



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

**PARTITION REQUEST #851-22-000330-PLNG:
L&C TRL, LLC / 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*

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: September 26, 2022**

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

#851-22-000330-PLNG: Partition request to create a 10.15 acre parcel to be annexed into the City of Rockaway Beach in accordance with approved Zone Change/Map Amendment request #851-21-000069-PLNG, a request for the expansion of the City of Rockaway Beach Urban Growth Boundary to accommodate approximately 10.15 acres of Forest (F) zoned land to Rockaway Beach Public Facilities (PF) Zone for future relocation of the City of Rockaway Beach’s critical facilities outside of the Tsunami Hazard Overlay Zone. The subject property (parent parcel) is accessed via 3rd Ave. and Palisade St., both City of Rockaway Beach maintained roads, is identified as Tax Lot 6000 of Section 00, Township 2 North, Range 10 West and zoned Tillamook County Forest (F) zone. The applicant is Dallas Esplin, and the owner is L & C TRL, LLC.

Written comments received by the Department of Community Development **prior to 4:00p.m. on October 10, 2022**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than October 11, 2022.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750-feet of the exterior boundaries of the subject parcel 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.

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: <https://www.co.tillamook.or.us/> 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 3440 or email: arimoldi@co.tillamook.or.us

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

PARTITION: 851-22-000330-PLNG - L & C TRL, LLC / DALLAS ESPLIN

REVIEW CRITERIA

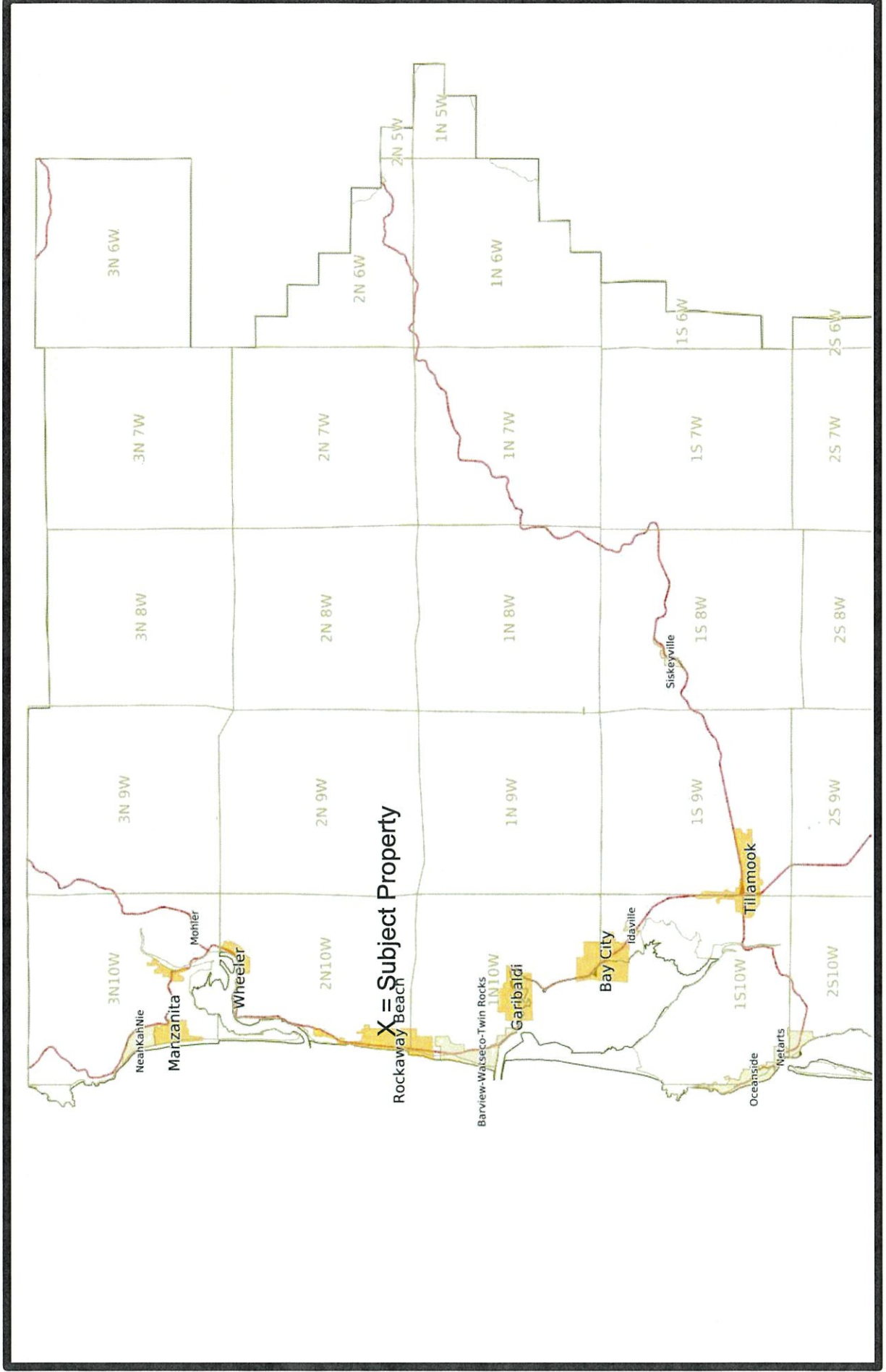
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

