



**PARTITION #851-25-000175-PLNG:
OREGON STANDARD LAND CO, LLC / KLS 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

June 10, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on June 10, 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 23, 2025**. This decision will become final on June 23, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

Request: A partition proposal to create two (2) residential parcels in the Community Medium Density Urban Residential (CR-2) zoned portion of the property. The remaining parent Parcel shall remain within the Forest zone.

Location: Located east of the Unincorporated Community of Barview and is accessed via Highway 101 N., a state highway. The subject area is designated as Tax Lot 201 of Section 17, Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon.

Zone: Forest (F) zone and Community Medium Density Urban Residential (CR-2) zone.

Applicant: KLS Surveying, c/o Don Wallace, 1224 Alder Street, Vernonia, OR. 97064

Property Owner: Oregon Standard Land Co. LLC, 2522 N. Proctor Street #15, Tacoma, WA. 98406

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 3.004: Forest (F) Zone
7. Future development is subject to standards required by TCLUO Section 3.014: Community Medium Density Urban Residential (CR-2) Zone
8. Future development is subject to standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

Sincerely,

Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

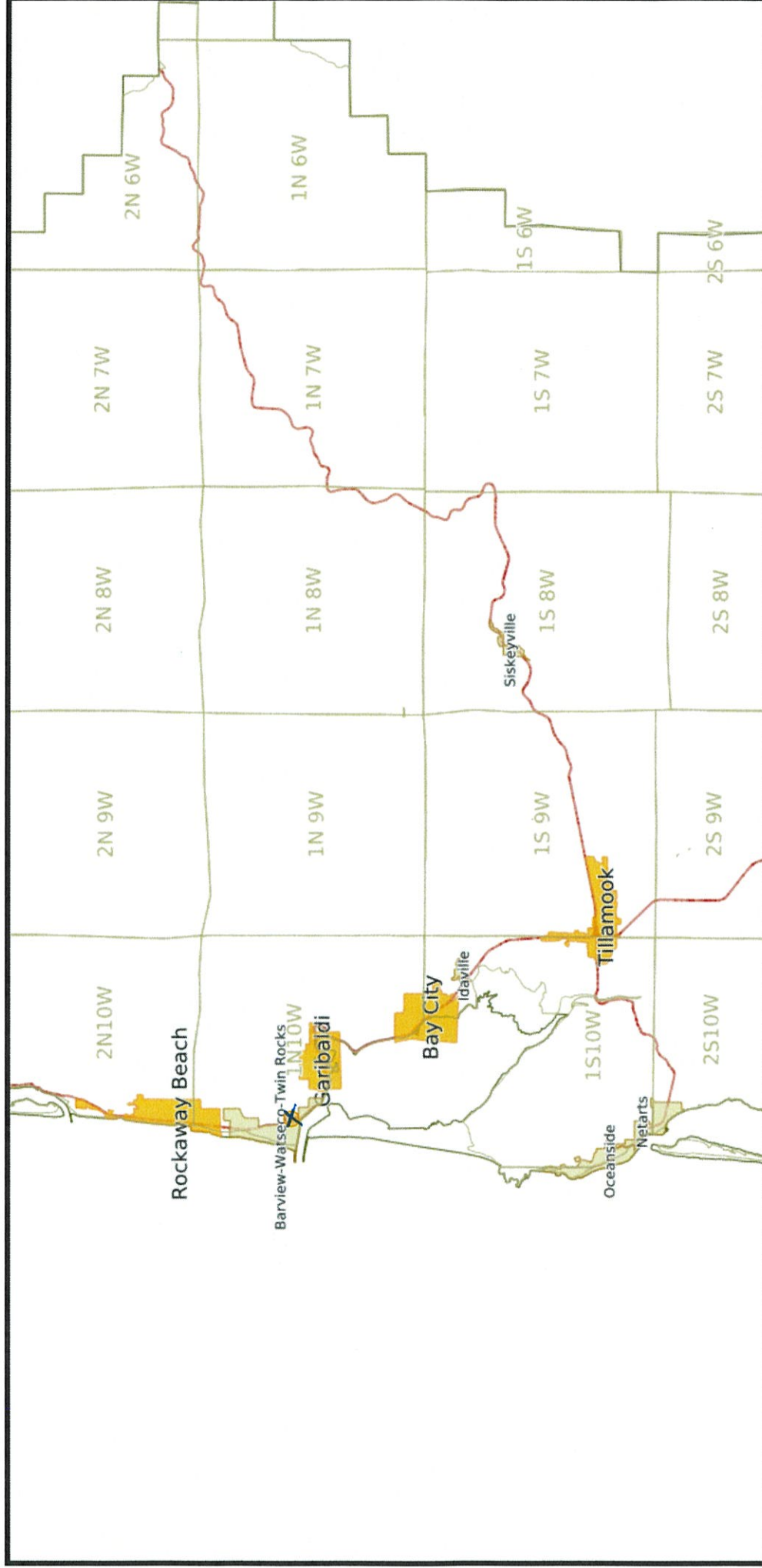


Sarah Absher, CFM, Director

Encl.: Property Identification Maps
Preliminary Partition Plat



Tillamook County GIS

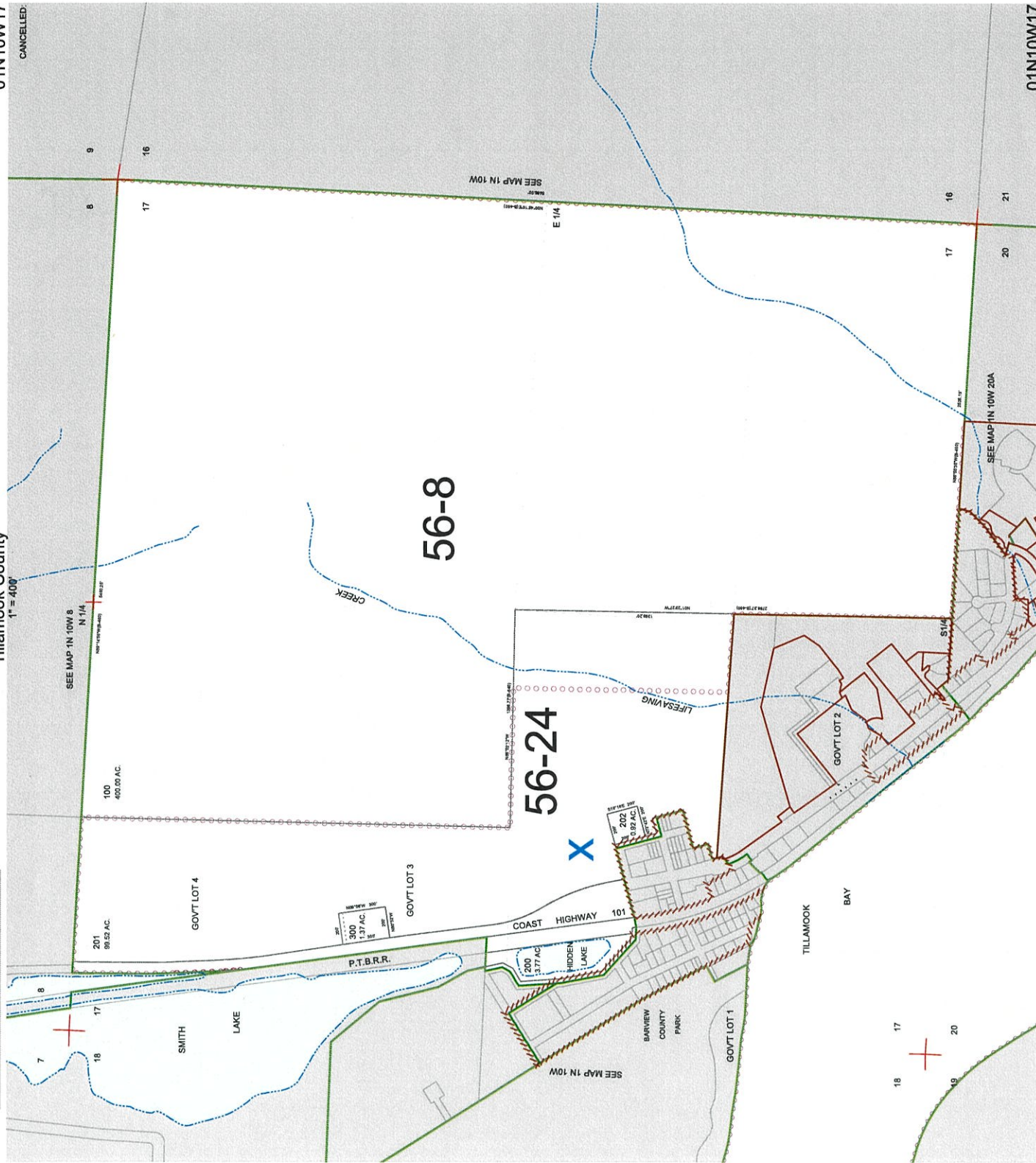


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SECTION 17 T.1N. R.10W. W.M.
Tillamook County

