



**PARTITION REQUEST #851-25-000156-PLNG:
PORT OF TILLAMOOK BAY / 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*

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: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

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 two (2) parcels (Exhibit B).
- Location:** Located southeast of the Incorporated City of Tillamook, via Long Prairie Road, a county road. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).
- Zone:** The subject property is primarily zoned General Industrial (M-1) (Exhibit A).
- Applicant:** Bayside Surveying c/o Dallas Esplin, P.O. Box 880, Tillamook, OR. 97141
- Property Owner:** Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR. 97141

This approval is subject to the following conditions:

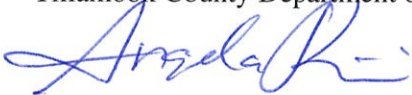
1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming either the existing Road Approach via Long Prairie Road is adequate or that the necessary improvements to the Road Approach have

been completed. The letter shall be provided to the Department at the time of the consolidated Zoning and Building Permit submittal for the development of proposed parcels.

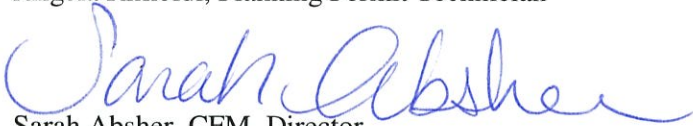
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat 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 3.032: General Industrial (M-1) zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