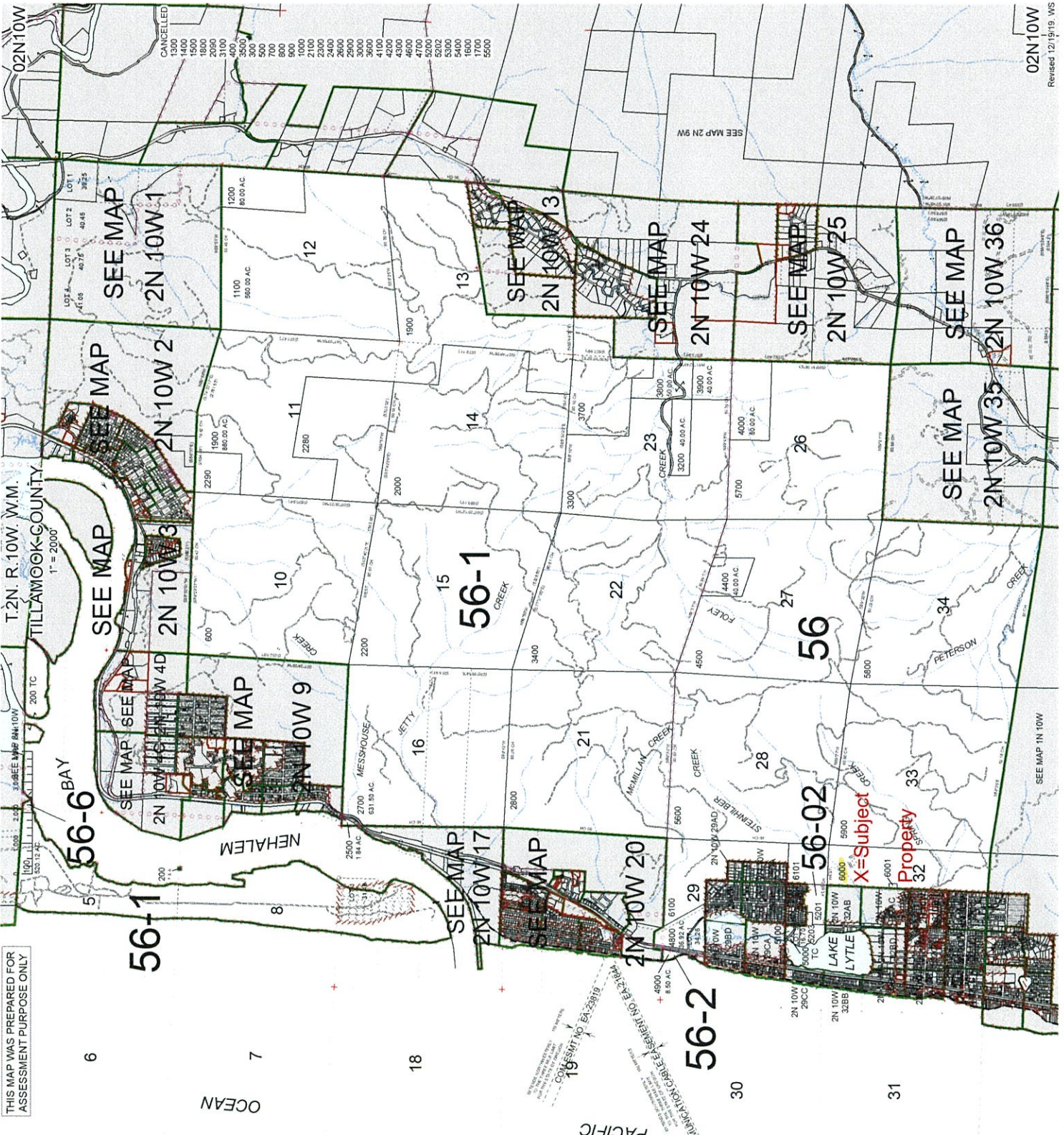
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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.

