



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 #851-24-000003-PLNG:
NEAHKAHNIE FARM PROPERTY, LLC / BAYSIDE SURVEYING**

*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: March 8, 2024**

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

#851-24-000003-PLNG: A partition request to create two (2) separate parcels. Located east of the City of Manzanita accessed via Highway 101 N., a state highway. The subject property is designated as Tax Lot 100 of Section 29, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned both Tillamook County Forest (F) and City of Manzanita UGB (MZ_R). The property owner is Neahkahnne Farm Property, LLC and the applicant is Bayside Surveying.

Written comments received by the Department of Community Development **prior to 4:00p.m. on March 22, 2024**, 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 March 25, 2024.

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://tillamookcounty.gov> 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: angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

TCLUO Section 3.004 (12)...

- (b) New land divisions less than the parcel size in Subsection (a) may be approved for any of the following circumstances:
2. For the establishment of a parcel for a dwelling that has existed since before June 1, 1995, subject to the following requirements:
 - a. The parcel established may not be larger than five acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall not be larger than 10 acres; and
 - b. The parcel that does not contain the dwelling is not entitled to a dwelling unless subsequently authorized by law or goal and the parcel either: i. Meets the minimum land division standards of the zone; or ii. Is consolidated with another parcel, and together the parcels meet the minimum land division standards of the zone.
 - c. The minimum tract eligible under Subsection (2) is 40 acres. Adopted May 27, 2015 Tillamook County Land Use Ordinance 3.004 25
 - d. The tract shall be predominantly in forest use and that portion in forest use qualified for special assessment under a program under ORS chapter 321.
 - e. The remainder of the tract does not qualify for any uses allowed under ORS 215.213 and 215.283 that are not allowed on forestland.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

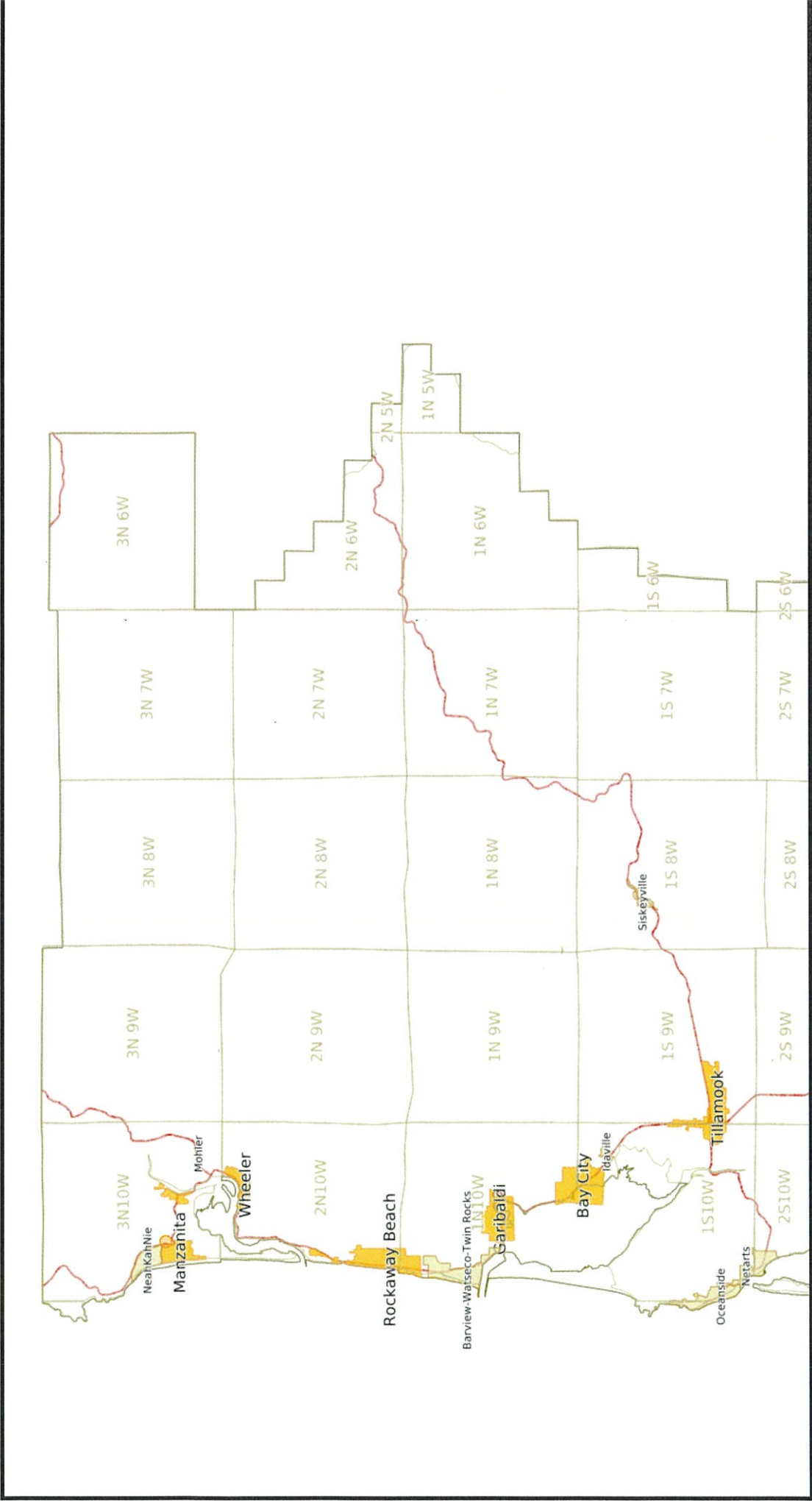
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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



Created: Thu Mar 07 2024 13:27:25
Active Layers: County Boundary, Fed. state_highways, city/limit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13815246.819257, 5685974.0403223, -13695469.995951, 5748652.4035075

