



1510 Third Street Suite B
Tillamook, Oregon 97141
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Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
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Toll Free +1 (800) 488-8280

**PARTITION #851-23-000573-PLNG:
TREASURE MOUNTAIN, LLC / BAYSIDE SURVEYING
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: March 15, 2024
Report Prepared By: Angela Rimoldi, Planning Permit Technician

I. GENERAL INFORMATION:

Request: Partition request to create three (3) residential parcels (Exhibit B).

Location: Located east of the Incorporated City of Bay City, via Willowbrook Drive, a private road. The subject property is designated as Tax Lot 400 of Section 36, Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).

Zone: The subject property is zoned Rural Residential 2-Acre (RR-2) (Exhibit A).

Applicant: Bayside Surveying, Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141

Property Owner: Treasure Mountain, LLC, 14327 Evelyn Drive, Palm Beach Gardens, FL. 33410

Description of Site and Vicinity: The subject property is accessed via Willowbrook Drive, is irregular in shape, approximately 24+ acres in size, is improved with a single-family dwelling and accessory structures, and is vegetated with grasses, bushes, and trees (Exhibit A). The topography of the subject property varies but is generally sloped with some flat areas. The subject property is located within an area primarily devoted to residential use, with some surrounding forest management. The subject property is surrounded by properties zoned RR-2 to the north, south and east and properties zoned Forest (F) to the north and west (Exhibit A).

The subject property is within an area of geologic hazard, contains mapped wetlands or natural features as indicated on the Statewide Wetlands Inventory map, and is located within Zone D an Area of Undetermined Flood Hazard, as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0413F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are not applicable at this time, however 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. TCLUO 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 February 9, 2024. No comments were received (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 applicability of the RR-2 Zone is addressed below. Plat and the 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 outlines access to the subject property and subsequent parcels remains via Willowbrook Drive, a private 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 a well; included in the application submittal is a Water Verification Letter from Oregon Water Resources Department (Exhibit B). Proposed Parcel 1 is served with an existing onsite wastewater system, for the remaining proposed Parcels 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 and Tillamook County Sheriff's Office. Given the location of the property, availability of public services existing in the area and absence of natural features on the subject property, 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 and 10-Acre (RR-2 and RR-10) Zone

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.*

Findings: Applicant has provided a preliminary plat confirming the three (3) parcels created by the partition meet the minimum requirements for lot size and dimensions as outlined above (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: The subject property is within an area of geologic hazard (Exhibit A). 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 office, 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 March 27, 2024.**

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. All Easements necessary to serve the Parcels for access and utilities shall be clearly identified on the Final Plat.
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 and 10-Acre zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard.

