



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

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-22-000147-PLNG:
PORT OF TILLAMOOK BAY / TERRY JONES**

*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:

#851-22-000147-PLNG: A partition request to create two (2) parcels. Located southeast of the Incorporated City of Tillamook, via Long Prairie Road, a county road. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned General Industrial (M-1). Property owner is Port of Tillamook Bay and applicant is Terry Jones.

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 and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

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

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.032: GENERAL INDUSTRIAL (M-1)

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) Building heights shall not exceed 75 feet.
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.

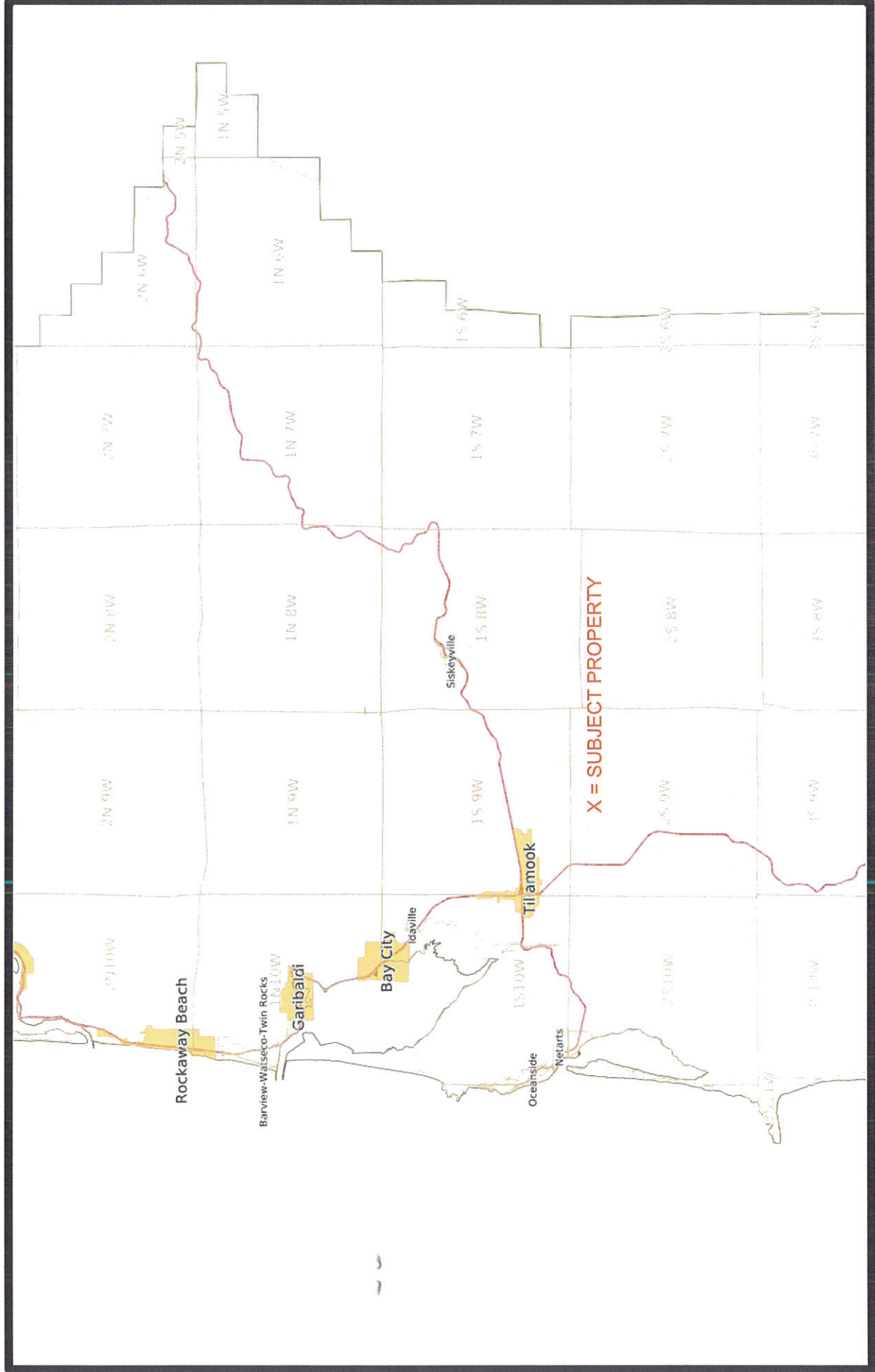
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

