



**PARTITION REQUEST #851-25-000123-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 private easements, Berkshire Road and Farnam Street. The subject property is designated as Tax Lot 707 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 conclude 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

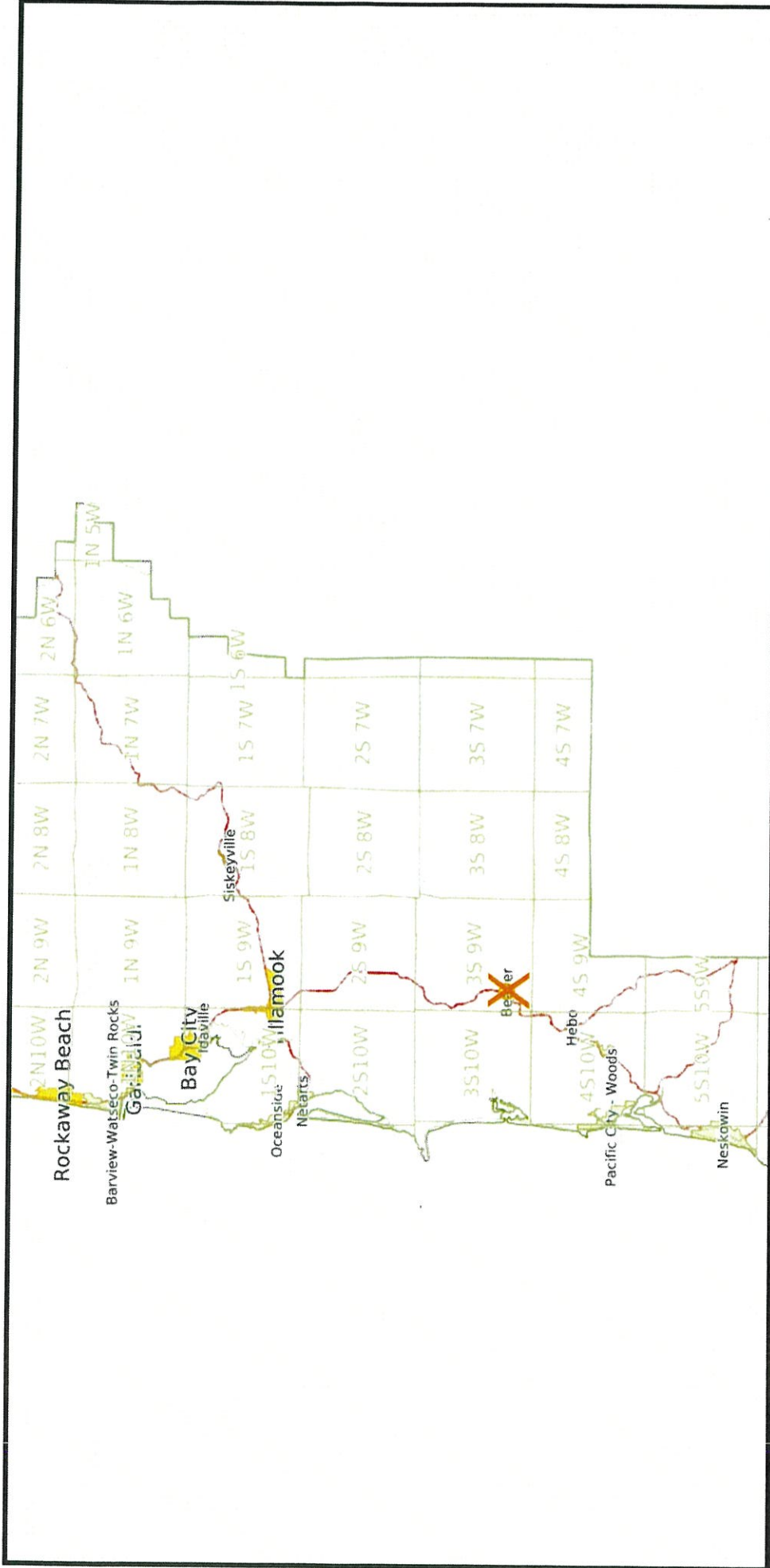


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat

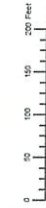


Tillamook County GIS



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 #851-25-000123-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 private easements, Berkshire Road and Farnam Street. The subject property is designated as Tax Lot 707 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 private easements, Berkshire Road and Farnam Street, 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.

