
The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals. If this matter is appealed, an appeal hearing will be conducted and notice of hearing will be provided in the same manner the notice of decision was distributed.

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2020.aspx>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

This decision will become final at 5 P.M. on July 10, 2020 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Coos County Planning Department.

Reviewed by: Crystal Orr Date: Thursday, June 25, 2020
Crystal Orr, Planner I

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map & Template Map

The Exhibits below are mailed/mailed to the Applicant, Board of Commissioners and Planning Commission only. Copies are available upon request or at the following

Exhibit C: Staff Report

Exhibit D: Comments Received

Exhibit E: Application

EXHIBIT "A"

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

The applicant has met the applicable criteria, with the following conditions:

1. All necessary federal, state, and local permits must be obtained.
2. Shall comply with all comments received and found as Exhibit "D" to this report.
3. All Final Plat shall meet the requirements SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS. Planning staff shall check of the requirements at the time of submittal and if not found to comply corrections shall be made prior to moving on to the Surveyor, Roadmaster and Assessor's Office for appropriate signatures.
4. Shall meet all conditions of approval within PLA-20-004. The Property Line Adjustment (PLA-20-004) shall be recorded and a copy provided to staff prior to the Final Plat being signed.
5. If Parcel 2 intends on using the access through the proposed 30 foot easement then it would be considered a roadway serving a maximum of 3 dwelling units and the easement shall be 40 feet as required by the CCZLDO.
6. Proof that the well meets standards within Section 6.2.800(3) and that the septic system meets Department of Environmental Quality (DEQ) requirements must be received by staff prior to the final plat being signed.
7. A Compliance Determination must be submitted with the intention to site a Single Family Dwelling prior to staff signing the final plat.

EXHIBIT "B"
Vicinity Map & Tentative Plat



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



File: P-20-001

Applicant/ Stuntzners Engineering,
Douglas McMahan/

Owner: Erland & Valerie Anderson

Date: March 21, 2020

Location: Township 26S Range 13W
Section 01AD TL 1506

Proposal: Partition

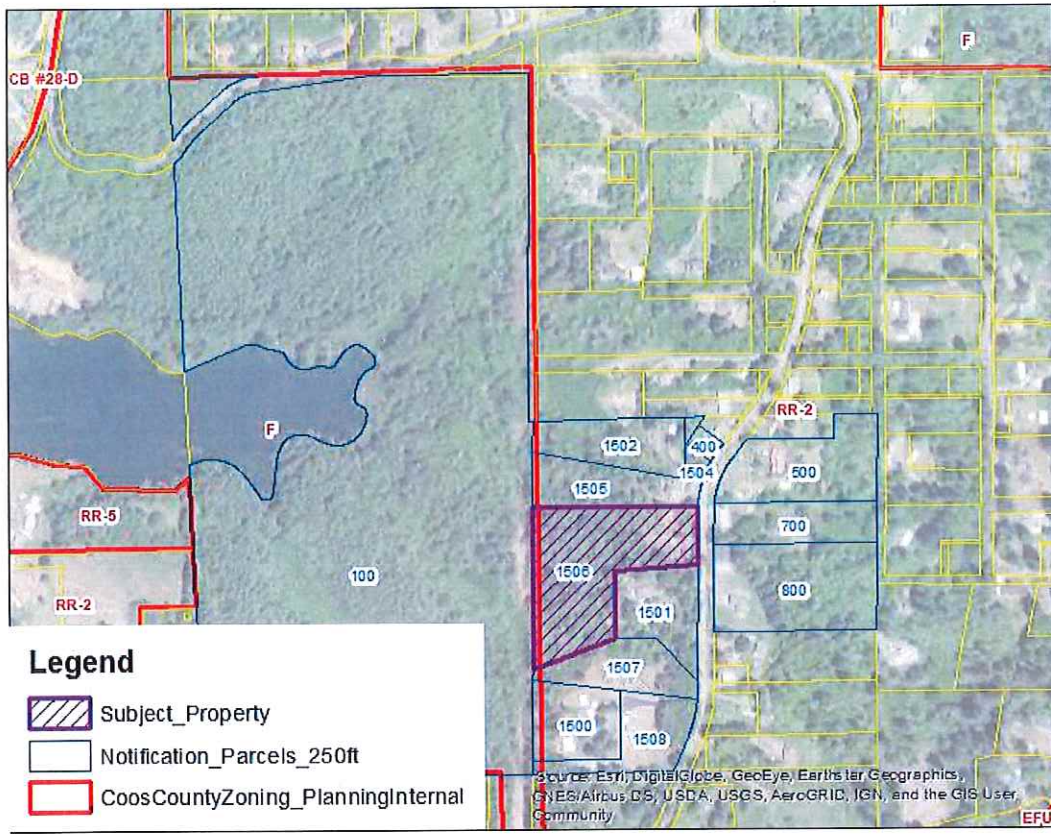


EXHIBIT "C"
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS

I. PROPOSAL

- A. PROPOSAL:** The applicants 'proposal is a request for Planning Director Approval for a two (2) parcel partition as provided by the Coos County Zoning and Land Development Ordinance (CCZLDO).
- B. BACKGROUND/PROPERTY HISTORY:** This property has a garage, well and septic system. Through research, planning staff was able to determine that the property does not contain a dwelling. The property was given approval to site a Single Family Dwelling, Accessory Structure and connect to the existing septic system on September 12, 2013 (ZCL-13-245). The Accessory Structure was completed, but the Dwelling was not; therefore, another Zoning Clearance Letter was issued on October 5, 2015 (ZCL-15-264) giving clearance to site a Single Family Dwelling and connect to the existing septic system. The dwelling was never sited. Staff reviewed the assessment pictures taken by the Coos County Assessor's Office and discovered that there is a Recreational Vehicle (RV) and garage (Accessory Structure) on the property, it appears from the evidence that the RV is being used as a dwelling. It is unlawful to use an RV as a dwelling pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO) outside of an approved RV Park or approved Hardship/temporary use.

II. BASIC FINDINGS:

- A. LOCATION:** The subject property is located southeast of the City of Coos Bay. The property is accessed via Isthmus Heights Road, which is a privately maintained public road.
- B. ZONING:** The property is zoned Rural Residential (RR).
There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

D. SITE DESCRIPTION AND SURROUNDING USES: This property is located southeast of the City of Coos Bay. The property is zoned Rural Residential-2 (RR-2) and contains 5.74 acres. The parcels surrounding are zoned Rural Residential-2 (RR-2) as well except for the parcels to the east, which are larger sized Forest (F) zoned properties.