VI. EXHIBITS:

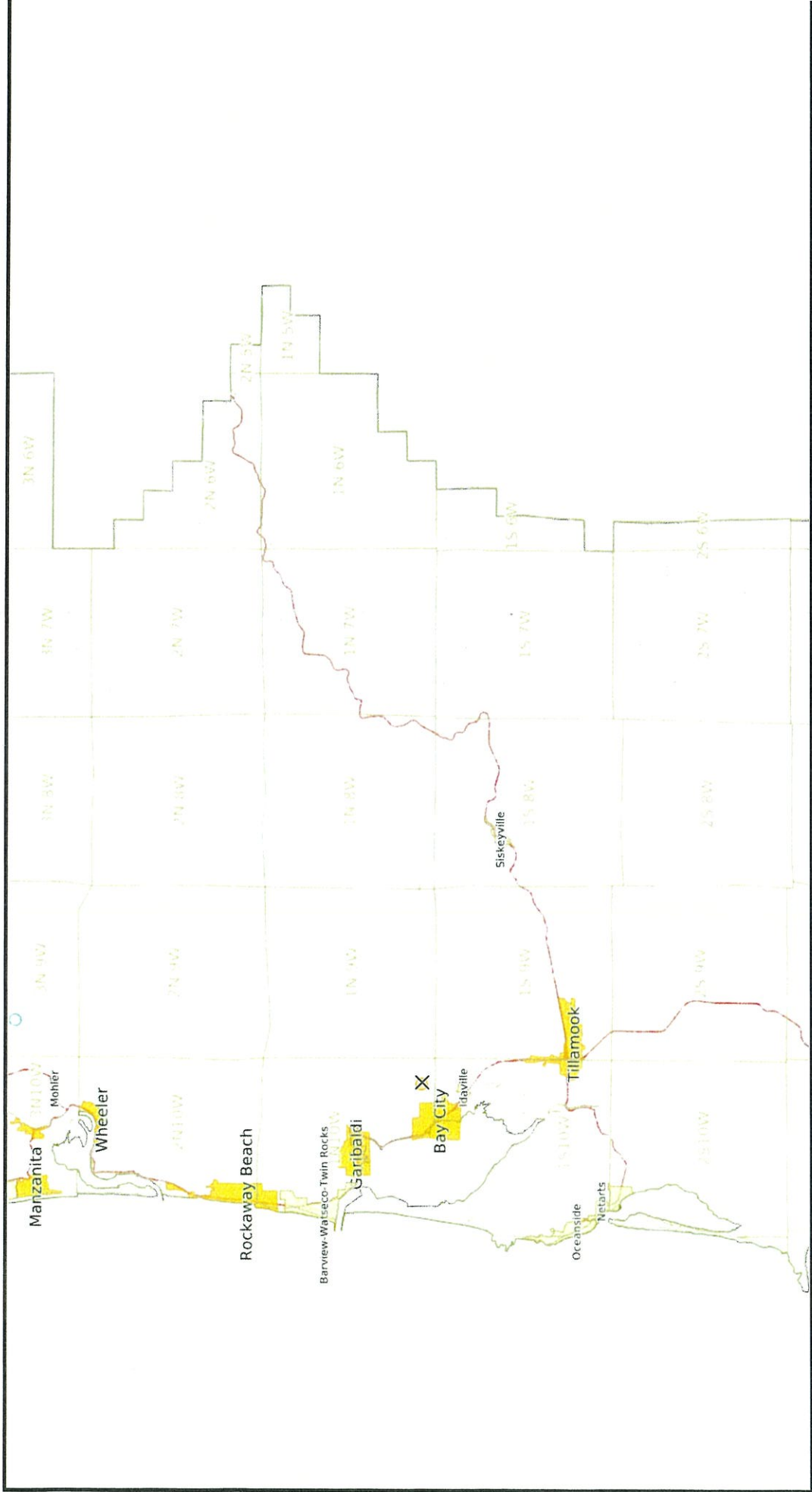
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property Identification Maps and Assessor's Summary Report
- B. Applicant's Submittal

EXHIBIT A



Tillamook County GIS



