

Land Division 1st

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
Received By: <u>L.O.M</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>2/20/20</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>P-20-001</u>	<input type="checkbox"/> TEXT AMENEDMENT
Fee: <u>\$ 1530.00</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>1530.00</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>214529</u>	<input type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input checked="" type="checkbox"/> LAND DIVISION *
	<input type="checkbox"/> HAZARD REVIEW *
	<input type="checkbox"/> FARM OR FOREST REVIEW *
	<input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*
	<input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY
	*Supplemental Application required
	STAFF NOTES:

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name:

Douglas C. McMahan / STUNTZNER ENG.

Mailing Address:

705 South 4th St. P.O. Box 118

City State Zip

Coos Bay OR 97420

Daytime Phone

541-267-2872

Email:

dcmcmahan@stuntzner.com

II. OWNER(S)

Name:

Erland Anderson & Valerie L. Anderson

Mailing Address:

9947 N. Calle Solano

City State Zip

Tucson AZ 85737

Daytime Phone

Email:

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 63342 Isthmus Heights Rd.

Coos Bay, OR 97420

No. Acreage 5.58 AC

Tax Acct. #500911

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot:

26 13 01 A D 1506

Zone: R2-Z

Water Service Type: Well water

Sewage Disposal Type: Septic System

School District: Coos Bay

Fire District: Millington

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

To partition Tax lot 1506 and sell to tax lot 1501 in conjunction with a property line adjustment between tax lots 1506 & 1501.



TELEPHONE (541) 267-2872
FAX (542) 267-0588
EMAIL: stuntzner.com

705 South 4th Street – PO Box 118
Coos Bay, Oregon 97420

COOS BAY • FOREST GROVE • DALLAS

Crystal Orr, Planning Specialist
Coos County Planning
225 N. Adams Street
Coquille, Oregon 97423

February 15, 2020

Re: Combined applications for Holman and Anderson

Crystal,

The application for a Land Division of the Anderson's Tax Lot 1506 (26 13 01AD), account no. 500911, is being proposed to create the Westerly parcel (Parcel 2) to be sold to the Holman's that own Tax Lot 1501 (26 13 01AD), account no. 500906. Access to the proposed Parcel 2, will be by an easement across Tax Lot 1501, to be granted by the Holman's.

A Property Line Adjustment Application is also being submitted along with the Land Use Permit Application for a Land Division. The Holman's have agreed to purchase Parcel 2 and to adjust the Property Line between Tax Lot 1501 and Tax Lot 1506 as shown on drawing no. 4.

These properties are located within the RR-2 Zone.

The exhibit maps are:

- 1.) Tax Lots 1506 and 1501—before approval
- 2.) Tentative Partition Plat (11"x17")
- 3.) EXHIBIT showing well and drain field locations
- 4.) Resulting after approval of the Land Division and the Property Line Adjustment
- 5.) Tentative Partition Plat (8 1/2" x 11")

Please review applications and let me know if you need anything more!


Douglas C. McMahan, PLS



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 2nd day of February, 2020,

WE, Erland Anderson & Valerie L. Anderson
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26S, Range 13W,

Section 01AD, Tax Lot 1506, Deed Reference 2012-8379

hereby grant permission to Doug McMahan / STUNTZNER ENG. & FOR. so that a(n)
(Print Name)

LAND DIVISION (PARTITION) application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s *Erland Anderson*

Valerie Anderson

TENTATIVE PARTITION PLAT

(PROPOSED LAND DIVISION)

LOCATED IN:
THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 13 WEST,
OF THE WILLAMETTE MERIDIAN,
COOS COUNTY, OREGON

SURVEY FOR:
ERLAND ANDERSON
9947 N. CALLE SOLANO
TUSCON, AZ. 85737

TAX LOT 1505 (26 13 01AD)
HOLMAN, MATTHEW W.
SITE: 63348 ISTHMUS HTS. RD.
ACCOUNT #500910

(PARCEL 1, P-2008#04)
PARCEL 2
AREA=3.94 ACRES
(PARCEL 3, P-1997#36)

(PARCEL 1)
AREA=1.63 ACRES

TAX LOT 1506 (26 13 01AD)
ANDERSON, ERLAND & VALERIE L.
SITE: 63342 ISTHMUS HTS. RD.
ACCOUNT #500911

FOUND 5/8" IR
W/ YELLOW PLASTIC CAP
MARKED "STUNTZNER ENG."
PER PARTITION PLAT NO. 1997-36.

(PARCEL 2, P-2008#04)

NOTE: PROPOSED 30' WIDE
INGRESS AND EGRESS AND
UTILITY EASEMENT TO PARCEL 2
HOLMAN WILL GRANT TO ANDERSON
PRIOR TO PLAT RECORDATION

TAX LOT 1507 (26 13 01AD)
JOHNSTON, ROCKY L. & BETH.
SITE: 63270 ISTHMUS HTS. RD.
ACCOUNT #500912

FOUND 5/8" IR
W/ YELLOW PLASTIC CAP
MARKED "STUNTZNER ENG."
PER PARTITION PLAT NO. 1997-36

(LAUREL PARK ADDITION)

(LOT 13)

(BLOCK 15)

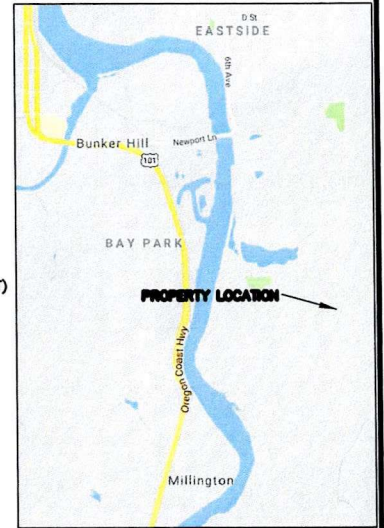
(GRAVES ADDITION)

(BLOCK 16)

(BLOCK 21)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.70	358.12	173°12'24"	N 12°48'49" E	118.24
C2	224.53	358.12	35°55'19"	S 22°00'47" W	220.87
C3	190.37	328.12	33°14'32"	N 23°21'11" E	187.71
C4	24.91	384.12	3°40'37"	N 02°12'43" E	24.90
C5	35.41	328.12	6°21'28"	S 03°33'11" W	35.39
C6	193.35	477.50	123°12'00"	S 11°58'22" W	192.03



PROFESSIONAL
LAND SURVEYOR

Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

RENEWS 12/31/20

Stuntzner
Engineering & Forestry

705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420

PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com

Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB # 1193-141
DATE: FEB. 10 2020
DRAWN BY: DCM

PREPARED FOR:
ANDERSON & HOLMAN
63342 & 63318 ISTHMUS HEIGHTS ROAD
COOS BAY, OR. 97420

CHECKED BY: ARM
FILE NAME: Tentative Partition Plat
SHEET 1 OF 1

TAX LOT 100 (26 13 01)
WEINER-HAEUSER COMPANY,
SITE: 63270 ISTHMUS HTS. RD.
ACCOUNT #801100

(SECTION 1, T26S, R13W)

(SECTION 6, T26S, R12W)