Sincerely,

Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

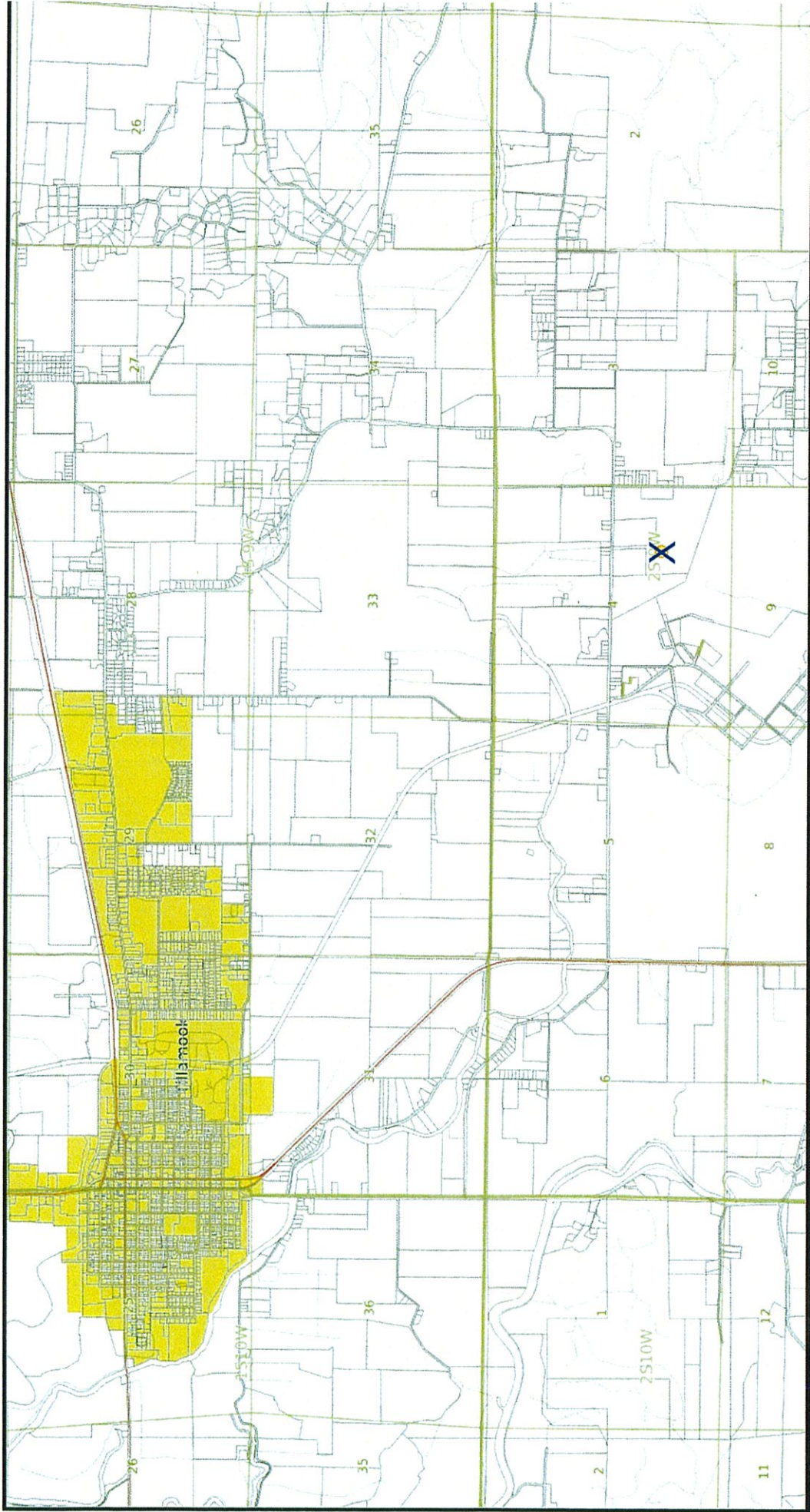


Sarah Absher, CFM, Director

*Enclosed: Property Identification Maps
Preliminary Plat Map*



Tillamook County GIS

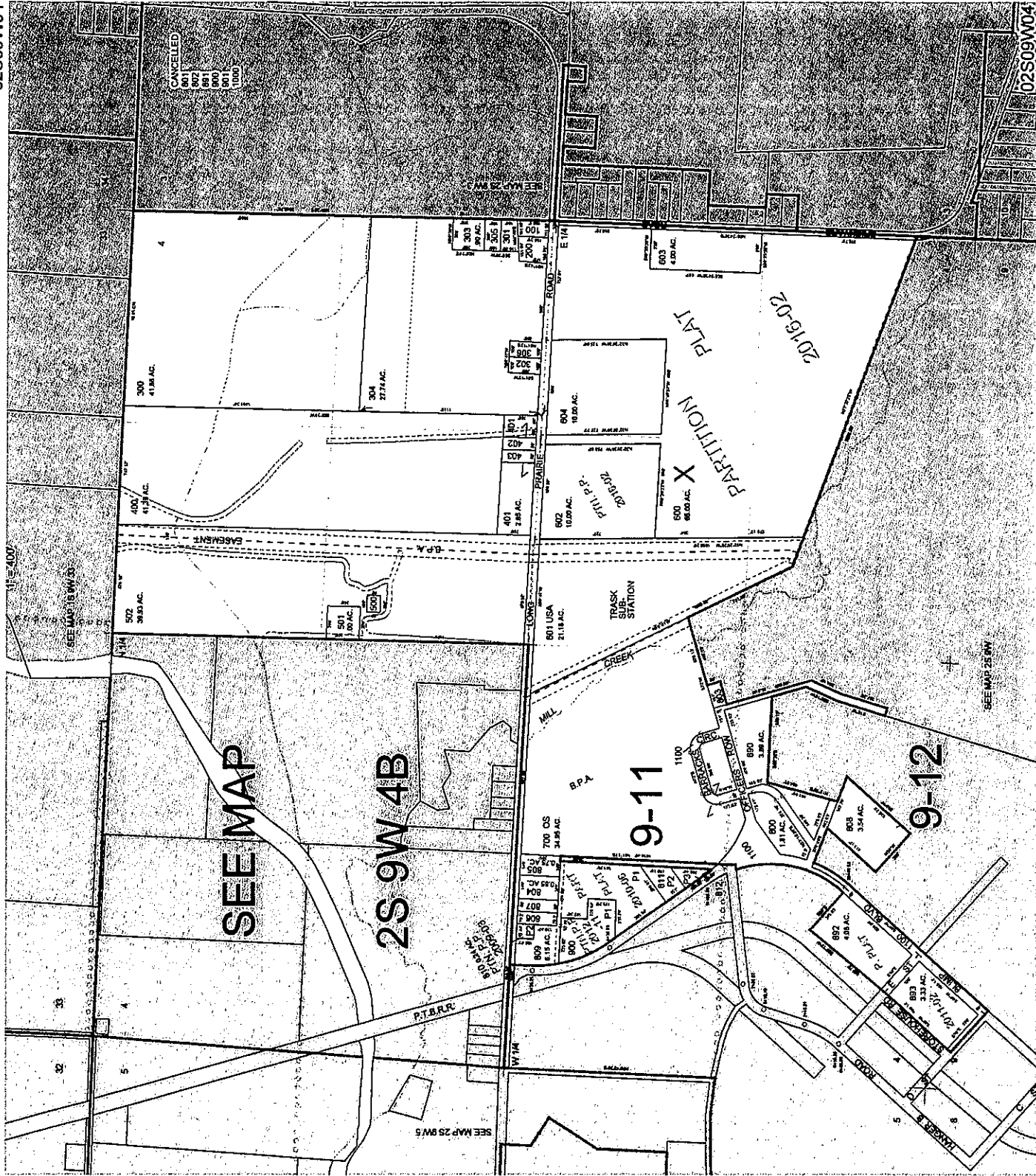


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Extent: -13789318.54046, 5687072.8198148, -13773964.252392, 5694792.9596706

A vertical scale bar with major tick marks at 0, 200, 400, 600, and 800 feet. The text "0", "200", "400", "600", and "800 Feet" is placed to the left of the corresponding tick marks.

SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

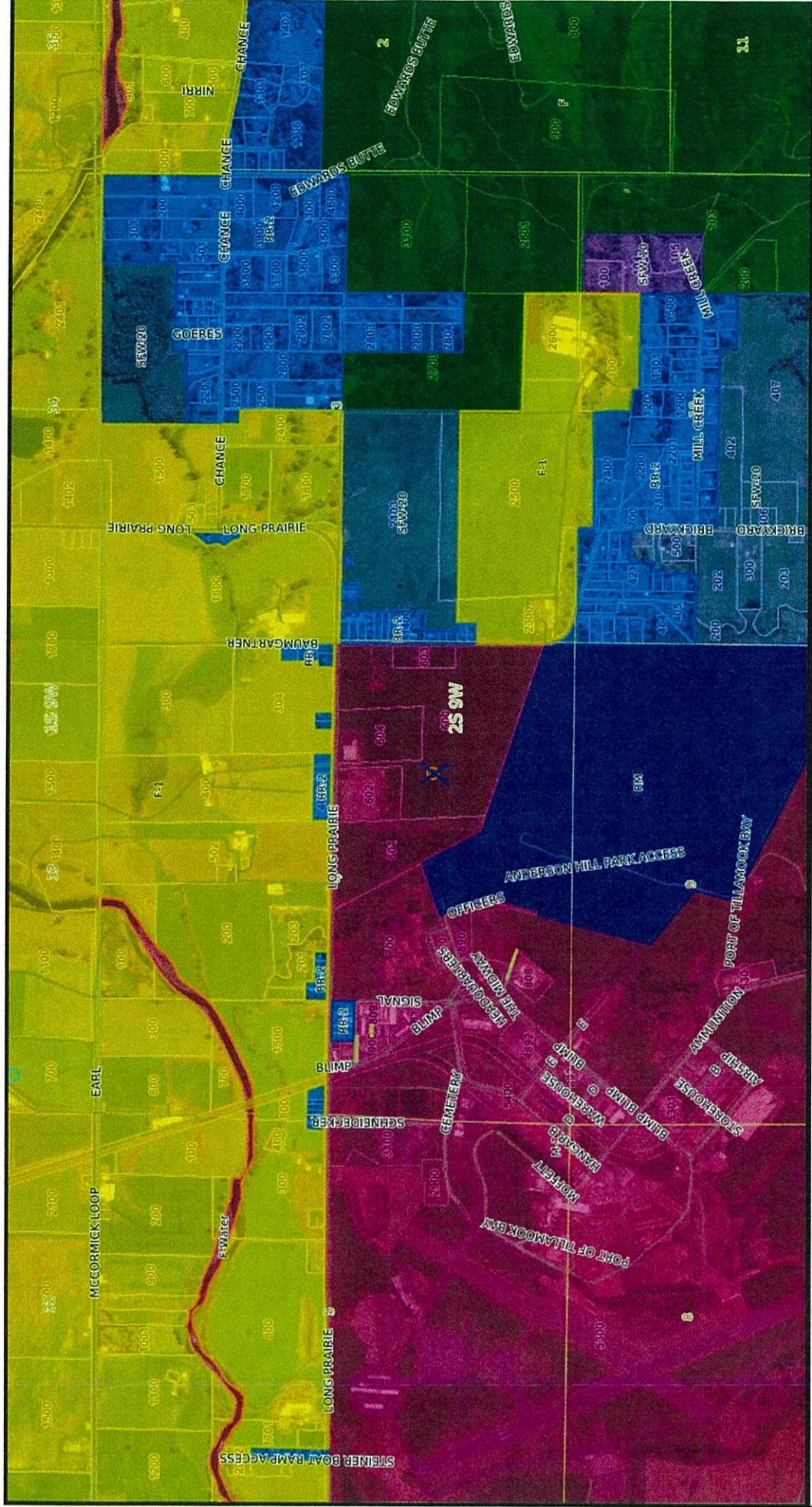
02S09W04



02S09W04
Revised 8/12/22, WS



Tillamook County GIS



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DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 Third Street Suite B
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842-3408

