



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

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

Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-24-000669-PLNG:
NEHALEM POINT, INC.**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: February 7, 2025**

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

#851-24-000669-PLNG: A Partition request to create three (3) parcels. Located at Tax Lot 200 of Section 34, Township 3 North, Range 10 West on a property zoned Nehalem Low-Density Residential (NH-RL) with area part of Tillamook County Recreational Management Zone (RM) and Estuary Natural Zone (EN). The subject property is accessed via Nehalem Point Dr. and Bayloop Rd., both private roads. The applicant, and owner, is Nehalem Point, Inc.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 21, 2025**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than February 24, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel 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.

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 website under The Department of Community Development: <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

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

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.

CITY OF NEHALEM DEVELOPMENT ORDINANCE

City of Nehalem Development Ordinance 157.204 Low-Density Residential – RL Zone:

Section .05 Dimensional Standards

Unless otherwise required by this Chapter, the following minimum dimensional standards shall be required for all development in the RL zone:

- (A) The minimum lot size shall be 10,000 square feet for a single-family home and duplex. Each additional unit shall require 5,000 square feet for an additional unit.
- (B) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 75 feet.
- (C) The minimum lot depth shall be 100 feet.

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City of Nehalem Development Ordinance 157.404 Land Divisions

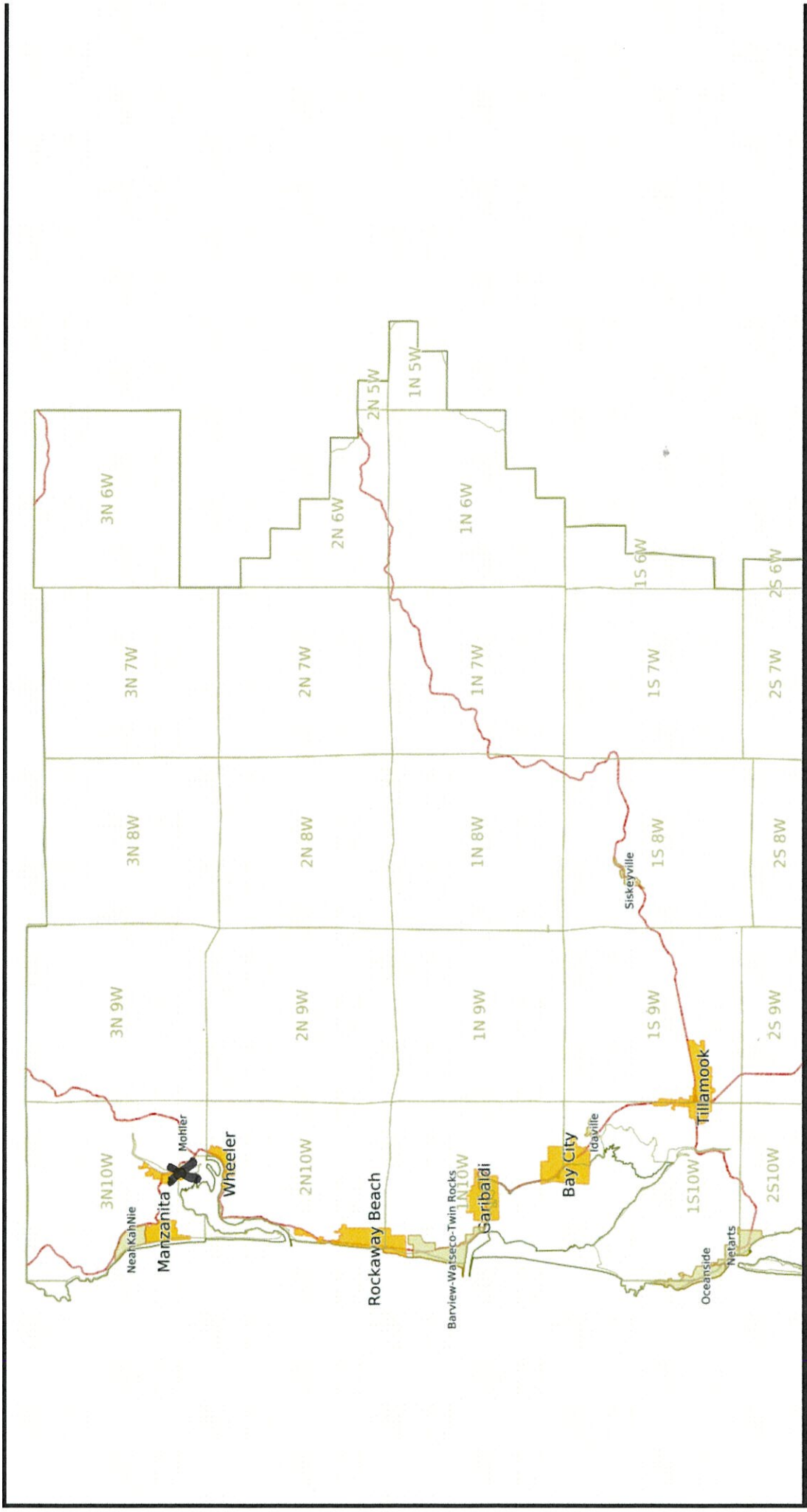
Section .03 Standards for Lots and Parcels

