



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 #851-22-000142-PLNG:  
BEAVER COMMUNITY CHURCH / DALLAS ESPLIN**

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

**Date of Notice: June 3, 2022**

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

**#851-22-000142-PLNG:** A partition request to create two (2) residential parcels. 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. The subject property is zoned Community Single Family Residential (CSFR). Property owner is Beaver Community Church and applicant is Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 17, 2022**, 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 June 20, 2022.

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 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)**

(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.

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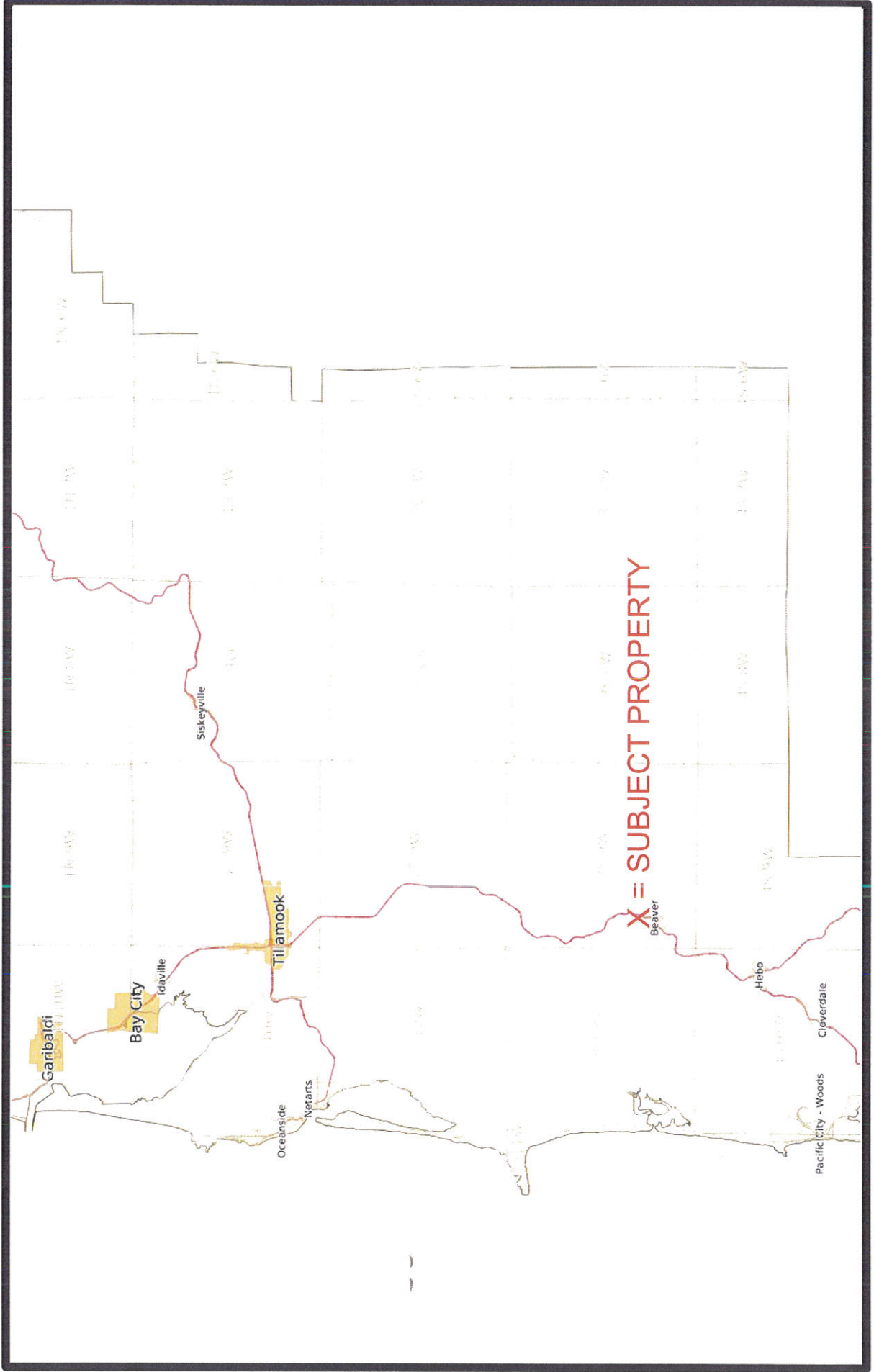
**TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