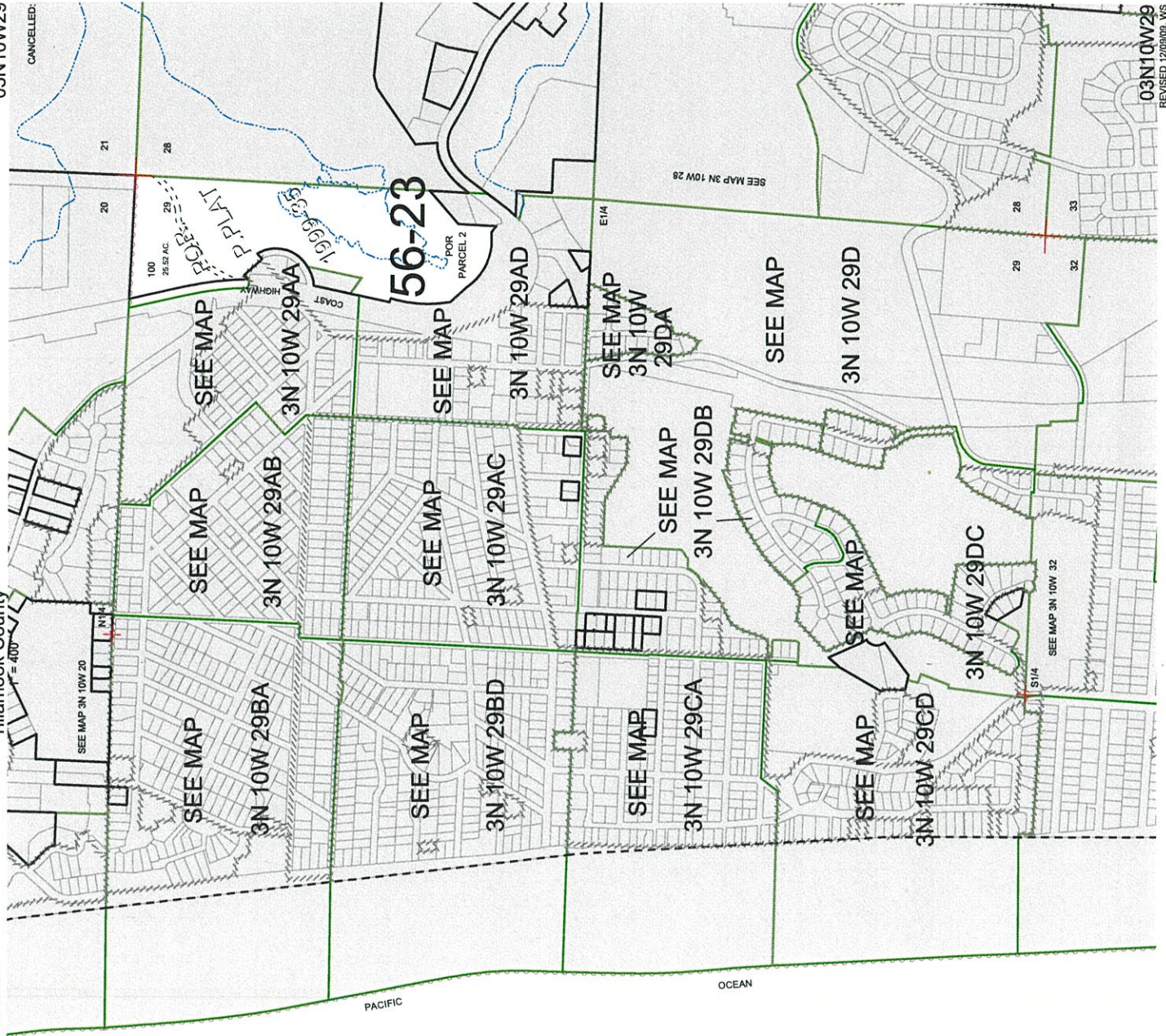
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 29 T.3N. R.10W. W.M.

Tillamook County

03N10W29

CANCELLED:

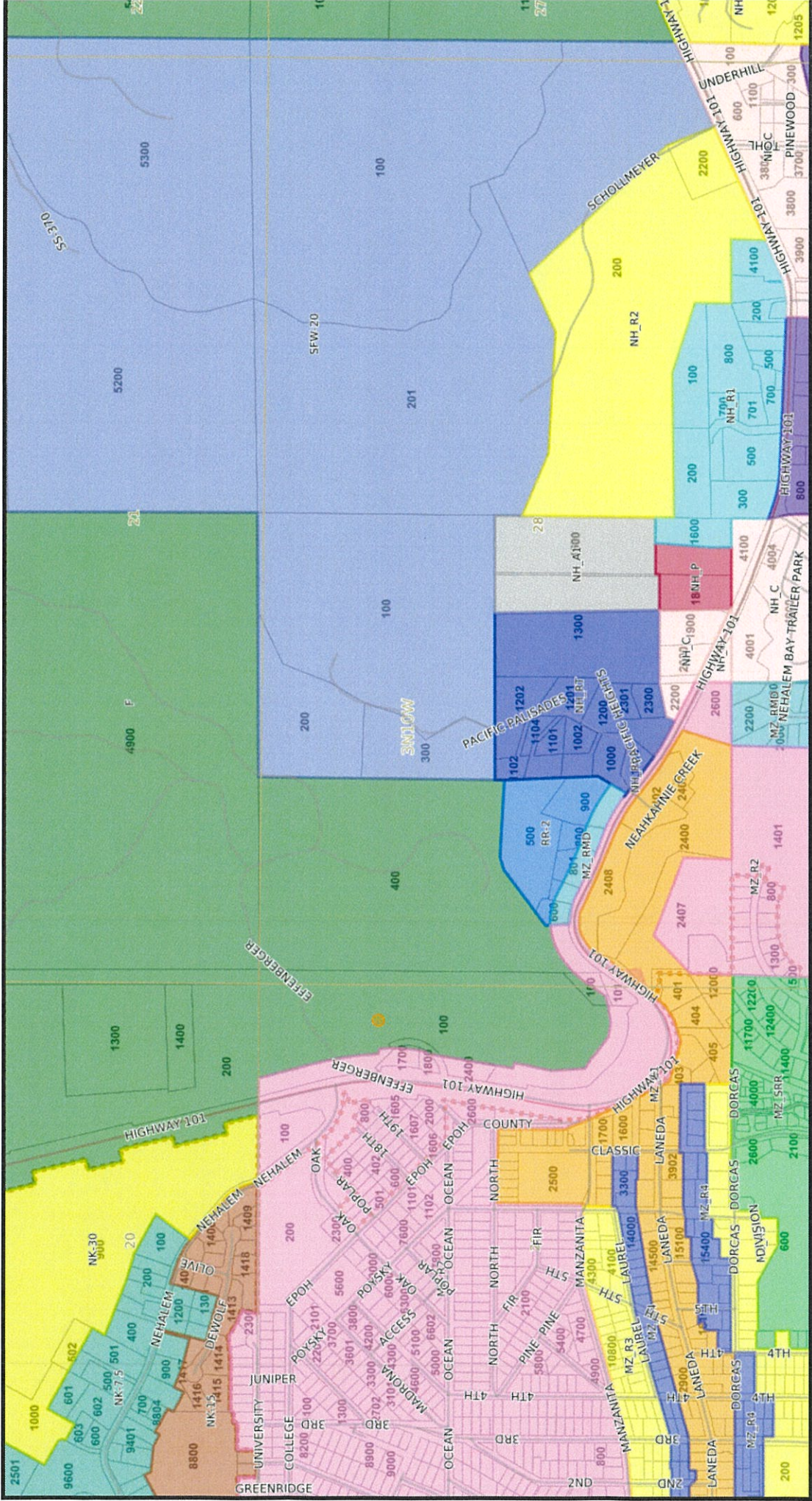


03N10W29

REVISED 12/09/09, WS



Tillamook County GIS



Created: Thu Mar 07 2024 13:25:44
Active Layers: County Boundary, Fed state highways, city limit, community polygon, TaxlotOwner, Tillamook County Zoning, Township Range Section, Road_Centerline
Extent: -13796634.37751, 5735113.4268935, -13792891.351782, 5737072.1257431



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

Fax: 503-842-1819

LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

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

Property Owner

Name: Patricia Rinehart Phone: 503-801-3534
 Address: 36765 HWY 101 N
 City: Nehalem State: OR Zip: 97131
 Email: PATTYRINEHART@NEHALEMTEL.NET

Location:

Site Address: 36765 HWY 101 N Nehalem 97131

Map Number: 3N	10W	29	00100
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

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 21 2023

Approved Denied

Received by:

Receipt #:

Fees: 1155 -

Permit No:

851-24-00003-PLNG

- 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:

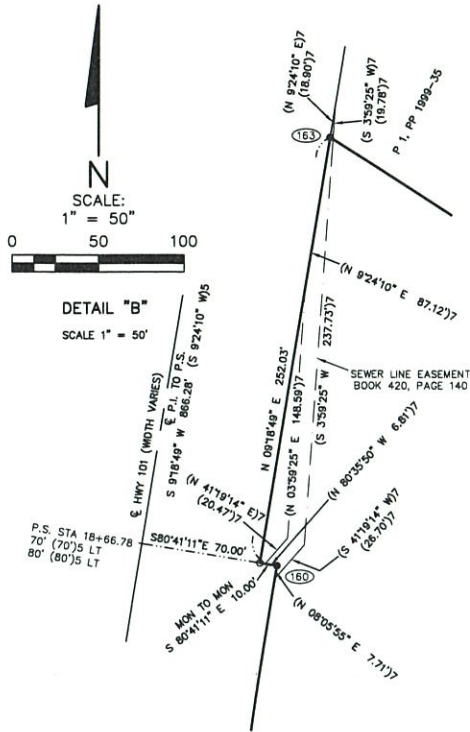
Authorization

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.

Patricia Rinehart
Property Owner (Required)
Dallas Espin
Applicant Signature

11-20-2025
Date

PARTITION PLAT 2024—
RE-PLAT OF PARCEL 2, PARTITION PLAT 1999-35



APPROVALS

APPROVED AS 851-24 -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 PARCEL 2.

APPROVED THIS _____ DAY OF _____, 2024.

TILLAMOOK COUNTY SURVEYOR _____

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

TILLAMOOK COUNTY TAX COLLECTOR _____

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NEAHKAHNE FARM PROPERTY, 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 TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

PATRICIA RINEHART, MEMBER _____

HARRY H RINEHART, MEMBER _____

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024 BY PATRICIA RINEHART, MEMBER AND HARRY H RINEHART, MEMBER

(SIGN) _____ (PRINT)

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20____

CERTIFICATE OF COUNTY CLERK

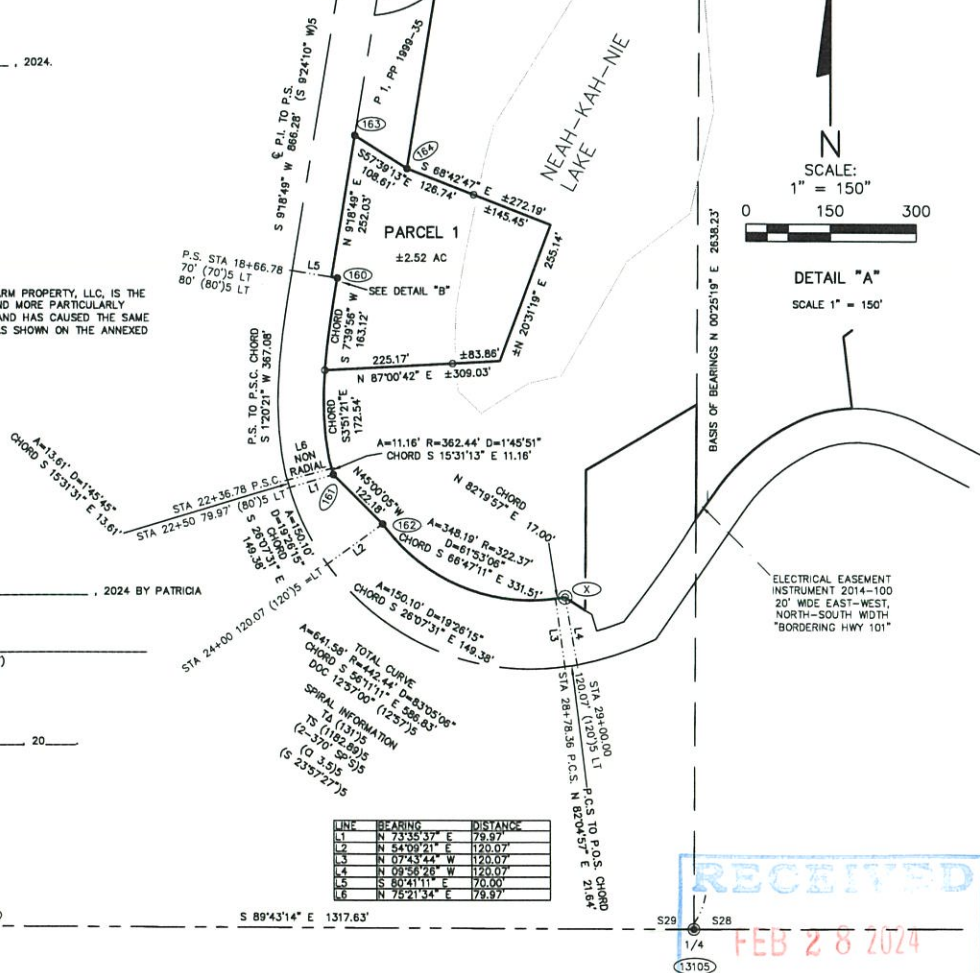
STATE OF OREGON S.S.
COUNTY OF TILLAMOOK S.S.

