



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

NOTICE OF DECISION

PARTITION APPLICATION #186-23-000521-PLNG

DATE: March 5, 2024

APPLICANT: ZCS Engineering & Architecture
524 Main Street Suite 2
Oregon City, OR 97045

OWNER: Stimson Lumber Company
9400 SW Barnes Road, #530
Portland, OR 97225

PROPERTY DESCRIPTION: T6N, R10W, Section 22, Tax Lots 2103 & 2104

ACTION: **APPROVAL – WITH CONDITIONS**

The Community Development Department has completed review of the request cited above. This decision includes **abbreviated** findings, **per Section 2.1160**, and conditions of approval, attached.

This Notice of Decision shall supersede that Notice of Decision dated December 6, 2023 for the subject application.

If you, or a party with standing, wish to appeal this decision, you may do so, up to the date and time appearing at the bottom of this letter. The appeal must comply with Section 2.2190 of the Clatsop County Land and Water Development and Use Code #20-03 (procedure for an appeal). This department will not issue development permits for any activities or structures until the 12-day appeal period has expired.

If you have any questions regarding this decision, appeal procedures or any of the conditions of approval, please contact me at (503) 325-8611.

Sincerely,

A handwritten signature in green ink that reads "GAIL HENRIKSON".

Gail Henrikson, Director
Community Development Department

Attachments: Staff Report and Exhibits

DEADLINE TO APPEAL: 4:00 PM, March 18, 2024



Clatsop County

Community Development – Planning

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STAFF REPORT

PARTITION APPLICATION #186-23-000521-PLNG

STAFF REPORT DATE: March 5, 2023

REQUEST: Major Partition

APPLICANT: ZCS Engineering & Architecture
524 Main Street Suite 2
Oregon City, OR 97045

OWNER: Stimson Lumber Company
9400 SW Barnes Road, #530
Portland, OR 97225

PROPERTY DESCRIPTION: T6N, R10W, Section 22, Tax Lots 2103 & 2104

ZONING: Forest-80 (F-80; 80-acre minimum lot size)

OVERLAYS: Geologic Hazard Overlay (GH0) – Landslide Topography
Major Big Game Habitat

PROPOSED PARCEL SIZES: Parcel 1: 31.38 acres
Parcel 2: 24.46 acres
Parcel 3: 8.93 acres

COUNTY STAFF REVIEWER: David Cook, Planner

DATE SUBMITTED: September 13, 2023

DEEMED COMPLETE: October 11, 2023

REOPENED AT APPLICANT REQUEST: January 10, 2024

STAFF RECOMMENDATION: **APPROVAL- WITH CONDITIONS**

EXHIBITS:

- A. Location & Zoning Map
- B. Application
- C. Public Notice
- D. Public Comments
- E. Property History

APPLICATION SUMMARY AND PROPERTY STATUS

PROPERTY LOCATION

Two taxlots, south of Spruce Drive along the southern border of the Seaside School District campus located at 2000 Spruce Drive, Seaside. See location map, Exhibit A.

PROPERTY STATUS

T6N, R10W, Section 22, Tax Lot 2103 (TL 2103) & Tax Lot 2104 (2104) were originally created by the recording of a deed on March 16, 1937 from Crown Willamette Paper Company (grantor) to Crown Zellerbach Corporation (grantee), (Clatsop County Book of Deeds, Book 138, Pages 598 & 599).

The subject properties were created in their current configuration by the processing of a Property Line Adjustment application (record #20130193) as Parcels 4 & 5, recorded as instrument number 201307095 on August 15, 2013 (See Exhibit E).

APPLICABLE CRITERIA

The applicable criteria for this land use application are listed below:

Clatsop County Land and Water Development and Use Code 20-03 (LAWDUC)

1.0500 Definitions

2.1020 Type II procedure

2.2040 Mailed Notice for a Type II Procedure

2.2050 Procedure for Mailed Notice

2.9000 Subdivisions, Partitions and Property Line Adjustments

3.9500 Vehicle Access Control and Circulation

3.9800 Transportation Improvements and Road Standard Specifications for Design and Construction

4.3500 Forest-80 Zone

APPLICATION EVALUATION

The following section examines the application versus the applicable criteria.

APPLICABLE STANDARD	REQUIRED	PROPOSED	STANDARD MET (Y/N)	CODE CITATION
PARCEL DIMENSIONS				
Minimum Lot Size				4.3570(2)(C)
Parcel 1	Variable (see findings)	31.38 AC	Yes	
Parcel 2	Variable (see findings)	24.46 AC	Yes	
Parcel 3	Variable (see findings)	8.93 AC	Yes	
Setbacks				4.3560(2)
Existing structures meet setbacks from new property lines?	There are no existing structures on proposed Parcels #1, #2, or #3.			
APPLICABILITY:				
Maximum 3 parcels/calendar year			Yes	2.9020

Any parcel < 25' frontage	No		Yes	
Requires creation of state, county, public or private road	Parcel #1	Parcel #2	Parcel #3	
REQUIRED ROAD IMPROVEMENTS:				
Road Standard	See findings	See findings	See findings	
OTHER CONSIDERATIONS				
Water Availability:	Water availability has not been considered in the approval of this partition. Proof of a water source by one of the methods specified in Section 3.0040, LAWDUC, is required BEFORE a building permit for a use requiring water (e.g. single-family dwelling or mobile home, commercial use) will be issued.			
Sewage Disposal:	Clatsop County Onsite Septic			
Fire Protection:	Seaside RFPD			
Wetlands:	State of Oregon, Department of State Lands – no state-mapped wetlands onsite			
Geologic Hazards:	Landslide Topography			
Flood Hazard:	N/A			
Shorelands Overlay:	N/A			
Active Dune Overlay:	N/A			
Beaches and Dune Overlay:	N/A			
Other Overlays:	Big Game Habitat – Major Big Game Range			

Section 4.3570. Land Divisions

4.3570(2)(C): To allow a division of forest land to facilitate a forest practice as defined in ORS 527.620 that results in a parcel that does not meet the minimum area requirements of Subsection (1). Approvals shall be based on findings that demonstrate that there are unique property-specific characteristics present in the proposed parcel that require an amount of land smaller than the minimum area requirements of Subsection (1) in order to conduct the forest practice. Parcels created pursuant to this paragraph:

- (1) Are not eligible for siting of a new dwelling;
- (2) May not serve as the justification for the siting of a future dwelling on other lots or parcels;
- (3) May not, as a result of the land division, be used to justify redesignation or rezoning of resource lands; and
- (4) May not result in a parcel of less than 35 acres, unless the purpose of the land division is to:
 - a) Facilitate an exchange of lands involving a governmental agency; or
 - b) Allow transactions in which at least one participant is a person with a cumulative ownership of at least 2,000 acres of forest land.

APPLICANT RESPONSE: The ODF Forest Practices Field Coordinator, Tim Moss, agreed that the planned land use of hands-on forestry training to students including exposure and participation in active management practices meets the definition and intent of ORS 527.620(5) [Forest Practices Act]. ... As the purpose of the land division is to facilitate an exchange of lands involving a government agency, Seaside School District, and a participant in the transaction is Stimson Lumber Company, which cumulatively owns over 2,000 acres of forest land, both exceptions to the 35-acre minimum are applicable to the proposed land division.

STAFF FINDINGS and CONCLUSION: A memo from Tim Moss, Oregon Department of Forestry, states “The proposed programs and associated management described in the Related Background paragraph two, above, for the approximate 9-acre parcel meets the definition and intent of ORS 527.620(5) and 527.620(7).” This memo and related documents are in Exhibit B of this report.

Staff concludes that the proposed use of proposed Parcel #3 qualifies as a forest practice. Proposed Parcel #1 & #2 are currently utilized for harvesting of forest tree species, a use which qualifies as a forest practice. There are no dwellings existing or proposed on the existing parcels or the proposed parcels. Conditions of approval will require that the final partition plat note the requirements of Sections 4.3570(2)(C)(1) – (3). Staff notes that these standards shall only be valid as long as the land remains as resource land. In the event that the land is rezoned, these standards shall no longer apply.

Based on the project description, the purpose of the proposed partition is to facilitate an exchange or transfer of land between Stimson Lumber Company and Seaside School District, a governmental agency. A condition of approval will require the submittal of a draft grant deed, granting proposed Parcel #3 to Seaside School District.

Through conditions of approval, these criteria will be met (Conditions #2, #3, & #4).

Section 2.9070. General Standards for Minor and Major Partitions

Land within resource zones is evaluated by different standards than land in non-resource zones. This is because land divisions in resource zones are considered to be primarily for resource use in resource areas, not for development. Specific road improvement standards are not required except for cluster land divisions, which are evaluated as residential parcels since their purpose is for residential use. As a condition of approving residences as conditions uses in resource zones, road improvements will be required.