**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.

# Map - VICINITY



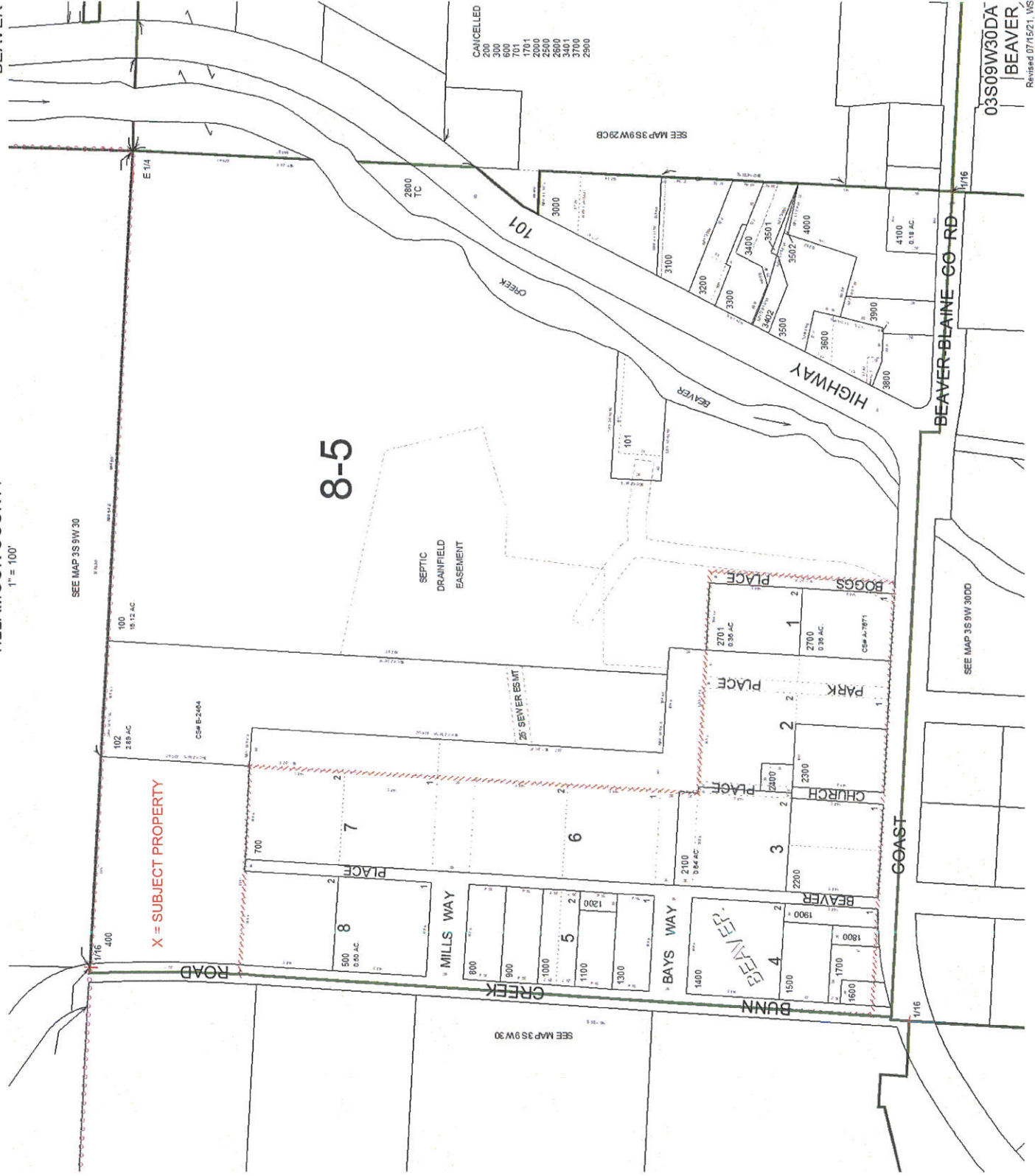
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E. 1/4 S.E. 1/4 SEC. 30 T.3S. R.9W. W.M.  
TILLAMOOK COUNTY  
1" = 100'