I, HEREBY CERTIFY THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK PLAT CABINET B - _____, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____, RECORDED _____, 2024 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

BY: _____
KRISTY BIGGS, COUNTY CLERK
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



LINE	BEARING	DISTANCE
L1	N 73°35'37" E	79.97
L2	N 54°09'21" E	120.07
L3	N 07°43'44" W	120.07
L4	N 09°58'28" W	120.07
L5	S 80°41'11" E	70.00
L6	N 75°21'34" E	79.97

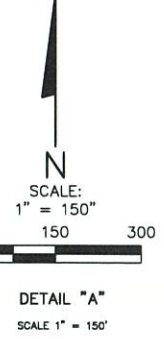
PAGE 1 OF 2
PATRICIA RINEHART—TILLAMOOK COUNTY CLERK

PARTITION PLAT FOR:
NEAHKAHNE FARM PROPERTY LLC

INST # _____
PARCEL 2, PARTITION PLAT 1999-35, TILL. CO. PLAT RECORDS
NE 1/4 NE 1/4 & SE 1/4 NE 1/4 SEC 28, NW 1/4 SEC 28,
AND SW 1/4 SEC 21, T3N, R10W, W.M.

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

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
NOVEMBER 3, 2023 <td>TRIPOLI, ES-103 <td>DME/MS/DSD <td>DWE <td>DWE <td>#1183 </td></td></td></td></td>	TRIPOLI, ES-103 <td>DME/MS/DSD <td>DWE <td>DWE <td>#1183 </td></td></td></td>	DME/MS/DSD <td>DWE <td>DWE <td>#1183 </td></td></td>	DWE <td>DWE <td>#1183 </td></td>	DWE <td>#1183 </td>	#1183



RECEIVED
FEB 28 2024

NARRATIVE

THIS IS A DEPENDENT SURVEY OF PARCEL 2, PARTITION PLAT 1999-35, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

FOUND MONUMENTS FROM MAP P-528 WERE HELD AS ORIGINAL MONUMENTS.

HIGHWAY 101

HIGHWAY 101 WAS LAID OUT FROM FOUND OR CALCULATED MONUMENTS AS FOLLOWS:

CENTERLINE HWY 101

THE PI, MONUMENT XXX, WAS SEARCHED FOR AND NOT FOUND. THE POSITION WAS CALCULATED FROM MONUMENT 33104 BY HOLDING RECORD VALUES FROM MAP P-528, ROTATED 0°5'24" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.

MONUMENT 160 WAS HELD FOR THE PS AT STATION 18+66.78 AND 80' FROM CENTERLINE. THE CENTERLINE WAS THEN LAID OUT USING VALUES FROM MAP 10C-52-6 OR 6B-26-7 ODOT MAP RECORDS AND ROTATED TO THE PI, (MONUMENT XXX).

RIGHT-OF-WAY HWY 101

MONUMENTS 160, 161, AND 162 WERE ALL HELD FOR RIGHT-OF-WAY.

THE RIGHT-OF-WAY NORTH OF MONUMENT 160 WAS HELD 10.00' WESTERLY OF MONUMENT 160 AND PARALLEL TO THE CALCULATE CENTERLINE OF THE HIGHWAY.

MONUMENT 160 WAS HELD AS 80.00' FROM CENTERLINE AND AS THE BEGINNING OF THE SPIRAL. MONUMENT 161 WAS HELD AS A POINT ON THE CURVE. THE CENTERLINE WAS OFFSET 80.00' AND THEN ROTATED BETWEEN MONUMENTS 160 AND 161, HOLDING MONUMENT 160 AS THE BEGINNING OF THE SPIRAL. THIS RESULTED IN MAKING THE RIGHT-OF-WAY NOT PARALLEL TO THE CENTERLINE BETWEEN MONUMENTS 160 AND 161. THIS RESULTED IN THE P.S.C. OF THE CENTERLINE AND THE P.S.C. OF THE RIGHT-OF-WAY LINE TO NOT BE ON THE SAME RADIAL LINE.

THE RIGHT-OF-WAY WAS HELD AS A STRAIGHT LINE BETWEEN MONUMENTS 161 AND 162.

MONUMENT 162 IS 120.07' FROM THE CALCULATED CENTERLINE AND WAS HELD FOR RIGHT-OF-WAY.

THE RIGHT-OF-WAY BETWEEN MONUMENTS 162 AND CORNER X WAS CALCULATED BY OFFSETTING THE CALCULATED CENTERLINE 120.07'.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- MONUMENT SEARCHED FOR NOT FOUND.
- (1) RECORD VALUE FROM MAP B-299
- (2) RECORD VALUE FROM MAP B-1750, THIS WAS A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 361 PAGE 92
- (3) RECORD VALUE FROM MAP A-5527
- (4) RECORD VALUE FROM MAP P-528
- (5) RECORD VALUE FROM MAP 10C-52-6 OR 6B-26-7 ODOT MAP RECORDS
- (6) RECORD VALUE FROM MAP B-2653
- (7) RECORD VALUE FROM DEED BOOK 430, PAGE 140
- NO () MEASURED VALUE

EASEMENTS OF RECORD

EASEMENTS FROM THE PRELIMINARY TITLE REPORT NOT SHOWN ON THIS MAP

BOOK 63, PAGE 617 EASEMENT LOCATION IS 1/4 MILE AWAY FROM SUBJECT TRACT, NOT APPLICABLE.

BOOK 298, PAGE 526 LIMITS ACCESS TO HIGHWAY 101, APPLICABLE

BOOK 419, PAGE 527 BLANKET EASEMENT FOR AN UNDERGROUND ELECTRICAL CONDUCTOR

37158

33104

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37158

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 00°25'19" EAST BETWEEN MONUMENTS 13105 AND 33104.

THIS IS A ROTATION OF 0°5'24" COUNTERCLOCKWISE FROM MAP P-528.

