



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

**PARTITION #851-22-000252-PLNG:
RICHARDSON & JONES
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: September 26, 2022
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

- Request:** Partition request to create two (2) residential parcels (Exhibit B).
- Location:** Located southeast of the Incorporated City of Tillamook, via a private easement off Chance Road, a county road. The subject property is designated as Tax Lot 2800 of Section 3, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** Terry Jones, 11765 Hwy. 101 S., Tillamook, OR. 97141
- Property Owner:** Randy & Michelle Richardson, 9025 Chance Rd., Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is accessed via a private easement off Chance Road, is rectangle shaped, approximately 5 acres in size, has no improvements and vegetated with grasses and trees (Exhibit A). Topography of the subject property is generally flat with some sloped areas. The subject property is located within an area primarily devoted to residential and forest use. The subject property is surround by properties also zoned RR-2 to the north and west, and properties zoned Forest (F) to the south and west (Exhibit A).

The subject property is located within an area of geologic hazard, does not contain any 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 41057C0595F) (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 this section be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

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

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on August 22, 2022. One (1) comment was received from Public Works (Exhibit C).

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

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

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

Findings: The preliminary Partition Plat proposes creation of two (2) parcels (Exhibit B). The applicability of the RR-2 zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

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

Findings: The preliminary plat confirms access to the subject property and subsequent parcels remains via a private easement off Chance Road (Exhibit B).

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

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

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

Findings: The subject property is served by the Long Prairie Water District and on-site wastewater. A water availability letter from the Long Prairie Water District is included in the Applicant’s submittal (Exhibit B). A notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

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

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

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

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.*
- ...*
- (e) The minimum lot width and depth shall both be 100 feet.*
- (f) The minimum front yard shall be 20 feet.*
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*
-*

Findings: The applicant has provided a preliminary plat confirming the two (2) parcels to be created by the partition meet the 2-acre minimum requirements for lot size, as well as the 100 feet lot width and depth dimensions as outlined above (Exhibit B). The subject property has no improvements; therefore, setback requirements do not apply (Exhibit B). Staff finds these standards have been met.

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

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

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

.....

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

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

IV. DECISION: APPROVED WITH CONDITIONS

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

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

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on October 10, 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 access road shall be maintained in accordance with the requirements outlined in the April 22, 2022, letter from the Tillamook County Public Works Department.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. 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.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

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

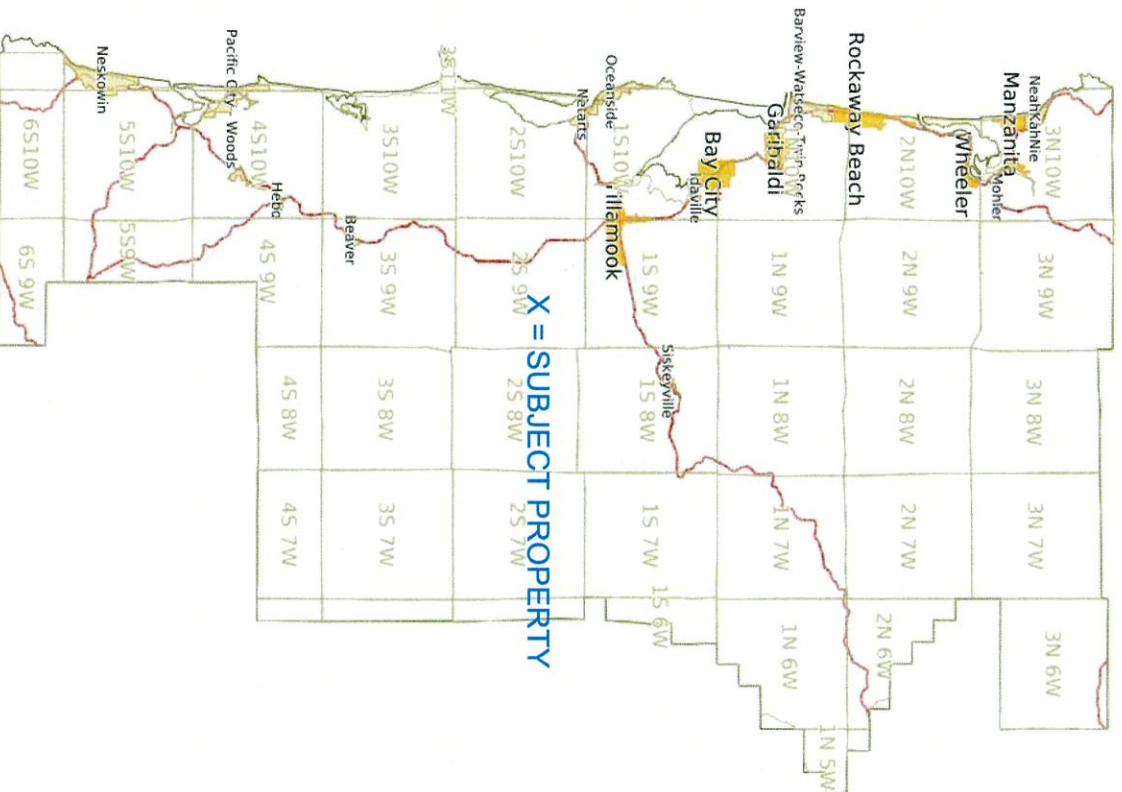
VI. EXHIBITS:

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

- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comment

EXHIBIT A

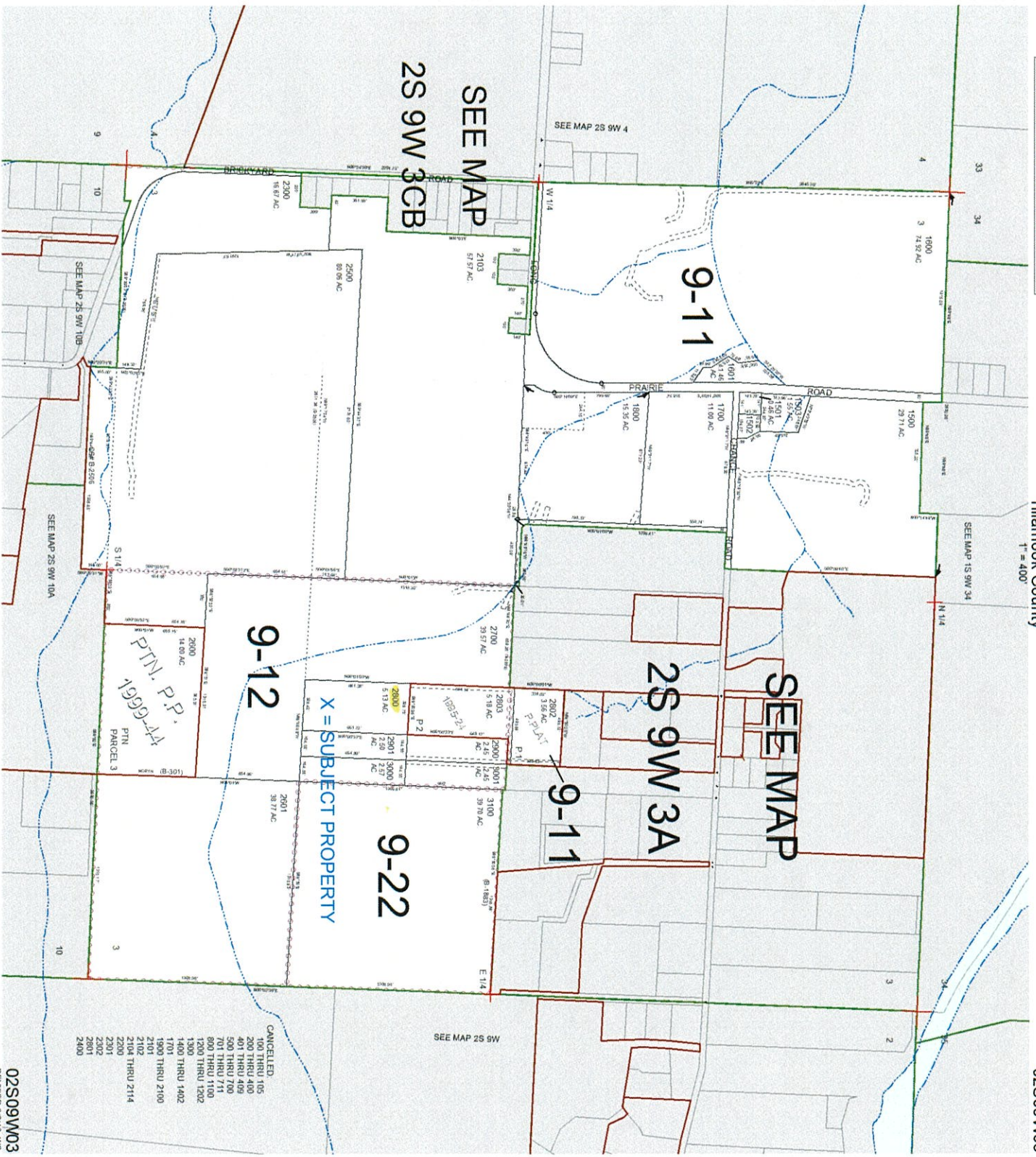
Map - VICINITY



FOR ASSESSMENT AND TAXATION ONLY; NOT SUITABLE FOR LEGAL ENGINEERING OR SURVEY PURPOSES

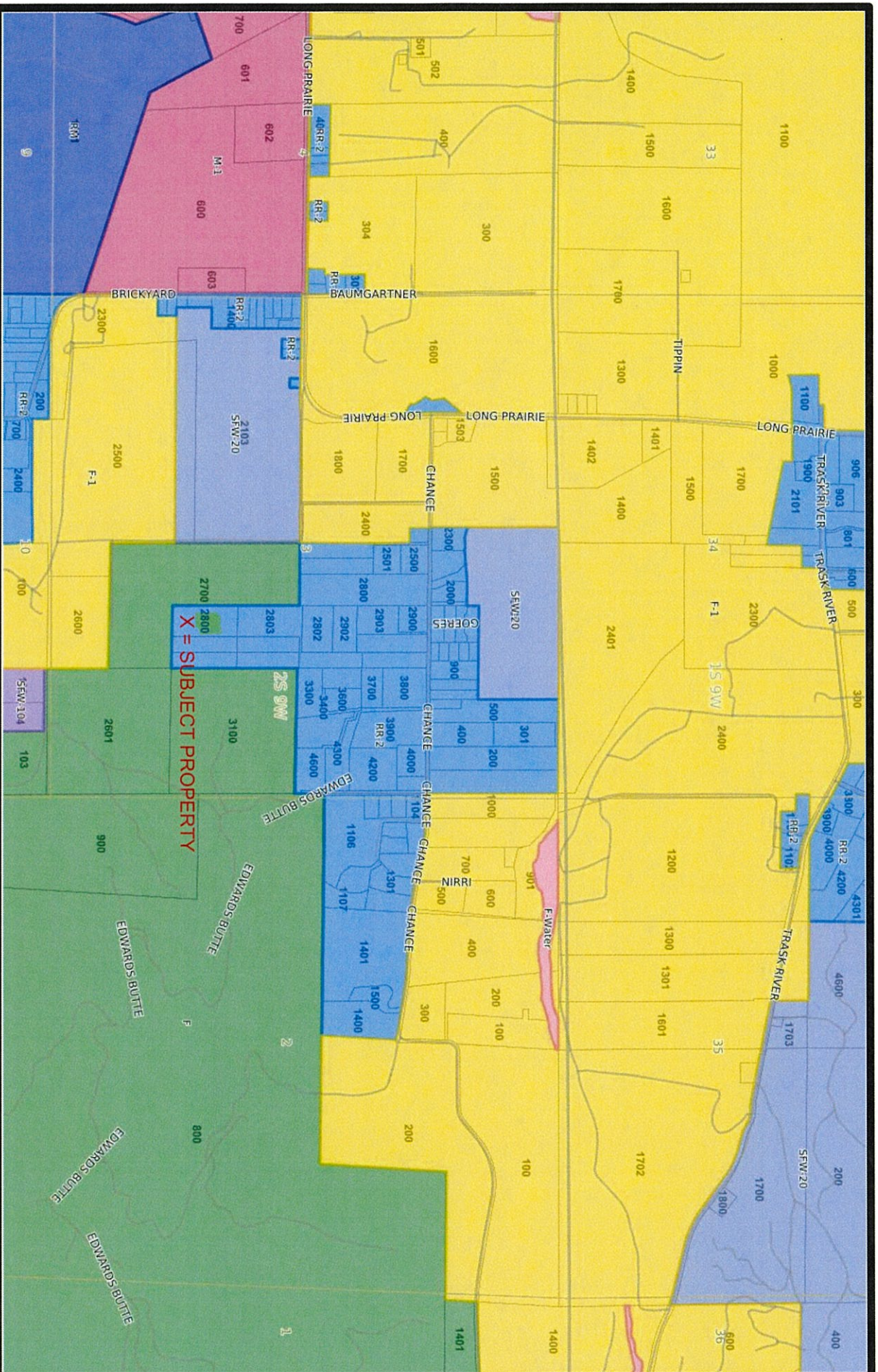
SECTION 3 T.2S. R.9W. WM.
Tillamook County
1" = 400'

