



Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-25-000124-PLNG:
ROOS / RICE**

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

May 30, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on May 30, 2025. 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: 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.

Appeal of this decision. 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 4:00pm on June 11, 2025**. This decision will become final on June 11, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

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

Location: Located within the Unincorporated Community of Beaver, accessed via a private easement, Berkshire Road. The subject property is designated as Tax Lot 708 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon.

Zone: Community Single-Family Residential (CSFR)

Applicant: Michael Rice, P.O. Box 521, Tillamook, OR. 97141

Property Owner: Case Roos, 20295 E Beaver Creek Rd., Cloverdale, OR. 97112

CONDITIONS OF APPROVAL:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby **APPROVED**, subject to the conditions listed below.

This approval is subject to the following conditions:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

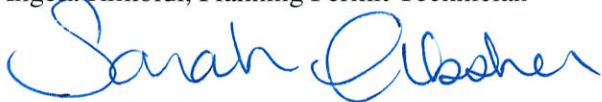
1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the Final Plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. 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 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

Sincerely,

Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

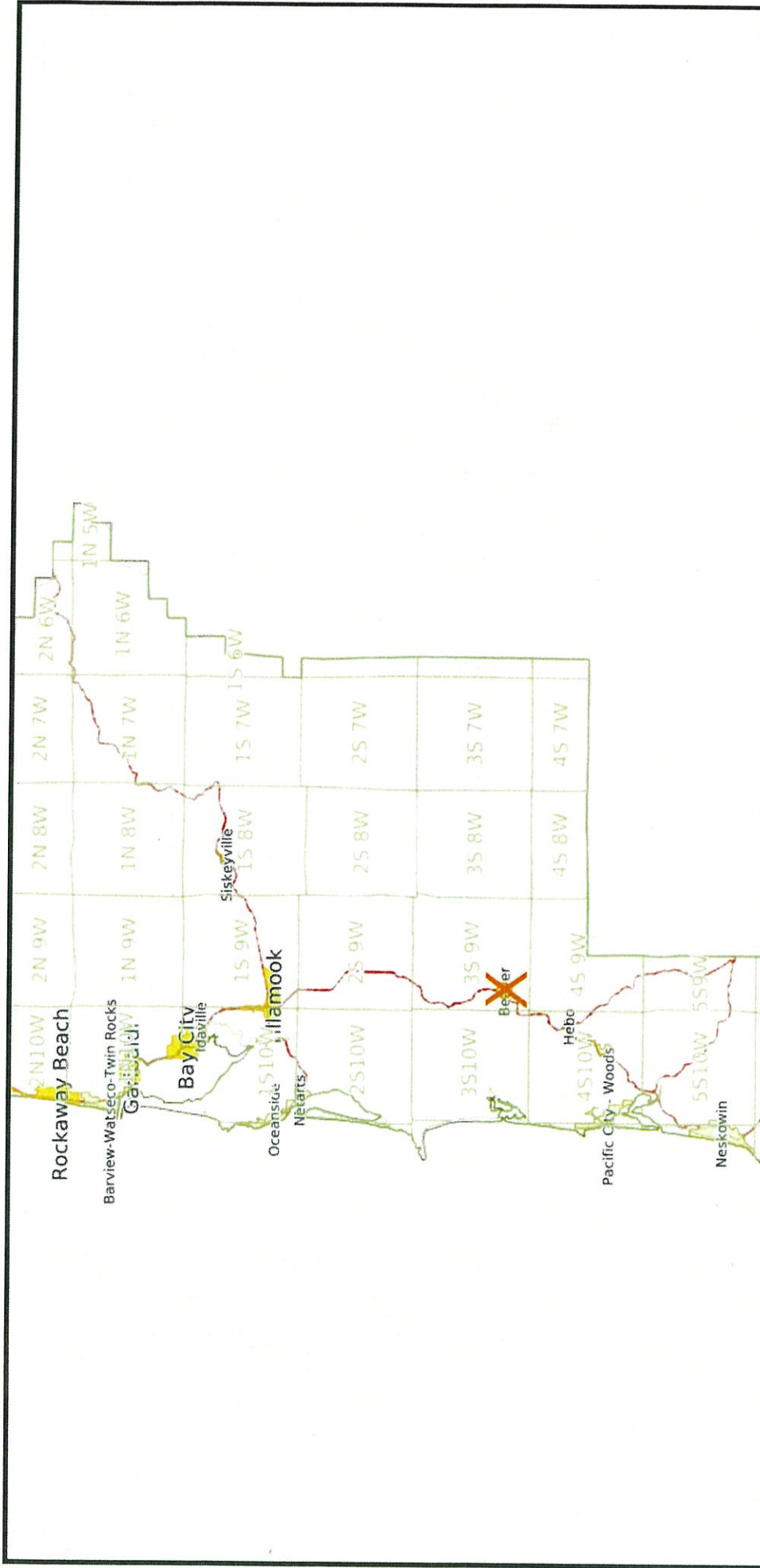


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat

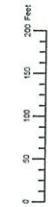


Tillamook County GIS



Created: Tue Apr 08 2025-18:53:58
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13852625.494947, 5634115.4327924, -13665660.523787, 5724616.8742694

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



N.W. 1/4 S.W. 1/4 SEC. 29 T. 3S. R. 9W. W.M.
TILLAMOOK COUNTY
1" = 100'

03S09W29CB
BEAVER



03S09W29CB
BEAVER
Revised 12/29/23, WS

Map





**PARTITION REQUEST #851-25-000124-PLNG:
ROOS / RICE
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision: Approved with Conditions
Decision Date: May 30, 2025
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

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

Location: Located within the Unincorporated Community of Beaver, accessed via a private easement, Berkshire Road. The subject property is designated as Tax Lot 708 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon.

