



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 REQUEST #851-22-000142-PLNG:  
BEAVER COMMUNITY CHURCH / DALLAS ESPLIN  
ADMINISTRATIVE DECISION & STAFF REPORT**

**Decision:** Approved with Conditions  
**Decision Date:** August 11, 2022  
**Report Prepared By:** Angela Rimoldi, Planning Technician

**I. GENERAL INFORMATION:**

- Request:** Partition request to create two (2) residential parcels (Exhibit B).
- Location:** Located within the Community of Beaver, via Bunn Creek Road, a county road. The subject property is designated as Tax Lot 400 of Section 30DA, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).
- Zone:** Community Single-Family Residential (CSFR)
- Applicant:** Dallas Esplin, 11765 Hwy. 101 S., Tillamook, OR. 97141
- Property Owner:** Beaver Community Church, 24720 Hwy. 101 S., Beaver, OR. 97108

**Description of Site and Vicinity:** The subject property is accessed via Bunn Creek Road., a County road, is irregular in shape, improved with dwellings and an accessory structure, and is vegetated with grasses, shrubs, and trees (Exhibit A). Topography of the subject property varies and is generally flat with some sloped area. The subject property is located within an area primarily devoted to residential, farm and forest use. The subject property is surround by properties also zoned CSFR to the east, west and south, and properties zoned Forrest (F) to the north (Exhibit A).

The subject property does not contain mapped wetlands or natural features as indicated on the NWI map, and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0740F) (Exhibit A).

The subject property is within an area of geologic Hazard (Exhibit A). A Condition of Approval has been made to require relevant standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas 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 3.011: Community Single Family Residential (CSFR) 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 June 3, 2022. No comments were received.

**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 CSFR 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 Bunn Creek Road, a County 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 an onsite waste-water system for each dwelling (Exhibit B). A Verification of Water Source letter 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 3.011: Community Single Family Residential (CSFR) Zone**

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

- (a) *The minimum lot size is 20,000 for permitted uses.*
- (b) *The minimum lot width and depth shall both be 100 feet.*
- (c) *The minimum front yard shall be 20 feet.*
- (d) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (e) *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). proposed Parcel 1 is improved with a dwelling and proposed Parcel 2 is improved with a dwelling and an accessory structure (Exhibit B). Setback standards will maintain compliance, noting only the side yard setbacks for both proposed Parcels will decrease, while maintaining setback standard. 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 August 23, 2022**.