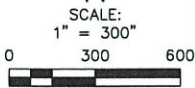
**OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE**

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 EASTING: -4,600,000.00 METERS
FALSE NORTHING: -300,000.00 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)

PAGE 2 OF 2
PARTY/REMARKS/ISSUING
REMARKS/ISSUING



PARTITION PLAT FOR:
NEAKAHNIE FARM PROPERTY LLC
 INST. # 1999-35, TILL. CO. PLAT RECORDS
 PARCEL 2, PARTITION PLAT 1999-35, NE 1/4 NE 1/4 SEC 28, NW 1/4 SEC 28,
 AND SW 1/4 SEC 21, T3N, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

DATE	NOVEMBER 3, 2023
FIELD	DME/ASD/DOD
DRAWN	DME
FORWARDED	DME
JOB NUMBER	#1183

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

PARTITION PLAT 2024-
 RE-PLAT OF PARCEL 2, PARTITION PLAT 1999-35

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT PARCEL 2, PARTITION PLAT 1999-35, TILLAMOOK COUNTY PLAT RECORDS.

THE INITIAL POINT OF WHICH IS THE SECTION CORNER BETWEEN SECTIONS 20, 21, 29, AND 28, BEING MONUMENTED WITH A TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", IN CONCRETE.

PARCEL 2, UN-SURVEYED

±213 AC

MONUMENT NOTES

- (160) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSH4", SEE MAP 10C-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY AND AS 80.00' EASTERLY OF CENTERLINE
- (161) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSH4", SEE MAP 10C-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY
- (162) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSH4", SEE MAP 10C-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY
- (163) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SEE MAPS B-1244 AND P-528, ON RIGHT-OF-WAY LINE AND HELD FOR PARCEL CORNER
- (164) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLB ASSOC INC" SEE MAP P-528, HELD.
- (33104) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", IN CONCRETE, TOP FLUSH WITH GROUND, SEE REMITNESS CARD 130, HELD
- (33105) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "1/4 S29 S28 RS 287 1970", SEE REMITNESS CARD 145, HELD
- (37119) FOUND TILLAMOOK COUNTY BRASS CAMP STAMPED "NE1/16 S29 1998", IN MONUMENT BOX, AT APPROXIMATE CENTERLINE-CENTERLINE OF NORTH AVE AND DIVISION ST; SEE REMITNESS BOOK 7, PAGE 101, HELD
- (37120) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL PT MANZ BEACH LS49230 2005", FLUSH WITH AC, AT SOUTH SIDE OF INTERSECTION OF LANEDA AVE AND DIVISION ST, SEE MAP A-7954, HELD
- (37121) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "RESET 2003 LS 49230 E 1/16 C-C S29 RS 793 1970", SEE MAP A-7948, HELD
- (37158) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP IN CONCRETE, STAMPED "1/4 S20 S29 RS 287 1976", 0.2' BELOW GRADE, SEE REMITNESS CARD #131, HELD
- (87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, SEE BOOK 7, PAGE 165, HELD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dallas Espin

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

RECEIVED
FEB 28 2024

NARRATIVE

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THE RIGHT-OF-WAY BETWEEN MONUMENTS 162 AND CORNER X WAS CALCULATED BY OFFSETTING THE CALCULATED CENTERLINE 120.07'.

LEGEND

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED, HELD
- FOUND MONUMENT AS NOTED
- ⊙ MONUMENT SEARCHED FOR NOT FOUND.
- (J1) RECORD VALUE FROM MAP B-299
- (J2) RECORD VALUE FROM MAP B-1750, THIS WAS A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 361 PAGE 92
- (J3) RECORD VALUE FROM MAP A-5527
- (J4) RECORD VALUE FROM MAP P-528
- (J5) RECORD VALUE FROM MAP 100-52-6 OR 68-26-7 ODOT MAP RECORDS
- (J6) RECORD VALUE FROM MAP B-2853
- (J7) RECORD VALUE FROM DEED BOOK 430, PAGE 140
- NO () MEASURED VALUE

EASEMENTS OF RECORD

EASEMENTS FROM THE PRELIMINARY TITLE REPORT NOT SHOWN ON THIS MAP

- BOOK 63, PAGE 617 EASEMENT LOCATION IS 1/4 MILE AWAY FROM SUBJECT TRACT, NOT APPLICABLE
- BOOK 298, PAGE 528 LIMITS ACCESS TO HIGHWAY 101, APPLICABLE
- BOOK 419, PAGE 527 BLANKET EASEMENT FOR AN UNDERGROUND ELECTRICAL CONDUCTOR

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UN-SURVEYED) THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THAT PARCEL 2, PARTITION PLAT 1999-35, TILLAMOOK COUNTY PLAT RECORDS.

THE INITIAL POINT OF WHICH IS THE SECTION CORNER BETWEEN SECTIONS 20, 21, 29, AND 28, BEING MONUMENTED WITH A TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", IN CONCRETE.

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 00°25'19" EAST BETWEEN MONUMENTS 13105 AND 33104.

THIS IS A ROTATION OF 0°5'24" COUNTERCLOCKWISE FROM MAP P-528.

**OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE**

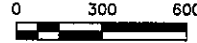
OBLIQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983

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 RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)

PAGE 1 OF 3
PARTITION PLAT 1999-35
BRIEFHART-22.015

SCALE:
1" = 300'



NEAHKAHNE FARM PROPERTY LLC

INST #
PARCEL 2, PARTITION PLAT 1999-35, TILL. CO. PLAT RECORDS
NE 1/4 NE 1/4 & SE 1/4 NE 1/4 SEC 29, NW 1/4 SEC 28,
AND SW 1/4 SEC 21, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