Zone: Community Single-Family Residential (CSFR)

Applicant: Michael Rice, P.O. Box 521, Tillamook, OR. 97141

Property Owner: Case Roos, 20295 E Beaver Creek Rd., Cloverdale, OR. 97112

Description of Site and Vicinity: The subject property is accessed via a private easement, Berkshire Road, accessed from Blaine Road, a county-maintained road, is irregular in shape, holds no improvements, and is vegetated with grass, shrubs, and trees (Exhibit A). Topography of the subject property varies, however, is generally flat with some sloped areas. The subject property is located within an area primarily devoted to residential, farm and forest use. The subject property is surrounded by properties also zoned CSFR to the north, south, east, and west (Exhibit A).

The subject property does not contain mapped wetlands or natural features as indicated on the Statewide Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map FIRM 41057C0740F (Exhibit A).

The subject property is within an area of Geologic Hazard (Exhibit A). A Condition of Approval has been made to require relevant standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas 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 3.011: Community Single Family Residential (CSFR) Zone
- C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on April 11, 2025. No comments were received.

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

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

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

Findings: The preliminary Partition Plat proposes the creation of three (3) parcels (Exhibit B). The applicability of the CSFR zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

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

Findings: The preliminary plat outlines access to the subject property, and subsequent parcels, from a private easement, Berkshire Road, accessed from Blaine Road, a county-maintained road (Exhibit B).

Land Division Ordinance Sections 150 and 160 outline development standards for partitions. Standards within these sections 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 conclude the above criteria and relevant standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

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

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

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

B. TCLUO Section 3.011: Community Single Family Residential (CSFR) Zone

(4) *STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- (a) *The minimum lot size is 20,000 for permitted uses.*
- (b) *The minimum lot width and depth shall both be 100 feet.*
- (c) *The minimum front yard shall be 20 feet.*
- (d) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (e) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

.....

Findings: The applicant has provided a preliminary plat confirming the three (3) parcels to be created by the partition meet the minimum requirements for lot size and dimensions as outlined above (Exhibit B). There are no existing improvements, therefore the setbacks do not currently apply (Exhibit B).

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

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

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

.....

(2) *A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:*

- (a) *For building or mobile home or manufactured home permits in areas identified in (1)(b), reports are needed for lots 20,000 square feet or larger only where the*

proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

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

IV. DECISION: APPROVED WITH CONDITIONS

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

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

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on June 11, 2025**.

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. The name of any access easement shall be included in 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 3.011: Community Single Family Residential (CSFR) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

VI. EXHIBITS:

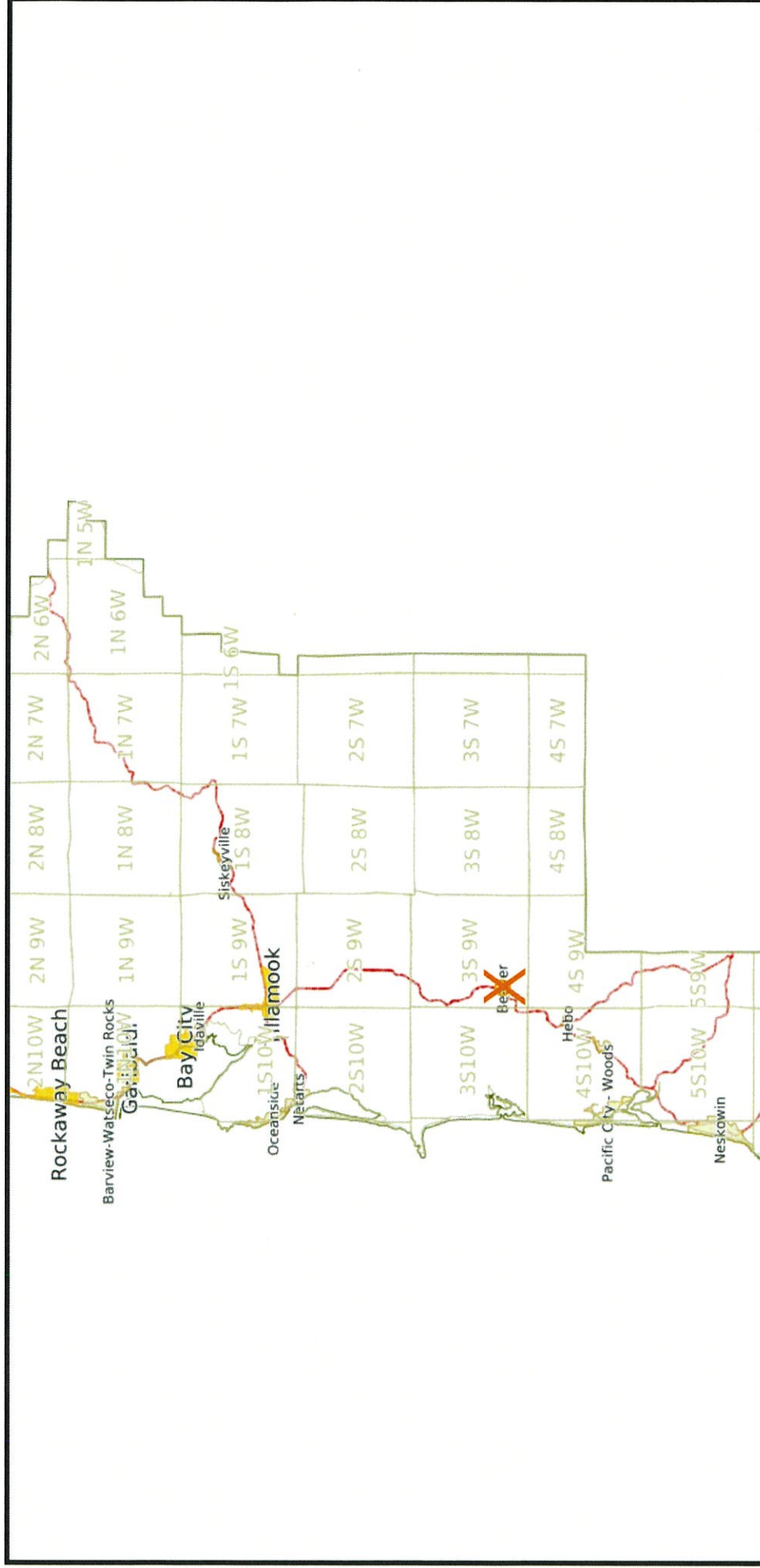
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS



Created: Tue Apr 08 2025-18:53:58
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13852625.494947, 5634115.4327924, -13665660.523787, 5724616.8742694

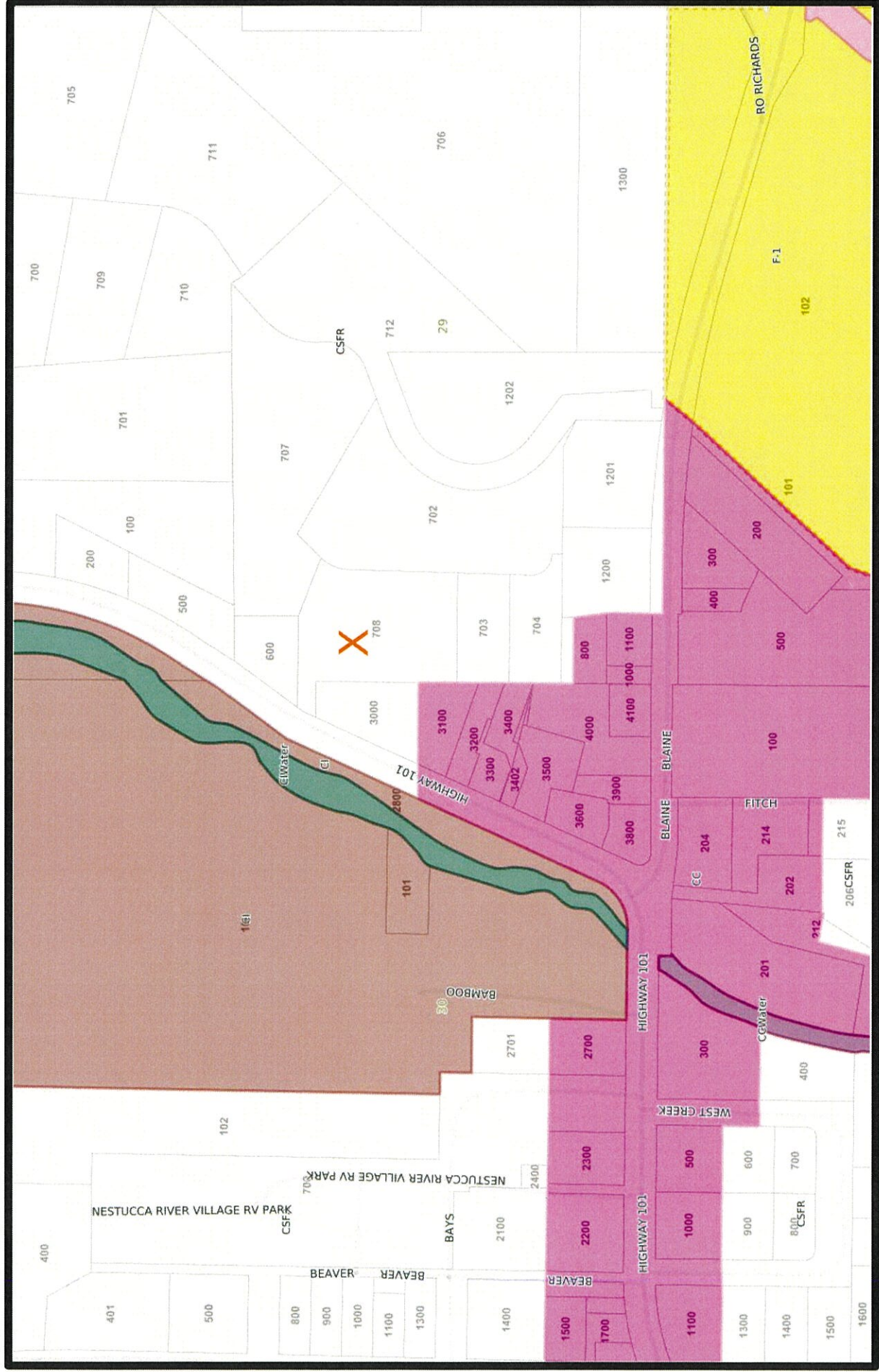
N.W.1/4 S.W.1/4 SEC.29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER



Revised 12/29/23, WS

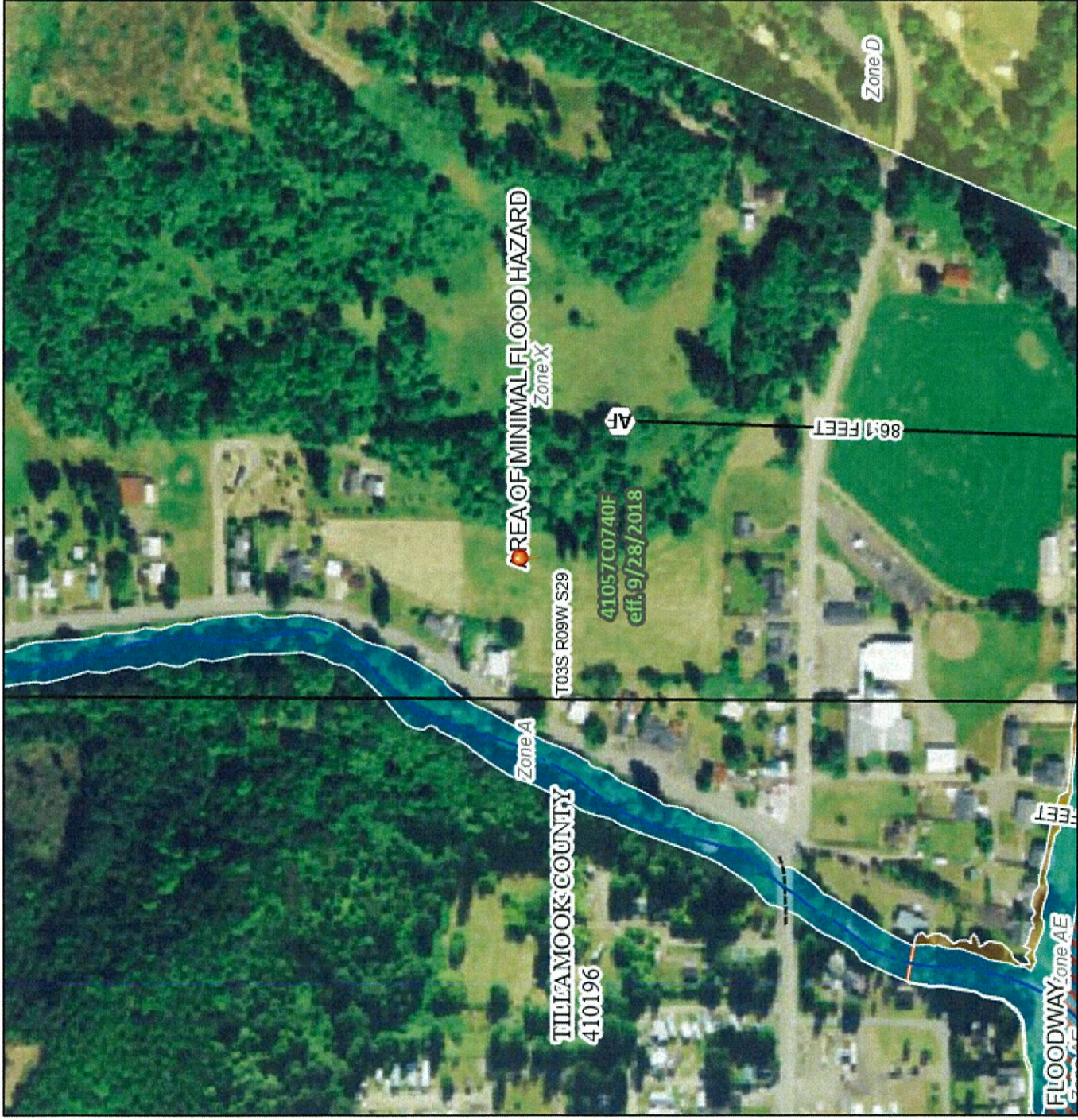
Map



National Flood Hazard Layer FIRMette



123°49'43"W 45°16'56"N



123°49'6"W 45°16'31"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/28/2025 at 1:06 AM** 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.

Statewide Wetlands Inventory

Legend:

- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHD Waterbody
- BASEDAT.DBO.NHD Area
- BASEDAT.DBO.NHD Flowline
- Wetlands
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine

Map Labels: Jackson Creek, Bull Creek, West Creek, Blaine Rd, Beaver Rd, Bixby Rd, Church Pl, Beaver Pl, W. Creek, 101, 3S 9W, 3S 10E, 3S 11E, 3S 12E, 3S 13E, 3S 14E, 3S 15E, 3S 16E, 3S 17E, 3S 18E, 3S 19E, 3S 20E, 3S 21E, 3S 22E, 3S 23E, 3S 24E, 3S 25E, 3S 26E, 3S 27E, 3S 28E, 3S 29E, 3S 30E, 3S 31E, 3S 32E, 3S 33E, 3S 34E, 3S 35E, 3S 36E, 3S 37E, 3S 38E, 3S 39E, 3S 40E, 3S 41E, 3S 42E, 3S 43E, 3S 44E, 3S 45E, 3S 46E, 3S 47E, 3S 48E, 3S 49E, 3S 50E, 3S 51E, 3S 52E, 3S 53E, 3S 54E, 3S 55E, 3S 56E, 3S 57E, 3S 58E, 3S 59E, 3S 60E, 3S 61E, 3S 62E, 3S 63E, 3S 64E, 3S 65E, 3S 66E, 3S 67E, 3S 68E, 3S 69E, 3S 70E, 3S 71E, 3S 72E, 3S 73E, 3S 74E, 3S 75E, 3S 76E, 3S 77E, 3S 78E, 3S 79E, 3S 80E, 3S 81E, 3S 82E, 3S 83E, 3S 84E, 3S 85E, 3S 86E, 3S 87E, 3S 88E, 3S 89E, 3S 90E, 3S 91E, 3S 92E, 3S 93E, 3S 94E, 3S 95E, 3S 96E, 3S 97E, 3S 98E, 3S 99E, 3S 100E, 3S 101E, 3S 102E, 3S 103E, 3S 104E, 3S 105E, 3S 106E, 3S 107E, 3S 108E, 3S 109E, 3S 110E, 3S 111E, 3S 112E, 3S 113E, 3S 114E, 3S 115E, 3S 116E, 3S 117E, 3S 118E, 3S 119E, 3S 120E, 3S 121E, 3S 122E, 3S 123E, 3S 124E, 3S 125E, 3S 126E, 3S 127E, 3S 128E, 3S 129E, 3S 130E, 3S 131E, 3S 132E, 3S 133E, 3S 134E, 3S 135E, 3S 136E, 3S 137E, 3S 138E, 3S 139E, 3S 140E, 3S 141E, 3S 142E, 3S 143E, 3S 144E, 3S 145E, 3S 146E, 3S 147E, 3S 148E, 3S 149E, 3S 150E, 3S 151E, 3S 152E, 3S 153E, 3S 154E, 3S 155E, 3S 156E, 3S 157E, 3S 158E, 3S 159E, 3S 160E, 3S 161E, 3S 162E, 3S 163E, 3S 164E, 3S 165E, 3S 166E, 3S 167E, 3S 168E, 3S 169E, 3S 170E, 3S 171E, 3S 172E, 3S 173E, 3S 174E, 3S 175E, 3S 176E, 3S 177E, 3S 178E, 3S 179E, 3S 180E, 3S 181E, 3S 182E, 3S 183E, 3S 184E, 3S 185E, 3S 186E, 3S 187E, 3S 188E, 3S 189E, 3S 190E, 3S 191E, 3S 192E, 3S 193E, 3S 194E, 3S 195E, 3S 196E, 3S 197E, 3S 198E, 3S 199E, 3S 200E, 3S 201E, 3S 202E, 3S 203E, 3S 204E, 3S 205E, 3S 206E, 3S 207E, 3S 208E, 3S 209E, 3S 210E, 3S 211E, 3S 212E, 3S 213E, 3S 214E, 3S 215E, 3S 216E, 3S 217E, 3S 218E, 3S 219E, 3S 220E, 3S 221E, 3S 222E, 3S 223E, 3S 224E, 3S 225E, 3S 226E, 3S 227E, 3S 228E, 3S 229E, 3S 230E, 3S 231E, 3S 232E, 3S 233E, 3S 234E, 3S 235E, 3S 236E, 3S 237E, 3S 238E, 3S 239E, 3S 240E, 3S 241E, 3S 242E, 3S 243E, 3S 244E, 3S 245E, 3S 246E, 3S 247E, 3S 248E, 3S 249E, 3S 250E, 3S 251E, 3S 252E, 3S 253E, 3S 254E, 3S 255E, 3S 256E, 3S 257E, 3S 258E, 3S 259E, 3S 260E, 3S 261E, 3S 262E, 3S 263E, 3S 264E, 3S 265E, 3S 266E, 3S 267E, 3S 268E, 3S 269E, 3S 270E, 3S 271E, 3S 272E, 3S 273E, 3S 274E, 3S 275E, 3S 276E, 3S 277E, 3S 278E, 3S 279E, 3S 280E, 3S 281E, 3S 282E, 3S 283E, 3S 284E, 3S 285E, 3S 286E, 3S 287E, 3S 288E, 3S 289E, 3S 290E, 3S 291E, 3S 292E, 3S 293E, 3S 294E, 3S 295E, 3S 296E, 3S 297E, 3S 298E, 3S 299E, 3S 300E, 3S 301E, 3S 302E, 3S 303E, 3S 304E, 3S 305E, 3S 306E, 3S 307E, 3S 308E, 3S 309E, 3S 310E, 3S 311E, 3S 312E, 3S 313E, 3S 314E, 3S 315E, 3S 316E, 3S 317E, 3S 318E, 3S 319E, 3S 320E, 3S 321E, 3S 322E, 3S 323E, 3S 324E, 3S 325E, 3S 326E, 3S 327E, 3S 328E, 3S 329E, 3S 330E, 3S 331E, 3S 332E, 3S 333E, 3S 334E, 3S 335E, 3S 336E, 3S 337E, 3S 338E, 3S 339E, 3S 340E, 3S 341E, 3S 342E, 3S 343E, 3S 344E, 3S 345E, 3S 346E, 3S 347E, 3S 348E, 3S 349E, 3S 350E, 3S 351E, 3S 352E, 3S 353E, 3S 354E, 3S 355E, 3S 356E, 3S 357E, 3S 358E, 3S 359E, 3S 360E, 3S 361E, 3S 362E, 3S 363E, 3S 364E, 3S 365E, 3S 366E, 3S 367E, 3S 368E, 3S 369E, 3S 370E, 3S 371E, 3S 372E, 3S 373E, 3S 374E, 3S 375E, 3S 376E, 3S 377E, 3S 378E, 3S 379E, 3S 380E, 3S 381E, 3S 382E, 3S 383E, 3S 384E, 3S 385E, 3S 386E, 3S 387E, 3S 388E, 3S 389E, 3S 390E, 3S 391E, 3S 392E, 3S 393E, 3S 394E, 3S 395E, 3S 396E, 3S 397E, 3S 398E, 3S 399E, 3S 400E, 3S 401E, 3S 402E, 3S 403E, 3S 404E, 3S 405E, 3S 406E, 3S 407E, 3S 408E, 3S 409E, 3S 410E, 3S 411E, 3S 412E, 3S 413E, 3S 414E, 3S 415E, 3S 416E, 3S 417E, 3S 418E, 3S 419E, 3S 420E, 3S 421E, 3S 422E, 3S 423E, 3S 424E, 3S 425E, 3S 426E, 3S 427E