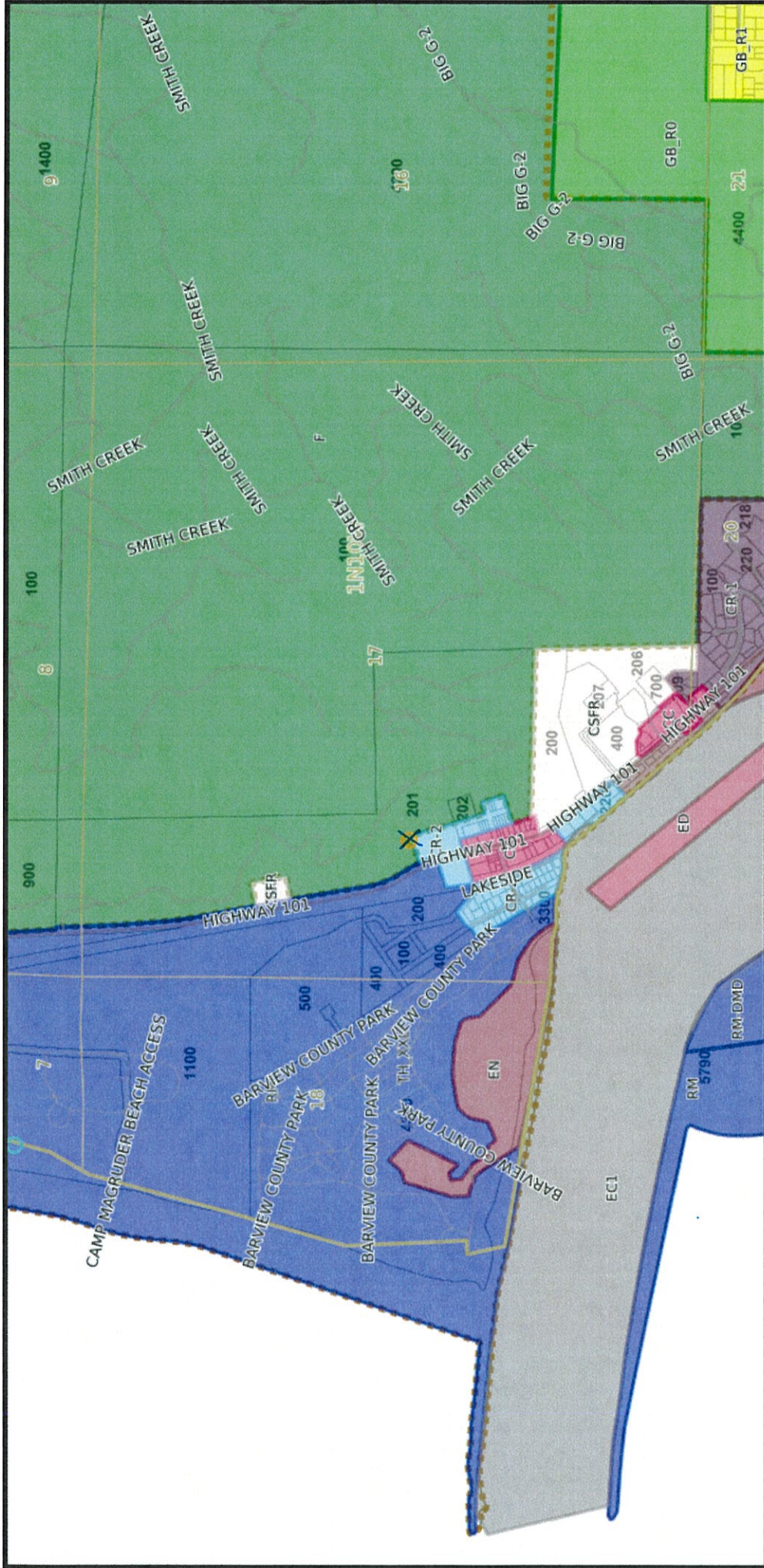
CANCELLED:

01N10W17
REVISED 9/17/15, WS





Tillamook County GIS

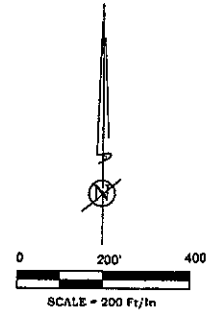


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Extent: -13799913.337551, 5710723.4908115, -13794070.682203, 5713551.6608577

PRELIMINARY PARTITION
IN THE W 1/2 OF SECTION 17,
T1N, R10W, W.M.,
TILLAMOOK COUNTY, OREGON
MARCH 21 2025



OWNER:

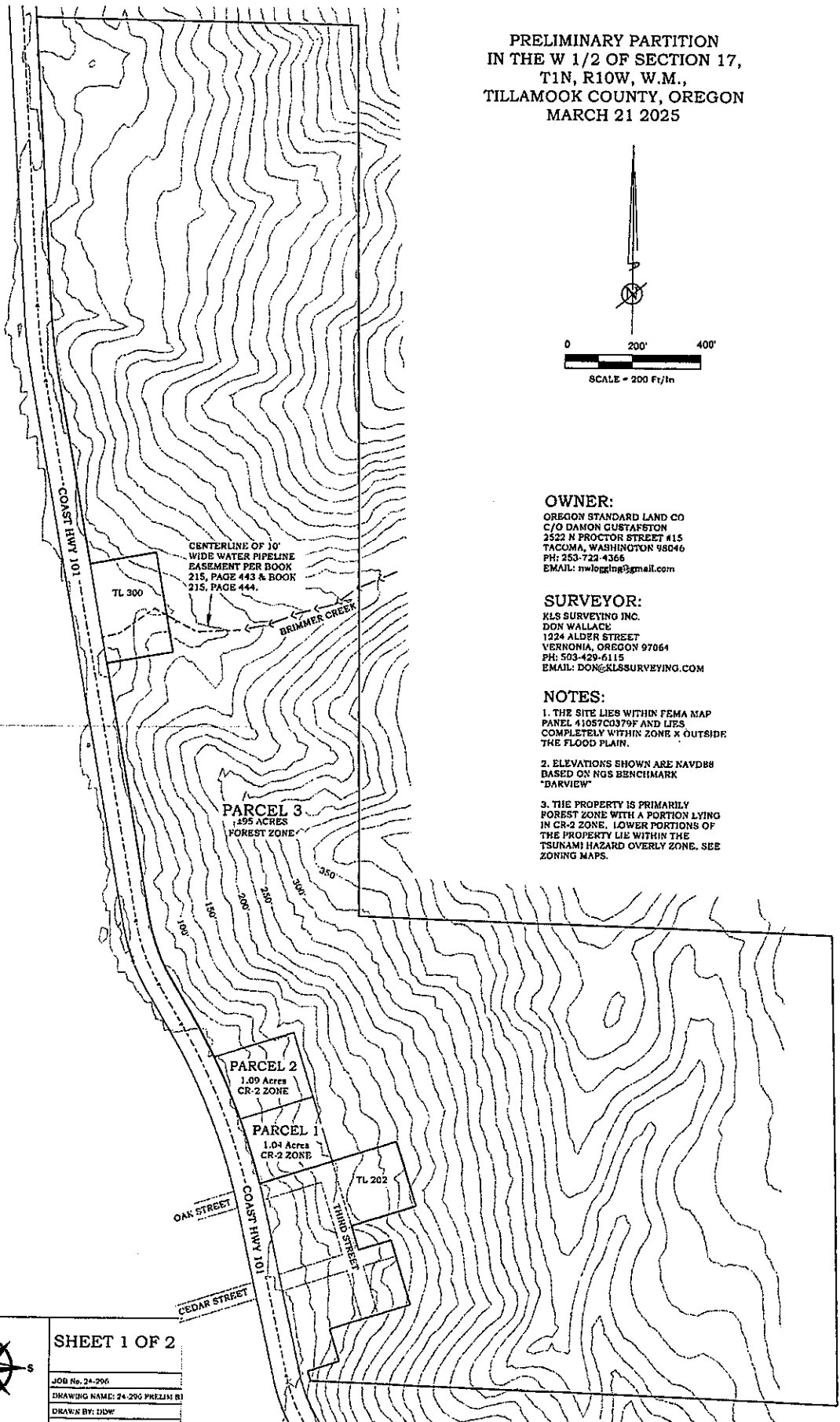
OREGON STANDARD LAND CO
C/O DAMON GUSTAFSTON
2522 N PROCTOR STREET #15
TACOMA, WASHINGTON 98046
PH: 253-722-4366
EMAIL: nwlogging@gmail.com

SURVEYOR:

KLS SURVEYING INC.
DON WALLACE
1224 ALDER STREET
VERNONIA, OREGON 97064
PH: 503-429-6115
EMAIL: DON@KLSURVEYING.COM

NOTES:

1. THE SITE LIES WITHIN FEMA MAP PANEL 4105C0379F AND LIES COMPLETELY WITHIN ZONE X OUTSIDE THE FLOOD PLAIN.
2. ELEVATIONS SHOWN ARE NAVD88 BASED ON NGS BENCHMARK "BARVIEW"
3. THE PROPERTY IS PRIMARILY FOREST ZONE WITH A PORTION LYING IN CR-2 ZONE. LOWER PORTIONS OF THE PROPERTY LIE WITHIN THE TSUNAMI HAZARD OVERLY ZONE. SEE ZONING MAPS.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601
RENEWS 6/30/26