**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 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

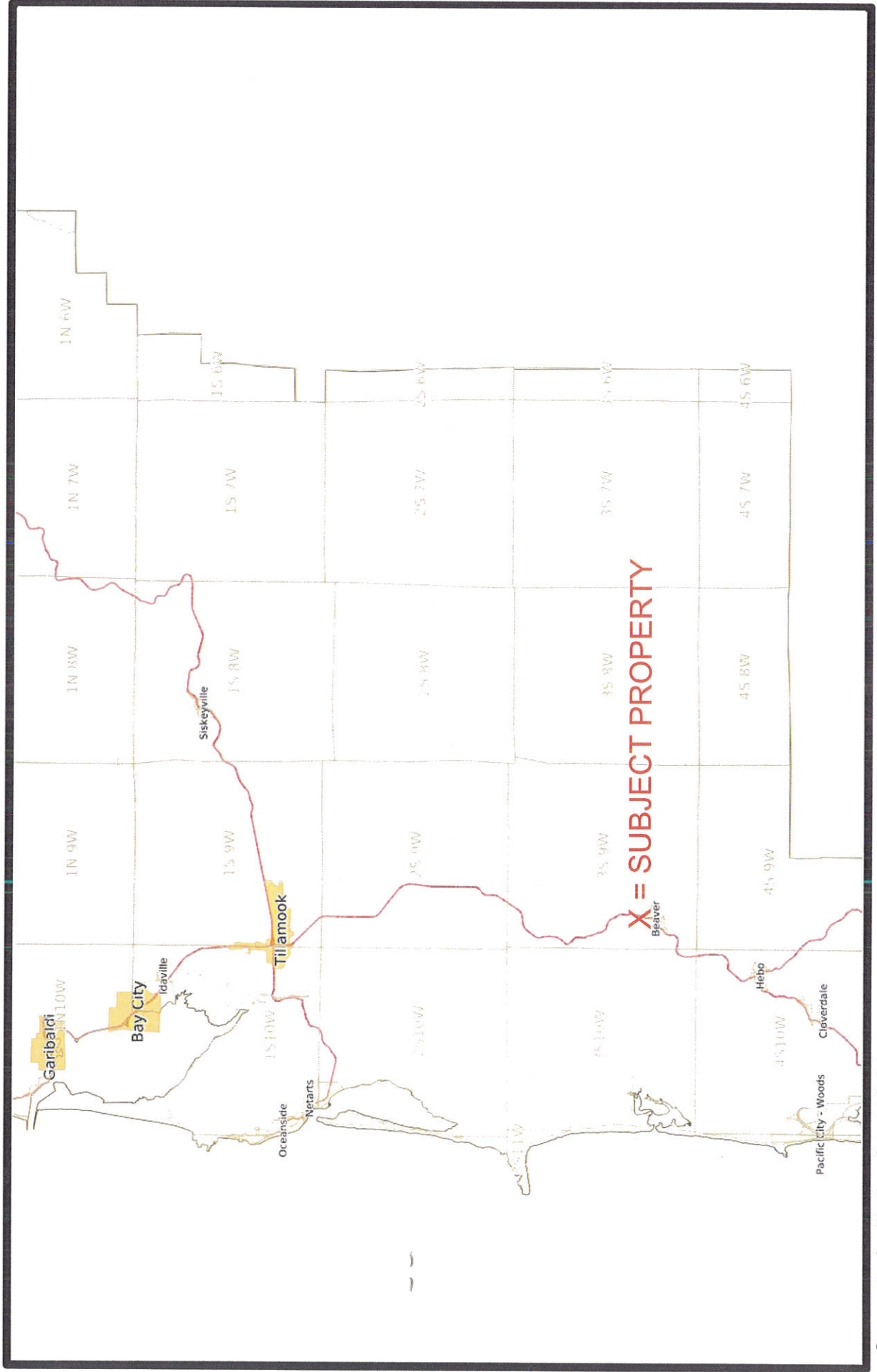
**VI. EXHIBITS:**

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

# EXHIBIT A

# Map - VICINITY



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E. 1/4 S.E. 1/4 SEC. 30 T.3S. R.9W. W.M.  
TILLAMOOK COUNTY

1" = 100'

03S09W30DA  
BEAVER

03S09W30DA  
BEAVER  
Revised 07/15/21, WS



SEE MAP 3S 9W 30

100  
18.12 AC.

102  
2.89 AC.

CS# B-2484

X = SUBJECT PROPERTY

8  
500  
0.99 AC.