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



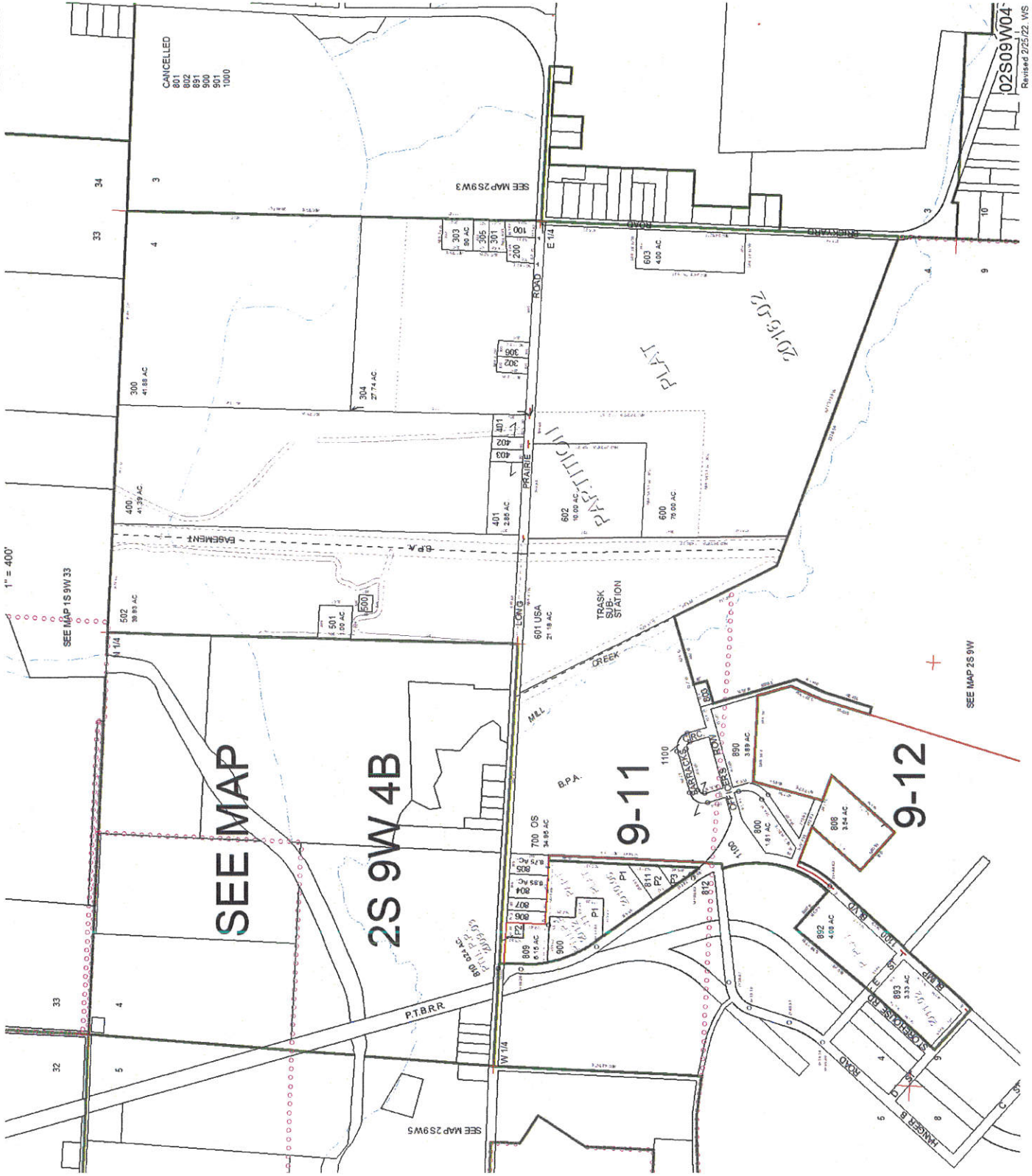
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

1" = 400'