Created: Wed Feb 07 2024-12:21:32
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
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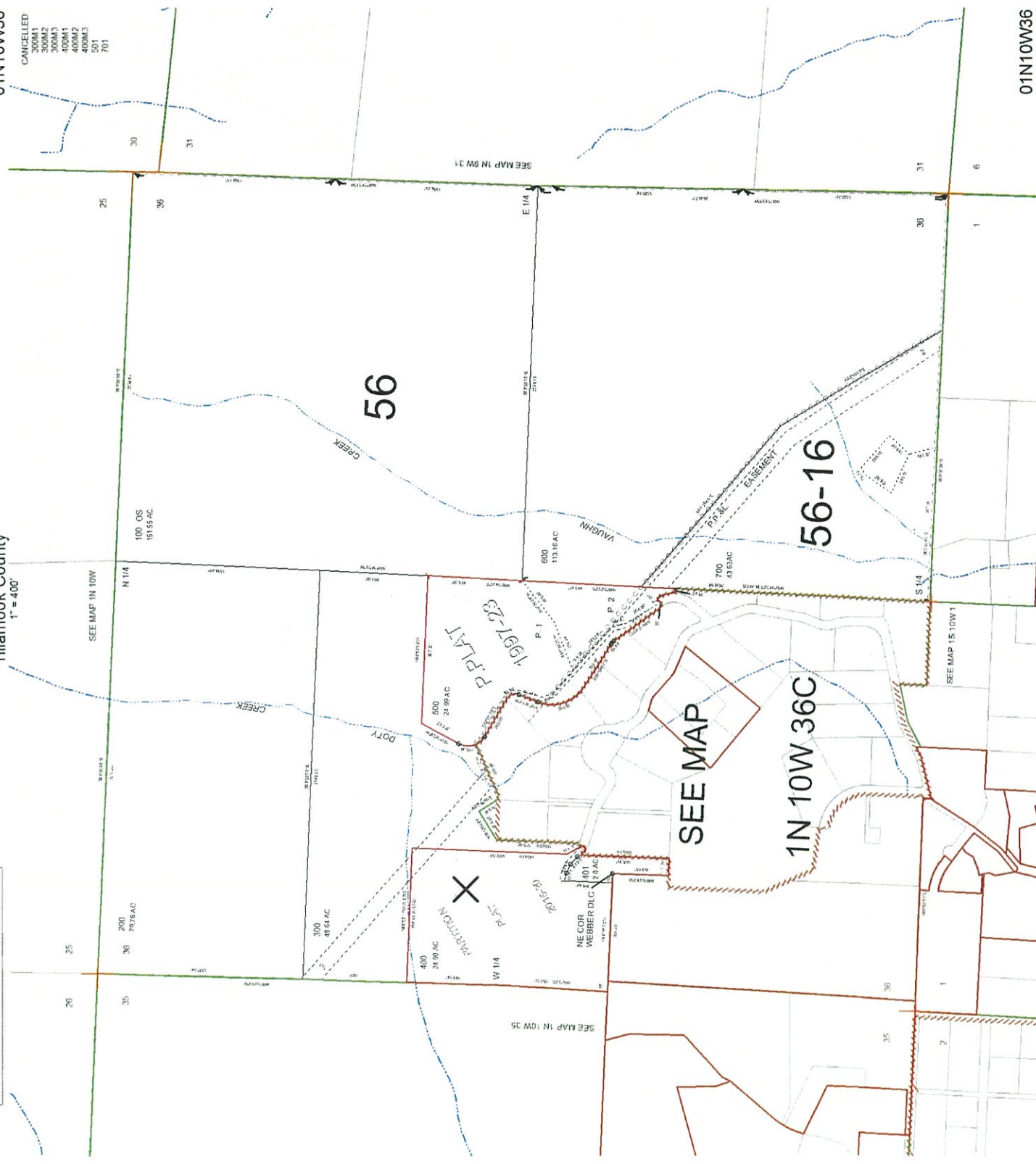
SECTION 36 T. 1N. R. 10W. W.M.
Tillamook County