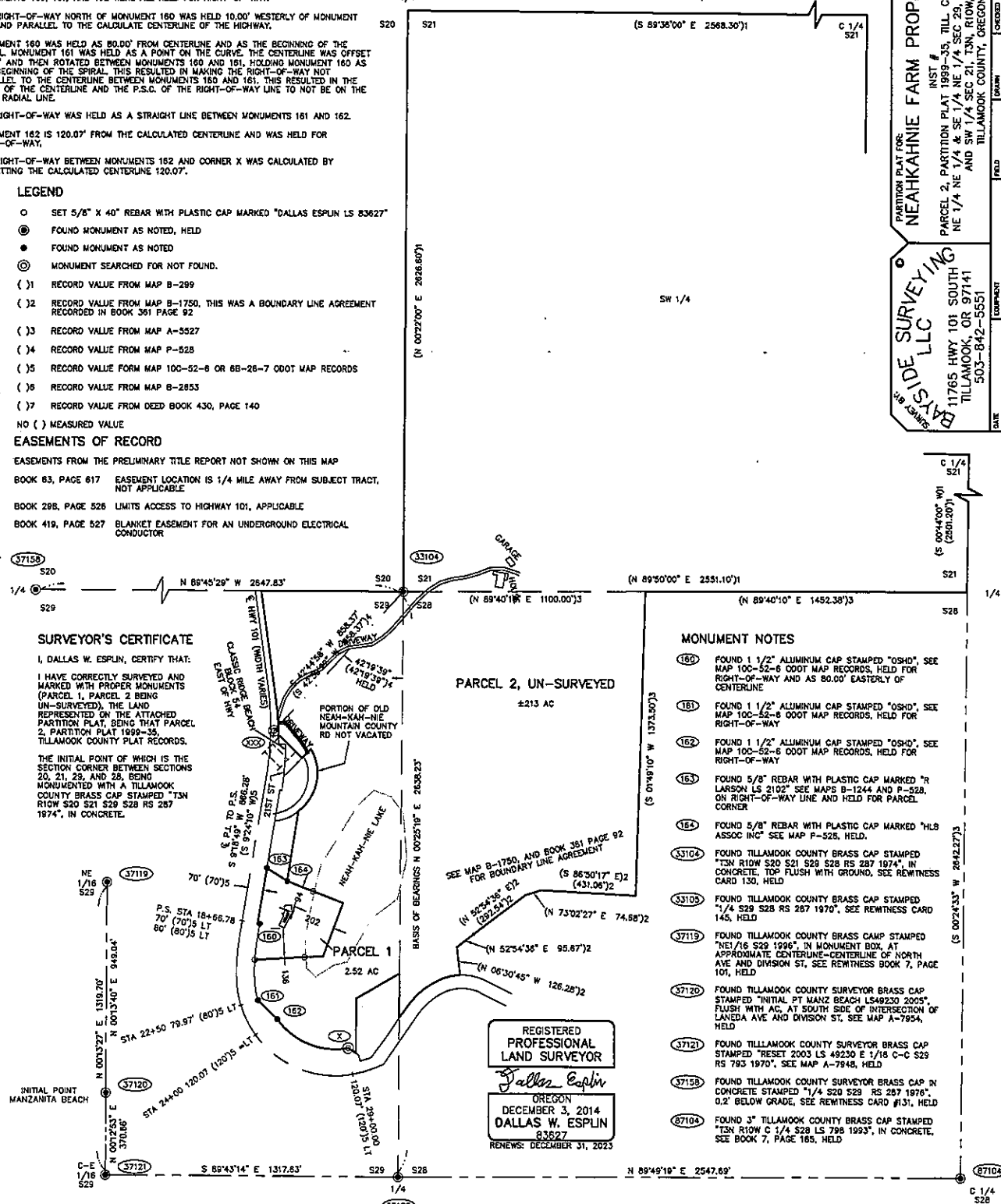
DALLAS W. ESPLIN SURVEYING LLC

11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-3551

DATE: NOVEMBER 3, 2023
PROJECT: ES-103

FIELD: DNE/AUS/DOD
DRAWN: DNE
CHECKED: DNE
JOB NUMBER: FT103

PARTITION PLAT 2024-
RE-PLAT OF PARCEL 2, PARTITION PLAT 1999-35



REGISTERED
PROFESSIONAL
LAND SURVEYOR

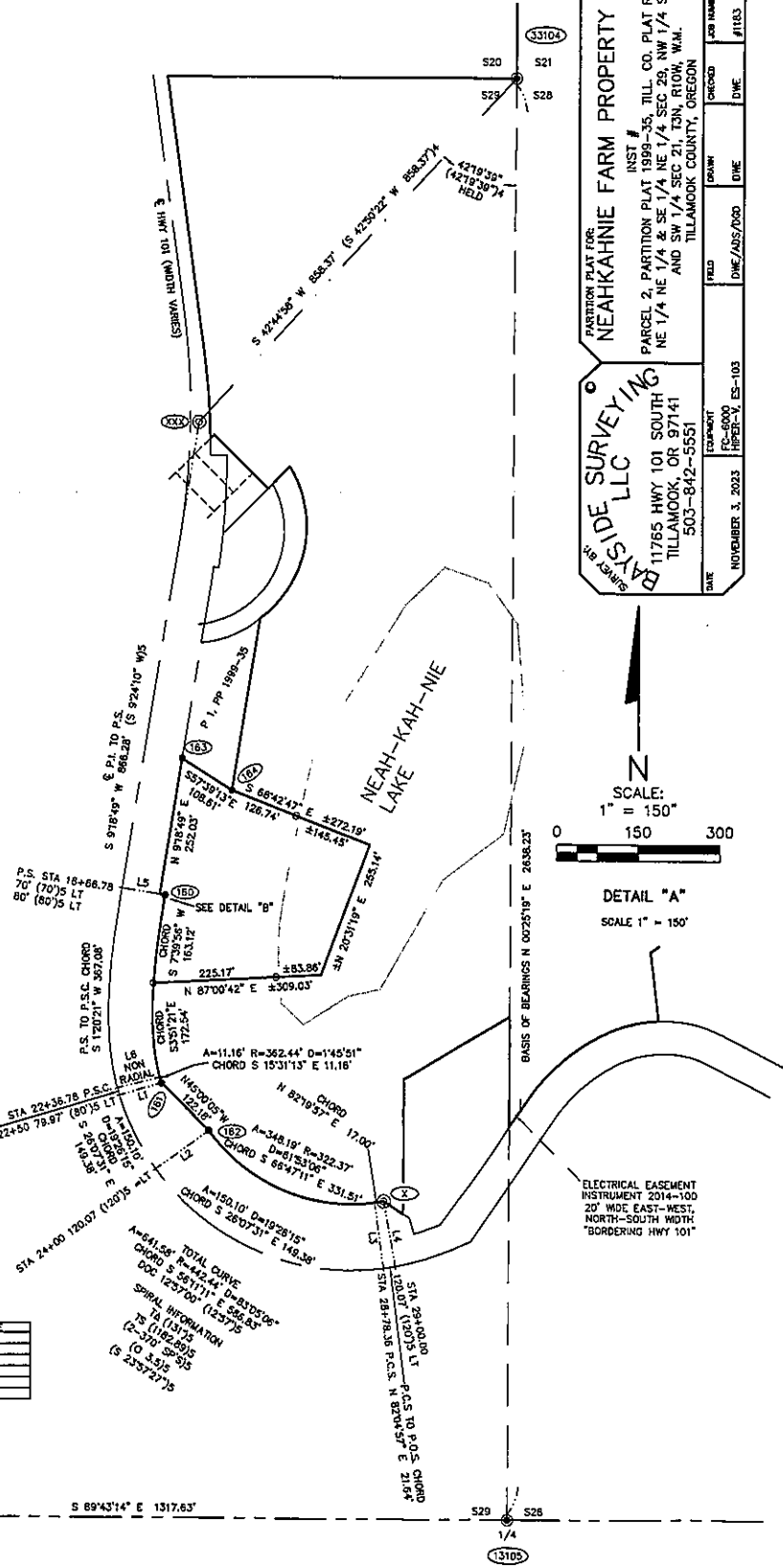
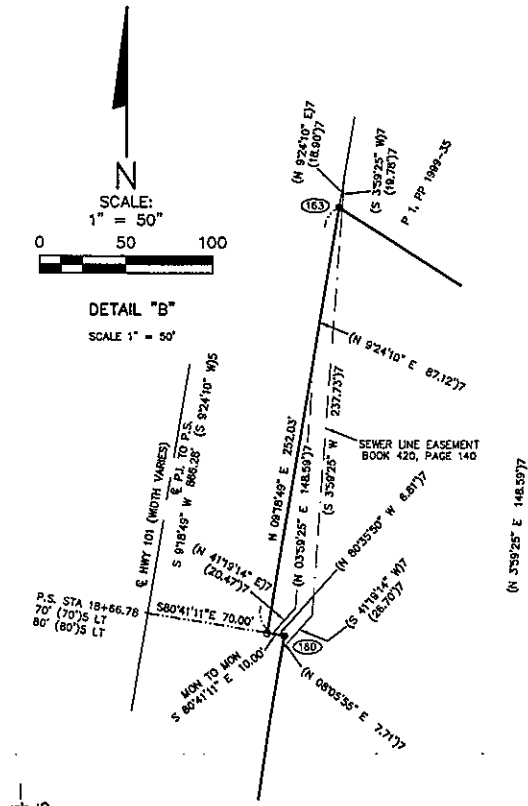
Dallas Espin

