



Land of Cheese, Trees and Ocean Breeze

Building	(503) 842-3407
Planning	(503) 842-3408
On-Site Sanitation	(503) 842-3409
Fax	(503) 842-1819
Toll Free	+1 (800) 488-8280

**PARTITION #851-21-000305-PLNG: HULBERT
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: November 4, 2021
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** Partition request to create two (2) residential parcels (Exhibit B).
- Location:** Located east of 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. (Exhibit A).
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** Joseph and Dana Hulbert, 35015 Reddekopp Road, Cloverdale, OR. 97112
- Property Owner:** Joseph and Dana Hulbert, 35015 Reddekopp Road, Cloverdale, OR. 97112

Description of Site and Vicinity: The subject property is accessed via Reddekopp Road, is irregular in shape, approximately 5 acres in size, improved with a residential and assessory structure and strongly vegetated with grasses and trees (Exhibit A). Topography of the subject property varies but is generally flat. The subject property is located within an area primarily devoted to residential and farm use. The subject property is surround by properties also zoned RR-2 to the southeast, properties zoned Pacific City/Woods High Density Residential (PCW-R3) to the southwest and properties zoned Farm (F-1) to the north (Exhibit A).

The subject property is located within an area of geologic hazard, does not contain mapped wetlands or natural features as indicated on the NWI map, and is located within an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0855F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are applicable at this time. A Condition of Approval has been made to require relevant standards of this section be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on September 16, 2021. One (1) comment was received from Department of State Lands (Exhibit C).

A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria

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

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

Findings: The applicability of the RR-2 zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

Findings: The preliminary plat confirms access to the subject property and subsequent parcels remains via Reddekopp Road, a local access road (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

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

Findings: The subject property is served by the Pacific City Joint Water-Sanitary Authority. A water availability letter from the Pacific City Joint Water-Sanitary Authority is included in the Applicant's submittal (Exhibit B).

The subject property is also served by the Nestucca Rural Fire Protection District, Tillamook County Sheriff's Office, and the Tillamook County Public Works Department. Given the location of the property, availability of public services existing in the area staff concludes these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone

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.
- ...

Findings: The applicant has provided a preliminary plat confirming the two (2) parcels to be created by the partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). Side yard setback will decrease with the proposed partition; however, will maintain all set back requirements (Exhibit B). Staff finds these standards have been met.

C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

- (1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

- (a) Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;
- (b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

-
- (2) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:
 - (a) For building or mobile home or manufactured home permits in areas identified in (1)
 - (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

Findings: Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on November 16, 2021**.

V. CONDITIONS OF APPROVAL:

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

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall comply with all requirements of the Tillamook County Surveyor’s Office.
3. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
4. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

5. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

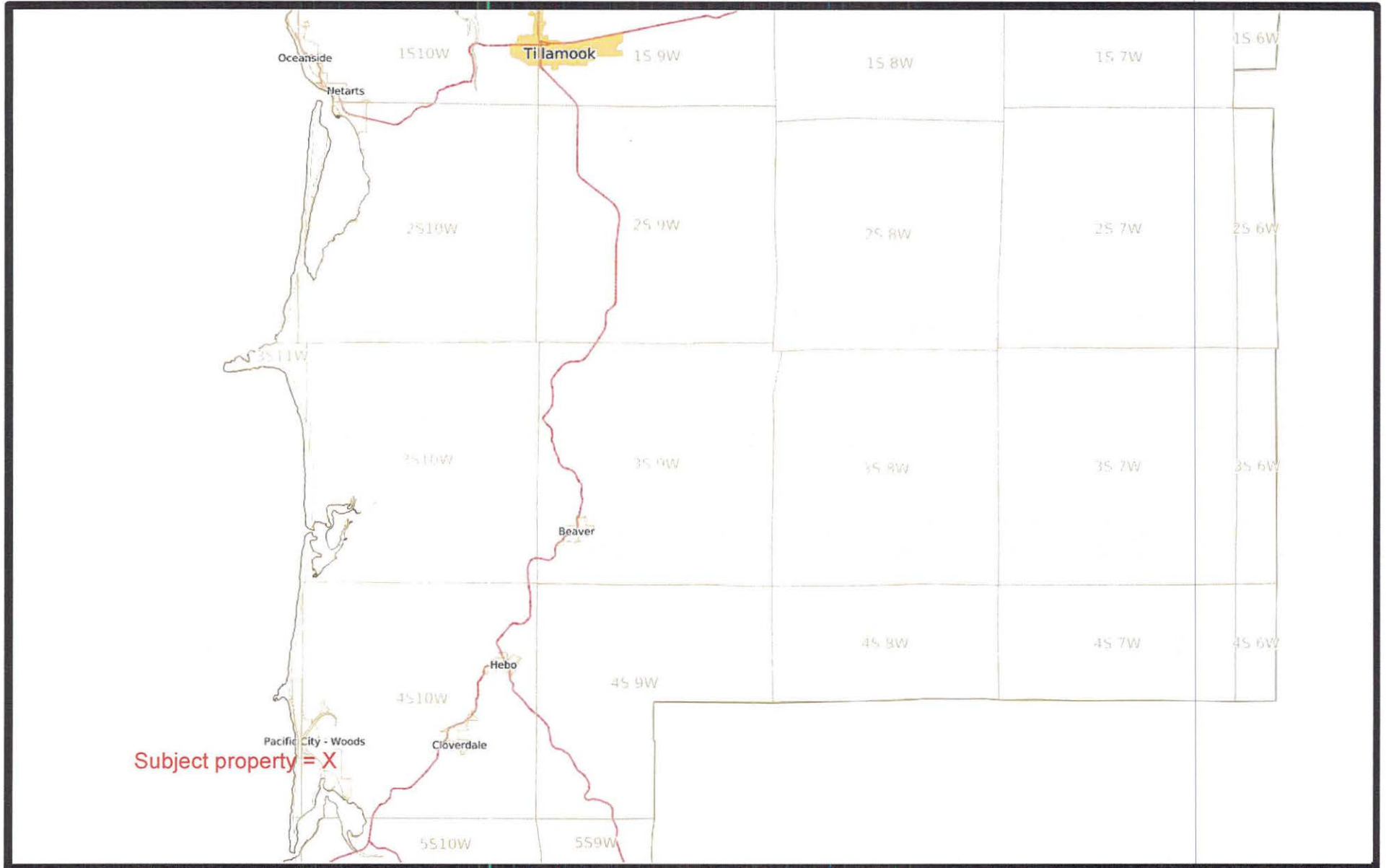
VI. EXHIBITS:

All Exhibits referenced herein are, by this reference, made a part hereof:

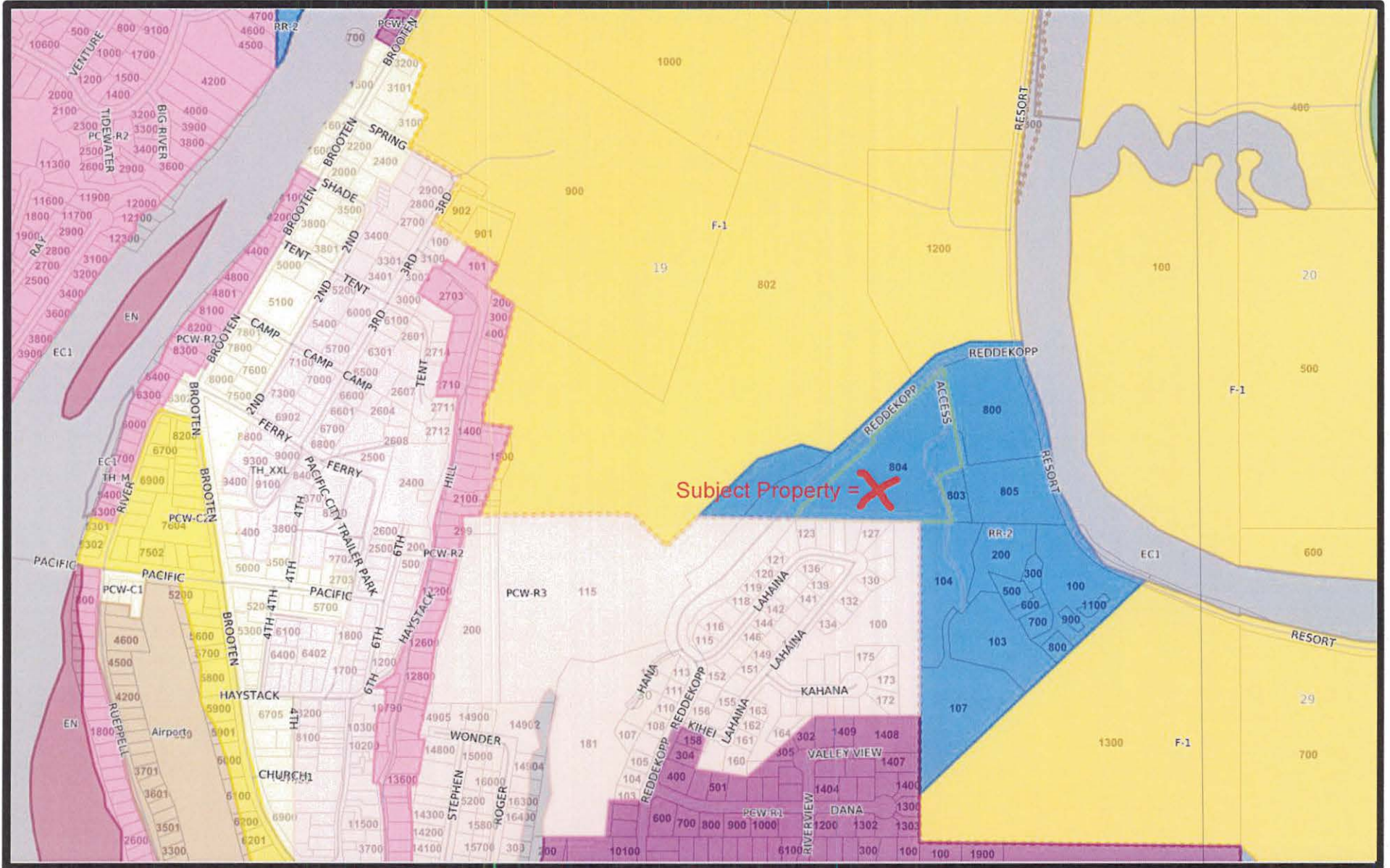
- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal
- C. Agency and public comments