Section .05 Improvement Requirements – Partition

Section .07 Improvement Procedures



Tillamook County GIS

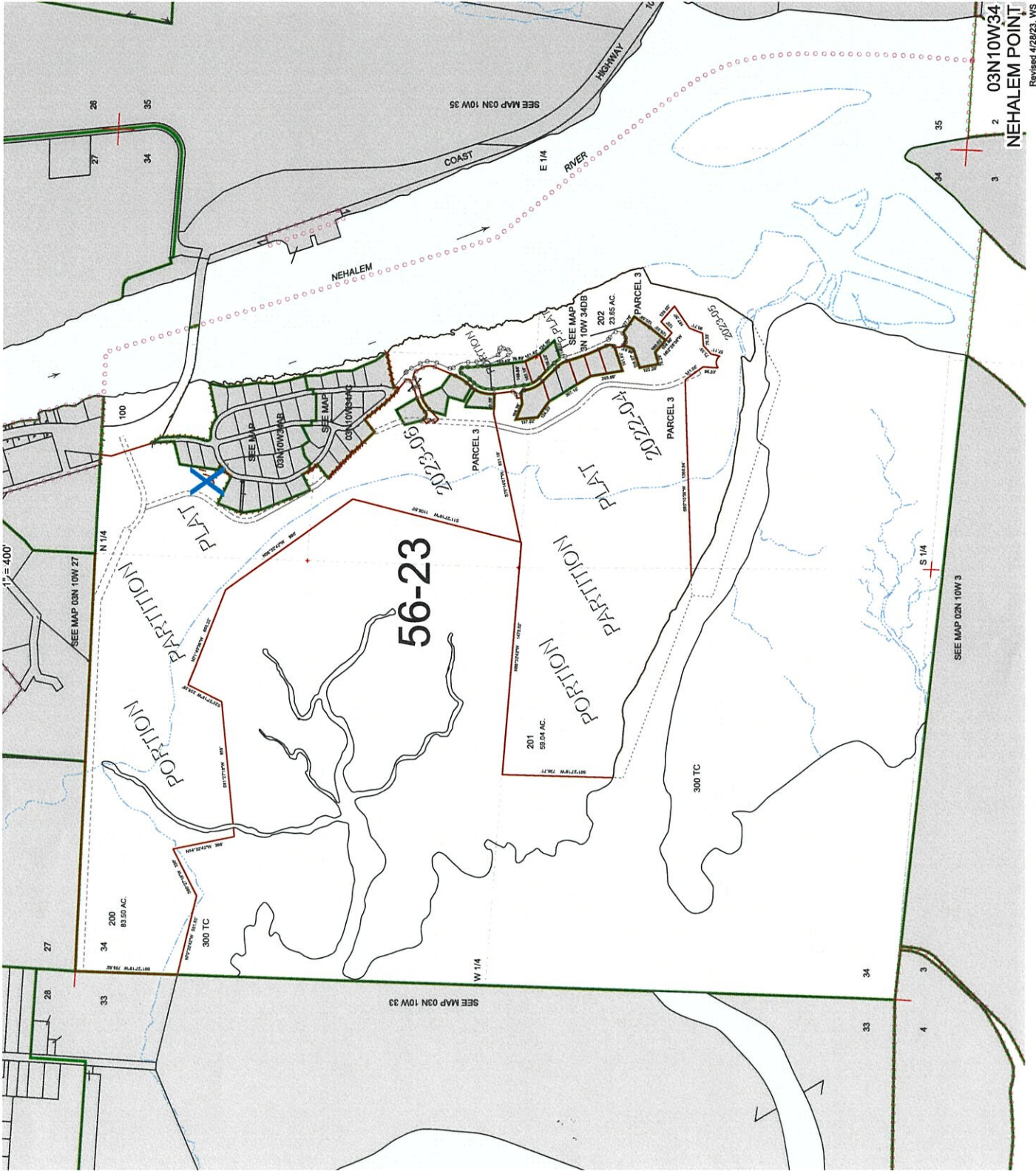


Created: Mon Feb 03 2025-14:20:30
 Active Layers:County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range, Section, Road_Centerline
 Extent:-13817385.647909, 5685475.6386887, -13694551.343471, 5747236.7575345

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 34 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W34
NEHALEM POINT



03N10W34
NEHALEM POINT

Revised 4/28/23, V5

NEHALEM, OREGON

CITY ZONING MAP

DRAFT DRAFT

- A1 - Low Density Residential, Agricultural, Forestry and Recreation
- RL - Low Density Residential
- RM - Residential
- MR - Medium Residential
- C - Commercial
- LM - Light Manufacturing
- EC1 - Estuary Conservation
- EC2 - Estuary Conservation
- F - Public Lands
- Neahalem City Limits
- Neahalem Urban Growth Boundary



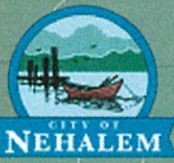
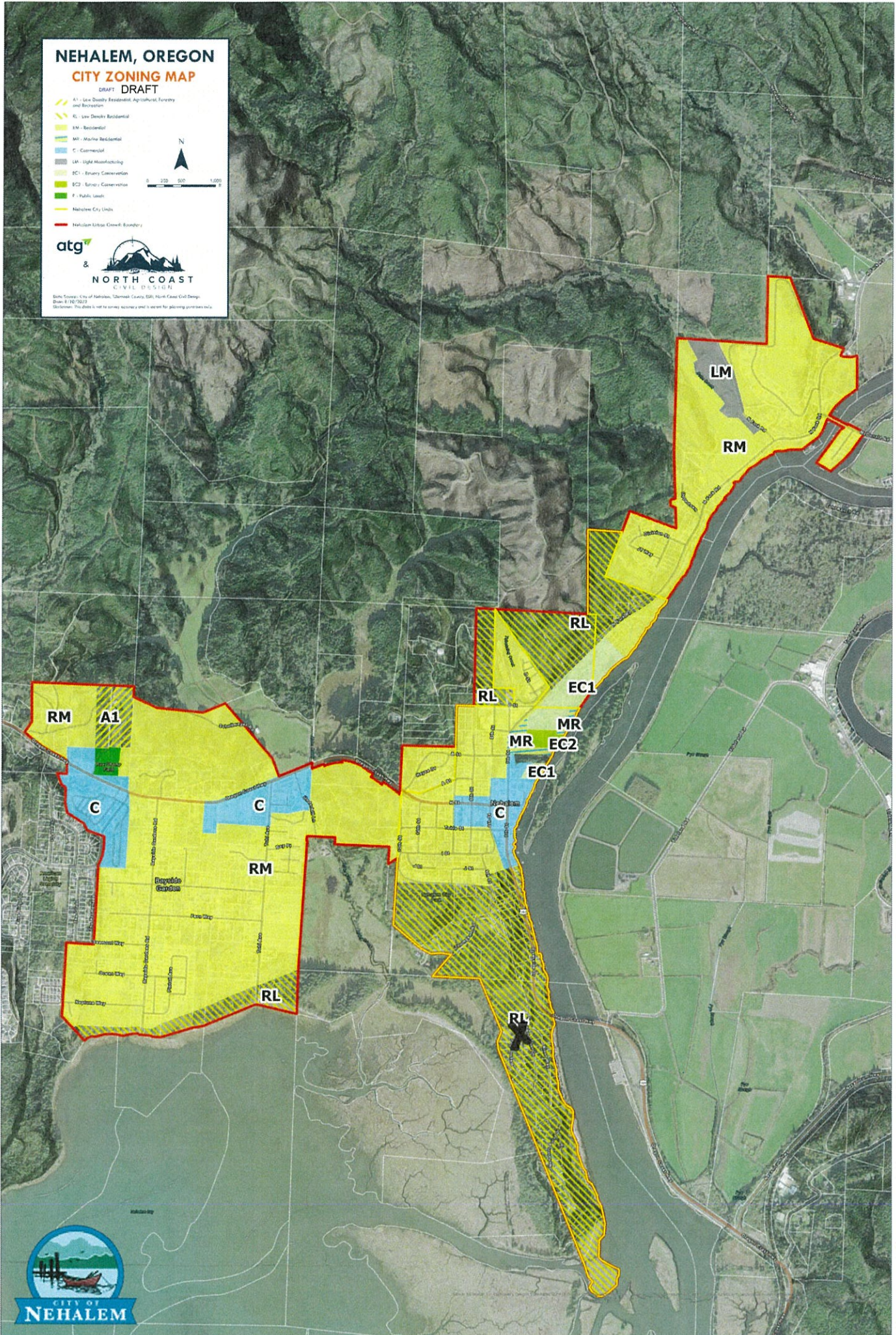
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Feet

