



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-23-000573-PLNG:
BAYSIDE SURVEYING & TREASURE MOUNTAIN, LLC**

*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: February 9, 2024

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

#851-23-000573-PLNG: A partition request to create three (3) residential parcels. Located East of the Incorporated City of Bay City via Willowbrook Drive, a private road. The subject property is designated as Tax Lot 00400 of Section 36, Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2). The property owner is Treasure Mountain, LLC and the applicant is Bayside Surveying.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 23, 2024**, 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 February 26, 2024.

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.tillamookcounty.gov/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 or email at angela.rimoldi@tillamookcounty.gov.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. 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.
- (b) The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.
- (c) Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.
- (d) Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.
- (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.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

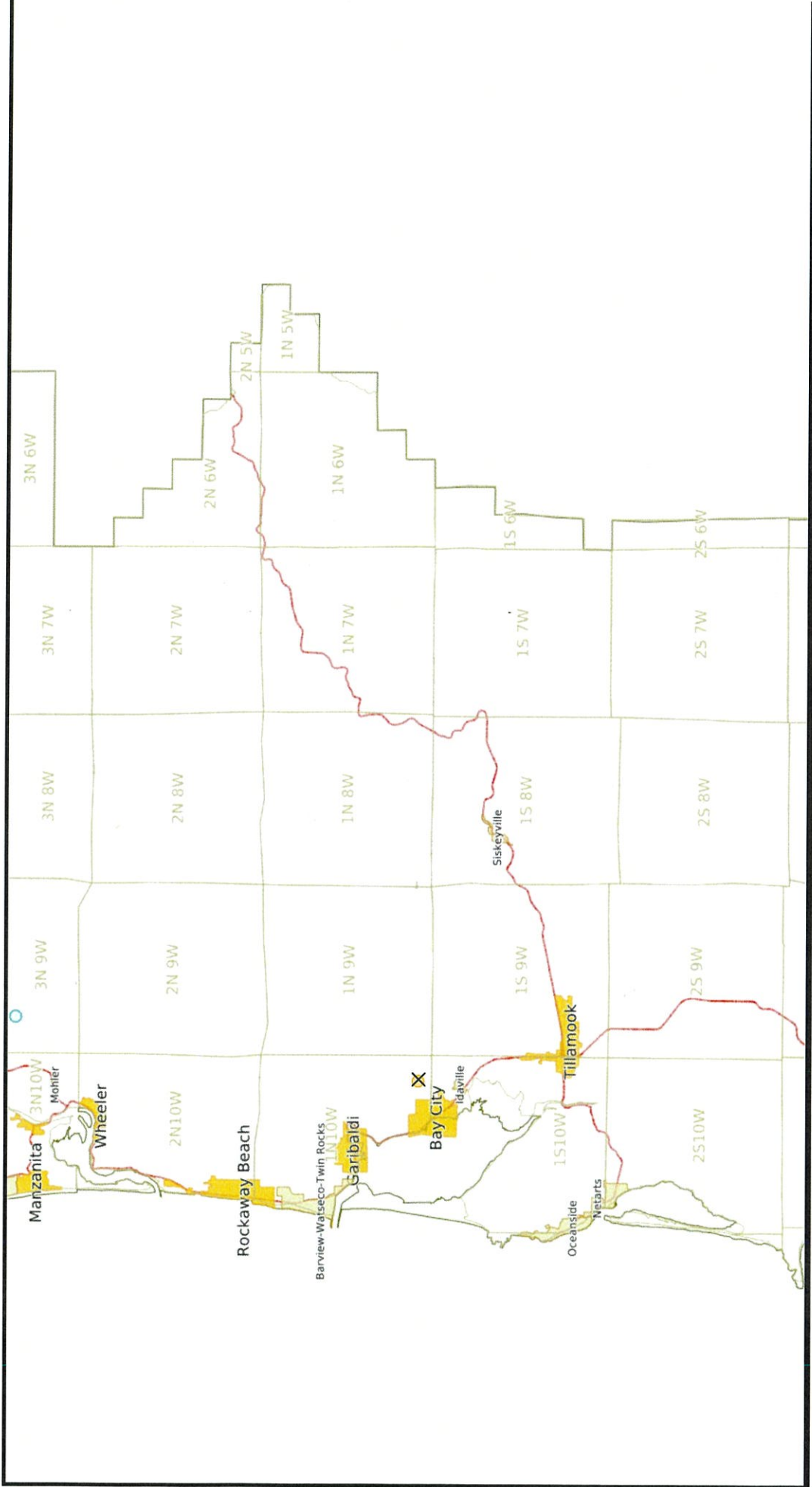
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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.