E. COMMENTS:

- a. **PUBLIC AGENCY:** All comments received through the Technical Review Committee meeting are found at Exhibit "D". No other public agency comments have been received at this time.
- b. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This property did not require any request for comments prior to the release of the decision.

F. LAWFULLY CREATED UNIT OF LAND: This property is acknowledged as a lawfully created pursuant to CCZLDO § 6.1.125.1.a as it was lawfully created through an approved plat (P-07-32) and reconfigured through a property line adjustment.

III. STAFF FINDINGS AND CONCLUSIONS:

a. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for a land partitions creating two parcels and is subject to Coos County Zoning and Land Development Ordinance § 6.2.375(5)&(6) Review of Tentative Plan, Criteria for Approval, Conditional Approval; § 6.2.400 Access in Conjunction with a Land Division; § 6.2.475 Access; § 6.2.500 Easements; § 6.2.525 Lots and Parcels; § 6.2.550 Improvement Specifications; §6.2.800.3.p through q and s Final Plat Regulations; § 7.2, Table 7.2A Minimum Standards for New Roads and Driveways in Rural.

b. KEY DEFINITIONS:

ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.

DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

DEVELOPMENT: The act, process or result of developing.

USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.

Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

c. PARTITION REQUIREMENTS

Coos County Zoning and Land Development Ordinance (CCZLDO)

- *SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS:*

Finding: This section was reviewed prior to deeming the application complete. The application was found to be complete on March 5, 2020. An application for a land division shall meet the requirements of the tentative plan prior to setting up the Technical Review Committee to allow for comments and review.

- *Section 6.2.375 Review of Tentative Plan:*
 1. *Distribution to Affected Bodies. The Planning Department shall furnish a copy of the tentative plan to all affected special districts and cities which have a coordination agreement with Coos County; and*
 2. *Within twenty (20) days of postmark, each city, special district and County Department receiving a copy of the tentative plan should submit a written statement to the Planning Department with respect to any matter, information, or recommendation deemed necessary for the applicant's or public's benefit.*
 3. *The Planning Department shall make copies of all written statements available to the applicant and others interested.*

FINDING: The application was distributed to all affected bodies including special districts and agencies and/or departments that the County has an agreement with. Comments have been summarized below and were provided to the applicant as part of the TRC and found at Attachment "D".

- **Coos County Cartographer, Ellen Breiter commented that tax lot 1506 is parcel 1 and 2 of P 2008-04, not just parcel 2. The distance on the northerly line of parcel 2 appears to be in error. Please see her full comments in Exhibit D.**
- **Coos County Surveyor, Mike Dado commented that the error of closure of the Parent Parcel is S83°35'04"W-0.093'. I believe that closure can be improved upon. There are some issues with the distances along the North line of Parcels 1 & 2, as well as the West line of Parcel 2. The Southerly corners of Parcel 2 were set in Partition Plat 2008-4. There is no Legend. Record and measured distances between found monuments need to be shown. Contours are incorrect.**
- **Coos County Roadmaster, John Rowe commented that As per CCZLDO Chapter VII Table 7.2A the access roadway right-of-way requirement is a 40 ft. width for a roadway serving 3 dwellings or less. The access roadway grade cannot exceed 18%. The tentative plat showed non existing elevations into Parcel 2.**

- **John McDonald, Development Review Planner for Oregon Department of Transportation (ODOT) did not provide comments.**
 - **Coos Health and Wellness, Richard Hallmark Environmental Health Program Manager did not provide comments.**
4. *Planning Director Review. The Planning Director, after reviewing the tentative plan and comments, may approve, conditionally approve, or disapprove any application. The Planning Director shall take action within forty-five (45) days of the date the application was accepted as complete, unless additional time is deemed necessary to complete the review.*

FINDING: The application was received February 20, 2020. The application was turned in with a Property Line Adjustment. The Property Line Adjustment had to be reviewed first as the land division included the portion being adjusted. This application was deemed incomplete February 27, 2020 as the original tentative map did not meet the minimum lot size as well as the property line adjustment would need to be approved. Staff received new maps March 6, 2020 that met the minimum lot size. On May 11, 2020 the Property Line Adjustment (PLA-20-004) was mailed out, with a appeal date of May 25, 2020. No appeals were received, which means this application was deemed complete May 25, 2020. This report is within the 45-day timeline.

5. *Criteria for Approval of tentative land division plan*
- 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.*

FINDING: The tentative land division plan is found to comply with the requirements of this article and other articles pertaining to mapping and access with conditions of approval. The decision will be processed accordingly.

- b. *The preliminary subdivision 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 this chapter have been met; and*
 - 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, the 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.*

- **FINDING: The proposed right of way will need to be 40 ft wide, with a 12 ft wide rocked roadway meeting the requirements of the CCZLDO Chapter VII, Table 7.2A. Minimum parcel size for the zoning district has been complied with. This is not a phased partition.**
- c. *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.*

FINDING: The application has been conditioned to ensure the proposal complies with the Coos County Comprehensive Plan and Implementing Ordinance.

6. *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:*
- a. *roadway and plat design modifications;*
 - b. *utility design modifications;*
 - c. *conditions deemed necessary to provide safeguards against documented geologic hazards;*
 - d. *other conditions deemed necessary to implement the objectives of the Comprehensive Plan.*

Finding: No special conditions will be imposed for this partition.

7. *Effective Date. Unless the action of the Planning Director is appealed, the action shall be effective upon the expiration of the appeal period pursuant to Article 5.8. Following approval of a tentative plan, the applicant may proceed with preparation of any required construction drawings. Development as per the tentative plan may yet be subject to approval of the supplemental information as required by Section 6.5.250(5) and approval of construction drawings as required by Section 6.5.350. [OR-92-07-012PL]*

Finding: The effective date for this tentative approval will be July 10, 2019 unless an appeal is received.