(1) Standards for Partitions in Resource Zones (as defined in Section 1.0500).

(B) Major Partitions in Resource Zones shall meet the following standards:

1) Standards in 2.9070(1)(A) (1-3) shall be met.

(c) If a private road or easement is created or utilized, the easement shall meet the standards from Table 3.2 – Right-of-way and Improvement Standards Table. Easements which bind all involved property owners and which specify the perpetual, non-exclusive nature of the roadway easement shall be signed and recorded with the County Clerk.

STAFF FINDINGS and CONCLUSION: Road improvements and road access for resource zoned lands serving only approved forest practices can gain access via forest roads. These are roads for which the County does not have improvement standards and does not issue permits; however, standards are applied via Oregon Administrative Rules (OAR) 629-625-0000 through 629-625-0700.

Proposed Parcels #1 & #2 have existing forest roads which will be used for access.

Proposed Parcel #3 is proposed to have a trail connected to Seaside School District property adjacent to the north. A condition of approval will require that a forest road is established between Spruce Drive, a city owned property, and proposed Parcel #3. This forest road shall comply with OAR 629-625-0000 through 629-625-0700 (Forest Roads purpose and standards).

Through conditions of approval, these criteria will be met (Condition #5).

PUBLIC & AGENCY COMMENTS

Paul & Deborah Finn, 2064 Cooper Drive:

We have two concerns for proposed parcels #1 and #2. (Parcel #3 is slated to be used by the High School for educational purposes, and we applaud this use.)

While it is not clarified in the notice, we assume parcels #1 & #2 are open for further development. Our first concern is that there is currently limited access to these parcels, with the main access point off of Spruce Dr., which is already experiencing a significant increase of traffic with the opening of the new High School. The Stillwater Heights neighborhood backs up to parcel #2. There is a current easement located between 1980 Cooper St. and 2064 Cooper Dr., AKA Cooper Park. As the easement is only 20' wide, we would strongly object to this current easement being turned into a roadway.

Our other concern is the type of development being planned. While we recognize there is a housing shortage along the coast, we would also object to high density housing. High density housing, such as apartments tends to be transitory in nature, and not in keeping with the quiet single family type housing currently located in the Stillwater Heights neighborhood. Any tourist accommodations and transitory housing should be kept closer to the core of Seaside, an area offering easier access, not in quiet family-oriented neighborhoods.

STAFF RESPONSE: Proposed Parcels #1 & #2 are zoned F-80 which has significant barriers to residential development and does not permit any multi-family residential uses. Additionally, Section 4.3570(2)(C) prohibits the siting of a dwelling on proposed Parcels #1, #2, & #3, and the partitioning of these parcels shall not be used as a justification for future rezoning. While other uses such as a forest practice can be permitted on these parcels, no residential use can be permitted.

OVERALL CONCLUSION

Based on the findings presented in this report, staff recommends APPROVAL of the partition request, SUBJECT TO THE FOLLOWING CONDITIONS:

1. The final partition plat shall substantially conform to the tentative partition plan, and the boundaries of the Parcel #3 shall be surveyed and monumented and shown on the final plat.
2. Notes on the final partition plat shall be added stating the following:
 - (A) *Parcels #1, #2, & #3 are not eligible for the siting of a new dwelling. This condition shall no longer apply upon the adoption of a zone change rezoning the subject parcels to a non-resource zone.*
 - (B) *This partition shall not serve as the justification for the siting of a future dwelling on other lots or parcels.*
 - (C) *This partition shall not be used to justify redesignation or rezoning of resource lands.*
3. A draft grant deed granting Seaside School District the land within Parcel #3 shall be provided to the Community Development Department.
4. Parcel #3 shall only be used for an approved forest practice use, as described in the project description in Exhibit B of this application.
5. As a part of access requirements, a forest road shall be established between Seaside School District property and Parcel #3. The forest road shall comply with OAR 629-625-0000 through 629-625-0700. Evidence of this forest road shall be demonstrated to the Community Development Department.

Additional regulations, including, but not limited to, the following apply:

1. The sale of lots described in this tentative approval is prohibited until final partition approval, including the conditions of approval, is met (ORS 92.016) and the final partition plat has been recorded.
2. Conditional approval of a tentative partition plat shall be valid for two years. The applicant shall meet the conditions of approval prior to expiration of the conditional approval. The Director may, upon

written request by the applicant, grant an extension of the expiration date of up to one year upon a written finding that the facts upon which the approval was based have not changed to an extent sufficient to warrant refileing of the tentative plan and after finding no other development approval would be affected. If the conditions of approval are not met prior to the expiration date, the tentative plan is considered void and a new application is required.

3. Community Development must authorize any change from the submitted and conditionally approved partition plan including any changes to proposed access. Significant changes may require resubmission of the partition application.

THE FINAL PARTITION PLAT WILL BE SIGNED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ONLY AFTER ALL OF THE DOCUMENTATION NOTED ABOVE IS RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PLACED IN THIS PARTITION FILE.

EXHIBIT A: LOCATION MAP & ZONING MAP (Bing Aerial)