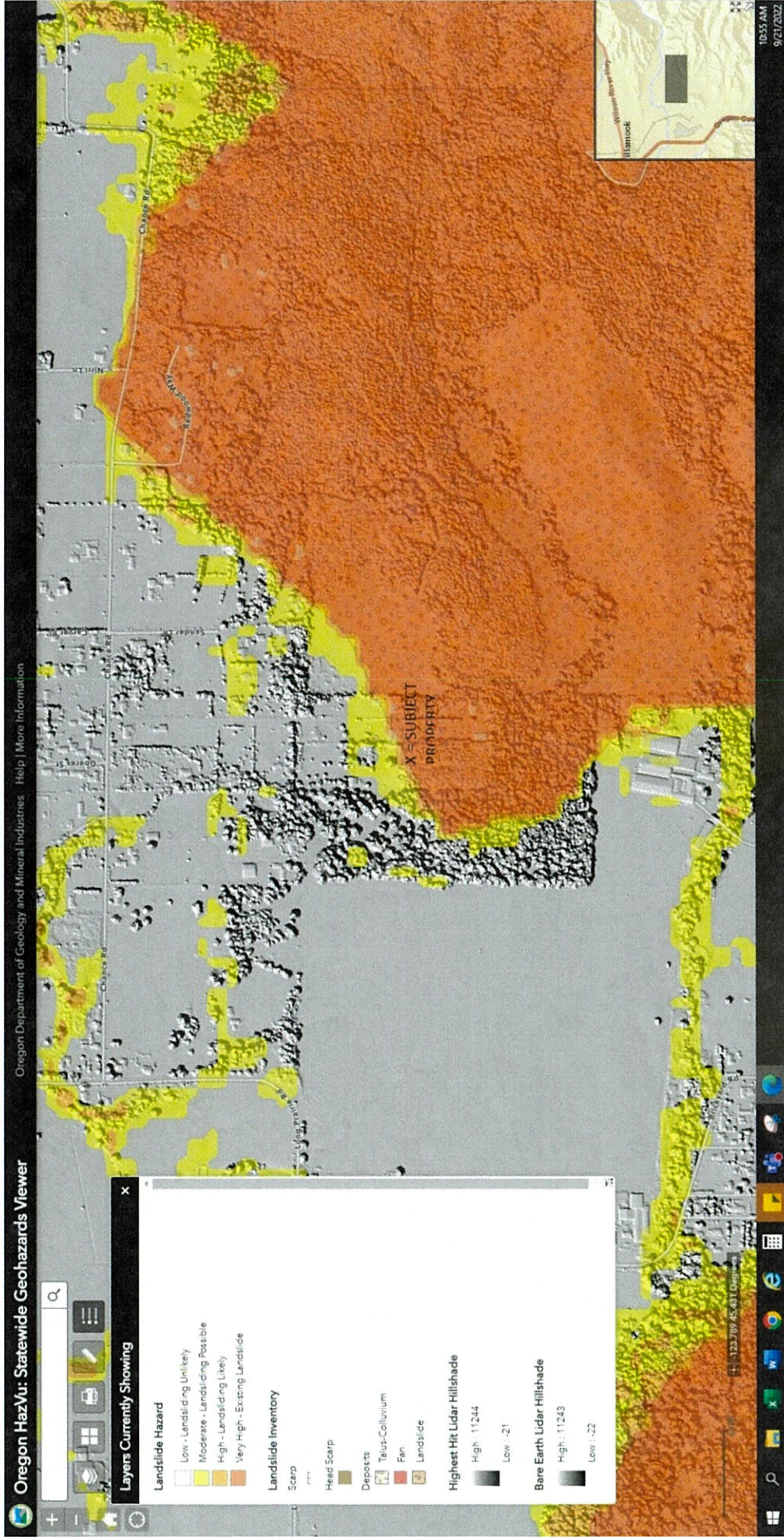
02S09W03



02S09W03
REVISED 3/27/16 WIS

Map - ZONING





Layers Currently Showing

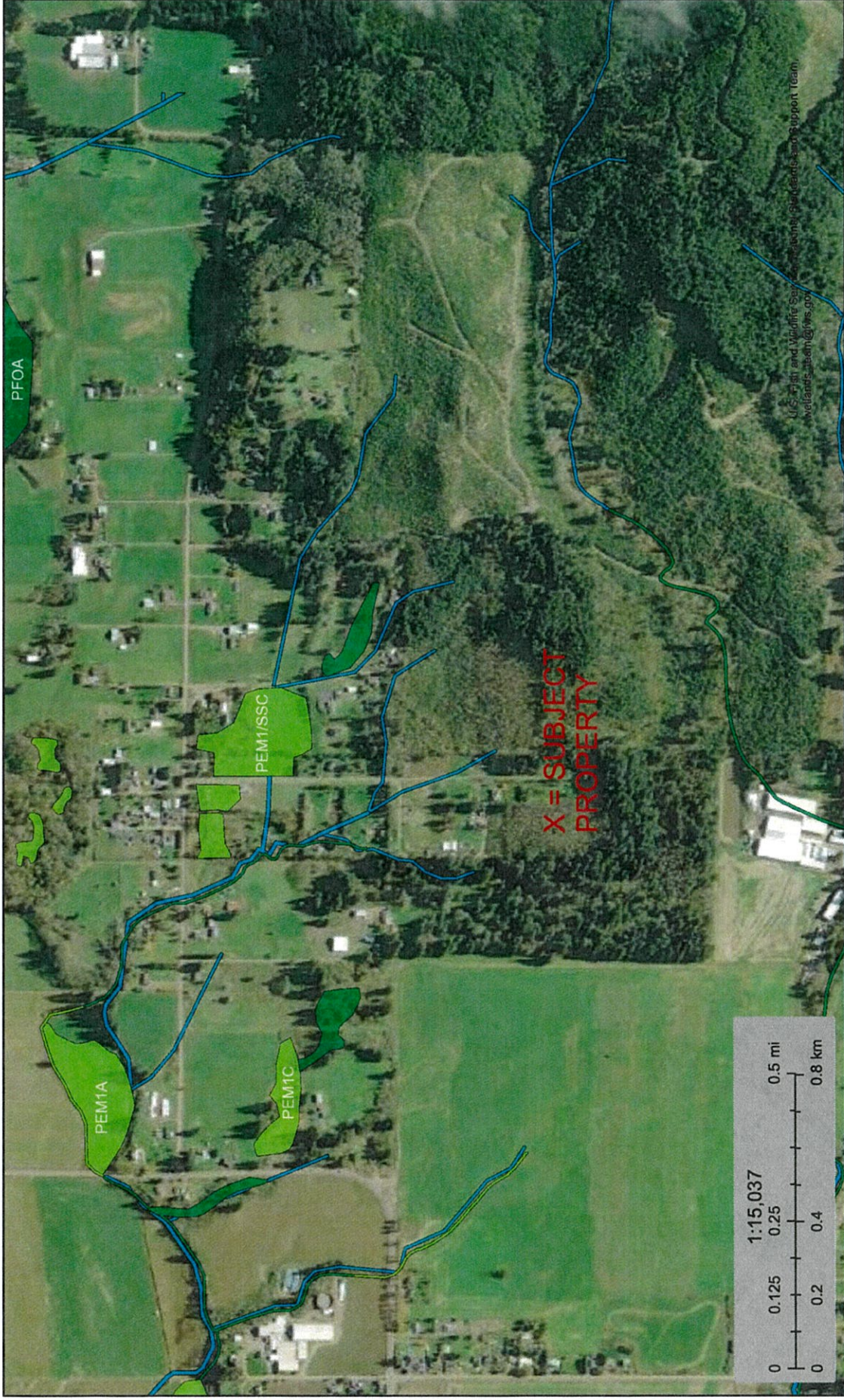
- Landslide Hazard**
 - Low - Landsliding Unlikely
 - Moderate - Landsliding Possible
 - High - Landsliding Likely
 - Very High - Extensive Landslide
- Landslide Inventory**
 - Scarp
 - Head Scarp
 - Deposits
 - Talus-Colluvium
 - Fan
 - Landslide
- Highest Hit Lidar Hillshade**
 - High - 11244
 - Low - 21
- Bare Earth Lidar Hillshade**
 - High - 11249
 - Low - 22