1 6

FOUND 1 1/2" IP
PER CS 18A134 FOR
EAST 1/4 CORNER

5

SE1/4 NE1/4 SEC. 1 T26S R13W W.M.
COOS COUNTY

26S 13W 01AD

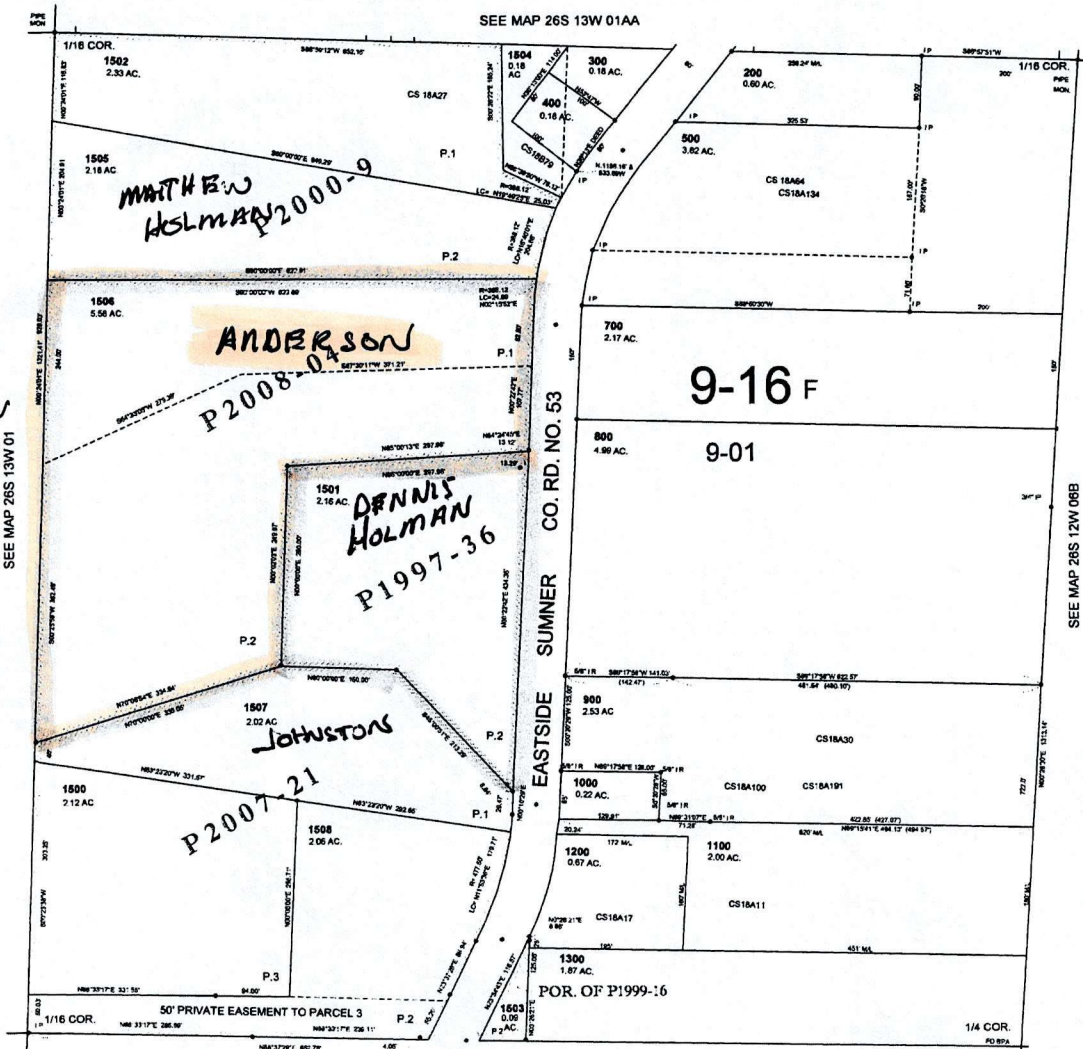
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

CANCELLED NO

1400
100
600
1509

26 13 01
TL 100
Weyerhaeuser
Company



SEE MAP 26S 13W 01

SEE MAP 26S 13W 01AA

SEE MAP 26S 12W 06B

SEE MAP 26S 13W 01

12-14-2012

26S 13W 01AD

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
- A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - A complete description of the request, including any new structures proposed.
 - If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas
 - Limits of 100-year floodplain elevation (if applicable)
 - Vegetation on the property
 - Location of any outstanding physical features
 - Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property.
Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.



Applicant/Owner Signature



Applicant/Owner Signature

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name:
N/A
2. List of Easements and type:
70-9-52109 Pacific Power & Light Company - power line easement
3. Covenants or Deed Restrictions that apply:
N/A
4. Legal Access and maintenance agreements:
N/A
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and #2008-04
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
Property owner is living in house on property.
7. Is the applicant requesting the Planning Director to waive the water requirements yes
 no, and if yes please explain why.
8. Are there natural hazards that apply to this property? Select One
NO
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. Select One
NO
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. Select One
NO

VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:

- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
- b. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed;

- c. Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice;
- d. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements;
- e. Applicant constructs or bonds for required improvements;
- f. County Roadmaster inspects construction unless improvements are bonded;
- g. Applicant submits final plat after all conditions of approval have been completed;
- h. Planning Department coordinates review of final plat by affected County Departments;
- i. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications;
- j. Planning Director reviews final plats for partitions not proposing public dedications; and
- k. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

1. Application Requirements

- a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
- b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
- c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
- d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.

2. Information required for tentative plat.

a. All Land Divisions

- North arrow, scale and date of the drawing.
- Appropriate identification clearly stating the map is a tentative plat.
- Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
- The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
- The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
- The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
- The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

- Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
- Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
- Easements, together with their dimensions, purpose and restrictions on use.
- Zoning classification of the land and Comprehensive Plan map designation.
- Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
- Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
- Applicable natural hazards may be verified with planning staff.
- A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.

b. Subdivisions – Shall include the following additional information:

- The proposed name of the subdivision must be on the plat.
- The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
- Private streets and all restrictions or reservations relating to such private streets.
- Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
- Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
- The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
- Proposed means and location of sewage disposal and water supply systems.

3. Development Phasing

a. Subdivisions shall:

- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
- ii. Time limitations for the various phases must meet the following requirements:
 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.

b. Partitions shall:

- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.
- ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

IX. Criteria: The following criteria will need to be addressed:

- a. A decision on the tentative land division plan application shall be made and notices shall be processed as required in Chapter 5.0 of this ordinance.
- b. The preliminary plan shall be approved if the Approving Authority finds the following:
 - i. The information required by this Article has been provided;
 - ii. The design and development standards of Chapter 6 have been met;
 - iii. Applicable transportation standards in chapter VII have been or will be complied with;
 - iv. Minimum parcel/lot sizes and requirements have been complied with for the zoning district.
 - v. If the preliminary plan provides for development in more than one phase, then Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.
 - vi. In granting tentative approval, the Approving Authority may impose conditions of approval deemed necessary to carry out the Comprehensive Plan and the provisions of this ordinance. Such conditions may include the construction of offsite public improvements, or money equivalent, deemed necessary, either immediately or in the future, as a result of the proposed development and shall be reasonably conceived to fulfill public needs emanating from the proposed development in the following respects:
 - i. Protection of the public from the potentially deleterious effects of the proposed development; or
 - ii. Fulfillment of the need for public service demands created by the proposed development.
- c. Conditional Approval. The Planning Director may impose special conditions upon the approval of a tentative plan when it is established that such conditions are necessary to protect health, safety or welfare. Conditions may include but are not limited to the following:
 - i. roadway and plat design modifications;
 - ii. utility design modifications;
 - iii. conditions deemed necessary to provide safeguards against documented geologic hazards; and/or
 - iv. Other conditions deemed necessary to implement the objectives of the Comprehensive Plan.

August 2019 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



300ft

Copyright:© 2013 National Geographic Society, i-cubed | Employment | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Coos County Comprehensive Plan: Volume I. Part 2. Inventories and Factual Base. Digital work created by Coos County Planning Staff & Coos County Board of Commissioners with financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, and



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Stuntzner Engineering and Forestry, LLC
PO Box 118
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360619028623
Effective Date: September 16, 2019 at 08:00 AM
Charge: \$250.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Erland A. Anderson and Valerie L. Anderson, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

63342 Isthmus Heights Road, Coos Bay, OR 97420

(b) Legal Description:

Parcels 1 and 2 of Final Partition Plat 2008 #4, filed and recorded March 5, 2008, CAB C-575, as Instrument No. 2008-2148, Records of Coos County, Oregon.

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$905.37
Levy Code: 0916
Account No.: 500911
Map No.: 26S1301AD01506

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The Land has been classified as Forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: September 28, 1970
Recording No: 70-09-52109

5. Final Partition Plat 1997 #36, including the terms and provisions, thereof

Recording Date: December 23, 1997
Recording No.: 97-12-0938, CAB C/231

6. Final Partition Plat 2000 #09, including the terms and provisions, thereof

Recording Date: June 13, 2000
Recording No.: 2000-5908, CAB C/297

7. Final Partition Plat 2008 #4, including the terms and provisions, thereof

Recording Date: March 5, 2008
Recording No.: 2008-2148, CAB C/575

Ticor Title Company of Oregon
Order No. 360619028623

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

John Beaver
541-269-5127
john.beaver@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