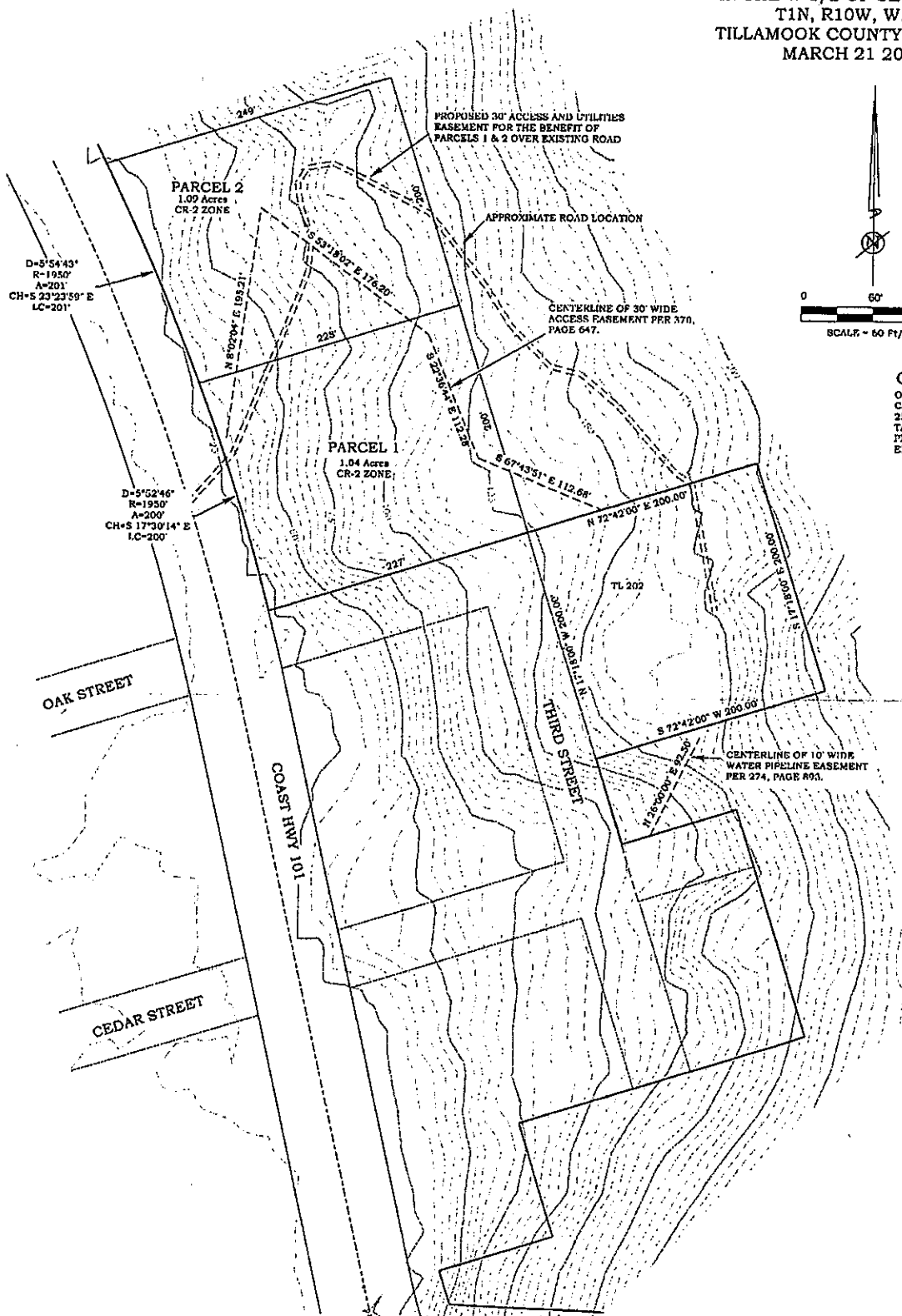


K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

SHEET 1 OF 2

JOB No. 24-296
DRAWING NAME: 24-296 PRELIM B1
DRAWN BY: DDW
FIELD: SWM/R/STD
EQUIPMENT: TOTAL STATION
REVISED: 4-1-2025

PRELIMINARY PARTITION
IN THE W 1/2 OF SECTION 17,
T1N, R10W, W.M.,
TILLAMOOK COUNTY, OREGON
MARCH 21 2025



OWNER:

OREGON STANDARD LAND CO.
C/O DAMON GUSTAFSTON
2522 N PROCTOR STREET #15
TACOMA, WASHINGTON 98016
TEL: 253-722-4365
EMAIL: nwloggin@gmail.com

SURVEYOR:

KLS SURVEYING INC.
DON WALLACE
1224 ALDER STREET
VERNONIA, OREGON 97064
PH: 503-429-6115
EMAIL: DON@KLSURVEYING.COM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
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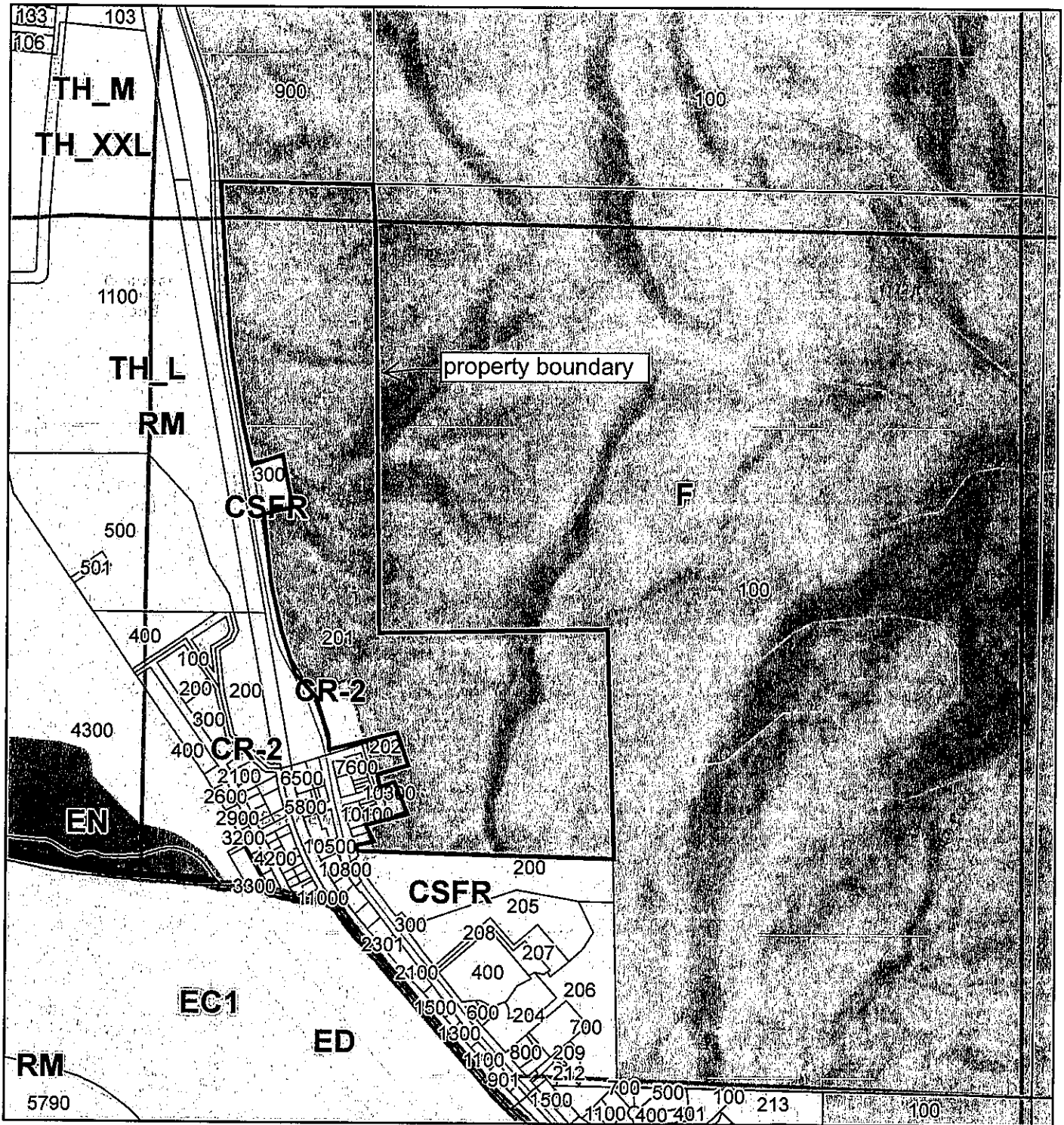


KLS SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

SHEET 2 OF 2

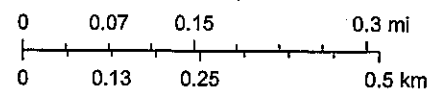
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DRAWN BY: DWW
FIELD: SWMLN/UTD
EQUIPMENT: NO MAPPING
REVIEWED: 3-27-2025

Tillamook County Maps

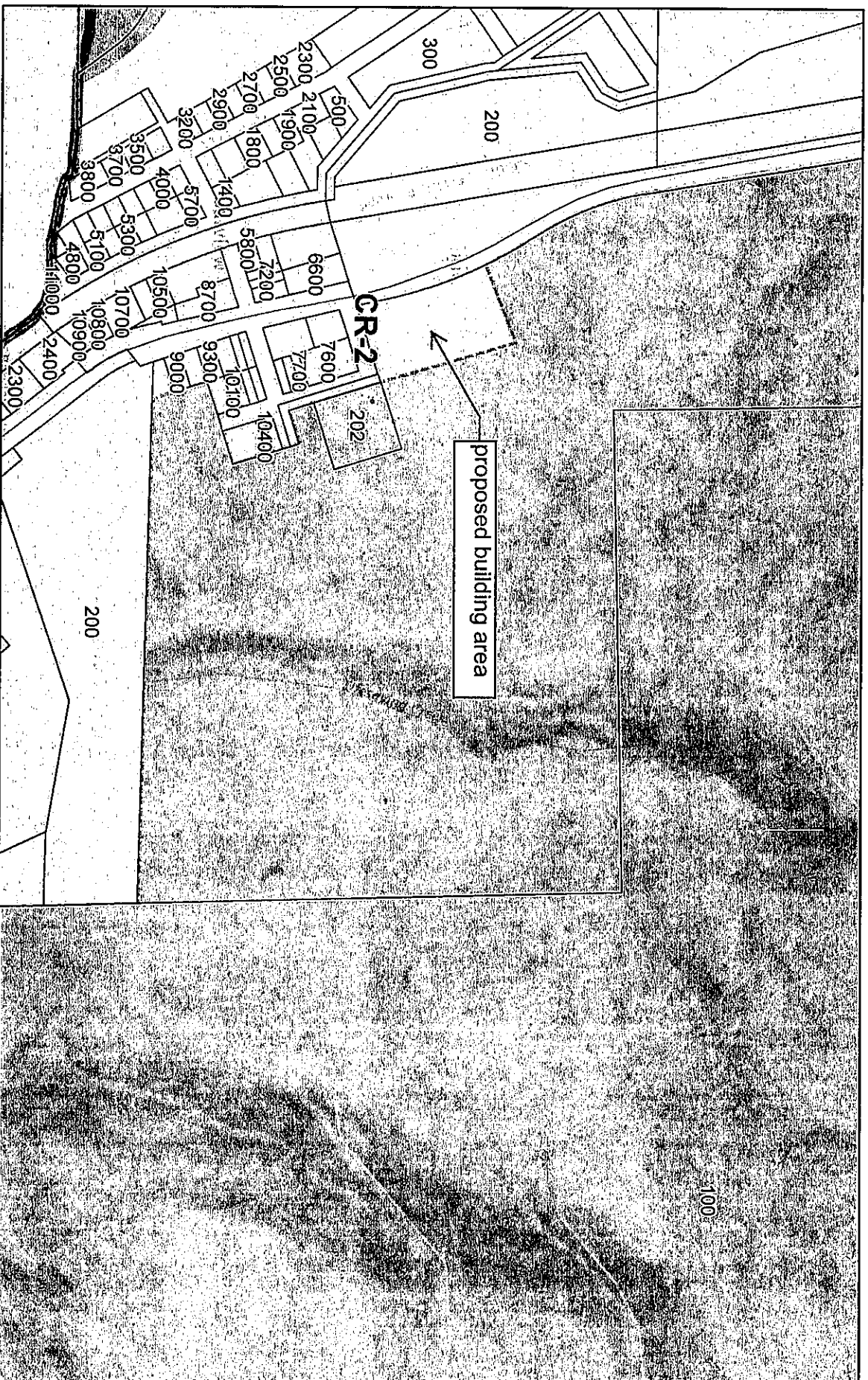


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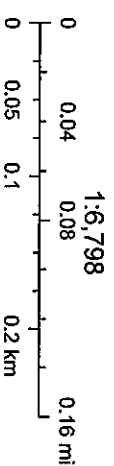
1:14,586