02S09W04



SEE MAP

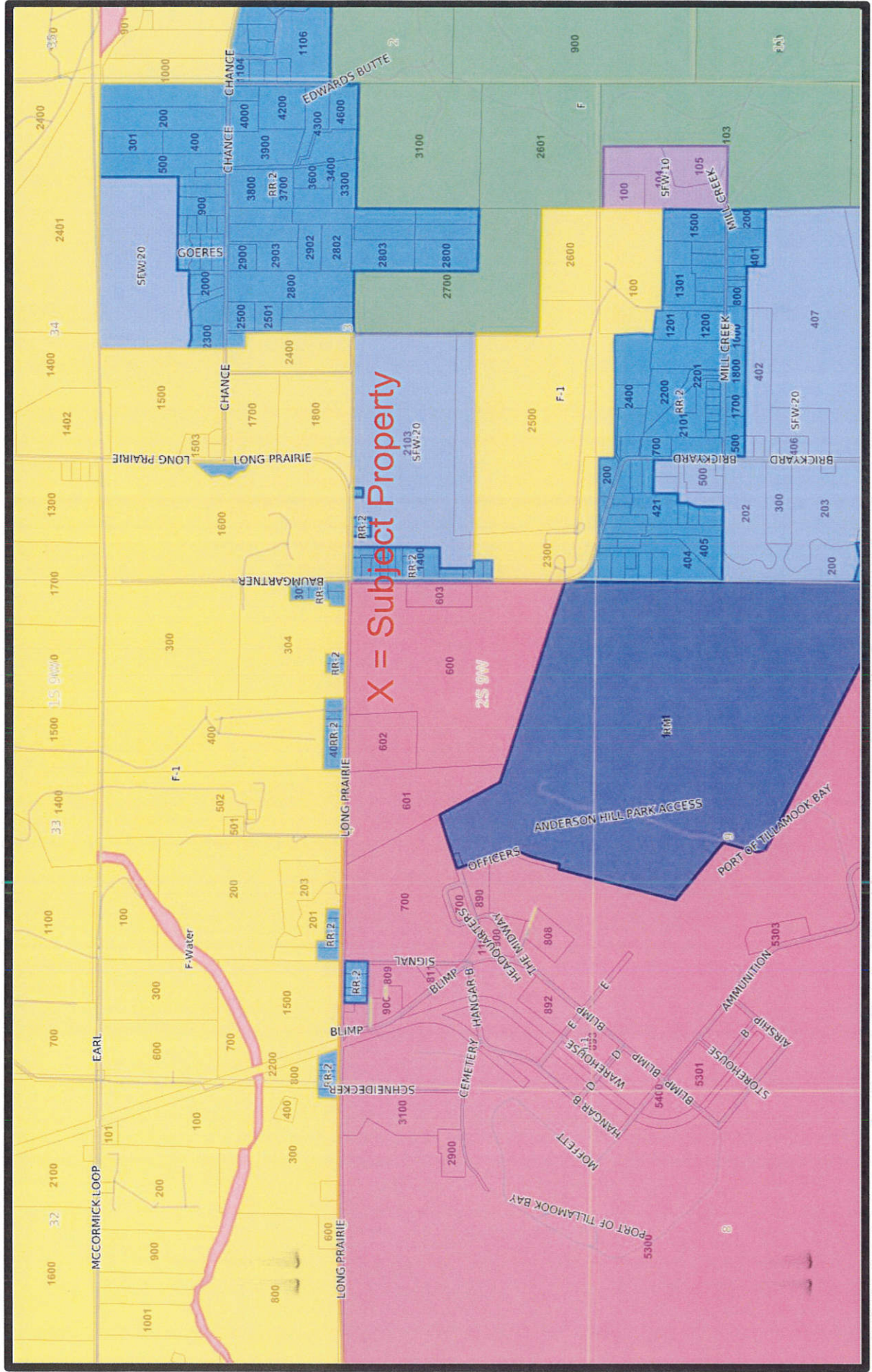
2S 9W 4B

9-11

9-12

02S09W04
Revised 2/25/22, WS

Map - ZONING





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

Fax: 503-842-1819

LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Terry L. Jones Phone: 503-801-0967
 Address: 11785 Hwy. 101 South
 City: Tillamook State: OR Zip: 97141
 Email: terryleejones1956@gmail.com

Property Owner

Name: Port of Tillamook Bay (POTB) Phone: 503-842-2413
 Address: 4000 Blimp Blvd.
 City: Tillamook State: OR Zip: 97141
 Email: mbradley@port.org

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	CS
Receipt #:	125300
Fees:	409.00
Permit No:	851-22-00147-PLNG

Location:

Site Address: 7285 Long Prairie Rd.