U.S. Fish and Wildlife Service

National Wetlands Inventory

PARTITION #851-22-000252-PLNG



September 21, 2022

Wetlands

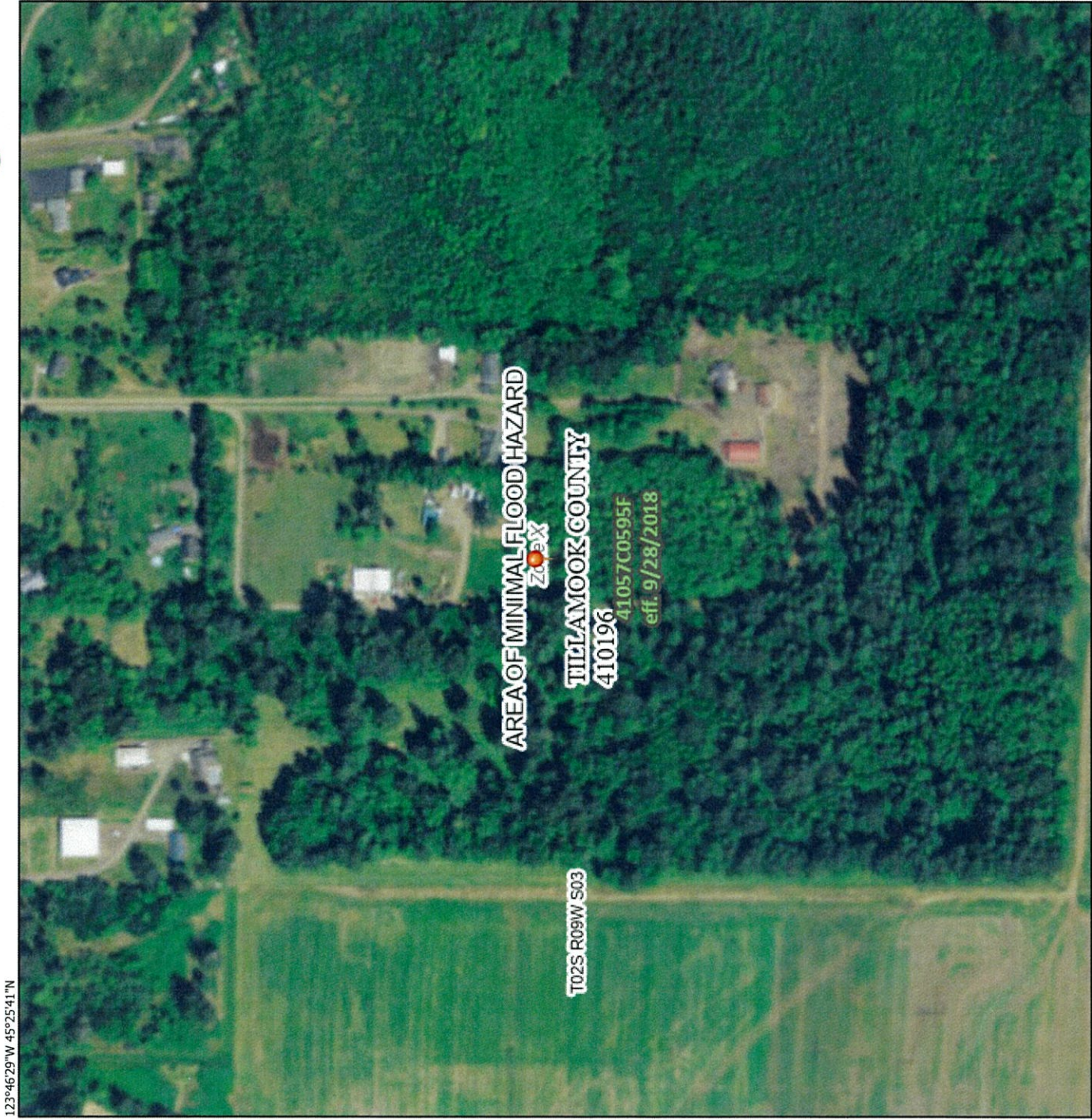
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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

National Flood Hazard Layer FIRMette



123°46'29"W 45°25'41"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, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas 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 *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone D*

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 not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/21/2022 at 2:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Terry L. Jones Phone: 503-801-0967
 Address: 11765 Hwy. 101 South
 City: Tillamook State: OR Zip: 97141
 Email: terryleejones1956@gmail.com

Property Owner

Name: Randy & Michelle Richardson Phone: 503-842-7217
 Address: 9025 Chance Road
 City: Tillamook State: OR Zip: 97141
 Email: none Randy cell phone 503-812-1467

Location:

Site Address: NONE

Map Number:	2S	9	3	2800
	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

 Approved Denied
 Received by:
 Receipt #: 127111
 Fees: 409.-
 Permit No:
 851-22-00252-PLNG

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

Additional Information Required for Subdivisions

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

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


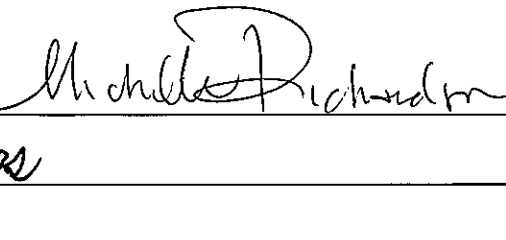
Certificates:

- Title interest & consent 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.