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

<https://www.oregon.gov/dsl/WW/Pages/SWI.aspx>

EXHIBIT B



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: Michael R. Rice, PLS Phone: (503) 801-7901
Address: P.O. Box 521
City: Tillamook State: OR Zip: 97141
Email: ricesurveying@outlook.com

Property Owner

Name: Case Roos Phone: (503) 812-7865
Address: 20295 E Beaver Cr Rd.
City: Cloverdale State: OR Zip: 97112
Email: case.roos7@gmail.com

Location:

Site Address: N/A

Map Number: 3S 9W 29CB #708
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

- ☐ Fifteen (15) legible "to scale" hard copies
- ☐ One digital copy

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
MAR 14 2025
BY: <u>SAT</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-00124-PLNG

Proposed Development

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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<input checked="" type="checkbox"/> Location, width and purpose of all proposed easements<input checked="" type="checkbox"/> Proposed deed restrictions, if any, in outline form<input checked="" type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | <ul style="list-style-type: none"><input type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space<input type="checkbox"/> 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<input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none"><input checked="" type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable<input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone<input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections<input checked="" type="checkbox"/> 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

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><input type="checkbox"/> Preliminary street layout of undivided portion of lot<input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions<input type="checkbox"/> 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<input type="checkbox"/> 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 | <ul style="list-style-type: none"><input type="checkbox"/> Profiles of proposed drainage ways<input type="checkbox"/> 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<input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil<input type="checkbox"/> 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

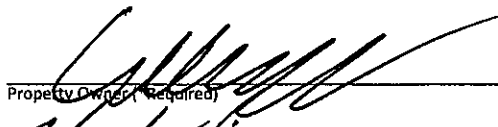

Certificates:

- ☐ Title interest & consent
- ☐ Dedication for public use
- ☒ Engineering/Survey
- ☒ Water
- ☒ Public Works