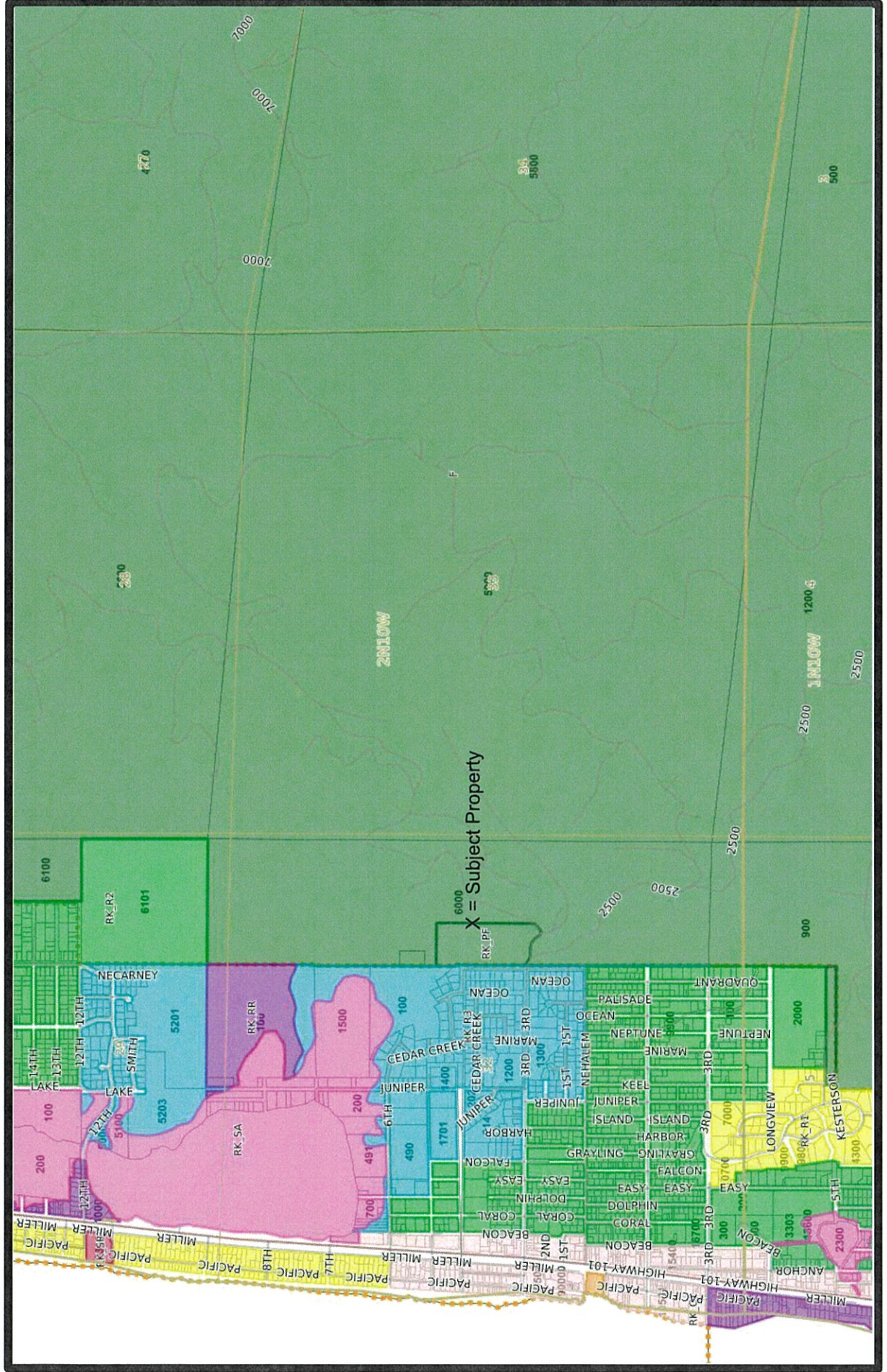
Map - Vicinity



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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: L & C TRL LLC Phone: 503-710-9823
 Address: PO BOX 9307
 City: PORTLAND State: OR Zip: 97207
 Email: greenwoodresources.com mark.garrigues@GWRglobal.com

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #: 128042
Fees: 1100-
Permit No: 851-22-000330PLNG

Location:

Site Address:

Map Number: 2N 10W 00 6000
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:
<u>PARCEL 1 WILL HAVE SEWER AND WATER PROVIDED BY CITY OF ROCKAWAY</u> |
| <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 | <u>PARCEL 2 IS A LARGE FOREST TRACT THAT WILL NOT BE BUILT ON</u> |
| <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 | | |

- 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.

Mark W. Grew
 Property Owner (*Required)

Jallas Eplin
 Applicant Signature

July 25, 2022

Date

JULY 19, 2022

Date

SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UNSURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THE LANDS DESCRIBED IN INSTRUMENT #2017-220, PARCEL 8, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.

EXCEPTING THEREFROM THE MINERAL ESTATE RESERVED BY TILLAMOOK COUNTY IN THAT CERTAIN TAX DEED DATED OCTOBER 19, 1986 (BOOK 318, PAGE 314), TILLAMOOK COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO TILLAMOOK PEOPLE'S UTILITY DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED APRIL 14, 1983, IN BOOK 286, PAGE 556, TILLAMOOK COUNTY RECORDS.

ALSO EXCEPTING ANY PORTION THEREOF OUTCLAIMED TO TIMBERLAKE LLC AND PENTORE BY SIMPSON TIMBER COMPANY UNDER THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JUNE 28, 1997 (BOOK 3 87, PAGE 801), TILLAMOOK COUNTY RECORDS.