Tillamook County GIS



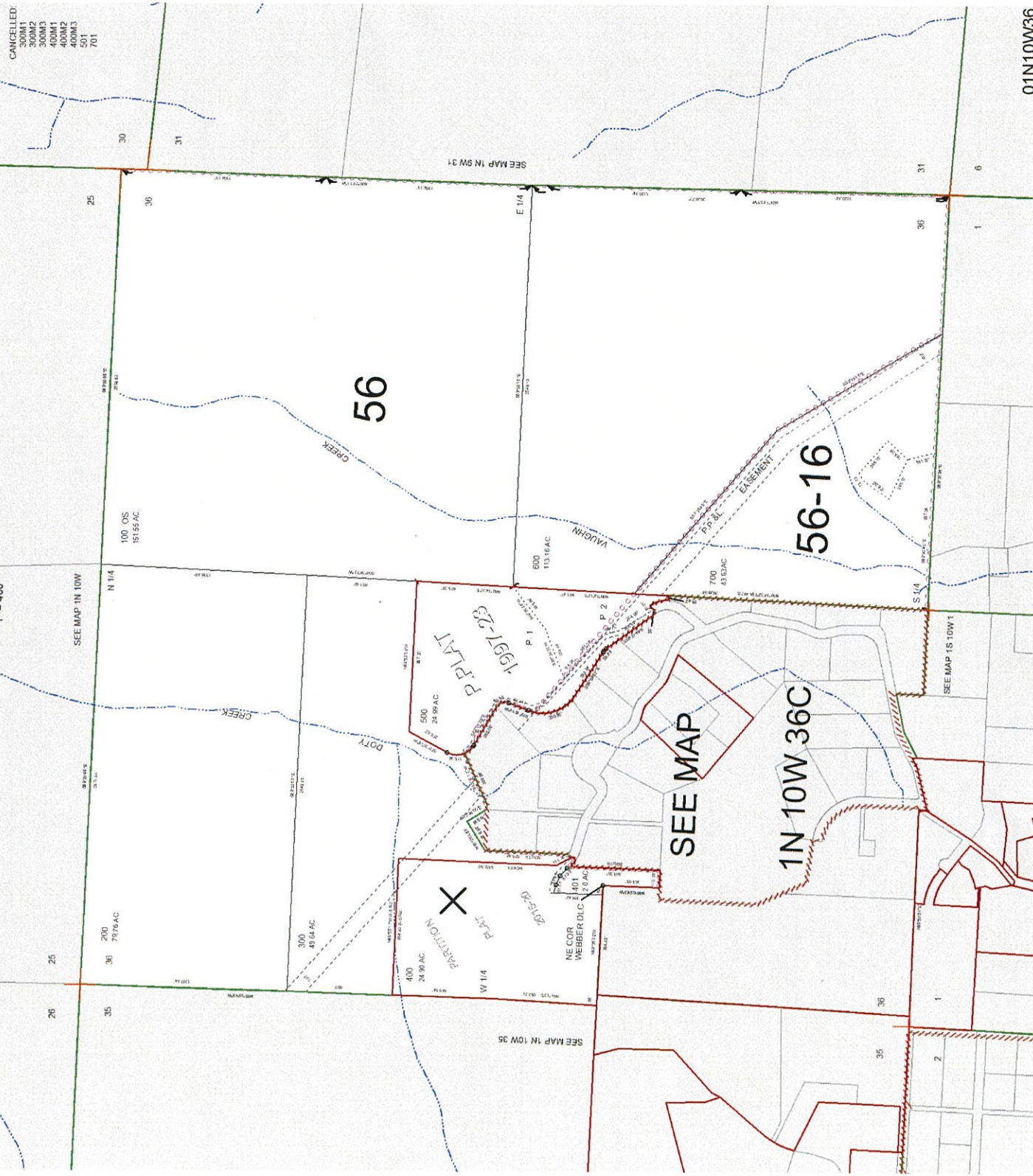
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Extent: -13819845.610685, 5674636.3085209, -13700068.787379, 5737314.6717061

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

SECTION 36 T. 1N. R. 10W. W.M.
Tillamook County

1" = 400'