Tillamook County Maps



9/20/2024, 8:22:37 AM



Est. NASA, NGA, USGS, FEMA, Est Community Maps Contributors,
Oregon State Parks, State of Oregon GEO, WA State Parks GIS, ©



**PARTITION #851-25-000175-PLNG:
OREGON STANDARD LAND CO, LLC / KLS SURVEYING
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: June 10, 2025
Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

Request: A partition proposal to create two (2) residential parcels in the Community Medium Density Urban Residential (CR-2) zoned portion of the property. The remaining parent Parcel shall remain within the Forest zone.

Location: Located east of the Unincorporated Community of Barview and is accessed via Highway 101 N., a state highway. The subject area is designated as Tax Lot 201 of Section 17, Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon.

Zone: Forest (F) zone and Community Medium Density Urban Residential (CR-2) zone.

Applicant: KLS Surveying, c/o Don Wallace, 1224 Alder Street, Vernonia, OR. 97064

Property Owner: Oregon Standard Land Co. LLC, 2522 N. Proctor Street #15, Tacoma, WA. 98406

Description of Site and Vicinity: The subject property is accessed via Highway 101 N., a state highway, is irregular in shape, approximately +/- 97 acres in size, holds no improvements, and vegetated with grasses, bushes, and trees (Exhibit A). The proposed residential improvements are within the Community Medium Density Urban Residential (CR-2) zoned portion of the property. The topography of the subject property varies, however, is generally sloped with some flat areas. The subject property is located within an area primarily devoted to residential, forest, recreational and commercial use. The subject property is surrounded by properties zoned Forest (F) to the north and east, properties zoned Recreation Management (RM), Community Medium Density Urban Residential (CR-2), Community Commercial (CC) and Community Single-Family Residential (CSFR) to the south and west (Exhibit A).

The subject property is located within an area of geological hazard, contains mapped wetlands and 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 the FEMA Flood Insurance Rate Map (FIRM 41057C0379F) (Exhibit A).

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 3.004: Forest (F) Zone
- C. TCLUO Section 3.014 Community Medium Density Urban Residential (CR-2) Zone
- D. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 750 feet of the subject property and agencies on May 16, 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 Plat maps depict the creation of two (2) residential parcels in the Community Medium Density Urban Residential (CR-2) zoned portion of the property (Exhibit B). The applicability of the Forest (F) zone and Community Medium Density Urban Residential (CR-2) zone are 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 confirms access to the subject property and subsequent parcels remains via Highway 101 N., a state highway (Exhibit B).

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

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

Findings: The subject property is served by the Watseco-Barview Water District; a verification letter is included in the Applicant's submittal (Exhibit B). For onsite wastewater, 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 parcel if site evaluation approval has not yet been obtained.

The subject property is also served by Bay City Fire Department, Garibaldi Rural Fire Protection District, and the Tillamook County Sheriff's Office. 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 3.004: Forest (F) Zone

(12) LAND DIVISIONS

- (a) The minimum parcel size for new forest parcels is 80 (eighty) acres.*

(13) USE TABLE

Table 1 identifies the uses permitted in the F zone. This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require a Type 1, 2, or 3 review, unless otherwise specified on Table 1. All uses are subject to the general provisions, special conditions, additional restrictions and exceptions set forth in this ordinance.

Findings: The subject property is comprised of 2 zoning standards; however, the primary area being partitioned is part of Community Medium Density Urban Residential (CR-2) zone (Exhibit A and B). The applicant has provided a preliminary plat confirming that proposed parcel 3 meets the 80-acre minimum lot size requirements of the Forest (F) zone (Exhibit B). Proposed parcel 1 and 2 will remain in the Community Medium Density Urban Residential (CR-2) zone (Exhibit B). Staff find these standards have been met or may be met through Conditions of Approval.

C. TCLUO Section 3.014: Community Medium Density Urban Residential (CR-2) Zone

(4) STANDARDS: Land divisions and development in the CR-2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) For a single-family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be*

6000 square feet for a single-family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.

(b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.

(c) The minimum lot depth shall be 75 feet.

(d) The minimum front yard shall be 20 feet.

(e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.

(f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 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; there are no existing improvements, therefore the setbacks do not currently apply (Exhibit B).

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

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

(a) Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;

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

...

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

(a) For building or mobile home or manufactured home permits in areas identified in (1)

(b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

Findings: The subject property is within an area of geologic hazard (Exhibit A). Future development of the proposed parcels remains subject to development standards within, but not limited to, 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 23, 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.
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 3.004: Forest (F) Zone
7. Future development is subject to standards required by TCLUO Section 3.014: Community Medium Density Urban Residential (CR-2) Zone
8. Future development is subject to standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

VI. EXHIBITS:

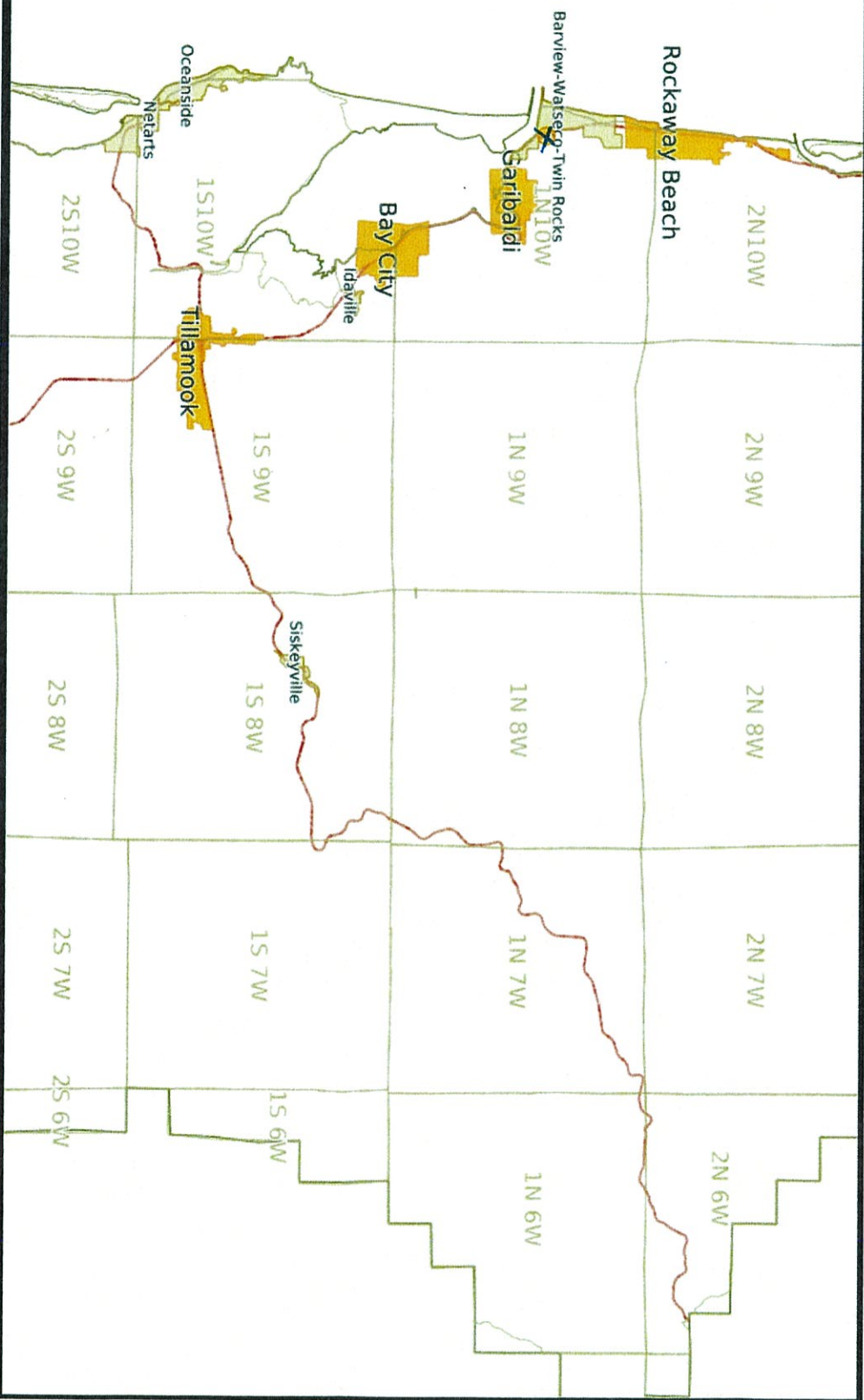
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS



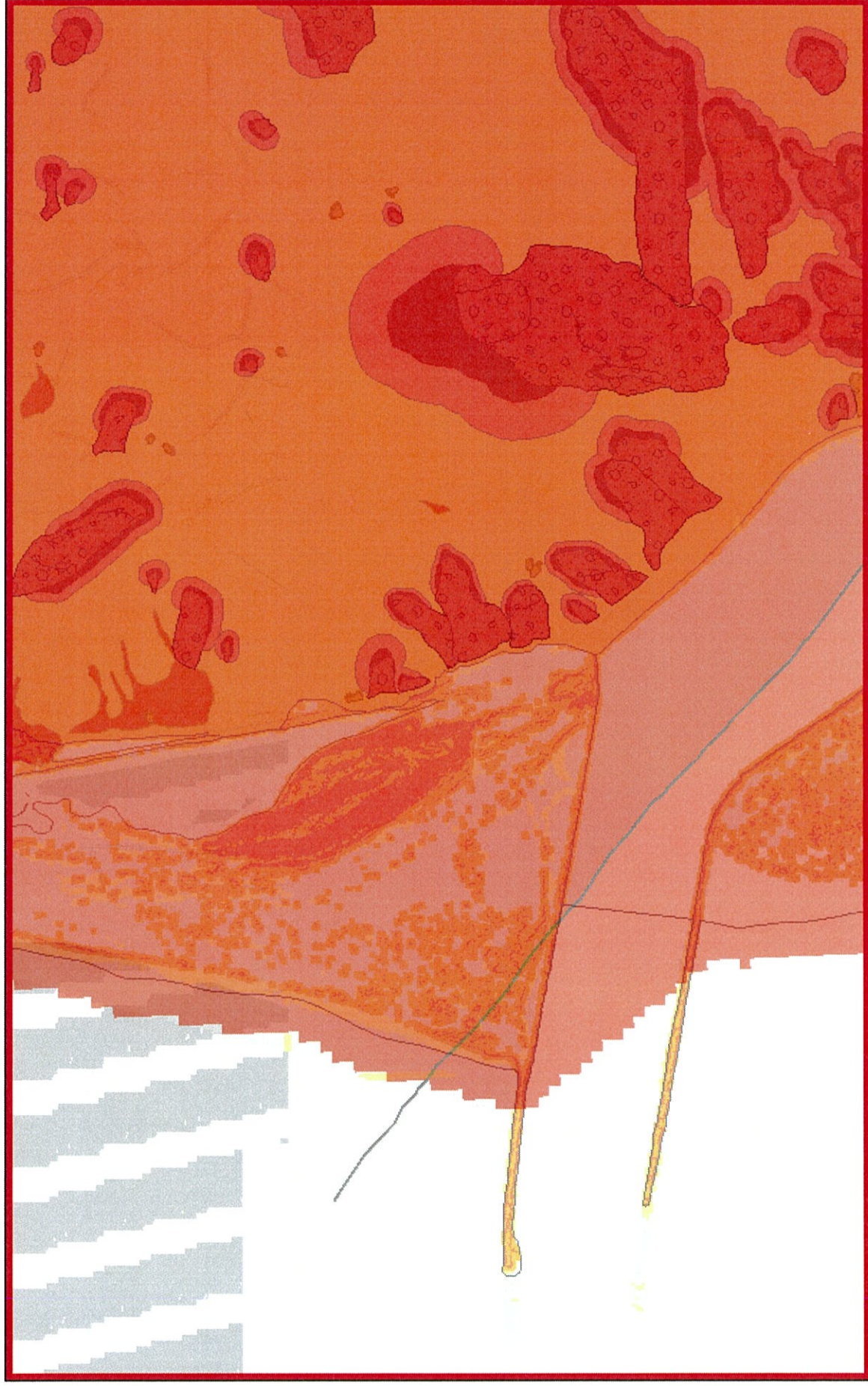
SECTION 17 T.1N. R.10W. W.M.
Tillamook County
1" = 400'

 $1'' = 400'$

CANCELLED:
01N10W17



PARTITION #851-25-000175-PLNG



June 4, 2025



[illegible]

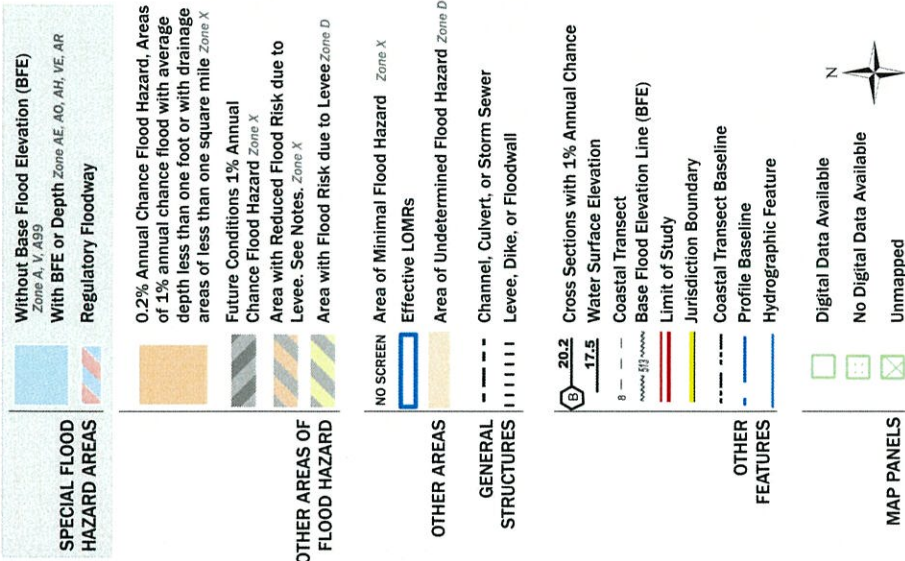
National Flood Hazard Layer FIRMette

123°56'50"W 45°34'30"N



Legend

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

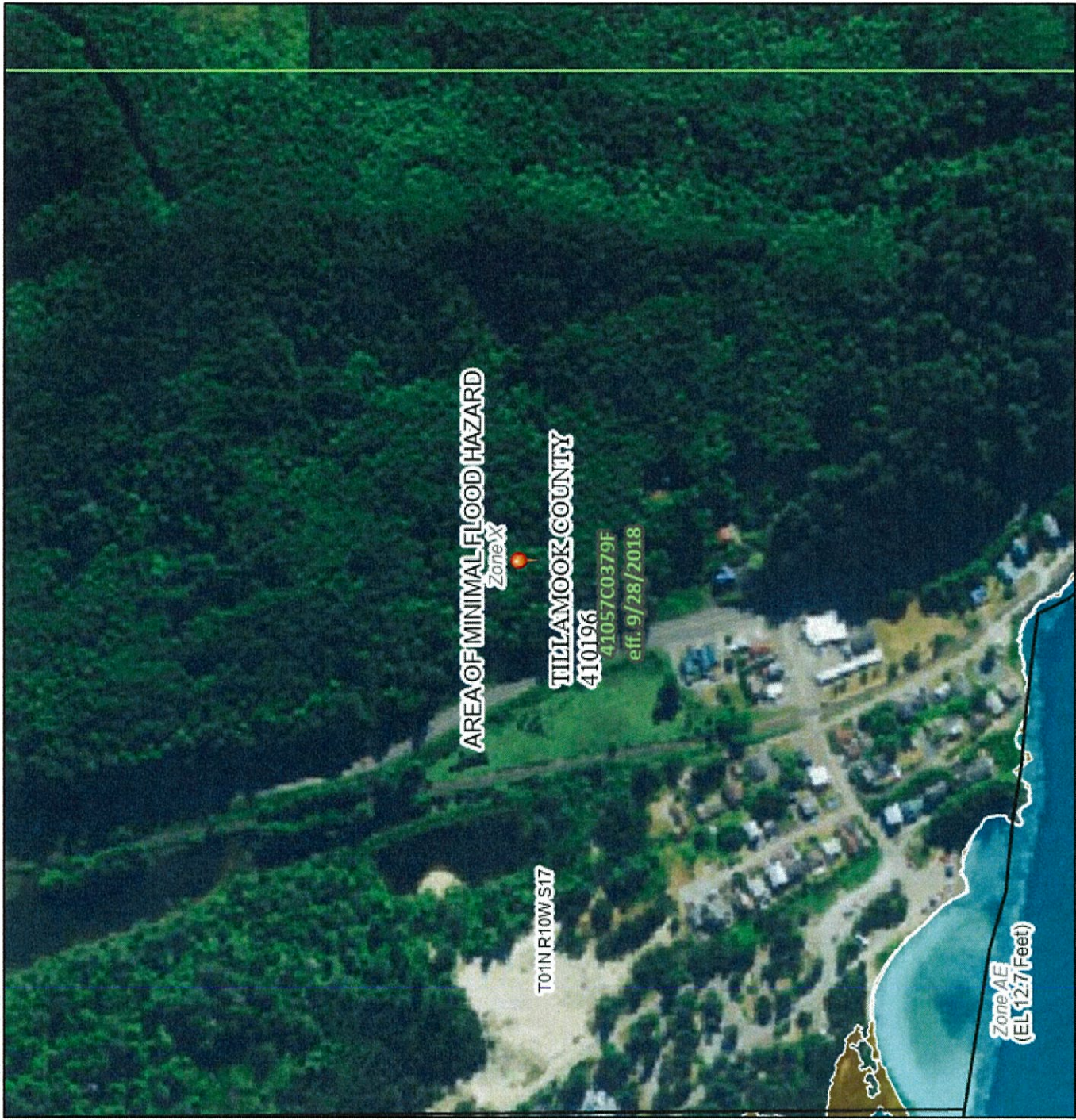


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 6/4/2025 at 9:41 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.