Map Number: 2S 9 4 600
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))

General Information

- | | | |
|--|--|--|
| <input type="checkbox"/> For subdivisions, the proposed name. | <input type="checkbox"/> Parcel zoning and overlays | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input type="checkbox"/> Date, north arrow, scale of drawing. | <input type="checkbox"/> Title Block | <input type="checkbox"/> One digital copy |
| <input type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation | |
| | <input type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor | |

Existing Conditions

- | | | |
|---|---|---|
| <input type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points. | <input type="checkbox"/> 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 | <input type="checkbox"/> Other information:

_____ |
| <input type="checkbox"/> Width, location and purpose of existing easements | <input type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site | |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting. | <input type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats | |
| <input type="checkbox"/> 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 | <input type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps | |
| <input type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements | | |

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

Additional Information Required for Subdivisions

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

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

Certificates:

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

Additional Information:

Authorization

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

Michele Bradley, Port of Sillamook 04/8/2022
Property Owner (*Required) Date

Jerry J. Jones 4-6-2022
Applicant Signature Date

PARTITION PLAT 2022 - REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2016-2

LONG PRAIRIE RD (60')

BASIS OF BEARINGS

THE LINE BETWEEN POINTS MONUMENTED 1 AND 2 BEARS NORTH 07°20' EAST. THE RECORD VALUE FROM MAPS B-489 AND P-1073, TILLAMOOK COUNTY SURVEY RECORDS.

LEGEND

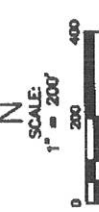
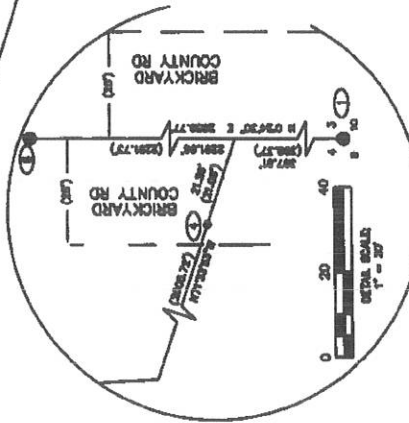
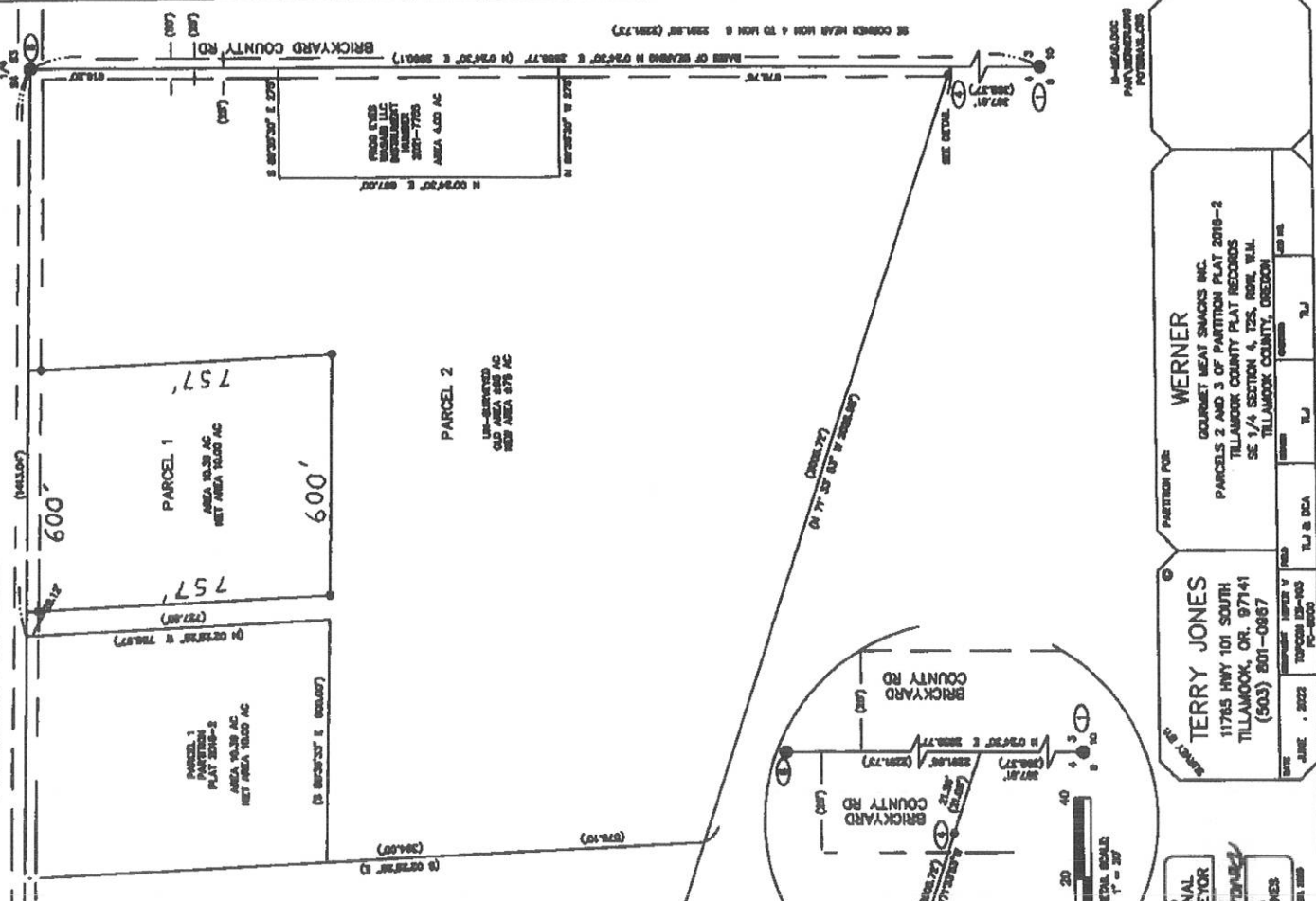
- INDICATES SET 6 1/8" x 4 1/2" REBAR WITH PLASTIC CAP MARKED "TERRY JONES US 2007"
- MONUMENT FOUND MONUMENT AS NOTED, HELD FOR CONTROL.
- MONUMENT FOUND MONUMENT AS NOTED
- () INDICATES REQUIRED OR CALCULATED VALUE FROM MAP P-1073, TILLAMOOK COUNTY SURVEY RECORDS