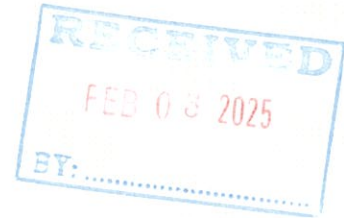
atg



NORTH COAST
CIVIL DESIGN

Scale Source: City of Neahalem, Clatsop County, OR, North Coast Civil Design, Date: 6/10/2023
Disclaimer: This plan is not for any other purpose and is used for planning purposes only.





Date: January 13, 2025

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N10 RANGE 34 SECTION _____ TAX LOT(S) 00200

SITUS ADDRESS: V/L Parcel- Proposed Parcel III

NAME: Nehalem Point, Inc. - Darryl Carter PHONE: _____

MAILING ADDRESS: P.O. Box 86

Manzanita, OR 97130

Single Family Duplex/Multi-Family Other

Comments: Partition- Partial III: Water main goes through the parcel but there is no infrastructure. Plans would have to be submitted and engineered by applicant.

Signed: Lori Longfellow City Manager
Name Title



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Property Owner

Name: Nehalem Point, Inc Phone: 503-368-6363
 Address: P.O. Box 86
 City: Nehalem State: OR Zip: 97130
 Email: pacprop@nehalem.tel.net also copy jack.white@sflands.com

Location:

Site Address: Vacant Land - Nehalem Point Drive, partition plat 2024-2

Map Number:	3N	10W	34	200
	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

OFFICE USE ONLY
Date Stamp <div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED DEC 10 2024 BY: <i>[Signature]</i> </div>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-24-000669-PLNG

- 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 Development

- 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:

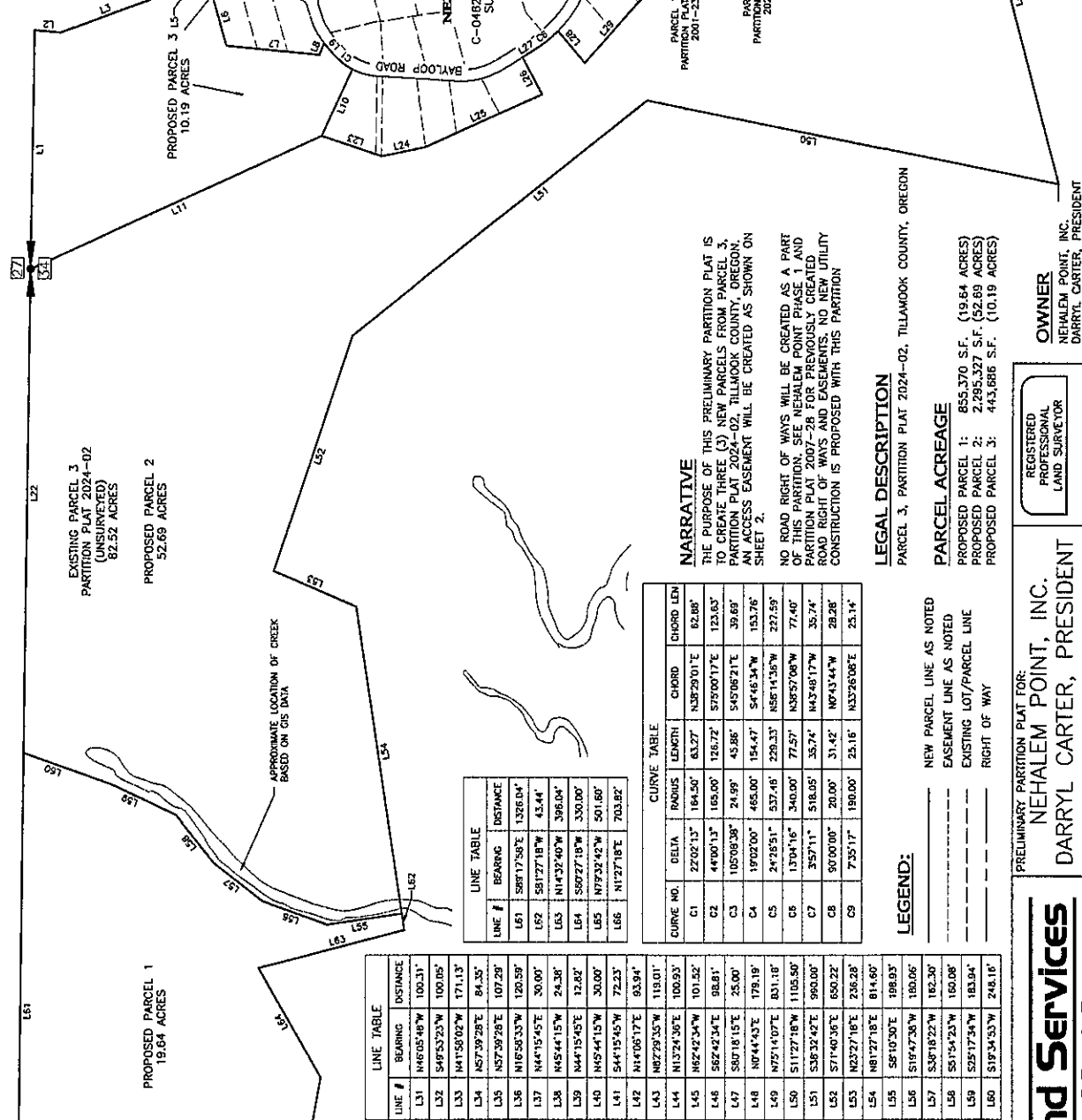
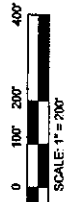
- Title interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

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.