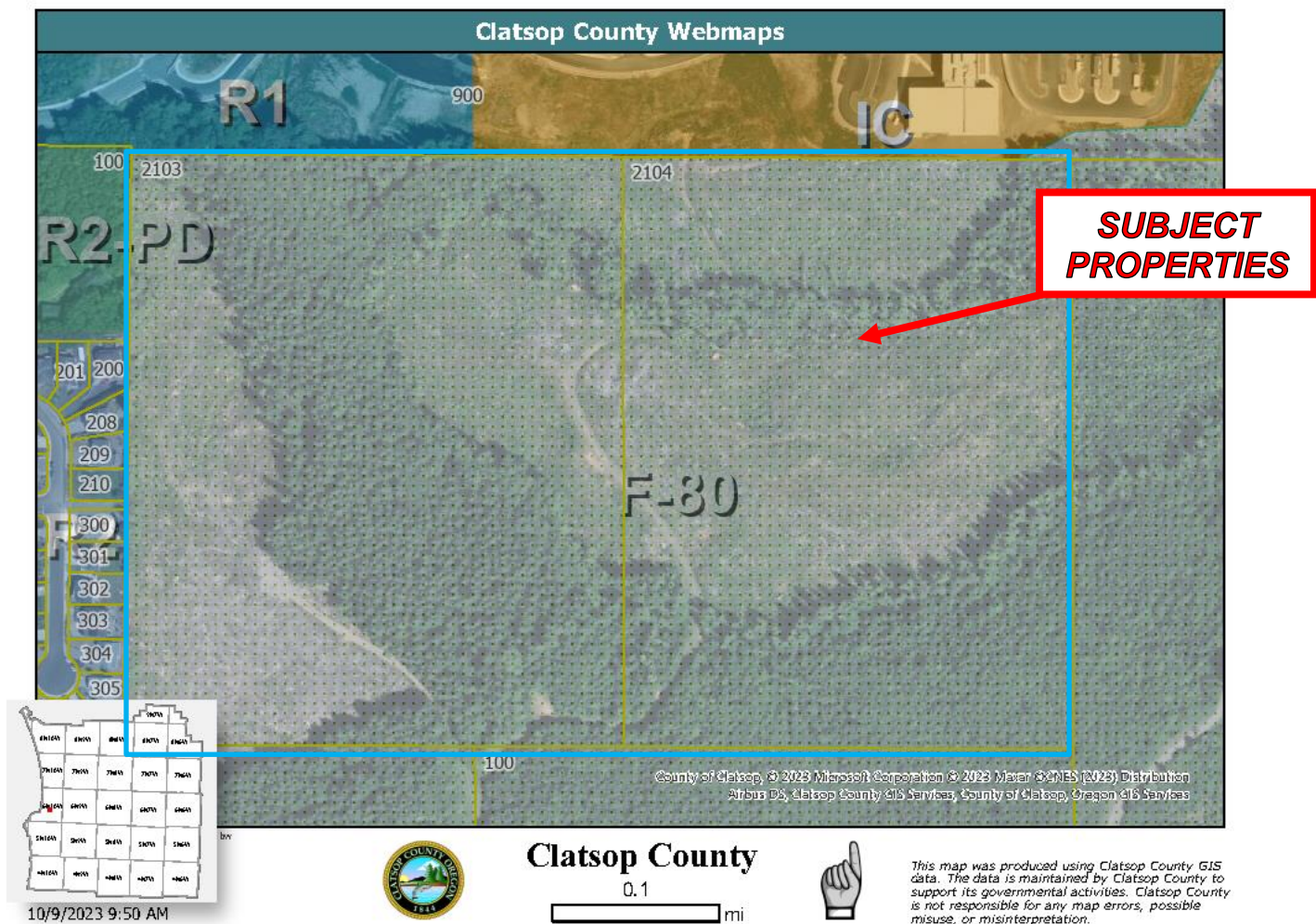
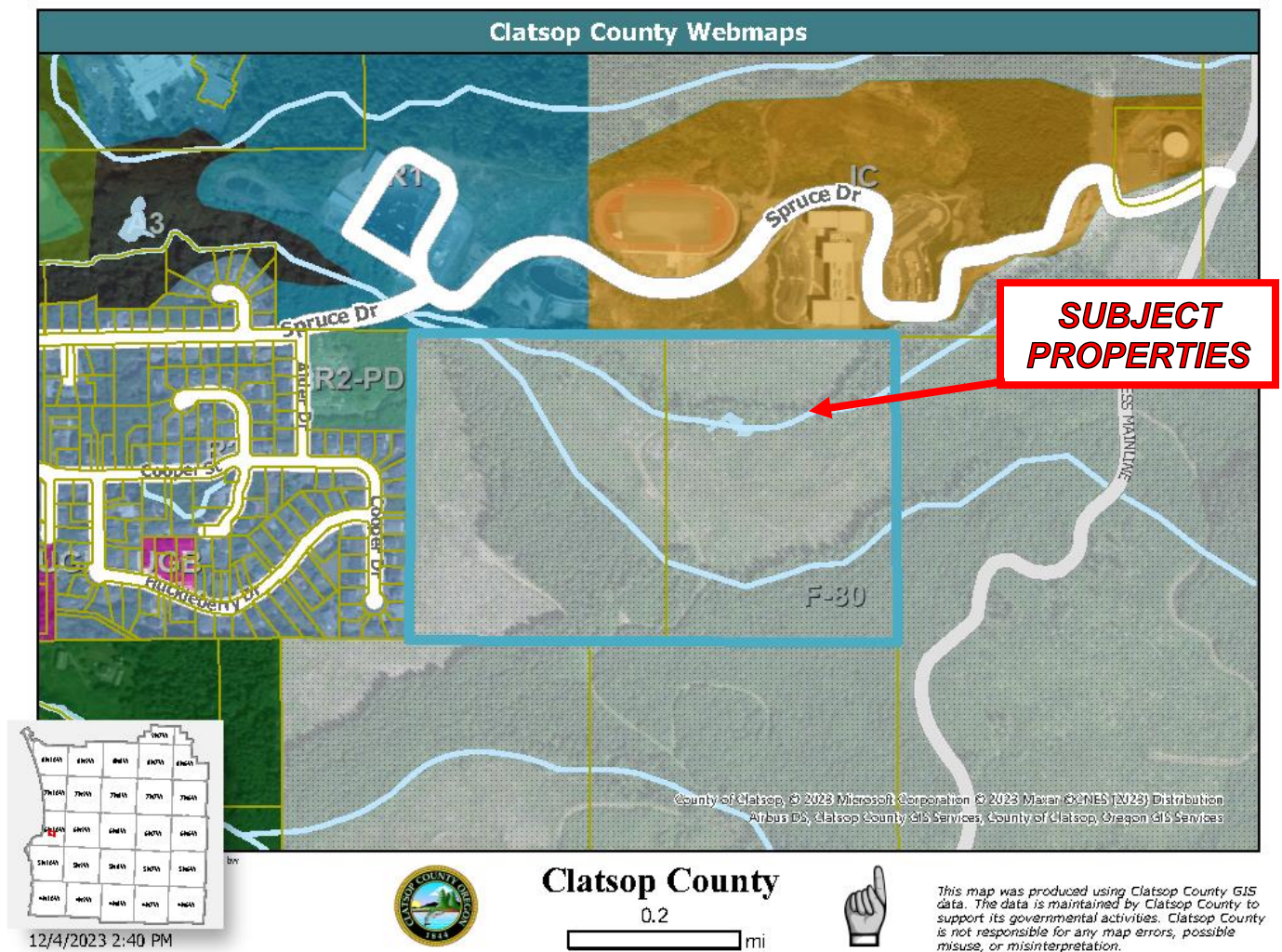


EXHIBIT A: LOCATION MAP & ZONING MAP (Bing Aerial)





Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

PARTITION

Fee: \$1,000 (required with application)

Extension: 50% of Original Fee

OWNER: Stimson Lumber Company

Address: 9400 SW Barnes Road, #530

Phone: (503) 295-0951

Email: tshiel@stimsonlumber.com

City/State/Zip: Portland, OR 97225

Phone: _____

OTHER: Seaside School District #10

Address: 2600 Spruce Drive, Suite 100

Phone: (503) 738-5591

Email: spenrod@seasidek12.org

City/State/Zip: Seaside, OR 97138

Phone: _____

OTHER: ZCS Engineering & Architecture (Consultant)

Address: 524 Main Street, Suite 2

Phone: (503) 659-2205

Email: blaked@zcsea.com

City/State/Zip: Oregon City, OR 97045

Phone: _____

Contiguous property description (if any): The subject parcels are contiguous with property to the south owned by Stimson (parcels 610270000100 and 200). After partition and donation to Seaside School District #10, the new parcel will be contiguous with SSD #10 property to the north (parcel 610220000900).

Number of parcels to be created: One Parcel Sizes: 8.93-acres

Will access be provided by an easement? No

Present Zoning: Forest 80 (F-80)

Property Description – Map ID: 610220002103 / 610220002104 Acres 32.77-acres / 32.00-acres

Partition Map. Sketch proposed Partition (see section on **Tentative Partition Plan Submission Requirements** attached)
OR sketch the requirements on an Assessor's map and attach.

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Signature: Bernard P. McNamee
Bernard P. McNamee, Chief Financial Officer of Stimson Lumber Company

Signature: Joan Pernell

Signature: _____

Date: Aug 17 '23

Date: 8/23/23

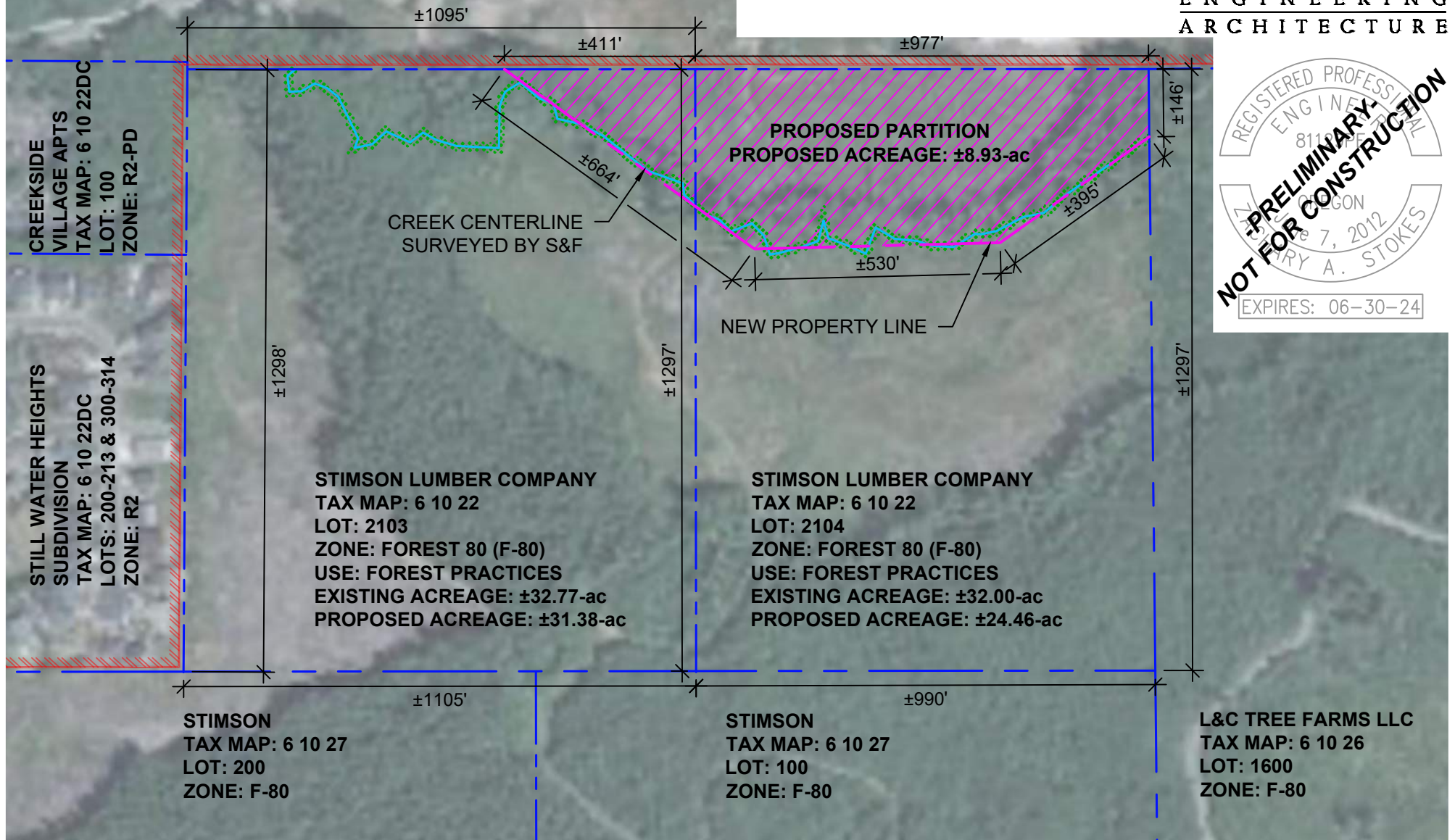
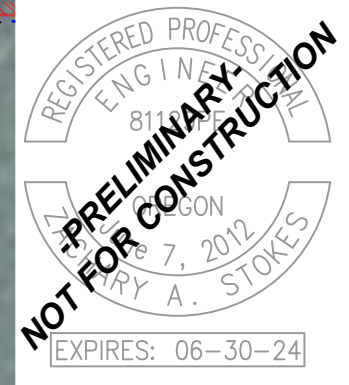
Date: _____