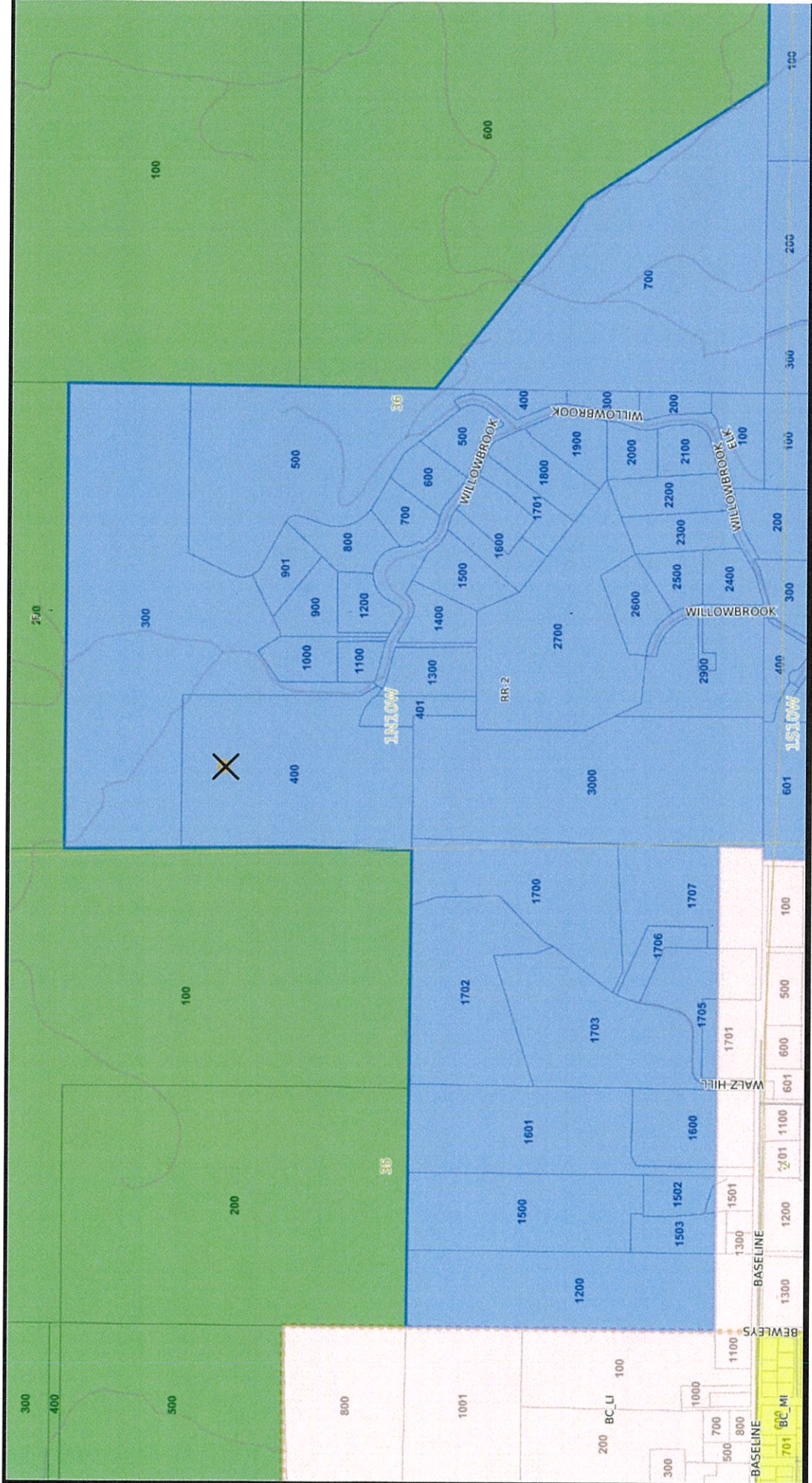
01N10W36



01N10W36
REVISED 2/28/16, W.S.



Tillamook County GIS



Created: Wed Feb 07 2024-12:2:30
Active Layers: County_Boundary, Fed_state_highways, city/limit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
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LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551
 Address: P.O. BOX 880
 City: TILLAMOOK State: OR Zip: 97141
 Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: TREASURE MOUNTIAN, LLC Phone: 561 629 4387
 Address: 14327 EVELYN DR
 City: PALM BEACH GARDENS State: FL Zip: 33410
 Email: TREASUREMOUNTIANLLC@GMAIL.COM

Location:

Site Address:

Map Number: 1 10 36 400
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

RECEIVED

DEC 14 2023

Approved Denied

Received by:

Receipt #:

Fees: 1155-

Permit No:
851-23-000573-PLNG

- 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 Development

- 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

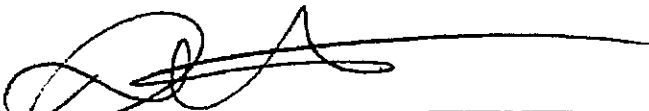
Certificates:

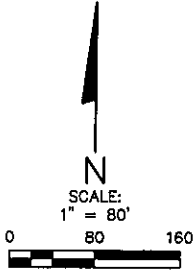
- Title Interest & consent Water
- Dedication for public use Public Works
- Engineering/Survey

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.

 _____ Dallas Eplin	11/29/23 _____ Date
_____ Applicant Signature	11/3/23 _____ Date



SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3) THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING PARCEL 2, PARTITION PLAT 2015-20.