THE INITIAL POINT OF WHICH IS THE EAST 1/16 CORNER BETWEEN SECTION 29 AND 32, BEING MARKED WITH A 1 1/2" IRON PIPE.

APPROVALS

APPROVED _____, 2023 AS PARTITION, 851-- _____-PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

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

TILLAMOOK COUNTY TAX COLLECTOR _____

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > SLS.
COUNTY OF TILLAMOOK > SLS.

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

BY: _____
TASSI O'NEIL, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

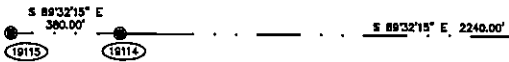
STATE OF OREGON > SLS.
COUNTY OF TILLAMOOK > SLS.

I, TASSI O'NEIL, 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 OF SAME, AS RECORDED IN PLAT CABINET B- _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____.

TASSI O'NEIL _____

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83827

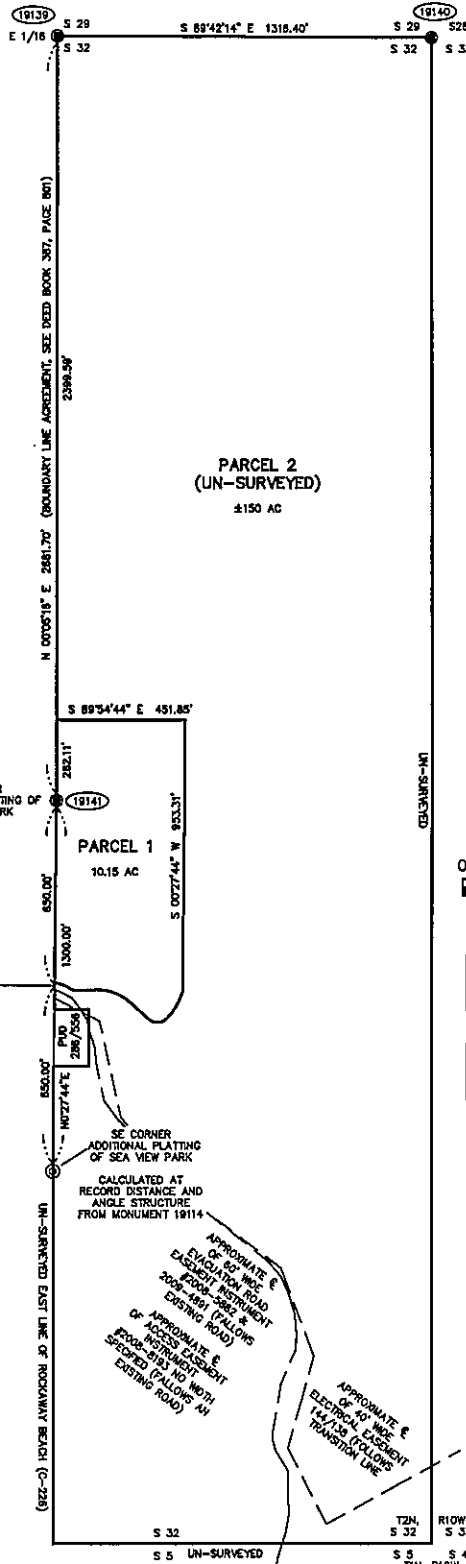


DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT L&C TRS LLC, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED, BY AFFIDAVIT OF CONSENT RECORDED IN THE TILLAMOOK COUNTY CLERK'S RECORDS AS INSTRUMENT 2022-_____, THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