03S09W30DA  
BEAVER

03S09W30DA  
BEAVER

03S09W30DA  
BEAVER  
Revised 07/15/21, WS



X = SUBJECT PROPERTY

8-5

CANCELLED  
200  
300  
600  
701  
1701  
2500  
2600  
3401  
3700  
2900

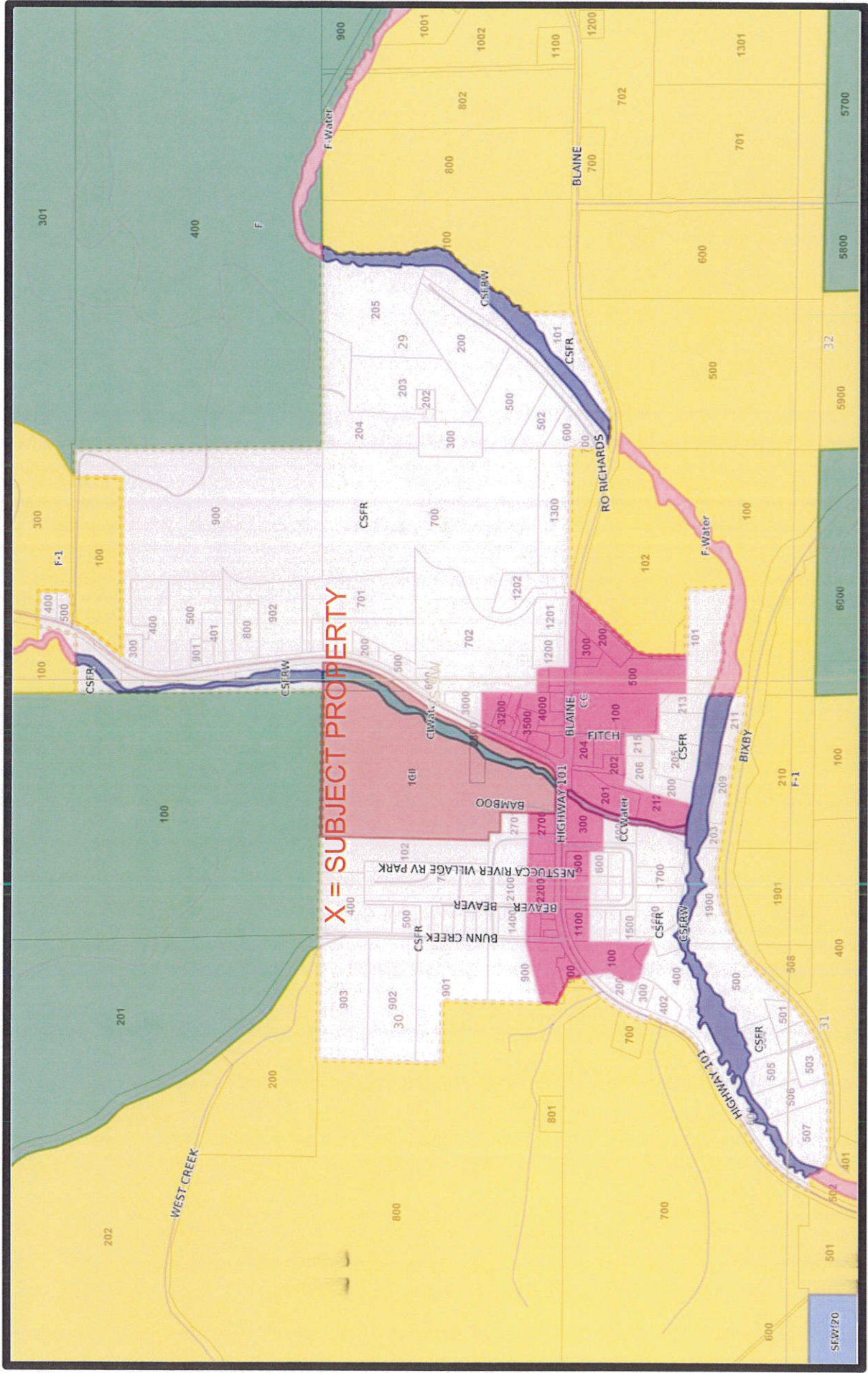
SEE MAP 3S 9W 30

SEE MAP 3S 9W 29CB

SEE MAP 3S 9W 30DD

SEE MAP 3S 9W 30

# Map - ZONING





## 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

- Fifteen (15) legible "to scale" hard copies
- One digital copy

Other information:  
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OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> 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
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

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  
 OBLIQUE MERCATOR PROJECTION  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE NORTHING: -4,600,000.000 METERS  
 FALSE EASTING: -300,000.000 METERS  
 SHEET AXIS SCALE: 1:100,000 (EARTH)  
 SHEET AXIS SCALE: 1:100,000 (LOCAL ORIGIN)  
 +5700'00"

THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET," VOLUME 1, PART 1, PAGE A-32. SEE FOOT RECORDS.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 89°30'18" WEST BETWEEN MONUMENTS 30114 AND 30121.