 <small>Property Owner (*Required)</small>	 <small>Applicant Signature</small>	Date 6-22-2022 6-22-22
--	--	------------------------------

PARTITION PLAT 2022

25' WIDE NON-EXCLUSIVE
EASEMENT FOR
UTILITY PLACEMENT PER
BOOK 370, PAGE 784

PARCEL 2 PARTITION
PLAT 1995-24

(S 88°50'25" E 328.45'
(S 88°50'25" E 328.79'
(S 88°50'25" E 328.79'

NEW 25' WIDE
NON-EXCLUSIVE ROAD
ACCESS AND UTILITY
EASEMENT FOR THE
BENEFIT OF PARCEL 2

OLD AREA 5.0 AC

PARCEL 1
AREA 2.5 AC

PARCEL 2
AREA 2.5 AC

BASE OF BEARINGS N 00°10'08" W 861.58'
[S 00°10'08" W 861.58']

330.00' 150.00' 150.00' 330.00'

INITIAL POINT

N 88°46'48" W 328.45'
(S 88°46'48" W 328.45')
(N 88°46'48" W 328.45')

BASIS OF PLAT:
THE LOSS OF BEARINGS IS 11' 01" 00" BETWEEN THE MONUMENT ON THE WEST LINE OF THE SUBJECT PROPERTY AS INDICATED ON MAP P-262

DESCRIPTIVE:

THIS IS A DEPENDENT SURVEY OF 1/4 TRACT DESCRIBED IN INSTRUMENT MAPS 2006-2104, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO 2 PARCELS AS SHOWN ON CHECK. THE MONUMENT WAS LOCATED FROM PLATMENT 2006-2104, 1-40 REDUCED VALUES FROM MAP P-262.

MONUMENT (1) 1'S

- 1) FOUND 1 1/4" NON FERROUS NUTTED TOP 1/2" ABOVE AND HELD BY THE SOUTHWEST CORNER OF THE EAST HALF OF THE COUNTY QUARTER OF THE SOUTHEAST QUARTER, 5/1 MAPS (S 88°46'48" W 328.45')
- 2) FOUND 3/8" RED NYLON PLASTIC CAP MARKED "TLL INC", "TLL" SEE MAP P-262, WITH THE POINT OF BEARINGS
- 3) FOUND 3/8" RED NYLON PLASTIC CAP MARKED "TLL INC", "TLL" SEE MAP P-262, WITH THE POINT OF BEARINGS

SURVEYOR'S CERTIFICATE

I, TERRY JONES, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARTS 1, 2, 3) THE LAND REPRESENTED BY THIS INSTRUMENT WITHIN THE TILLAMOOK COUNTY DEED RECORDS, INSTRUMENT 2006-2104, TILLAMOOK COUNTY DEED RECORDS, MAPS P-262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- 1) FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2007"
- 2) FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" SEE MAP P-262, HELD
- 3) FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" AS NOTED HEREON, HELD
- 4) FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" AS NOTED HEREON, HELD

LEGEND

- () SET 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2007"
- () FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" SEE MAP P-262, HELD
- () FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" AS NOTED HEREON, HELD
- () FOUND 3/8" X 1/4" REBAR WITH PLASTIC CAP MARKED "TLL INC" AS NOTED HEREON, HELD

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I, TERRY JONES, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT FILED AS RECORDED IN PLAT CABINET G - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2022 AT _____ O'CLOCK AS INSTRUMENT NO. _____

TERRY JONES

11765 1971 101 SOUTH
TILLAMOOK, OR, 97141
(503) 801-6967

TERRY L JONES, PLS 2507

DECLARATION

I, RANDY L. RICHARDSON, HAVE THESE PRESENTS THAT RANDY L. AND MICHELLE RICHARDSON, THE PARTITIONERS AS SHOWN ON THE ANNEKED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO 2 PARCELS AND DOES HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED FOR RECORD ON PARCEL 1 IN PARCEL 1 IN PARCEL 2 AS SHOWN ON THE ANNEKED MAP.

RANDY L. RICHARDSON MICHELLE RICHARDSON

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF TILLAMOOK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, (2022) BY (RANDY L. RICHARDSON AND MICHELLE RICHARDSON).

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON
COMMISSION NO. _____ DAY OF _____, 20____

APPROVALS

APPROVED MONTH, 20____ 7'S PARTITION, 000-00-0000-PLM.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE
NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENIOR 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, 2022.

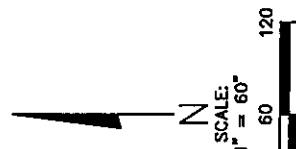
TILLAMOOK COUNTY TAX COLLECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON
COUNTY OF TILLAMOOK
I, TERRY JONES, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____ AT _____ O'CLOCK, AND RECORDED AS INSTRUMENT NO. _____ IN PLAT CABINET B - _____ OF TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

TERRY JONES, COUNTY CLERK

<p>TERRY JONES 11765 1971 101 SOUTH TILLAMOOK, OR, 97141 (503) 801-6967</p>				<p>RANDY RICHARDSON PROPERTY AS DESCRIBED INSTRUMENT #2006-2106 TILLAMOOK COUNTY DEED RECORDS NE 1/4 SECTION 3, T2S, R9W, W1M, TILLAMOOK COUNTY, OREGON</p>	
DATE	JUNE 22, 2022	PLAT	TJ	BOOK	554
RECORDS	TOPCON ES-12	FILED	TJ	BOOK	554
PLAT	PC-3000	FILED	TJ	BOOK	554



May 10, 2022

This letter is to confirm water service availability to two tax lots located within the Long Prairie Water District, currently one tax lot identified as 2S09 03 02800 in Tillamook County.