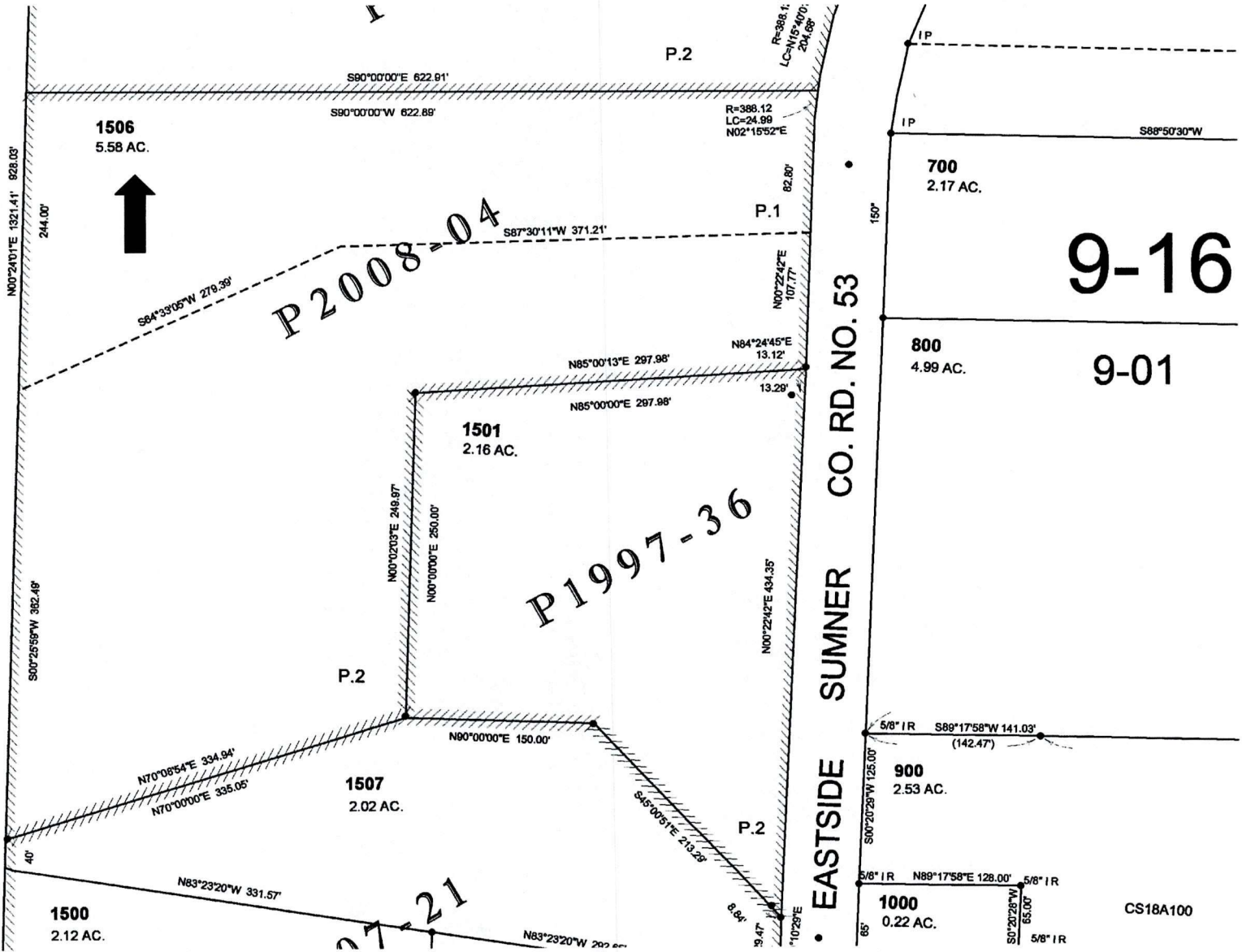
CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

SEE MAP 26S 13W 01



SE1/4 NE1/4 SEC. 1 T26S R13W W.M.
COOS COUNTY

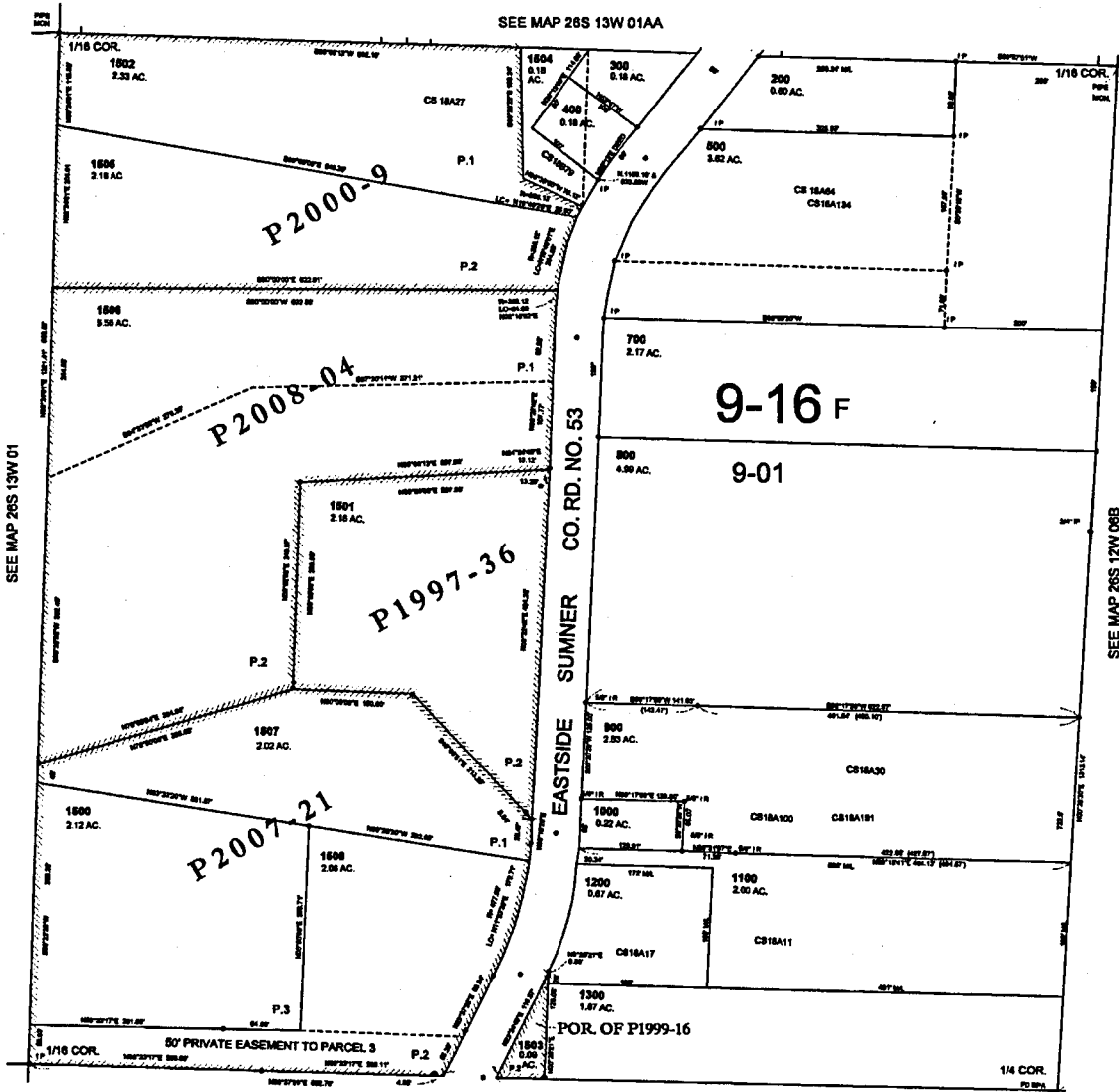
26S 13W 01AD

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

CANCELLED NO.

1400
100
600
1509



SEE MAP 26S 13W 01

12-14-2012
26S 13W 01AD

GRANTOR:
Richard E. Turner and Dawn L. Turner
GRANTEE:
Erland A. Anderson and Valerie L. Anderson
SEND TAX STATEMENTS TO:
Erland A. Anderson and Valerie L. Anderson
9947 N. Calle Solano
Tucson, AZ 85737
AFTER RECORDING RETURN TO:
Erland A. Anderson and Valerie L. Anderson
9947 N. Calle Solano
Tucson, AZ 85737
Escrow No: 360612006652-TTCOO06

006652
AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 107E
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard E. Turner and Dawn L. Turner, Grantor, conveys and warrants to Erland A. Anderson and Valerie L. Anderson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Parcels 1 and 2 of Final Partition Plat 2008 #4, filed and recorded March 5, 2008, CAB C-575, as Instrument No. 2008-2148, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$61,000.00. (See ORS 93.030)

Subject to and excepting: Those exceptions and encumbrances of record.

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: September 26, 2012

Richard E. Turner
Richard E. Turner
Dawn L. Turner
Dawn L. Turner

State of OREGON

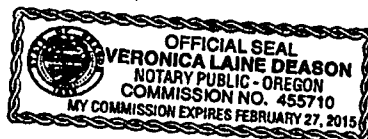
COUNTY of Josephine

This instrument was acknowledged before me on Sept. 26, 2012

by Richard E. Turner and Dawn L. Turner

Veronica L. Deason, Notary Public - State of Oregon
My commission expires: 2/27/15

360612006652-TTCOO06
Deed (Warranty-Statutory)



COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

September 11, 2019 5:09:29 pm

Account # 500911
 Map # 26S1301AD01506
 Code - Tax # 0916-500911

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ANDERSON, ERLAND A. & VALERIE L.

