

beachdevelopment@beachdev.com

From: Christina Walsborn <Christina.Walsborn@amerititle.com>
Sent: Thursday, January 16, 2025 9:30 AM
To: beachdevelopment@beachdev.com
Subject: RE: Need Title History

Gotcha.

So unfortunately, there is not a report that we can provide. The strip of land is a platted road (Plat provided in previous email). It has no ownership.

The City of Gearhart will need to go through the legal process in getting the portion vacated that you are referring to.

**Our office will be closed
Monday, January 20th
in observance of Martin Luther King Jr. Day.**

**MY OFFICE HOURS ARE
7 AM TO 4 PM MONDAY THRU FRIDAY**

Please reach out to the following for:

Customer Service: valleycs@amerititle.com

New Orders: salemtitle@amerititle.com

Recordings: salemrecorder@amerititle.com

FOR ADDITIONAL TITLE ASSISTANCE CONTACT JESSICA HOHL @ (503)738-0925 OR
YOU CAN CONTACT TO MY SALEM TITLE TEAM @ (503)581-1431



Christina Walsborn, Title Officer
3470 Highway 101 North Suite 101
P.O. Box 2488
Gearhart, OR 97138



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED _____

1. APPLICANT: Terry Lowenberg PHONE: 503-738-0453
MAILING ADDRESS: 925 11th Ave, Seaside, OR 97138
EMAIL ADDRESS: beachdevelopment@beachdev.com CELL PHONE: 503-440-4000
2. PROPERTY OWNER: Beach Development, LLC PHONE: 503-738-0453
MAILING ADDRESS: 925 11th Ave, Seaside, OR 97138
EMAIL ADDRESS: beachdevelopment@beachdev.com CELL PHONE: 503-440-4000
3. SURVEYOR/ ENGINEER: John Wickman S&F PHONE: 503-738-3425
MAILING ADDRESS: 812 Ave F Seaside, OR 97138
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: Street behind 61010 BA 3300, 3301, 3200
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: See Attach legal description
(B) ADDITION, BLOCK, AND LOT: _____
7. SIGNATURE (APPLICANT) [Signature] DATE: 11/13/24
PRINT Terry Lowenberg
8. SIGNATURE (OWNER) [Signature] DATE: 11/13/24
PRINT Terry Lowenberg

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

EASEMENT OR RIGHT-OF-WAY VACATION

FOR AND IN CONSIDERTION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City of Gearhart hereby grants and conveys to Beech Development, LLC ("Grantee"), its successors and assigns, the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. The City of Gearhart retains easement right to the property for installation of and access across for public utilities and public access for ingress and egress, and slope easements.

CITY OF GEARHART

By _____ Date _____

GRANTEE

[Signature] Date 11/13/24

STATE OF OREGON

COUNTY OF CLATSOP

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID County and State, on this _____ day of _____, 20____, within my jurisdiction, the within named _____, Grantor, who acknowledged that they executed, signed and delivered the above and foregoing instrument on the date there provided.

NOTARY PUBLIC

My Commission Expires: 10/18/27

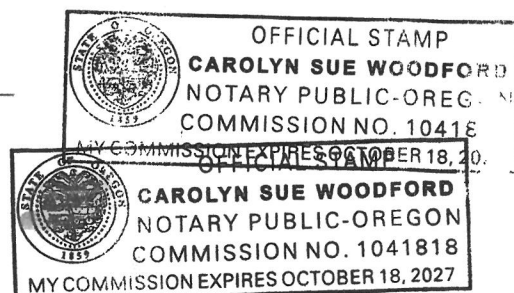
STATE OF Oregon

COUNTY OF Clatsop

Personally appeared before me, the undersigned authority in and for the said County and State, on this 13th day of November, 2024

within my jurisdiction, the within named Terry Lowenberg Grantee, who acknowledged that they executed, signed and delivered the above and foregoing instrument on the date there provided.

[Signature]



NOTARY PUBLIC

My commission Expires: 10/18/27

[if corporation]

STATE OF Oregon

COUNTY OF Clatsop

Personally appeared before me, the undersigned authority in and for the said County and State, on this

13th day of November, 2024

within my jurisdiction, the within named Terry Lowenberg, who acknowledged that he is

~~Manager~~ President of Beach Development, LLC, a corporation and that for and on

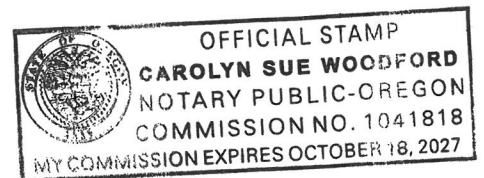
behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, and first having been duly authorized by said corporation so to do.

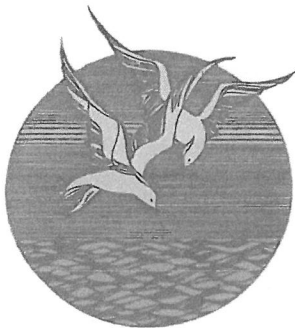
[Signature]

NOTARY PUBLIC

My Commission Expires: 10/18/27

Prepared by: Carolyn Woodford





CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

PETITION FOR STREET VACATION

Date 11/13/24 \$3000.00 application fee _____

I hereby make application for the vacation of _____
from City of Gearhart to Beach Development, LLC

Submit a map showing the area around the proposed vacation as well as the area to be vacated.

What is the purposed use of the ground/reasons for vacation: Our property
is built over the line back in 1950's

61010BA
Map number

3200, 3301, 3300
Tax Lot number

503-738-0453
Phone number

[Signature]
Applicant's signature

Terry Lowenberg, Beach Development, LLC
Print Name

925 11th Ave, Seaside, OR 97138
Address

Attach to the petition written consent of the owners of all abutting property and of not less than two thirds in area of the real property affected thereby described as and as demonstrated on the attached map.

- Land lying on either side of the proposed vacation and extending laterally to the next parallel street, not to exceed 200 feet; and
- Land for a like distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated.

Said consent of the owners is to include; name, signature, map and tax lot number and date.

