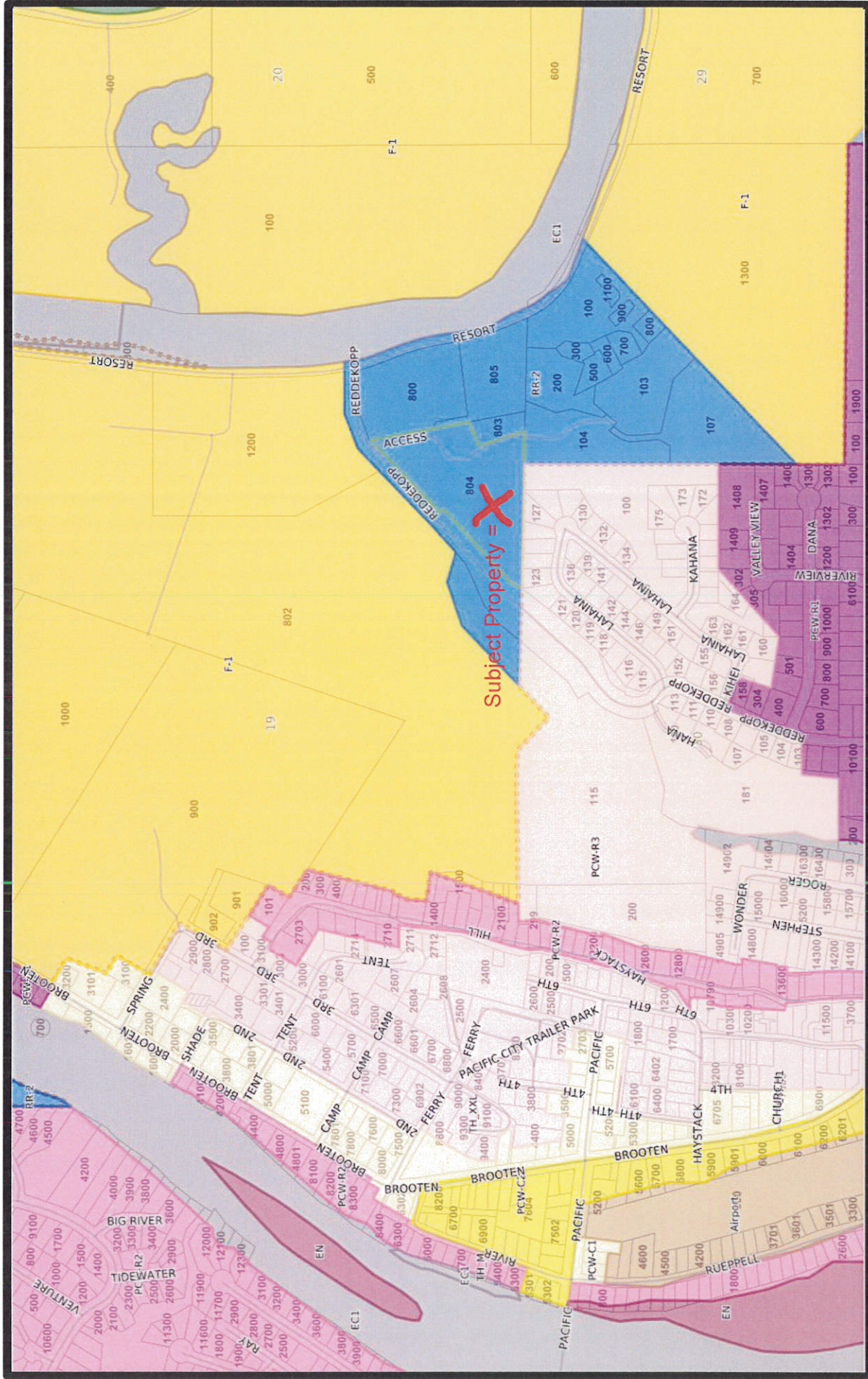
**SUBJECT PROPERTY**

04S10W19  
Revised 08/07/20, WS



ZONING

# Map







## LAND DIVISION APPLICATION

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

Name: Joe Hulburt Phone: (503) 801-0592  
 Address: 35015 Reddekopp Road  
 City: Cloverdale State: OR Zip: 97112  
 Email: hulburtjoe@gmail.com

### Property Owner

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

### Location:

Site Address: 35015 Reddekopp Road, Cloverdale, OR 97112

Map Number: T.4S. R.10W. 19 804  
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 30 2021  
 BY: .....