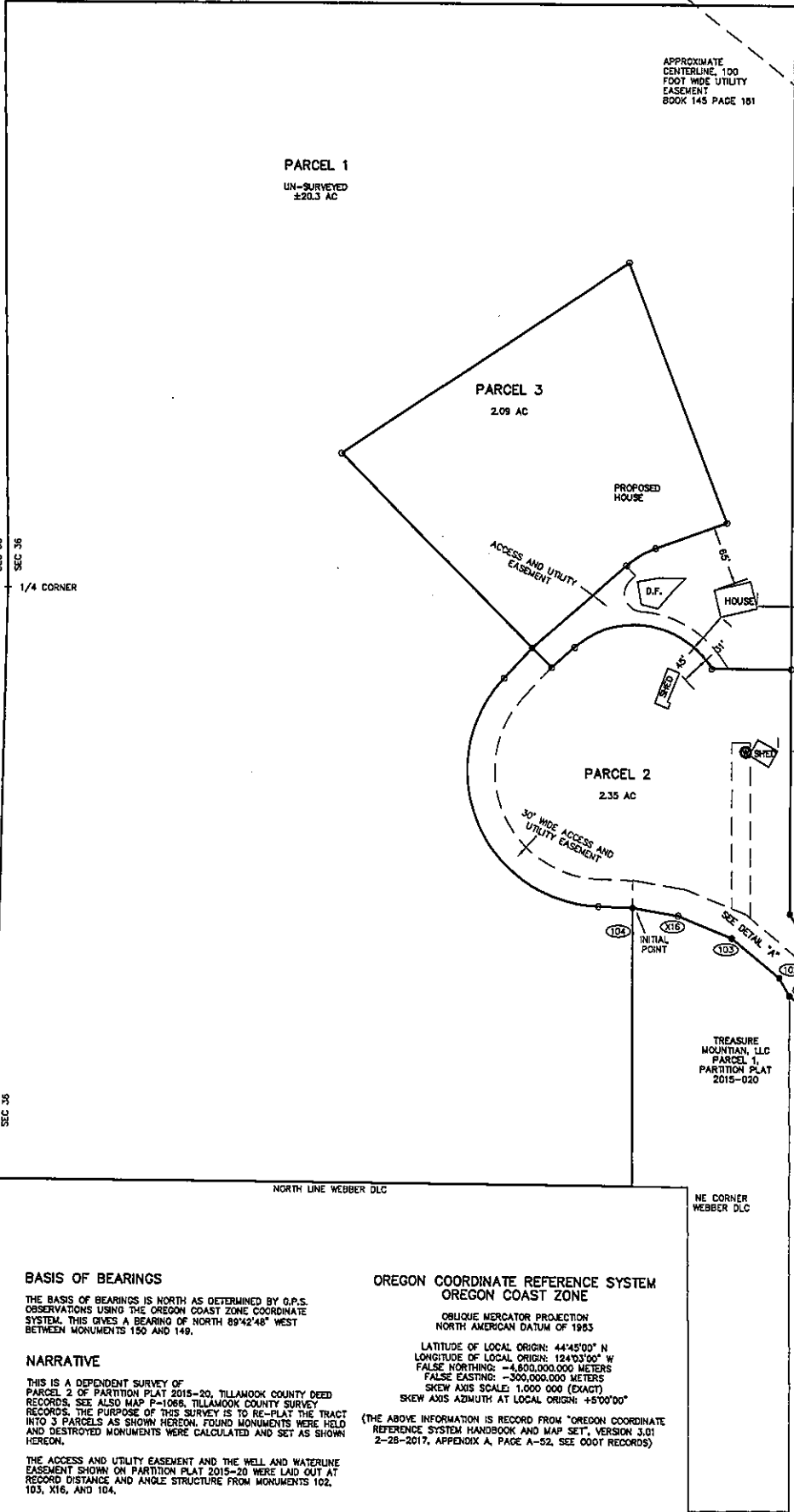
THE INITIAL POINT OF THIS PLAT IS THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 35, WHICH IS A 1/4 OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "SE LOT 3 S35 S36 1976 RS 707"

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

DATE		TREATMENT		ROAD		SECTION		COUNTY	
11/7/20		HYPER-V, ES-103		DCA/REC/DWE		DWE		OREGON	
11/7/20		HYPER-V, ES-103		DCA/REC/DWE		DWE		OREGON	
11/7/20		HYPER-V, ES-103		DCA/REC/DWE		DWE		OREGON	
11/7/20		HYPER-V, ES-103		DCA/REC/DWE		DWE		OREGON	