Deed Reference # 2012-8379

Agent

Sales Date/Price 09-26-2012 / \$61,000.00

In Care Of

Appraiser SUSAN VINEYARD

Mailing Address 9947 N CALLE SOLANO
 TUSCON, AZ 85737-3673

Prop Class 141 MA SA NH Unit
 RMV Class 101 04 17 RRL 8516-1

Situs Address(s)	Situs City
ID# 63342 ISTHMUS HTS RD	COOS BAY

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
0916	Land	91,864				Land	0	
	Impr.	18,670				Impr.	0	
Code Area Total		110,534	72,280	74,476	3,354	2,196	0	
Grand Total		110,534	72,280	74,476	3,354	2,196	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0916	30	<input type="checkbox"/>		RR-2	Designated Forest Land	100	A	0.58	C	006*	424
0916	20	<input checked="" type="checkbox"/>		RR-2	Designated Forest Land	100	A	4.00	C	006*	2,930
0916	10	<input checked="" type="checkbox"/>		RR-2	Rural Site	111	A	1.00	HS	003	88,510
Grand Total								5.58			91,864

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0916	1	2013	135	Garage-Class 3	111		0		18,670	
Grand Total								0	18,670	

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
NOTATION(S):											
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST											
■ FIRE PATROL ADDED 2014 AFFIDAVIT #20303 - #99917879 COMBINED INTO #500911 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION											
0916											
FIRE PATROL:											
■ FIRE PATROL SURCHARGE											
						Amount	47.50			Year	2019
■ FIRE PATROL TIMBER											
						Amount	18.75	Acres	2.05	Year	2019

Appr Maint: 2019 - MANUFACTURED STRUCTURE PLACEMENT, 2020 - MANUFACTURED STRUCTURE PLACEMENT (COMPLETION NOTICE)

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

11-Sep-2019

ANDERSON, ERLAND A. & VALERIE L.
 9947 N CALLE SOLANO
 TUSCON, AZ 85737-3673

Tax Account #	500911	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0916
Situs Address	63342 ISTHMUS HTS RD COOS BAY, OR 97420	Interest To	Sep 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$905.37	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$771.11	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$749.70	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.64	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,730.14	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.80	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.89	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.67	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.69	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.51	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.40	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.04	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.31	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.62	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.66	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.17	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$5,223.72	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #99917879 COMBINED INTO #500911 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

9/11/2019 5:10:19 PM

Account # 500911
Map 26S1301-AD-01506
Owner ANDERSON, ERLAND A. & VALERIE L.
 9947 N CALLE SOLANO
 TUSCON, AZ 85737-3673

Name Type	Name	Ownership Type	Own Pct
OWNER	ANDERSON, ERLAND A.	OWNER	100.00
OWNER	ANDERSON, VALERIE L.	OWNER	100.00
OWNER (100%) TENANTS BY ENTIRETY HUSBAND	ANDERSON, ERLAND A.		
WIFE	ANDERSON, VALERIE L.		

70-9-52109

File No. 105-2160
ER/WO No. 31-70-105 (4544)

RIGHT-OF-WAY EASEMENT
(Individual)

For value received the undersigned, hereinafter referred to as Grantors, (whether singular or plural), do hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right-of-way for an electric transmission and distribution line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports and the right to place all or any part of such line underground) at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described real property in Coos County, State of Oregon, to wit:

The West $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section One (1), Township Twenty-six (26) South, Range Thirteen (13) West, West of the Willamette Meridian, Coos County, Except that part deeded to Darrell Ekblad in Book 281, Page 130 of the Deed Records of Coos County, Oregon: Containing Nineteen (19) Acres, more or less.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted.

Grantors reserve the right to use said right-of-way for roads, agricultural crops or other purposes not inconsistent with the easement granted hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, Grantors and Grantors' heirs or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 16 day of September, 1970

(SEAL) M. S. Barber (SEAL)

(SEAL) Margaret L. Barber (SEAL)
Margaret L. Barber

STATE OF Oregon }
County of Coos } ss.

On this 16th day of September, 1970, personally appeared before me a notary public in and for said State, the within named M. S. & Margaret L. Barber husband and wife

to me known to be the identical persons described therein and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.



Bob Crabbtree
Notary Public for State of Oregon
Residing at Eastside, Oregon
My commission expires: 7-20-72

RECORDED SEP 28 1970
RAY F. CRABTREE, COUNTY CLERK

97 12 0938

I, Cordia A. Barber, give my consent to the partitioning of T26 R13 S01 AD TL1500 also known as 1155 Isthmus Heights Rd., Coos Bay, Oregon, the property for which "fee ownership" has been transferred to C. Dorwin and Janette M. Lovell per Coos County deed records (microfiche # 96-02-1112 and 97-09-0129). *CA.*

Cordia A. Barber
Cordia A. Barber

Date *Nov. 15. 1997*

State of Oregon, County of Coos
The foregoing instrument was acknowledged before me
this *15th* day of December, 1997
by Cordia A. Barber.

Susan Rae Nelson
Notary Public for Oregon
My Commission expires: *10-16-98*



97 12 0938

LOVELL FINAL PARTITION PLAT

LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WILLAMETTE COOS COUNTY, OREGON

LAUREL PARK ADDITION

LAUREL PARK ADDITION

NE 1/16

BASIS OF BEARING

1321.41' (1321.39)

928.03'

N 0024'01" E

393.38'

CE 1/16

PARCEL 3
10.32 ACRES ±
(CALCULATED ACREAGE)
(NOT SURVEYED)

PARCEL 2
2.16 ACRES

PARCEL 1
6.30 ACRES ±

INITIAL POINT
FND. 3/4" IRON PIPE
& 3 BTS
PER PB 3-65

PROPERTY BOUNDARY
R/W DATA
Δ = 23°12'00"
R = 447.50'
T = 91.86'
L = 181.20'

PROPERTY BOUNDARY
R/W DATA
Δ = 30°34'38"
R = 388.12'
T = 106.10'
L = 207.13'

CENTERLINE DATA
Δ = 39°38'00"
R = 358.12'
T = 128.93'
L = 247.51'
PER CS 457

CENTERLINE DATA
Δ = 25°12'00"
R = 477.50'
T = 98.02'
L = 193.35'
PER CS 457

FND. 5/8" IRON ROD (LOOSE)
BRS. N 31°42' W 5.5' FROM CALCULATED CENTERLINE
BELIEVED PER CS 18A30 (DISTURBED)

FND. 3/4" IRON PIPE PER
CS 18A100 BRS: N 6°19' W 2.0'
FROM STA. 1+93.35 30 FT. RT.
BELIEVED PER CS 18A100
(POSSIBLE PER CS 457)

ALSO, FND. 1/2" IRON ROD PER
CS 18B17 BRS. S 21°36' W 23.0'
FRM STA. 1+93.35 50 FT. RT.
FALLS 30' FROM EXISTING ROADWAY

FND. 1" IRON PIPE
PER CS 18B17
Δ = 85°26'55"
R = 507.50'
T = 15.28'
L = 30.55'

PORTION OF (S 80°27'00" E)

FND. 5/8" IRON ROD
PER CS 18A179
FND. 3/4" IRON PIPE
CEE 1/64 PER CS 18A179
Δ = 88°37'29" E
R = 507.50'
T = 15.28'
L = 30.55'