SECTION 11.050

VACATION APPROVAL CONSIDERATIONS

The following criteria provide a basis for the City to determine if the public street or alley should be vacated:

1. What is the reason for the application to vacate this particular area?

NON usable to the City of road because of wetlands

2. Does the vacation eliminate access to public infrastructure installations such as sewer, water or storm drainage facilities to abutting properties?

No

3. Will the vacation result in the elimination of access to any parcel in the surrounding area?

No

4. Would vacation inhibit the future development of infrastructure or future development of land surrounding the proposed vacation?

No

5. Is any portion of the subject vacation area noted on the Transportation System Plan of the City? No If so, how does the vacation affect the plan?

6. Would the vacation inhibit the free flow of traffic in the immediate or surrounding area?

No

7. Are there wetlands, flood plain or other naturally occurring elements in the immediate area?

yes

8. Does the proposed vacation create a buildable lot or a portion of a buildable lot?

No



CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached Description

The description of the property participating in the vacation process is described as follows:

Assessors Plat Street behind W1010 BA

Tax Lot 3300, 3301, 3200

Owners Name: Beach Development, LLC

Mailing Address: 925 11th Ave

City: Seaside State: OR Zip: 97138

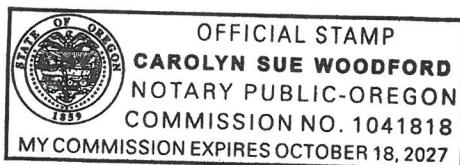
Signature: [Signature] Date 11/13/24

Signature: _____ Date _____

DATED this 13th day of November, 2024

[Signature]

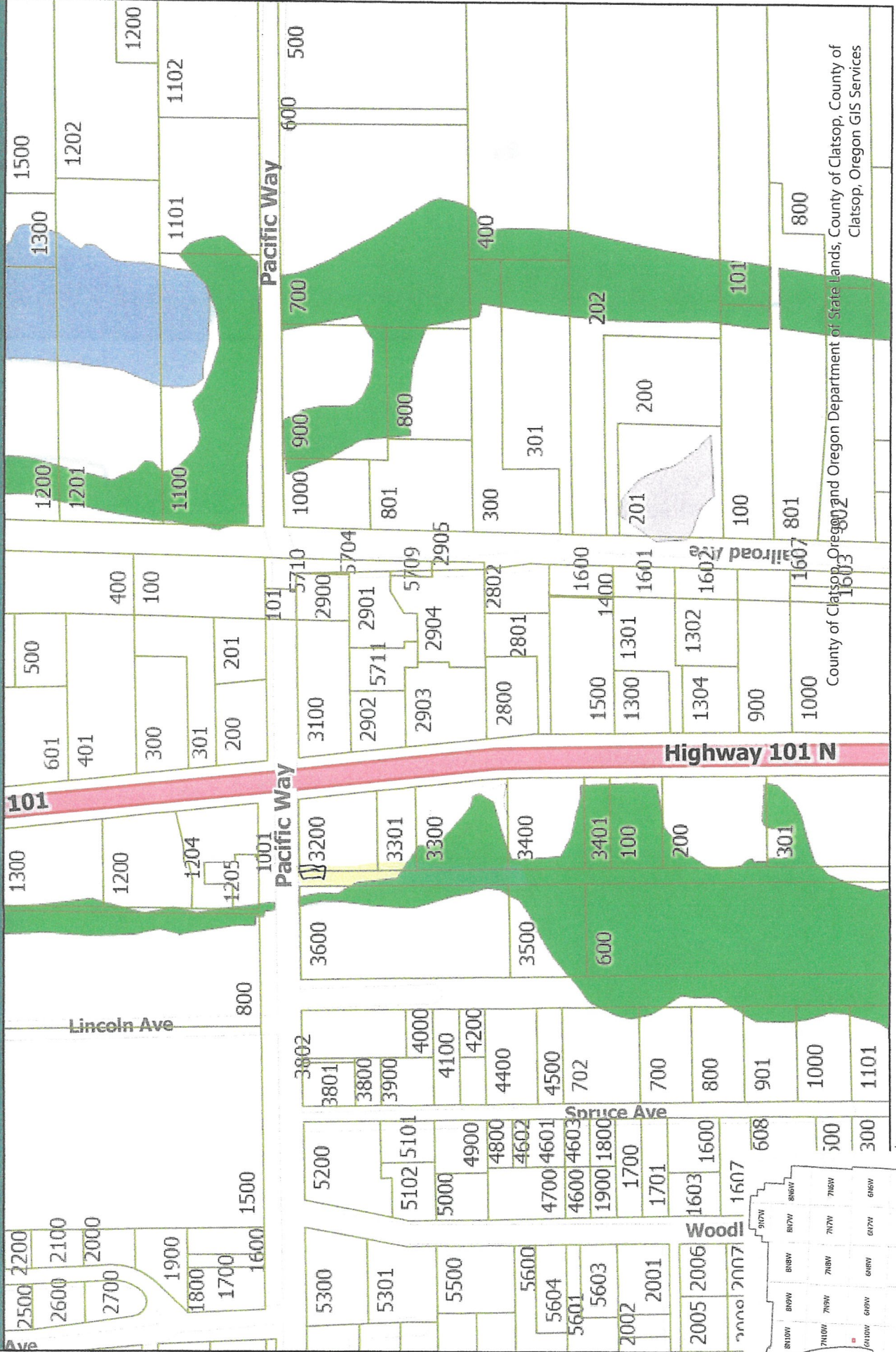
Signature



Signed (or attested) before me on (date) 11/13, 2023
By (Name(s) of Individual(s)) Terry Greenberg

[Signature]
Notary Public - State of Oregon
Official Stamp

Clatsop County Webmaps



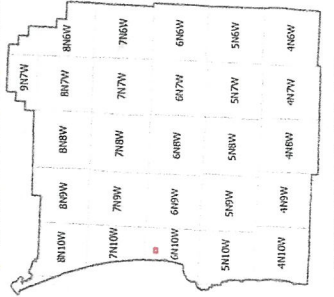
This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



Clatsop County

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12/5/2024 8:31 AM

Hemlock Avenue as laid out on the Amended Plat of Woodland Park Addition to Gearhart Park, Blocks 1 to 10, Inclusive. As Recorded in Book 7, Page 27, Clatsop County Plat Records from the South Line of 6th Street to the South line of Lot 5, Block 4 on the East and Lot 42, Block 4 on the West.