**NARRATIVE**  
 THIS IS A REPRESENTATIVE SURVEY OF THE BEAVER COMMUNITY CHURCH TRACT DESCRIBED IN DEED BOOK 214, PAGE 974, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO PARCELS AS SHOWN HEREON.

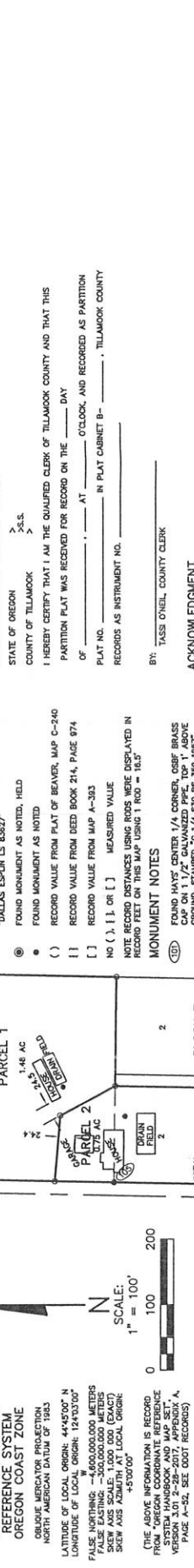
THE NORTH BOUNDARY OF THE TRACT WAS HELD AS THE EAST-WEST 1/16" CORNER SECTION, HOLDING HAYS CENTER 1/4" CORNER AND NOT THE DEED POSITION.

THE EAST BOUNDARY WAS HELD AS A PROJECTION OF THE EAST LINE OF BLOCK 7, BEAVER.

THE WEST BOUNDARY WAS HELD AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER.

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 COUNTY. AND ON MAP B-1087 OATLORD STATES THAT "A THOROUGH SEARCH WAS MADE IN THE COUNTY DEED RECORDS WITH POSITIVE TITLE INSURANCE CONVEYANCE". IN ADDITION MAPS B-2464 AND P-608 INDICATE THAT EAST BOUNDARY OF BUNN CREEK ROAD CONTINUES NORTHERLY ON A PROJECTION SUBJECT TRACT FOR THESE REASONS I HELD THE WEST BOUNDARY OF THE SUBJECT TRACT AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER.

THE PLAT OF BEAVER, MAP C-240, WAS LAD OUT FROM THE SOUTHEAST 1/16" CORNER, MONUMENT 30121, HOLDING EAST-WEST LINES PARALLEL TO THE SOUTH 1/16" CORNER, MONUMENT 30114, AND NORTH-SOUTH LINES WERE HELD AT 89°17' OFF OF THE EAST-WEST LINES, AS SHOWN HEREON. THIS SOLUTION USED BY OTHER MAPS IN THE AREA INCLUDING B-1087 AND A-383.



**LEGEND**

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83827"
- 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 974
- [ ] RECORD VALUE FROM MAP A-383
- [ ] RECORD VALUE FROM MAP A-383
- NO ( ) [ ] OR [ ] MEASURED VALUE

NOTE: RECORD DISTANCES USING RODS WERE DISPLAYED IN RECORD FEET ON THIS MAP USING 1 ROD = 16.5'

**MONUMENT NOTES**

- (101) FOUND HAYS CENTER 1/4" CORNER, 088° BRASS CAP ON 1 1/2" GALVANIZED PIPE, TOP 1" ABOVE GROUND, STAMPED "C 1/4 S30 BS 308 1957", BEAVER, MAP C-240, MONUMENT 30114 AND B-841 WHICH SURVIVED THE WEST HALF OF B-841 AND SURVIVED THE WEST HALF OF B-841 ALONG PROJECTION OF HAYS C 1/4" AND 1/4" CORNER TO THE NORTH, MAP B-1087 INDICATES HAYS CENTER MONUMENT POSITION. MONUMENT METHODS AND HELD THE HAYS CORNER. I HELD HAYS CORNER FOR THE EAST 1/2 OF THE SECTION AND B-841 CORNER FOR THE WEST 1/2 OF SECTION 30.
- (102) FOUND 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION
- (103) FOUND 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION
- (104) FOUND 1/2" IRON PIPE, ORIGIN UNKNOWN, AT POSITION
- (105) FOUND 5/8" REBAR WITH SMASHED PLASTIC CAP, LEGAL, SEE MAP B-1087, AT POSITION
- (10114) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION
- (10115) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION
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- (10197) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION
- (10198) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION
- (10199) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION
- (10200) FOUND 1" BAR, 0.1' BELOW TOP OF ASPHALT, SEE MAP B-1087, AT POSITION