2289

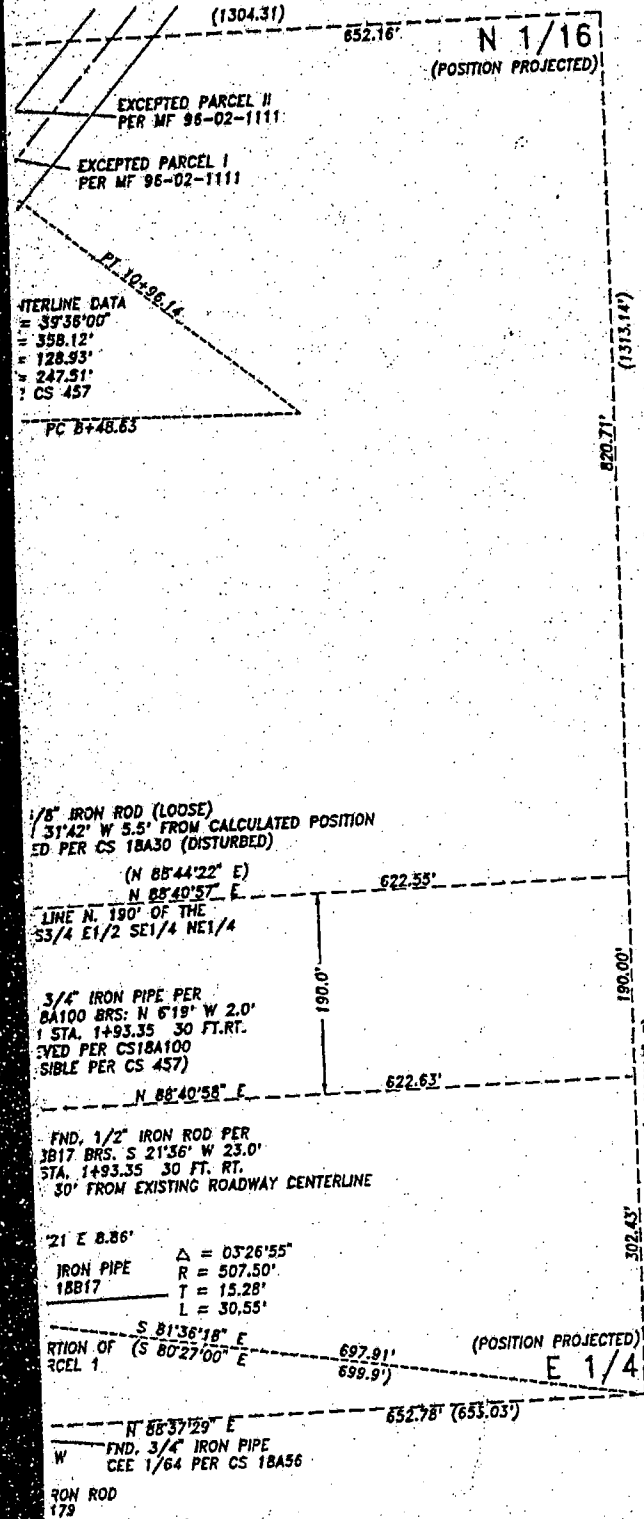
A

07 12 0938

ION PLAT

NORTHEAST QUARTER (NE 1/4)
OF THE WILLAMETTE MERIDIAN,

LAUREL PARK ADDITION



OWNERS:

C. DORWIN AND JANETTE M. LOVELL
1155 ISTHMUS HEIGHTS
COOS BAY, OREGON 97420

PREPARED BY:

STUNTNER ENGINEERING AND FORESTRY L.L.C.
705 S. 4TH STREET, P.O. BOX 118
COOS BAY, OREGON 97420

ZONE:

RURAL RESIDENTIAL TWO (RR-2)

WATER SOURCE:

NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE MAY EXIST.

SEWER SOURCE:

NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A SEWAGE DISPOSAL FACILITY MAY EXIST.

RECORD DEED:

MF#96-02-1111 COOS COUNTY DEED RECORDS

BEARINGS AND DISTANCES:

ASSUMED PER RECORD INFORMATION

EASEMENTS AND RESERVATIONS

EASEMENT, PACIFIC POWER, MF.70-09-52109
DEED OF TRUST, CORDIA BARBER, MF.96-02-1112

RECORD SURVEYS:

CS 457 BAY CITY-SUMNER ROAD CASE BY F. A. ROBB 3/1940
P.B. 3-65 BY C STEPHENS 6/1951
CS 18A30 BY J. LAFLAMME 6/1962
CS 18A17 BY R. HINTZ 8/1963
CS 18A56 BY R. HINTZ 5/1964
CS 18A100 BY WADE 3/1973
CS 18B17 BY R. HINTZ
CS 16A64 BY R. HINTZ

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT 2 OF THE 3 PARTS OF THE PARENT PARCEL DESCRIBED IN MF REEL #96-2-1111. THE COUNTY ROAD RIGHT-OF-WAY WAS MONUMENTED BASED ON THE CENTERLINE OF THE NORTH/SOUTH CENTERLINE OF THE RIGHT-OF-WAY ALIGNS WITH THE CENTERLINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER STATION AT 34-B1.81 WAS HELD BASED ON THE SOUTH LINE OF THE SOUTH THREE QUARTERS (S 3/4) OF THE SOUTHEAST QUARTER NORTHEAST QUARTER (NE 1/4) WITH DEEDED CURVES ESTABLISHED BY COOS COUNTY ROADMASTER IN 1940. FOUND MONUMENTS VARIED FROM RIGHT-OF-WAYS BASED ON AS-DEEDED CENTERLINES. THE LINE POINTS WERE OFFSET ALONG THE WEST LINE (FALLING 0'30" EXISTING OLDER FENCE LINE) AND THE SOUTH LINE (WHICH REASONABLY EXISTING FENCE).

LEGEND:

- PROPERTY BOUNDARIES
- CENTER LINE OF EASTSIDE/ SUMNER COUNTY ROAD #53
- SECTION LINES
- MONUMENTS SET 5/8" X 30" IRON PIPE W/YELLOW CAP SCRIBED STUNTNER
- ⊙ MONUMENTS FOUND AS INDICATED
- ⊙ EXISTING WELL
- ⊙ INITIAL POINT

BASIS OF BEARING:
ASSUMED PER CS 18B17

Stuntner
& H
ENGINEERS
705 South 4th
Post Office Box
Coos Bay, Ore.

Drawn By: _____
Checked By: _____
Designed By: _____
Job Name: _____

2290

97 12 0938

1997 #36
CAB C-231

ADDITION

N 1/16
(POSITION PROJECTED)

OWNERS:

C. DORWIN AND JANETTE M. LOVELL
1155 ISTHMUS HEIGHTS
COOS BAY, OREGON 97420

PREPARED BY:

STUNTZNER ENGINEERING AND FORESTRY L.L.C.
705 S. 4TH STREET, P.O. BOX 118
COOS BAY, OREGON 97420

ZONE:

RURAL RESIDENTIAL TWO (RR-2)

WATER SOURCE:

NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE MAY EXIST.

SEWER SOURCE:

NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A SEWAGE DISPOSAL FACILITY MAY EXIST.

RECORD DEED:

MF #96-02-1111 COOS COUNTY DEED RECORDS

BEARINGS AND DISTANCES:

ASSUMED PER RECORD INFORMATION

EASEMENTS AND RESERVATIONS

EASEMENT, PACIFIC POWER, MF.70-09-52109
DEED OF TRUST, CORDIA BARBER, MF.96-02-1112

RECORD SURVEYS:

CS 457 BAY CITY-SUMNER ROAD CASE BY F. A. ROBB 3/1940
P.B. 3-85 BY C STEPHENS 6/1951
CS 18A30 BY J. LAFLAMME 6/1962
CS 18A17 BY R. HINTZ 8/1963
CS 18A56 BY R. HINTZ 5/1964
CS 18A100 BY WADE 3/1973
CS 18B17 BY R. HINTZ
CS 16A64 BY R. HINTZ

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT 2 OF THE 3 PARCELS CREATED FROM THE PARENT PARCEL DESCRIBED IN MF REEL #96-2-1111. THE COUNTY ROAD RIGHT-OF-WAY WAS MONUMENTED BASED ON DEED VOL. 135 PG.609. THE NORTH/SOUTH CENTERLINE OF THE RIGHT-OF-WAY ALIGNS WITH THE NORTH/SOUTH CENTERLINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4). THE CENTERLINE STATION AT 3+81.91 WAS HELD BASED ON THE SOUTH HALF (S 1/2) OF THE SOUTH THREE QUARTERS (S 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) WITH DEEDED CURVES ESTABLISHED PER CS 457 BY THE COOS COUNTY ROADMASTER IN 1940. FOUND MONUMENTS VARIED FROM RIGHT-OF-WAYS BASED ON AS-DEEDED AND AS-CONSTRUCTED CENTERLINES. THE LINE POINTS WERE OFFSET ALONG THE WEST LINE (FALLING 0'30" EAST ON AN EXISTING OLDER FENCE LINE) AND THE SOUTH LINE (WHICH REASONABLY AGREED WITH AN EXISTING FENCE).