Approved  Denied

Received by: DJK

Receipt #:

Fees: \$ 409

Permit No:  
851-21 - 00305 - PLNG

- 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 Development**

- 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:

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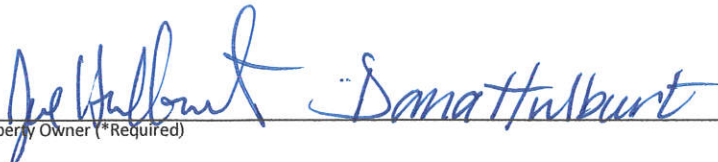
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**Authorization**

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

 7/30/2021  
\_\_\_\_\_  
Property Owner (\*Required) Date

\_\_\_\_\_  
Applicant Signature Date



# PRELIMINARY PARTITION PLAT

JULY 8, 2021

**HORIZONTAL DATUM (BASIS OF BEARINGS):**  
BASIS OF BEARING IS THE MONUMENTED RIGHT OF WAY OF REDDEKOPP COUNTY ROAD AS SHOWN ON TILLAMOOK COUNTY PARTITION PLAT 1997-30

**VERTICAL DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

**PROCEDURE/EQUIPMENT**

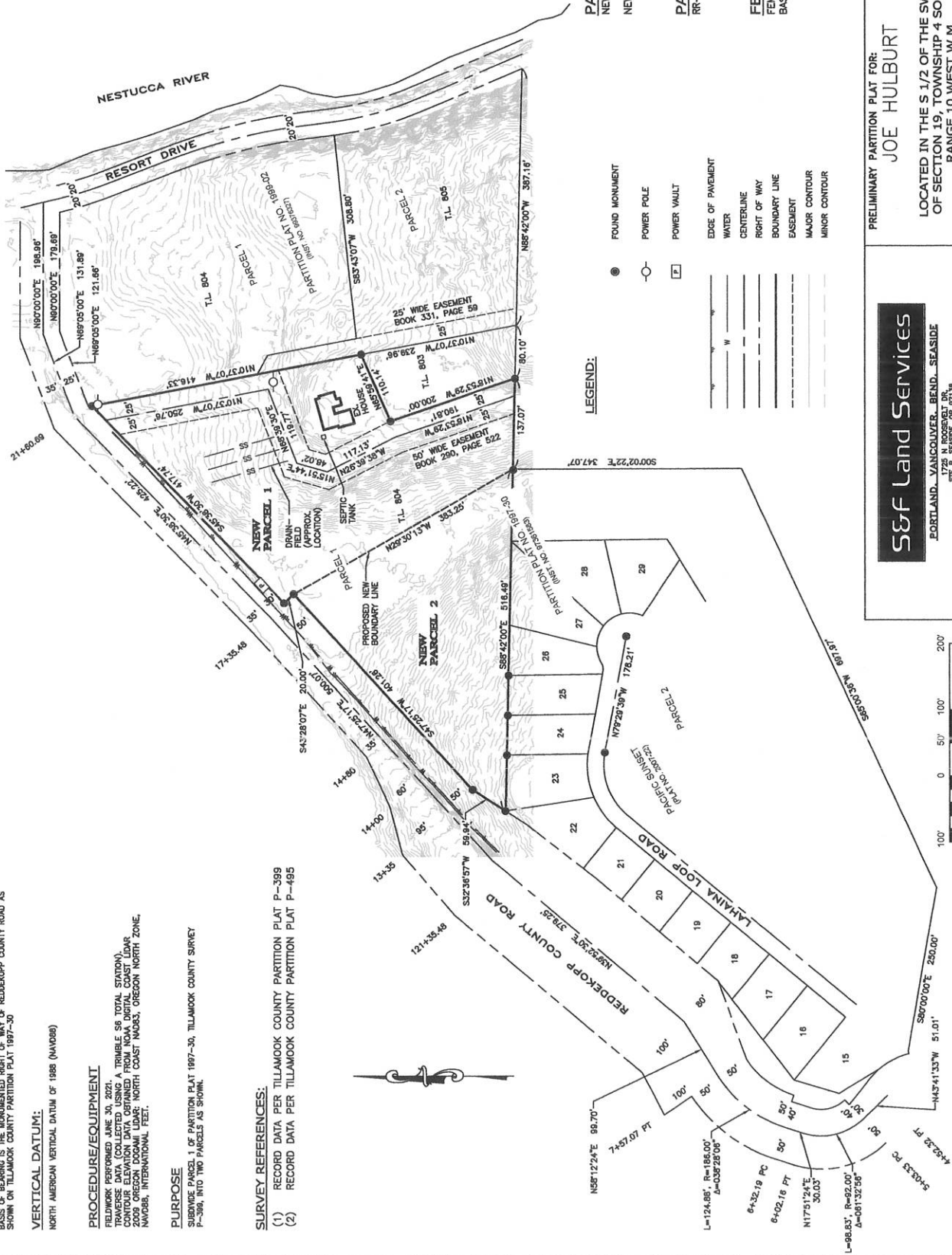
FIELDWORK PERFORMED JUNE 30, 2021.  
TRAVERSE DATA COLLECTED USING A TRIMBLE S8 TOTAL STATION.  
2009 OREGON DYNAMIC LEVING NETWORK DATA FROM TILLAMOOK COUNTY  
2009 OREGON DYNAMIC LEVING NETWORK DATA FROM TILLAMOOK COUNTY  
NAVD88, INTERNATIONAL FEET.