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

see attached legal description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 6610 10 BA

Tax Lot 03400

Owners Name: Kumar Alpans

Mailing Address: PO Box 388

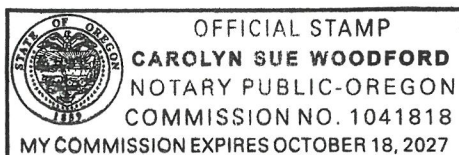
City: Warrenton State: OR Zip: 97146

Signature: [Signature] Date 3/6/25

Signature: _____ Date _____

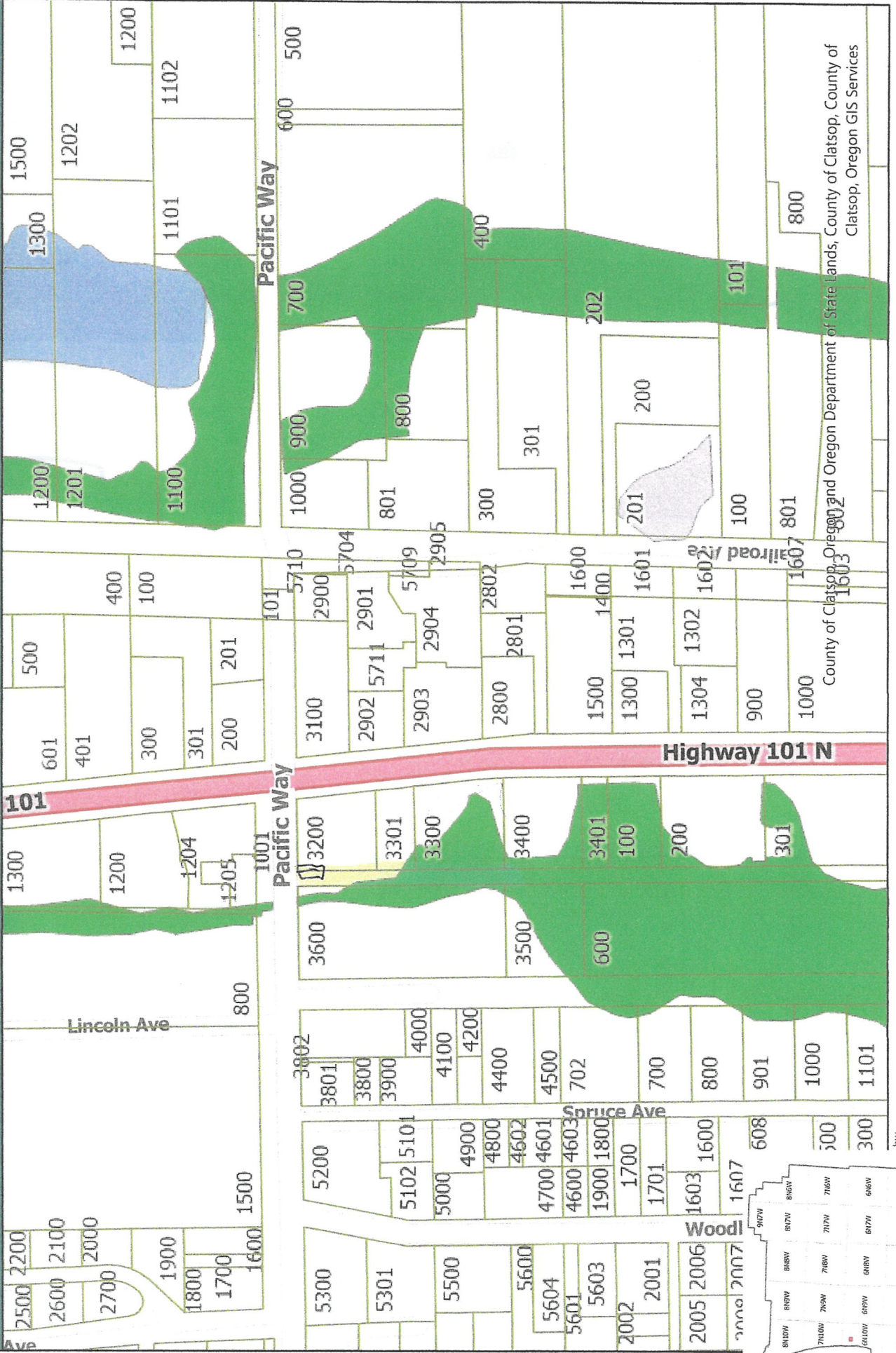
DATED this 6th day of March, 2025

[Signature]
Signature



Signed (or attested) before me on (date) March 6th, 2025
By (Name(s) of Individual(s)) Lovekesh Kumar
Carolyn S Woodford
Notary Public - State of Oregon
Official Stamp

Clatsop County Webmaps



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CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached large description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 6 10 10 BA