LEGEND:

- PROPERTY BOUNDARIES
- CENTER LINE OF EASTSIDE/
SUMNER COUNTY ROAD #53
- SECTION LINES
- MONUMENTS SET 5/8" X 30" IRON ROD
W/YELLOW CAP SCRIBED STUNTZNER ENG.
- ⊙ MONUMENTS FOUND AS INDICATED
- ⊙ EXISTING WELL
- ⊙ INITIAL POINT

BASIS OF BEARING:
ASSUMED PER CS 18B17

(POSITION PROJECTED)

E 1/4
3.03'

(1313.14')
820.71'
150.00'
302.43'
N 007°1'20" E (N 020°18' E)

SCALE
1"=100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald E. Stuntzner
OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342
EXPIRES 12/31/88

**Stuntzner Engineering
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2372
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 267-0588

Drawn By: CHRIS HOOD Date: DECEMBER 1997

Checked By: TOM HOSHALL Drawing No.: 97-191F

Designed By: CHRIS HOOD Reduced:

No. Name: LOVELL PARTITION Sheet 3 of 1

2291

A

PARTITION PLAT # _____

LOVELL FINA

NAME: LOVELL PARTITIONSURVEYOR'S CERTIFICATE:

I, RONALD E. STUNTZNER, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED BELOW, AND HAVE IDENTIFIED A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS 92.060(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

SAID TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE CENTER EAST SIXTEENTH CORNER (CE 1/16 COR.) OF SAID SECTION 1; THENCE RUNNING NORTH 85°33'17" EAST 325.82 FEET TO A 1/2" IRON PIPE PER PB 3-65 RECORDS OF THE COOS COUNTY SURVEYOR;
THENCE SOUTH 89°05'19" WEST 4.05 FEET TO THE WESTERLY RIGHT OF WAY OF EASTSIDE/SUMNER COUNTY ROAD #53;
THENCE ALONG SAID WESTERLY RIGHT OF WAY NORTH 23°34'43" EAST 143.91 FEET TO A 5/8" IRON ROD AND THE POINT OF A 447.5 FOOT RADIUS CURVE LEFT;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY 181.20 FEET THROUGH A CENTRAL ANGLE OF 23°12'00" (THE LONG CHORD OF WHICH BEARS NORTH 11°58'42" EAST 179.96 FEET) TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 00°22'42" EAST 29.49 FEET TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 00°22'42" EAST 434.35 FEET TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 00°22'42" EAST 190.57 FEET TO THE POINT OF A 386.12 FOOT RADIUS CURVE RIGHT;
THENCE 207.13 FEET, MORE OR LESS, ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 30°34'38", MORE OR LESS, (THE LONG CHORD OF WHICH BEARS NORTH 15°40'01" EAST 204.68 FEET, MORE OR LESS) TO THE SOUTHERLY MOST CORNER OF THAT PROPERTY EXCEPTED AS PARCEL I IN MF 86-02-1111;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL I NORTH 53°47'00" WEST 114.24 FEET (FORMERLY 100 FEET) TO THE WESTERLY MOST CORNER OF SAID PARCEL I; THENCE NORTH 36°13'00" EAST 114.00 FEET, MORE OR LESS, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL I AND THAT PROPERTY EXCEPTED AS PARCEL II PER MF 86-02-1111 COOS COUNTY DEED RECORDS, TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE SOUTH 88°59'12" WEST 652.16 FEET TO A 2" IRON PIPE AT THE NORTHEAST SIXTEENTH CORNER (NE 1/16 COR.) OF SAID SECTION 1; THENCE SOUTH 00°24'01" WEST 928.03 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1 TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00°24'01" WEST 393.38 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A 3/4" IRON PIPE (PER CS 18A56 COOS COUNTY SURVEYOR RECORDS) AT THE CENTER EAST EAST SIXTYFOURTH CORNER (CEE 1/64 COR.); THENCE RUNNING SOUTH 85°39'08" WEST 50.56 FEET TO A 5/8" IRON ROD PER CS 18A179 COOS COUNTY SURVEYOR RECORDS;
THENCE SOUTH 89°05'19" WEST 6.43 FEET TO THE EASTERLY RIGHT OF WAY OF EASTSIDE SUMNER COUNTY ROAD #53;
THENCE ALONG SAID RIGHT OF WAY NORTH 23°34'43" EAST 116.57 FEET TO POINT OF A 507.50 RADIUS CURVE RIGHT;
THENCE 30.55 FEET ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 03°26'55" (THE LONG CHORD OF WHICH BEARS NORTH 21°51'14" EAST 30.54 FEET) TO A 5/8" IRON ROD;
THENCE SOUTH 00°26'21" WEST 8.86 FEET TO A 1" IRON PIPE PER CS 18B17 COOS COUNTY SURVEYOR RECORDS;
THENCE CONTINUING SOUTH 00°26'21" WEST 125.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 18.78 ACRES, MORE OR LESS

SURVEYOR:

STUNTZNER ENGINEERING & FORESTRY L.L.C.
705 S. 4TH ST. - P.O. BOX 118
COOS BAY, OR 97420
OFFICE: (541) 267-2872
FAX: (541) 267-0588

COUNTY SURVEYOR:

I, KARLAS SEIDEL, HEREBY CERTIFY THAT FOR ACCURACY AND COMPLETENESS AN AGREEMENT HAS BEEN EXECUTED TO PURSUANT TO COUNTY ORDINANCE PRO

Karlas E. Seidel
KARLAS SEIDEL, COOS COUNTY SURVEYOR

COUNTY PLANNING

I, COUNTY PLANNING DIRECTOR, HEREBY REQUIREMENTS OF THE COOS COUNTY

Patty Evernden
PATTY EVERNDEN, COOS COUNTY PLANNING

COUNTY ASSESSOR:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ASSESSMENTS, FEES, OR OTHER CHARGES WHICH HAVE BECOME A LIEN HAVE BEEN PAID.

Barbara Ford
COOS COUNTY ASSESSOR

COUNTY CLERK'S OFFICE

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT COOS COUNTY RECORDS IN MICROFILM RECORD OF PLATS, THIS 23rd DAY

Mary Ann Wilson
MARY ANN WILSON, COOS COUNTY CLERK

CONFIRMATION IS REQUIRED FROM THE REQUIREMENTS OF THE COOS COUNTY MET PRIOR TO THE ISSUANCE OF A 2

NEW OR REPLACEMENT DWELLINGS SHALL BE SET OFF AT LEAST 30 FEET IN ALL DIRECT

97 12 0938

LOVELL FINAL PARTITION PLAT

COUNTY SURVEYOR'S CERTIFICATE:

I, KARLAS SEIDEL, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND/OR AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.

Karlas E. Seidel 12-22-97
KARLAS SEIDEL, COOS COUNTY SURVEYOR DATE

COUNTY PLANNING DIRECTOR'S CERTIFICATE:

I, COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

Patty Evernden 12-23-97
PATTY EVERNDEN, COOS COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR'S CERTIFICATE:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

Barbara Ford, Chief Deputy 12-23-97
COOS COUNTY ASSESSOR DATE

COUNTY CLERK'S CERTIFICATE:

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 97-12-0938, CABINET C, PAGE 231 RECORD OF PLATS, THIS 23rd DAY OF DECEMBER, 1997.

Mary Ann Wilson by M. Bright, Deputy 12/23/97
MARY ANN WILSON, COOS COUNTY CLERK DATE

CONFIRMATION IS REQUIRED FROM THE COUNTY ROADMASTER THAT ALL ROAD AND DRIVEWAY REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE LETTER FOR A DWELLING.

NEW OR REPLACEMENT DWELLINGS SHALL ESTABLISH AND MAINTAIN A FIREBREAK, FOR A DISTANCE OF AT LEAST 30 FEET IN ALL DIRECTIONS ON THOSE PARCELS BORDERING THE FOREST ZONE.

OWNER:

C. DORWIN LOVELL AND JANETTE M. LOVELL
1155 ISTHMUS HEIGHTS
COOS BAY, OREGON 97420

OWNER'S DECLARATION:

I/WE, THE UNDERSIGNED, HEREBY DECLARE THE PARTITION PLAT TO BE PREPARED AND THE PARTITION WITH ORS CHAPTER 32.

AS A CONDITION OF APPROVAL OF THIS PLAT, I/WE WILL HOLD COOS COUNTY HARMLESS FROM ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED

ACCESS TO ALL PARCELS CONTAINED IN THIS PLAT ROAD #53 WHICH IS A PUBLIC DEDICATED, PLUS ANY OLD ALLEYS, EASEMENTS, ERECTED ON THE PLAT
C. Dorwin Lovell
C. DORWIN LOVELL

Janette M. Lovell
JANETTE M. LOVELL

STATE OF OREGON
COUNTY OF COOS

THIS IS TO CERTIFY THAT C. DORWIN LOVELL PERSONALLY APPEARED BEFORE ME ON THIS 15th DAY OF DECEMBER, 1997. MY

Susan Rae Nelson
NOTARY PUBLIC FOR OREGON

STATE OF OREGON
COUNTY OF COOS

THIS IS TO CERTIFY THAT JANETTE M. LOVELL PERSONALLY APPEARED BEFORE ME ON THIS 15th DAY OF DECEMBER, 1997. MY

Susan Rae Nelson
NOTARY PUBLIC FOR OREGON

WATER RIGHTS STATEMENT

NONE APPURTENANT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Karlas E. Seidel

OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342

EXPIRES 12/31/88

2293

A

97 12 0938

1997 # 36

CAB C-231

ITION PLAT

OWNER:

C. DORWIN LOVELL AND JANETTE M. LOVELL
1155 ISTHMUS HEIGHTS
COOS BAY, OREGON 97420

TE:

S WITH THE REQUIREMENTS
ITS HAVE BEEN SET AND/OR AN
7 REQUIRED MONUMENTATION

12-22-97
DATE

OWNER'S DECLARATION:

I/WE, THE UNDERSIGNED, HEREBY DECLARE THAT I/WE HAVE AUTHORIZED AND CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92.