6. *Duration of Preliminary Subdivision Plan Approval*
- a. *Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase. Each phase shall be valid for an additional twenty-four (24) months from the date of approval of the preliminary plan. For example if there were three phases each phase has 24 months from the date of the decision of the prior phase (decision of the first phase was on 10/11/13 then phase two has until 10/11/15 and phase three would have until 10/11/17 to be completed). An applicant may choose to set a lesser time limit but this represents the maximum time allowed for phasing.*
 - b. *If any time limitation is exceeded, approval of the tentative plan, or of the phase of the preliminary tentative plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require new Administrative Action.*
7. *Granting of Extensions.*
- a. *An applicant may request an extension of the validity of a tentative land division plan approval or, if the preliminary plan provides for phased development, an extension of the validity of a tentative approval with respect to the phase the applicant is then developing. Such request shall be considered a Ministerial Action and shall be submitted to the Director, in writing, prior to expiration of such approval, stating the reason why an extension should be granted.*
 - b. *The Director may grant an extension of up to twelve (12) months in the validity of a tentative plan approval or, if the tentative plan provides for phased development, an extension of up to twelve (12) months in the validity of a tentative plan approval with respect to the phase then being developed, if it is determined that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final plat approval within the original time limitation.*

Finding: This land division is not a phase partition and shall be valid for two (2) years from the effective date. The final partition plat shall be filed on or before this two (2) year time period expires. If the applicant is unable to complete the conditions of approval and file the final partition prior to the expiration an extension can be applied for. Extensions are valid for twelve (12) months.

- *Section 6.2.400 Access in Conjunction with a Land Division:*

All access shall conform to the provisions under Article 6.2 and Chapter VII.

- *Section 6.2.475 Access:*

Each unit of land proposed to be created shall have access by way of a County road except as provided below:

- 1. Local Access Road: A unit of land created by subdivision or partitioning may have access by way of an existing local access road provided:*
 - a. The local access road was open to public use on January 1, 1986.*
 - b. Use of the local access road is not restricted by adopted policies of the Comprehensive Plan.*
 - c. The local access road is constructed to the private road standard contained in Article VII. However, if the road will, or could in the future, provide service to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the finished top surface width shall be a minimum of 18 feet and turnouts shall not be required.*
 - d. If the Approving Authority determines that the existing development pattern, topography, physical characteristics of the land, applicable land use regulations, or other circumstances affecting the area served by the local access road prevent the road from being used to provide access to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the Approving Authority may allow the local access road to be constructed to the same standards that are required for private roads, pursuant to Article VII.*
 - e. Additional right-of-way is provided along the frontage of the subject property when such is required to meet the minimum right-of-way requirements for a County road.*
 - f. The applicant agrees to participate in a private maintenance program for the local access road and executes any documents required by the Approving Authority to insure such participation.*
 - g. The applicant agrees to participate in any local improvement district which may be formed under ORS 371.605 to 371.660 or the Coos County Local Assessment Ordinance to improve the local access road to County Road standards. The applicant shall execute any documents required by the Approving Authority, including a waiver of remonstrance, to insure such participation.*
- 2. In addition to the requirements above, approval of a subdivision served by a local access road shall require:*
 - a. All interior streets in the subdivision that require dedication shall be built to the County standard such that they may be incorporated into the County road maintenance system.*
 - b. The subdivision shall be subject to adequate restrictive covenants or other similar device which require interior streets to be maintained by lot owners in accordance with County standards. Such restrictive covenants shall be enforceable by the County.*
- 3. Any access approval request under this section shall be reviewed to assure that no development occurs in known natural hazard areas without appropriate safeguards. The Planning Director or designee may condition its approval of a request on the provision of such safeguards, or otherwise condition approval of such requests to insure compatibility with the objectives of this ordinance, and the Coos County Comprehensive Plan.*

- **Section 6.2.500 Easements:**

Easements may include but are not limited to the following:

1. *Private Road Access information is found in Chapter VII (Roads or Streets).*
2. *Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.*
3. *Pedestrian and Bicycle Ways. When necessary for public convenience, safety or if designated on an adopted County or State recreation or transportation system plan, the County Planning Director will require a developer of a subdivision, PUD, and office park complex to dedicate to the public, public access easements ten (10) feet in width. Said easements may be deemed necessary to provide access:*
 - a. *through unusually long or oddly shaped lots or parcels;*
 - b. *to schools, parks, or other public areas;*
 - c. *for pedestrian travel adjacent to streets;*
 - d. *to water bodies or other natural amenities;*
 - e. *between streets or cul-de-sacs; or*
 - f. *between office structures and through parking facilities.*
4. *Slope Easements. Necessary when right-of-way slope construction extends outside of the normal right-of-way.*

Finding: Both parcels will have access through Isthmus Heights Road. Parcel 1 will have direct access and Parcel 2 will access via an easement through tax lot 1501. If Parcel 2 intends on using the access through the proposed 30 foot easement then it would be considered a roadway serving a maximum of 3 dwelling units and the easement will need to be 40 feet as required by the CCZLDO.

There is no proposed pedestrian or bicycle path as part of this request as this is not required for this land division. There is no requirement for a slope easement.

Therefore, the above criteria have addressed the access and easement criteria.

- **Section 6.2.525 Lots and Parcels:**

1. *Lot and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district.*
2. *Within an Urban Growth Boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this Ordinance for one use shall be used as the required lot area, yard or other open space for another use, such as utility easements, access easements, road and street right-of-ways or septic drain fields.*
3. *Outside of the urban growth boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use. This does not include utility easements, private road access easements or septic drainfields; but does include all public road and street right-of-ways.*
4. *Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle "lots" themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots.*
5. *Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.*

Finding: Section 6.2.550 Improvement Specifications:

Improvements shall conform to the following standards:

- 1. Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. Water requirement of Section 6.2.800(3).*
- 2. Sewage disposal systems, both public and private, shall conform to the requirements of state law.*
- 3. Grading shall be performed and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area.*
- 4. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety.*
- 5. Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards.*
- 6. Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required.*
- 7. Erosion prevention. When necessary to prevent erosion all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL)*

Finding: This property is zoned Rural Residential-2 (RR-2) and contains approximately 5.58 acres. The minimum lot size within the RR-2 zone is 2 acres. Both parcels will be over the minimum lot size.

This property has a garage, well and septic system. Through research, planning staff was able to determine that the property does not contain a dwelling. The property was given approval to site a Single Family Dwelling, Accessory Structure and connect to the existing septic system on September 12, 2013 (ZCL-13-245). The Accessory Structure was completed, but the Dwelling was not; therefore, another Zoning Clearance Letter was issued on October 5, 2015 (ZCL-15-264) giving clearance to site a Single Family Dwelling and connect to the existing septic system. The dwelling was never sited. Staff reviewed the assessment pictures taken by the Coos County Assessor's Office and discovered that there is an Recreational Vehicle (RV) and Accessory Structure (garage) on the property. It appears to Staff after reviewing the evidence in the record that the RV is being used as a dwelling. It is unlawful pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO) to habitat an RV outside of an approved RV Park or approved Hardship/Temporary Dwelling. It is also unlawful to site an Accessory Structure without having a primary use and in this case a Single Family Dwelling is the primary use within the Rural Residential-2 (RR-2) zone. A Compliance Determination must be submitted with the intention to site a Single Family Dwelling prior to staff signing the final plat.