NOTES REGARDING EASEMENTS AND EXCEPTIONS LISTED ON TITLE REPORT

- BOOK 318, PAGE 314 MINERAL RIGHTS RESERVED BY TILLAMOOK COUNTY, NEAR THE NE 1/4 NE 1/4 SECTION 32, AFFECTS PARCEL 1 NOT PARCEL 2
- BOOK 144, PAGE 138 TILLAMOOK PUD 40' WIDE ELECTRICAL EASEMENT ALONG EXISTING POWERPOLES SHOWN HEREON
- BOOK 188, PAGE 333 OREGON BORD OF FORESTRY 60' WIDE ACCESS EASEMENT, SEVERAL SECTIONS AWAY (IN SECTIONS 17, 20, AND 21, T1N, R10W, W1M.) NOT APPLICABLE
- INSTRUMENT #2008-5882 TILLAMOOK COUNTY 80' WIDE EVACUATION ROAD EASEMENT ALONG AN EXISTING ROAD SHOWN HEREON
- INSTRUMENT #2008-7729 GREEN DIAMOND, 60' WIDE WATERLINE EASEMENT, SEVERAL SECTIONS AWAY (IN SECTIONS 22, 23, 24, T2N, R10W, W1M.) NOT APPLICABLE (IT IS POSSIBLE THAT THIS EASEMENT BENEFITS THE L&C TRS LLC TRACT SHOWN HEREON, MORE RESEARCH IS REQUIRED TO VERIFY)
- INSTRUMENT #2008-7729 GREEN DIAMOND, 60' WIDE ROAD ALONG EXISTING ROADS, SEVERAL SECTIONS AWAY (IN SECTIONS 22, 23, 24, 27, 34, T2N, R10W, W1M.) NOT APPLICABLE (IT IS POSSIBLE THAT THIS EASEMENT BENEFITS THE L&C TRS LLC TRACT SHOWN HEREON, MORE RESEARCH IS REQUIRED TO VERIFY)
- INSTRUMENT #2008-7723 NESTUCCA FORESTS 60' WIDE ROAD ALONG EXISTING ROADS, SEVERAL SECTIONS AWAY (IN SECTIONS 17, 18, 21, 28, 33, T2N, R10W, AND SECTIONS 2, 9, 17, 18, 20, T1N, R10W, W1M.) NOT APPLICABLE
- INSTRUMENT #2008-8193 AMERICAN TOWER LP, 100' X 100' LEASED AREA WITH ACCESS. LEASED AREA IS NOT ON THE L&C TRS LLC TRACT SHOWN HEREON, HOWEVER THE ACCESS IS ON THE L&C TRS LLC TRACT AS SHOWN HEREON.
- INSTRUMENT #2008-4891 TILLAMOOK COUNTY 80' WIDE EVACUATION ROAD EASEMENT ADDS TO EASEMENT IN INSTRUMENT #2008-5882, ALONG AN EXISTING ROAD. THE NEW ROAD (NOT THE ROAD INCLUDED IN INSTRUMENT #2008-5882) IS SEVERAL SECTIONS AWAY IN SECTIONS 4 AND 5, T1S, R10W, W1M. NOT APPLICABLE
- INSTRUMENT #2017-221 TRANSFER EASEMENTS WHEN PROPERTY WAS PURCHASED, APPLICABLE BUT DOESN'T CREATE ANY NEW EASEMENTS



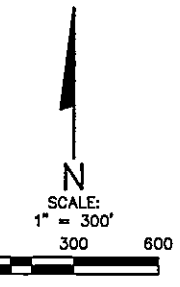
PAGE 1 OF 2
L&C TRS LLC - CONSENT TO PUD/DOCK PERMITS - CITY - PAN - ZLDING RECORDS

PARTITION PLAT FOR:
CITY OF ROCKAWAY BEACH
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,
T2N, R10W, W1M.
TILLAMOOK COUNTY, OREGON

L&C TRS LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

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11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

L&C TRS LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dallas W. Esplin

OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83827
RENEWS: DECEMBER 31, 2023

PARTITION PLAT 2023-

PARTITION PLAT 2023-

**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: -4,800,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1.000 000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON
COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET",
VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE
0007 RECORDS)

19115 NORTH THIRD AVE (PARK ST 60') 19114

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 SOUTH 89°32'15" EAST BETWEEN MONUMENTS 19115 AND 19114.

THIS IS A ROTATION OF 0°08'44" COUNTERCLOCKWISE FROM MAP B-2003

NARRATIVE

THIS IS A DEPENDENT SURVEY OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

THE WEST LINE OF THE NE 1/4 HAS NOT BEEN DETERMINED. I HELD THE EAST LINE OF ADDITIONAL PLATTING OF SEA VIEW PARK AND THE EAST LINE OF BEALS' ADDITION TO LAKE LYTLE AND THE EAST LINE OF ROCKAWAY BEACH FOR THE WEST BOUNDARY OF THE SUBJECT TRACT.

MONUMENT 19139 AND MONUMENT 19141 WERE HELD FOR THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 587, PAGE 801 AND WERE HELD FOR THE EAST BOUNDARY OF BEALS' ADDITION TO LAKE LYTLE, AND AN EXTENSION THEREOF SEE MAP B-2003.