1" = 400'

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

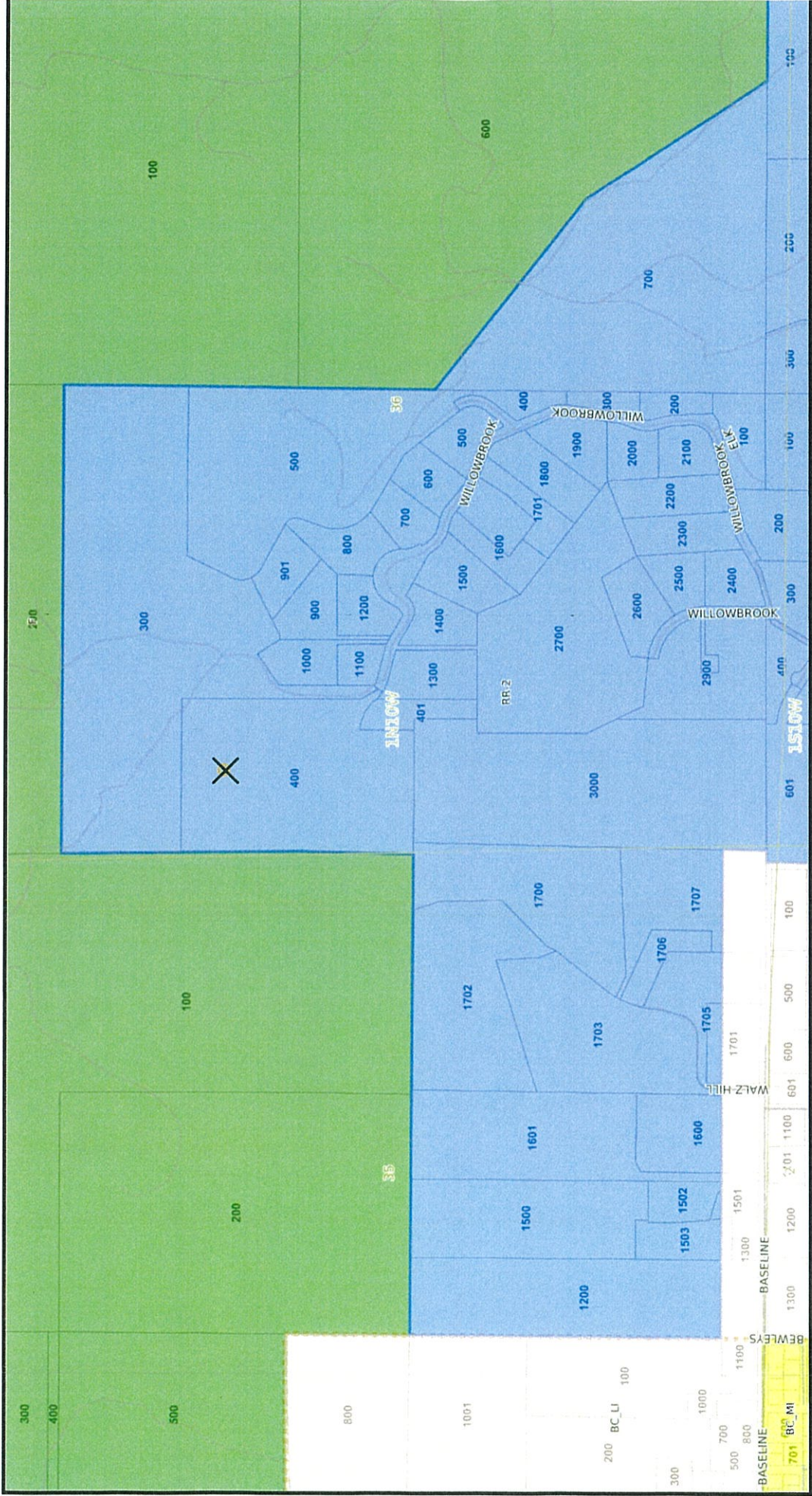
01N10W36
CANCELLED
200M1
300M2
300M3
400M1
400M2
400M3
501
701