PARTITION #851-25-000156-PLNG:
PORT OF TILLAMOOK BAY / BAYSIDE SURVEYING
Administrative Decision & Staff Report

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

I. GENERAL INFORMATION:

Request: Partition request to create two (2) parcels (Exhibit B).

Location: Located southeast of the Incorporated City of Tillamook, via Long Prairie Road, a county road. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

Zone: The subject property is primarily zoned General Industrial (M-1) (Exhibit A).

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

Property Owner: Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is accessed via Long Prairie Road, is irregular in shape, approximately 64 acres in size, holds no improvements and is vegetated with grass, bushes and dirt, with the topography being flat (Exhibit A). The subject property is located within an area primarily devoted to Industrial use, with surrounding farm and residential use. The subject property is surround by properties with multiple zoning. Properties to the north, east and west are zoned General Industrial (M-1), Rural Residential (RR-2) and Farm (F-1), properties to the south are zoned Recreational Management (RM) and Rural Residential (RR-2) (Exhibit A).

The subject property is within an area of geologic hazard, contains some mapped wetlands or natural features as indicated on the Oregon Statewide Wetlands map, and is located within Zone X, an Area of Minimal Flood Hazard, as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0595F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas are applicable at this time. A Condition of Approval has been made to require relevant standards of this section to 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 3.032: General Industrial (M-1) 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 May 2, 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 applicability of the General Industry (M-1) Zone is addressed below. Plat and the submitted supplemental information confirm the criteria above are met.

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

Findings: The preliminary plat confirms access to the subject property and subsequent parcel remains via Long Prairie Road, a county road (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

Staff conclude the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

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

Findings: The subject property is currently served by Long Prairie Water District; a water availability letter is included in the applicants 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 Tillamook Fire District, Tillamook County Sheriff's Office, and the Tillamook County Public Works Department. Given the location of the property, availability of public services existing in the area and natural features on the subject property. Staff conclude these criteria have been met or can be met through compliance with the Conditions of Approval.

B. TCLUO Section 3.032: General Industrial (M-1) Zone

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) Building heights shall not exceed 75 feet.
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.

Findings: Applicant has provided a preliminary plat confirming the two (2) parcels created by the proposed partition could be met with a Condition of Approval to meet Standards set by the Zone upon any, and all, future improvement requests (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:*

...

(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

...

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

- (a) For building or mobile home or manufactured home permits in areas identified in (1)*
- (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.*

Findings: The proposed partition is located within a geologic hazard area. Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

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. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming either the existing Road Approach via Long Prairie Road is adequate or that the necessary improvements to the Road Approach have been completed. The letter shall be provided to the Department at the time of consolidated Zoning and Building Permit submittal for development of proposed parcels.
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 3.032: General Industrial (M-1) zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

VI. EXHIBITS:

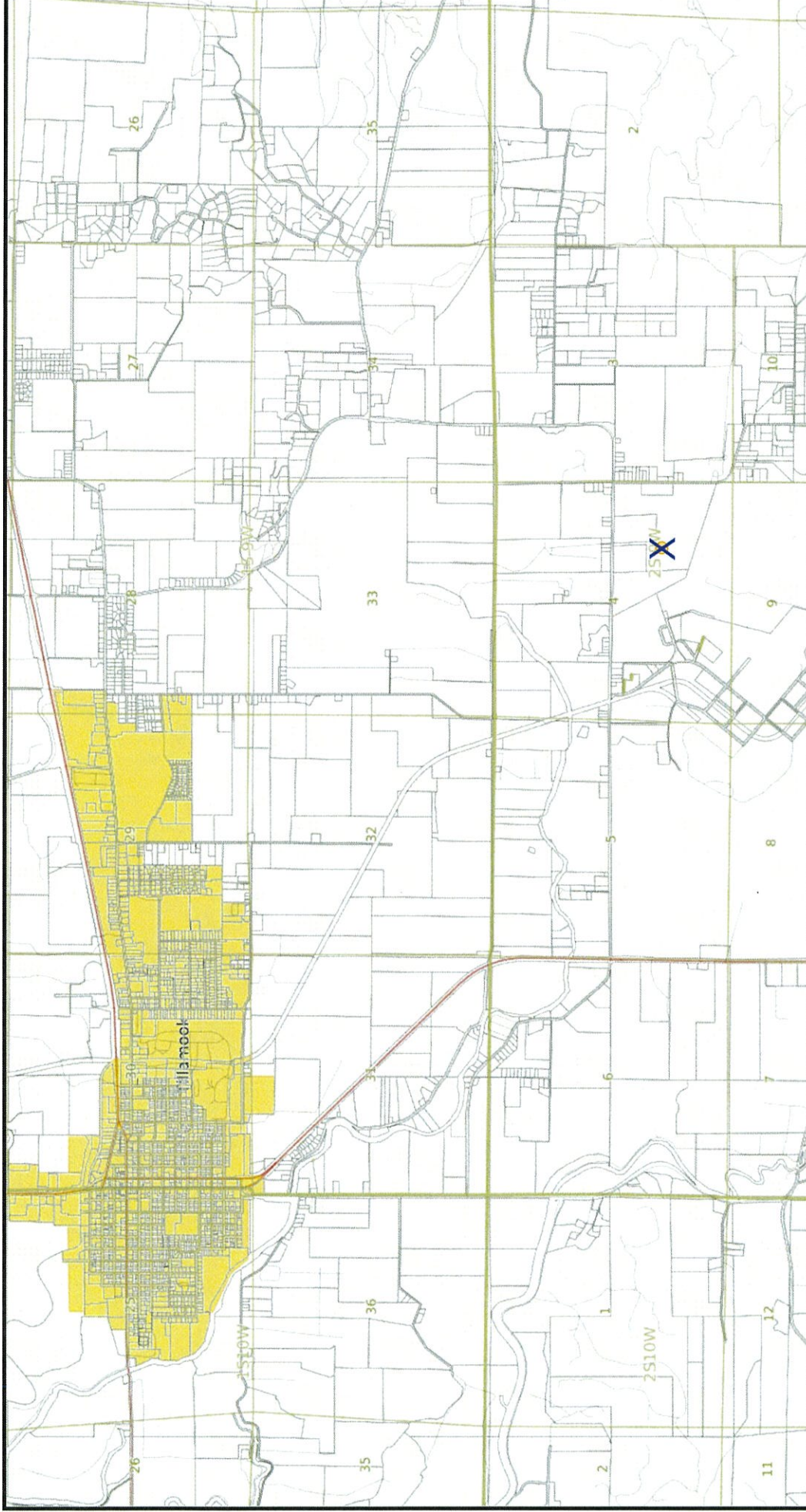
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS



Created: Wed Apr 23 2025-13:55:55
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
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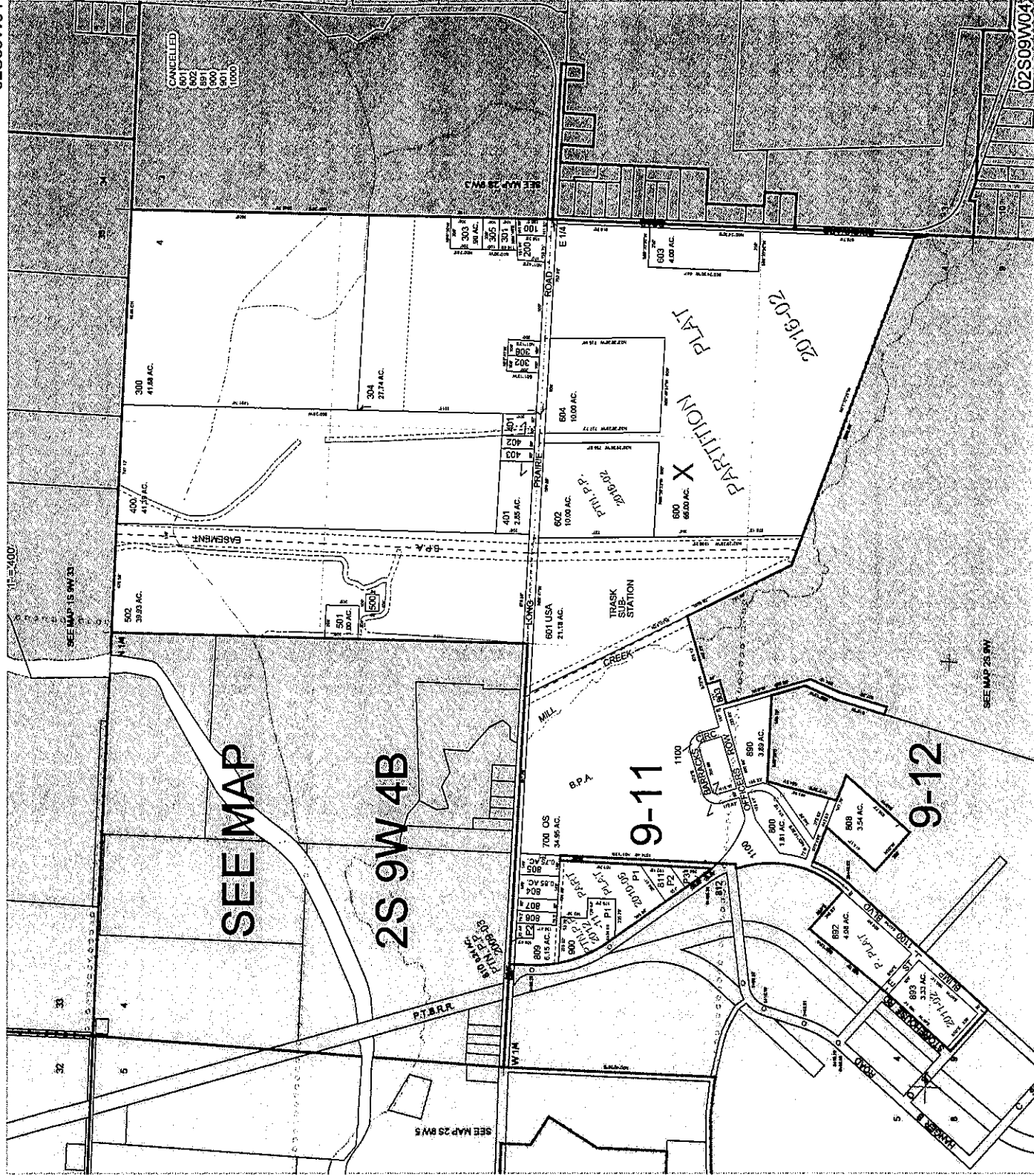
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 4 T.2S. R.9W. W.M.