- (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:

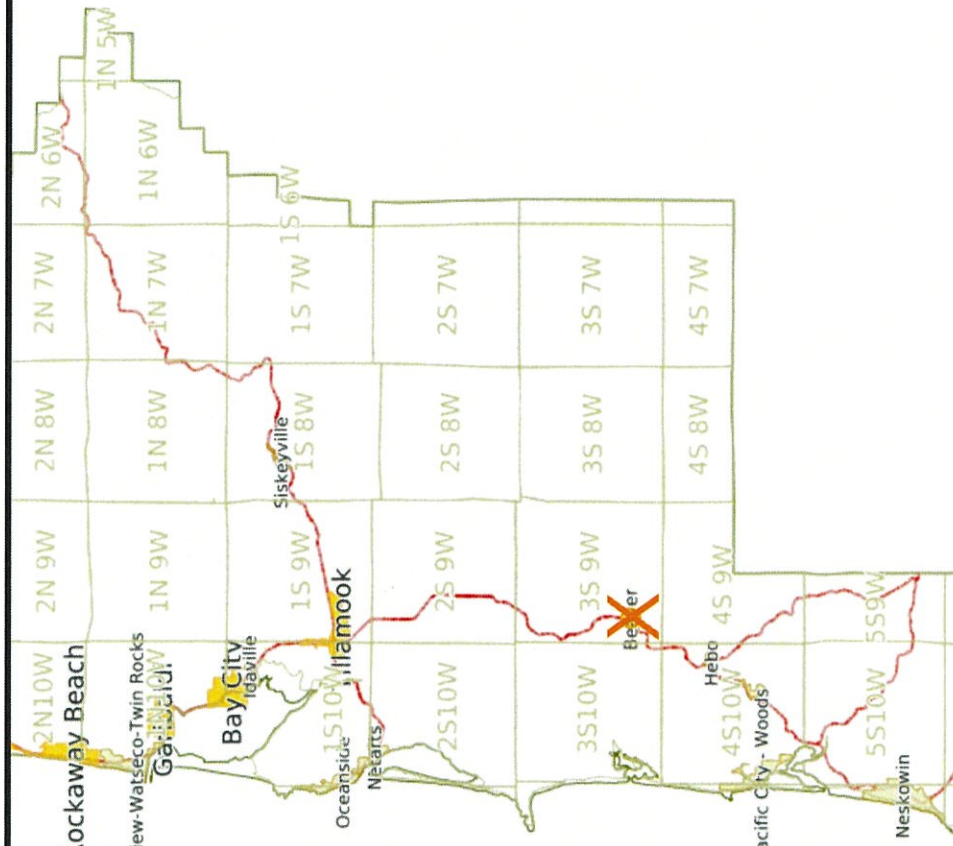
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS

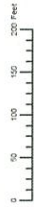


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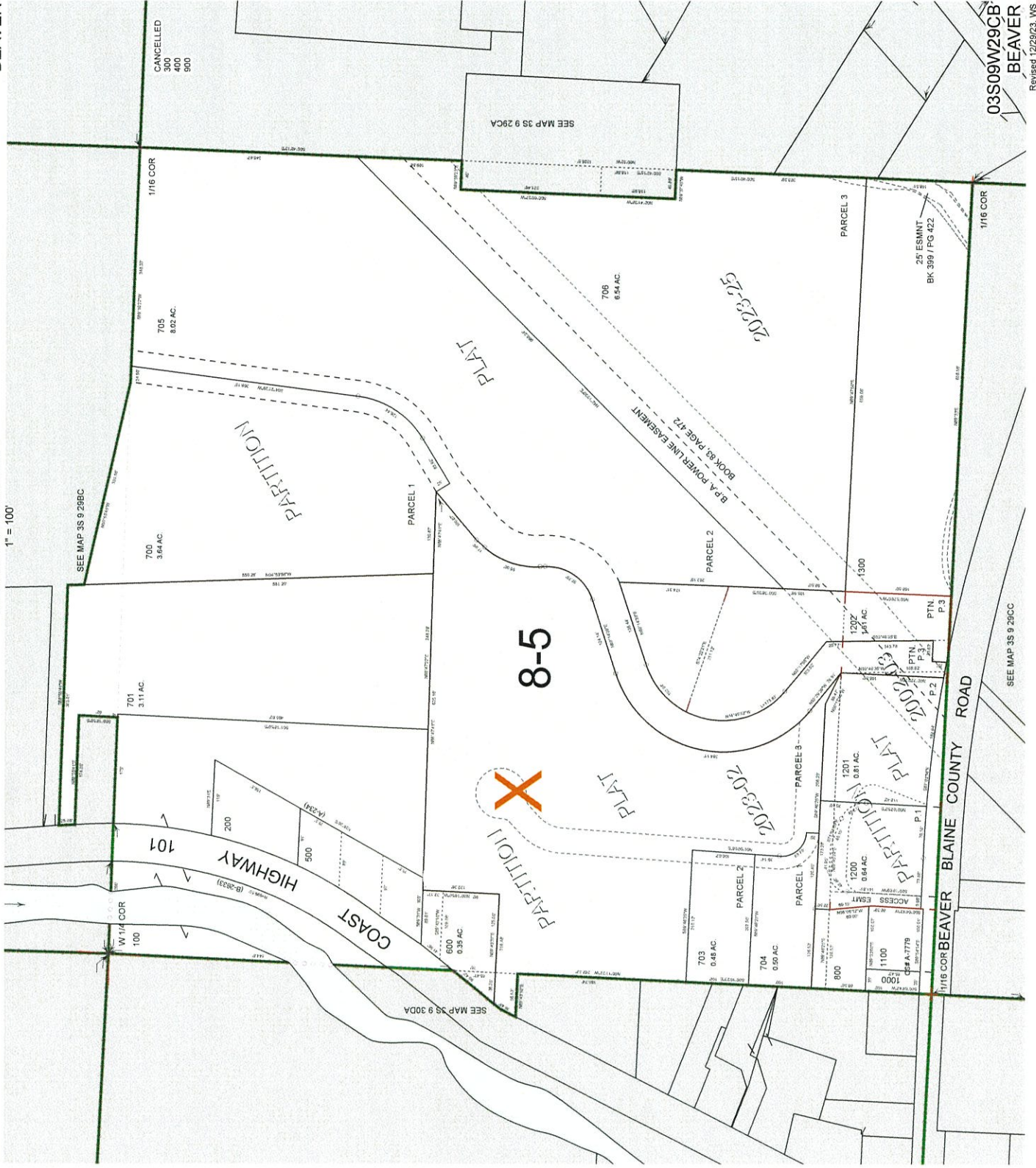
THIS MAP WAS PREPARED FOR
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N.W.1/4 S.W.1/4 SEC.29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER



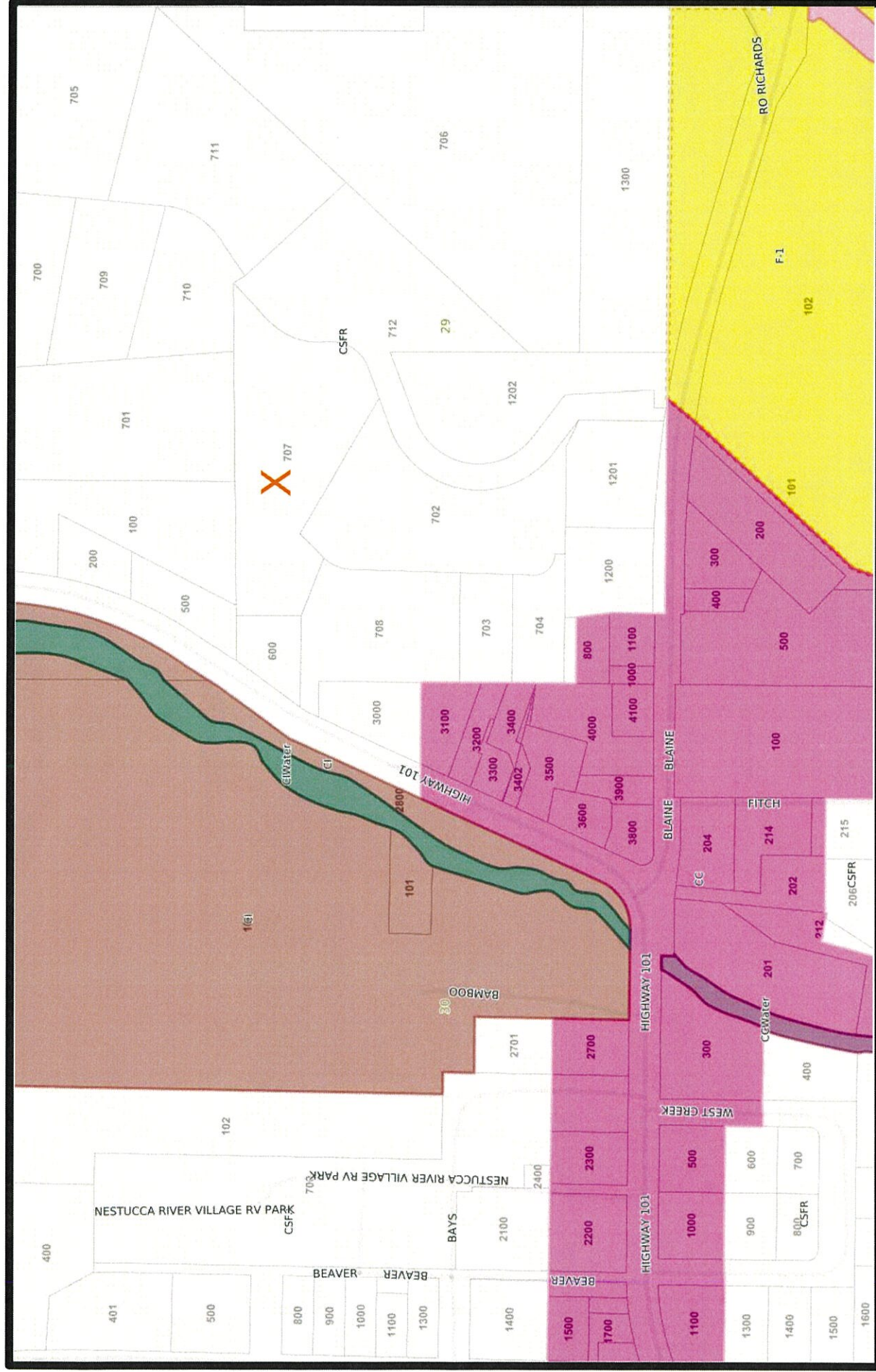
1" = 100'



03S09W29CB
BEAVER

Revised 12/29/23, WS

Map



National Flood Hazard Layer FIRMette



123°49'43"W 45°16'56"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

Basemap Imagery Source: USGS National Map 2023

Legend

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

 Without Base Flood Elevation (BFE)
Zone A, V, A99

 With BFE or Depth
Zone AE, AO, AH, VE, AR

 Regulatory Floodway

 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

 NO SCREEN

 Area of Minimal Flood Hazard
Zone X

 Effective LOMRs

 Area of Undetermined Flood Hazard
Zone D

 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

 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

- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDPont
- Wetlands**
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine

The map displays a network of water bodies and wetlands. Key features include Jackson Creek, Blaine Rd, Beaver, Church Pl, Beaver Pl, W. Creek Loop, Bixby Rd, and West Creek. A red label "3S 9W" is visible near the center of the map.

R. Sounhen, Department of State Lands Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, R. Sounhein 2018, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, USGS, EPA

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.