Nehalem Point, INC.
Property Owner (Required)
Darryl Carter
Applicant Signature
 Date: 11/7/24
 Date: 11/7/24



EXISTING PARCEL 3
PARTITION PLAT 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 2
52.69 ACRES

PROPOSED PARCEL 3
10.19 ACRES

PROPOSED PARCEL 1
19.84 ACRES

NEHALEM BAY

NEHALEM RIVER

HIGHWAY 707

RIVERWAY DRIVE

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

NEHALEM POINT DRIVE

RIVER VIEW DRIVE

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

LINE TABLE

LINE #	BEARING	DISTANCE
L61	S88°17'56"E	1326.04'
L62	S91°27'18"W	43.44'
L63	N14°32'40"W	396.04'
L64	S60°27'18"W	330.00'
L65	N79°32'42"W	501.60'
L66	N1°27'18"E	703.82'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	22°02'13"	184.50'	63.27'	N38°29'01"E	62.88'
C2	44°00'13"	165.00'	126.72'	S79°00'17"E	123.63'
C3	102°09'38"	24.99'	45.86'	S45°06'21"E	39.69'
C4	19°02'00"	465.00'	154.47'	S4°46'34"W	153.76'
C5	24°25'51"	537.46'	220.33'	N35°11'35"W	227.99'
C6	13°04'16"	340.00'	77.57'	N35°57'06"W	77.40'
C7	3°57'11"	518.05'	35.74'	N43°48'17"W	35.74'
C8	90°00'00"	20.00'	31.42'	N0°43'44"W	28.28'
C9	7°35'17"	190.00'	25.15'	N33°26'08"E	25.14'

NARRATIVE

THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE THREE (3) NEW PARCELS FROM PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON. ACCESS EASEMENT WILL BE CREATED AS SHOWN ON SHEET 2.

NO ROAD RIGHT OF WAYS WILL BE CREATED AS A PART OF THIS PARTITION. SEE NEHALEM POINT PHASE 1 AND PARTITION PLAT 2007-28 FOR PREVIOUSLY CREATED ROAD RIGHT OF WAYS AND EASEMENTS. NO NEW UTILITY CONSTRUCTION IS PROPOSED WITH THIS PARTITION.

LEGAL DESCRIPTION

PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON

PARCEL ACREAGE

PROPOSED PARCEL 1: 855,370 S.F. (19.84 ACRES)
 PROPOSED PARCEL 2: 2,295,327 S.F. (52.69 ACRES)
 PROPOSED PARCEL 3: 443,686 S.F. (10.19 ACRES)

LEGEND:

- NEW PARCEL LINE AS NOTED
- EASEMENT LINE AS NOTED
- EXISTING LOT/PARCEL LINE
- RIGHT OF WAY

OWNER
 NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 PO BOX 86
 NEHALEM, OR 97130
 PHONE: (503) 368-6363

24615813_PrelimPlat.dwg

REGISTERED PROFESSIONAL LAND SURVEYOR

CREATED SEPTEMBER 10, 2019
 JACK L. WHITE II
 9198725

RENEWS 6/30/26

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 REPLAT OF PARCEL 3, P.P. 2023-06
 INSTRUMENT NO. 2022-007125
 TILLAMOOK COUNTY CLERK'S RECORDS
 NW 1/4, & NE 1/4, SEC. 34, T1N, R10W, W1A
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

LINE TABLE

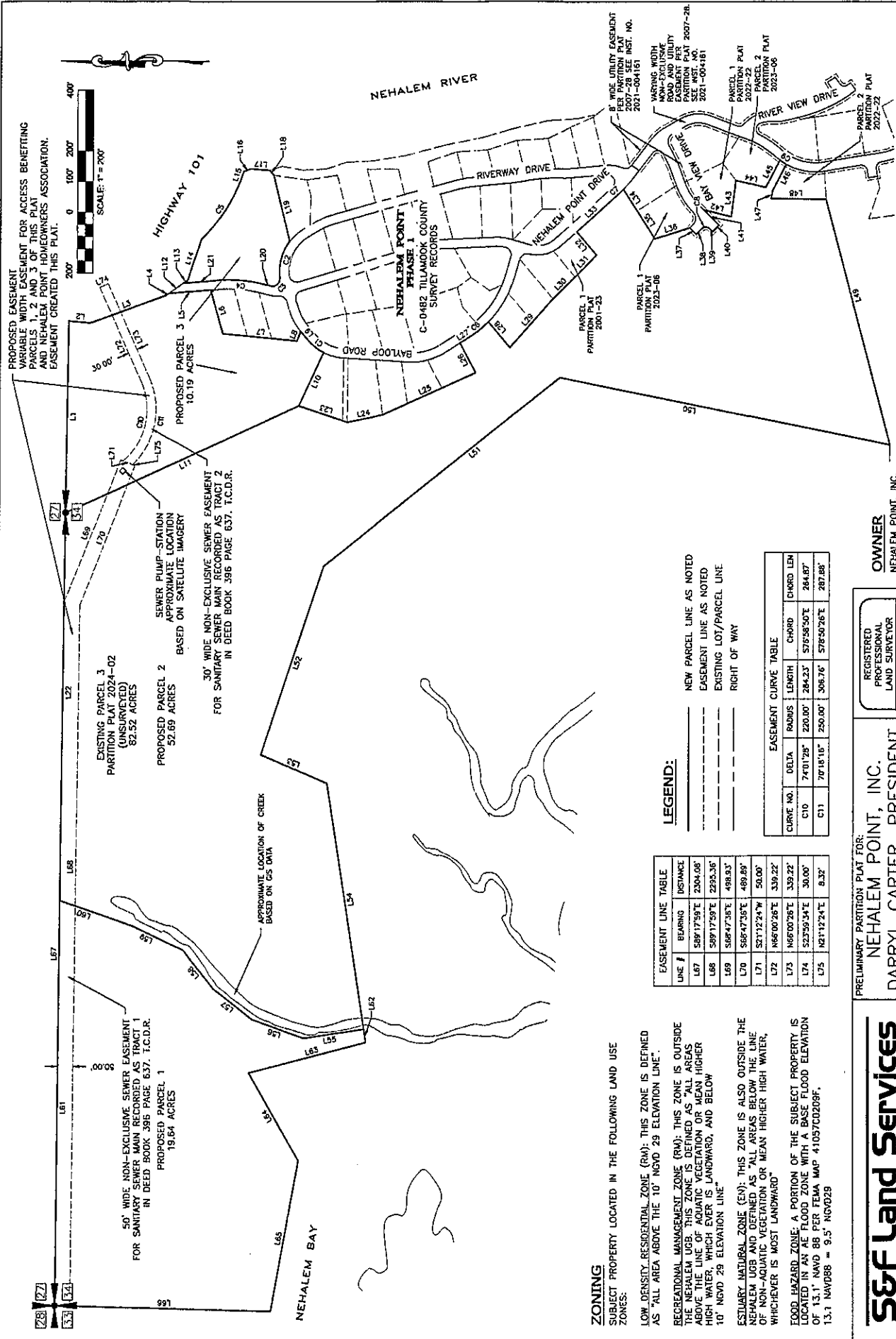
LINE #	BEARING	DISTANCE
L1	N69°17'57"W	626.93'
L2	N44°47'10"E	66.99'
L3	N20°05'29"W	264.46'
L4	N46°50'28"W	11.57'
L5	N47°47'15"W	136.90'
L6	N74°15'09"E	148.64'
L7	N53°36'15"E	244.65'
L8	N68°06'02"W	33.41'
L9	N46°30'02"E	38.53'
L10	S68°23'41"E	192.35'
L11	S24°44'30"E	638.07'
L12	N35°05'25"W	56.86'
L13	N30°35'47"W	16.79'
L14	N71°24'28"W	144.59'
L15	N30°14'19"W	33.23'
L16	N22°24'12"W	24.11'
L17	N5°05'14"E	62.56'
L18	N47°23'43"E	21.18'
L19	N76°14'08"E	222.34'
L20	S14°20'23"W	25.58'
L21	S45°59'42"E	112.50'
L22	N87°18'00"W	1270.24'
L23	N18°39'27"E	166.72'
L24	N10°59'59"W	119.79'
L25	N2°23'09"W	335.07'
L26	S52°23'03"W	110.00'
L27	N32°25'01"W	36.11'
L28	N46°53'23"E	110.00'
L29	N46°39'16"W	212.36'
L30	N44°56'55"W	101.80'