01N10W36
REVISED 2/26/16, W/S





Tillamook County GIS

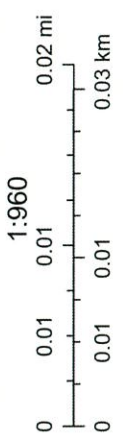


Created: Wed Feb 07 2024-12:2:30
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PARTITION #851-23-000573-PLNG

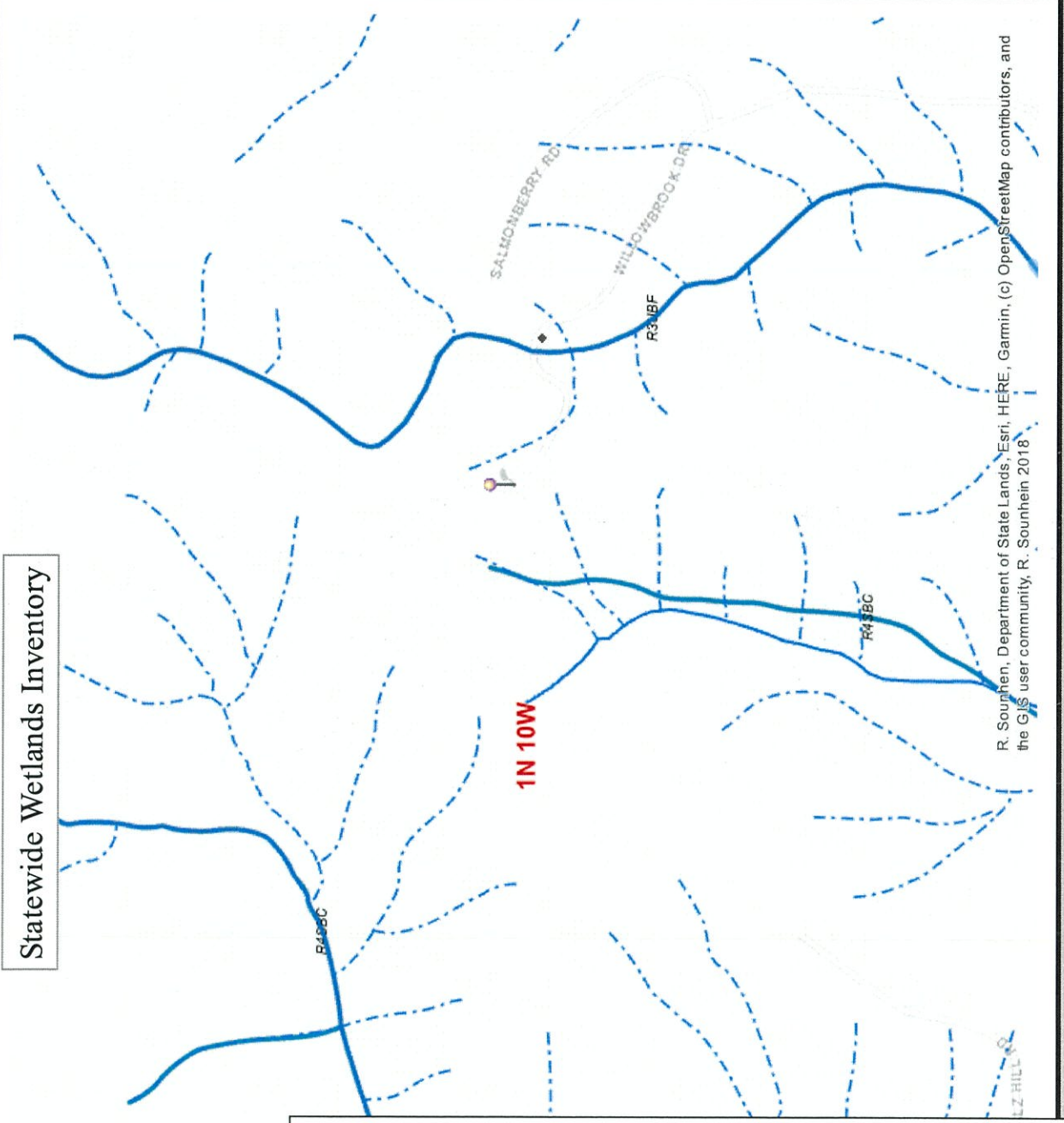


March 14, 2024



- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- Active Faults
- P2475_Instrumental_Intensity_Map
- Detailed Susceptibility Reference Maps
- Deep Susceptibility
- Statewide Landslide Susceptibility Overview Map
- Violent (IX)
- Extreme (X)
- Very High
- High
- Shallow Susceptibility
- Low susceptibility to shallow landslides
- Moderate susceptibility to shallow landslides
- High susceptibility to shallow landslides
- Very High
- High
- 11244
- 21
- Low
- Moderate
- Low susceptibility to deep landslides
- Moderate susceptibility to deep landslides
- High susceptibility to deep landslides

Statewide Wetlands Inventory



R. Sounthen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, R. Sounthen 2018

| | |
|-----------------|---|
| | Townships |
| | LWI Study Area |
| | BASEDAT.DBO.NHDPPoint |
| | BASEDAT.DBO.NHDFlowline |
| | Perennial |
| | Intermittent |
| | Ephemeral |
| | Unknown |
| | Canal/Ditch |
| | BASEDAT.DBO.NHDArea |
| | BASEDAT.DBO.NHDWaterbody |
| Wetlands | |
| | Estuarine and Marine Deepwater |
| | Estuarine and Marine Wetland |
| | Freshwater Emergent Wetland |
| | Freshwater Forested/Shrub Wetland |
| | Freshwater Pond |
| | Lake |
| | Riverine |
| | SWI Predominantly Hydric Soil Map Units |
| | SWI Agate-Winlo Soils |

1 inch = 0.14 miles



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as the data becomes available. It is not intended to be used for legal purposes. An on-site investigation by a wetland professional can verify actual field conditions.



Date: 3/14/2024



State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279
(503) 988-5200

National Flood Hazard Layer FIRMette



123°51'59"W 45°31'55"N



123°51'21"W 45°31'30"N

1:6,000

Feet

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, 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, Area 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
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
 - 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 3/14/2024 at 4:45 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: 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 Development

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

Additional Information Required for Subdivisions

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

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

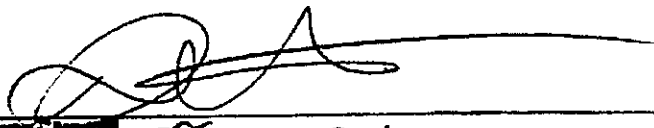
Certificates:

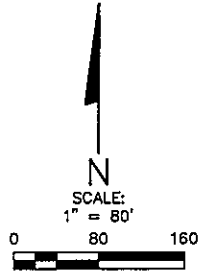
- Title Interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

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.


 Property Owner/Responsible _____ Date 11/29/23
 Applicant Signature Dallas Eplin _____ Date 11/3/23



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 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "SE LOT 3 S35 S36 1976 RS 707"