The property is outside of the Urban Growth Boundary; therefore, does not require any lot area, yard, off street parking, loading or any other type of open space for this partition. The proposal does not include a panhandle lot. The minimum street frontage is 30 feet; Parcel 1 will exceed the minimum street frontage, parcel 2 will have a 40-foot easement. The minimum lot width and depth of 50 feet has been met for both parcels.

Proof that the well meets standards within Section 6.2.800(3) and that the septic system meets Department of Environmental Quality (DEQ) requirements must be received by staff prior to the final plat being signed.

No drainage issues have been identified on this property. A grading and storm water plan is not required at this time; however, grading, drainage, and erosion prevention maybe required if and when new development takes place.

Therefore, the criterion for a tentative plan has been met.

IV. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special district, or parties:

- Millington Fire Protection District
- Oregon International Port of Coos Bay
- Coos Bay/ North Bend Water Board
- Coos Bay School District

The following will receive the decision and all attachments:

- Property Owners and Applicant
- Applicant's Surveyor
- Board of Commissioners
- Planning Commission
- Department of Land Conservation and Development
- Coos County Road Department
- Coos County Surveyor
- Coos County Assessor
- Oregon Department of Transportation

Exhibit "D"
Comments Received



PUBLIC WORKS
ROAD - SOLID WASTE
250 N Baxter Street, Coquille, Oregon 97423
(541) 396-7465
FAX (541) 396-1023

JOHN ROWE
Director / Roadmaster

March 30, 2020

Jill Rolfe
Planning Director

Re: Tentative Plat Review – Partition P-20-001
T26S, R13W, Section 01AD TL 1506
Applicant: Erland Anderson & Valerie Anderson

Comments

As per CCZLDO Chapter VII Table 7.2A the access roadway right-of-way requirement is a 40 ft width for a roadway serving 3 dwellings or less. The access roadway grade cannot exceed 18%. The tentative plat showed non existing elevations into Parcel 2.

Thank you,


John Rowe
Roadmaster

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with section 504 of the Rehabilitation Act of 1973
E-mail: jrowe@co.coos.or.us



COOS COUNTY SURVEYOR
250 N. Baxter Street, Coquille, Oregon 97423

Michael L. Dado
541-396-7586
Email coosurvey@co.coos.or.us

April 30, 2020

To: Crystal Orr

Re: Land Partition P-20-001
Erland Anderson
26-13-01AD, TL 1506

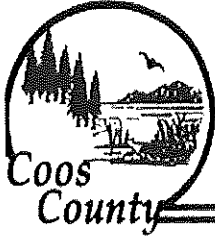
Crystal,

I have reviewed this proposed Land Partition and find the following:

1. The error of closure of the Parent Parcel is $S83^{\circ}35'04''W-0.093'$. I believe that closure can be improved upon.
2. There are some issues with the distances along the North line of Parcels 1 & 2, as well as the West line of Parcel 2.
3. The Southerly corners of Parcel 2 were set in Partition Plat 2008-4. Were these looked for and not found?
4. There is no Legend.
5. Record and measured distances between found monuments need to be shown.
6. Contours are incorrect.
7. I have no further comments at this time.

Very truly yours

Michael L. Dado



COOS COUNTY ASSESSOR'S OFFICE

250 North Baxter Street, Coquille, Oregon 97423
(541) 396-7901
FAX (541)396-6071/TDD 1-800-735-2900

STEVE JANSEN
ASSESSOR

April 27, 2020

Planning Department
Crystal Orr

Re: Tentative Partition Plat (P-20-001)
Account # - 500911
Map # - 26-13-01AD TL1506

Dear Crystal,

Our office has reviewed the above referenced tentative partition plat and have found the following items that need attention:

1. It appears that Parcel 1 of the Tentative includes a portion of Tax Lot 1501.
2. Tax Lot 1506 is Parcel 1 and Parcel 2 of P 2008-04, not just Parcel 2.
3. The distance on the Northerly line of Parcel 2 appears to be in error.
4. If the final plat is not filed before July 1st, a pre-payment of taxes must be collected.
5. If the tax statements are not mailed by the time final plat is submitted for approval, then a pre-payment of taxes must be collected before the Assessor can sign the plat.
6. Please be advised that there is a potential for additional tax on this property.
7. We assume the initial point, legal description, street widths and signature block will be shown on the final plat.
8. Please be advised that a processing fee of \$150.00 will be required before the Assessor signs the final plat.

Sincerely,

Ellen Breiter
Cartographer

CC: Mike Dado, County Surveyor
Doug McMahan, Surveyor
File

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with section 504 of the Rehabilitation Act of 1973

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. McMahon / 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: ¼ 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,

WEX, 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 / STUTZNER 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

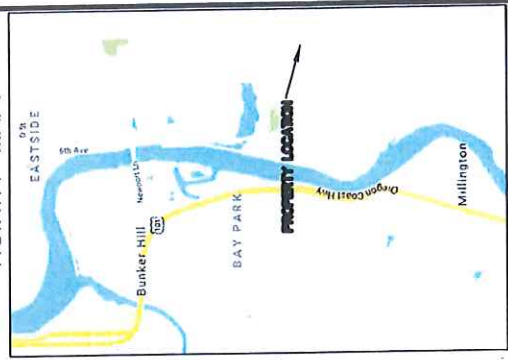
(PROPOSED LAND DIVISION)

LOCATED IN:

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

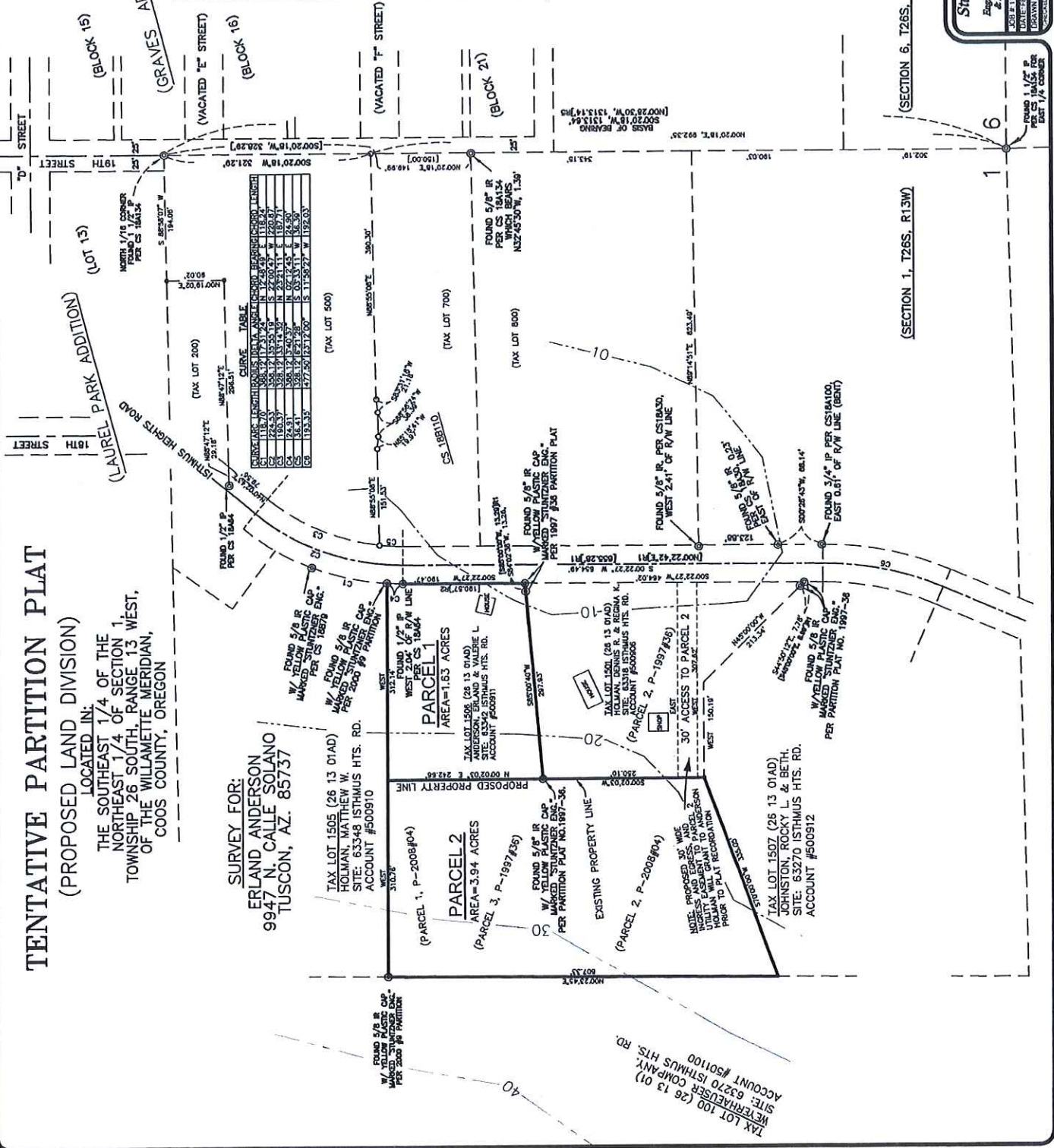
SURVEY FOR:

ERLAND ANDERSON
9947 N. CALLE SOLANO
TUSCON, AZ. 85737



PROFESSIONAL LAND SURVEYOR
David C. McMillan
OREGON
JULY 18, 1900
DOUGLAS C. McMILLAN
No. 1913
RENEWS 12/31/20

Stratitz
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1777
FOR: ERLAND ANDERSON & HOLMAN
63342 & 63370 ISTHMUS HEIGHTS ROAD
COOS BAY, OR 97420
PHONE: (541) 262-2977
FAX: (541) 262-0908
www.stratitz.com
Engineering - Land Surveying - Planning - Wetland Rights



5

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

26S 13W 01AD

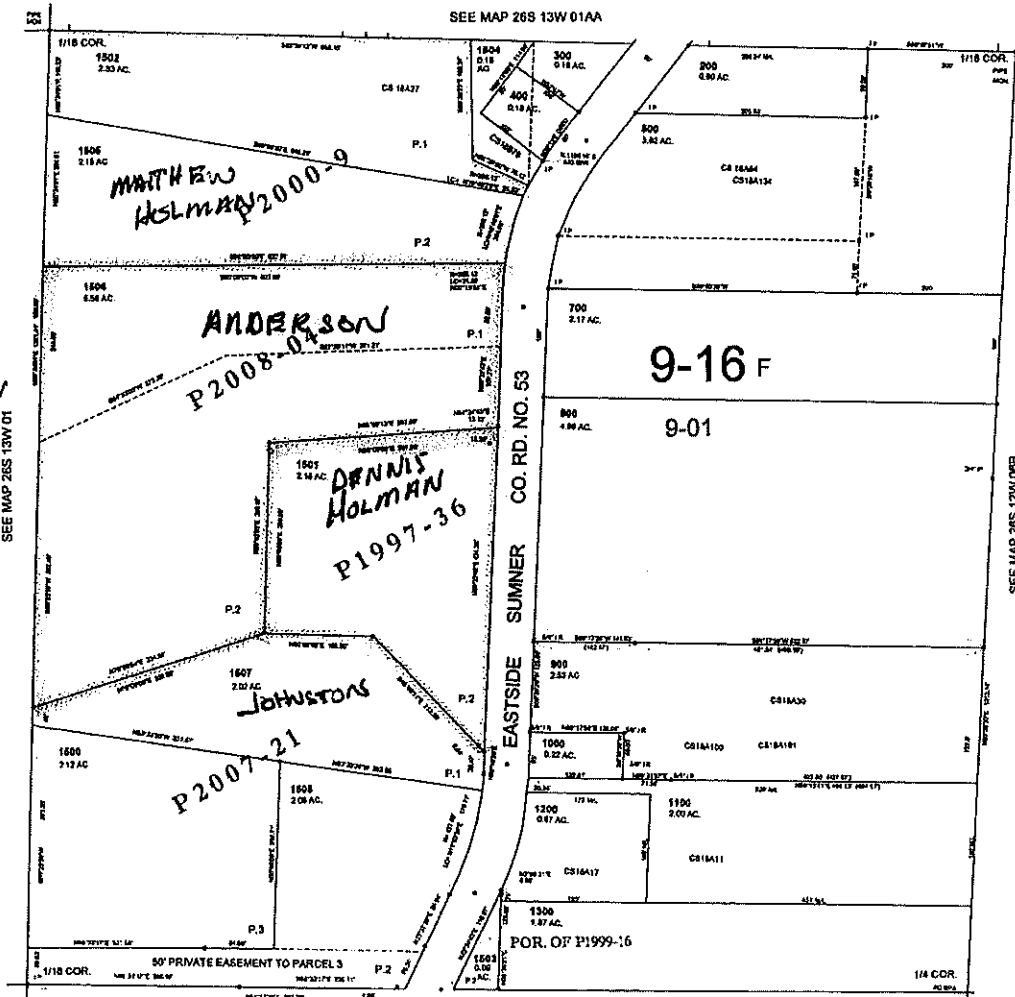
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