LINE TABLE

LINE #	BEARING	DISTANCE
L31	N46°05'48"W	100.31'
L32	S46°53'23"W	100.05'
L33	N41°58'02"W	171.13'
L34	N57°39'28"E	84.35'
L35	N57°39'28"E	107.28'
L36	N16°50'33"W	120.59'
L37	N44°15'45"E	30.00'
L38	N45°44'15"W	24.38'
L39	N44°15'45"E	12.82'
L40	N45°44'15"W	30.00'
L41	S44°15'45"W	72.23'
L42	N14°06'17"E	63.94'
L43	N87°29'35"W	119.01'
L44	N13°24'30"E	100.93'
L45	N62°42'34"W	101.52'
L46	S62°42'34"E	98.81'
L47	S80°18'15"E	25.00'
L48	N0°44'43"E	179.19'
L49	N75°14'07"E	831.16'
L50	S11°27'18"W	1105.50'
L51	S38°32'42"E	960.00'
L52	S71°40'36"E	650.22'
L53	N23°27'18"E	236.28'
L54	N81°27'18"E	814.60'
L55	S8°10'30"E	198.93'
L56	S19°47'38"W	150.06'
L57	S36°18'22"W	162.30'
L58	S51°54'23"W	160.06'
L59	S25°17'34"W	183.94'
L60	S19°34'33"W	248.17'

S&F Land Services
 Land Surveying & Remote Sensing

WWW.STANDS.COM
 JOB NO. 2024-0158-13
 DATE: 09/10/24
 FIELD: JAW
 DRAWN: JAW
 CHECKED: JAW
 EMAIL: INFO@STANDS.COM



PROPOSED EASEMENT VARIABLE WIDTH EASEMENT FOR ACCESS BENEFITING PARCELS 1, 2 AND 3 OF THIS PLAT AND NEHALEM POINT HOMEOWNERS ASSOCIATION. EASEMENT CREATED THIS PLAT.



PROPOSED PARCEL 3 15.10 ACRES
 PROPOSED PARCEL 2 52.69 ACRES
 PROPOSED PARCEL 1 19.84 ACRES

EXISTING PARCEL 3 (UNSURVEYED) 82.52 ACRES

SEWER PUMP-STATION APPROXIMATE LOCATION BASED ON SATELLITE IMAGERY

30' WIDE NON-EXCLUSIVE SEWER EASEMENT FOR SANITARY SEWER MAIN RECORDED AS TRACT 2 IN DEED BOOK 396 PAGE 637, T.C.D.R.

50' WIDE NON-EXCLUSIVE SEWER EASEMENT FOR SANITARY SEWER MAIN RECORDED AS TRACT 1 IN DEED BOOK 395 PAGE 637, T.C.D.R.

APPROXIMATE LOCATION OF CREEK BASED ON US DATA

NEHALEM RIVER

NEHALEM BAY

HIGHWAY 101

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

PARCEL 1 PARTITION PLAT 2001-23

PARCEL 1 PARTITION PLAT 2023-06

PARCEL 1 PARTITION PLAT 2022-22

PARCEL 2 PARTITION PLAT 2023-06

8' WIDE UTILITY EASEMENT PER PARTITION PLAT 2021-084151

WARNING: WIDTH AND LOCATION OF UTILITY EASEMENT PER PARTITION PLAT 2007-28

PARCEL 1 PARTITION PLAT 2021-004181

PARCEL 1 PARTITION PLAT 2022-22

PARCEL 2 PARTITION PLAT 2023-06

PARCEL 1 PARTITION PLAT 2021-23

PARCEL 2 PARTITION PLAT 2023-06

PARCEL 1 PARTITION PLAT 2023-06

PARCEL 2 PARTITION PLAT 2023-06

LEGEND:
 --- NEW PARCEL LINE AS NOTED
 - - - EASEMENT LINE AS NOTED
 --- EXISTING LOT/PARCEL LINE
 --- RIGHT OF WAY

LINE #	BEARING	DISTANCE
L67	S89°17'59"E	2304.08
L68	S89°17'59"E	2235.36
L69	S68°47'36"E	498.93
L70	S68°47'36"E	489.89
L71	S27°12'24"W	50.00'
L72	N65°00'26"E	339.22'
L73	N66°00'26"E	339.22'
L74	S23°59'34"E	30.00'
L75	N27°12'24"E	8.32'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C10	74°01'28"	220.00'	284.23'	576°58'50"E	264.87'
C11	70°18'16"	250.00'	306.76'	576°50'26"E	287.88'