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

MONUMENT NOTES

- (160) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSHD", SEE MAP 100-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY AND AS 80.00' EASTERLY OF CENTERLINE
- (161) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSHD", SEE MAP 100-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY
- (162) FOUND 1 1/2" ALUMINUM CAP STAMPED "OSHD", SEE MAP 100-52-6 ODOT MAP RECORDS, HELD FOR RIGHT-OF-WAY
- (163) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "R LARSON LS 2102" SEE MAPS B-1244 AND P-528, ON RIGHT-OF-WAY LINE AND HELD FOR PARCEL CORNER
- (164) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "HLS ASSOC INC" SEE MAP P-528, HELD.
- (33104) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", IN CONCRETE, TOP FLUSH WITH GROUND, SEE REMITNESS CARD 130, HELD
- (33105) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1970", SEE REMITNESS CARD 145, HELD
- (37119) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W S20 S21 S29 S28 RS 287 1974", IN CONCRETE, TOP FLUSH WITH GROUND, SEE REMITNESS CARD 7, PAGE 101, HELD
- (37120) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "INITIAL PT MANZ BEACH LS49230 2005", FLUSH WITH AC, AT SOUTH SIDE OF INTERSECTION OF LAVEDA AVE AND DIVISION ST, SEE MAP A-7894, HELD
- (37121) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP STAMPED "RESET 2003 LS 49230 E 1/18 C-C S29 RS 793 1970", SEE MAP A-7848, HELD
- (37158) FOUND TILLAMOOK COUNTY SURVEYOR BRASS CAP IN CONCRETE STAMPED "1/4 S29 S28 RS 287 1976", 0.2' BELOW GRADE, SEE REMITNESS CARD #131, HELD
- (87104) FOUND 3" TILLAMOOK COUNTY BRASS CAP STAMPED "T3N R10W C 1/4 S28 LS 798 1993", IN CONCRETE, SEE BOOK 7, PAGE 185, HELD

RE-PLAT OF PARCEL 2, PARTITION PLAT 1999-35



LINE	BEARING	DISTANCE
L1	N 73°35'37" E	79.97'
L2	N 84°59'21" E	120.07'
L3	N 87°43'44" W	120.07'
L4	N 09°26'25" W	120.07'
L5	S 80°41'11" E	70.00'
L6	N 75°21'34" E	79.97'

PAGE 2 OF 3
PARTITION PLAT FOR
PARVINDHART-1183.DWG
RINCHART-22.CRS

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

NEAHKAHNIE FARM PROPERTY LLC
INST #
PARCEL 2, PARTITION PLAT 1999-35, TILL. CO. PLAT RECORDS
NE 1/4 NE 1/4 & SE 1/4 NE 1/4 SEC 29, NW 1/4 SEC 28,
AND SW 1/4 SEC 21, T3N, R10W, W.M.
TILLAMOOK COUNTY, OREGON

DATE	NOVEMBER 3, 2023	FIELD	DRAWN	CHECKED	DWG #	FILE #

DATE: NOVEMBER 3, 2023
FIELD: FC-6000
DRAWN: HIPPER-V, ES-103
CHECKED: HIPPER-V, ES-103
DWG: DNE
FILE: #1183

C-E 1/16 529 (3712)

S 89°43'14" E 1317.63'

1/4 (3103)

Angela Rimoldi

From: Bayside Surveying LLC <baysidesurveying@gmail.com>
Sent: Monday, January 29, 2024 10:07 AM
To: Angela Rimoldi; Melissa Jenck
Subject: EXTERNAL: Rinehart Follow-up Information
Attachments: acknowledgment.pdf



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

Hello all,

After looking over Forest Zone Section 3.004 we would like to submit the following responses as we believe this qualifies.

Section 3.004

2. For the establishment of a parcel for a dwelling that has existed since before June 1, 1995, subject to the following requirements:

-House was built before 1995 (tax assessors report indicates 1980)

a. The parcel established may not be larger than five acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall not be larger than 10 acres; and

-Parcel is smaller than 5 acres

b. The parcel that does not contain the dwelling is not entitled to a dwelling unless subsequently authorized by law or goal and the parcel either: i. Meets the minimum land division standards of the zone; or ii. Is consolidated with another parcel, and together the parcels meet the minimum land division standards of the zone.

-Not applicable at this time

c. The minimum tract eligible under Subsection (2) is 40 acres.

-The original tract is larger than the minimum 40 acres.

d. The tract shall be predominantly in forest use and that portion in forest use qualified for special assessment under a program under ORS chapter 321.