TILLAMOOK COUNTY

02S09W04

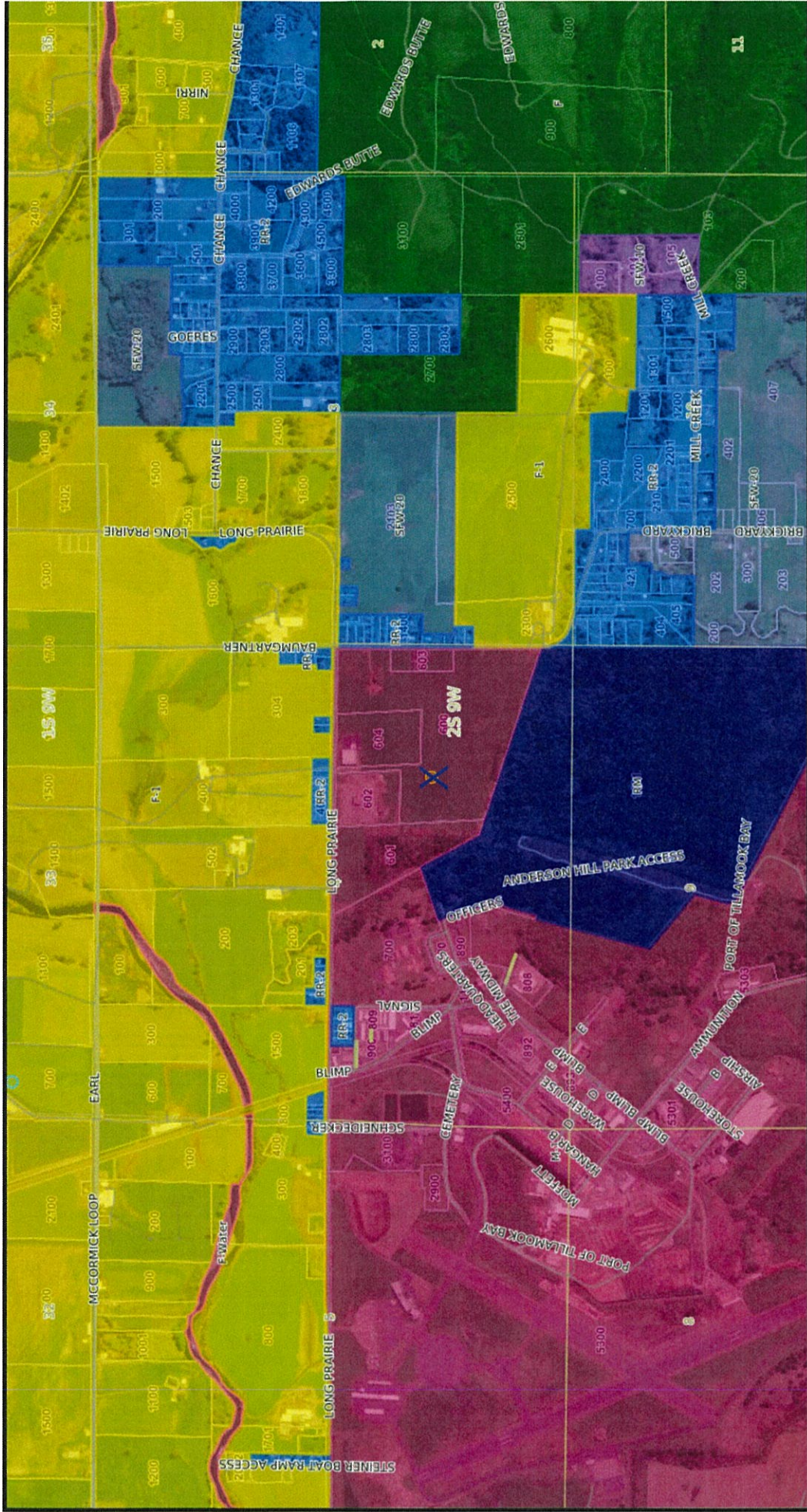


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REVISOR 07/22/22, WS

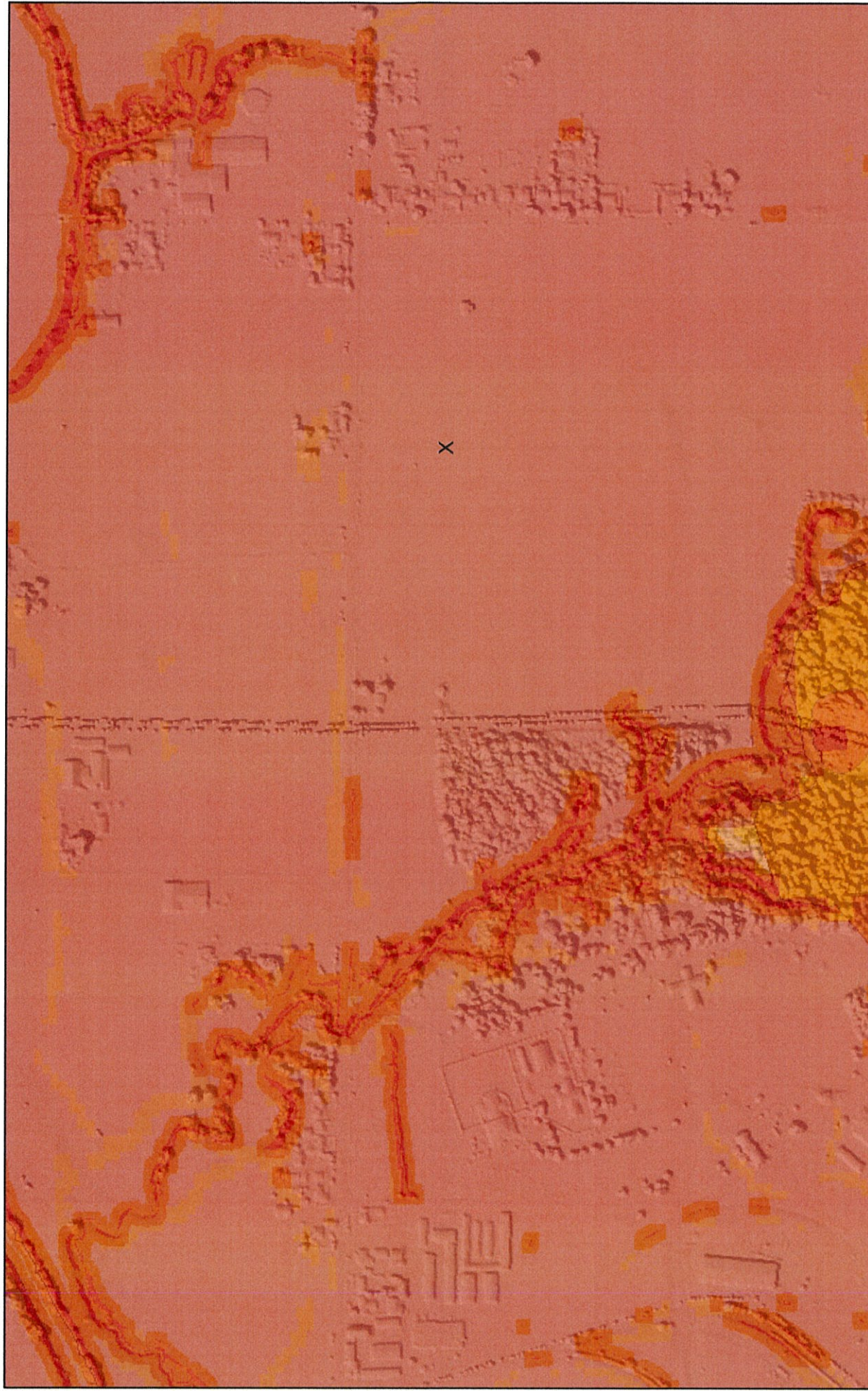


Tillamook County GIS

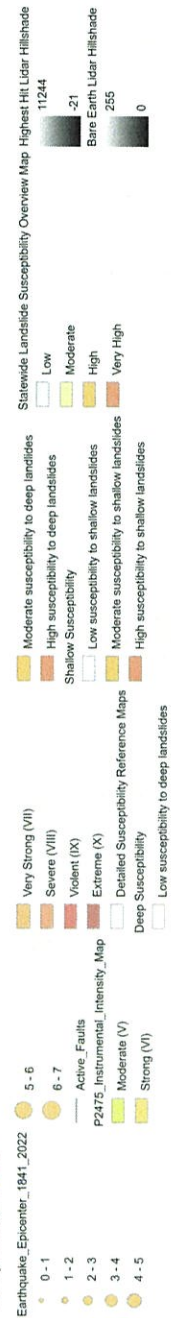


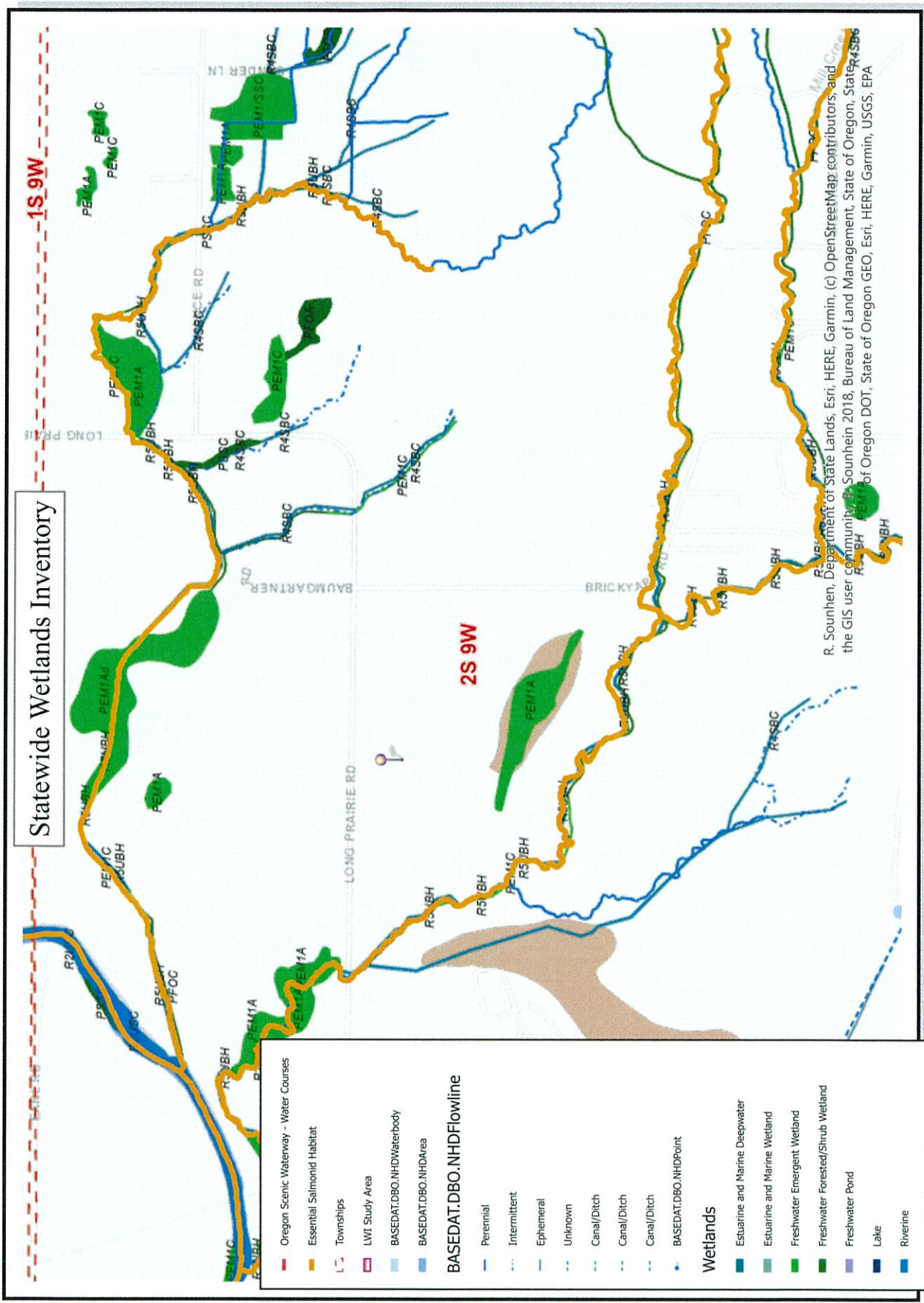
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Extent:-13783597.701033, 5686671.5198385, -13775920.557005, 5690531.5897663

PARTITION #851-25-000156-PLNG



May 29, 2025





Statewide Wetlands Inventory

- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDIWaterbody
- BASEDAT.DBO.NHDIArea
- BASEDAT.DBO.NHDIFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDIPoint
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winko Soils
- SWI Predominantly Hydric Soil Map Units