8-5

7  
700

MILLS WAY  
800  
800  
1000  
1100  
1300

5  
1000  
1200  
1300

BAYS WAY  
1400  
1500  
1700  
1800  
1900

4  
1500  
1600  
1700  
1800  
1900

3  
2100  
2200  
2300  
2400

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2700  
2800  
2900  
3000

1  
2700  
2800  
2900  
3000

1  
2700  
2800  
2900  
3000

2  
2700  
2800  
2900  
3000

3  
2100  
2200  
2300  
2400

4  
1500  
1600  
1700  
1800  
1900

1  
2700  
2800  
2900  
3000

2  
2700  
2800  
2900  
3000

3  
2100  
2200  
2300  
2400

4  
1500  
1600  
1700  
1800  
1900

SEE MAP 3S 9W 30DD

SEE MAP 3S 9W 30

SEE MAP 3S 9W 29CB

CANCELLED  
200  
300  
400  
500  
600  
701  
1701  
2000  
2500  
2600  
2700  
3700  
2900

101  
OREEK

101  
OREEK

HIGHWAY  
BEAVER

COAST

BEAVER-BLAINE CO RD

E 1/4

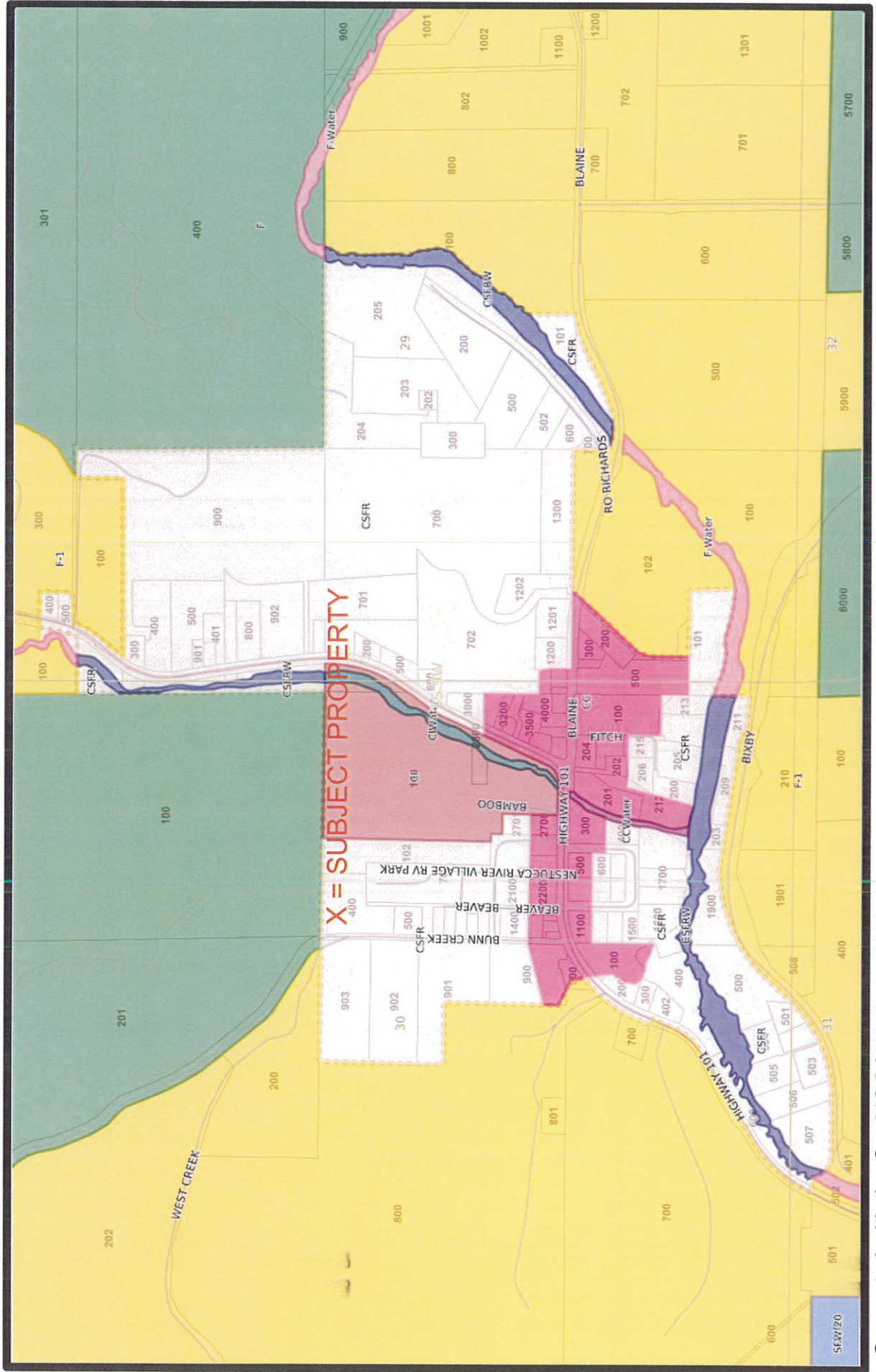
1/16

1/16

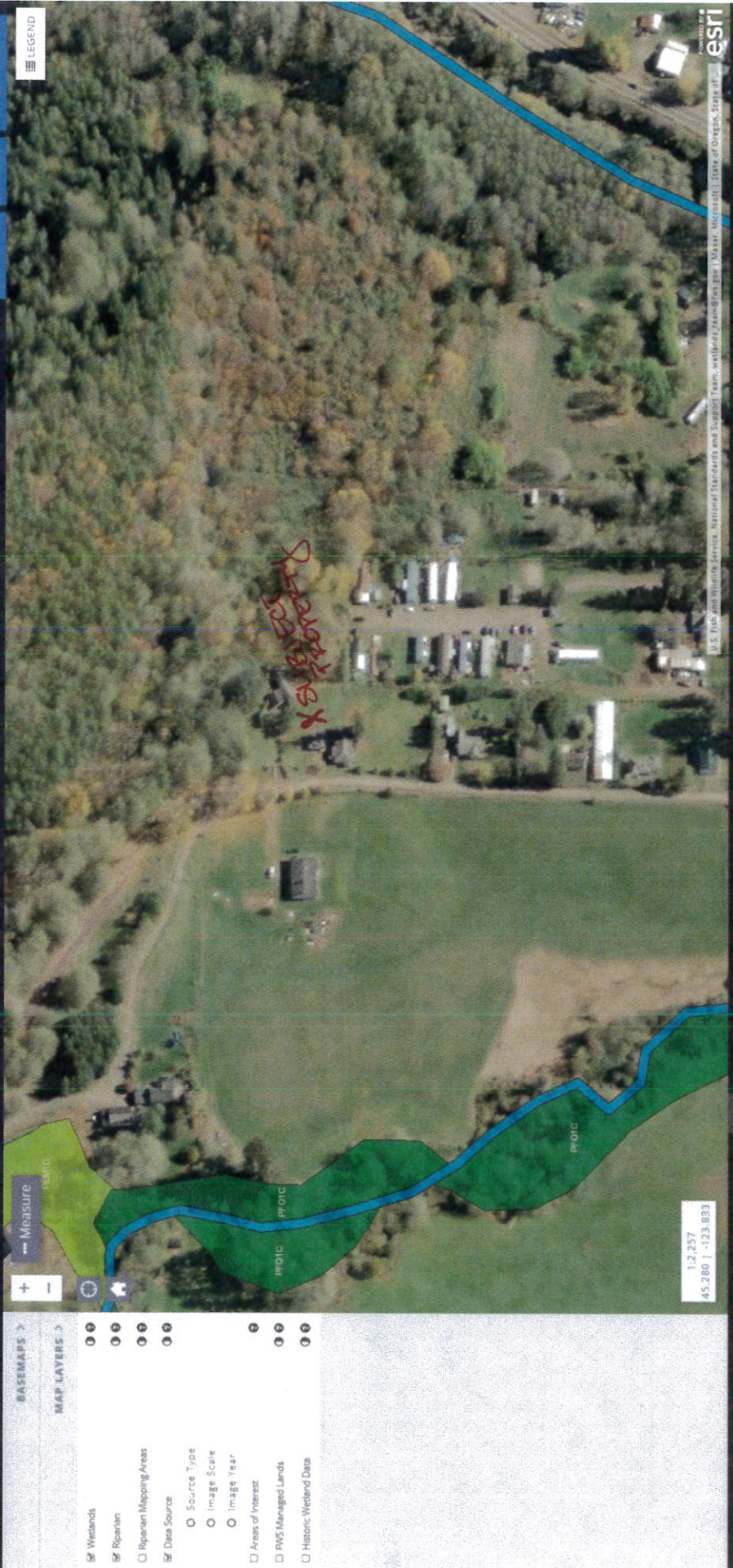
1/16



# Map - ZONING







- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

1:2,257  
45,280 | -123,833

# National Flood Hazard Layer FIRMette

123°50'5"W 45°17'N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AD, AH, VE, AR
- 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 (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 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
- Hydrographic Feature

**MAP PANELS**

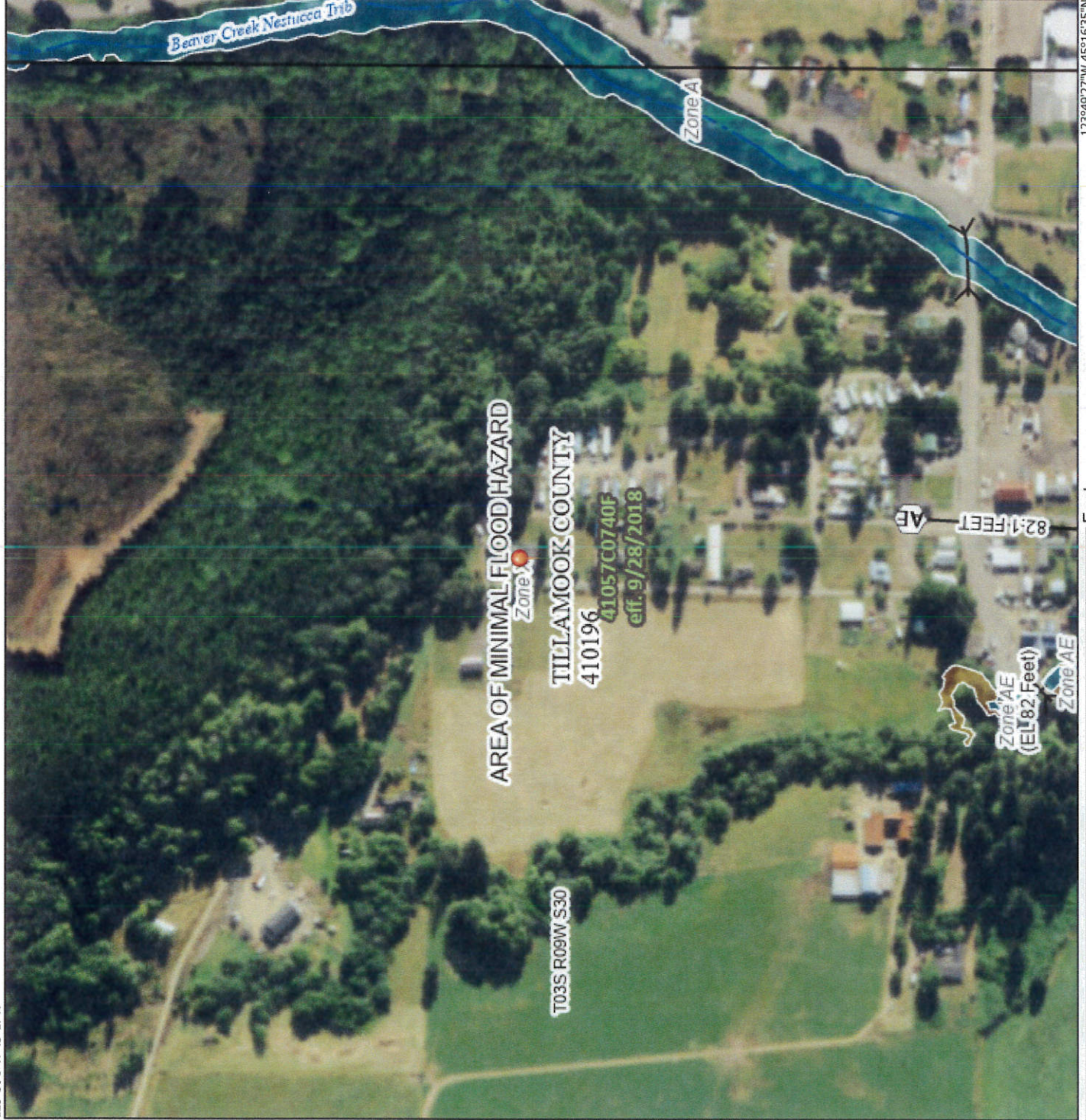
- Digital Data Available
- No Digital Data Available
- Unmapped

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 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 8/9/2022 at 4:14 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.