-Most of the track is in forest use

e. The remainder of the tract does not qualify for any uses allowed under ORS 215.213 and 215.283 that are not allowed on forestland.

-No other uses are needed or will be used.

Thank you,

Angelina M. Rivera, Administrative Assistant

Bayside Surveying LLC

WE HAVE A NEW MAILING ADDRESS. PLEASE UPDATE YOUR RECORDS TO THE ADDRESS BELOW

P.O. BOX 880

Tillamook, OR 97141

P: 503-842-5551

<https://www.baysidesurveyingllc.com>

STATEMENT OF CONFIDENTIALITY The information contained in this email message and any attachments may be confidential and legally privileged intended for the use of the addressee(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments.





CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 368-5343 Fax (503) 368-4145 TTY Dial 711
ci.manzanita.or.us

Date: February 1st, 2024

To: Tillamook County One-Stop Permit Counter


From: City of Manzanita Public Works Department

Re: Water Availability

Dear Sir

This letter is to inform you that the Manzanita Water System currently services and will continue to service water to the home located at 36765 Hwy 101 (Parcel 1). Water service is available in areas located with the Urban Growth Boundary of parcel 2. Service may require developer to extend water supply mains.

This letter shall not create a liability on the part of City of Manzanita or by an officer, or employee thereof, for the services described above.

 Public Works Director

Signature and Title of Authorized Representative

cc: Property Owner



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 368-5343 | Fax (503) 368-4145 | TTY Dial 711
ci.manzanita.or.us

To: Patricia Rinehart
Bayview Surveying

April 12, 2023

Re: Water Availability

Patty,

I have reviewed information provided to me by Bayside Surveying (See Attached). The city will continue to provide water service to your home located at 36765 Hwy 101 as a majority of it falls in the Urban Growth Boundary (UGB). The remaining lot would be outside the UGB and the City would not be able to provide water this area, unless the home was on a lot within the UGB.

Sincerely,

Dan Weitzel

Public Works Director
Phone (503) 368-5347
Cell (503) 812-2727

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Tillamook County, Oregon 2009-001215
02/23/2009 11:10:15 AM

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

STA



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

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

NEAHKAHNE FARM PROPERTY LLC
PO BOX 656
MANZANITA, OR 97130

PATRICIA RINEHART & DIANE GIBSON, CO-TRUSTEES
OF THE PATRICIA RINEHART REVOCABLE LIVING TRUST, DATED JUNE 22, 1994, PO BOX 656, MANZANITA, OR, 97130

After recording, return to (Name, Address, Zip):

PATRICIA RINEHART
PO BOX 656
MANZANITA, OR, 97130

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PATRICIA RINEHART & DIANE GIBSON, CO-TRUSTEES
OF THE PATRICIA RINEHART REVOCABLE LIVING TRUST, DATED JUNE 22, 1994,
PO BOX 656, MANZANITA, OR, 97130

SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED - STATUTORY FORM

NEAHKAHNE FARM PROPERTY L.L.C.

_____, Grantor, releases and quitclaims to PATRICIA RINEHART & DIANE GIBSON, CO-TRUSTEES OF THE PATRICIA RINEHART REVOCABLE LIVING TRUST, DATED JUNE 22, 1994, _____, Grantee, all right, title and interest in and to the following described real property situated in TILLAMOOK County, Oregon, to-wit:

CODE: 5622

MAP: 3N1029000010051

Acres: 1.00

SITUS: 36765 HWY 101 NORTH COUNTY

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$1.00. (Here, comply with the requirements of ORS 93.030.)

DATED _____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

Harry H. Rinehart MEMBER LLC
Patricia Rinehart MEMBER LLC

STATE OF OREGON, County of TILLAMOOK ss.

This instrument was acknowledged before me on February 23, 2009 by Kandace E. Cruse

This instrument was acknowledged before me on _____ by LARRY H. RINEHART, MEMBER, LLC, PATRICIA RINEHART, MEMBER, LLC as MEMBER of NEAHKAHNE FARM PROPERTY LLC



Kandace E. Cruse
Notary Public for Oregon
My commission expires Nov 26, 2010

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

EXHIBIT A

All of the Southwest quarter of Section 21, Township 3 North, Range 10 West of the Willamette Meridian in Tillamook County, Oregon, and a tract of land described as follows:

Beginning at the Northwest corner of Section 28, Township 3 North, Range 10 West of the Willamette Meridian in Tillamook County, Oregon; thence Easterly along the Section line 1,100 feet; thence South 120 feet; thence South 1° 57' West 1250.24 feet; thence North 86° 45' West 433 feet; thence South 69° 0' East 75 feet; thence South 52° 30' West 368 feet; thence South 3° 30' West 174 feet more or less to the North boundary line of U. S. Highway #101; (formerly referred to as Old County Road; thence following said U. S. Highway #101 North boundary line Westerly and Northerly to its intersection with the East boundary of the State Highway as built at station 117+37.85; thence Northerly along the East boundary of said highway to its intersection with the line between Sections 20 and 29, Township 3 North of Range 10 West of the Willamette Meridian; thence Easterly along the section line 660 feet more or less to the point of beginning; being situated in the Northwest quarter of the Northwest quarter and the Southwest quarter of Section 28 and the East half of the Northeast quarter of Section 29.

ALSO INCLUDING all that portion of the Northeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 29, Township 3 North, Range 10 West of the Willamette Meridian lying Easterly of the Old County Road and Westerly of U. S. Highway 101.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND;

Any portion of the above described property lying South of U. S. Highway 101 that is located in Section 28 and 29, Township 3 North, Range 10 West of the Willamette Meridian.

LESS all that portion of the plat of CLASSIC RIDGE BEACH which lies East of the Easterly right of way line of the Oregon Coast Highway;

LESS all that portion of the old Neah-Kah-Nie Mountain County Road which is not vacated and which lies East of the Easterly right of way line of the Oregon Coast Highway;

LESS that certain tract of land which lies West of that portion of the Old Neah-Kah-Nie Mountain County Road which is not vacated and which lies Southeast of that portion of the plat of CLASSIC RIDGE BEACH which lies East of the Easterly right of way line of the Oregon Coast Highway.

FURTHER EXCEPTING that tract of land conveyed to Dorothy W. Rinehart Trustee by deed recorded May 3, 1988 in Book 315, page 334, Tillamook County Records;

ALSO EXCEPTING any portion of the above described parcel lying within any County Road or the State Highway. - - - -

January 19, 2024

RE: Incomplete application for a Partition Application # 851-24-000003-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 21, 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