SURVEY BY:
BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5851

PARTITION PLAT FOR:
TREASURE MOUNTAIN, LLC
 PARCEL 2, PARTITION PLAT 2015-20
 TILLAMOOK COUNTY PLAT RECORDS
 NW 1/4 AND SW 1/4 SECTION 36,
 T1N, R10W, W1E
 TILLAMOOK COUNTY, OREGON



APPROXIMATE CENTERLINE 100 FOOT WIDE UTILITY EASEMENT BOOK 145 PAGE 101

PARCEL 1
 UN-SURVEYED
 ±20.3 AC

PARCEL 3
 2.09 AC

PARCEL 2
 2.35 AC

PARTITION PLAT 2024--

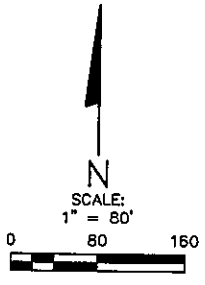
BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY O.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 89°42'46" WEST BETWEEN MONUMENTS 150 AND 149.

NARRATIVE
 THIS IS A DEPENDENT SURVEY OF PARCEL 2 OF PARTITION PLAT 2015-20, TILLAMOOK COUNTY DEED RECORDS. SEE ALSO MAP P-1068, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE TRACT INTO 3 PARCELS AS SHOWN HEREON. FOUND MONUMENTS WERE HELD AND DESTROYED MONUMENTS WERE CALCULATED AND SET AS SHOWN HEREON.

THE ACCESS AND UTILITY EASEMENT AND THE WELL AND WATERLINE EASEMENT SHOWN ON PARTITION PLAT 2015-20 WERE LAID OUT AT RECORD DISTANCE AND ANGLE STRUCTURE FROM MONUMENTS 102, 103, X16, AND 104.

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 NORTING: -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)



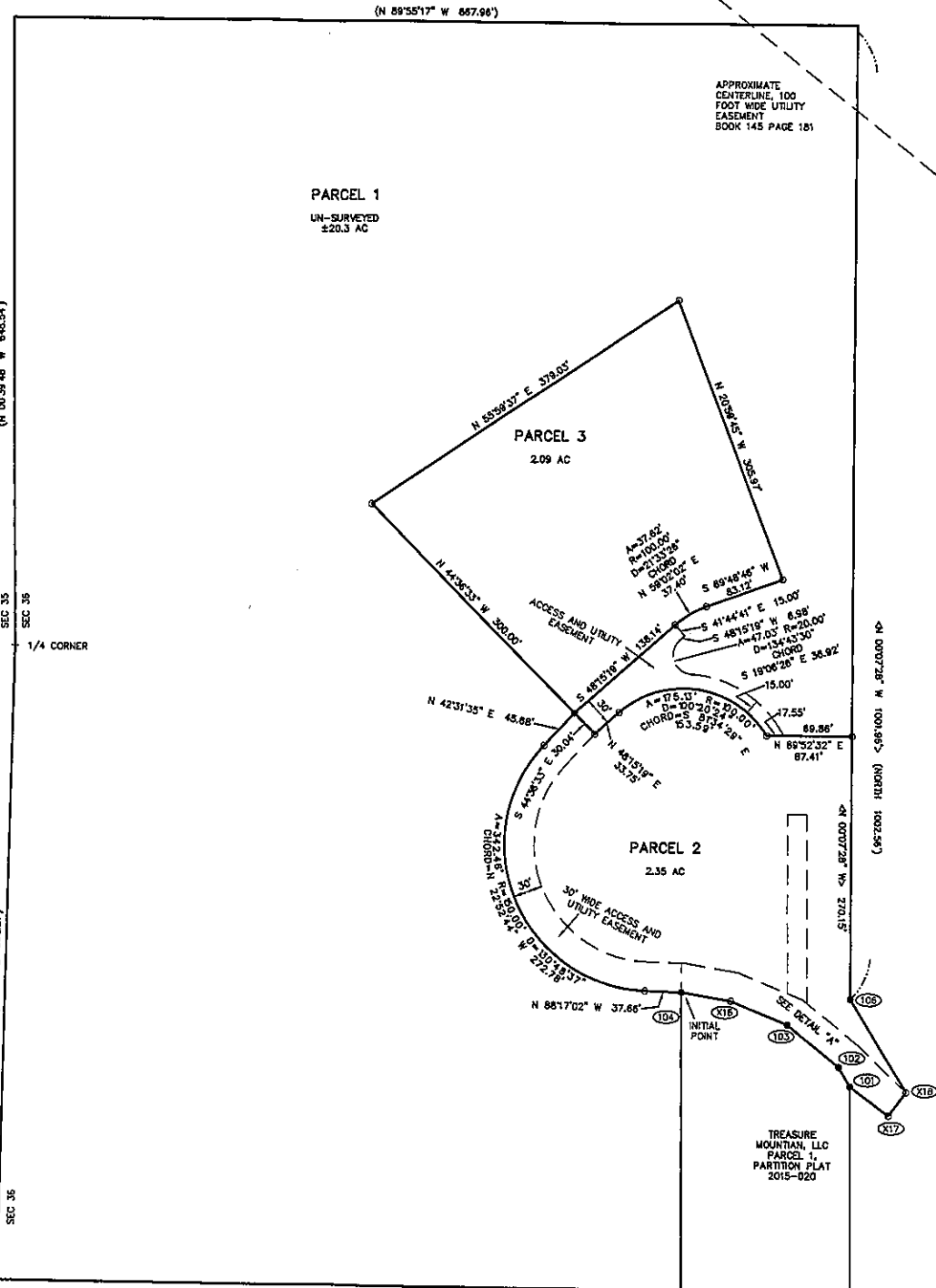
SURVEYOR'S CERTIFICATE
 I, DALLAS W ESPLIN, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3) THE LAND REPRESENTED BY THE ATTACHED PARTITION PLAT, BEING PARCEL 2, PARTITION PLAT 2015-20.