CANCELLED NO

1400
100
600
1509

SEE MAP 26S 13W 01AA



26 13 01
TL 100
Weyerhaeuser
Company

SEE MAP 26S 13W 01

SEE MAP 26S 12W 06B

SEE MAP 26S 13W 01

12-14-2012

26S 13W 01AD

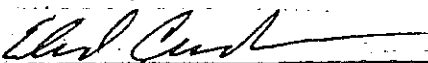
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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:
1. 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.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. 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:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. 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)



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

Ticor Title Company of Oregon
Order No. 360619028623



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.

Ticor Title Company of Oregon
Order No. 360619028623

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

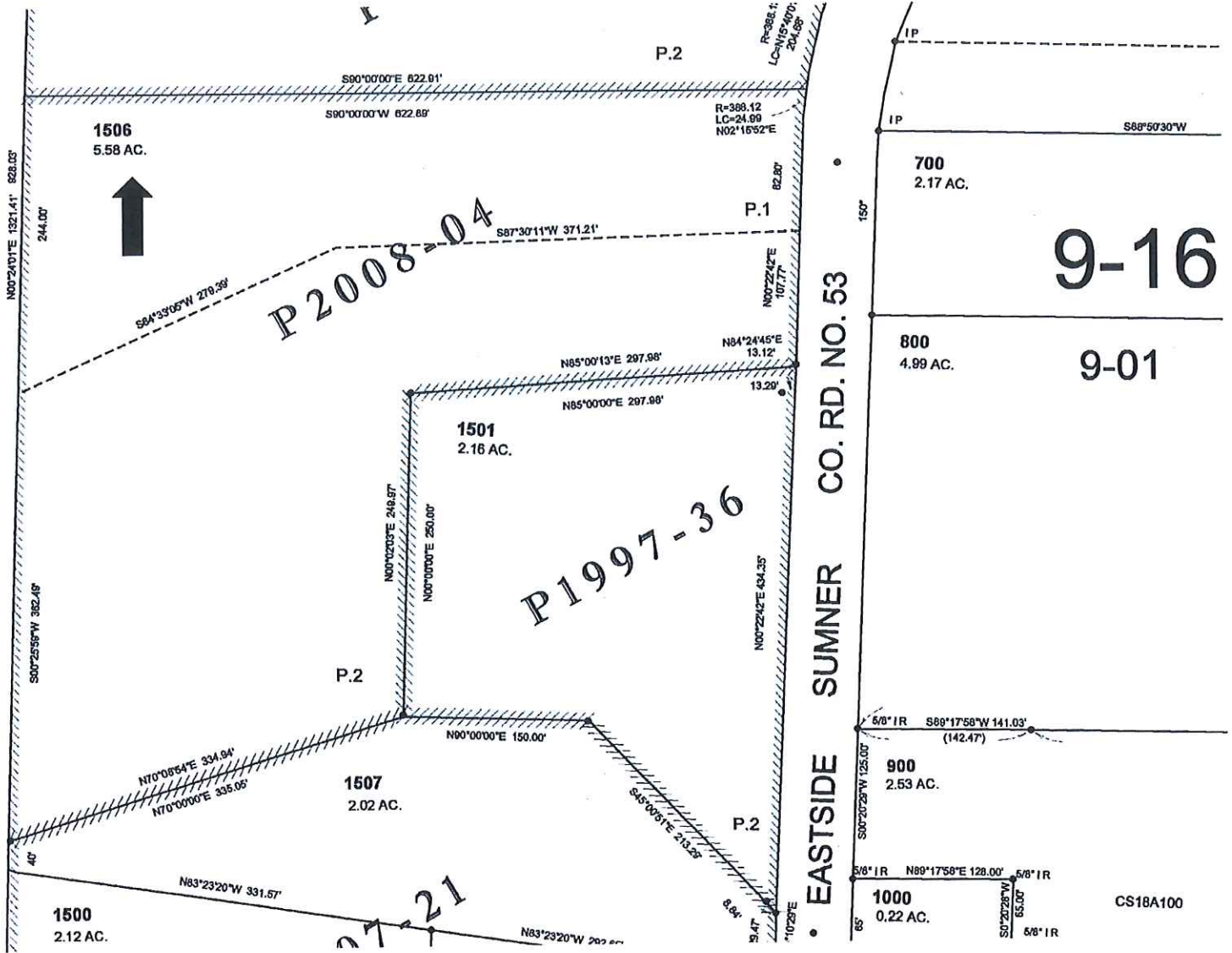


TICOR TITLE™



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



A

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

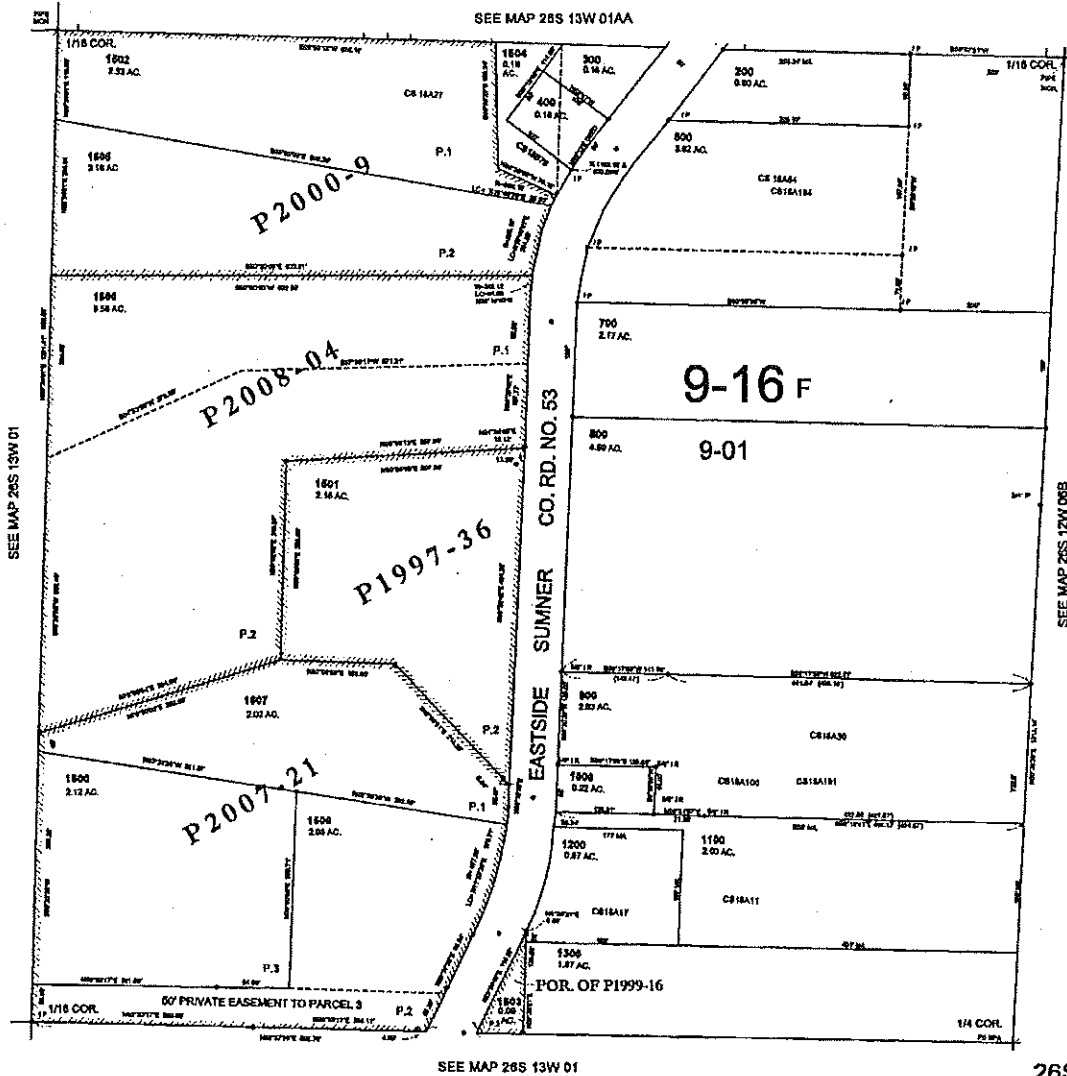
26S 13W 01AD

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'

CANCELLED NO.

1400
100
800
1509



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-TTC0006

006652
AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
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:


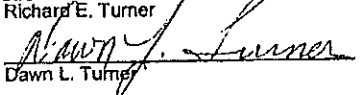
Parcels 1 and 2 of Final Partition Plat 2008 #4, filed and recorded March 5, 2008, CAB C-575, as Instrument No. 2008-2148, Records of Coos County, Oregon.

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 216.010, 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

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


Notary Public - State of Oregon
My commission expires: 2/27/15

360612006652-TTC0006
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	Tax Status ASSESSABLE
Map # 26S1301AD01506	Acct Status ACTIVE
Code - Tax # 0916-500911	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		MSAV	RMV Exception	CPR %
			AV	SAV			