MONUMENT NOTES

- ① FOUND TILLAMOOK COUNTY BEARS CAP IN CONCRETE STAMPED "TDS 08W 24 53 39 545 80 807 1977". SEE BEARINGS BOOK 7, PAGE 564, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ② FOUND 6 1/8" REBAR 6 7" ABOVE GROUND. SEE MAP B-489, HELD.
- ③ FOUND TILLAMOOK COUNTY BEARS CAP IN CONCRETE IN NEW PAVEMENT STAMPED "1/4 24 53 39W". WITH THAT SECTION (1/4 24 53 39W) SPACE WITH CENTER PUNCH (WEST 1.57'). SEE BEARINGS BOOK 7, PAGE 57, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- ④ FOUND TILLAMOOK COUNTY BEARS CAP IN PAVEMENT STAMPED "1/4 225 89W 54 280W". SEE BEARINGS BOOK 7, PAGE 567, TILLAMOOK COUNTY SURVEY RECORDS, HELD.

NARRATIVE

THIS IS A SUPPLEMENTARY SURVEY OF PARCELS 1 AND 2 OF PARTITION PLAT 2016-2, TILLAMOOK COUNTY, OREGON. THIS SURVEY IS A REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2016-2, TILLAMOOK COUNTY, OREGON. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT AND PARCELS AS SHOWN HEREIN. FOR ADDITIONAL INFORMATION, SEE PARTITION PLAT 2016-02 - MAP P-1073 OF TILLAMOOK COUNTY SURVEY RECORDS.



REGISTERED PROFESSIONAL LAND SURVEYOR
 TERRY L. JONES
 LICENSE NO. 10000
 EXPIRES 06/30/2025

WERNER
 GOURMET MEAT SNACKS INC.
 PARCELS 2 AND 3 OF PARTITION PLAT 2016-2
 TILLAMOOK COUNTY PLAT RECORDS
 SE 1/4 SECTION 4, T25, R9W, W11
 TILLAMOOK COUNTY, OREGON

TERRY JONES
 11785 HWY 101 SOUTH
 TILLAMOOK, OR, 97141
 (503) 801-0867

WERNER
 TILLAMOOK COUNTY, OREGON

UNRECORDED
 PARTITION PLAT

Terry Jones

From: Nonda Zwald <nonda@zwald.org>
Sent: Thursday, May 12, 2022 10:48 AM
To: Terry Jones
Subject: EXTERNAL: FW: Tax lot 2s9 04 00601



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



9980 South Prairie Road | Tillamook, OR 97141
tel (503) 842-1515 | mobile (503) 801-1607
fax (503) 842-1751

[email](#) | [website](#) | [map](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Nonda Zwald
Sent: Thursday, May 12, 2022 10:19 AM
To: Terry Jones <tjones@co.tillamook.or.us>
Subject: Tax lot 2s9 04 00600

5/12/22

This letter is to confirm water availability from the Long Prairie Water District to property on or near tax lot 2S9 04 00600 on Long Prairie Road.