AS A CONDITION OF APPROVAL OF THIS PLAT, THE UNDERSIGNED HEREBY AGREES THAT HE/SHE WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS/HER PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

ACCESS TO ALL PARCELS CONTAINED IN THIS PARTITION IS VIA EASTSIDE SUMNER COUNTY ROAD #53 WHICH IS A PUBLIC DEDICATED, PUBLIC MAINTAINED ROAD.

ANY AND ALL ENCUMBRANCES, CLAIMS OR THE LIKE ON THE PART OF THE PLAT SHALL BE RELEASED BY THE PLAT

C. Dorwin Lovell

12-15-97

C. DORWIN LOVELL

DATE

CERTIFICATE:

PLAT IS IN CONFORMITY WITH THE
VELOPMENT ORDINANCE.

12-23-97

DATE

Janette M. Lovell

12-15-97

JANETTE M. LOVELL

DATE

TE:

M TAXES AND ALL SPECIAL
TO BE PLACED UPON THE TAX ROLL
LL BECOME A LIEN DURING THE TAX

12-23-97

DATE

STATE OF OREGON

COUNTY OF COOS

THIS IS TO CERTIFY THAT C. DORWIN LOVELL

PERSONALLY APPEARED BEFORE ME ON THIS 15TH DAY OF DECEMBER, 1997, WHO HAS ACKNOWLEDGED THAT HE/SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 15TH DAY OF DECEMBER, 1997 MY COMMISSION EXPIRES ON: 10-16-98

Susan Rae Nelson

NOTARY PUBLIC FOR OREGON



STATE OF OREGON

COUNTY OF COOS

THIS IS TO CERTIFY THAT JANETTE M. LOVELL

PERSONALLY APPEARED BEFORE ME ON THIS 15TH DAY OF DECEMBER, 1997, WHO HAS ACKNOWLEDGED THAT HE/SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 15TH DAY OF DECEMBER, 1997. MY COMMISSION EXPIRES ON: 10-16-98

Susan Rae Nelson

NOTARY PUBLIC FOR OREGON



ON PLAT WAS RECORDED INTO THE

CABINET C, PAGE 231

1997.

12/23/97

DATE

THAT ALL ROAD AND DRIVEWAY
VELOPMENT ORDINANCE HAVE BEEN
TER FOR A DWELLING.

MAINTAIN A FIREBREAK, FOR A DISTANCE
LS BORDERING THE FOREST ZONE.

WATER RIGHTS STATEMENT:

NONE APPURTENANT

RECORDING # 97120938

Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at

11:36 AM ON 12/23/1997
J. WILSON

By Deputy

pages 3 (7) Fee \$ 38.00



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald E. Stuntzner

OREGON
REGISTERED 11, 1977
RONALD E. STUNTZNER
1542

EXPIRES 12/31/98

Stuntzner Engineering & Forestry, L.L.C.

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2872
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 267-0508

Drawn By:	CHRIS HOOD	Date:	DECEMBER 1997
Checked By:	TOM HOSHALL	Drawing No.:	97-191F
Designed By:	CHRIS HOOD	Revised:	
Job Name:	LOVELL PARTITION		Sheet 2 of 2

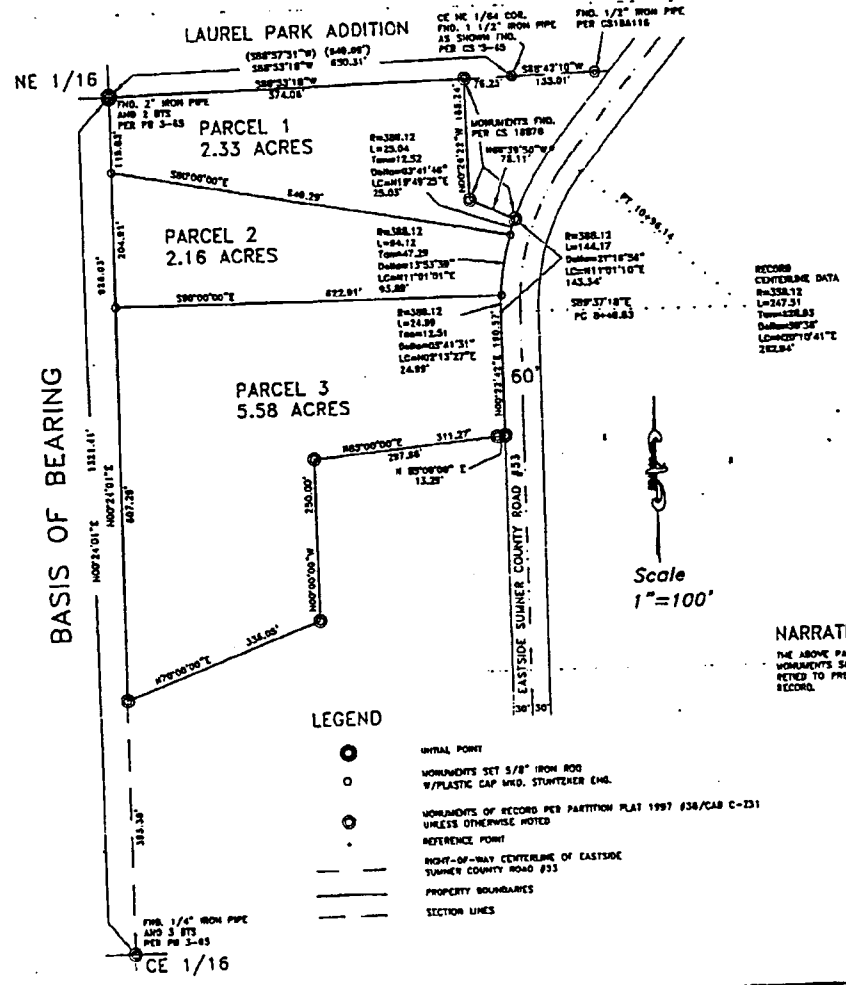
2294

FINAL PARTITION PLAT

LOCATED IN PARCEL 3, PARTITION PLAT 1997#36
IN THE SE1/4 OF THE NE1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN,
COOS COUNTY, OREGON

P 2000 #9
CAB C-297

PLAT 1997#36 OF RECORD
FILED IN BOOK 11400 OF RECORDS
COOS COUNTY, OR, YEAR 1997 - COUNTY CLERK



OWNERS
C. DOWNIE AND JANETTE M. LOVELL
1155 KESTRANE WOODS
COOS BAY, OREGON 97420

PREPARED BY
STUNTZNER ENGINEERING AND FORESTRY L.L.C.
705 S. 4TH STREET/PO BOX 118
COOS BAY, OREGON 97420

REFERENCE SURVEYS
FINAL PARTITION PLAT
1997 #36, CAB C-251
CS 18878 BOY, ADD. SURVEY BY MYSELF, JUNE 1999

DEED OF RECORD
#977-09-0129 COOS COUNTY DEED RECORDS

BEARINGS AND DISTANCES
ASSUMED PER CS 18817 BY R. WITZ, AUGUST 1943

EASEMENTS AND RESERVATIONS
EASEMENT, PACIFIC POWER, #670-09-52109
(BLANKET EASEMENT FOR DISTING POWER LINES)
DEED OF TRUST, CORDIA BARBER, #198-02-1112

ASSESSOR DESCRIPTION
T. 26, R. 13, S. 14D TL 1502

ROAD AND DRIVEWAY CONFIRMATION
CONFIRMATION IS REQUIRED FROM THE COUNTY FORDMASTER
THAT ALL ROAD AND DRIVEWAY REQUIREMENTS OF THE COOS
COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE HAVE
BEEN MET PRIOR TO THE ISSUANCE OF A TOWNSHIP COMPLIANCE
LETTER FOR A DWELLING.

PROPERTY LINE ADJUSTMENT
THE CONFIGURATION OF PARCEL 3 OF PARTITION PLAT 1997 #34
WAS CHANGED BY THIS PROPERTY LINE ADJUSTMENT DEED 1999-14880
DEED RECORDS OF THE COOS COUNTY.

WATER SOURCE
NO DOMESTIC WATER SUPPLY FACILITY WILL BE
PROVIDED TO THE PURCHASER OF ANY LOT OR
PARCEL DETACHED IN THE PROPOSED LAND DIVISION,
EVEN THOUGH A DOMESTIC WATER SUPPLY MAY EXIST.

SEWAGE SOURCE
NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED
TO THE PURCHASER OF ANY LOT OR PARCEL DETACHED
IN THE PROPOSED LAND DIVISION, EVEN THOUGH A
SEWAGE DISPOSAL FACILITY MAY EXIST.