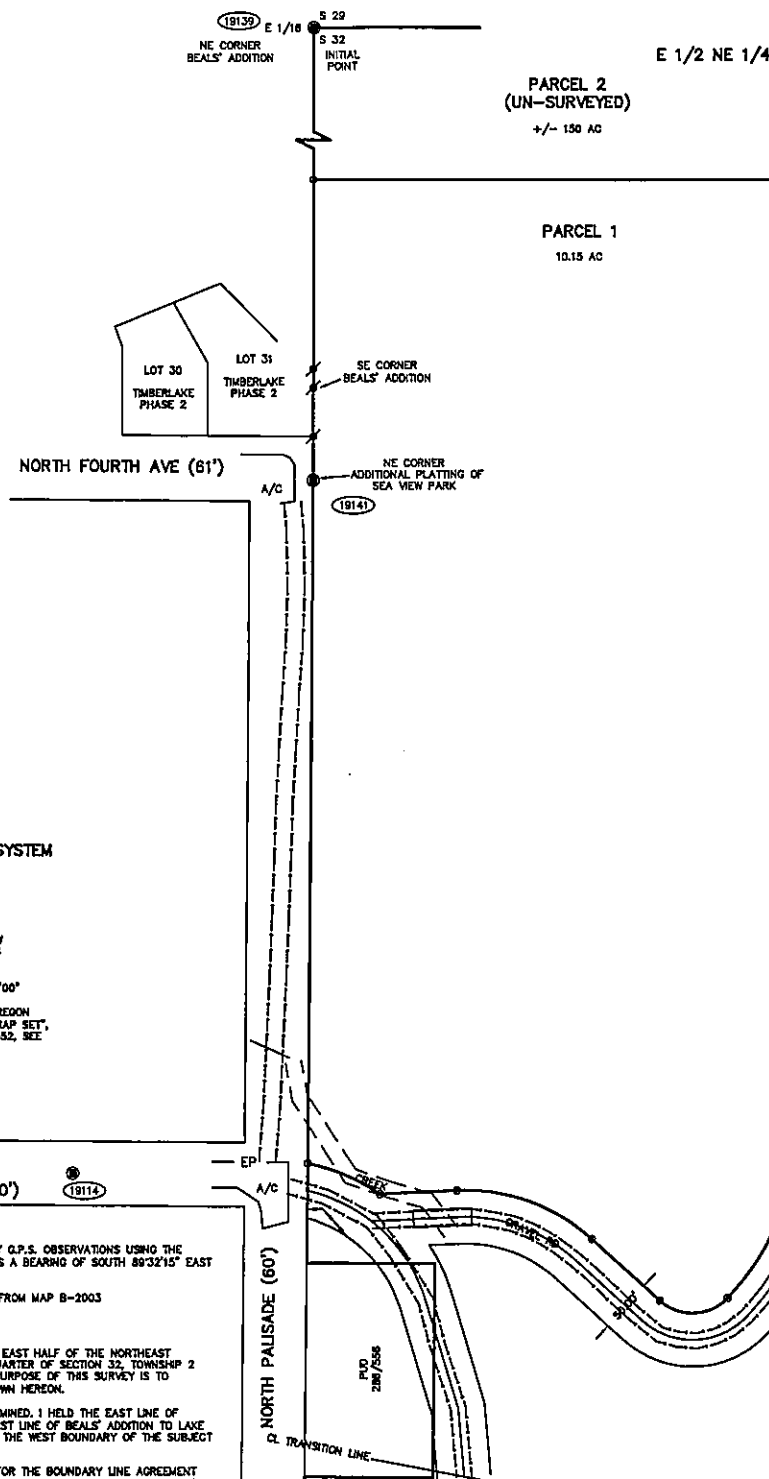
THE PLAT OF SEA VIEW PARK, MAP C-22 AND THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25 WERE LAID OUT AT THE RECORD DISTANCES AND HOLDING THE RECORD ANGLE STRUCTURE, FROM THE TWO CENTERLINE MONUMENTS (MONUMENTS 19115 AND 19114) IN NORTH THIRD AVENUE (PARK STREET).

THE PUD TRACT WAS LAID OUT USING RECORD DEED DISTANCES AND HOLDING THE RIGHT ANGLE STRUCTURE OFF OF THE EAST LINE OF THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP C-340 OR B-2003, AT POSITION
- ⊙ FOUND MONUMENT AS NOTED, HELD
- ⊕ CALCULATED CORNER
- ⊙ RECORD VALUE FROM PLAT OF SEA VIEW PARK, MAP C-22 OR PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25
- | } RECORD VALUE MAP B-2003
- NO () OR | } MEASURED VALUE

SE CORNER
ADDITIONAL PLATTING OF SEA VIEW PARK
CALCULATED AT RECORD DISTANCE AND
ANGLE STRUCTURE FROM MONUMENT 19114



MONUMENT NOTES

- 19114 FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, TOP FLUSH WITH THE ROAD SURFACE, STAMPED "1985", AT CL CL NORTH THIRD AVE (PARK STREET) AND NORTH EAST STREET (WOODBURRY AV), HELD. SEE MAPS A-6084 AND A-5248
- 19115 FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, TOP FLUSH WITH THE ROAD SURFACE, STAMPED "1985", AT CL CL NORTH THIRD AVE (PARK STREET) AND NORTH CORAL STREET (EMXSON AV), HELD SEE MAPS A-6084 AND A-5248
- 19139 FOUND 1 1/2" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.5' BELOW GROUND, SEE MAP F-40-139, HELD FOR EAST 1/18 CORNER AND NORTHEAST CORNER OF PLAT OF BEALS' ADD. TO LAKE LYTLE, WITH AXLE 0.3' SOUTH
- 19140 FOUND TILLAMOOK COUNTY BRASS CAP IN 10" CONCRETE CYLINDER, STAMPED "TINNIROW S29 S28 S32 S33 1990", SEE REWITNESS BOOK 7, PAGE 27 AND MAP F-40-139
- 19141 FOUND 2" STAINLESS STEEL PIPE WITH 2 1/4" BRASS CAP STAMPED "NE CORNER SEA VIEW PARK LS 2507 1998" IN CONCRETE, SEE MAP B-2003, HELD

PAGE 2 OF 2
OLD-FILES/PLATS/STRUCK-DOWN (OLD-DWG)
PAR/VB-CITY-PAR-22ING
FLEORS

PARTITION PLAT FOR:
CITY OF ROCKAWAY BEACH
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,
T2N, R10W, W.M.