If any questions, please contact me.

Nonda Zwald
Operator
Long Prairie Water District



9980 South Prairie Road | Tillamook, OR 97141
tel (503) 842-1515 | mobile (503) 801-1607
fax (503) 842-1751

[email](#) | [website](#) | [map](#)

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

RECEIVED
MAY 12 2022
BY:

QUITCLAIM DEED

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The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ninety-seven Thousand Dollars and other good and valuable consideration, does hereby convey and quitclaim to the PORT OF TILLAMOOK BAY, a municipal corporation of the State of Oregon, of Tillamook County, Oregon, (hereinafter referred to as "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to the following described property (hereinafter referred to as "Property") situated in Tillamook County, State of Oregon:

A parcel of land situate in Sections 4, 5, 8 and 9, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 3, 4, 9 and 10, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon; and running thence N. 0° 24' 30" E. along the section line between said Sections 3 and 4, a distance of 2660.10 feet to the 1/4 Section Corner between said Sections 3 and 4 in the center of County Road M13; thence N. 88° 47' W. along the East and West centerline of said Section 4 and in the center of said County Road No. M13, a distance of 4923.18 feet to a point which bears S. 88° 47' E. 434.63 feet from the 1/4 corner on the West line of said Section 4, and which point is the TRUE POINT OF BEGINNING; thence S. 17° 39' 50" E. parallel to and 50.0 feet distant Westerly (when measured at right angles) from the centerline of the U.S. Naval Air Station Railroad, a distance of 784.89 feet to a point; thence S. 11° 18' E. 79.95 feet to a point; thence on a 523.69 foot radius curve to the right (the long chord of which bears S. 14° 21' W. 453.42 feet) 468.89 feet to a point; thence S. 40° 00' W. 289.90 feet to a point; thence leaving said Railroad and running due West 406.6 feet to the section line between Sections 4 and 5; thence continuing due West 1109.7 feet to a point; thence S. 68° 04' W. 242.1 feet to a point; thence due South 1065.0 feet to a point on the South line of said Section 5, which point bears N. 89° 39' 30" W. 1320.0 feet from the Southeast corner thereof; thence continuing due South 1320.0 feet to a point; thence due East 1733.39 feet to the centerline of 3rd Street of the U.S. Naval Air Station Roadways; thence N. 40° 00' E. along said centerline 211.85 feet to its intersection with the centerline of "C" Street of said Roadways; (the boundary line hereinabove described from the "true point of beginning" forms a portion of the easterly boundary of the property conveyed by the United States Government to Tillamook County, Oregon, for public airport purposes by Quitclaim Deed dated October 27, 1964.); thence N. 50° 00' W. along the centerline of said "C" Street 560.0 feet to its intersection with the centerline of Blimp Boulevard of said Roadways; thence N. 40° 00' E. along the centerline of said Blimp Boulevard 560.0 feet to a railroad spike at its intersection with the centerline of "D" Street of said

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roadways; thence N. 50° 00' W. along the centerline of said "D" Street 326.0 feet to a railroad spike from which the Southwest corner of said Section 4 bears N. 50° 00' W. 274.1 feet and S. 40° 00' W. 32.43 feet; thence N. 40° 00' E. 560.0 feet to a railroad spike in the centerline of "E" Street of said roadways; thence N. 38° 13' E. 1291.0 feet to a railroad spike; thence 21.83 feet along the arc of a 700 foot radius curve right, the long chord of which bears N. 50° 38' W. 21.83 feet; thence N. 01° 15' E. 1034.46 feet to an iron rod at the Southeast corner of a certain 2.99 acre tract; thence N. 88° 47' W. 457.3 feet to a point from which an iron rod bears N. 01° 13' E. 20.00 feet; thence N. 01° 13' E. 285.0 feet to a point on the East and West centerline of said Section 4 in the center of County Road M13 which bears S. 88° 47' E. 910.96 feet from the West 1/4 corner of the said Section 4; thence westerly along the centerline of said County Road M13 to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following two described parcels of land:

A parcel of land commencing at the quarter corner common to Sections 4 and 5, said township and range, thence easterly 600 feet, more or less, along the mid-section line of said Section 4 to the intersection of the easterly line of the Navy Base Main Gate Road, produced, and said mid-section line, being the TRUE POINT OF BEGINNING; thence continuing easterly along said mid-section line 261 feet; thence 90° Southerly 185 feet; thence 90° Westerly 261 feet; thence 90° Northerly 185 feet to the TRUE POINT OF BEGINNING.