123°56'13"W 45°34'15"N

1:6,000

Feet

2,000

1,500

1,000

500

0

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: Don Wallace Phone: 503-429-6115
Address: 1224 Alder Street
City: Vernonia State: OR Zip: 97064
Email: don@klssurveying.com

Property Owner

Name: Oregon Standard Land Co. LLC Phone: 253-722-4366
Address: 2522 N Proctor Street #15
City: Tacoma State: WA Zip: 98406
Email: nwlogging@gmail.com

Location:

Site Address: Hwy 101, Barview

Map Number:	1N	10W	17	201
	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))

General Information

- | | | |
|---|---|--|
| <input type="checkbox"/> For subdivisions, the proposed name. | <input checked="" type="checkbox"/> Parcel zoning and overlays | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input checked="" type="checkbox"/> Date, north arrow, scale of drawing. | <input checked="" type="checkbox"/> Title Block | <input type="checkbox"/> One digital copy |
| <input checked="" type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input checked="" type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation | |
| | <input checked="" type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor | |

Existing Conditions

- | | | |
|---|--|---|
| <input type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points. | <input checked="" type="checkbox"/> 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 | <input type="checkbox"/> Other information: |
| <input checked="" type="checkbox"/> Width, location and purpose of existing easements | <input type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site | |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting. | <input type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats | |
| <input type="checkbox"/> 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 | <input type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps | |
| <input type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements | | |

OFFICE USE ONLY
Date Stamp RECEIVED APR 03 2025 BY: SAT
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-00075-PLNG

Proposed Development

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

Additional Information Required for Subdivisions

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

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

Certificates:

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

☐ **Additional Information:**

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.



Property Owner (Required)

Damon Gishelson - President - OSL/NSL

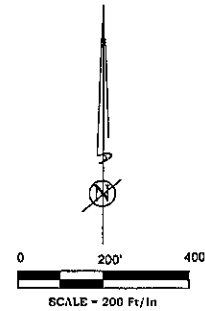
Date

3/27/15

Applicant Signature

Date

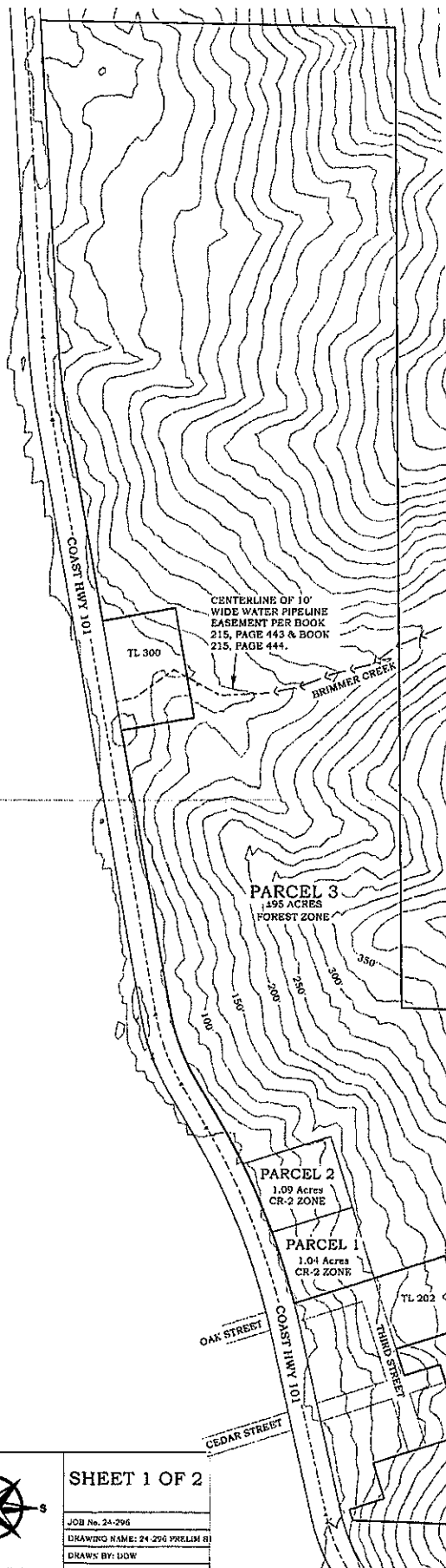
PRELIMINARY PARTITION
IN THE W 1/2 OF SECTION 17,
T1N, R10W, W.M.,
TILLAMOOK COUNTY, OREGON
MARCH 21 2025



OWNER:
OREGON STANDARD LAND CO
C/O DAMON GUSTAFSTON
2522 N PROCTOR STREET #15
TACOMA, WASHINGTON 98046
PH: 253-722-4366
EMAIL: nwloggings@gmail.com

SURVEYOR:
KLS SURVEYING INC.
DON WALLACE
1224 ALDER STREET
VERNONIA, OREGON 97064
PH: 503-429-6115
EMAIL: DON@KLSURVEYING.COM

NOTES:
1. THE SITE LIES WITHIN FEMA MAP
PANEL 41057C0379F AND LIES
COMPLETELY WITHIN ZONE X OUTSIDE
THE FLOOD PLAIN.
2. ELEVATIONS SHOWN ARE NAVD83
BASED ON NGS BENCHMARK
"BARVIEW"
3. THE PROPERTY IS PRIMARILY
FOREST ZONE WITH A PORTION LYING
IN CR-2 ZONE. LOWER PORTIONS OF
THE PROPERTY LIE WITHIN THE
TSUNAMI HAZARD OVERLY ZONE, SEE
ZONING MAPS.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2507
RENEWES 6/30/26

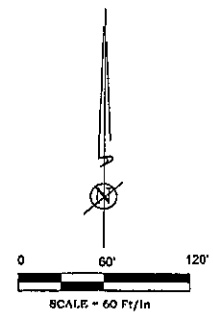
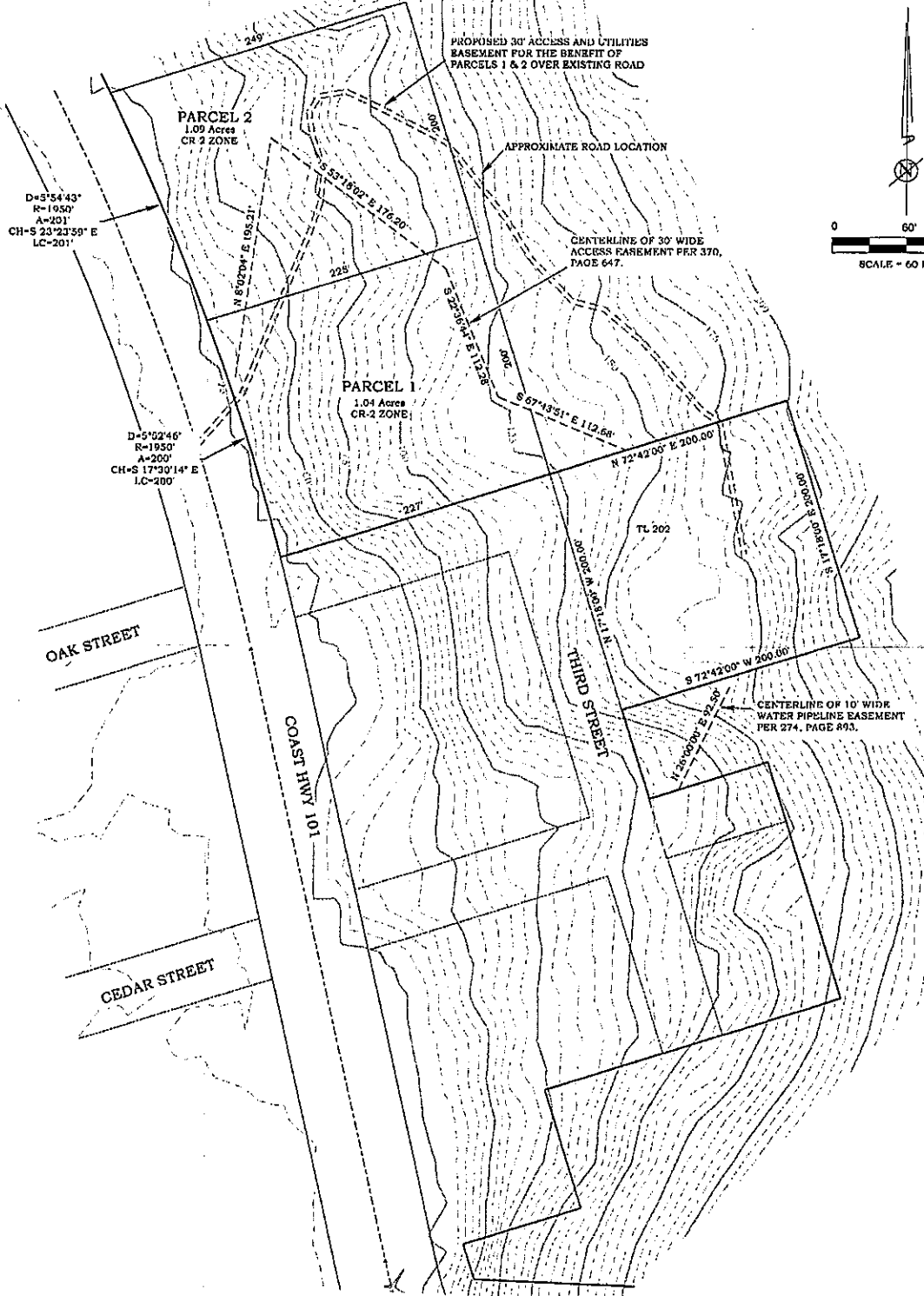