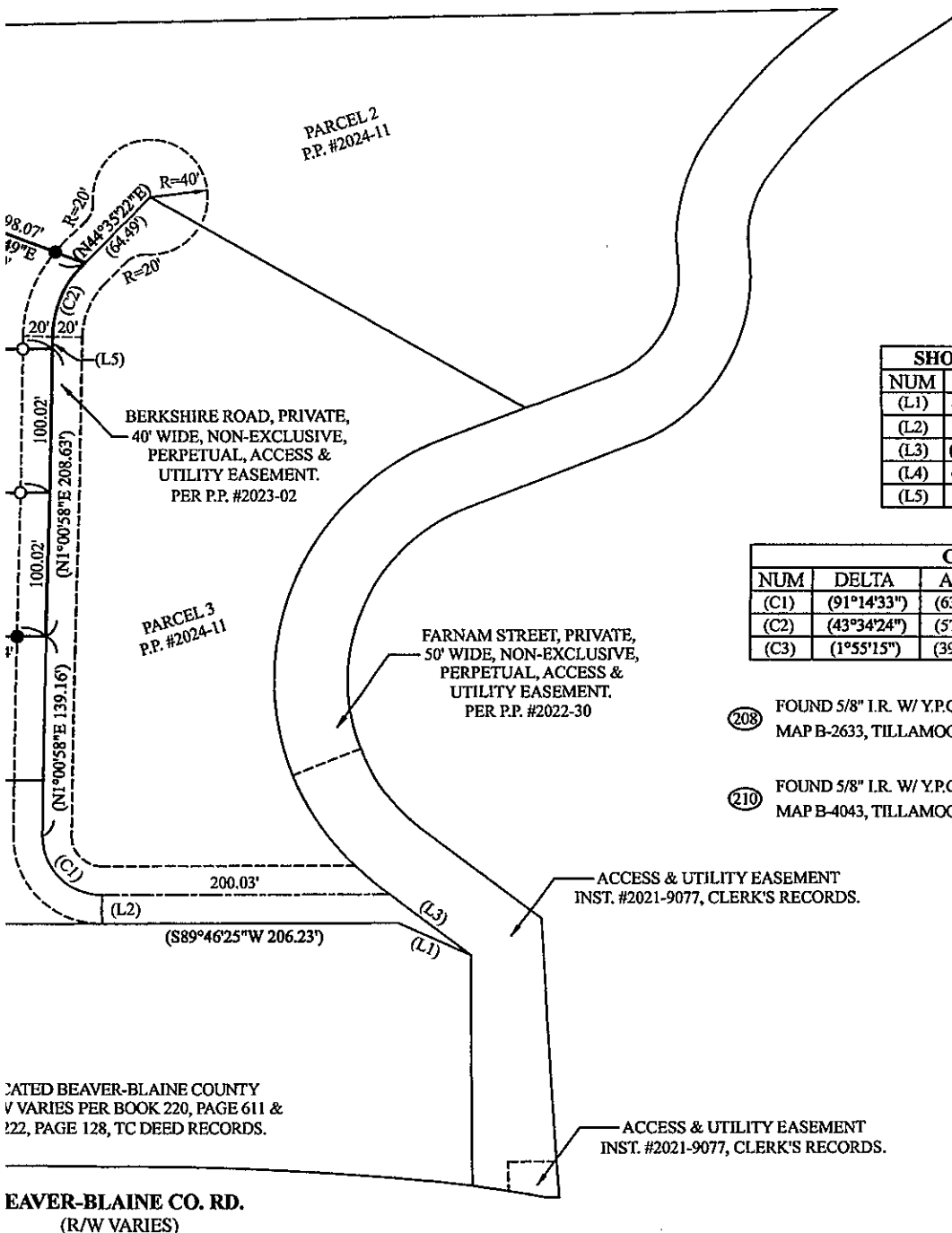
☐ **Additional Information:**

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 (Required)

Applicant Signature

3/14/25
Date
3/13/25
Date



SHORT LINE TABLE		
NUM	BEARING	DIST.
(L1)	(N66°17'46"W)	(55.47')
(L2)	(N0°13'35"W)	(20.00')
(L3)	(N53°27'58"W)	(71.02')
(L4)	(S89°52'54"W)	(56.53')
(L5)	(S1°00'58"W)	(8.58')

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	(91°14'33")	(63.70')	(40.00')	(N44°36'19"W)	(57.18')
(C2)	(43°34'24")	(57.04')	(75.00')	(N22°48'10"E)	(55.67')
(C3)	(1°55'15")	(39.48')	(1177.50')	(N27°16'40"E)	(39.48')

- (208) FOUND 5/8" I.R. W/ Y.P.C. MARKED, "C WAYNE COOK PLS 1098", MAP B-2633, TILLAMOOK COUNTY SURVEY RECORDS. HELD.
- (210) FOUND 5/8" I.R. W/ Y.P.C. MARKED, "C WAYNE COOK PLS 1098", MAP B-4043, TILLAMOOK COUNTY SURVEY RECORDS. HELD.

DATED BEAVER-BLAINE COUNTY
V VARIES PER BOOK 220, PAGE 611 &
222, PAGE 128, TC DEED RECORDS.

BEAVER-BLAINE CO. RD.
(R/W VARIES)

PROPOSAL FOR : BASE ROOS

NW 1/4 OF THE SW 1/4 OF SECTION 29,
S., R. 9 W., W.M.
RTITION PLAT #2024-11
COUNTY CLERK'S RECORDS



RSC
RICE SURVEYING AND CONSULTING
P.O. BOX 521
TILLAMOOK, OREGON 97141
CELL: (503) 801-7901

Beaver Water District
PO Box 306
Cloverdale, OR 97112
503-457-3570
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 03/05/2025

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S Range: 09 Section: 29 CB Tax Lot: 0708

Physical Address: None at this time

According to our records the legal owner is: Case Roos

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00

Received By: Larry Chitwood

**Per Unit*

Paid 09/2023

Check Number: _____

Acct. No.: _____

COMMENTS: Water is available to this parcel. SDC fee was paid in September of 2023.

Seven connections were paid, six remain.

Heidi Reid Administrator
Signature of Authorized Representative, Title

****No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CASE ROOS, BEING THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

Christy Nyseth
CASE ROOS

ACKNOWLEDGMENT:

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

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF August, 2024 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CASE ROOS, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY THAT SAID INSTRUMENT WAS EXECUTED ON HIS BEHALF AND SHE KNOWS THE CONTENTS OF SAID INSTRUMENT AND IS OF HIS VOLUNTARY ACT OR DEED.

Alison Chase
NOTARY'S SIGNATURE DATE 8/20/24

Alison Chase
PRINTED NAME OF NOTARY

NOTARY PUBLIC: OR COMMISSION NO. 1018141
STATE

MY COMMISSION EXPIRES: October 31, 2025
FULL NAME OF MONTH, 2 DIGIT DATE, AND COMPLETE YEAR

NARRATIVE:

THIS PARTITION PLAT WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT TRACT DESCRIBED AS PARCEL 3, PARTITION PLAT NO. 2023-02, AS RECORDED FEBRUARY 2, 2023, IN PLAT SECTION 29, T. 3 S., R. 9 W., W.M., TILLAMOOK COUNTY DEED RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., AS SHOWN HEREON. THE SUBJECT TRACT IS BEING PARTITIONED INTO THREE PARCELS, ALL FOUND MONUMENTS AND ANGLE STRUCTURE FROM THE ABOVE DESCRIBED PARTITION PLAT WERE FIELD AS SHOWN HEREON.

THE PARTITION PLAT LINES WERE THEN SET AS DIRECTED BY LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AS 851-24-00080-PL-NG.

CERTIFICATE OF COUNTY CLERK:

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

I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 2024-11 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

RECORDED ON THIS 12 DAY OF September, 2024 AT 1:10 PM O'CLOCK.

AS INSTRUMENT NO. 2024-3865

Christy Nyseth, Deputy
CHRISTY NYSETH, COUNTY CLERK

I, MICHAEL R. RICE, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

Michael R. Rice
MICHAEL R. RICE, PLS 86926

PARTITION PLAT NO. 2024- 11 REPLAT OF PARCEL 3, PARTITION PLAT #2023-02 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29 T. 3 S., R. 9 W., W.M. TILLAMOOK COUNTY, OREGON JULY 17th, 2024

EASEMENTS OF RECORD:

EASEMENT FOR THE PURPOSE OF POLE MAINTENANCE IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED ON NOVEMBER 19, 1940 IN DEED BOOK 80, PAGE 41, TILLAMOOK COUNTY DEED RECORDS, DOES NOT AFFECT THIS PROPERTY.