TILLAMOOK COUNTY, OREGON

DATE	PREPARED BY	CHECKED BY	DATE

BAKSLIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

REGISTERED PROFESSIONAL LAND SURVEYOR

Dallas W. Esplin

OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWED: DECEMBER 31, 2025

E 1/2 SE 1/4

PARTITION PLAT 2023-

**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: -4,800,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1:000,000 (3346:1)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +3°00'00"
(THE ABOVE INFORMATION IS RECORD FROM "OREGON
COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET",
VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE
0007 RECORDS)

BASIS OF BEARINGS

19115 NORTH THIRD AVE (PARK ST 60') 19114

S 89°32'15" E 380.00'
S 89°32'15" E 2240.00'

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 SOUTH 89°32'15" EAST BETWEEN MONUMENTS 19115 AND 19114.

THIS IS A ROTATION OF 0°08'44" COUNTERCLOCKWISE FROM MAP B-2003

NARRATIVE

THIS IS A DEPENDENT SURVEY OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

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MONUMENT 19139 AND MONUMENT 19141 WERE HELD FOR THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 367, PAGE 801 AND WERE HELD FOR THE EAST BOUNDARY OF BEALS' ADDITION TO LAKE LYTLE, AND AN EXTENSION THEREOF SEE MAP B-2003.

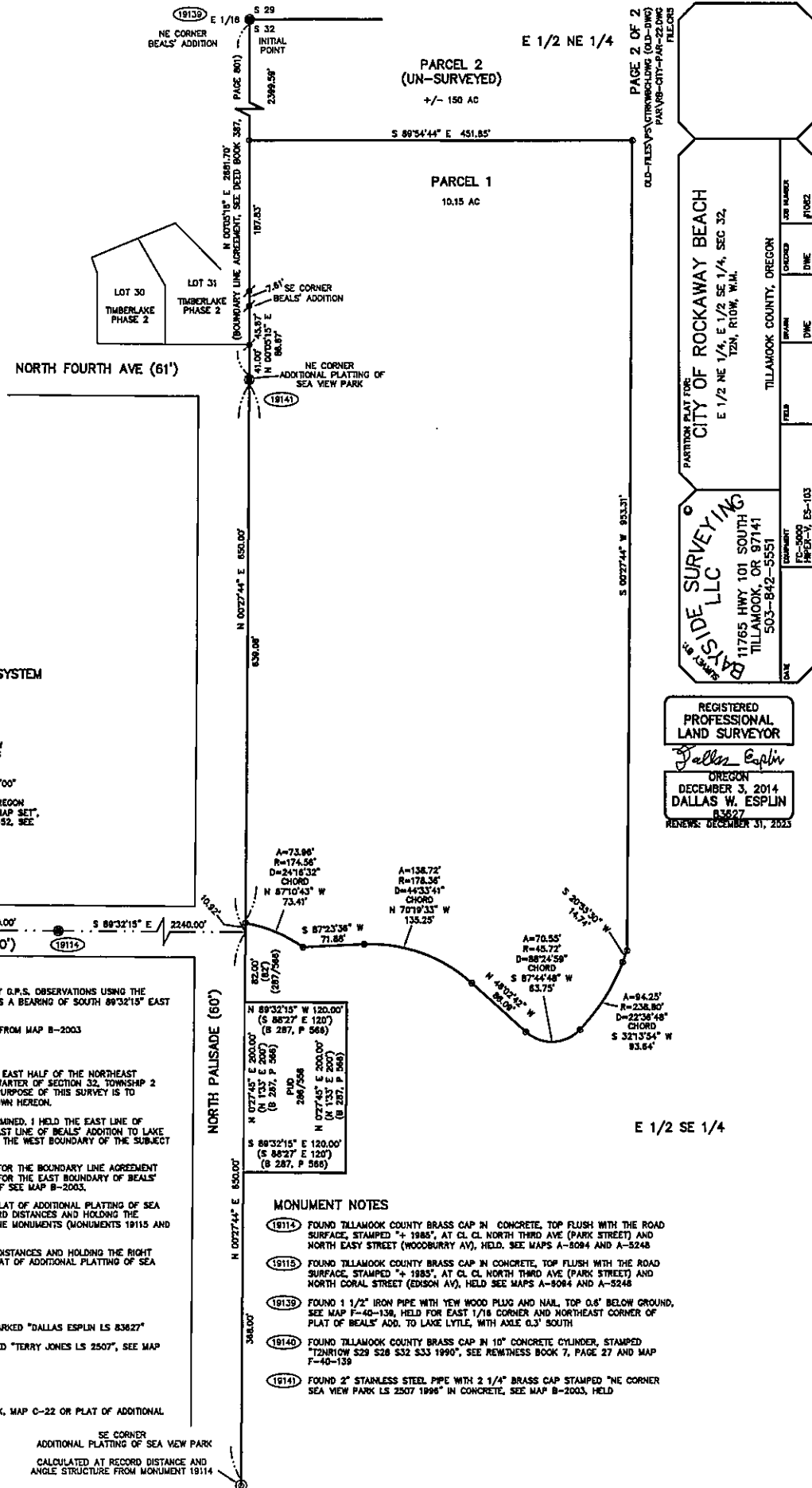
THE PLAT OF SEA VIEW PARK, MAP C-22 AND THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25 WERE LAID OUT AT THE RECORD DISTANCES AND HOLDING THE RECORD ANGLE STRUCTURE, FROM THE TWO CENTERLINE MONUMENTS (MONUMENTS 19115 AND 19114) IN NORTH THIRD AVENUE (PARK STREET).