KLS SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

SHEET 1 OF 2

JOB No. 24-296
DRAWING NAME: 24-296 PRELIM 01
DRAWS BY: DOW
FIELD: SWMLR/BTD
EQUIPMENT: NOMAD/NIKON
REVISED: 4-1-2025

PRELIMINARY PARTITION
IN THE W 1/2 OF SECTION 17,
T1N, R10W, W.M.,
TILLAMOOK COUNTY, OREGON
MARCH 21 2025

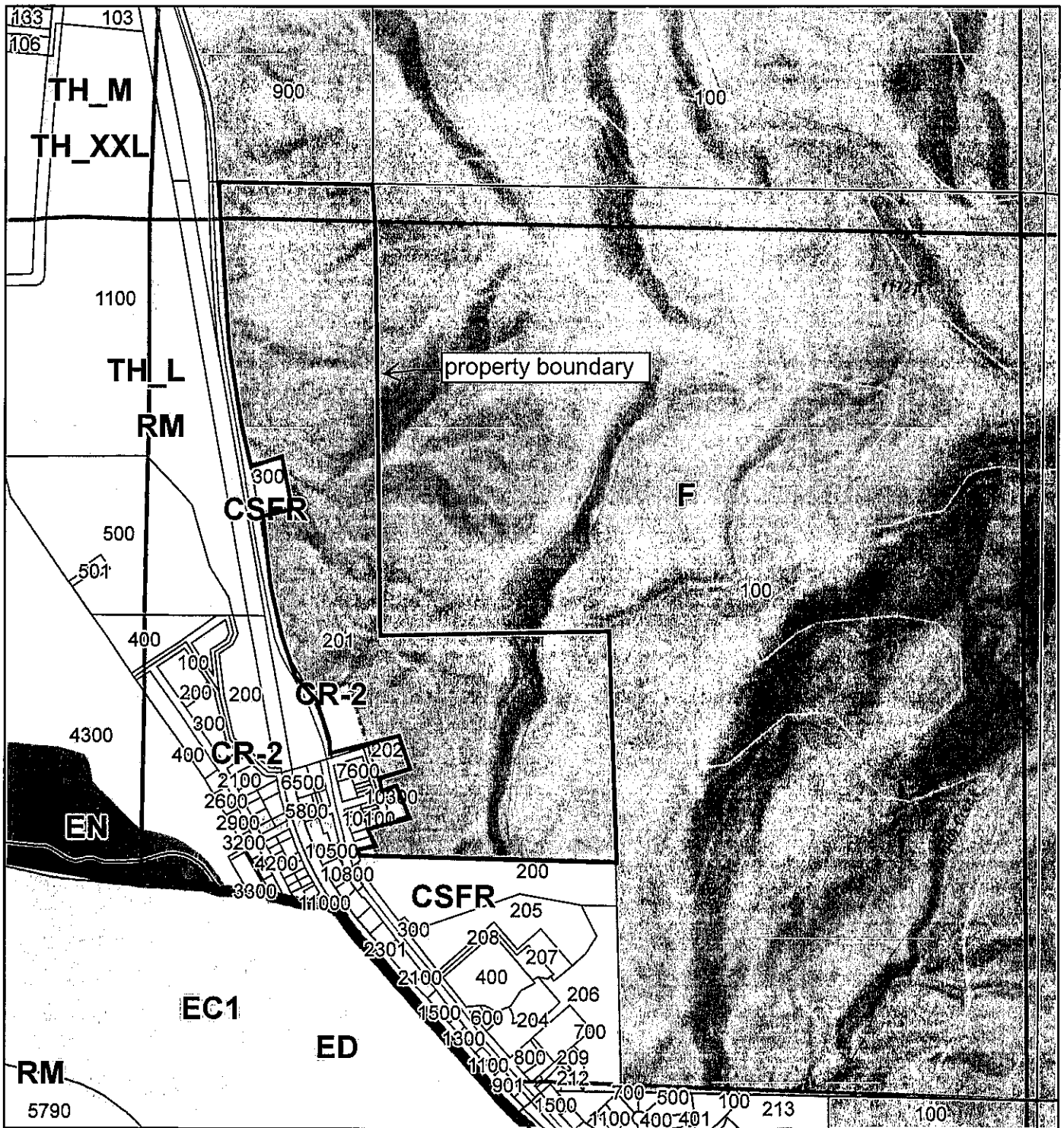


OWNER:
OREGON STANDARD LAND CO.
C/O DAMON GUSTAFSTON
2522 N PROCTOR STREET #15
TACOMA, WASHINGTON 98016
PH: 253-722-4365
EMAIL: nwloggin@gmail.com

SURVEYOR:
KLS SURVEYING INC.
DON WALLACE
1224 ALDER STREET
VERNONIA, OREGON 97064
PH: 503-429-6115
EMAIL: DON@KLSURVEYING.COM

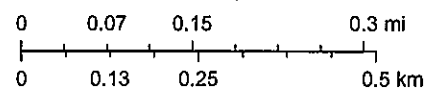
<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>PRELIMINARY</p> <p>OREGON JANUARY 19, 1983 DONALD D WALLACE, JR 2801 RENEWS 6/30/25</p>	<p>KLS SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-6115</p>	<p>SHEET 2 OF 2</p> <p>JOB No. 24-296</p> <p>DRAWING NAME: 24-296 PRELIM WP</p> <p>DRAWN BY: DOW</p> <p>FIELD: BWM/JR/STD</p> <p>EQUIPMENT: NO/MAD/NINON</p> <p>REVISED: 3-27-2025</p>
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Tillamook County Maps