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

#707

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

☐ Other information:

OFFICE USE ONLY
Date Stamp RECEIVED MAR 14 2025 BY: <i>SA</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000123-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

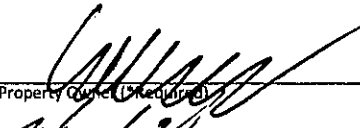
Certificates:

- ☐ 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

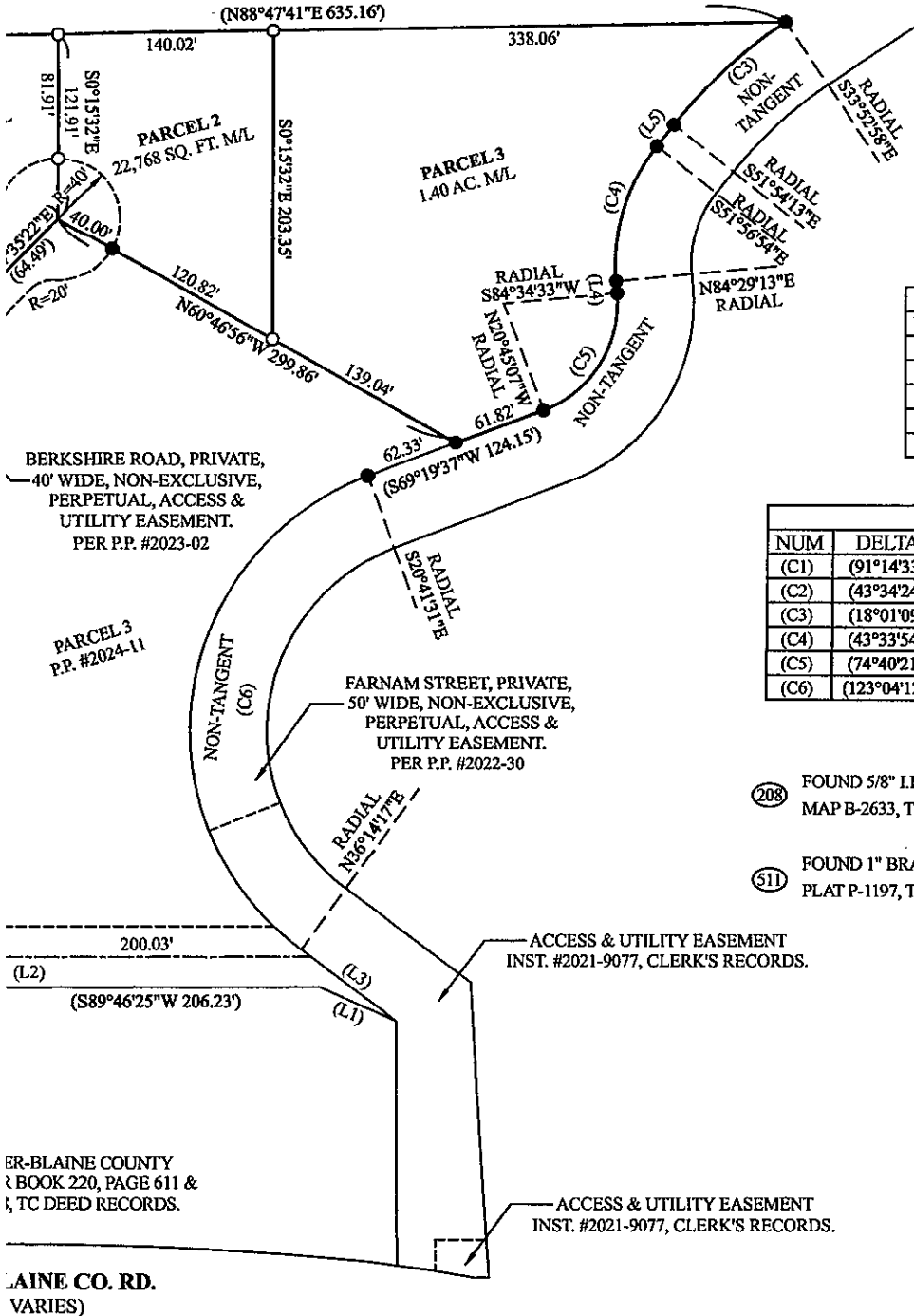
3/14/25

Date

3/13/25

Date

BASIS OF BEARINGS
(N88°47'41"E 635.16')