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		Size	Land Class	LUC	Trended RMV
						TD%	LS				
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		Ownership	Own
Type	Name	Type	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 telephones 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.



Bill Barber
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). *Ch.*

Cordia A. Barber Date *Nov 15 1997*
Cordia A. Barber

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*



2288

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

LAUR

NE 1/16

(S 88°57'51" W)
S 88°59'12" W

(130)

FND. 2" IRON PIPE & 2 BTS PER PB 3-85

552.18'

34.00'

EXCEPTED PARCEL PER MF 96-02-1111

EXCEPTED PARCEL 1 PER MF 96-02-1111

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

CENTERLINE DATA
Δ = 30°38'00"
R = 358.12'
T = 128.93'
L = 247.51'
PER CS 457

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

BASIS OF BEARING

1321.41' (1321.39)

928.03'

N 00°24'01" E

393.36'

CE 1/16

PARCEL 2
2.16 ACRES

N 85°00'00" E 13.29'
N 85°00'00" E 297.98'
N 85°00'00" E 250.00'
N 90°00'00" E 150.00'
N 70°00'00" E 335.05'

WATER EASEMENT FOR PARCEL 2
30' OFFSET FROM EXISTING ROADWAY CENTERLINE
S 45°00'00" E 213.34'
S 45°00'00" E 8.89'
N 00°22'42" E 29.49'

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

PARCEL 1
6.30 ACRES ±

PROPERTY BOUNDARY R/W DATA
Δ = 25°12'00"
R = 447.50'
T = 91.86'
L = 181.20'

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

N 88°33'17" E

525.82'

N 88°37'28" E (N 88°38'00" E)

652.78' (653.03')

S 89°05'19" W 76.41'

S 88°39'08" W 50.56'

FND. 3/8" IRON ROD PER CS 18A179

FND. 3/4" IRON PIPE CEE 1/64 PER CS 18A179

N 88°40'58" E

N 0°26'21" E 8.86'

FND. 1" IRON PIPE PER CS 18B17

PORTION OF (S 80°27'00" E)

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

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

FND. 3/8" IRON ROD (LOOSE) BRS. N 31°42' W 5.5' FROM CALCULATED BELIEVED PER CS 18A50 (DISTURBED)

N 88°44'22" E

N 88°40'37" E

NORTH LINE N. 190' OF THE S 1/2 S 3/4 E 1/2 SE 1/4 NE 1/4

DEED R/W PER BK. 135 PG. 608 EASTSIDE SUMMER COUNTY ROAD #53

N 00°22'42" E 466.72'