123°49'27"W 45°16'35"N

1:6,000

Feet

2,000

1,500

1,000

500

250

0



24245 Bunn Creek Rd. Clowdsda X

Show search results for 24245 Bunn...

**Layers Currently Showing**

**Landslide Hazard**

- Low -Landsliding Unlikely
- Moderate -Landsliding Possible
- High -Landsliding Likely
- Very High -Existing Landslide

**Landslide Inventory**

- Scarp
- Head Scarp
- Deposits
- Talus-Colluvium
- Fan
- Landslide

**Highest Hit Lidar Hillshade**

- High 11244
- Low -21

**Bare Earth Lidar Hillshade**

- High 11243
- Low -22

Search result  
 24245 Bunn Creek Rd. Clowdsda, Oregon,  
 97112  
 Zoom In

43.83445, -123.83445, 281 Degrees

8:49:2022

# EXHIBIT B



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

Fax: 503-842-1819

## 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: BEAVER COMMUNITY CHURCH Phone: (503) 398-5508  
 Address: 24720 HWY 101 S  
 City: BEAVER State: OR Zip: 97108  
 Email:

### Location:

Site Address: 24245 BUNN CREEK RD, BEAVER, OR

Map Number: 3S 09 30DA 00400  
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  
 APR 07 2011

Approved  Denied

Received by:

Receipt #:

Fees: 409.-

Permit No:  
 851-22-000142PLNG

- 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:

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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.

<p><i>William Franke</i> - Elder, Beaver Community Church  <small>Property Owner (*Required)</small></p>	<p>April 6, 2022  <small>Date</small></p>
<p><i>Dallas Esplin</i>  <small>Applicant Signature</small></p>	<p>APRIL 5, 2022  <small>Date</small></p>

PARTITION PLAT 2022-



OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

SCALE: 1" = 100'

THE ABOVE INFORMATION IS RECORD...

BASIS OF BEARINGS

NARRATIVE

APPROVALS

APPROVED MONTH, 20... AS PARTITION, 851-20-000473-PINC.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.

LEGEND

MONUMENT NOTES

FOUND 1 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION 1/2 OF SECTION 30

FOUND 2 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION 1/2 OF SECTION 30

FOUND 3 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION 1/2 OF SECTION 30

FOUND 4 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION 1/2 OF SECTION 30

CERTIFICATE OF COUNTY CLERK

ACKNOWLEDGMENT

NOTARY PUBLIC - OREGON

CERTIFICATE OF COUNTY CLERK

APPROVED MONTH, 20... AS PARTITION, 851-20-000473-PINC.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.

SURVEYOR'S CERTIFICATE

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS...

REGISTERED PROFESSIONAL LAND SURVEYOR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BEAVER COMMUNITY CHURCH IS THE...

PARCEL 1 1.48 AC

PARCEL 2 0.75 AC

INITIAL POINT

Table with columns: DATE, FIELD, DCA/DOB, DCA, DNE, #878

BEAVER COMMUNITY CHURCH

BOOK 214, PAGE 974 TILLAMOOK COUNTY DEED RECORDS

NE 1/4, SE 1/4 SECTION 30



# PARTITION PLAT 2022-

8.81'
1340.86'
(1341.08')
(S 89°23'02" E 2641.80' ± 2642.15' B-1187)
(S 89°23'02" E 2641.80' ± 2642.15' B-1187)
(S 89°23'02" E 2641.80' ± 2642.15' B-1187)