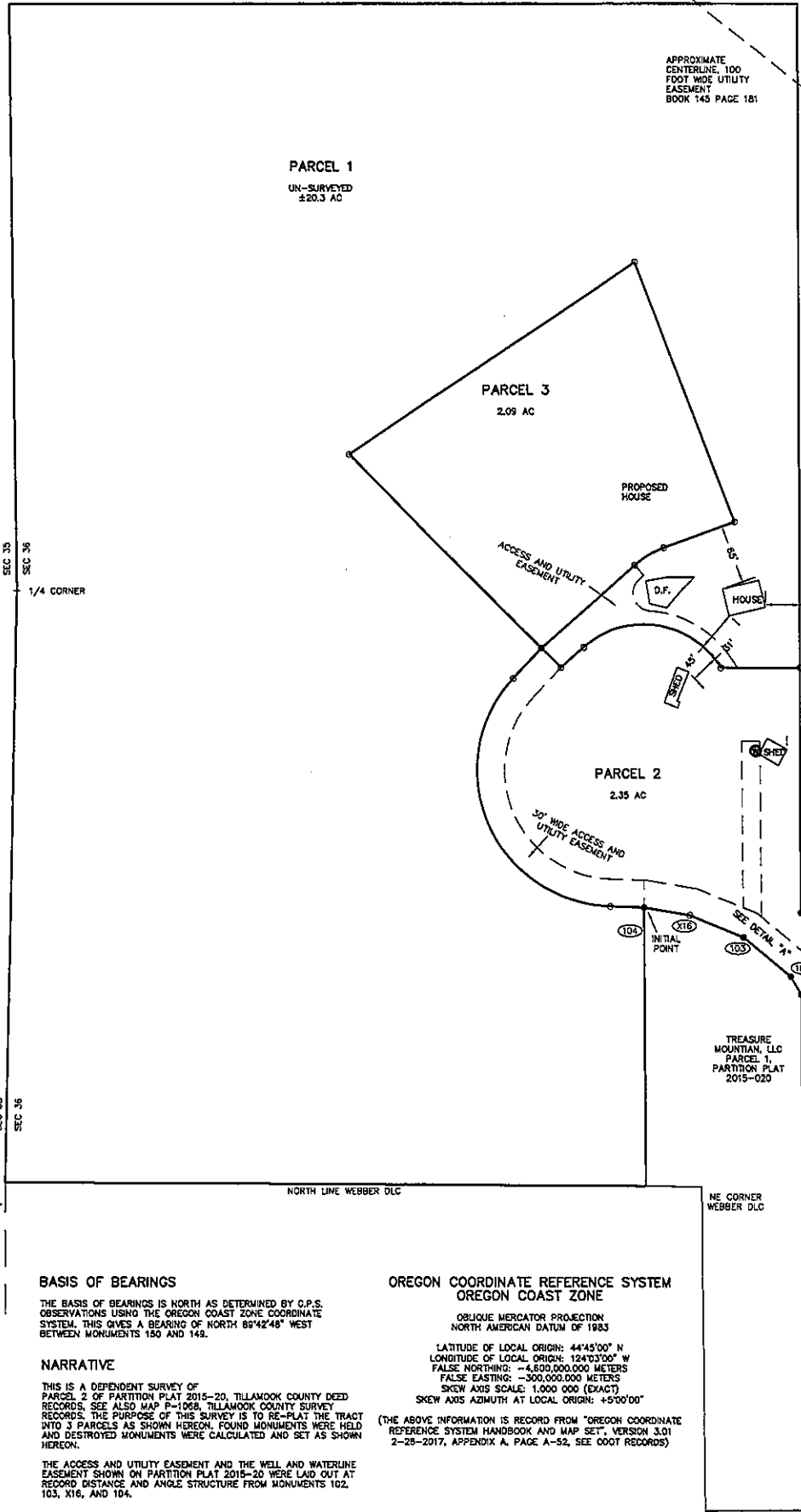
REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas Espin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2023

DATE: _____ SURVEY BY: BAYSIDE SURVEYING LLC
 11785 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

DATE: _____ TREATMENT: FC-0000
 HPR-V, ES-103

DATE: _____ FIELD: DCA/MC/DNE
 DATE: _____ POINT: DNE
 CHECKED: DNE
 JOB NUMBER: #1032

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, W.M.
 TILLAMOOK COUNTY, OREGON



APPROXIMATE CENTERLINE, 100 FOOT WIDE UTILITY EASEMENT BOOK 145 PAGE 181

PARCEL 1
 UN-SURVEYED
 ±20.3 AC

PARCEL 3
 2.09 AC

PARCEL 2
 2.35 AC

TREASURE MOUNTAIN, LLC
 PARCEL 1,
 PARTITION PLAT
 2015-020

PARTITION PLAT 2024-

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY C.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 89°42'48" WEST BETWEEN MONUMENTS 150 AND 143.

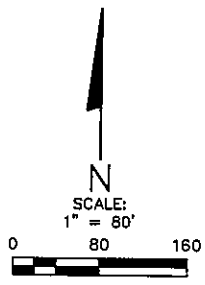
NARRATIVE

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 LAD OUT AT RECORD DISTANCE AND ANGLE STRUCTURE FROM MONUMENTS 102, 103, X16, AND 104.

OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

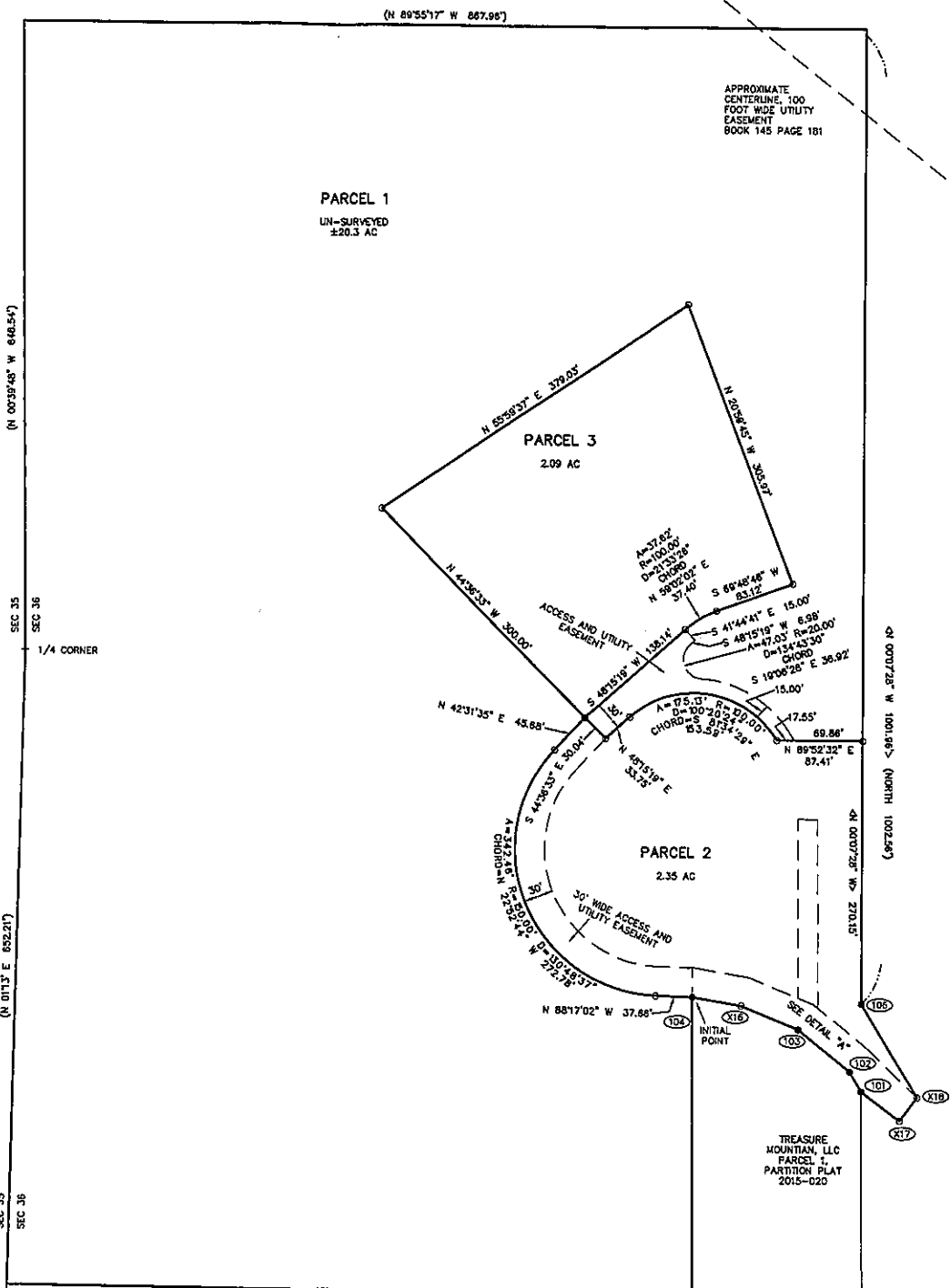
OBLIQUE MERCATOR PROJECTION
 NORTH AMERICAN DATUM OF 1983
 LATITUDE OF LOCAL ORIGIN: 44°45'00" N
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
 FALSE NORTHING: -4,800,000.000 METERS
 FALSE EASTING: -300,000.000 METERS
 SKEW AXIS SCALE: 1.000 000 (EXACT)
 SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"
 (THE 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)



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

| | | | | | |
|---|-----------|----------|------------------|-------|---------------|
| DATE | 11/7/2014 | REVISION | FC-6000 | FILED | NO. PARTITION |
| DATE | 11/7/2014 | REVISION | HYPHEN-V, ES-103 | FILED | NO. PARTITION |
| BAYSIDE SURVEYING 11765 HWY 101 SOUTH TILLAMOOK, OR 97141 503-842-5551 | | | | | |
| TREASURE MOUNTAIN, LLC PARCEL 2, PARTITION PLAT 2015-20 TILLAMOOK COUNTY PLAT RECORDS NW 1/4 AND SW 1/4, SECTION 36, T1N, R10W, W1M, TILLAMOOK COUNTY, OREGON | | | | | |
| DATE | 11/09/22 | REVISION | | FILED | NO. PARTITION |