SEASIDE SCHOOL DISTRICT #10
 TAX MAP: 6 10 22
 LOT: 900
 ZONE: INSTITUTIONAL CAMPUS (IC)
 ADDED TO UGB VIA: DOR 4-209-2023 AND DOR 4-210-2023

LEGEND

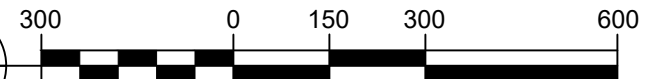
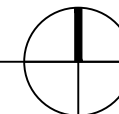
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- URBAN GROWTH BOUNDARY
- EXISTING CREEK & WETLAND

ZCS
 ENGINEERING
 ARCHITECTURE



TENTATIVE PARTITION PLAN - JULY 17, 2023

1"=300'



(FEET)

1 INCH = 300FT

Memo

To: David Cook – Clatsop County Community Development Department

From: Zachary A. Stokes, PE – ZCS Engineering & Architecture

CC: Susan Penrod – Seaside School District #10

Brian Hardebeck – Otak CPM

Tim Shiel – Stimson Lumber Company

Blake J. Davis, PE – ZCS Engineering & Architecture

Carson Wagner – ZCS Engineering & Architecture

Cozette Tran-Caffee – Miller Nash LLP

Date: Monday, July 17, 2023

Re: Clatsop County Partition Application – Taxlot 610220002103 & 610220002104

Stimson Lumber Company is applying for a Land Partition of two adjacent parcels in Clatsop County, taxlots 610220002103 (±32.77-acres) and 610220002104 (±32.00-acres). The purpose of the partition is to create a new ±8.93-acre parcel to be donated to Seaside School District #10. The newly created parcel will be contiguous with the SSD #10 parcel 610220000900 which is situated immediately to the north. The existing Stimson Lumber Company parent lots are undeveloped forest area, zoned Forest 80 (F-80), and outside the City of Seaside Urban Growth Boundary (UGB). The planned use of the partitioned and donated parcel is the construction and maintenance of a forest trail that will be open to the public and used as an educational asset to provide instruction on active forest management practices as part of the Career and Technical Education (CTE) curriculum at Seaside High School. ZCS Engineering and Architecture has been contracted by the school district to assist with the partition process. This memo has been prepared to accompany the enclosed Partition Application and Tentative Partition Plan.

Section 3.3500 'Forest-80 Zone (F-80)' is the applicable section of the Clatsop County Land and Water Development and Use Code for these properties. Sub-Section 4.3570 'Land Divisions' governs partitions and subdivisions within the F-80 zone. Sub-Section 4.3570 (1) specifies a minimum parcel size for new forest parcels is 80 acres; however, sub-sections (2) (A) through (2) (C) provide exceptions. Sub-Section 4.3570 (2) (C) permits partitions of parcels below the minimum parcel size of 80 acres "to allow a division of forest land to facilitate a forest practice as defined in ORS 527.620". County Planning has requested documentation from the Oregon Department of Forestry (ODF) that confirms the planned use meets the

definition of a “forest practice” as defined in ORS 527.620 (5). The ODF Forest Practices Field Coordinator, Tim Moss, agreed that the planned land use of hands-on forestry training to students including exposure to and participation in active management practices meets the definition and intent of ORS 527.620 (5). The request and the ODF response are included in this memo. Please note that the request references parcel 2103, though the proposed partition currently includes portions of 2103 and 2104. The ODF response of their correspondence does not specifically reference only taxlot 2103, it is focused on interpretation of ORS 527.620 (5) and its applicability to the planned use.

Further, the parent parcels and proposed partition parcel are under 35-acres so an additional exception in the code is applicable. Sub-Section 4.3570 (2) (C) (4) limits land division resulting in a parcel under 35-acres unless the purpose of the land division is to:

- a.) Facilitate an exchange of lands involving a governmental agency; or
- b.) Allow transactions in which at least one participant is a person with cumulative ownership of at least 2,000-acres of forest land

As the purpose of the land division is to facilitate an exchange of lands involving a government agency, Seaside School District, and a participant in the transaction is Stimson Lumber Company, which cumulatively owns over 2,000-acres of forest land, both exceptions to the 35-acre minimum are applicable to the proposed land division.

A Clatsop County Partition Application has been completed and signed by the property owner, Stimson Lumber Company. After the final partition is approved, the newly created parcel will be donated to Seaside School District. The accompanying Tentative Partition Plan has been developed to show the existing properties and the proposed partition. These documents can be found in the attachments to this memo. Based on the planned use and supporting documentation, the Applicant requests that the exception to the minimum lot size be granted for this partition application.

Thank you for your time and consideration. Please reach out if you have any questions.

Sincerely,

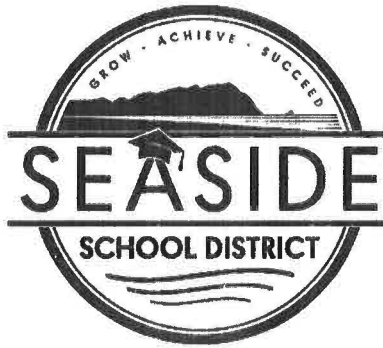


Zach Stokes, PE
Principal, COO

Attachments:

- Partition Application
- Tentative Partition Plan
- ODF Request
- ODF Response

2600 Spruce Drive, Suite 100
Seaside, OR 97138
P: 503.738.5591
F: 503.738.3471
WWW.seaside.k12.or.us
ADMINISTRATION
Susan Penrod, Superintendent
Sarah Shields, Assistant Superintendent
Toni Vandershule, Business Manager
Jenny Risner, Director of Special Services



Pacific Ridge Elementary
Seaside Middle School
Seaside High School

BOARD OF DIRECTORS
Brian Taylor, Chair
Mark Truax, Vice-Chair
Chris Corder
Sondra Gomez
Michelle Hawken
Brian Owen
Shannon Swedenborg

Memo

To: Tim Moss, Oregon Department of Forestry
From: Susan Penrod, Superintendent
CC: Craig Sorter, Oregon Department of Forestry
Date: May 17, 2023
Re: Seaside School District Land Donation – Definition of Forestry Practices

Mr. Moss,

Seaside School District is working with Stimson Lumber Company on a donation of land from Stimson to the District. The land proposed for donation is an approximately 9-acre portion of an existing 33-acre parcel (parcel 2103 of Section 22, Township 6 North, Range 10 West, W.M.) that is situated adjacent to the Seaside High School property. The parent parcel is in unincorporated Clatsop County, outside of the City of Seaside Urban Growth Boundary (UGB), and currently zoned Forest 80. No change to the UGB or the zone is proposed as part of this land donation. As the partition is below the minimum lot size in the Forest 80 zone, an exception to the lot minimum is being pursued. County Zoning Code Section 4.3570 (2) (C) permits partitions of parcels below the minimum parcel size of 80 acres "to allow a division of forest land to facilitate a forest practice as defined in ORS 527.620". County Planning has a policy in place to not interpret statutes or standards that fall under another agency's purview, and is therefore requiring the District to request documentation from ODF confirming that the planned use meets the definition of a "forest practice" as defined in ORS 527.620, subsection (5).

The planned use of the approximately 9-acre parcel to be donated to the District includes development of a trail system and use as part of the high school Career and Technical Education (CTE) program. The parcel is planned to be utilized as a hands-on forestry training facility providing students exposure to and participation in active management practices including thinning, disposal of slash, removal of woody biomass, tree harvest, and reforestation. The District believes that the planned CTE program, and associated management of the proposed 9-acre parcel, is focused on active management forest practices and meets the definition of a "forest practice" in ORS 527.620 subsection (5). The District is requesting documentation such as a brief memo or letter that may be included in the partition application made to Clatsop County confirming that the proposed use meets the ODF interpretation of ORS 527.620.