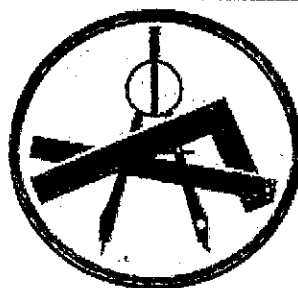
SHORT LINE TABLE		
NUM	BEARING	DIST.
(L1)	(N66°17'46"W)	(55.47')
(L2)	(N0°13'35"W)	(20.00')
(L3)	(N53°27'58"W)	(78.92')
(L4)	(S5°38'07"E)	(7.94')
(L5)	(S38°05'04"W)	(17.98')

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)	(18°01'09")	(100.64')	(320.00')	(S47°09'05"W)	(100.22')
(C4)	(43°33'54")	(95.04')	(125.00')	(S16°16'09"W)	(92.77')
(C5)	(74°40'21")	(97.75')	(75.00')	(S31°54'43"W)	(90.97')
(C6)	(123°04'12")	(384.49')	(179.00')	(S7°46'23"W)	(314.72')

- (208) FOUND 5/8" I.R. W/ Y.P.C. MARKED, "C WAYNE COOK PLS 1098",
MAP B-2633, TILLAMOOK COUNTY SURVEY RECORDS. HELD.
- (511) FOUND 1" BRASS DISK MARKED, "PLS 86926",
PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS. HELD.

**PROPOSAL FOR :
BASE ROOS**

NW 1/4 OF THE SW 1/4 OF SECTION 29,
S., R. 9 W., W.M.
PARTITION 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: 0707

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: _____

*Per Unit

Paid 04/2023

Check Number: _____ Acct. No.: _____

COMMENTS: Water is available to this parcel. SDC fee was paid in April of 2023 along with
three other connections. This is the last remaining SDC fee from April 2023.

The four paid connections are now closed.

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 PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

CASE ROOS
Michelle

ACKNOWLEDGMENT:

STATE OF OREGON
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 HE WAS THE IDENTICAL PERSON NAMED ON THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON HIS BEHALF AND HIS SIGNATURE IS AFFIXED TO SAID INSTRUMENT AND IS OF HIS VOLUNTARY ACT OR DEED.

Auburn Moore
NOTARY'S SIGNATURE
DATE 8/20/24

PRINTED NAME OF NOTARY
Auburn Moore

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 CABINET B-1386, TILLAMOOK COUNTY DEED RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, AND AN ORIGINAL SURVEY TO PARTITION THE ABOVE DESCRIBED TRACT INTO 3 PARCELS, ALL POLIND MONUMENTS AND ANGLE STRUCTURE FROM THE ABOVE DESCRIBED PARTITION PLAT. THE PARTITION PLAT LINES WERE THEN SET AS DIRECTED BY LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AS 817-5460880-912-00.

CERTIFICATE OF COUNTY CLERK:

STATE OF OREGON
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. 2023-02 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-1386 OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED ON THIS 18 DAY OF September, 2024 AT 1:45 PM TO LOCK.