AND

A parcel of land commencing at the Section Corner common to Sections 3, 4, 9, and 10 in Township 2 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon, and running thence North 0° 24' 30" East along the line between Sections 3 and 4, a distance of 2650.10 feet to the Quarter Section Corner between Sections 3 and 4 in the center of County Road M13; thence North 88° 47' West along the East and West centerline of said Section 4 in the center of said County Road M13 a distance of 4446.85 feet to a point which bears South 88° 47' East 910.96 feet from the West Quarter Section Corner of said Section 4, which point bears South 88° 47' East 261.0 feet from the intersection of said centerline with the Northerly extension of the easterly line of the U.S. Naval Air Station Main Gate Road; thence South 1° 13' West 36.0 feet to an iron bar; thence continuing, South 1° 13' West 249.00 feet to a 5/8" iron bar with a plastic cap; thence continuing, South 1° 13' West 25 feet; thence South 88° 47' East 235.29 feet to a 5/8" iron bar at the Point of Beginning; thence South 1° 13' West 200 feet to a 5/8" iron bar; thence North 88° 47' West 389.63 feet to a 5/8" iron bar on the easterly sideline of said Main Gate Road; thence 216.49 feet along the arc of a 770 foot radius curve Right, the chord of which bears North 20° 49' 57" West 215.78 feet to a 5/8" iron bar; thence South 88° 47' East 470.64 feet to the Point of Beginning.

AND

A parcel of land situate in Section 4, said Township and Range more particularly described as follows:

Beginning at a point on the Section line between Sections 3 and 4 which is N. 0° 24' 30" E. 368.37 feet from the corner common to Sections 3, 4, 9, 10, T. 2 S., R. 9 W., W. M., Tillamook County, Oregon;

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continuing thence, N. 0° 24' 30" E. along the line between the said Sections 3 and 4, 2291.73 feet to the 1/4 corner between said Sections 3 and 4; thence N. 88° 47' W. along the centerline of said Section 4, 3007.24 feet to the intersection of said centerline with the centerline of Bonneville Power Administration Right of Way; thence S. 28° 01' E. along the centerline of said BPA Right of Way 1869.60 feet to an angle point in said Right of Way; thence S. 71° 32' 25" E., 2205.52 feet to an iron rod; thence, continuing S. 71° 32' 25" E., 21.04 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described parcel lying west of a line described as follows:

Commencing at the quarter corner between Sections 3 and 4, which is evidenced by a Brass Cap in County road intersections; thence westerly 2013.2 feet along the centerline of said Section 4; thence S. 0° 28' 20" E., (Lambert Grid) to the intersection with the southerly boundary of the above-described tract. This parcel contains 22.26 acres, more or less.

SUBJECT TO:

An existing right-of-way for water pipe line purposes running in favor of the City of Tillamook.

The existing right-of-way for pipe line purposes running in favor of the Arch-diocese of Portland, Oregon.

The right of the public to use, for road purposes, those portions of State, County and National Highways located thereon.

The existing easement for sanitary sewer system, storm sewer system and water system purposes granted by the United States of America to Tillamook County, Oregon by Quitclaim Deed dated March 9, 1965.

The existing easement for roadway purposes granted by the United States of America to Tillamook County, Oregon, by Quitclaim Easement Deed dated January 19, 1965.

An easement for the existing railroad granted by the United States of America to Tillamook County, Oregon by Real Estate Contract effective as of July 8, 1965.

All easements, liens, reservations, exceptions or interests of record or now existing on the premises above described.

RESERVING TO the United States of America and its assigns:

An easement for the existing telephone and electric distribution systems, together with the right of access thereto for the construction, operation, maintenance, repair, removal or replacement thereof.