Thank you for your time and consideration. Please let us know if you have any questions or need additional information.

Sincerely,

Susan Penrod

Oregon Department of Forestry External Correspondence



To: Seaside K12 School District Administration
Susan Penrod, Superintendent
Sarah Shields, Assistant Superintendent Toni
Vandershule, Business Manager Jenny Risner,
Director of Special Services

Related Background:

Seaside School District is working with Stimson Lumber Company on a donation of land from Stimson to the District. The land proposed for donation is an approximately 9-acre portion of an existing 33-acre parcel (parcel 2103 of Section 22, Township 6 North, Range 10 West, W.M.) that is situated adjacent to the Seaside High School property. The parent parcel is in unincorporated Clatsop County, outside of the City of Seaside Urban Growth Boundary (UGB), and currently zoned Forest 80. No change to the UGB or the zone is proposed as part of this land donation. As the partition is below the minimum lot size in the Forest 80 zone, an exception to the lot minimum is being pursued. County Zoning Code Section 4.3570 (2) (C) permits partitions of parcels below the minimum parcel size of 80 acres "to allow a division of forest land to facilitate a forest practice as defined in ORS 527.620". County Planning has a policy in place to not interpret statutes or standards that fall under another agency's purview and is therefore requiring the District to request documentation from ODF confirming that the planned use meets the definition of a "forest practice" as defined in ORS 527.620, subsection (5).

The planned use of the approximately 9-acre parcel to be donated to the District includes development of a trail system and use as part of the high school Career and Technical Education (CTE) program. The parcel is planned to be utilized as a hands-on forestry training facility providing students exposure to and participation in active management practices including thinning, disposal of slash, removal of woody biomass, tree harvest, and reforestation.

Oregon Department of Forestry's Response:

Thank you for reaching out with this line of inquiry. According to ORS 527.620 (5) Forest practice" means any operation conducted on or pertaining to forestland, including but not limited to: (a) Reforestation of forestland; (b) Road construction and maintenance; (c) Harvesting of forest tree species; (d) Application of chemicals; (e) Disposal of slash; and (f) Removal of woody biomass. Additionally, ORS 527.620 (7) defines Forestland as meaning "land that is used for the growing and harvesting of forest tree species, regardless of how the land is zoned or taxed or how any state or local statutes, ordinances, rules or regulations are applied."

The proposed programs and associated management, described in the *Related Background*, paragraph two, above, for the approximate 9-acre parcel meets the definition and intent of ORS 527.620 (5) and 527.620 (7).

*Tim Moss
Forest Practices Field Coordinator
Forest Resources Division
Oregon Department of Forestry
2600 State St, Salem, OR 97310
(c) (971) 375-2874*



"STEWARDSHIP IN FORESTRY"



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
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(503) 338-3606 fax
www.co.clatsop.or.us

PUBLIC NOTICE

MAJOR PARTITION APPLICATION #186-23-000521-PLNG

COMMENT PERIOD ENDS:
SEND COMMENTS TO:

4:00 p.m. on Monday, October 23, 2023
Community Development Department
800 Exchange Street, Suite 100
Astoria, Oregon 97103
David Cook, Planner

CONTACT PERSON:

You are receiving this notice because you own property within 750 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.1020* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Property owner Stimson Lumber Company submitted an application to divide two properties located on forest land south of a property owned Seaside School District located at 2000 Spruce Drive, Seaside, into three parcels. The newly created Parcel is intended to be donated to the Seaside School District and will contain forest trails that are used as an educational asset to provide instruction on active forest management practices. Proposed Parcel #1 would approximately 31.38 acres, proposed Parcel #2 would be 24.46 acres, and proposed Parcel #3 would be 8.93 acres. The subject properties have no address and are located at taxmap 610220002103 and -2104. The property is in the Forest-80 Zone (F-80; eighty-acre minimum lot size). Under LAWDUC Section 4.3570(2)(C), new parcels under 80-acres in size may be created subject to additional standards findings demonstrating unique property-specific characteristics present that requiring less than the minimum lot size. The property is identified as Township 6N, Range 010W, Section 22 Tax Lots 2103 and 2104. Tax lot 2103 is approximately 32.77 acres and tax lot 2104 is approximately 32.00 acres. Proposed Parcel #3 is to be granted to the Seaside School District based on the project description submitted by the applicant.

See reverse side for vicinity map and diagram of proposed partition.

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606), or email to comdev@clatsopcounty.gov. Written comments must be received in this office no later than **4:00 p.m. on Monday, October 23, 2023**, in order to be considered in the review. Planning representative for the application is David Cook, Planner, (503) 325-8611 or dcook@clatsopcounty.gov.

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the Community Development Director may place the request on the next appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal; and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. The following criteria apply to the request:

LAWDUC 21-05

1.0500 Definitions
2.1020 Type II procedure
2.2040 Mailed Notice for a Type II Procedure
2.2050 Procedure for Mailed Notice
2.9000 Subdivisions, Partitions and Property Line Adjustments
3.9500 Vehicle Access Control and Circulation
3.9800 Transportation Improvements and Road Standard
Specifications for Design and Construction

4.3500 Forest-80 Zone (F-80)

Comprehensive Plan

Goal 1 Citizen Involvement
Goal 2 Land Use Planning
Goal 4 Forest Lands
Goal 11 Public Facilities and Services

Oregon Revised Statute

ORS 527.620

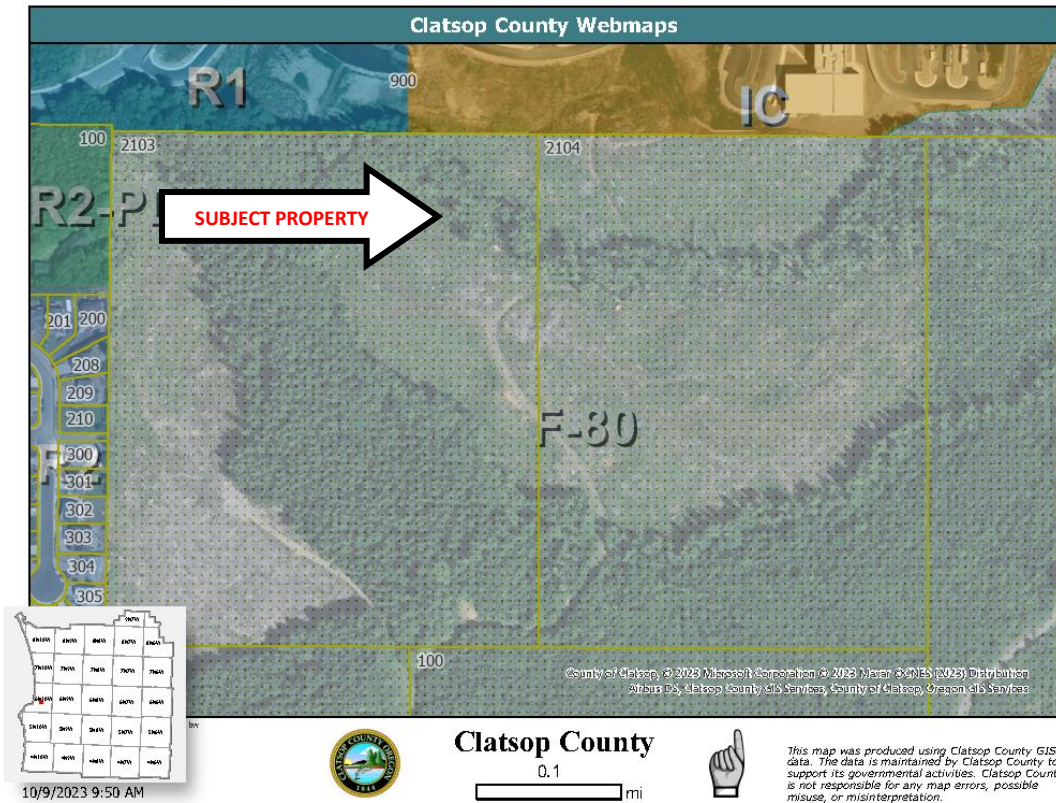
* All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