**OREGON COORDINATE REFERENCE SYSTEM**  
 OREGON COAST ZONE  
 OBLIQUE MERCATOR PROJECTION  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE NORTHING: -4,600,000.000 METERS  
 FALSE EASTING: -300,000.000 METERS  
 SHEET AXIS SCALE: 1:100,000 (EARTH)  
 SHEET AXIS SCALE: 1:100,000 (LOCAL ORIGIN)  
 +5700'00"

THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET," VOLUME 1, PART 1, PAGE A-32. SEE FOOT RECORDS.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 89°30'18" WEST BETWEEN MONUMENTS 30114 AND 30121.

**NARRATIVE**  
 THIS IS A REPRESENTATIVE SURVEY OF THE BEAVER COMMUNITY CHURCH TRACT DESCRIBED IN DEED BOOK 214, PAGE 974, 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 1/16" CORNER SECTION, HOLDING HAYS CENTER 1/4" CORNER AND NOT THE DEED POSITION.

THE EAST BOUNDARY WAS HELD AS A PROJECTION OF THE EAST LINE OF BLOCK 7, BEAVER.

THE WEST BOUNDARY WAS HELD AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER.

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 COUNTY. AND ON MAP B-1087 OATLORD STATES THAT "A THOROUGH SEARCH WAS MADE IN THE COUNTY DEED RECORDS WITH POSITIVE TITLE INSURANCE CONVEYANCE". IN ADDITION MAPS B-2464 AND P-608 INDICATE THAT EAST BOUNDARY OF BUNN CREEK ROAD CONTINUES NORTHERLY ON A PROJECTION SUBJECT TRACT FOR THESE REASONS I HELD THE WEST BOUNDARY OF THE SUBJECT TRACT AS A PROJECTION OF THE WEST LINE OF BLOCK 8, BEAVER.

THE PLAT OF BEAVER, MAP C-240, WAS LAD OUT FROM THE SOUTHEAST 1/16" CORNER, MONUMENT 30121, HOLDING EAST-WEST LINES PARALLEL TO THE SOUTH 1/16" CORNER, MONUMENT 30114, AND NORTH-SOUTH LINES WERE HELD AT 89°17' OFF OF THE EAST-WEST LINES, AS SHOWN HEREON. THIS SOLUTION USED BY OTHER MAPS IN THE AREA INCLUDING B-1087 AND A-383.

**APPROVALS**

APPROVED MONTH, 20\_\_\_ AS PARTITION, 851-20-000-073-PLNG. \_\_\_\_\_ DATE \_\_\_\_\_

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SEWER 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 \_\_\_\_\_

**DECLARATION**

I, DALLAS W. ESPLIN, AS THESE REASONS THAT BEAVER COMMUNITY CHURCH IS THE OWNER OF THE PLAT REPRESENTED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO 2 PARCELS, AS SHOWN ON THE ATTACHED MAP.

NAME, TITLE OF BEAVER COMMUNITY CHURCH \_\_\_\_\_

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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  
County

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 and existing under the laws of the State of Oregon hereinafter stated, does hereby grant, bargain, sell and convey unto Pacific Northwest Conference (E), of a corporation duly organized 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 and State of 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.

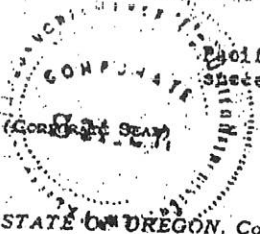
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 91.50

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 February 17, 1969

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 3-3-70

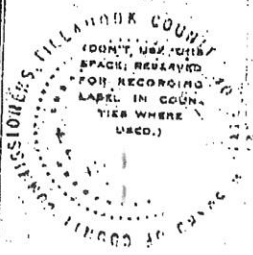
NOTE--The symbols between the symbols ( ) , if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session

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 27th day of February, 1969, at 12:37 o'clock P.M., and recorded in book 214 on page 974 Record of Deeds of said County.

Witness my hand and seal of County affixed.

JUNE WAGNER, COUNTY CLERK

By *[Signature]* Deputy

1969

150