



**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000179-PLNG:
HUBBELL / 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*

Date of Notice: May 22, 2025

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

#851-25-000179-PLNG: A partition request to create two (2) residential parcels. Located within the Community of Siskeyville, via Wilson River Highway (Highway 6), a state highway. The subject property is designated as Tax Lot 503 of Section 08, Township 1 South, Range 08 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Commercial (CC). The owner of the property is Christine Hubbell, and the applicant is Bayside Surveying LLC c/o Dallas Esplin.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 5, 2025**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than June 6, 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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 or email: angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.022: COMMUNITY COMMERCIAL ZONE (CC)

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

(a) The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the CR-3 zone.

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SECTION 3.016: COMMUNITY HIGH DENSITY URBAN RESIDENTIAL ZONE (CR-3)

(4) STANDARDS: Land divisions and development in the CR-3 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. Each additional dwelling unit shall require 2500 square feet additional area on slopes of 20 percent or less, and 3000 square feet additional area otherwise. 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, except on a corner lot it 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 no less than 15 feet.

(f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.

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TILLAMOOK COUNTY LAND DIVISION ORDINANCE

SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

(a) The land division application shall conform to the requirements of this ordinance;

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

(c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;

(d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;

(e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;

(f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;

(g) Provisions for access to and maintenance of off-right-of-way drainage, if any;

(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

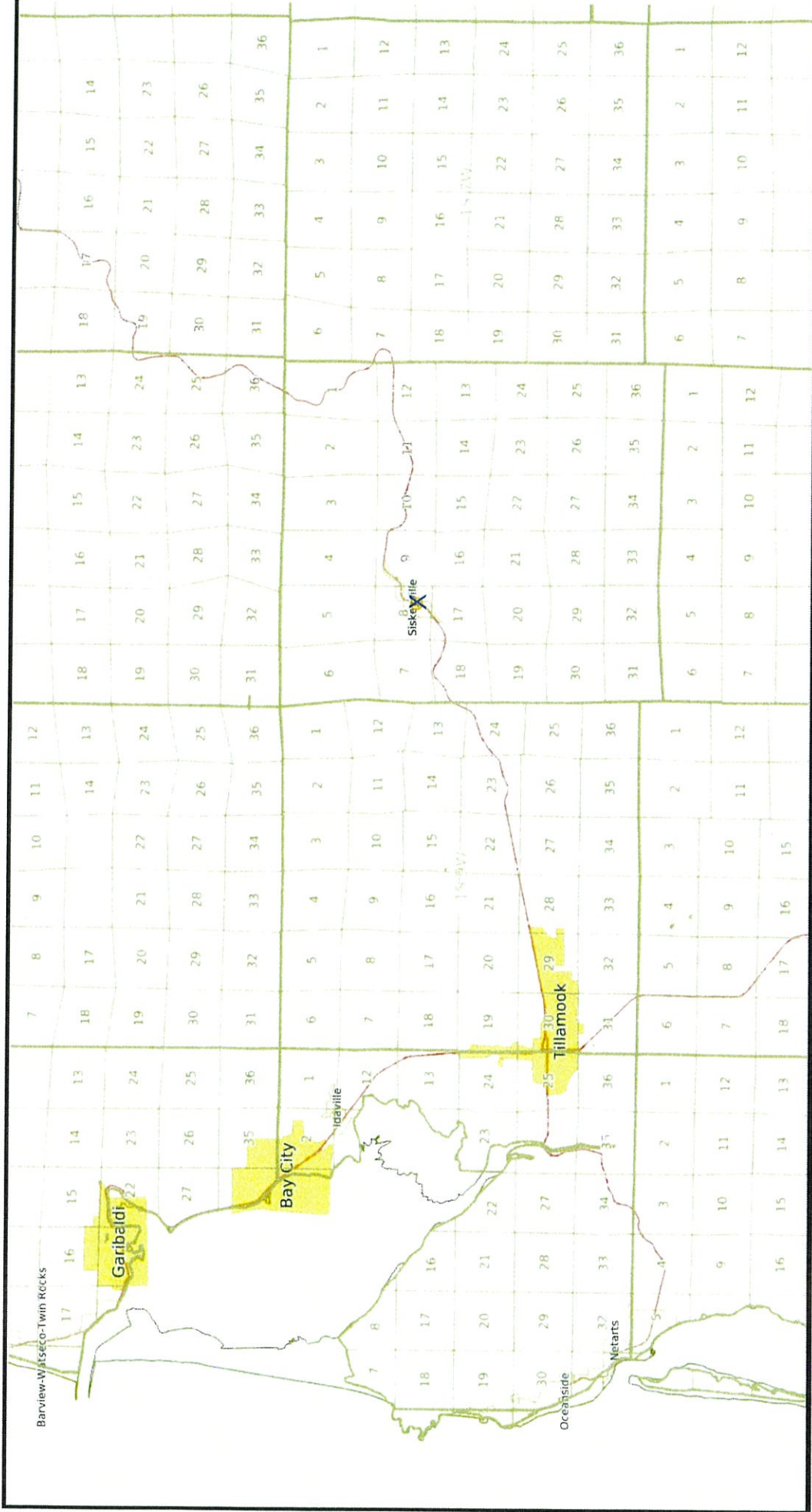
(i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:

(i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.

(ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

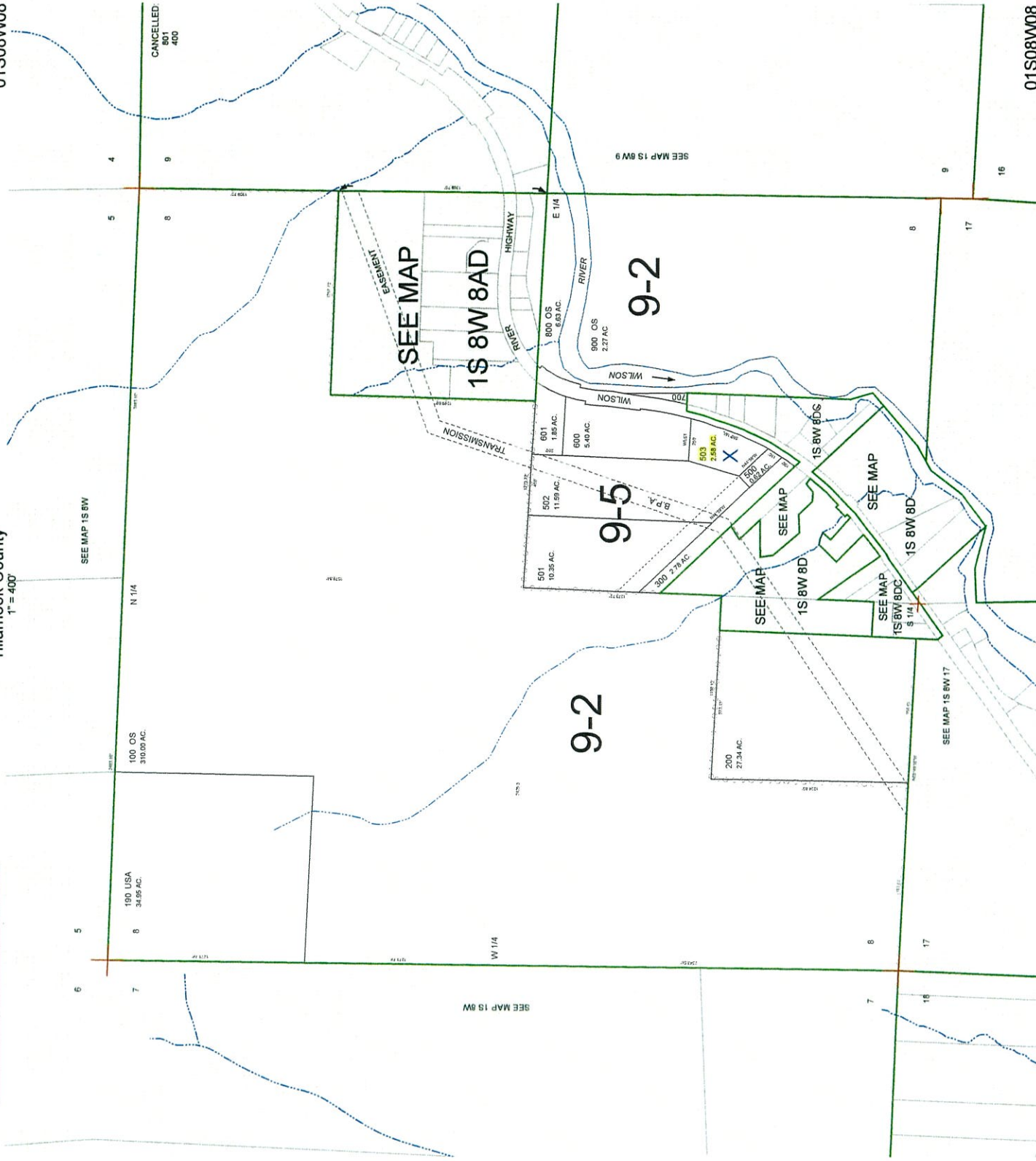


Tillamook County GIS



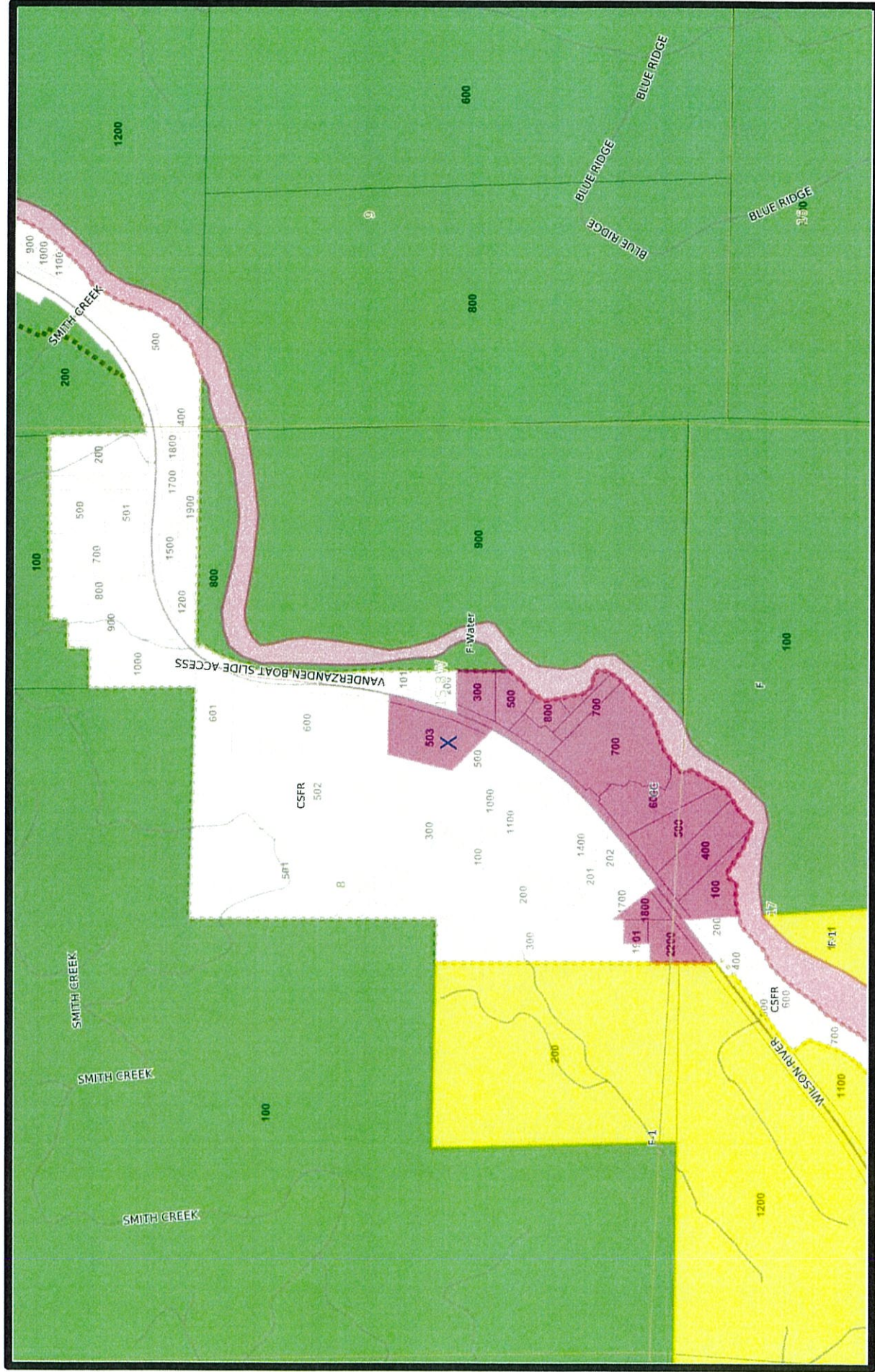
SECTION 8 T.1S. R.8W. W.M.
Tillamook County