THE INITIAL POINT OF THIS PLAT IS THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 35, WHICH IS A 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "SE LOT 3 S35 S36 1976 RS 707"

REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas W. Esplin

OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

DATE		COMMISSION		TIN		SECTION		JOB NUMBER	
11/28/2014		PC-8000		DCA/TJC/DWC		DWC		#1092	
SURVEY BY:		TOWN		RANGE		SECTION		JOB NUMBER	
BAYSIDE SURVEYING		HRS-11		ES-103		DWC		#1092	
11785 HWY 101 SOUTH		TILLAMOOK, OR 97141		503-842-5551		TILLAMOOK COUNTY, OREGON		TREASURE MOUNTAIN, LLC	
PARCEL 2, PARTITION PLAT 2015-20		TILLAMOOK COUNTY DEED RECORDS		NW 1/4 AND SW 1/4, SECTION 36,		TIN, R10K, W4L,		TILLAMOOK COUNTY, OREGON	



BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 89°42'48" WEST BETWEEN MONUMENTS 150 AND 149.

NARRATIVE
 THIS IS A DEPENDENT SURVEY OF PARCEL 2 OF PARTITION PLAT 2015-20, TILLAMOOK COUNTY DEED RECORDS. SEE ALSO MAP P-1088, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE TRACT INTO 3 PARCELS AS SHOWN HEREON. FOUND MONUMENTS WERE HELD AND DESTROYED MONUMENTS WERE CALCULATED AND SET AS SHOWN HEREON.

THE ACCESS AND UTILITY EASEMENT AND THE WELL AND WATERLINE EASEMENT SHOWN ON PARTITION PLAT 2015-20 WERE LAID OUT AT RECORD DISTANCE AND ANGLE STRUCTURE FROM MONUMENTS 102, 103, 116, AND 104.

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: -4,500,000.000 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 000T RECORDS)

ACKNOWLEDGMENT

STATE OF OREGON >>
 COUNTY OF TILLAMOOK >> S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024 BY (FIRST MIDDLE LAST).

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

APPROVALS

APPROVED _____ 2024 AS PARTITION, 851-____-PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE _____

NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SEWER OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCELS 1, 2 AND 3.

APPROVED THIS _____ DAY OF _____, 2024.

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2024.

TILLAMOOK COUNTY TAX COLLECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
 COUNTY OF TILLAMOOK >>S.S.

I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY

OF _____, 2024 AT _____ O'CLOCK, AND RECORDED AS PARTITION

PLAT NO. _____ IN PLAT CABINET B- _____

TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: _____
 KRISTY BIGGS, COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
 COUNTY OF TILLAMOOK >>S.S.

I, KRISTY BIGGS, 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 _____, 2024 AT _____ O'CLOCK,

AS INSTRUMENT NO. _____

KRISTY BIGGS

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 83627

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TREASURE MOUNTAIN, 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 THE SAME TO BE SURVEYED AND PARTITIONED INTO 3 PARCELS AND DOES HEREBY CREATE A 30' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 TO BENEFIT PARCELS 1, 2, AND 3 IN ADDITION TO A VARIABLE WIDTH ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCELS 1, 2, AND 3 AS SHOWN HEREON.