1:10,000

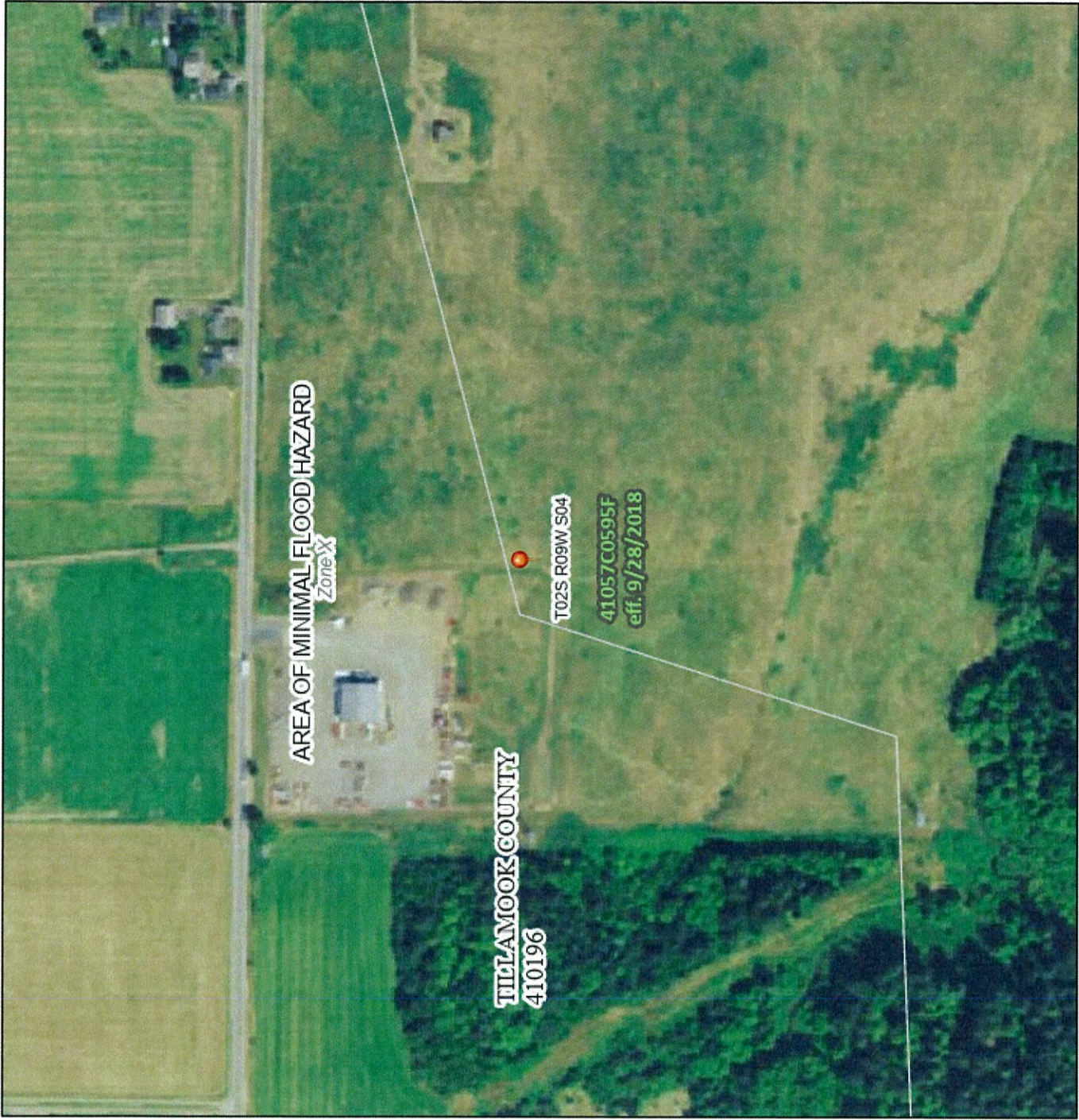
0 0.1 0.2 0.4 0.6 0.8 mi

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. It is not a legal document and should not be used for legal purposes. It is intended for informational purposes only. An onsite investigation by a wetland professional can verify actual field conditions.

National Flood Hazard Layer FIRMette



123°47'36"W 45°25'42"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
	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

20.2	Cross Sections with 1% Annual Chance
17.5	Water Surface Elevation
8	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 5/29/2025 at 3:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT B



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: PORT OF TILLAMOOK BAY Phone:

Address: 4000 BLIMP BLVD SUITE 100

City: TILLAMOOK State: OR Zip: 97141

Email:

Location:

Site Address: 7285 LONG PRAIRIE RD, TILLAMOOK, OR 97141

Map Number:	2S	09	04	600
	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 27 2025
BY:
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851- <u>25-000156</u> -PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none"><input 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 type="checkbox"/> Location, width and purpose of all proposed easements<input type="checkbox"/> Proposed deed restrictions, if any, in outline form<input 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 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 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

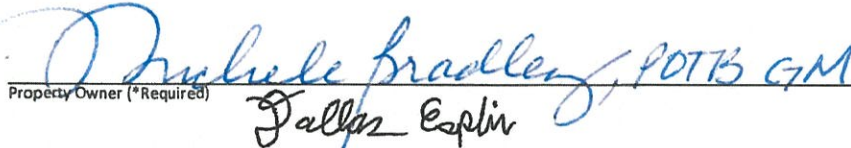
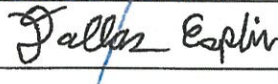
Certificates:

- ☐ 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)	03/19/25 Date
 Applicant Signature	03/19/25 Date

Clyde Wagner
Wagner Waterworks
clyde@wagnerwaterworks.com
7155 Vaughn Road
Tillamook, Oregon 97141
503-812-9751

March 25, 2025
Dallas Esplin
Bayside Surveying, LLC
baysidesurveying@gmail.com

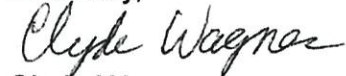
Re: Water Availability

Dear Mr. Esplin,

This letter is to inform you that water service is available from Long Prairie Water District to tax lot 2S09040 00600.