01S08W08
REVISED 2/18/16, WS



Map

MOOSEMAPPING





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



LAND DIVISION APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551

Address: 6723 SOUTH PRAIRIE RD

City: TILLAMOOK State: OR Zip: 97141

Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: CHRISTINE HUBBELL Phone: (209) 559-4908

Address: 17410 WILSON RIVER HIGHWAY

City: TILLAMOOK State: OR Zip: 97141

Email: CHRISTINE.HUBBELL@HOTMAIL.COM

Location:

Site Address: 17410 WILSON RIVER HWY, TILLAMOOK, OR 97141

Map Number:	1S	08	08	00503
	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
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000179-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
- ☐ Dedication for public use
- ☐ Engineering/Survey
- ☐ Water
- ☐ Public Works

☐ Additional Information:

Signature: Chris Hubbell
Chris Hubbell (Apr 2, 2025 13:55 PDT)

Email: christine.hubbell@hotmail.com

Signature: Christine Hubbell
Christine Hubbell (Apr 3, 2025 12:01 PDT)

Email: christine.hubbell@hotmail.com

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)

Dallas Esplin

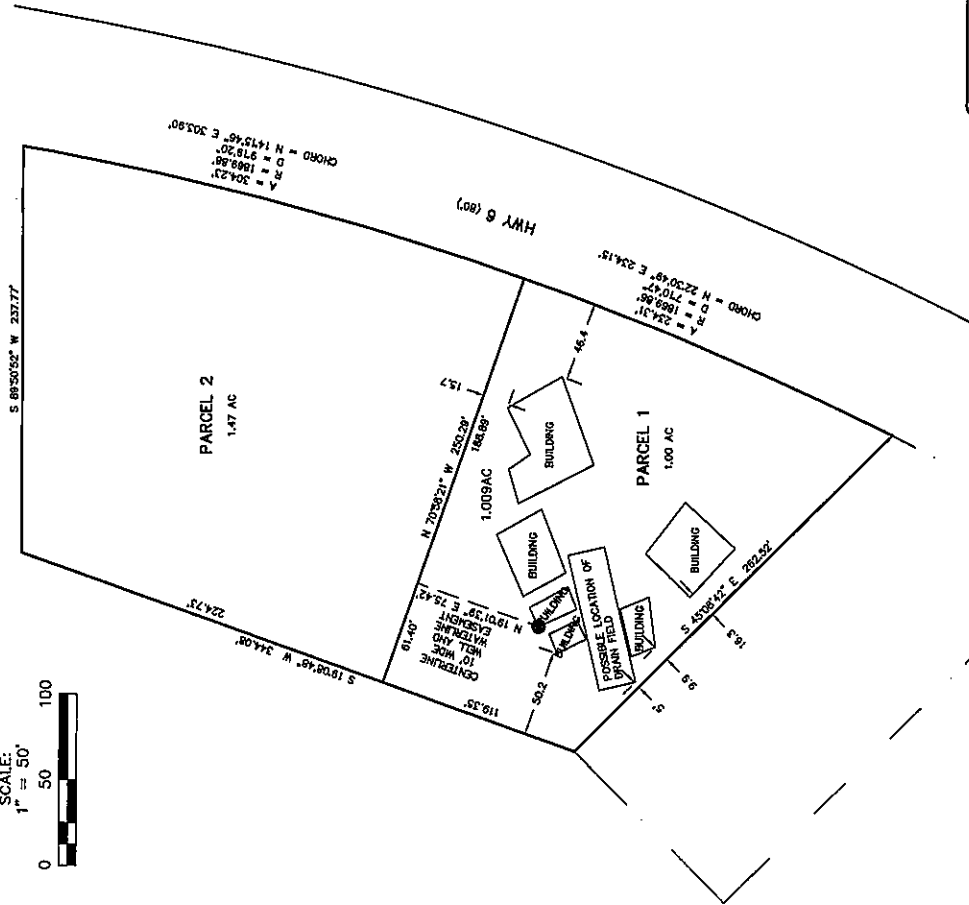
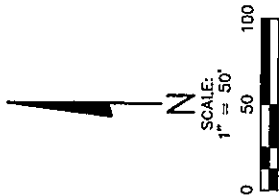
Date

MARCH 25, 2025

Applicant Signature

Date

PARTITION PLAT 2024-



APPROVALS

APPROVED MONTH, 20___ AS PARTITION, 851-20-000473-PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT DATE

NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENER OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCEL 2.

APPROVED THIS _____ DAY OF _____, 20___

TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2025.

TILLAMOOK COUNTY TAX COLLECTOR

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE HUBBELL TRACT ASSIGNED IN INSTRUMENT 2021-9319, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO 2 PARCELS AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY FOR REVIEW
ONLY
DECEMBER 3, 2014
DALLAS W. ESPLIN
RENEWED: DECEMBER 31, 2025

DAYSLIDE SURVEYING
6723 S. PRAIRIE RD
TILLAMOOK, OR 97141
503-842-5551

PARTITION PLAT FOR:
CHRISTINE M. HUBBELL

INSTRUMENT 2021-9319
TILLAMOOK COUNTY DEED RECORDS
SECTION 8, T1S, R8W, W4M
TILLAMOOK COUNTY, OREGON

DATE	PREPARED BY	FIELD	EXAMINED	ORDERED	JOB NUMBER
	CHRISTINE M. HUBBELL	DCA/DAT	ONE	ONE	87285

PART HUBBELL-CDWG
HUBBELL-CG05

*Land of Cheese, Trees and Ocean Breeze***VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY**

TO: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141

RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 15 Range: 8 West Section: 8 Tax Lot(s): 503Situs address (if known): 17410 Wilson River HighwayAccording to records, the legal owner is/are: Christine M HubbellContact telephone number: 209-559-4908Water Source: WellComments: TILL 29

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki HendricksIssue Date: 3-25-2025

Nikki Hendricks

Oregon Water resources Department (OWRD)

District 1 Watermaster

4000 Blimp Blvd Ste 400, Tillamook, OR 97141

Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov

Revised 2/22/2023

*****FOR OFFICE USE ONLY*****

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____

RECORDING REQUESTED BY:



630 Bond St.
Astoria, OR 97103

GRANTOR'S NAME:
Edgar Fernandez

GRANTEE'S NAME:
Christine M. Hubbell

AFTER RECORDING RETURN TO:
Order No.: 360421007784-DVM
Christine M. Hubbell
301 Linda Ln
Fort Collins, CO 80525

SEND TAX STATEMENTS TO:
Christine M. Hubbell
301 Linda Ln
Fort Collins, CO 80525

17410 Wilson River Highway, Tillamook, OR 97141

Tillamook County, Oregon

11/08/2021 11:08:59 AM

2021-09319

DEED-DWARR

\$15.00 \$11.00 \$10.00 \$61.00 - Total = \$97.00

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edgar Fernandez, Grantor, conveys and warrants to Christine M. Hubbell, 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 FOUR HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS (\$408,000.00). (See ORS 93.030).

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.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Matters contained in that certain document

Entitled: Warranty Deed
Executed by: Henry Heisel et, ux and Wilhelm Jacobson, et ux
Recording Date: January 23, 1942
Recording No: Book 82, Page 210
Which provides for, among other things: Use and Maintenance of Common Water System.

Reference is hereby made to said document for full particulars.

Matters contained in that certain document

Entitled: Warranty Deed
Executed by: Henry Heisel et, ux. and Grace N. Charlton
Recording Date: December 16, 1942
Recording No: Book 84, Page 178
Which provides for, among other things: Use and Maintenance of common Water System.

Reference is hereby made to said document for full particulars.

Matters contained in that certain document

Entitled: Declaration and Order of Taking
Dated: June 20, 1955
Executed by: Grace Charlton and United States of America
Recording Date: June 22, 1955
Recording No: Book 148, Page 209
Which provides for, among other things: Easement for Access Road.

Reference is hereby made to said document for full particulars.

TICOR TITLE 360421007784

STATUTORY WARRANTY DEED

(continued)

Matters contained in that certain document

Entitled: Final Judgment and Order of Distribution
Dated: May 15, 1957
Executed by: Grace Charlton and United States of America
Recording Date: May 21, 1957
Recording No: Book 157, Page 483
Which provides for, among other things: Easement for Access Road.

Reference is hereby made to said document for full particulars.

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

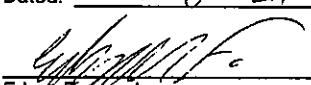
Granted to: Donald F. Willis and wife
Purpose: Television lead wire and antennae
Recording Date: April 12, 1965
Recording No: Book 196, Page 377

A manufactured home situated on the subject land is classified as real property, as disclosed by document

Recording Date: February 5, 2010
Recording No: 2010-00782

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: 11-8-21

Edgar Fernandez

State of OR
County of Tillamook

This instrument was acknowledged before me on 11/8/21 by Edgar Fernandez.


Notary Public - State of Oregon

My Commission Expires: 5/13/25



EXHIBIT "A"
Legal Description

Beginning at a point 751.1 feet North and 782.6 feet East of the quarter corner between Sections 8 and 17, Township 1 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon, said point being on the Northwesterly boundary of said Wilson River Highway; thence following the Northwesterly boundary line of said highway in a Northeasterly direction 30 feet to the true point of beginning, said true point of beginning also being the most Easterly corner of that tract conveyed to Richard T. Becker, et ux, by instrument recorded March 31, 1978, in Book 255, Page 882, Tillamook County Deed Records; thence Northeasterly, along said Wilson River Highway to the Southeast corner of that tract conveyed to Frank G. Walling, et ux, by Warranty Deed recorded August 21, 1979, in Book 264, Page 744, Tillamook County Records; thence West 250 feet to the interior corner of that tract of land conveyed to Grace N. Charlton, by Deed recorded December 16, 1942, in Book 84, Page 178, Tillamook County Records; thence Southwesterly to the most Northerly corner of said Becker Tract; thence South 44°59' East to the true point of beginning.