Please let us know if you have any questions regarding such.

Nonda Zwald

Nonda Zwald

Operator

Long Prairie Water District



PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

Randy Richardson
9025 Chance Road
Tillamook, OR 97141

RE: T01S R09W Sec. 03A
Access Road Improvement Review
Chance Rd.; Tillamook County Road #771

April 22, 2022

Dear Randy:

Tillamook County Engineering staff review of your proposed improvements to the private access road is complete with the following conclusion.

The access road under consideration is located at +/- MP 0.5 east of Long Prairie Road along Chance Road and then extending south as described in the recorded Partition Plat #P-253. To accommodate future residential development at the south end of the access road current Tillamook County Ordinance requires that vehicular traffic be provided opportunity to pass or pull out of the travel lane and provide adequate lane width for emergency vehicles to access residential properties.

The access road under review provides a long, straight, flat, open field of view allowing traffic to visually identify upcoming obstructions or oncoming traffic. Based on the open nature of the existing conditions, providing a vehicle turnout near the midpoint of the roadway is an approvable option.

Attached to this letter is an aerial marked up with the general location reviewed and approved by Public Works.

The road improvement approved under this review is based on the following conditions:

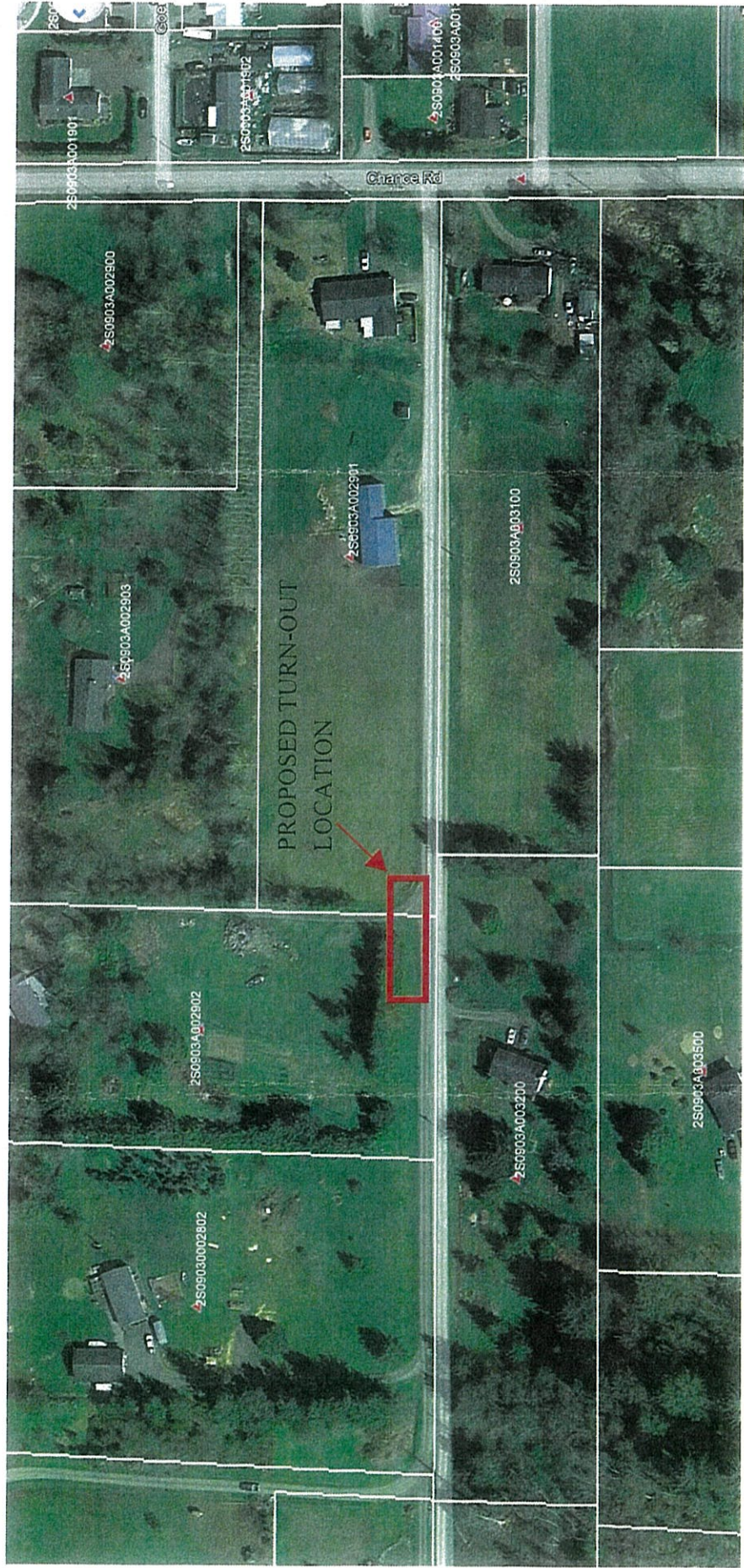
1. The existing approach to Chance Road is required to be maintained in its current condition.
2. Issuance of this approval in no way provides approval to alter or complete construction of any kind on the private property of land owned by others without their written approval.
3. Prior to the commencement of any work in public rights of way under Tillamook County Jurisdiction, by contractors or private parties, certification of liability insurance is required to be reviewed and accepted by the Tillamook County Public Works Department.
4. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.

Sincerely,

A handwritten signature in black ink that reads "Ronald E. Newton".