NARRATIVE
THE ABOVE PARTITION WAS BASED ON MY 1997-99 CONTROL SURVEY. RECORD
MONUMENTS SHOWN FOUND OR SET ON PLAT 1997 #36 AND CS 18878 WERE NOT
REFERED TO PREPARE THIS PLAT. OUTER BOUNDARY DIMENSIONS SHOWN HEREON ARE
RECORD.

- LEGEND**
- INITIAL POINT
 - MONUMENTS SET 5/8" IRON ROD
W/PLASTIC CAP W/ED. STUNTZNER ENG.
 - MONUMENTS OF RECORD PER PARTITION PLAT 1997 #36/CAB C-251
UNLESS OTHERWISE NOTED
 - REFERENCE POINT
 - RIGHT-OF-WAY CENTERLINE OF EASTSIDE
SUMNER COUNTY ROAD #33
 - PROPERTY BOUNDARIES
 - SECTION LINES

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Tom H. Alford
Oregon
Thomas H. Alford
Coos Bay, Oregon 97420
1977
LICENSE 6730/01

Stuntzner Engineering & Forestry, L.L.C.

EXPOSURE - LAND SURVEYING - FORESTRY
PLANNING - WATER FOREST

705 South 4th St.
P.O. Box 118
Coos Bay, Oregon 97420

Phone (541) 867-6970
Fax (541) 867-6888

DATE: 06/04/00 FILE: 06/04/00
DRAWN BY: P. W. HIGGINS CHECKED BY: P. W. HIGGINS
SCALE: 1"=100'

DATE: 06/04/00 FILE: 06/04/00
DRAWN BY: P. W. HIGGINS CHECKED BY: P. W. HIGGINS
SCALE: 1"=100'

P 2000 #9
CABC-297

PARTITION PLAT # _____
NAME: LOVELL PARTITION

SURVEYOR'S CERTIFICATE:

I, THOMAS H. MARSHALL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED BELOW, AND HAVE INDICATED THE DIMENSIONS AND MONUMENTS INDICATING THE POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH OPS 22.00(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAIN OUT.

PARCEL 3 OF PARTITION PLAT 1999-18 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WELLMETTE MERIDIAN, COOS COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST ONE-SIXTEENTH (1/16) CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WELLMETTE MERIDIAN, COOS COUNTY, OREGON;

THENCE SOUTH 09°21'01" WEST 928.63 FEET ALONG THE EAST ONE-SIXTEENTH (1/16) LINE OF SAID SECTION 1 TO A 5/8" IRON ROD PER PARTITION PLAT 1999-13, RECORDS OF COOS COUNTY;

THENCE NORTH 70°00'00" EAST 338.68 FEET TO A 5/8" IRON PER SAID PARTITION PLAT;

THENCE NORTH 00°00'00" WEST 230.00 FEET TO A 3/4" IRON ROD PER SAID PARTITION PLAT;

THENCE NORTH 85°00'00" EAST 297.98 FEET TO A 5/8" IRON ROD PER SAID PARTITION PLAT;

THENCE CONTINUING NORTH 85°00'00" EAST 13.89 FEET TO A 5/8" IRON ROD PER SAID PARTITION PLAT ON THE WESTERLY RIGHT OF WAY OF THE EASTSIDE SLAMMER COUNTY ROAD #33;

THENCE CONTINUING NORTH 85°00'00" EAST 180.57 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE BEGINNING OF A 308.12 FOOT RADIUS CURVE RIGHT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 144.17 FEET THROUGH A CENTRAL ANGLE OF 21°18'34" (THE LONG CHORD WHICH BEARS NORTH 11°01'10" EAST 143.34 FEET) TO A 5/8" IRON ROD ON SAID WESTERLY RIGHT OF WAY PER

PROPERTY LINE ADJUSTMENT SURVEY CS 19878 RECORDS OF THE COOS COUNTY SURVEYOR;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY NORTH 00°39'30" WEST 78.11 FEET TO A 5/8" IRON ROD PER SAID CS 19878;

THENCE NORTH 00°21'22" WEST 185.24 FEET TO A 5/8" IRON ROD PER SAID CS 19878;

THENCE SOUTH 88°51'18" WEST 574.06 FEET TO THE POINT OF BEGINNING.

TOTAL AREA OF PARENT PARCEL 10.07 ACRES.

SURVEYOR:
STUNTZNER ENGINEERING & FORESTRY L.L.C.
705 S. 4TH ST. - P.O. BOX 118
COOS BAY, OR 97420
OFFICE: (541) 267-2872
FAX: (541) 267-0588

LOVELL FINAL PARTITION PLAT

COUNTY SURVEYOR'S CERTIFICATE:

I, KARLAS SEIDL, HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND/OR AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PLEASANT TO COUNTY ORDINANCE PROVISIONS.

Karlas E Seidl June 1, 2000
KARLAS SEIDL, COOS COUNTY SURVEYOR DATE

COUNTY PLANNING DIRECTOR'S CERTIFICATE:

I, COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

Pat Linnard 6-12-00
PAT LINNARD, COOS COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR'S CERTIFICATE:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AN VALORUM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

Barbara J. Jorral, Chief Deputy June 6, 2000
BARBARA J. JORRAL, COUNTY ASSESSOR DATE

COUNTY CLERK'S CERTIFICATE:

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECORDED WITH THE COOS COUNTY RECORDS AND BOOKS NO. 2000-5906, CABINET C, PAGE 297 RECORD OF PAGES 134-141 MAY OF 2000.

By Devin D. Murphy, Deputy 6-13-00
DEVIN D. MURPHY, COOS COUNTY CLERK DATE

IMPROVEMENT NOTES:

CONFIRMATION IS REQUIRED FROM THE COUNTY ROADMASTER THAT ALL ROAD AND DRIVEWAY REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE LETTER FOR A DWELLING.

NEW OR REPLACEMENT DWELLINGS SHALL ESTABLISH AND MAINTAIN A FIREWALL, FOR A DISTANCE OF AT LEAST 36 FEET IN ALL DIRECTIONS ON THOSE PARCELS BORDERING THE FOREST ZONE.

OWNER:

C. DORRIN LOVELL AND JANETTE M. LOVELL
1155 STRAND HEIGHTS
COOS BAY, OREGON 97420

OWNER'S DECLARATION:

I, WE, THE UNDERSIGNED, HEREBY DECLARE THAT I/WE HAVE AUTHORIZED AND CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH THE CHAPTER 91.

AS A CONDITION OF APPROVAL OF THIS PLAT, THE UNDERSIGNED HEREBY AGREES THAT HE/SHE WILL HOLD COOS COUNTY HARMLESS FROM AND REIMBURSE THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS/HER PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, MAINTAIN, OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

ACCESS TO ALL PARCELS CONTAINED IN THIS PARTITION IS VIA EASTSIDE SLAMMER COUNTY ROAD #33 WHICH IS A PUBLIC DEDICATED, PUBLIC MAINTAINED ROAD.

C. Dorrin Lovell 5-23-2000
C. DORRIN LOVELL DATE

Janette M. Lovell 5-23-2000
JANETTE M. LOVELL DATE

STATE OF OREGON
COUNTY OF COOS

THIS IS TO CERTIFY THAT C. DORRIN LOVELL PERSONALLY APPEARED BEFORE ME ON THE 23RD DAY OF MAY, 2000, WHO HAS ACKNOWLEDGED THAT HE/SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THE 28TH DAY OF MAY, 2000. MY COMMISSION EXPIRES ON: 3/3/2001

David D. Foster
NOTARY PUBLIC FOR OREGON



STATE OF OREGON
COUNTY OF COOS

THIS IS TO CERTIFY THAT JANETTE M. LOVELL PERSONALLY APPEARED BEFORE ME ON THE 23RD DAY OF MAY, 2000, WHO HAS ACKNOWLEDGED THAT HE/SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THE 28TH DAY OF MAY, 2000. MY COMMISSION EXPIRES ON: 3/3/2001

David D. Foster
NOTARY PUBLIC FOR OREGON



WATER RIGHTS STATEMENT:

NONE APPURTENANT



Stuntzner Engineering & Forestry, L.L.C.
ENGINEERING - LAND SURVEYING - FORESTRY
PLANNING - WATER RIGHTS
705 South 4th St. Phone (541) 267-2872
P.O. Box 118 Fax (541) 267-0588
Coos Bay, Oregon 97420
OWNER: C. DORRIN LOVELL DATE: JUNE 2000
DRAWN BY: THOMAS MARSHALL CHECKED BY: PP-04
APPROVED BY: [Signature] DATE: [Blank]
JOB NO: LOVELL PARTITION

PAGE #1, BOOK OF BOOKS 18151, 2000
COUNTY CLERK
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