EXHIBIT A

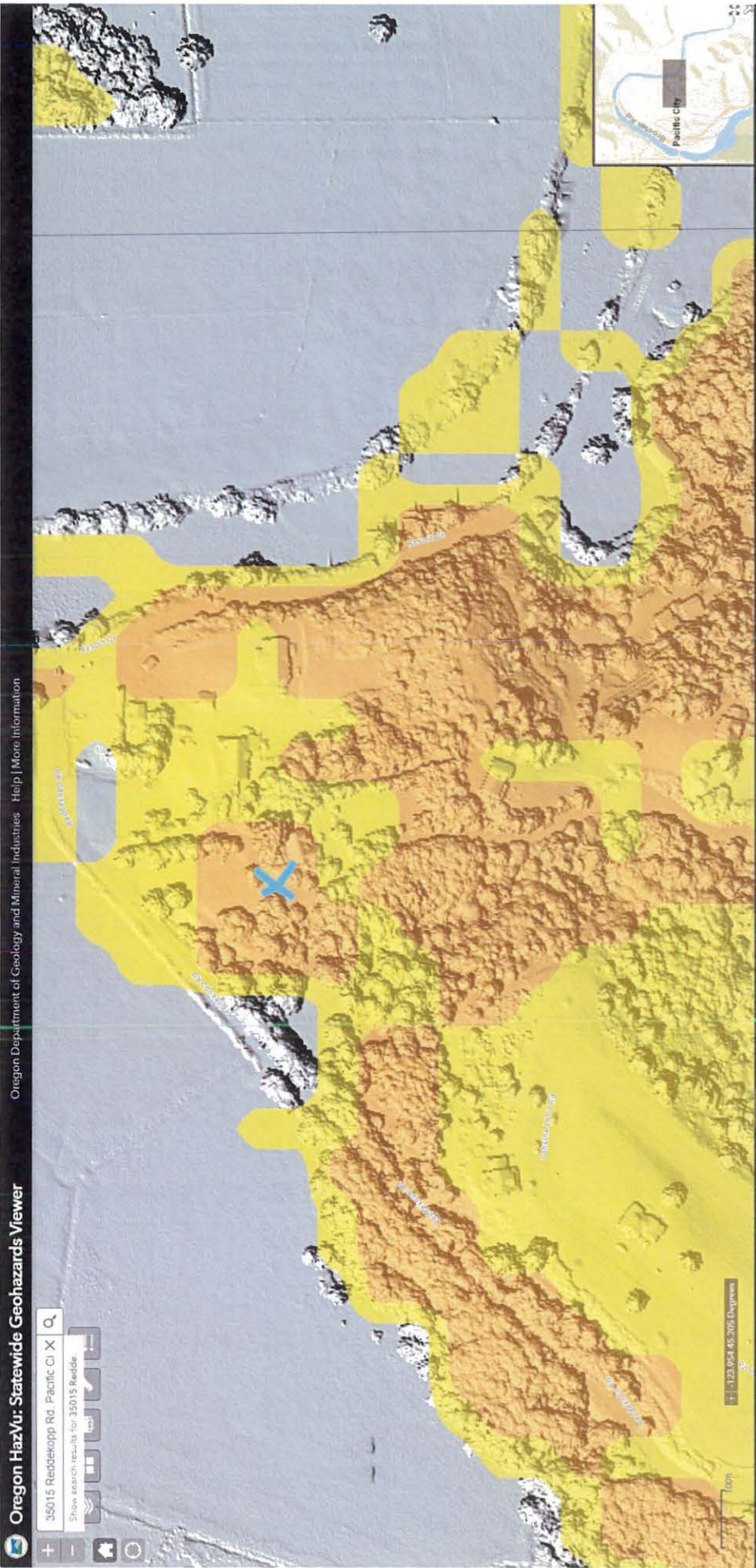
VICINITY Map



ZONING Map



Generated with the GeoMOOSE Printing Utilities





November 1, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

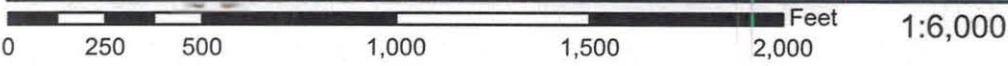
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



123°57'21"W 45°12'25"N



123°56'44"W 45°11'59"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone X</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/1/2021 at 5:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT B



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: *OK*

Receipt #:

Fees: \$ 409

Permit No:

851-21 - 00305 - PLNG

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

Additional Information Required for Subdivisions

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

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

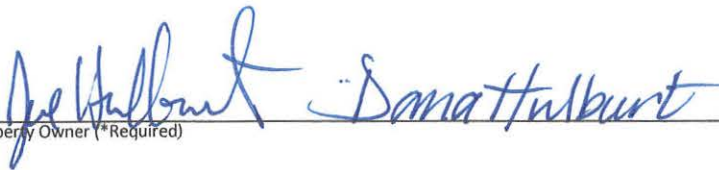
Certificates:

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

Additional Information:

Authorization

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


7/30/2021

 Property Owner (** Required) Date

 Applicant Signature Date

PRELIMINARY PARTITION PLAT

JULY 8, 2021

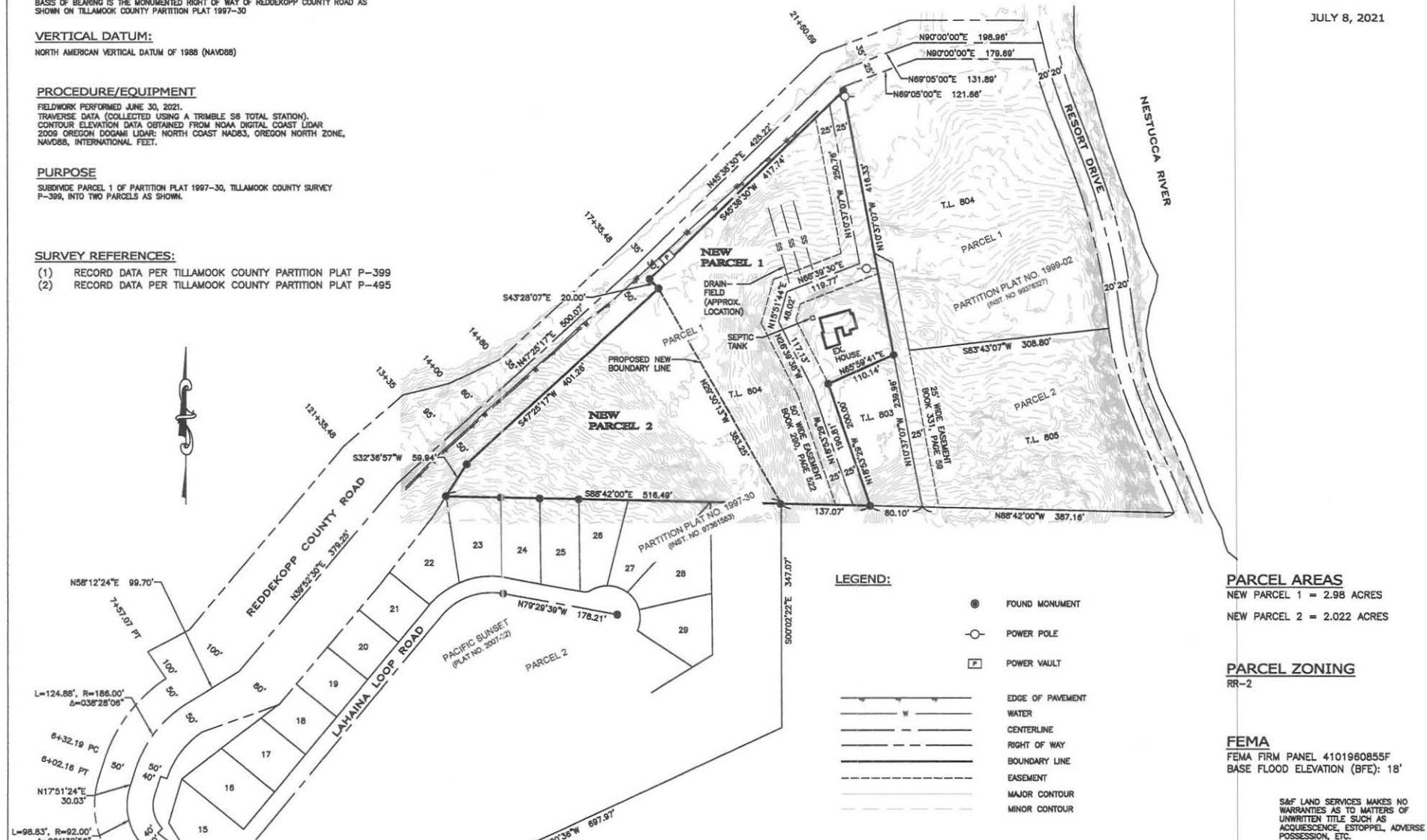
HORIZONTAL DATUM (BASIS OF BEARINGS):
BASIS OF BEARING IS THE MONUMENTED RIGHT OF WAY OF REDDEKOPP COUNTY ROAD AS SHOWN ON TILLAMOOK COUNTY PARTITION PLAT 1997-30

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

PROCEDURE/EQUIPMENT
FIELDWORK PERFORMED JUNE 30, 2021.
TRAVERSE DATA (COLLECTED USING A TRIMBLE S6 TOTAL STATION).
CONTOUR ELEVATION DATA OBTAINED FROM NOAA DIGITAL COAST LIDAR
2009 OREGON DOGAMI LIDAR: NORTH COAST NA083, OREGON NORTH ZONE,
NAVD88, INTERNATIONAL FEET.