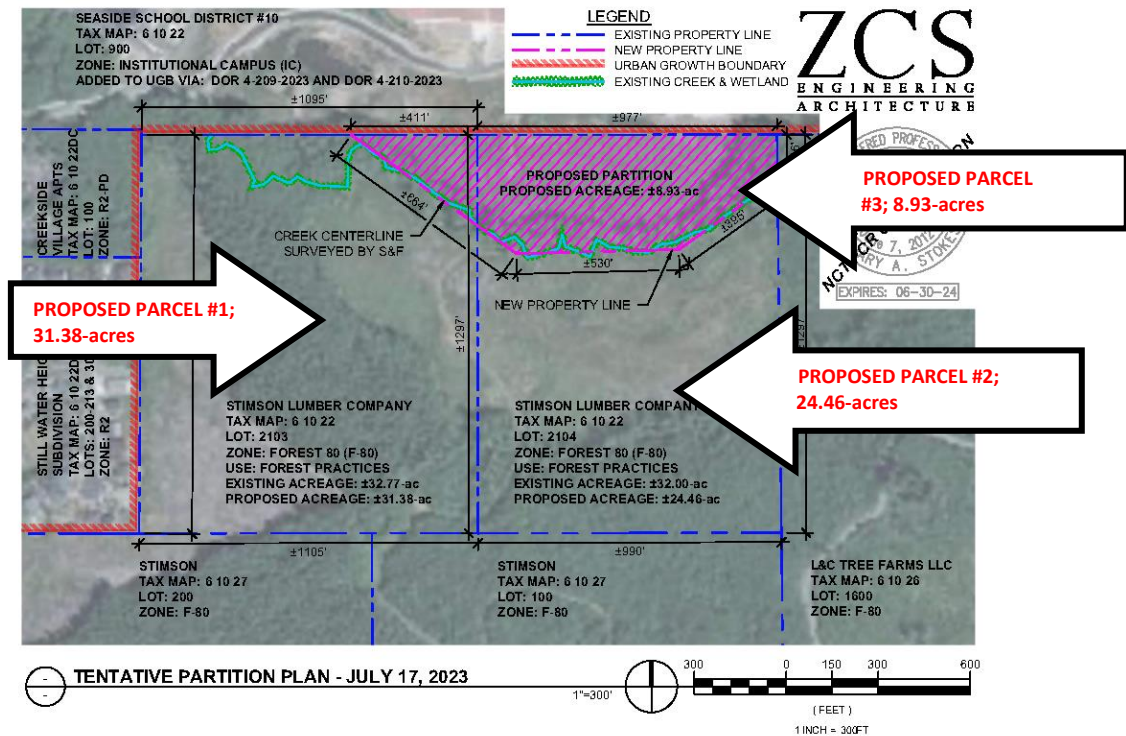
Mailing Date: October 11, 2023

CURRENT CONDITIONS:

2020 Aerial Photo



PROPOSED PARTITION PLAN:



A copy of the application is available for inspection at the Clatsop County Planning office at no cost and will be provided at a reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, www.co.clatsop.or.us.

David Cook

From: DEBORAH FINN <deborahfinn@sbcglobal.net>
Sent: Monday, October 23, 2023 2:43 PM
To: David Cook
Cc: Paul Finn; Deborah Finn
Subject: Major Partition Application #186-23-000521-PLNG
Attachments: Public Notice Major Partition Application #186-23-000521-PLNG.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

October 23, 2023

From: Paul & Deborah Finn

2064 Cooper Dr.

Seaside OR 97138

To: Clatsop County Community Development – Planning

Re: Major Partition Application # 186-23-000521-PLNG

To whom it may concern,

We have two concerns for proposed parcels #1 and #2. (Parcel #3 is slated to be used by the High School for educational purposes, and we applaud this use.)

While it is not clarified in the notice, we assume parcels #1 & #2 are open for further development. Our first concern is that there is currently limited access to these parcels, with the main access point off of Spruce Dr., which is already experiencing a significant increase of traffic with the opening of the new High School. The Stillwater Heights neighborhood backs up to parcel #2. There is a current easement located between 1980 Cooper St. and 2064 Cooper Dr., AKA Cooper Park. As the easement is only 20' wide, we would strongly object to this current easement being turned into a roadway.

Our other concern is the type of development being planned. While we recognize there is a housing shortage along the coast, we would also object to high density housing. High density housing, such as apartments tends to be transitory in nature, and not in keeping with the quiet single family type housing currently located in the Stillwater Heights neighborhood. Any tourist accommodations and transitory housing should be kept closer to the core of Seaside, an area offering easier access, not in quiet family-oriented neighborhoods.

Finally, we would like to be apprised of any future development plans for these parcels.

Paul Finn

Deborah Finn

same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal, the day and year last above written.

(Notarial Seal)

JOHN CANNON
Notary Public for Oregon.
My Commission Expires Jan. 10.1941

Recorded at 3:48 P.M., March 18th, 1937.
J. C. Clinton, County Clerk.

By J. R. Clinton Deputy.

CROWN WILLAMETTE PAPER COMPANY)
TO) DEED AND BILL OF SALE
CROWN ZELLERBACH CORPORATION)

DEED AND BILL OF SALE

THIS INDENTURE made and entered into as of the 18th day of March, 1937, but actually executed on a prior date, by and between CROWN WILLAMETTE PAPER COMPANY (a corporation of the State of Delaware), party of the first part, and CROWN ZELLERBACH CORPORATION (a corporation of the State of Nevada), party of the second part;

WITNESSETH: WHEREAS, under date of February 9, 1937, Crown Zellerbach Corporation, party of the second part herein, and its directors or a majority thereof, and Crown Willamette Paper Company, party of the first part herein, and its directors or a majority thereof, entered into an Agreement of Merger providing for the statutory merger of said Crown Willamette Paper Company into, and the transfer of all of its properties and assets to, said Crown Zellerbach Corporation, and said Agreement of Merger was duly approved by the affirmative vote of stockholders holding the requisite number of shares of each of said corporations at special meetings of the stockholders of each of said corporations duly called and held on March 18, 1937, to consider and take action upon said Agreement of Merger;

NOW, THEREFORE, in consideration of the premises, and in furtherance and fulfillment of said Agreement of Merger, and for and in consideration of other good and valuable consideration moving unto the party of the first part, (the receipt of all of which is hereby acknowledged), Crown Willamette Paper Company, party of the first part, does by these presents grant, bargain, sell, assign, transfer, set over, confirm and convey unto said Crown Zellerbach Corporation, party of the second part, its successors and assigns forever, all the property, real, personal and mixed, of whatsoever name, nature, description or tenure of which said Crown Willamette Paper Company is the owner or to or in which it is in anywise entitled or interested, including all choses in action, franchises, licenses, leases, contracts, water rights, power rights, rights of way, easements, privileges, and all other rights and property wheresoever existing of said Crown Willamette Paper Company, including, without limiting the generality of the foregoing, all lands, interests in lands, franchises, licenses, leases, contracts, water rights, power rights, rights of way, easements, privileges, and all other rights and property situate in the County of Clatsop, State of Oregon.

IN WITNESS WHEREOF, Crown Willamette Paper Company has caused this indenture to be signed in its corporate name by its president or a vice-president, and its corporate seal to be hereunto affixed, and attested by its secretary or an assistant secretary, thereunto duly authorized by resolution of its board of directors, all as of the day and year first above written.

(Corporate Seal)

CROWN WILLAMETTE PAPER COMPANY

By LOUIS BLOCH, President.

Attest: D. J. GOLDSMITH, Secretary.

STATE OF CALIFORNIA)
City and County of San Francisco) ss.

On this 18th day of March, 1937, before me, ANNE P. SWIFT, a Notary Public in and for said City and County and State, residing therein, duly commissioned and sworn personally appeared Louis Bloch, known to me to be the President, and D. J. Goldsmith, known to me to be the Secretary, respectively, of Crown Willamette Paper Company, the corporation that executed the

within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the said City and County and State, the day and year in this certificate first above written.

(Notarial Seal)

ANNE P. SWIFT
Notary Public in and for the City and
County of San Francisco, State of California.
My Commission Expires July 3, 1937.

STATE OF CALIFORNIA,)
City and County of San Francisco) ss.

I, H. A. van der Zee, Clerk, County Clerk of the City and County of San Francisco, State of California and ex-officio Clerk of the Superior Court thereof, the same being a Court of Record, having by law a seal, do hereby certify, that Anne P. Swift whose name is subscribed to the Certificate of the proof or acknowledgement of the annexed instrument and thereon written, was, at the time of taking such proof and acknowledgement, a Notary Public, in and for said City and County, residing therein, duly commissioned and sworn, and duly authorized by the laws of said State to take the acknowledgements and proofs of deeds or conveyances, for land, tenements or hereditaments in said state, to be recorded therein. And further that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said Certificate of proof or acknowledgement is genuine, and that said instrument is executed and acknowledged according to the laws of said State. I further certify that an impression of the seals of Notaries Public are not required by law to be filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Superior Court.

Dated Mar 13 1937
(Superior Court Seal)

H. A. van der ZEE, Clerk.

Recorded at 8:32 A.M., March 17th, 1937.
J. C. Clinton, County Clerk.

By J. C. Clinton Deputy.