Tax Lot 3600

Owners Name: Jason Palmberg

Mailing Address: PO Box 173

City: Astoria State: OR Zip: 97103

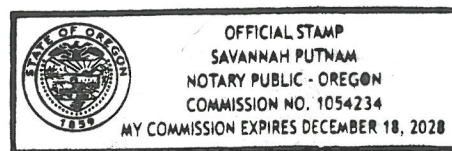
Signature: [Signature] Date 3-11-25

Signature: _____ Date _____

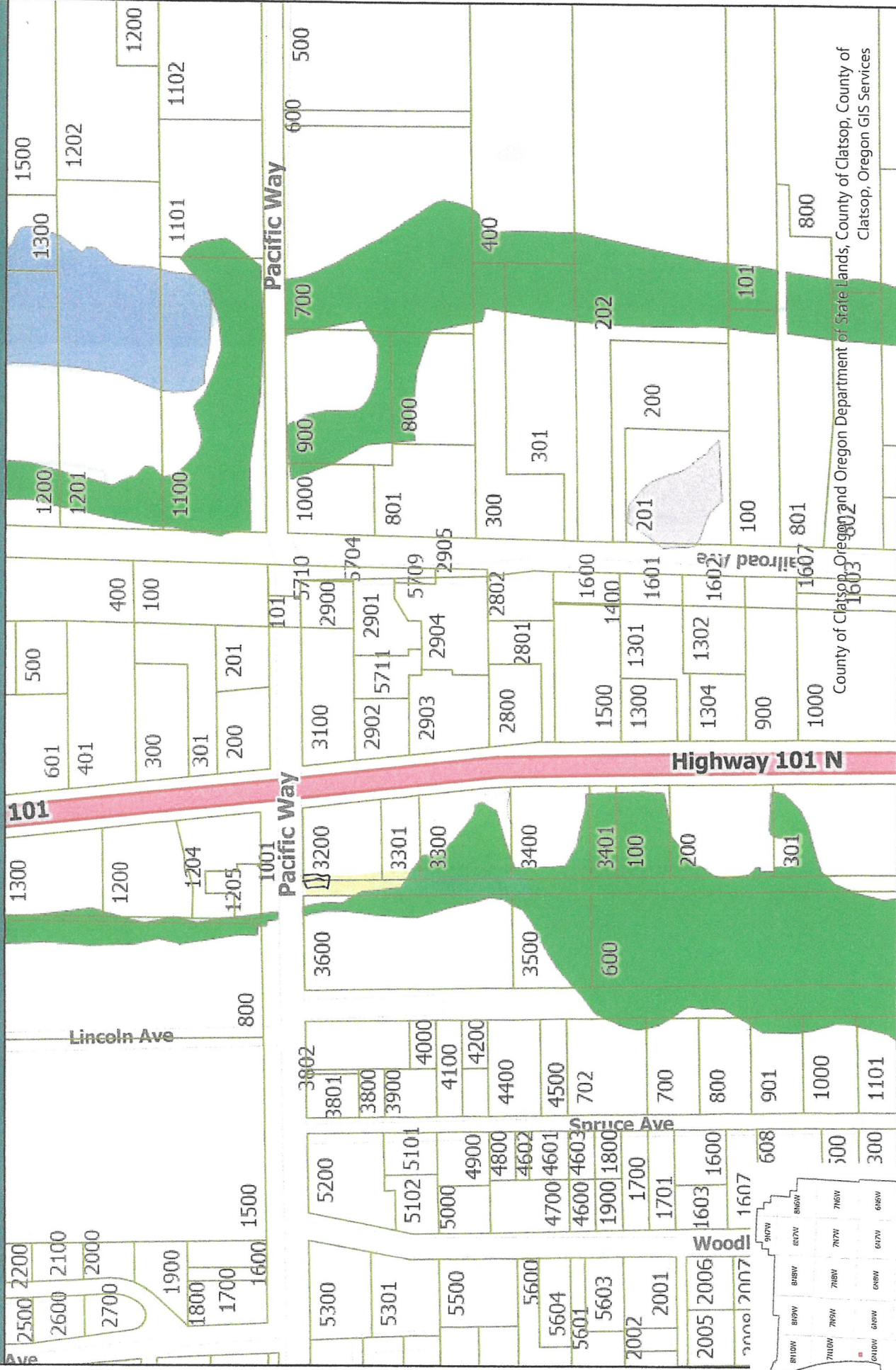
DATED this 11 day of March, 2025
Savannah Putnam
Signature

Signed (or attested) before me on (date) 03/11, 2025
By (Name(s) of Individual(s)) Savannah Putnam

Notary Public - State of Oregon
Official Stamp



Clatsop County Webmaps

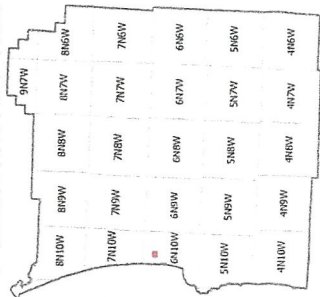


Clatsop County

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12/5/2024 8:31 AM

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CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street vacation highlighted on a colored map.

The description of the property participating in the vacation process is described as follows:

Assessors Plat 610 10 BA

Tax Lot 3500

Owners Name: Gary L. Hanson

Mailing Address: PO Box 2724

City: Gearhart State: OR Zip: 97138

Signature: Lauri M. Howell Date 2/5/25

Signature: _____ Date _____

DATED this 5 day of Feb, 2025

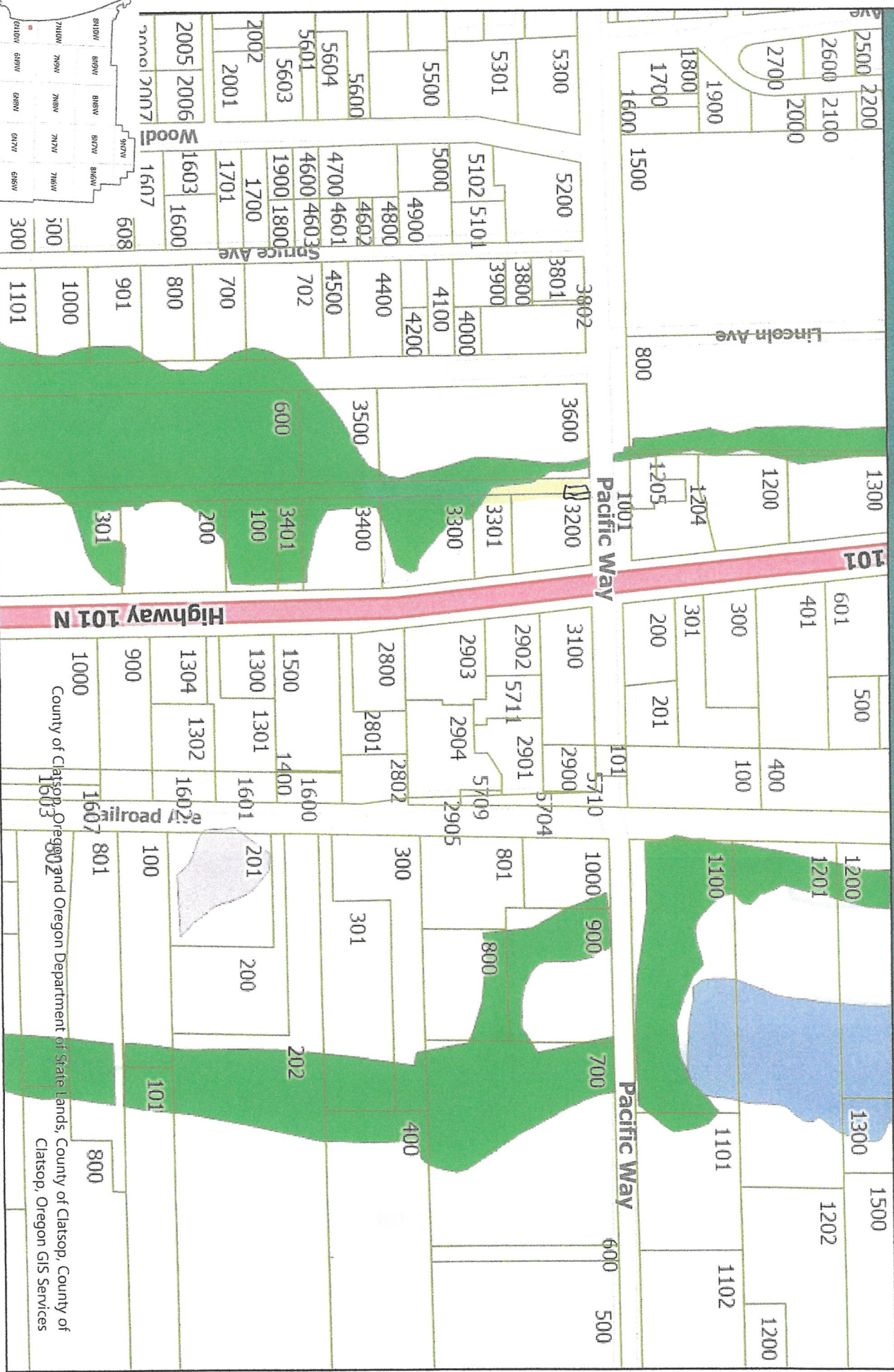
Lauri M. Howell
Signature



Signed (or attested) before me on (date) Feb 5, 2025
By (Name(s) of Individual(s)) Gary L. Hanson

Lauri M. Howell
Notary Public - State of Oregon
Official Stamp

Clatsop County Webmaps



12/5/2024 8:31 AM



Clatsop County

0.1 mi



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CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal descriptions

Street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 661010 BID

Tax Lot 200 & 301

Owners Name: G & S Estates LLC

Mailing Address: 6420 SW Leber Rd

City: Portland State: OR Zip: 97221

Signature: [Signature] Date 3/14/25

Signature: _____ Date _____

DATED this _____ day of _____, 2023

Signature

State Of Oregon
County of Clatsop

Signed (or attested) before me on (date) _____, 2023

By (Name(s) of Individual(s)) _____

Notary Public - State of Oregon
Official Stamp

See attached Notarial Certificate

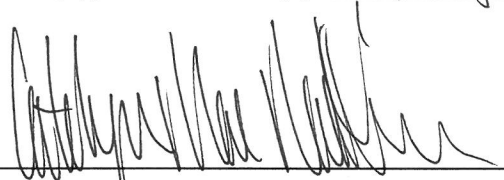
Acknowledgment in an Individual Capacity

State of OREGON

County of Clatsop

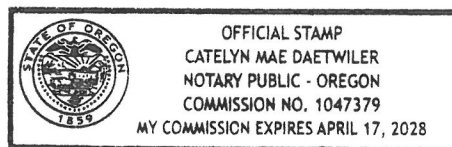
This record was acknowledged before me on (date) March 14, 2025 by

(name(s)) of individual(s) Gary J Singer.