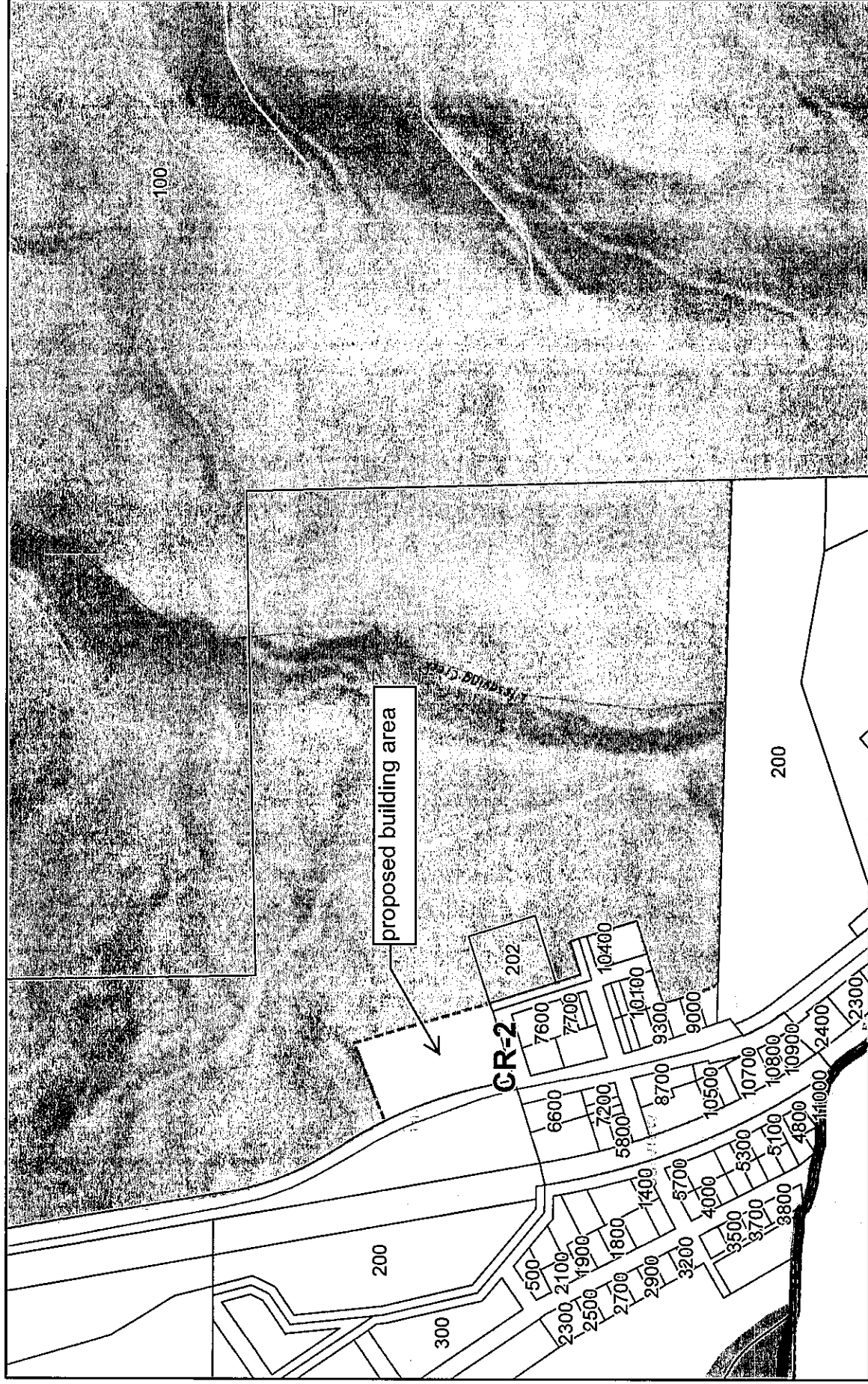
3/27/2025, 3:56:17 PM

1:14,586



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

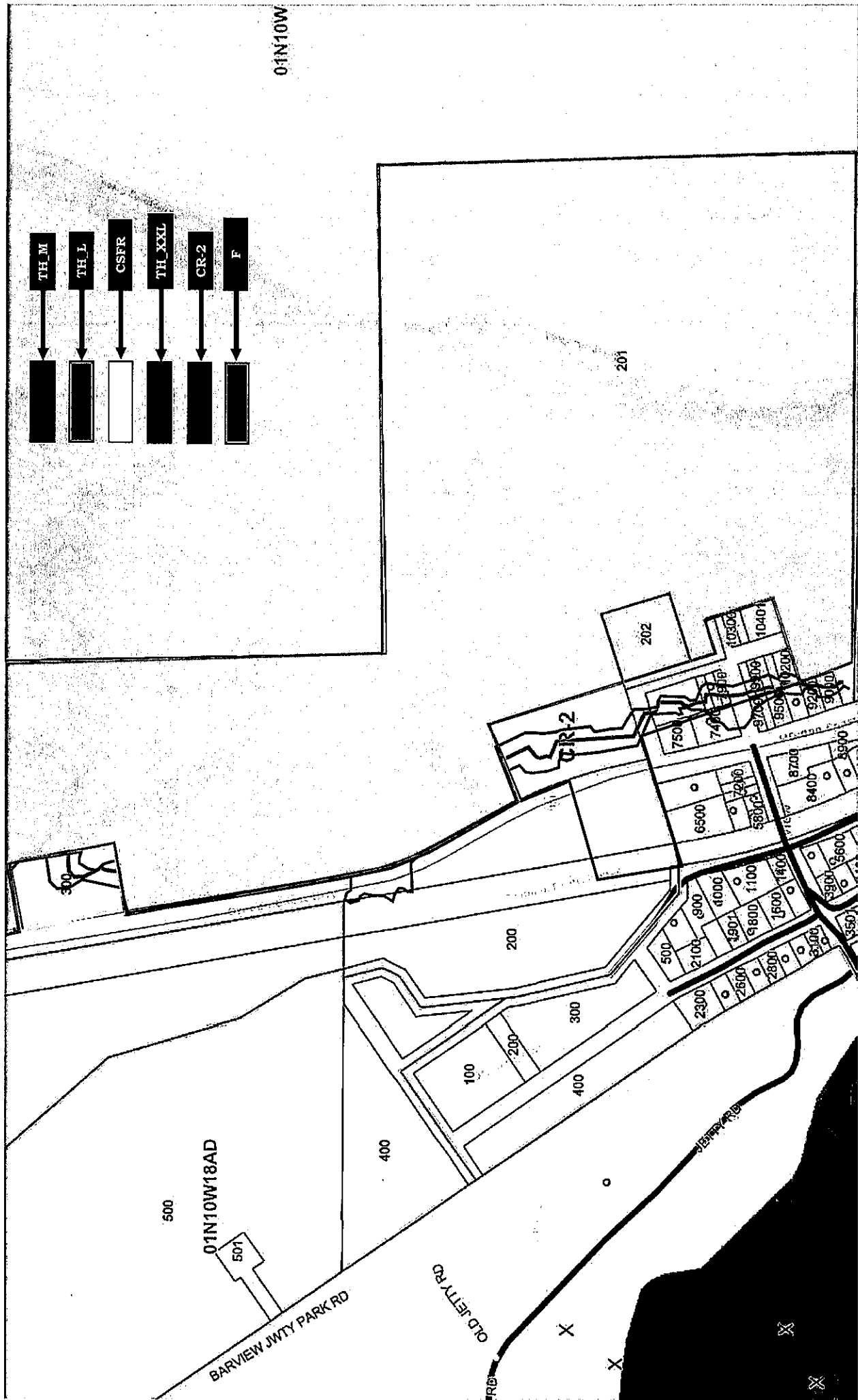
Tillamook County Maps



9/20/2024, 8:22:37 AM

1:6,798
0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors,
Oregon State Parks, State of Oregon GEO, WA State Parks GIS, ©



National Flood Hazard Layer FIRMette

123°56'52"W 45°34'32"N



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
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	6 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	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 3/27/2025 at 10:30 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.



123°56'15"W 45°34'7"N

Feet

1:6,000

2,000

1,500

1,000

500

250

0

Basemap Imagery Source: USGS National Map 2023

WATSECO-BARVIEW WATER DISTRICT
P.O. Box 295 Rockaway Beach, Oregon 97136 503-355-3311

DATE: March 24, 2025

TO: Tillamook County Community Development

FROM: Watseco-Barview Water District

RE: Water Availability

SENT ON BEHALF OF: Oregon Standard Land Co., LLC
2522 N. Proctor St.
Tacoma, WA 98406

FOR SERVICE AT: Tax lot 900 of Section 8, Township 1 N, Range 10 W and
Tax lot 201 of Section 17, Township 1 N, Range 10W

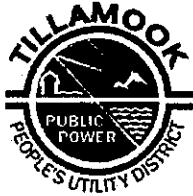
I confirm that there is adequate water supply to service the proposed one Dwelling. However, there is no infrastructure at that location. The project will need to be engineered, approved, and built to the District's specifications before service will be available. All costs associated with the distribution line extension will be borne by the applicant/property owner/developer.

The Watseco-Barview Water District can supply water to the approximate elevations of 150 feet above sea level.

Properties located above the 100-foot elevation will need to install a booster pump for their own purposes.

Sincerely,

Barbara Trout
Watsco-Barview Water District
Office Manager



Tillamook People's Utility District

Directors
David L. Burt
Valerie S. Folkema
Lonnie M. Jenck
Tamra R. Perman
Barbara A. Trout

Office: 503 842-2535 • Toll-free: 800 422-2535 • Fax: 503 842-4161 • www.tpud.org

Todd Simmons
GENERAL MANAGER

March 13, 2025

Oregon Standard Land Co., LLC
2522 N. Proctor ST #15
Tacoma, WA 98406

RE: Work Order No. 195277
Property Located at 1N 10 1700 00201 and 1N 10 0800 00900

Dear Katie:

This letter is to certify that the Tillamook People's Utility District will extend electrical service to the above-referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

Zachary Hudspeth, PE
Engineering Supervisor, Distribution
503-815-8629

ZH:ab

Enclosure

RECORDING REQUESTED BY:



2534 Sykes Road, Ste C
St Helens, OR 97051

Tillamook County, Oregon

10/15/2024 02:28:01 PM

2024-04371

DEED-DWARR

\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00

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

Christy Nyseth, Tillamook County Clerk

GRANTOR'S NAME:

Lenhart A. Gienger Marital Trust G

GRANTEE'S NAME:

Oregon Standard Land Co. LLC, an Oregon
limited liability company

AFTER RECORDING RETURN TO:

Order No.: 360424003303-SH
Oregon Standard Land Co. LLC, an Oregon
limited liability company
2522 N Proctor Street, #15
Tacoma, WA 98406

SEND TAX STATEMENTS TO:

Lenhart A. Gienger Marital Trust G
8280 Sollie Smith Road
Tillamook, OR 97141

APN/Parcel ID(s): 62292

62540

411686

Tax/Map ID(s): 1N10080000900

1N10170000201

1N10170000201

TL 900 & 201 Highway 101 N, Rockaway Beach,
OR 97136

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peggy Sue Lehman and Laurie Louise Gienger, Co-Trustees of the Lenhart A. Gienger Marital Trust G Dated January 5, 2024, Grantor, conveys and warrants to Oregon Standard Land Co. LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/14/2024

Lenhart A. Glenger Marital Trust G

By: Peggy Sue Lehman
Peggy Sue Lehman
Co-Trustee

By: Laurie Louise Glenger
Laurie Louise Glenger
Co-Trustee

State of OREGON
County of TILLAMOOK

This instrument was acknowledged before me on 10/14/24 by Peggy Sue Lehman and Laurie Louise Glenger, Co-Trustees of the Lenhart A. Glenger Marital Trust G
Dated January 5, 2024.

Stephanie Irene Sanchelli
Notary Public - State of Oregon

My Commission Expires: 05/03/2026



EXHIBIT "A"
Legal Description

PARCEL I:

All that portion of Lot 3, Section 8, Township 1 North, Range 10 West of the Willamette Meridian lying East of way line of U. S. Highway 101, in Tillamook County, Oregon.

EXCEPTING THEREFROM that portion lying within the limits of streets, roads and highways.

PARCEL II:

All that portion of Lots 3 and 4, Section 17, Township 1 North, Range 10 West of the Willamette Meridian lying East of U. S. Highway 101 right of way, in Tillamook County, Oregon.

ALSO:

All that portion of the North half of the Southwest quarter of Section 17, Township 1 North, Range 10 West of the Willamette Meridian lying East of U. S. Highway 101, in Tillamook County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land located in Lot 3 of Section 17, Township 1 North, Range 10 West of the Willamette Meridian on the East side of U. S. Highway No. 101, more particularly described as follows, to-wit:

Beginning at a point located on the East side line of U. S. Highway No. 101 whence the common quarter corner of Sections 7 and 8, Township 1 North, Range 10 West of the Willamette Meridian (as established by the City Surveyor in 1946) bears North 4346.3 feet and West 421.0 feet; thence South 09° 08' East 300.0 feet along the East side line of U. S. Highway No. 101 right of way to a point; thence North 80° 52' East 200 feet to a point; thence North 09° 08' West 300 feet to a point; thence South 80° 52' West 200 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that tract conveyed to Paul Hatch by deed recorded December 15, 1975 in Book 243, Page 254, Tillamook County Records.

ALSO EXCEPTING THEREFROM that portion of said premises platted as FIRST ADDITION TO BARVIEW.

ALSO EXCEPTING THEREFROM that portion deeded to Watseco-Barview Water District by deed recorded in Book 274, Page 893, Tillamook County Records.

EXHIBIT "B"
Exceptions

Subject to:

The Land has been classified as forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 62292, 62540 and 411686

Regulations, levies, liens, assessments, rights of way and easements of Twin Rocks Sanitary District.

An inquiry has been directed to the District concerning the status of said liens and a report will follow if such liens are found.

Regulations, levies, liens, assessments, rights of way and easements of Watseco-Barview Water District.

An inquiry has been directed to the District concerning the status of said liens and a report will follow if such liens are found.

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of unknown body of water.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of unknown body of water.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of unknown body of water.

Parcel I

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Livesaving Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Livesaving Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Livesaving Creek.

Parcel II

EXHIBIT "B"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Harold R. Brimmer and Lorraine M. Brimmer, husband and wife
Purpose: as stated in said easement
Recording Date: April 17, 1969
Recording No: Book 215, Page 443
Affects: Parcel II

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert M. Baker and Deloros Baker, husband and wife
Purpose: as stated in said easement
Recording Date: April 17, 1969
Recording No: Book 215, Page 444
Affects: Parcel II

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Watseco-Barview Water District, a municipal corporation
Purpose: as stated in said easement
Recording Date: March 3, 1981
Recording No: Book 274, Page 892
Affects: Parcel II

Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a document:

Granted to: Watseco-Barview Water District, a municipal corporation
Purpose: as stated in said document
Recording Date: March 3, 1981
Recording No: Book 274, Page 893
Affects: Parcel II

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Watseco-Barview Water District, a Municipal Corporation
Purpose: as stated in said easement
Recording Date: July 6, 1995
Recording No: Book 370, Page 647
Affects: Parcel II