ZONING
 SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:

LOW DENSITY RESIDENTIAL ZONE (RM): THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NGVD 29 ELEVATION LINE".
 RECREATIONAL MANAGEMENT ZONE (RM): THIS ZONE IS OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD, AND BELOW 10' NGVD 29 ELEVATION LINE".
 ESTUARINE NATURAL ZONE (EN): THIS ZONE IS ALSO OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS BELOW THE LINE OF NON-AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICHEVER IS MOST LANDWARD".
 FLOOD HAZARD ZONE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.1' NAVD88 PER FEMA MAP 41057C0209F.
 13.1 NAVD88 = 9.5' NGVD29

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
 REPLAT OF PARCEL 3, P.P. 2023-06
 INSTRUMENT NO. 2022-007125
 TILLAMOOK COUNTY CLERK'S RECORDS
 NW 1/4, & NE 1/4, SEC. 34, T34N, R10W, W.M.
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

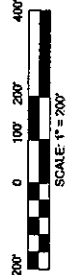
S&F Land Services
Land Surveying & Planning Solutions
 56237 4006 E 15th
 SEASIDE, OREGON 97138
 (503) 738-3425

WWW.SFLANDS.COM
 JOB NO. 2024-0158-13
 DATE NOV. 15, 2024
 FIELD
 DRAWN
 CHECKED
 JCT
 JMW

EMAIL: INFO@SFLANDS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON, 2019
 SEATTLE WHITE II
 91882715
 RENEWS 6/30/28

OWNER
 NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 PO BOX 86
 NEHALEM, OR 97130
 PHONE: (503) 368-6363



EXISTING PARCEL 3
PARTITION PLAT 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 2
52.69 ACRES

PROPOSED PARCEL 1
19.84 ACRES

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM RIVER

HIGHWAY 101

RIVERWAY DRIVE

NEHALEM POINT DRIVE

3000 AREA VIEW DRIVE

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARTITION PLAT
2022-22
PARCEL 2
PARTITION PLAT
2022-26
PARCEL 2

PARTITION PLAT
2022-22
PARCEL 2
PARTITION PLAT
2022-26
PARCEL 2

NARRATIVE
THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE THREE (3) NEW PARCELS FROM PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON. ACCESS EASEMENT WILL BE CREATED AS SHOWN ON SHEET 2.
NO ROAD RIGHT OF WAYS WILL BE CREATED AS A PART OF THIS PARTITION. SEE NEHALEM POINT PHASE 1 AND PARTITION PLAT 2007-28 FOR PREVIOUSLY CREATED ROAD RIGHT OF WAYS AND EASEMENTS. NO NEW UTILITY CONSTRUCTION IS PROPOSED WITH THIS PARTITION.

LEGAL DESCRIPTION
PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON

PARCEL ACRES
PROPOSED PARCEL 1: 855,370 S.F. (19.64 ACRES)
PROPOSED PARCEL 2: 2,295,327 S.F. (52.69 ACRES)
PROPOSED PARCEL 3: 443,686 S.F. (10.19 ACRES)

OWNER
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PO BOX 86
NEHALEM, OR 97130
PHONE: (503) 368-6363

24G15013_PrelimPlan.dwg

REGISTERED PROFESSIONAL LAND SURVEYOR
CREW: SEPTEMBER 2019
JACK L. WHITE 3
9198721.3
RENEWS 6/30/26

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF PARCEL 3, P.P. 2023-06
INSTRUMENT NO. 2022-007125
TILLAMOOK COUNTY CLERK'S RECORDS
NW 1/4, & NE 1/4, SEC. 24, T3N, R10W, W4E
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

S&F Land Services
Land Surveying & Remote Sensing
812 ACRES 11.5M
503-738-3425
WWW.SFLANDS.COM
DATE: NOV. 15, 2024
JOB NO.: 2024-0158-13
DRAWN: JET
CHECKED: JLV
PIEKO
EMAIL: INFO@SFLANDS.COM

LINE TABLE

LINE #	BEARING	DISTANCE
L61	S89°17'38"E	1326.04'
L62	S81°27'18"W	43.44'
L63	N14°32'40"W	396.04'
L64	S62°27'18"W	330.00'
L65	N79°22'42"E	501.60'
L66	N127°18"E	703.82'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEH
C1	22°02'13"	164.50'	63.27'	N38°29'01"E	82.88'
C2	41°00'13"	165.00'	128.72'	S72°00'17"E	123.63'
C3	105°08'38"	24.99'	45.86'	S45°08'21"E	39.89'
C4	19°02'00"	465.00'	154.47'	S4°46'34"W	153.76'
C5	24°28'51"	537.48'	229.33'	N59°14'36"W	227.59'
C6	13°04'18"	340.00'	77.57'	N38°57'09"W	77.40'
C7	3°57'11"	518.05'	35.74'	N43°48'17"W	35.74'
C8	9°00'00"	20.00'	31.42'	N0°43'44"W	28.28'
C9	7°35'17"	190.00'	25.16'	N33°26'08"E	25.14'