**PURPOSE**

SUBDIVIDE PARCELS 1 OF PARTITION PLAT 1997-30, TILLAMOOK COUNTY SURVEY P-399, INTO TWO PARCELS AS SHOWN.

**SURVEY REFERENCES:**

- (1) RECORD DATA PER TILLAMOOK COUNTY PARTITION PLAT P-399
- (2) RECORD DATA PER TILLAMOOK COUNTY PARTITION PLAT P-495



**PARCEL AREAS**  
NEW PARCEL 1 = 2.98 ACRES  
NEW PARCEL 2 = 2.022 ACRES

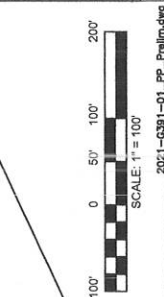
**PARCEL ZONING**  
RR-2

**FEMA**  
FEMA FIRM PANEL 4101980855F  
BASE FLOOD ELEVATION (BFE): '18'

REGISTERED PROFESSIONAL LAND SURVEYOR  
SEPTEMBER 10, 2019  
JACK L. WHITE II  
BUBBLES  
RENEWING 6/30/22

PRELIMINARY PARTITION PLAT FOR:  
**JOE HULBURT**  
LOCATED IN THE S 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 10 WEST W.M., TILLAMOOK COUNTY, OREGON

**S&F Land Services**  
PORTLAND, YANCOUVER, BEND, SEASIDE  
SITE B, SEASIDE OR #1138  
(503) 758-5465  
WWW.SANDS.COM  
JOB NO. 2021-0391-01  
DATE JULY 8, 2021  
FIELD DRAWN BY J.P.W.  
CHECKED BY J.W.  
REVISIONS



- LEGEND:**
- FOUND MONUMENT
  - POWER POLE
  - POWER VAULT
  - EDGE OF PAVEMENT
  - WATER
  - CENTERLINE
  - RIGHT OF WAY
  - BOUNDARY LINE
  - EASEMENT
  - MAJOR CONTOUR
  - MINOR CONTOUR



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

Date: April 1, 2021

To: Tillamook County

RE: Water Availability

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

Township: 4S    Range: 10    Section: 19    Tax Lot: 00804

According to our records, the legal owner is:

HULBURT, JOSEPH E & DANA H

Comments:

This lot is within our district and if split/divided and the resulting lots reside within our district, water services will be available.

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

*Rachelle DeLoe*

Rachelle DeLoe  
Office Specialist



Tillamook County, Oregon 2020-007174  
10/15/2020 01:23:27 PM  
MTG-SUB MTG-RECON  
\$10.00 \$5.00 \$11.00 \$01.00 \$10.00 - Total = \$97.00



00206140202000071740020025

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

WHEN RECORDED, MAIL TO:  
Third Federal Savings  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 721107329

### SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

Address of Current Beneficiary: 7007 Broadway Ave Cleveland, OH 44105

WHEREAS, JOSEPH E HULBURT AND DANA H HULBURT whose address is 35015 REDDEKOPP RD CLOVERDALE, OR 97112 was the original Trustor, CHICAGO TITLE INSURANCE CO. OF OREGON was the original Trustee, and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND was the original Beneficiary under a certain Deed of Trust dated 06/07/2016 in TILLAMOOK County, Oregon, under Doc # 2016-003208, recorded on 06/20/2016.