**LEGEND**  
○ SET 5/8" x 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"  
● FOUND MONUMENT AS NOTED, HELD  
○ FOUND MONUMENT AS NOTED  
( ) RECORD VALUE FROM PLAT OF BEAVER, MAP C-240  
[ ] RECORD VALUE FROM DEED BOOK 214, PAGE 874  
[ ] RECORD VALUE FROM MAP A-383  
[ ] RECORD VALUE FROM MAP A-240  
 NO ( ) [ ] OR [ ] MEASURED VALUE  
 RECORD FEET ON THIS MAP USING 1 ROD = 16.5'  
**MONUMENT NOTES**  
(10) FOUND NAILS, 20" DEEP, 1/4" CORNER, CORNER BEARS FOUND 9/6" REBAR WITH SWAGED PLASTIC CAP, LEGIBLE, SEE MAP B-1187, AT POSITION  
(11) FOUND 2" x 2" x 24" GALVANIZED IRON PIPE, 1" ABOVE GROUND, STAMPED "C 1/4 530 RS 359 1957", SHOWN ON MAP B-363 AND B-444 AND SET B-841 WHICH SUBDIVIDED THE WEST HALF OF SECTION 30 SHOW THE TRUE C 1/4 IS SOUTHERLY CORNER TO THE NORTH MAP B-1087 MONUMENT 1/4 THAT THE NAILS CORNER WAS SET USING PROPER PLATING AND THE B-363 AND B-441 CORNER FOR THE WEST 1/2 OF SECTION 30  
(12) FOUND 1 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION  
(13) FOUND 1 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION  
(14) FOUND 1 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION  
(15) FOUND 9/6" REBAR WITH SWAGED PLASTIC CAP, LEGIBLE, SEE MAP B-1187, AT POSITION  
(16) FOUND 1" BAR, 0.3" BELOW TOP OF ASPHALT, SEE MONUMENT 2022-1187, AT POSITION  
(17) FOUND 2" x 2" x 24" GALVANIZED IRON PIPE, 1" ABOVE GROUND, STAMPED "C 1/4 530 RS 359 1957", SHOWN ON MAP B-363 AND B-444 AND SET B-841 WHICH SUBDIVIDED THE WEST HALF OF SECTION 30 SHOW THE TRUE C 1/4 IS SOUTHERLY CORNER TO THE NORTH MAP B-1087 MONUMENT 1/4 THAT THE NAILS CORNER WAS SET USING PROPER PLATING AND THE B-363 AND B-441 CORNER FOR THE WEST 1/2 OF SECTION 30  
(18) FOUND NAILS, 20" DEEP, 1/4" CORNER, CORNER BEARS FOUND 9/6" REBAR WITH SWAGED PLASTIC CAP, LEGIBLE, SEE MAP B-1187, AT POSITION  
(19) FOUND 2" x 2" x 24" GALVANIZED IRON PIPE, 1" ABOVE GROUND, STAMPED "C 1/4 530 RS 359 1957", SHOWN ON MAP B-363 AND B-444 AND SET B-841 WHICH SUBDIVIDED THE WEST HALF OF SECTION 30 SHOW THE TRUE C 1/4 IS SOUTHERLY CORNER TO THE NORTH MAP B-1087 MONUMENT 1/4 THAT THE NAILS CORNER WAS SET USING PROPER PLATING AND THE B-363 AND B-441 CORNER FOR THE WEST 1/2 OF SECTION 30  
(20) FOUND NAILS, 20" DEEP, 1/4" CORNER, CORNER BEARS FOUND 9/6" REBAR WITH SWAGED PLASTIC CAP, LEGIBLE, SEE MAP B-1187, AT POSITION  
(21) FOUND 2" x 2" x 24" GALVANIZED IRON PIPE, 1" ABOVE GROUND, STAMPED "C 1/4 530 RS 359 1957", SHOWN ON MAP B-363 AND B-444 AND SET B-841 WHICH SUBDIVIDED THE WEST HALF OF SECTION 30 SHOW THE TRUE C 1/4 IS SOUTHERLY CORNER TO THE NORTH MAP B-1087 MONUMENT 1/4 THAT THE NAILS CORNER WAS SET USING PROPER PLATING AND THE B-363 AND B-441 CORNER FOR THE WEST 1/2 OF SECTION 30

**NARRATIVE**  
 THIS IS DEED SURVEY OF THE BEAVER COMMUNITY CHURCH TRACT BEING DEED BOOK 214, PAGE 874, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO PARCELS AS SHOWN HEREON.  
 THE NORTH BOUNDARY OF THE TRACT WAS HELD AS THE EAST-WEST LINE OF SECTION 30, TILLAMOOK COUNTY DEED RECORDS, MONUMENT 2022-1187, BEARING OF NORTH 89°20'18" WEST BETWEEN MONUMENTS 30114 AND 30121.  
 THE EAST BOUNDARY WAS HELD AS A PROJECTION OF THE EAST LINE OF BLOCK 7, BEAVER COMMUNITY CHURCH TRACT, TILLAMOOK COUNTY DEED RECORDS, MONUMENT 2022-1187.  
 THE WEST BOUNDARY WAS HELD AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER COMMUNITY CHURCH TRACT, TILLAMOOK COUNTY DEED RECORDS, MONUMENT 2022-1187.  
 THE DEED INDICATES THE WEST BOUNDARY IS 20' WEST OF THE NORTHWEST CORNER OF BLOCK 8 AND THEN RUNS NORTH TO THE CENTER EAST 1/16 CORNER. AND THEN INDICATES THAT THE WESTERLY 22" WAS SOLD TO THE UNITED STATES FOREST SERVICE AND WAS NOT TO BE USED TO FIND THAT THE EAST BOUNDARY OF THE TRACT WAS HELD AS A PROJECTION OF THE EAST LINE OF BLOCK 7, BEAVER COMMUNITY CHURCH TRACT, TILLAMOOK COUNTY DEED RECORDS, MONUMENT 2022-1187. AND THE U.S. FOREST SERVICE AND RECORDS WITH PROPER TITLE INSURANCE AND THE U.S. FOREST SERVICE AND RECORDS WAS FOUND ON THE EAST BOUNDARY OF BUNN CREEK ROAD CONTAINING NORTHERLY ON A PROJECTION SUBJECT TRACT AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER COMMUNITY CHURCH TRACT, TILLAMOOK COUNTY DEED RECORDS, MONUMENT 2022-1187. THE PLAT OF BEAVER, MAP C-240, WAS Laid OUT FROM THE SOUTHEAST 1/4 CORNER, MONUMENT 2012, HOLDING EAST-WEST LINES PARALLEL TO THE LINE BETWEEN THE SOUTHEAST 1/4 CORNER, MONUMENT 2012, AND THE LINE BETWEEN THE SOUTHEAST 1/4 CORNER, MONUMENT 2012, AND WERE HELD AT 80% OF THE EAST-WEST LINES, AS SHOWN HEREON. THIS IS THE SAME SOLUTION USED BY OTHER MAPS IN THE AREA INCLUDING B-1087 AND A-383.