Notary Public - State of Oregon

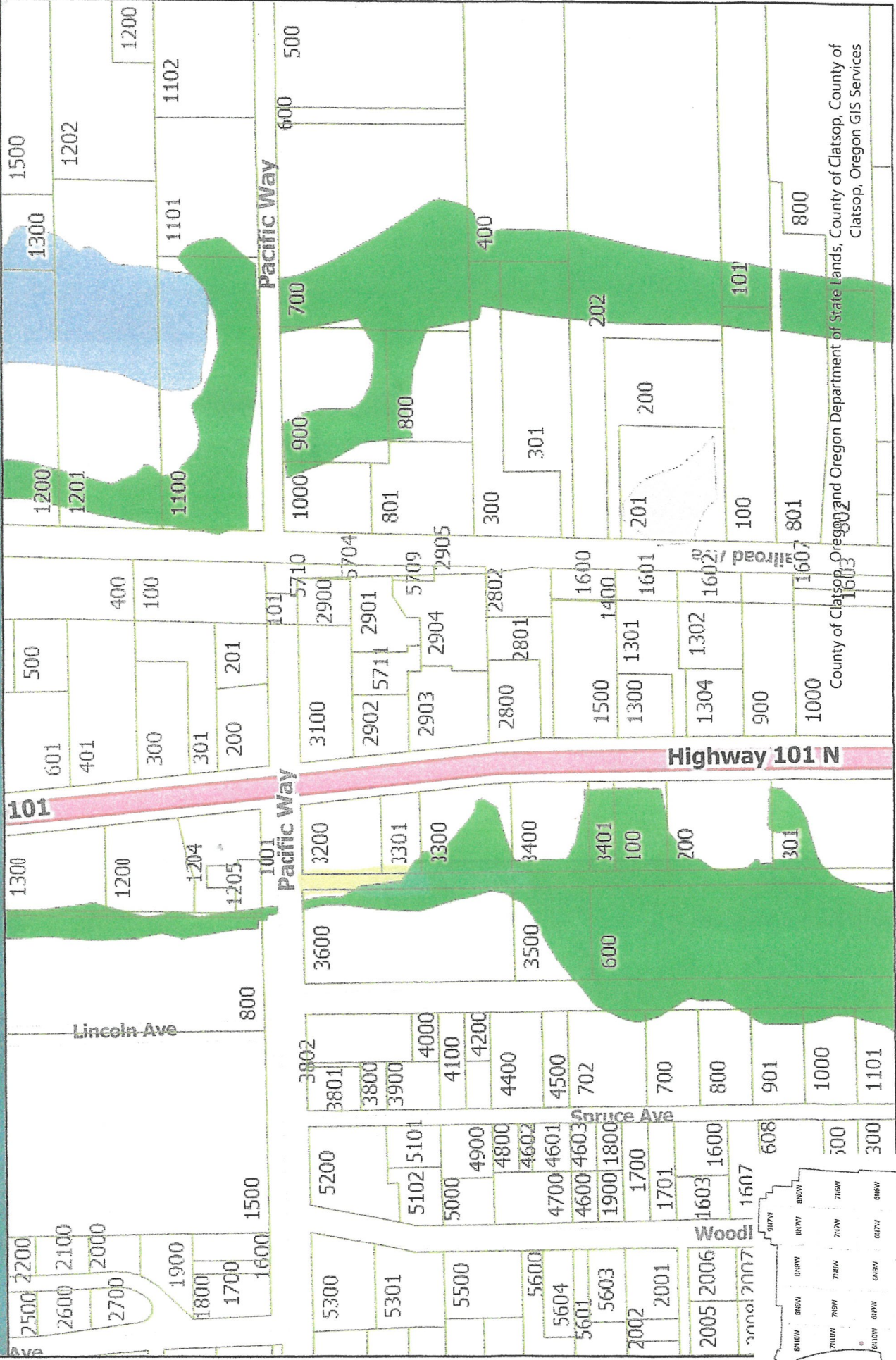
Official Stamp



Document Description

This certificate is attached to page 1 of a Consent to Vacate Land (title or type of document), dated March 14, 2025, consisting of 2 pages.

Clatsop County Webmaps

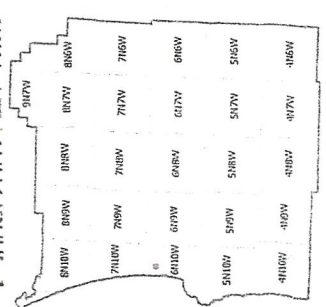


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Clatsop County

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12/5/2024 8:31 AM

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See a attached legal description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010BA

Tax Lot 1200 & 1205

Owners Name: Pacific Pelican LLC

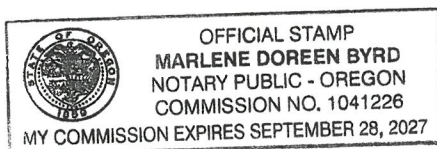
Mailing Address: 3470 Hwy 101 N. Ste 101