Christy Nyseth
CHRISTY NYSETH, COUNTY CLERK

Michael R. Rice
MICHAEL R. RICE, PLS 60625

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 411, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T. 3 S., R. 9 W., W.M., DOES NOT APPEAR TO 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, 1946 IN DEED BOOK 99, PAGE 59, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, MAY 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 109, PAGE 134, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE SW 1/4 OF SECTION 29 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., NO SPECIFIC LOCATION, DOES NOT APPEAR TO AFFECT THIS PROPERTY.
IF WIDE ACCESS ROAD IN FAVOR OF UNITED STATES DEPARTMENT OF INTERIOR / BONNEVILLE POWER ADMINISTRATION, RECORDED ON AUGUST 20, 1957 IN DEED BOOK 158, PAGE 511, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT APPEAR TO 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 159, PAGE 193, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29, T. 3 S., R. 9 W., W.M., DOES NOT APPEAR TO AFFECT THIS PROPERTY.
IF WIDE WATERLINE AND MAINTENANCE EASEMENT IN FAVOR OF BEAVER WATER DISTRICT, RECORDED ON NOVEMBER 29, 1983 IN DEED BOOK 294, PAGE 371, TILLAMOOK COUNTY CLERK'S RECORDS, AS SHOWN HEREON.
ROAD MAINTENANCE AGREEMENT RECORDED ON JULY 14, 2001 IN INSTRUMENT #2001-42322, TILLAMOOK COUNTY CLERK'S RECORDS, DOES NOT AFFECT THIS PROPERTY.
COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED IN INSTRUMENT #2001-42322, TILLAMOOK COUNTY CLERK'S RECORDS, WHERE ESTABLISHED IN INSTRUMENT #2002-3666, RECORDED ON JUNE 7, 2002, TILLAMOOK COUNTY CLERK'S RECORDS.
ACCESS & UTILITY EASEMENTS IN FAVOR OF THE SUBJECT TRACT AND OTHERS, RECORDED ON OCTOBER 29, 2011 IN INSTRUMENT #2011-9077, 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 #2022-6430, TILLAMOOK COUNTY CLERK'S RECORDS, LOCATED IN "TOWNSHIP 3 SOUTH, RANGE 9 WEST, SECTION 29CB, TAX LOT #702 AS RECORDED IN INSTRUMENT #2021-9078", NO SPECIFIC LOCATION.
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 851-3400080-PI-NO
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.

David Chabon
TILLAMOOK COUNTY PLANNING DIRECTOR

El Z Chum
LINCOLN COUNTY SURETOR

TAKES HAVE BEEN PAID IN FULL, JUNE 30, 2025.
Shirley Lewis
TILLAMOOK COUNTY TAX COLLECTOR

DATE August 29, 2024
DATE September 4, 2024

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PARTITION PLAT ARE BASED UPON THE FOUND MONUMENTS OF RECORD ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT #2023-02, TILLAMOOK COUNTY CLERK'S RECORDS AS SHOWN HEREON, BEING (N88°47'41"E) AS FILED ON PLAT #1197, TILLAMOOK COUNTY SURVEY RECORDS.

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 CABINET B-1386, RECORDS OF TILLAMOOK COUNTY, OREGON, 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 POUNDED OVER, BEING THE NORTH-EAST CORNER OF PARCEL 2, PARTITION PLAT #2023-02, TILLAMOOK COUNTY CLERK'S RECORDS AND THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael R. Rice
OREGON
DECEMBER 11, 2012
MICHAEL R. RICE
60625
RENEWAL: 12-31-2024