**APPROVALS**  
 APPROVED MONTH, 20\_\_\_\_ AS PARTITION, 851-20-000473-PLING.  
 TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE \_\_\_\_\_  
 NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENDER OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1 OR 2.  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 TILLAMOOK COUNTY SURVEYOR \_\_\_\_\_  
 TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.  
 TILLAMOOK COUNTY TAX COLLECTOR \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF OREGON \_\_\_\_\_  
 COUNTY OF TILLAMOOK \_\_\_\_\_  
 I HEREBY CERTIFY THAT I AM THE CHAUFFED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_ IN PLAT CABINET B-\_\_\_\_\_, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. \_\_\_\_\_  
 BY: TASSI O'NEIL, COUNTY CLERK \_\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF OREGON \_\_\_\_\_  
 COUNTY OF TILLAMOOK \_\_\_\_\_  
 THIS INSTRUMENT WAS FORWARDED BEFORE ME ON \_\_\_\_\_, 2022 BY \_\_\_\_\_ (NAME, TITLE OF BEAVER COMMUNITY CHURCH), \_\_\_\_\_ (PRINT)  
 (SIGN) \_\_\_\_\_  
 NOTARY PUBLIC - OREGON \_\_\_\_\_  
 COMMISSION NO. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I, DALLAS W. ESPLIN, CERTIFY THAT:  
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1 AND 2), THE LAND DESCRIBED IN THIS PARTITION PLAT, BEING THE LANDS DESCRIBED IN BOOK 214, PAGE 874, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INITIAL POINT, WHICH IS A 3/4" IRON PIPE, AND SO UNWINDING BEAVER, TILLAMOOK COUNTY PLAT RECORDS,  
 THENCE S 89°20'18" E 148.50';  
 THENCE N 01°10'42" E 148.50';  
 THENCE S 89°20'18" E 148.50';  
 THENCE N 01°10'42" E 239.00';  
 THENCE N 89°10'02" W 315.00';  
 THENCE S 01°10'42" W 233.95';  
 THENCE S 01°10'42" W 148.50', TO THE INITIAL POINT.  
 DALLAS W. ESPLIN, PLS 83627

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF OREGON \_\_\_\_\_  
 COUNTY OF TILLAMOOK \_\_\_\_\_  
 I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I, AS THE CHAUFFED 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**  
 OREGON  
 DECEMBER 31, 2014  
 DALLAS W. ESPLIN  
 RENEWS: DECEMBER 31, 2023  
 PAR/BEAVER-CH-PARDING  
 BEAVER-CH-PARDING

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PARTITION PLAT FOR:  
**BEAVER COMMUNITY CHURCH**  
 BOOK 214, PAGE 874, TILLAMOOK COUNTY DEED RECORDS  
 NE 1/4, SEC 1/4, SECTION 30  
 TILLAMOOK, OR 97141  
 T33, R3W W.M.  
 TILLAMOOK COUNTY, OREGON

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DATE	DRAWN	CHECKED	JOB NUMBER
DATE	DCR/DCD	DCR	#878
EQUIPMENT	FC-4000	HIPER-V, ES-103	

**DECLARATION**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT BEAVER COMMUNITY CHURCH, IS THE PARTY ASSUMING RESPONSIBILITY FOR THE ACCURACY AND CORRECTNESS OF THE INFORMATION DESCRIBED IN THE ABOVE SURVEY. THE SURVEYOR HAS CONDUCTED A REASONABLE AND CAREFUL SURVEY AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO 2 PARCELS, AS SHOWN ON THE ANNEKED MAP.  
 NAME, TITLE OF BEAVER COMMUNITY CHURCH \_\_\_\_\_



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

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

MAY 23 2022  
Counter

DATE: 5/23/22

TO: Tillamook County One-Stop Permit Counter

FROM: Beaver Water District

RE: Sewer/Water Availability (CIRCLE)

Dear Sir:

I confirm that sewer/water is available to the following lot(s) within our district: T 35 R 0930 SEC DA TL# 00400