✓ L. LARSEN)
TO) WARRANTY DEED
C. NASSER, ET UX)

KNOW ALL MEN BY THESE PRESENTS, That I, L. Larsen in consideration of One Thousand Dollars, to me paid by C. Nasser and Charlotte May Nasser, his wife, do hereby grant, bargain, sell and convey unto said C. Nasser and Charlotte May Nasser, his wife, and their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Clatsop and State of Oregon, bounded and described as follows, to-wit: All of Lot four (4) in Block Eleven (11) in the Town of Warrenton as laid out and recorded by D. K. Warren

TO HAVE AND TO HOLD, the above described and granted premises unto the said C. Nasser and Charlotte May Nasser, his wife, and their heirs and assigns forever. And the grantor above named does covenant to and with the above named grantees their heirs and assigns that lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 17th day of March, 1937.

Executed in the presence of
E. G. FEAREY

L. LARSEN

(Seal)

STATE OF OREGON,)
County of Clatsop.) ss.

3/17-37
C.N.
\$1.00

BE IT REMEMBERED, That on this 17th day of March A.D. 1937, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named L. Larsen



Development Permit

Clatsop County Planning and Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

For Department Use Only

Permit #: 20130193
Permit Type: **Type I Complex**
Entry Date: **5/24/2013**
Entered By: **Jennifer Bunch**
Permit Status: **Approved Conditional**

Permit Timeline

User	Status	Date
Jennifer Bunch	Entered	05/24/2013
Jennifer Bunch	Approved Condi	05/24/2013

Proposed Use

Proposed Use: **Property Line Adjustment**

Zone: **AF , F-80**

Description: 15 property line adjustments
multiple lots

Project Location

Owner:

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 22 0 0 02100

Owner:

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 34 0 0 00100

Owner:

Name: **Weyerhaeuser Real Estate Dev**
Address: PO Box 9777
City, State, Zip: Federal Way, WA 98063-9777

Ph. #: () -
Cell: () -
Fax: () -

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 34 0 0 00707

Owner:

Name: **Weyerhaeuser Real Estate Dev Co PH2**
Address: PO Box 9777
City, State, Zip: Federal Way, WA 98063-9777

Ph. #: () -
Cell: () -
Fax: () -

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 00 0 0 02500

Owner:

Name: **Weyerhaeuser Real Estate Dev Co PH2**
Address: PO Box 9777
City, State, Zip: Federal Way, WA 98063-9777

Ph. #: () -
Cell: () -
Fax: () -

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 33 0 0 01700

Owner:

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 34 0 0 01200

Owner:

Name: **Weyerhaeuser Real Estate Dev Co PH2**
Address: PO Box 9777
City, State, Zip: Federal Way, WA 98063-9777

Ph. #: () -
Cell: () -
Fax: () -

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 6 10 34 0 0 01000

Applicant/Owner/Agent

Applicant:

Name: Weyerhaeuser Real Estate Dev Co PH2
Address: PO Box 9777
City, State, Zip: Federal Way, WA 98063-9777

Ph. #: () - **Use Only**
Cell: () -
Fax: () - 3

Agent: Name/Type:
Address:
City, State, Zip:

Ph. #: () -
Cell: () -
Fax: () -

Clatsop County Planning and Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

Signatures

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



Development Permit

For Department Use Only

Permit #: 20130193

Zoning District Requirements

Fees

Fee Type:
Access to Property
Planning/Development
County Permit Required?
State Permit Required?

Permit Fee Total:

\$1,050.00

Total: \$1,050.00

Receipt

Balance Due: \$1,050.00

Property Information

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

Clatsop County Planning and Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

Direction	Setbacks	
	Req.	Actual
F:		
S1:		
S2:		
R:		

Compliance/Permit Requirements

Clatsop County Compliance

Except as noted, the Clatsop County Commu
Land & Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan.

Jennifer Bond

ed use(s)/action(s) in compliance with the Clatsop County



The applicant or property owner must comply with the conditions of the permit and the attached applicants statement. This permit is not valid unless the conditions are met.

Development Permit

Applicant's Statement

Permit Requirements

Details

1. **Property Line Adjustments**
 1 - New Descriptions shall be filed with the County Clerk.
 2 - A property line adjustment created by the relocation of a common boundary shall be surveyed and monumented in accordance with Oregon Law and it shall be filed with the County Surveyor.
 3 - This authorization is void after two years if the afore mentioned conditions have not been satisfied.
 4 - Deeds shall be recorded and noted on the survey.
 I, entering to the subject property or an agent having the consent application for a Development Permit, Sanitation, U.S. Army Corps of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.
2. It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.
3. As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.**
 I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.
6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).
 Entered by: Development
 Entered Date: 05/24/2013
7. I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.
 Applicants Signature: _____ Date: _____
 Clatsop County Authorization: _____ Date: _____



CLATSOP COUNTY DEPARTMENT OF
PLANNING & DEVELOPMENT

No. _____
Fee: \$70.00

800 Exchange Street, Suite 100 * Astoria, Oregon 97103 * (503) 325-8611 * FAX (503) 325-8606

BOUNDARY LINE ADJUSTMENT APPLICATION

PROPOSED USE: SAME, NO CHANGE BASE ZONE: F-80, AF, LW
SEE MAPS OVERLAY DISTRICT _____

PROJECT LOCATION:	T: <u>6N</u>	R: <u>10W</u>	S: <u>22</u>	TL: <u>2100</u>	ACRES: <u>224.49</u>
ADJACENT PROPERTY:	T: <u>6</u>	R: <u>10</u>	S: <u>27</u>	TL: <u>2500</u>	ACRES: <u>385.05</u>
IN SAME OWNERSHIP:	T: _____	R: _____	S: <u>34</u>	TL: <u>100</u>	ACRES: <u>255.00</u>
				<u>207</u>	<u>22.50</u>
				<u>1000</u>	<u>112.52</u>
				<u>1200</u>	<u>40.00</u>
				<u>1700</u>	<u>47.80</u>

APPLICANT 1: (mandatory)

PROPERTY OWNER: (if different than applicant)

Name: WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

Address: P.O. Box 9777

Address: SAME

City/State/Zip: FEDERAL WAY WA 98063-

City/State/Zip: _____

Phone: 253-924-3006

9777

Phone: _____

ATTORNEY / SURVEYOR / CONSULTANT / AGENT

INSTRUCTIONS

Name: _____

1. Complete form and attach site plan.
2. For commercial and industrial uses, include parking and loading plan, sign plan, and drainage plan.
3. For residential and other uses, include a drainage plan.
4. Review applicant's statement and sign this form.

Address: _____

City/State/Zip: _____

Phone: _____

I have read and understand the statements on page 2 of this form and agree to abide by them.