IF WIDE EASEMENT FOR THE PURPOSE OF A WATER LINE AND MAINTENANCE IN FAVOR OF B.L. BECKER, RECORDED ON JANUARY 24, 1966 IN DEED BOOK 91, PAGE 539, TILLAMOOK COUNTY DEED RECORDS, DOES NOT AFFECT THIS PROPERTY.

EASEMENT FOR THE PURPOSE TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES, IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON OCTOBER 21, 1947, IN DEED BOOK 79 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT AFFECT THIS PROPERTY.

IF WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR, BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 27, 1957 IN DEED BOOK 158, PAGE 195, TILLAMOOK COUNTY DEED RECORDS, DOES NOT AFFECT THIS PROPERTY.

IF WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR, BONNEVILLE POWER ADMINISTRATION, RECORDED ON SEPTEMBER 27, 1957 IN DEED BOOK 158, PAGE 195, TILLAMOOK COUNTY DEED RECORDS, DOES NOT AFFECT THIS PROPERTY.

IF WIDE WATERLINE AND MAINTENANCE EASEMENT IN FAVOR OF BEAVER WATER DISTRICT, RECORDED ON NOVEMBER 29, 1983 IN DEED BOOK 296, PAGE 371, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.

ROAD MAINTENANCE AGREEMENT RECORDED ON JULY 14, 2003 IN INSTRUMENT #2003-42322, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.

COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2003-42322, TILLAMOOK COUNTY CLERK'S RECORDS WERE EXTINGUISHED IN INSTRUMENT #2022-2666, RECORDED ON JUNE 7, 2022, TILLAMOOK COUNTY CLERK'S RECORDS.

ACCESS & UTILITY EASEMENTS IN FAVOR OF THE SUBJECT TRACT AND OTHERS, RECORDED ON NOVEMBER 29, 2021 IN INSTRUMENT #2021-19077, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.

EASEMENT FOR THE PLACEMENT OF ELECTRICAL LINES, IN FAVOR OF TILLAMOOK PEOPLE'S UTILITY DISTRICT, RECORDED ON OCTOBER 20, 2022, IN INSTRUMENT #2022-4480, TILLAMOOK COUNTY DEED RECORDS, DOES NOT AFFECT THIS PROPERTY.

PRIVATE ROAD MAINTENANCE AGREEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON MAY 5, 2023, IN INSTRUMENT #2023-1873, TILLAMOOK COUNTY CLERK'S RECORDS.

APPROVALS:

APPROVED MAY 10th, 2024 AS 851-24-00080-PL-NG.
NOTE: THE ALLOWANCE OF THIS 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.

Alison Chase
TILLAMOOK COUNTY PLANNING DIRECTOR

Cl Z Chum
TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL JUNE 30, 2024.

Shirley Lewis
TILLAMOOK COUNTY TAX COLLECTOR

PARTITION PLAT FOR:
CASE ROOS
LANDS DESCRIBED IN NW 1/4 OF THE SW 1/4 OF SECTION 29
T. 3 S., R. 9 W., W.M.
PARCEL 3, PARTITION PLAT #2023-02
TILLAMOOK COUNTY DEED RECORDS



RSC
RICE SURVEYING AND CONSULTING
P.O. BOX 221
TILLAMOOK, OREGON 97141
CELL: (503) 801-7901

SHEET 1 OF 2



SURVEYOR'S CERTIFICATE:

I, MICHAEL R. RICE, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCELS 1, 2 AND 3 OF THE LANDS BEING REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING DESCRIBED AS PARCEL 3, PARTITION PLAT #2023-02, AS RECORDED FEBRUARY 2nd, 2023, IN PLAT SECTION 29, T. 3 S., R. 9 W., W.M., TILLAMOOK COUNTY DEED RECORDS. I AM SUBJECT TO ALL EASEMENTS LISTED THEREON AND ON THIS PARTITION PLAT.

THE INITIAL POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP BEING SET IN THE CORNER OF PARCEL 2, PARTITION PLAT #2023-02, TILLAMOOK COUNTY DEED RECORDS AND THE SOUTH-EAST CORNER OF THE ABOVE DESCRIBED PARCEL.

REGISTERED
LAND SURVEYOR
Michael R. Rice
OREGON
DECEMBER 2015
MICHAEL R. RICE
86926
RENEWAL 12-31-2024

T. 3 S., R. 9 W., W.M.
TILLAMOOK COUNTY, OREGON

BASIS OF BEARINGS
(N88-4741E 635.16)



CUMULATIVE TABLE				
NUM.	DETA.	ARC	RADIUS	BEARING DIST.
(C1)	(91°44'53")	(63.10)	(40.00)	(044°30'19") (42.18)
(C2)	(91°55'15")	(55.04)	(175.00)	(022°56'42") (35.67)
(C3)	(91°55'15")	(39.48)	(171.250)	(022°16'40") (35.18)
(C4)	(1°18'11"09")	(100.64)	(1320.00)	(06°56'00") (110.22)
(C5)	(4°43'35")	(95.04)	(1325.00)	(08°16'00") (97.72)
(C6)	(7°24'02"12")	(97.72)	(173.00)	(13°54'43") (58.43)
(C7)	(12°40'12")	(384.49)	(173.00)	(18°46'32") (314.72)

SCALE: 1" = 90'