According to our records, the legal owner is Beaver Community Church

COMMENTS: 24245 Burn Creek Rd  
Acct 214994 and acct 371582 have  
water service already

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

[Signature]  
Signature of Authorized Representative

finance clerk  
Title

503 812 2478  
Phone #

cc: Property Owner

Beaver Community Church  
24720 Hwy 101 S.  
Cloverdale, OR 97112

# Group Billing Invoice Summary

January 30, 2022

2

BEAVER WATER DISTRICT  
P.O. BOX 306  
Cloverdale, OR 97112

BEAVER WATER DISTRICT Due Date: 2/20/2022

Customer Name:	Service Address:	Amount Due	Amount Paid
BEAVER COMM. CHURCH	24720 Hwy 101	62.00	_____
BEAVER COMM. CHURCH	24245 Bunn Creek	62.00	_____
Beaver Comm. Church	24255 Bunn Creek	87.75	_____

Total Due If Paid After 2/20/2022 \$232.93 Total Due \$211.75 On Or Before: 2/20/2022

Please Return With Payment

Next meeting February 10th, 6pm @ Beaver Fire Hall  
Bills due by February 20th

Beaver Community Church  
24720 Hwy 101 S.  
Cloverdale, OR 97112

# Group Billing Invoice Summary

January 30, 2022

2

BEAVER WATER DISTRICT  
P.O. BOX 306  
Cloverdale, OR 97112

BEAVER WATER DISTRICT Due Date: 2/20/2022

Customer Name:	Service Address:	Amount Due	Amount Paid
BEAVER COMM. CHURCH	24720 Hwy 101	62.00	_____
BEAVER COMM. CHURCH	24245 Bunn Creek	62.00	_____
Beaver Comm. Church	24255 Bunn Creek	87.75	_____

Total Due If Paid After 2/20/2022 \$232.93

Total Due \$211.75

On Or Before: 2/20/2022

Please Return With Payment

Next meeting February 10th, 6pm @ Beaver Fire Hall  
Bills due by February 20th

INDEXED

KNOW ALL MEN BY THESE PRESENTS, that the United Methodist Church, Pacific Northwest Conference (E), of the State of Oregon, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Beaver Community Church, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Tillamook, Oregon, described as follows, to-wit:

Lot 2 in Block 8 in Town of Beaver

ALSO: Beginning 20 feet West of the Northwest corner of Block 8 in the Town of Beaver, Oregon; thence North 14 rods to the Northwest corner of the Northeast quarter of the Southeast quarter of Section 30, Township 3 South, Range 9 West, Willamette Meridian; thence East 20 rods and 5.0 feet; thence South to the Northeast corner of Block 7 of said Town of Beaver; thence West to the point of beginning. SUBJECT to prior conveyance of a strip 22 feet in width off of the West side of said tract, to United States Forest Service.

SUBJECT ALSO to fulfillment of the terms of that contract dated May 7, 1960, covering sale of this property by James A. Morgan and Mildred L. Morgan, husband and wife, to the Beaver Evangelical United Brethren Church.

The grantee herein, by accepting this deed, hereby covenants and agrees for itself, its agents and assigns that at no time will the name "Evangelical United Brethren" be used in connection with the property hereby conveyed nor in connection with any activities conducted thereon and that in the event of any breach of this covenant and agreement the grantor or its successors may institute proceedings in equity to enjoin the grantee, its agents, successors or assigns from violating or attempting to violate such covenant or agreement.

Free and clear of all other obligations to Pacific Northwest Conference (E), of the United Methodist Church.

To Have and to Hold the same unto the said grantor and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 92.50

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 17th day of February, 1969

Pacific Northwest Conference (E), of the United Methodist Church, successor to the Beaver Evangelical United Brethren Church

By *Ralph W. Wilde* Vice-President

By *Eruce E. Cornely* Secretary

STATE OF OREGON, County of Clackamas  
Personally appeared *Ralph W. Wilde*

and *Eruce E. Cornely*

who, being duly sworn, each for himself and not one for the other, did say that the former is the vice-president and that the latter is the secretary of Pacific Northwest Conference (E), of the United Methodist Church, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: 3-2-70

NOTE-The symbols between the symbols ( ), if not applicable, should be deleted. See Chapter 467, Oregon Laws 1967, as amended by the 1967 Special Session

Bargain and Sale Deed Corporation

TO

WHEN RECORDED RETURN TO

*Rev Ben King  
Box 135  
Beaver Ore*

STATE OF OREGON,

County of *Tillamook*

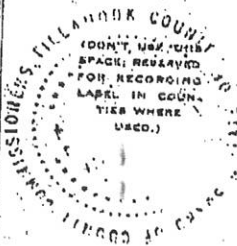
I certify that the within instrument was received for record on the *27* day of *February*, 1969, at *12:27* o'clock *P.*M., and recorded in book *314* on page *717* Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

JUNE WAGNER, COUNTY CLERK

Title

By *Celia Hagan* Deputy



No. 107149

750