FIRST MIDDLE LAST NAME _____

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- () RECORD VALUE FROM MAP B-1335 OR A-5742
- { } RECORD VALUE FROM PARTITION PLAT 2015-20, MAP P-1088
- < > CALCULATED VALUE
- NO (), { }, OR < > MEASURED VALUE

MONUMENT NOTES

- 101 FOUND 5/8" REBAR, SEE MAP C-376, HELD
- 102 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP P-1068, HELD
- 103 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP P-1068, HELD
- 104 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP P-1068, HELD
- 105 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP P-1068, HELD FOR NORTH-SOUTH LINE
- 106 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KELLOW PLS 2027" SEE MAP B-1335, HELD
- 149 FOUND 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "TIN RION NE DLC S36 WEBBER 1978 RS 707" WITH STEEL "T" POST WEST 1.5", SEE MAP B-749, HELD
- 150 FOUND 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "SE LOT 3 S35 S36 1978 RS 707" WITH STEEL "T" POST ALONG WEST EDGE, SEE MAP B-749, HELD FOR SE CORNER OF GOV LOT 3 AND AS POINT ON NORTH LINE OF WEBBER DLC.
- 225 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KELLOW PLS 2027" SEE MAP B-1335, HELD
- 228 FOUND 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "1/4 S35 S36 1958 RS401", SEE REMITTANCE BOOK 2, PAGE 418, HELD
- 227 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KELLOW PLS 2027" SEE MAP B-1335, HELD
- X16 CORNER SET FROM MONUMENTS 104 AND 103 USING RECORD DISTANCE AND ANGLE STRUCTURE FROM MAP P-1068
- X17 CORNER SET FROM MONUMENT 101 AS SHOWN HEREON
- X18 CORNER SET AT RECORD DISTANCE FROM MONUMENTS 106 AND X17 HOLDING DISTANCES FROM MAP B-1335

PARTITION PLAT 2024-

REGISTERED PROFESSIONAL LAND SURVEYOR

Dallas Esplin

OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

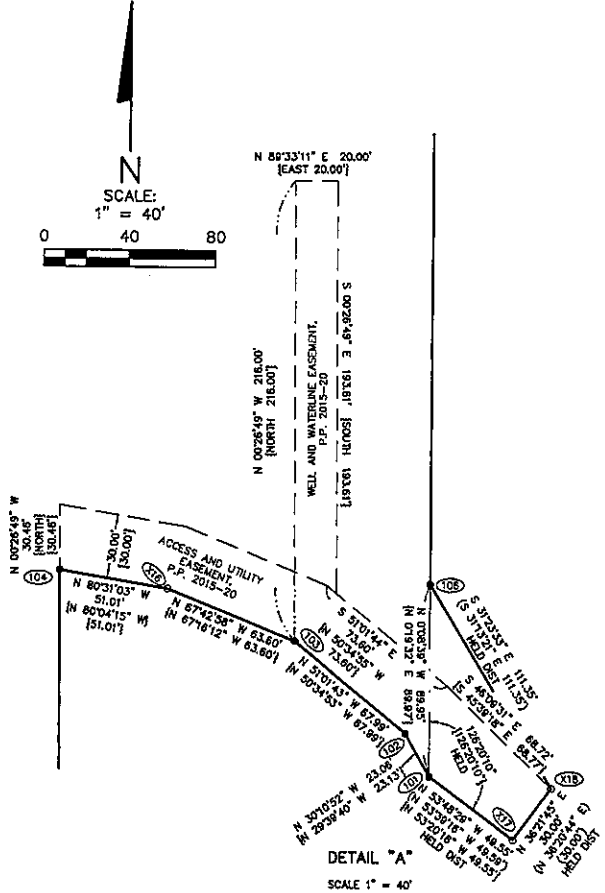
DATE: _____ TIME: _____
 FIELD: _____
 DRAWN: _____
 CHECKED: _____
 JOB NUMBER: _____

REGISTERED PROFESSIONAL LAND SURVEYOR

Dallas Esplin

OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

DATE: _____ TIME: _____
 FIELD: _____
 DRAWN: _____
 CHECKED: _____
 JOB NUMBER: _____





Land of Cheese, Trees and Ocean Breeze

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 1N Range: 10 West Section: 36 Tax Lot(s): 400

Situs address (if known): 9655 willowbrook dr tillamook, oregon

According to records, the legal owner is/are: Rochelle Irons

Contact telephone number: 561-628-9940

Water Source: well

Comments: TILL 52010

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki Hendricks

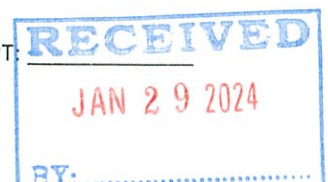
Issue Date: 1-25-2024

Nikki Hendricks
Oregon Water resources Department (OWRD)
District 1 Watermaster
4000 Blimp Blvd Ste 400, Tillamook, OR 97141
Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov

Revised 2/22/2023

*****FOR OFFICE USE ONLY*****

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____



TICOR TITLE 360421008840

RECORDING REQUESTED BY:



802 Main Ave.
Tillamook, OR 97141

GRANTOR'S NAME:
Jennifer Kathleen Hagel

GRANTEE'S NAME:
Treasure Mountain, LLC

AFTER RECORDING RETURN TO:
Order No.: 360421008840-CR
Rochelle Irons Clark
Treasure Mountain, LLC
14327 Evelyn Dr
Palm Beach Gardens, FL 33410

SEND TAX STATEMENTS TO:
Treasure Mountain, LLC
14327 Evelyn Dr
Palm Beach Gardens, FL 33410

APN: 417126
368621

Map: 1N 10 36 0000400 & 401
400 & 401 Willowbrook Drive, Tillamook, OR 97141

Tillamook County, Oregon
01/12/2022 12:30:00 PM 2022-00317
DEED-DWARR
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00
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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jennifer Kathleen Hagel, Grantor, conveys and warrants to Treasure Mountain, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SEVENTY-SEVEN THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$477,875.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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 ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/10/22

Jennifer Kathleen Hagel
Jennifer Kathleen Hagel

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 1/10/2022 by Jennifer Kathleen Hagel.

Peter Joseph Butzer
Notary Public - State of Oregon

My Commission Expires: 1/22/2024

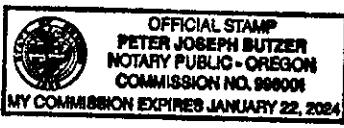


EXHIBIT "A"
Legal Description

PARCEL I:

Parcel 1, PARTITION PLAT NO. 2015-020, situated in the Northwest and Southwest quarters of Section 36, Township 1 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 22, 2015 as Instrument No. 201507635, Tillamook County Records;

TOGETHER WITH the right to use Willowbrook Drive and Salmonberry Circle as shown on the Plat of Alderbrook Hills Phase 1 recorded June 3, 1976 in Plat Book 3, page 58, Tillamook County Records;

ALSO TOGETHER WITH that access easement as delineated on said Partition Plat No. 2015-020.

PARCEL II:

Parcel 2, PARTITION PLAT NO. 2015-020, situated in the Northwest and Southwest quarters of Section 36, Township 1 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 22, 2015 as Instrument No. 201507635, Tillamook County Records;

TOGETHER WITH the right to use Willowbrook Drive and Salmonberry Circle as shown on the Plat of Alderbrook Hills Phase 1 recorded June 3, 1976 in Plat Book 3, page 58, Tillamook County Records;

ALSO TOGETHER WITH that access easement as delineated on said Partition Plat No. 2015-020.

EXHIBIT "B"
Exceptions

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Doty Creek and/or unnamed watercourse.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Doty Creek and/or unnamed watercourse.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Doty Creek and/or unnamed watercourse.

Affects: Parcel II

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: George Cohn, William D. Stillwell, Isaac C. Quick and Frances A. Quick
Purpose: Pipeline
Recording Date: February 16, 1911
Recording No: Book 19, page 237
Affects: Reference is hereby made to said document for full particulars

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: Public utilities
Recording Date: December 16, 1954
Recording No: Book 145, page 181
Affects: Reference is hereby made to said document for full particulars

5. Reservation, exception or other severance of minerals, contained in or disclosed by instrument,

In favor of: William A. Brown and Ernest Hueberger
Reservation of: Minerals
Recording Date: January 10, 1989
Recording No.: Book 319, page 567

6. The Company makes no representation as to the present ownership of this interest or its encumbrances. Liability for shared maintenance, if any, of access roads known as Willowbrook Drive and/or Salmonberry Circle, as set forth on the plat of Alderbrook Hills Phase I,

Recording Date: June 3, 1976
Plat Records: Book 3, Page 58

7. Reference is hereby made to said document for full particulars. By-laws of Alderbrook Hills Road and Maintenance Association, Inc., are recorded as follows:

Recording Date: July 8, 2004
Recording No.: 2004-005799

Affects: Access to property herein described

8. Liens and assessments, if any, by the Alderbrook Hills Road and Maintenance Association, Inc.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District
Purpose: Overhead and/or Underground electric transmission and service distribution lines and any/all appurtenances thereto
Recording Date: January 21, 2021
Recording No: 2021-000630

January 8, 2024

RE: Incomplete application for a Partition Application # 851-23-000573-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 Permit Technician
1510 B Third Street
Tillamook, OR 97141

Or email: angela.rimoldi@tillamookcounty.gov

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**December 14, 2023**) 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

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.

Dallas Esplin

Signed and Acknowledged (Owner and/or Applicant)

1/29/24

Date

Signed and Acknowledged (Owner and/or Applicant)

Date