THE PUD TRACT WAS LAID OUT USING RECORD DEED DISTANCES AND HOLDING THE RIGHT ANGLE STRUCTURE OFF OF THE EAST LINE OF THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- ⚡ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP C-540 OR B-2003, AT POSITION
- ⊙ FOUND MONUMENT AS NOTED, HELD
- ⊙ CALCULATED CORNER
- () RECORD VALUE FROM PLAT OF SEA VIEW PARK, MAP C-22 OR PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25
- [] RECORD VALUE MAP B-2003
- NO () OR [] MEASURED VALUE

SE CORNER
ADDITIONAL PLATTING OF SEA VIEW PARK
CALCULATED AT RECORD DISTANCE AND
ANGLE STRUCTURE FROM MONUMENT 19114



PAGE 2 OF 2
OLD-FILES\5\UTRIB\BOLSON (OLD-DWG)
PAR\18-CITY-PAP-22-DWG
FILED

PARCEL 2 (UN-SURVEYED)
+/- 150 AC

PARCEL 1
10.15 AC

E 1/2 NE 1/4

NORTH FOURTH AVE (61')

NORTH PALISADE (60')

NORTH THIRD AVE (PARK ST 60')

E 1/2 SE 1/4

PARTITION PLAT FOR
CITY OF ROCKAWAY BEACH
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,
T2N, R10W, W14E

TILLAMOOK COUNTY, OREGON

BAYSIDE SURVEYING LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas Esplin
OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEW: DECEMBER 31, 2023

DATE	PREPARED	REVISION	DATE	BY



City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 EIN 93-6002245

9/13/22

Re: Water & Sewer to be supplied to 2N1000 00 6000 Partition lot

This letter is to provide documentation that the City of Rockaway Beach will provide water and sewer to the new lot once it has been partitioned from lot 6000.

Please contact me with any questions or requirement for additional documentation.

Dan Emerson

Dan Emerson
Public Works Superintendent
publicworks@corb.us
503 374 1752

DEED-DQUIT
\$20.00 \$11.00 \$21.00 \$10.00 - Total = \$62.00



00177876201800016610040046

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

Tassi O'Neil, Tillamook County Clerk

After recording return to: *AND*
TAX STATEMENTS.
L&C TRS LLC
c/o Kyle D. Torseth
GreenWood Resources, Inc.
1500 SW 1st Avenue, Suite 1150
Portland, OR 97201

QUITCLAIM DEED

L&C TREE FARMS, LLC, a Delaware limited liability company, Grantor, releases and quitclaims to L&C TRS LLC, a Delaware limited liability company, Grantee, any and all right, title and interest in and to the real property described in Exhibit A, including any easement or other right to the use thereof.

The true consideration for this transfer is \$ -0-, however actual consideration consists of or includes other property or other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE IF ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRED ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Grantor's signature appears on the following page]

EXHIBIT A

LEGAL DESCRIPTION

SEE DOCUMENT # 2017-220 AS RECORDED IN THE
DEED RECORD OF TILLAMOOK COUNTY, OREGON.

Property Name: Rockaway North (13 Ac) Rockaway South (12 Ac)

Parcel:

State: Oregon

County: Tillamook

City: Rockaway

Zip Code:

Tax Lot: 2N10000006000

Legal: E ½ E ½ Section 32 T02N R10W

Elevation: 125'

Zoned:

Terrain: (flat, hilly, steep)

Access: (paved, directly off hwy, rocked, dirt) Gravel

Acres: 157 (To be transferred to TRS)

Price:

Site Description: Varies from gently sloping to fairly steep with creek draws.

Timberland Description: Reprod

Directions: Rockaway. End of North 3rd Street.