An easement for telephone line purposes over a strip of land ten (10) feet in width, being five (5) feet on each side of a centerline described as:

Commencing at the quarter corner common to Sections 4 and 5, Township 2 South, Range 9 West of Willamette Meridian, Tillamook County, Oregon; thence Easterly along the mid-section line of said Section 4 a distance of 540 feet, more or less, to a point of intersection of said mid-section line and a line 5 feet South of the Westerly right-of-way line of the U.S. Navy Access Railroad, being the true point of beginning; thence Southerly 140 feet, more or less, to Coast Guard Pole No. 28; thence South 11° 00'

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East 32 feet to Coast Guard Pole No. 29; thence East to the westerly line of the parcel of land described in the "Exception" to the property herein conveyed and described above.

An easement for electric power transmission line purposes in, over, upon and across land in the County of Tillamook, State of Oregon described as follows:

That portion of the N 1/2 SE 1/4 and N 1/2 of Section 9 and the S 1/2 of Section 4, Township 2 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon, which lies within a strip of land 100 feet in width, the boundaries of said strip lying 50 feet distant from, on each side of and parallel to the survey line of the Salem-Tillamook transmission line, Boyer-Tillamook Section, as now located and constructed on the ground over, across, upon and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 281 + 07 a point on the survey line of the Bonneville Power Administration's Salem-Tillamook transmission line, said point being N. 1324.3 feet and W. 638.4 feet from the Southeast corner of Section 9, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, and being also a point on the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 9, said South line being a portion of the South boundary line of the U.S. Naval Air Station, Tillamook; thence North 0° 31' East through said Section 9, a distance of 838.9 feet to survey station 289 + 45.9; thence North 62° 30' West a distance of 2564.1 feet to survey station 315 + 10.0 Back equals 0 + 00.0 Ahead; thence North 15° 00' East a distance of 2120.7 feet to survey station 21 + 20.7, a point on the North line of said Section 9, said point being North 89° 34' East a distance of 2998.3 feet from the Northwest corner of Section 9 and the Southwest corner of Section 4 of said Township and Range; thence continuing North 15° 00' East through Section 4 a distance of 992.3 feet to survey station 31 + 13.0; thence North 28° 33' West a distance of 1872.6 feet to survey station 49 + 85.6 a point on the East and West center line of said Section 4, being a portion of the North boundary line of the said Naval Air Station said point being South 89° 14' East a distance of 2368.4 feet from the quarter section corner on the West line of said Section 4.

There is also reserved to the United States of America and its assigns, the right for continued storage of a 60 foot diameter hortonsphere identified as Building or Item No. 57 (located Southeasterly of Hangar No. 54) at no cost to the Government until removed, but not beyond a term expiring June 30, 1969.

TO HAVE AND TO HOLD the Property together with all the privileges and appurtenances thereto belonging, unto Grantees, its successors and assigns, forever.

This deed is issued in fulfillment of the Grantor's obligations under a certain Real Estate Contract between the parties hereto dated as of July 12, 1967.

The Property was duly acquired and determined to be surplus to the needs and requirements of the United States of America and assigned to General Services Administration for disposal pursuant to authority contained in the said

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9-4-79

TILLAMOOK

Federal Property and Administrative Services Act as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of August 30, 1979.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

By Ronald J. Boomer
Director, Finance Division
Office of Controller-Administration
Region 10
General Services Administration

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 30TH day of AUGUST, 1979, before the undersigned, a Notary Public in and for the State of Washington, personally appeared RONALD J. BOOMER, to me known to be the Director, Finance Division, Office of Controller-Administration, Region 10, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered and delegated by the Administrator of General Services to execute the said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

James H. Lindback
Notary Public in and for the State of
Washington, residing at AUBURN

*To:
Priggett, Lethbridge & Co
Hood Blimp Blvd
Tillamook, OR 97141*

*231.571
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9-4-79*

237271

State of Oregon, County of Tillamook
I hereby certify that the foregoing instrument
was received for record at:

SEP 4 11 32 AM '79

2005 106

Tillamook County Official Records
I hereby certify that the foregoing instrument
was received for record at:
Tillamook County Clerk
Deputy

[Signature]

TILLAMOOK

697

Date: May 9, 2022

RE: Incomplete application for Partition Application 851-22-000147-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be **incomplete**.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

Tillamook County Department of Community Development
Attn: Angela Rimoldi – Planning Technician
1510 B Third Street
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**April 11, 2022**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

- ^{am providing} I ~~intend to provide~~ the additional material identified in the attached correspondence from the Department of Community Development.
- [] I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

Terry J. Jones
Signed and Acknowledged (Applicant)

5-12-22
Date