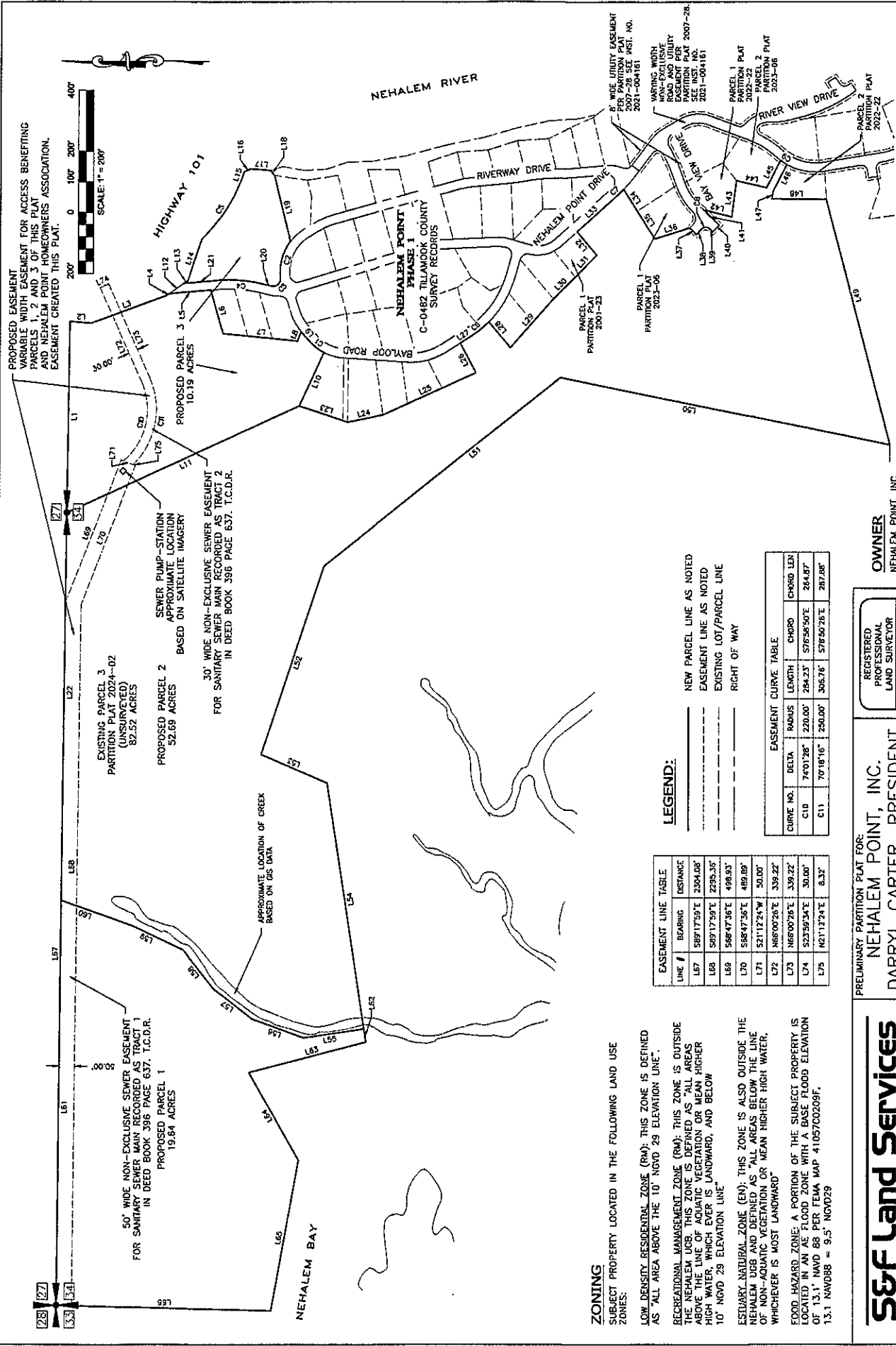
LEGEND:
NEW PARCEL LINE AS NOTED
EASEMENT LINE AS NOTED
EXISTING LOT/PARCEL LINE
RIGHT OF WAY

LINE TABLE

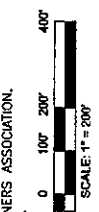
LINE #	BEARING	DISTANCE
L1	N89°17'57"W	626.95'
L2	N4°47'10"E	66.99'
L3	N2°05'29"W	264.46'
L4	N4°52'02"W	11.57'
L5	N4°47'15"W	135.90'
L6	N74°15'00"E	148.84'
L7	N5°36'15"E	244.85'
L8	N6°06'02"W	33.41'
L9	N4°30'09"E	38.53'
L10	S65°23'41"E	192.35'
L11	S24°44'30"E	838.07'
L12	N3°05'25"W	58.96'
L13	N3°35'47"W	16.79'
L14	N7°24'28"W	144.59'
L15	N7°14'19"W	33.23'
L16	N22°34'12"W	24.11'
L17	N8°05'14"E	62.56'
L18	N7°33'43"E	21.16'
L19	N7°14'00"E	222.34'
L20	S14°20'23"W	25.58'
L21	S4°59'42"E	112.50'
L22	N8°18'00"W	1270.24'
L23	N1°39'27"E	186.72'
L24	N1°59'59"W	119.70'
L25	N2°23'09"W	335.07'
L26	S6°22'03"W	110.00'
L27	N22°25'01"W	58.11'
L28	N4°53'23"E	110.00'
L29	N4°39'16"W	212.36'
L30	N4°56'55"W	101.80'

LINE TABLE

LINE #	BEARING	DISTANCE
L31	N46°05'48"W	100.31'
L32	S49°53'23"W	100.05'
L33	N41°58'02"W	171.13'
L34	N67°39'28"E	84.35'
L35	N57°39'28"E	107.29'
L36	N16°58'33"W	120.69'
L37	N44°15'45"E	30.00'
L38	N45°44'15"W	24.38'
L39	N44°15'45"E	12.82'
L40	N45°44'15"W	30.00'
L41	S44°15'45"W	72.23'
L42	N44°06'17"E	93.94'
L43	N62°20'35"W	119.01'
L44	N13°24'35"E	100.89'
L45	N02°42'34"W	101.52'
L46	S62°42'34"E	98.81'
L47	S80°18'15"E	25.00'
L48	N0°44'43"E	179.19'
L49	N75°14'07"E	831.18'
L50	S11°27'18"W	1105.50'
L51	S38°32'42"E	990.00'
L52	S71°40'35"E	650.22'
L53	N23°27'18"E	236.28'
L54	N81°27'18"E	814.60'
L55	S8°10'30"E	198.93'
L56	S19°47'36"W	180.06'
L57	S38°16'22"W	182.30'
L58	S31°54'23"W	160.00'
L59	S25°17'34"W	183.94'
L60	S19°54'53"W	248.16'



PROPOSED EASEMENT VARIABLE WIDTH EASEMENT FOR ACCESS BENEFITING PARCELS 1, 2 AND 3 OF THIS PLAT AND NEHALEM POINT HOMEOWNERS ASSOCIATION. EASEMENT CREATED THIS PLAT.



PROPOSED PARCEL 1
FOR SANITARY SEWER MAIN RECORDED AS TRACT 1
IN DEED BOOK 396 PAGE 637. T.C.D.R.
19.84 ACRES

EXISTING PARCEL 3
PARTITION PLAT 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 2
FOR SANITARY SEWER MAIN RECORDED AS TRACT 2
IN DEED BOOK 396 PAGE 637. T.C.D.R.
52.69 ACRES

PROPOSED PARCEL 3
FOR SANITARY SEWER MAIN RECORDED AS TRACT 3
IN DEED BOOK 396 PAGE 637. T.C.D.R.
10.19 ACRES

SEWER PUMP-STATION
APPROXIMATE LOCATION
BASED ON SATELLITE IMAGERY

30' WIDE NON-EXCLUSIVE SEWER EASEMENT
FOR SANITARY SEWER MAIN RECORDED AS TRACT 2
IN DEED BOOK 396 PAGE 637. T.C.D.R.