City: Gearhart State: OR Zip: 97138

Signature: Deanne Sheppardson Date 2/28/25

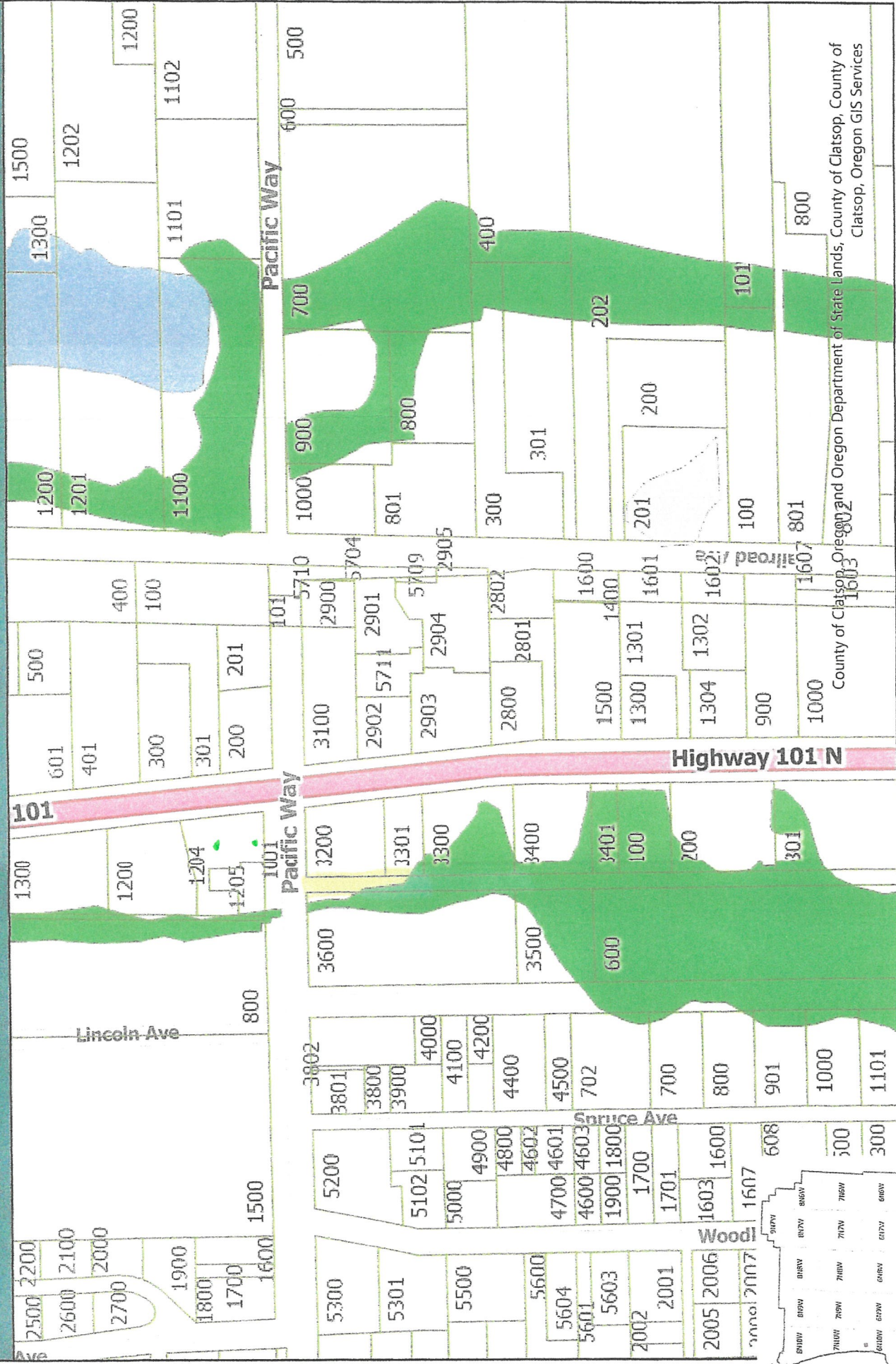
Signature: Rhonda Sewell Date 2/28/25

DATED this 28th day of February, 2025
Marlene Doreen Byrd
Signature



State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) February 28th, 2023
By (Name(s) of Individual(s)) Deanne Sheppardson & Rhonda Sewell
Marlene Doreen Byrd
Notary Public - State of Oregon
Official Stamp

Clatsop County Webmaps



Clatsop County

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12/5/2024 8:31 AM

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CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat Le1010 BA

Tax Lot 1204

Owners Name: Seahart Enterprises, LLC

Mailing Address: PO Box 560

City: Seaside State: OR Zip: 97138

Signature: [Signature] Date: 3/14/25

Signature: _____ Date: _____

DATED this 14th day of March, 2025

[Signature]

Signature

State Of Oregon
County of Clatsop

Signed (or attested) before me on (date) March 14th, 2025, 2023

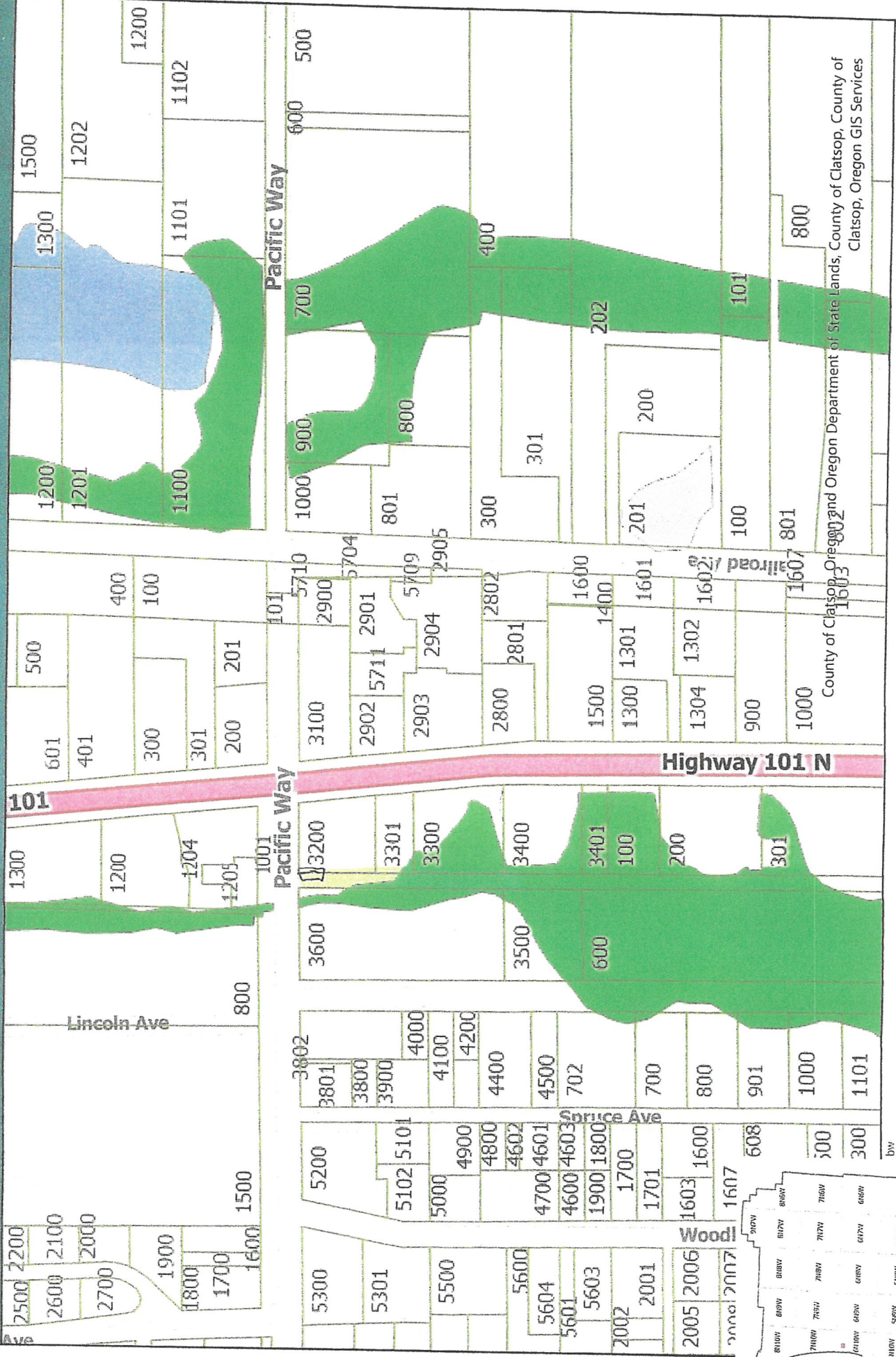
By (Name(s) of Individual(s)) Robert Knutsen

[Signature]

Notary Public - State of Oregon
Official Stamp



Clatsop County Webmaps



Clatsop County

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CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 661010 BA