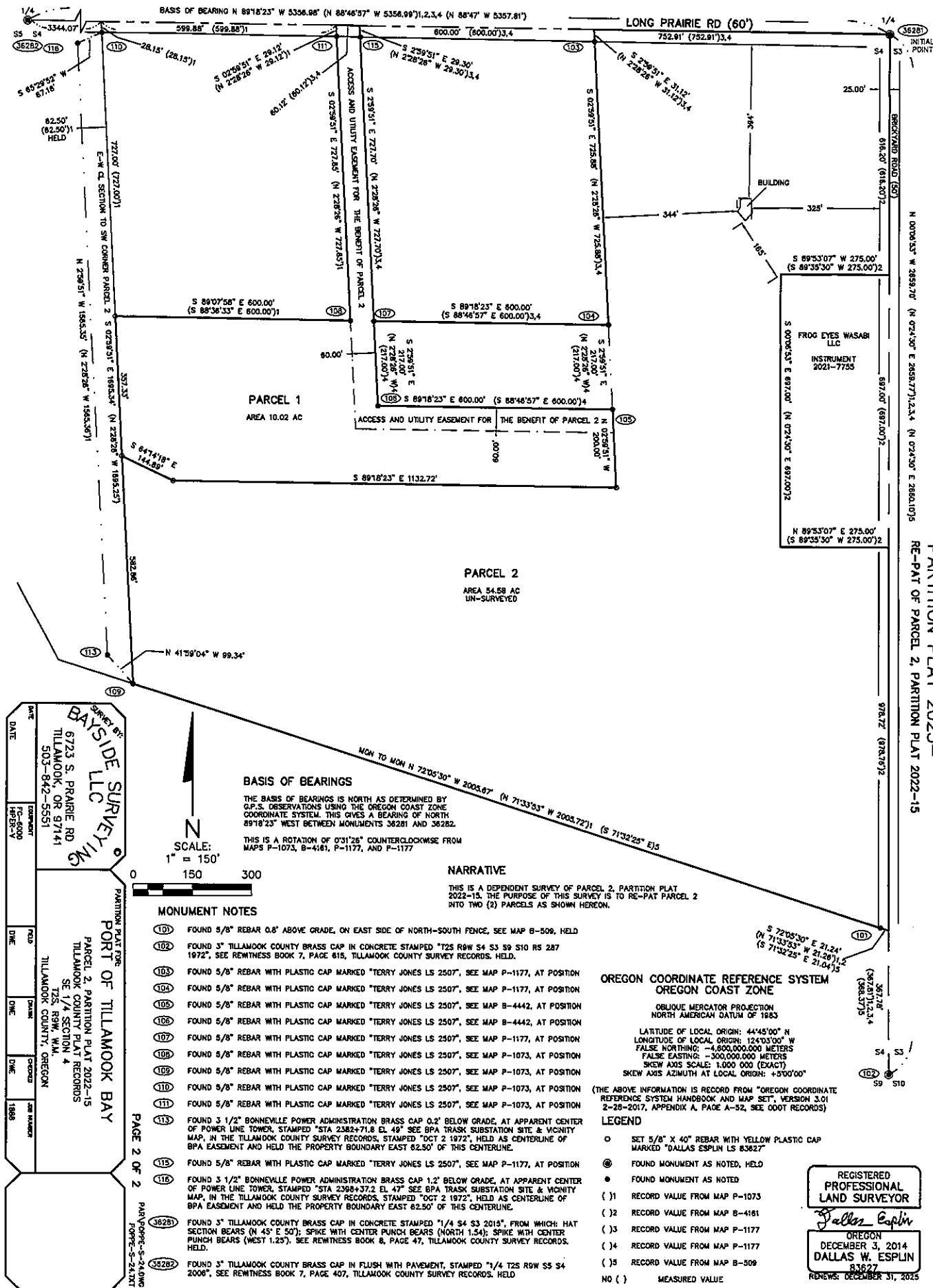
Please contact me if you have any questions or concerns.

Sincerely,



Clyde Wagner
Operator
Long Prairie Water District
503-812-9751
clyde@wagnerwaterworks.com

PARITION PLAT 2025- RE-PAT OF PARCEL 2, PARTITION PLAT 2022-15



1. DALLAS WILL EXPLAIN, CERTIFY THAT:

DECLARATION

SERRA LAUDER, PRESIDENT OF THE BOARD OF COMMISSIONERS

STATE OF OREGON
COUNTY OF TILLAMOOK

(PRINT) _____

(SIGN) _____

COMMISSION NO. _____

APPROVALS

THIAMOX COUNTY DEPT. OF COMMUNITY DEVELOPMENT
DATE: 08-08-2008 08:00:00 AM

APPROVED THIS _____ DAY OF _____, 2025.

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2026.

TELLAMOOK COUNTY TAX COLLECTOR

CERTIFICATE OF COUNTY CLERK

I, CHRISTY INYETA, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2025 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

I, DALLAS W ESPIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPRIMO. PLS 83827

STATE OF OREGON
COUNTY OF TILLAMOOK

BY: _____
DATE: _____
TIME: _____
PAGE: _____

BOOK 283, PAGE 8

INSTRUMENT 2021-5964
NOT APPLICABLE. EASEMENT FOR TILLAMOOK PEOPLE'S UTILITY DISTRICT FOR IMPROVEMENTS ON PARCEL 1, PARTITION PLAT 2026-2 AND/OR THE FROG EYES WASABI LLC TRACT
CROSSING THE SOUTHERN PORTION OF PARCEL 2.

FIRST AMERICAN 3924769

AFTER RECORDING RETURN TO:

Jordan Ramis PC
Two Centerpointe Dr Ste 600
Lake Oswego OR 97035
(43075-79955 – JXS)

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

Port of Tillamook Bay
Attn: Michele Bradley
4000 Blimp Blvd Ste 100
Tillamook OR 97141-9695

Tillamook County, Oregon

08/15/2022 11:23:01 AM

2022-05165

DEED-DBS

\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00

I hereby certify that the within Instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk

This space is reserved for recorder's use.

**BARGAIN AND SALE DEED
(Resultant Lot 2)**

Port of Tillamook Bay, an Oregon Port District, Grantor, conveys to Port of
Tillamook Bay, an Oregon Port District, Grantee, the following described real property
("Property"):

See Exhibit A attached hereto and incorporated herein by this
reference.

This Deed is to confirm the legal description of the Property following completion
of the partition approved by the Tillamook County Department of Community
Development in Partition, 851-22-000147-PLNG.

The true consideration for this conveyance is \$-0-; however, the actual
consideration consists of other good and valuable consideration, which is the whole
thereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5
TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of August, 2022.

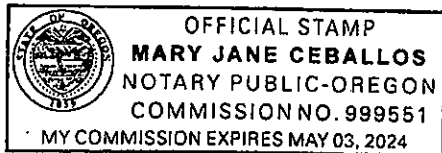
GRANTOR

Port of Tillamook Bay,
an Oregon Port District

By: Sierra E. Lauder
Name: SIERRA E. LAUDER
Title: PRESIDENT

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J. Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

[Acceptance and Acknowledgment follow on next page]

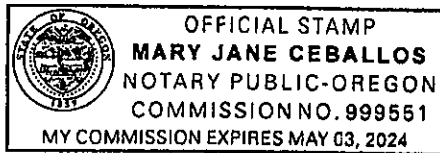
ACCEPTED BY:

**Port of Tillamook Bay,
an Oregon Port District**

By: Sierra E. Lauder
Name: Sierra E. Lauder
Title: President

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by
Sierra Lauder, President of Port of
Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and
deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

Exhibit A
Legal Description

Parcel 2, Partition Plat No. 2022-15, Tillamook County, Oregon, as recorded July 28, 2022
in Plat Cabinet B-1363, Partition Plat Records, Tillamook County, Oregon.