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARCEL 1 PLAT
PARTITION PLAT
2023-06

PARCEL 1 PLAT
PARTITION PLAT
2023-22

PARCEL 2 PLAT
PARTITION PLAT
2023-06

PARCEL 2 PLAT
PARTITION PLAT
2023-22

8' WIDE UTILITY EASEMENT
PER PARTITION PLAT
2023-06 AND 2023-22
VARYING WIDTH
EASEMENT FOR
ROAD AND UTILITY
EASEMENT PER
PARTITION PLAT
2023-06 AND
2023-22
SEE USIN PLAT
2021-004161

NEHALEM RIVER

HIGHWAY 101

RIVERWAY DRIVE

NEHALEM POINT DRIVE

BYLOOP ROAD

NEHALEM BAY

NEHALEM RIVER

NEHALEM RIVER

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARCEL 1 PLAT
PARTITION PLAT
2023-06

PARCEL 1 PLAT
PARTITION PLAT
2023-22

PARCEL 2 PLAT
PARTITION PLAT
2023-06

PARCEL 2 PLAT
PARTITION PLAT
2023-22

8' WIDE UTILITY EASEMENT
PER PARTITION PLAT
2023-06 AND 2023-22
VARYING WIDTH
EASEMENT FOR
ROAD AND UTILITY
EASEMENT PER
PARTITION PLAT
2023-06 AND
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SEE USIN PLAT
2021-004161

NEHALEM RIVER

HIGHWAY 101

RIVERWAY DRIVE

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BYLOOP ROAD

NEHALEM BAY

NEHALEM RIVER

NEHALEM RIVER

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARCEL 1 PLAT
PARTITION PLAT
2023-06

PARCEL 1 PLAT
PARTITION PLAT
2023-22

PARCEL 2 PLAT
PARTITION PLAT
2023-06

PARCEL 2 PLAT
PARTITION PLAT
2023-22

8' WIDE UTILITY EASEMENT
PER PARTITION PLAT
2023-06 AND 2023-22
VARYING WIDTH
EASEMENT FOR
ROAD AND UTILITY
EASEMENT PER
PARTITION PLAT
2023-06 AND
2023-22
SEE USIN PLAT
2021-004161

NEHALEM RIVER

HIGHWAY 101

RIVERWAY DRIVE

NEHALEM POINT DRIVE

BYLOOP ROAD

NEHALEM BAY

NEHALEM RIVER

NEHALEM RIVER

ZONING

SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:

LOW DENSITY RESIDENTIAL ZONE (RM): THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE".

RECREATIONAL MANAGEMENT ZONE (RM): THIS ZONE IS OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD, AND BELOW 10' NAVD 29 ELEVATION LINE"

ESTUARINE NATURAL ZONE (EN): THIS ZONE IS ALSO OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS BELOW THE MEAN HIGHER HIGH WATER OR MEAN HIGHER HIGH WATER, WHICHEVER IS MOST LANDWARD"

LOOD HAZARD ZONE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.1' NAVD 88 PER FEMA MAP 41057C0209F.

13.1 NAVD88 = 9.5' NAVD09

LEGEND:

- NEW PARCEL LINE AS NOTED
- EASEMENT LINE AS NOTED
- EXISTING LOT/PARCEL LINE
- RIGHT OF WAY

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L67	S89°17'59"E	200.08
L68	S89°17'59"E	235.35
L69	S86°47'36"E	498.93
L70	S58°47'36"E	489.89
L71	S21°12'24"W	30.00
L72	N68°00'26"E	339.22
L73	N68°00'26"E	339.22
L74	S23°59'34"E	30.00
L75	N27°12'24"E	8.32

EASEMENT CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C10	74°01'28"	220.00'	284.23'	576°56'50"E	264.87'
C11	70°18'16"	250.00'	305.78'	578°50'26"E	287.88'

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF PARCEL 3, P.P. 2023-06
INSTRUMENT NO. 2022-007125
TILLAMOOK COUNTY CLERK'S RECORDS
NW 1/4, & NE 1/4, SEC. 34, T34N, R10W, W1/4
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

S&F Land Services
Land Surveying & Remote Sensing
612 AVENUE E
SEASIDE, OREGON 97138
(503) 738-3425

WWW.STLANDS.COM
JOB NO. 2024-0158-13
DATE NOV. 15, 2024
FIELD
DRAWN
CHECKED
SCALE 1"=200'
DATE
DRAWN
CHECKED
SCALE
DATE
DRAWN
CHECKED

OWNER
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PO BOX 86
NEHALEM, OR 97130
PHONE: (503) 368-6363

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON 2019
SERIES 1000 WHITE II
DIBBZ'S
RENEWS 6/20/25
24615813_PrelimPlat.dwg



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY



Date: 10/23/2024
To: Tillamook County Building Department (Fax#503-842-1819)

From: Nehalem Bay Wastewater Agency
RE: Sewer Availability

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:

3N10 34 TL 200

Owner of Record: Nehalem Point Inc
Project Information: Partition

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

Ashley Myers, Office Assistant
Nehalem Bay Wastewater Agency

Tillamook County, Oregon 2023-001365

04/04/2023 08:55:25 AM

DEED-MPLAT

\$25.00 \$11.00 \$81.00 \$10.00 \$5.00 - Total = \$112.00



00234486202300013650010017

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

TILLAMOOK COUNTY CLERK

PLAT CABINET B SLIDE 1390

____ SUBDIVISION NAME _____

____ CONDOMINIUM NAME _____

X PARTITION PLAT NUMBER 2023 - 06

APPLICANT'S NAME

Partition Plat 2023 - 06

Nehalem Point, Inc.

PROPERTY OWNER NAME

Partition Plat 2023 - 06

Nehalem Point, Inc

LEGAL DESCRIPTION

SECTION 34 TOWNSHIP 3N RANGE 10

RETURN ADDRESS

TILLAMOOK COUNTY SURVEYOR

1510 3RD ST, SUITE C

TILLAMOOK, OR 97141