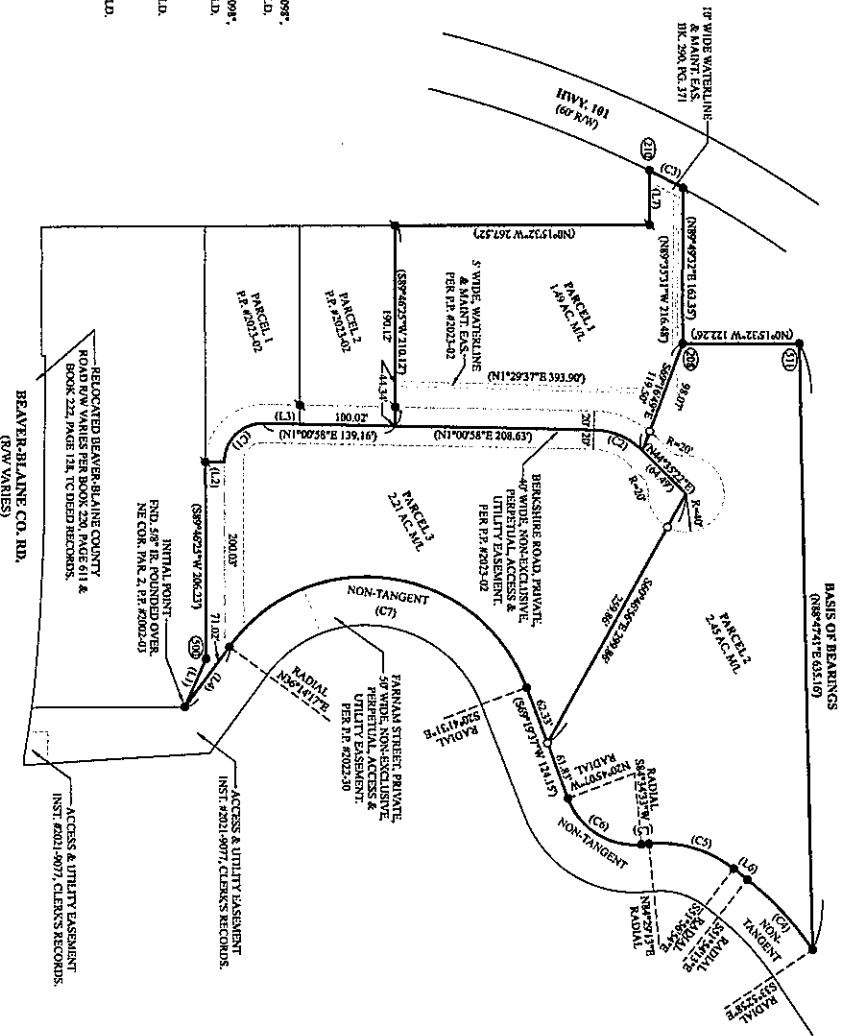


SHEET 1 OF 2

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 521 TILLAMOOK, OREGON 97141 CELL: (503) 801-7901	

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



NUM	DELTA	ARC	RADIUS	BEARING	DIST
(1)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(2)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(3)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(4)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(5)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(6)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(7)	0°15'32"	63.70	143.00	N89°42'31"W	122.26

NUM	DELTA	ARC	RADIUS	BEARING	DIST
(1)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(2)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(3)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(4)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(5)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(6)	0°15'32"	63.70	143.00	N89°42'31"W	122.26
(7)	0°15'32"	63.70	143.00	N89°42'31"W	122.26

MONUMENT NOTES:

- FOUND 5/8" I.E. W/ Y.P.C. MARKED, "C" WAYNE COOK PLS 1098*, MAP B-203, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.
- FOUND 5/8" I.E. W/ Y.P.C. MARKED, "C" WAYNE COOK PLS 1098*, MAP B-203, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.
- FOUND 5/8" I.E. W/ Y.P.C. MARKED, "C" WAYNE COOK PLS 1098*, MAP B-203, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.
- FOUND 5/8" I.E. W/ Y.P.C. MARKED, "C" WAYNE COOK PLS 1098*, MAP B-203, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.
- FOUND 1" BRASS DISK MARKED, "PLS 86926", PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.

LEGEND:

- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED, "ANDY PARRIS ASSOC. INC." SEE P. PLAT P-1192, TILLAMOOK COUNTY SURVEY RECORDS, FIELD, OR AS SHOWN IN MONUMENT NOTES.
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED, "TSC PLS 86926", SEE P. PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS, FIELD.
- SET 5/8" x 3/8" IRON ROD W/ A RED PLASTIC CAP MARKED, "TSC PLS 86926".
- RECORD PER PARTITION PLAT #2023-02, TILLAMOOK COUNTY SURVEY RECORDS.
- NO 1 EQUALS MEASURED VALUE, < 300' WAS CALCULATED VALUE MEASURED EQUALS TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.

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 521
 TILLAMOOK, OREGON 97141
 CELL: (503) 801-7901

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 MICHAEL R. RICE
 86926
 RENEWAL 12-31-2024



SHEET 2 OF 2