Ron Newton, LSI
Engineering Technician III

ACCESS ROAD IMPROVEMENT REVIEW
FOR RANDY RICHARDSON
T02S R09W SEC. 03A
+/- 0.5 MILE EAST OF LONG PRAIRIE RD
EXTENDING SOUTHERLY AS SHOWN
ON CS - #P-253
04-22-22 - TCPW



AFTER RECORDING RETURN TO:
SEND TAX STATEMENTS TO:
RANDY L. RICHARDSON, ET UX
9025 CHANCE ROAD
TILLAMOOK OR 97141

Tillamook County, Oregon 2006-002106

03/15/2006 01:25:30 PM

DEED-DWARR

\$10.00 \$11.00 \$10.00 - Total = \$31.00



00044657200600021060020028

I hereby certify that the within
Instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.



Tassi O'Neill, Tillamook County Clerk

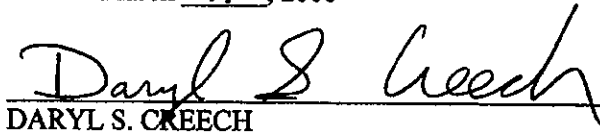
STATUTORY WARRANTY DEED

DARYL S. CREECH, hereinafter called Grantors, conveys and warrants RANDY L. RICHARDSON and MICHELLE RICHARDSON, as tenants by the entirety, hereinafter called Grantees, free of encumbrances except as specifically set forth herein, all that real property situated in Tillamook County, Oregon, more particularly described in the attached Exhibit "A".

The true and actual consideration paid for this conveyance is \$73,000.00.

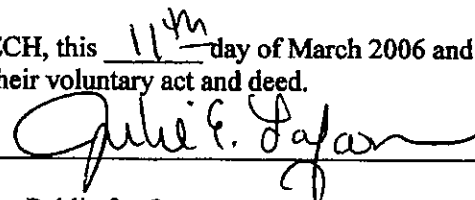
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except: 1) Rights of the public in and to that portion lying within streets, roads and highways. 2) An easement, including the terms and provisions thereof, to Tillamook People's Utility District, a municipal corporation, recorded June 20, 1980, in Book 270, Page 73. 3) An easement, including the terms and provisions thereof, to Tillamook People's Utility District, a municipal corporation, recorded September 2, 1980, in Book 271, Page 753. 4) Agreement for Easement, including the terms and provisions thereof, recorded July 11, 1995, in Book 370, Page 784.

Dated: March 11, 2006


DARYL S. CREECH

STATE OF OREGON)
) ss.
County of Tillamook)

Before me personally appeared DARYL S. CREECH, this 11th day of March 2006 and acknowledged the foregoing instrument to be of their voluntary act and deed.


Notary Public for Oregon

My Commission Expires:

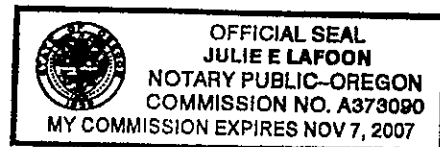


EXHIBIT "A"

A parcel of land located in Section 3, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon, described as follows:

Beginning at the Southwest corner of the East half of the Northwest quarter of the Southeast quarter of said Section 3 being marked by a 1-1/4" iron pipe;
thence North 00° 01' 09" West along the West line of the East half of the Northwest quarter of the Southeast quarter of said Section 3, 661.38 feet to a 5/8" rebar with yellow plastic cap stamped "HLB INC";
thence South 88° 50' 25" East 328.75 feet to a point which is 329.10 feet Westerly as measured perpendicular to the East line of the Northwest quarter of the Southeast quarter of said Section 3, being marked by a 5/8" rebar with yellow plastic cap stamped "HLB INC";
thence South 00° 00' 33" West parallel to the East line of the Northwest quarter of the Southeast quarter of said Section 3, 661.72 feet to the South line of the East half of the Northwest quarter of the Southeast quarter of said Section 3, being marked by a 5/8" rebar with yellow plastic cap stamped "HLB INC";
thence North 88° 46' 49" West along the South line of the East half of the Northwest quarter of the Southeast quarter of said Section 3, 328.42 feet to the point of beginning.

TOGETHER WITH use of an easement as described in Book 275, Page 751, recorded April 28, 1981, Deed Records of Tillamook County, Oregon.

ALSO TOGETHER WITH an easement as described in Book 370, Page 784, recorded July 11, 1995, Deed Records of Tillamook County, Oregon.

EXHIBIT C

Angela Rimoldi

From: Lynn Tone
Sent: Monday, August 22, 2022 1:49 PM
To: Angela Rimoldi
Subject: FW: 851-22-000252-PLNG

From: Ron Newton <rnewton@co.tillamook.or.us>
Sent: Monday, August 22, 2022 1:42 PM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: Re: 851-22-000252-PLNG

Lynn

The improvements noted in my letter to Richardson, and included in this packet, satisfy transportation improvement requirements upon their completion for the proposed partition.

Thank you.

Ron Newton
Engineering Tech. III
Tillamook County Public Works
Working Remote
Until Further Notice
Cell - (503) 812-1441

"The two most important days in your life are the day you are born, and the day you find out why"
Mark Twain

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Monday, August 22, 2022 1:38 PM
To: ESTES Brett DLCDC <Brett.ESTES@dlcd.oregon.gov>
Subject: 851-22-000252-PLNG

Please see attached for Notice of Administrative Review; Partition Request 851-22-000252-PLNG: Richardson & Jones.



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized

review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.