PURPOSE
SUBDIVIDE PARCEL 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



LEGEND:

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

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

PARCEL ZONING
RR-2

FEMA
FEMA FIRM PANEL 4101960855F
BASE FLOOD ELEVATION (BFE): 18'

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

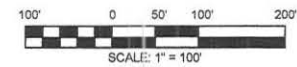
S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
1725 N ROOSEVELT DR.
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	EMAIL	DRAWN	CHECKED
	JULY 8, 2021	2021-6391-01	JPW	INFO@SFLANDS.COM	RER	JLW

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack L. White II
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE II
91987PLS
RENEWS 6/30/22



2021-6391-01_PP_Prelim.dwg



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
10/15/2020 01:23:27 PM 2020-007174
MTG-SUB MTG-RECON
\$10.00 \$5.00 \$11.00 \$01.00 \$10.00 - 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

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.

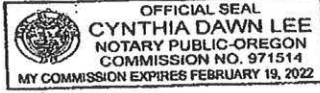
Dated on 9/25 /2020 (MM/DD/YYYY)

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: _____



EXHIBIT C

Angela Rimoldi

From: Angela Rimoldi
Sent: Friday, September 17, 2021 10:48 AM
To: BROWN Jevra * DSL
Cc: Sarah Absher
Subject: RE: EXTERNAL: RE: Tillamook County: Admin. Review for Partition Request (Hulburt)

Thank you Jevra,

We'll include the statement for record.

Best Regards,



Angela Rimoldi / Permit Technician

Tillamook County / Community Development

1510-B Third Street, Tillamook, OR. 97141

Phone (503) 842-3408 x3315

arimoldi@co.tillamook.or.us

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

From: BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>
Sent: Friday, September 17, 2021 9:15 AM
To: Angela Rimoldi <arimoldi@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: RE: Tillamook County: Admin. Review for Partition Request (Hulburt)

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

RE: 04S10W19 #804, partition

Hi Angela,

We received the general notice for this partition request. While there are predominantly hydric soil map units and a stream mapped by the SWI on this property, a partition does not involve ground disturbance therefore no WLUN is required. It may be helpful for applicants who may be planning future construction to have some direction where

they may find information about the resources mapped on their property. This web page has information for landowners: <https://www.oregon.gov/dsl/WW/Pages/WetlandConservation.aspx>

As always, the proprietary program will respond separately if needed.

Thank you for the notification,
Jevra Brown, Aquatic Resource Planner
Department of State Lands
Cell 503-580-3172

Checking for wetlands and waters? – Use the [STATEWIDE WETLANDS INVENTORY](#)

To help prevent the spread of COVID-19 many of the DSL staff are telecommuting.

From: Angela Rimoldi <arimoldi@co.tillamook.or.us>

Sent: Thursday, September 16, 2021 2:30 PM

To: PHIPPS Lisa * DLCD <Lisa.PHIPPS@dlcd.oregon.gov>; BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>; HENDRICKS Nikki M * WRD <Nikki.M.Hendricks@oregon.gov>; doryfreshfish@embarqmail.com; tmiller@tillamook911.com; mhughes@pcjwsa.com; Rachele DeLoe <rdeloe@pcjwsa.com>; VANDECOEVERING Denise <dvandeco@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>; Travis Porter <tporter@co.tillamook.or.us>; Michael R. Rice <mrice@co.tillamook.or.us>; HINDERER Allison <ahindere@co.tillamook.or.us>

Subject: Tillamook County: Admin. Review for Partition Request (Hulburt)

Please see the Administrative Review Notice link for Partition Request #851-21-000305-PLNG:
<https://www.co.tillamook.or.us/commdev/project/851-21-000305-plng>



Angela Rimoldi / Permit Technician

Tillamook County / Community Development

1510-B Third Street, Tillamook, OR. 97141

Phone (503) 842-3408 x3315

arimoldi@co.tillamook.or.us

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