Property is commonly known as: 35015 REDDEKOPP RD, CLOVERDALE, OR 97112.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes George W. Mead, as Trustee under said Deed of Trust and directs said George W. Mead to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 9 / 17 / 2020 (MM/DD/YYYY)

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND

By: Patrick McCabe  
Patrick McCabe VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on 9 / 17 / 2020 (MM/DD/YYYY), by Patrick McCabe as VICE PRESIDENT of THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens  
Julie Martens  
Notary Public - STATE OF FLORIDA  
Commission Expires: 05/22/2022



JULIE MARTENS  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# GG 221059  
EXPIRES: 5/22/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
TFSRC 416449145 DOCR T172009-01:56:29 [C-2] RCNOR1

PAGE (1 of 2)



\*D0058253557\*

Loan Number 721107329

George W. Mead Whose address is 5285 MEADOWS ROAD STE 400 LAKE OSWEGO, OR 97035, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 9/25 /2020 (MM/DD/YYYY)

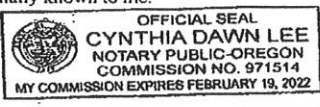
By: G, as Trustee

George W. Mead Trustee  
Whose address is: 5285 MEADOWS ROAD STE 400 LAKE OSWEGO, OR 97035

STATE OF OREGON COUNTY OF CLACKAMAS

This instrument was acknowledged before me on 9/25 /2020 (MM/DD/YYYY) by George W. Mead as Trustee of George W. Mead. He/she/they is (are) personally known to me.

Cynthia Dawn Lee  
Notary Public - State of OREGON  
Commission Expires: 2/19/2022



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
TFSRC 416449145 DOCR T172009-01:56:29 [C-2] RCNOR1

PAGE (2 of 2)



\*D0058253557\*





**Ticor Title Company**

2211 3rd Street, Tillamook, OR 97141  
(503)842-5533 FAX (503)842-5536

**PRELIMINARY REPORT**

TITLE OFFICER: Tami Malcolm

ORDER NO.: 360411006197-TTAST04

CUSTOMER NO.: 20110026568

**Supplemental No. One**

TO: Fidelity National Title  
Attn: Kara Iverson  
8564 SW Apple Way  
Portland, OR 97225

BUYER/BORROWER: Joseph E. Hulburt and Dana H. Hulburt

**PROPERTY ADDRESS:** 35015 Reddekopp Road  
Cloverdale, Oregon 97112

**EFFECTIVE DATE:** April 11, 2011, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Lender's Extended ALTA 2006 Form	193,000.00	\$ 887.00
Environmental Protection Lien 208.1		\$ 0.00
Location of Improvements 59		\$ 0.00
Restrictions-Encroachments-Minerals 209		\$ 100.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Joseph E. Hulburt and Dana H. Hulburt, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF CLOVERDALE IN THE COUNTY OF TILLAMOOK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

**PRELIMINARY REPORT**  
(Continued)

Order No.: 360411006197-TTAST04

**EXHIBIT "ONE"**

Parcel 1, PARTITION PLAT NO. 1997-030, situated in the South half of the Southeast quarter in Section 19, Township 4 South, Range 10 West, and the Northwest quarter of the Northeast quarter in Section 30, Township 4 South, Range 10 West, Willamette Meridan, in Tillamook County, Oregon, as recorded August 12, 1997 in Plat Cabinet B529-1, Partition Plat Records in Tillamook County, Oregon.



**Third Federal Savings and Loan  
EXHIBIT 'A' - LEGAL DESCRIPTION**

Borrower Name: Joseph E Hulburt & Dana H Hulburt

Property Address: 35015 Reddekopp Rd, Cloverdale, OR 97112-

Parcel ID: 372368

Group ID:

**Property Description:**

The following described property:

Parcel 1, Partition Plat 1997-30, as recorded August 12, 1997 in Plat Cabinet B Slide 529-1, Tillamook County Records, and being situated in Section 19, Township 4 south, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon.

Assessor's Parcel No: 372368

Initials: \_\_\_\_\_