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-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 LAD 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 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 ODOT RECORDS)

PARTITION PLAT 2024-1

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-3742
- { } RECORD VALUE FROM PARTITION PLAT 2015-20, MAP P-1098
- < > 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 "YELLOW PLS 2027" SEE MAP B-1335, HELD
- (143) FOUND 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "TIM RYON NE DLC S36 WEBBER 1976 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 1976 RS 707" WITH STEEL "T" POST ALONG WEST EDGE, SEE MAP B-749, HELD FOR SE CORNER OF DOV LOT 3 AND AS POINT ON NORTH LINE OF WEBBER DLC.
- (225) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "YELLOW PLS 2027" SEE MAP B-1335, HELD
- (226) FOUND 3" OREGON STATE BOARD OF FORESTRY BRASS CAP STAMPED "1/4 S35 S36 1939 RS401", SEE REWITNESS BOOK 2, PAGE 419, HELD
- (227) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "YELLOW 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 108 AND X17 HOLDING DISTANCES FROM MAP B-1335

PARTITION PLAT 2024--

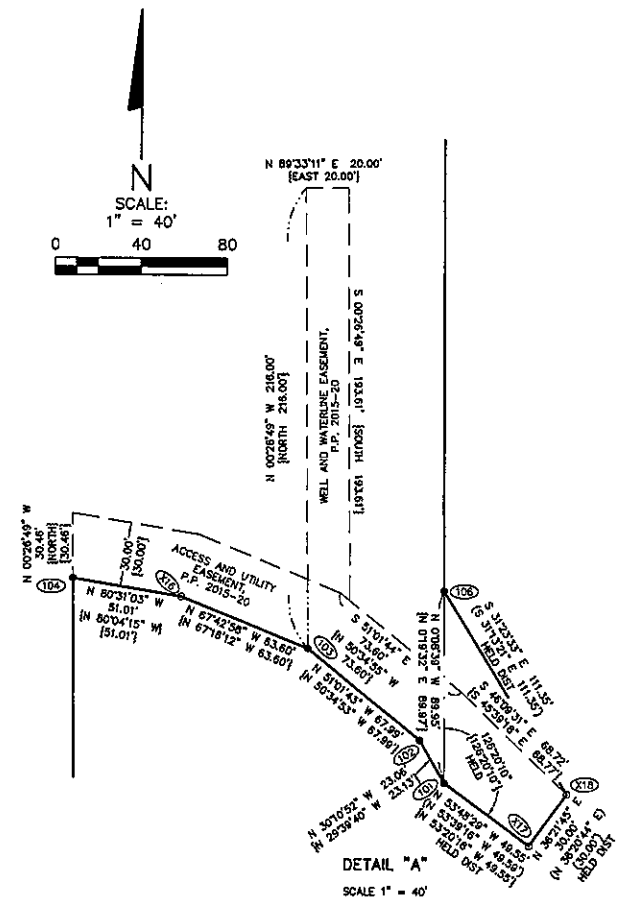
REGISTERED PROFESSIONAL LAND SURVEYOR
Dallas Esplin
 OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 83627
 RENEWS: DECEMBER 31, 2025

DATE _____
 TIME _____
 COUNTY _____
 DISTRICT _____
 SECTION _____
 TOWN _____
 RANGE _____

11785 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

TRAASURE MOUNTAIN, LLC
 PARTITION PLAT NO. _____
 PARCEL 2, PARTITION PLAT 2015-20
 TILLAMOOK COUNTY PLAT RECORDS
 NW 1/4 AND SW 1/4, SECTION 36,
 T1N, R10W, W4E,
 TILLAMOOK COUNTY, OREGON

DATE _____
 TIME _____
 COUNTY _____
 DISTRICT _____
 SECTION _____
 TOWN _____
 RANGE _____





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

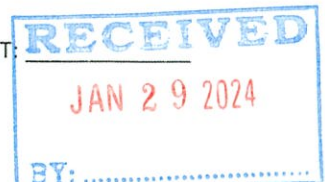
Issue Date: 1-25-2024

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:



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
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

2022-00317

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.

TICOR TITLE 360421008840

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

State of Oregon
County of Multnomah

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


Notary Public - State of Oregon

My Commission Expires: 1/22/2024

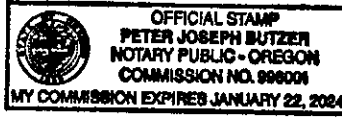


EXHIBIT "A"
Legal Description

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

8. Affects: Access to property herein described
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