Applicant Signature: _____

Date: 5/21/13

Owner Signature: Same

Date: _____

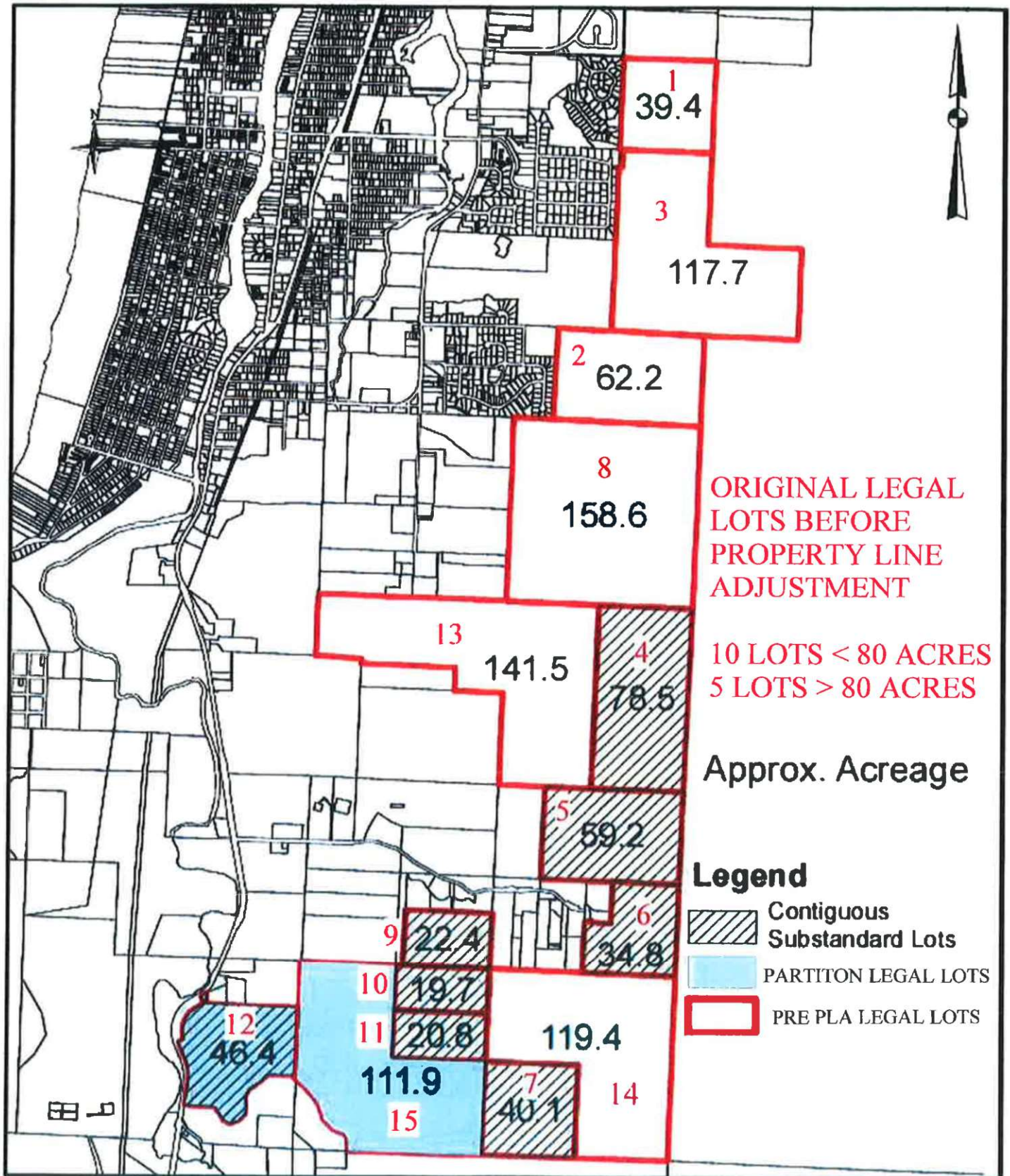
Agent Signature: _____

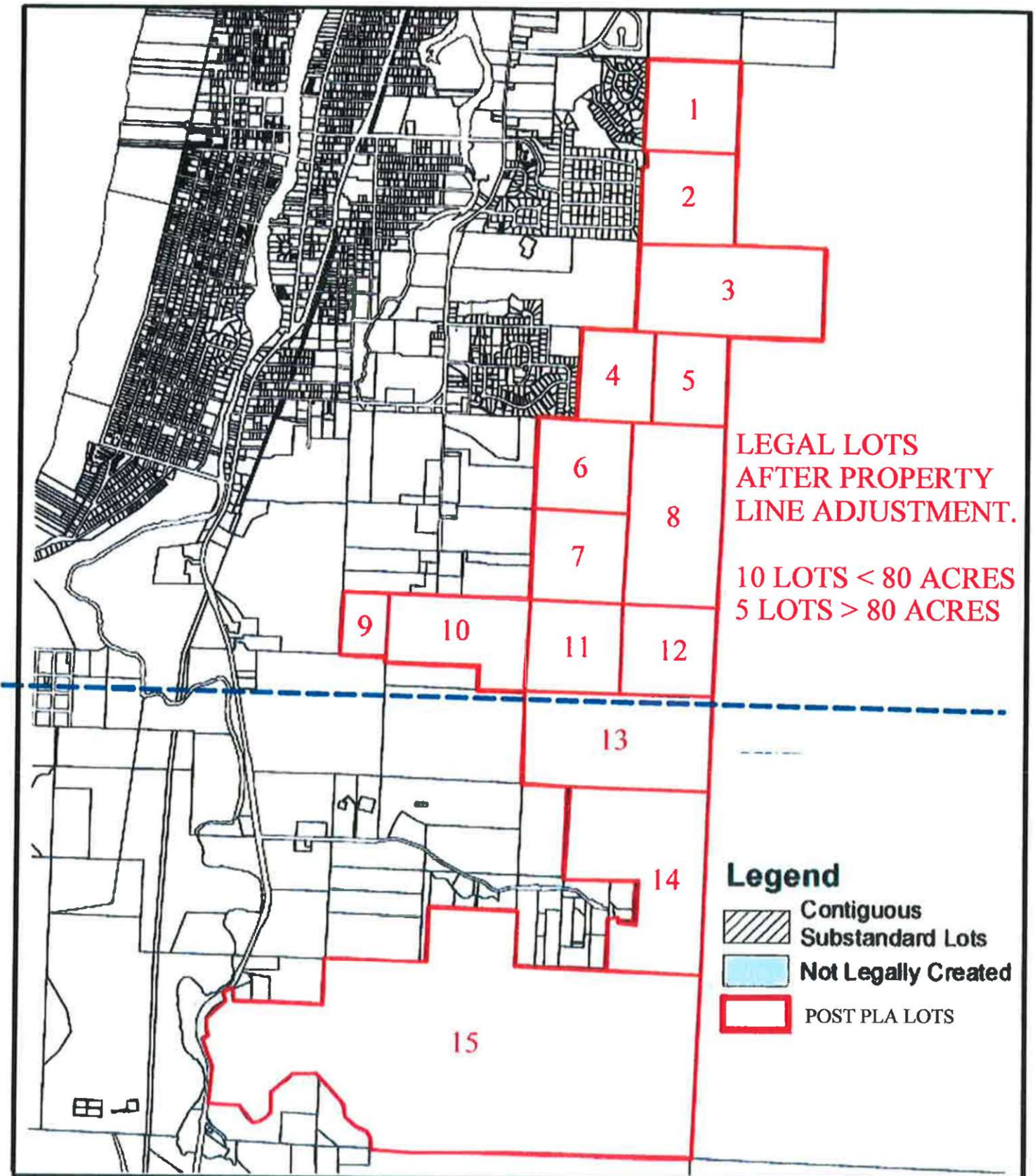
Date: _____

Clatsop County Department
of Planning & Development
Authorization: _____

Receipt No. _____

Date: _____







Recording Instrument #: 201307095
Recorded By: Clatsop County Clerk
of Pages: 3 Fee: 72.00
Transaction date: 8/15/2013 15:58:10
Deputy: nstethem

After recording return to:
WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY
ATTENTION: MARLENE VOSS - PH2
P.O. BOX 9777
FEDERAL WAY, WA. 98063-9777

Send Tax Statement to:
WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY
ATTENTION: MARLENE VOSS - PH2
P.O. BOX 9777
FEDERAL WAY, WA. 98063-9777

Consideration Statement (ORS 90.030): The monetary consideration for this Lot Line Adjustment is
\$0.00

DECLARATION OF LOT LINE ADJUSTMENT

WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY, a Washington corporation, herein referred to as "Declarant", is the owner of the real property described as follows:

IN CLATSOP COUNTY, OREGON

TOWNSHIP 6 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN:

SECTION 22: That portion of the SW¼SE¼ described as follows:

Commencing at the Southwest corner of said Section 22, said point being marked by a found 3-½ inch Aluminum Cap recorded on County B.T. Record 918 and 936;

thence, along the south line of said Section 27, South 89°18'45" West a distance of 2,656.55 feet to a found 3-¼ inch Aluminum Cap recorded on County B.T. Record 1406 at the South quarter corner of said Section 27;

thence, continuing along the south line of said Section 27, South 89°41'54" West a distance of 548.00 feet to a 1 inch x 27½ inch iron pipe with aluminum tip and a 2-¼ inch brass cap stamped "Willamette Industries, Inc. Prop Cor 1998 LS 849", and the point of beginning of the property herein described;

thence continuing South 89°41'54" West a distance of 773.25 feet;

thence North 00°07'54" West a distance of 1,299.01 feet to a point on the north line of said SW¼SE¼, said point being marked by a 1 inch x 27½ inch iron pipe with aluminum tip and a 2-¼ inch brass cap stamped "Willamette Industries, Inc. SE 1/16 S22 1998 LS 849"

thence North 89°39'16" West a distance of 754.17 feet to a 1 inch x 27½ inch iron pipe with aluminum tip and 2-¼ inch brass cap stamped "Willamette Industries, Inc. Prop. Cor 1998 LS 849";
thence South 00°42'37" West a distance of 1,299.58 feet to the point of beginning; and
The W½W½SE¼SE¼

The Declarant makes this Declaration for the purpose of establishing the above described real property as a separate unit of land as defined in ORS 92.017 in accordance with the approval of the Clatsop County Planning and Development Department under Permit # 20130193 issued May 24, 2013. This Declaration does not extinguish, combine or vacate any "lawfully established unit of land" as defined in ORS 92.017.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: August 12, 2013

DECLARANT: WEYERHAEUSER REAL ESTATE DEVELOPMENT
COMPANY, a Washington corporation

By: 

Scott Dahlquist
Vice President

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

Personally appeared before me, the undersigned authority in and for said county and state, on August 12, 2013 within my jurisdiction, the within named Scott Dahlquist, who acknowledged that he is a Vice President of Weyerhaeuser Real Estate Development

Company, a Washington corporation, and that for and on behalf of the of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Marlene J. Voss

Notary Public in and for the State of Washington

My Commission expires: Dec. 15, 2016

Marlene T Voss
Notary Public
State of Washington
My Comm. Exp. 12/15/16