Tax Lot 1300

Owners Name: DMT Development, LLC

Mailing Address: PO Box 23

City: Seaside State: OR Zip: 97138

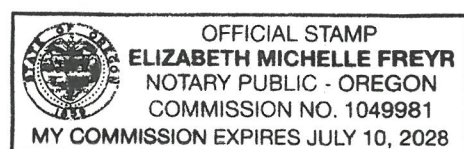
Signature: [Signature] Date 1/28/25

Signature: _____ Date _____

DATED this 28 day of January, 2025
Elizabeth M. Freyr
Signature

Signed (or attested) before me on (date) January 28th, 2025
By (Name(s) of Individual(s)) Mark O'Hara

Notary Public - State of Oregon
Official Stamp





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CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 661010BA

Tax Lot 800

Owners Name: Scoti Gearhart, LLC

Mailing Address: PO Box 2759

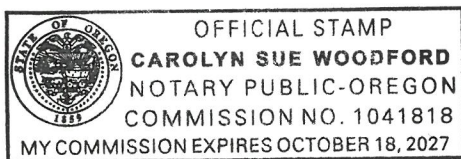
City: Gearhart State: OR Zip: 97138

Signature: Robert S. Morey Date: 3/4/25

Signature: _____ Date: _____

DATED this 4th day of March, 2025

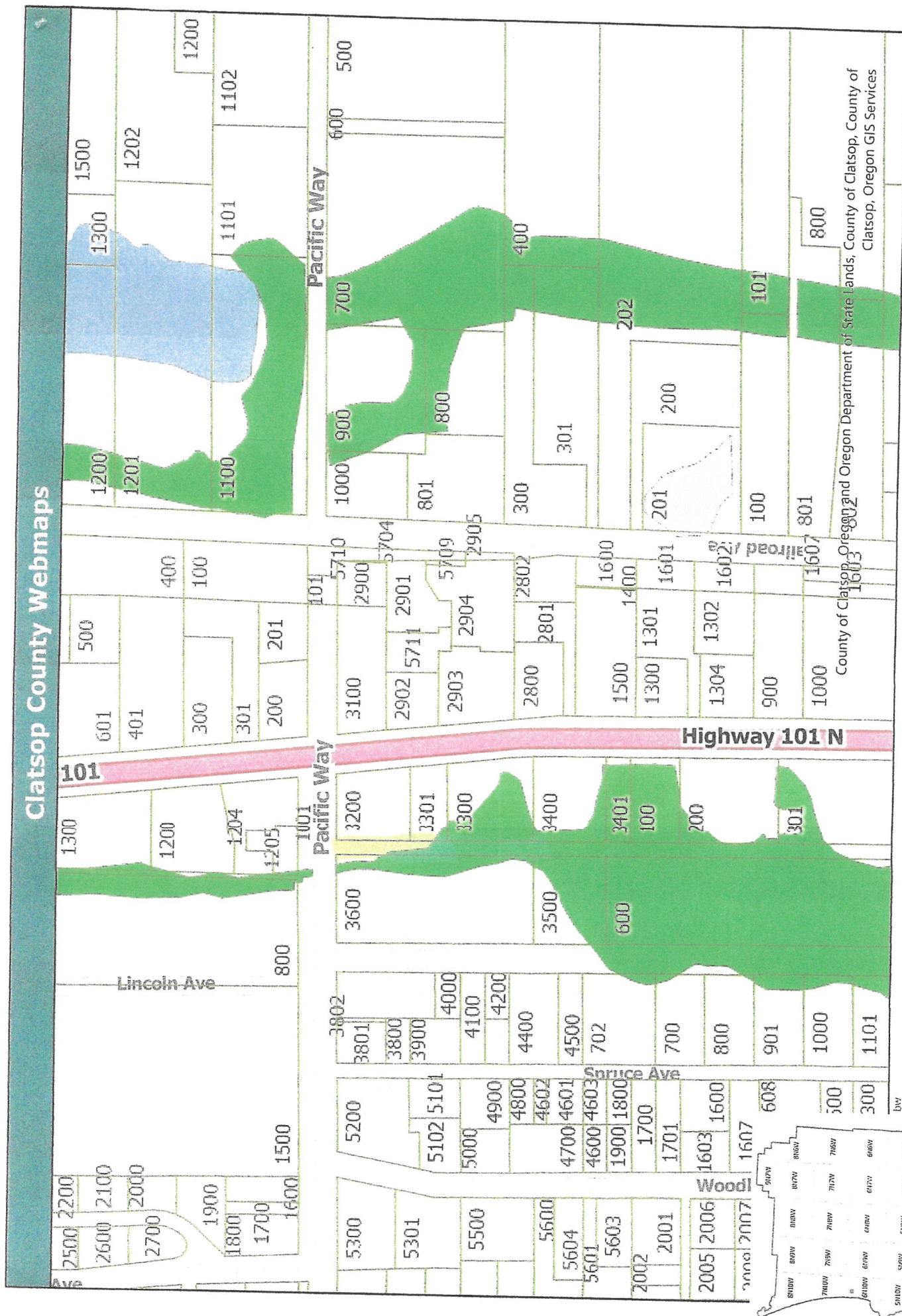
Signature



State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) March 4th, 2025
By (Name(s) of Individual(s)) Robert S. Morey

Carolyn Sue Woodford
Notary Public - State of Oregon
Official Stamp

Clatsop County Webmaps



Clatsop County

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12/5/2024 8:31 AM

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CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street Vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010BA 61010BD

Tax Lot 3401 150

Owners Name: William D. Inman

Mailing Address: PO Box 1244

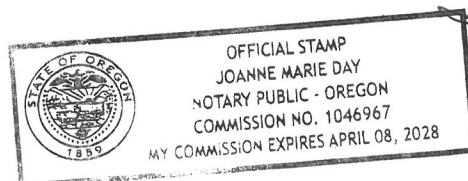
City: Terrebonne State: OR Zip: 97760-1015

Signature: William D. Inman Date 3/18/25

Signature: _____ Date _____

DATED this 18 day of March, 2025
Joanne M. Day
Signature

State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) Mar 18, 2025
By (Name(s) of Individual(s)) William D. Inman



Joanne M. Day
Notary Public - State of Oregon
Official Stamp