PC B+48.63

2289

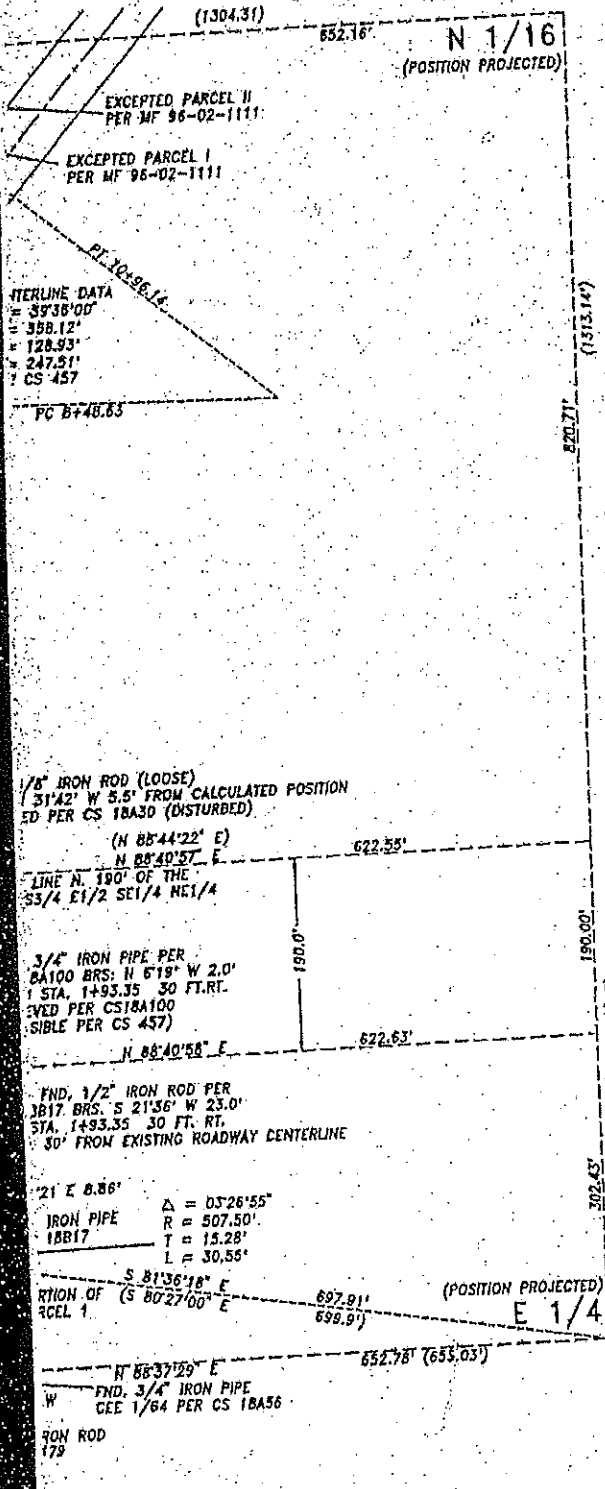
A

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:
STUNTZNER ENGINEERING AND FORESTRY L.L.C.
705 S. 4TH STREET, P.O. BOX 116
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, CORONA 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 5/1963
CS 18A56 BY R. HINTZ 5/1964
CS 18A100 BY WADE 3/1973
CS 18B17 BY R. HINTZ
CS 18A64 BY R. HINTZ

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT 2 OF THE 3 PARCELS DESCRIBED IN MF REEL #96-2-1111. THE COUNTY ROAD RIGHT-OF-WAY WAS MONUMENTED BASED ON THE NORTH/SOUTH CENTERLINE OF THE RIGHT-OF-WAY ALIGNS WITH THE CENTERLINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTH THREE QUARTERS (S 3/4) OF THE SOUTHWEST QUARTER (SW 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 OFF 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 W/YELLOW CAP SCRIBED STUNTS
- ⊙ MONUMENTS FOUND AS INDICATED
- ⊙ EXISTING WELL
- ⊙ INITIAL POINT

BASIS OF BEARING:
ASSUMED PER CS 18B17

Stuntzner & N
ENGINEERS
705 South 4th
Post Office Box 116
Coos Bay, Or
Drawn By
Checked By
Designed By
Job No.

2290

07 12 0938

1997 #36

CAB. 2-231

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 98-02-1111 COOS COUNTY DEED RECORDS

BEARINGS AND DISTANCES:

ASSUMED PER RECORD INFORMATION

EASEMENTS AND RESERVATIONS

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

RECORD SURVEYS:

CS 457 BAY CITY-SUMNER ROAD CASE BY F. A. ROBB 3/1840
P.B. 3-85 BY C STEPHENS 6/1851
CS 18430 BY J. LAFLAMME 6/1962
CS 18417 BY R. HINTZ 8/1963
CS 18456 BY R. HINTZ 5/1964
CS 184100 BY WADE 3/1873
CS 18817 BY R. HINTZ
CS 16464 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 #98-2-1111. 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

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

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

706 South 4th St. Phone: (541) 287-2872
Post Office Box 118 Fax: (541) 287-0588
Coos Bay, Oregon 97420

Drawn By: CHRIS HOOD Date: DECEMBER 1997

Checked By: TOM HOSHAL Drawing No.: 87-1915

Designed By: CHRIS HOOD

As Shown: LOVELL PARTITION Sheet 1 of 1

ADDITION

N 1/16
(POSITION PROJECTED)

1513.14'

920.71'

190.00'

302.43' N 002°12'0" E (N. 020°18' 5")

(POSITION PROJECTED)
E 1/4

3.03'

2291

A

97 12 0938

PARTITION PLAT # _____

LOVELL FINA

NAME: LOVELL PARTITION

COUNTY SURVEYOR?

SURVEYOR'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.

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

Karlas E. Seidel
KARLAS SEIDEL, COOS COUNTY SURVEYOR

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:

COUNTY PLANNING

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

Patty Eyerden
PATTY EYERDEN, COOS COUNTY PLANNING

BEGINNING AT THE CENTER EAST SIXTEENTH CORNER (CE 1/16 COR.) OF SAID SECTION 1; THENCE RUNNING NORTH 89°33'17" EAST 825.82 FEET TO A 1/2" IRON PIPE PER PB 3-85 RECORDS OF THE COOS COUNTY SURVEYOR; THENCE SOUTH 89°03'18" 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 1°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 19°40'01" EAST 204.68 FEET, MORE OR LESS) TO THE SOUTHERLY MOST CORNER OF THAT PROPERTY EXCEPTED AS PARCEL I IN MF 96-02-1111; 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 96-02-1111 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 393.58 FEET TO THE POINT OF BEGINNING.

COUNTY ASSESSOR?

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

Barbara Ford
COOS COUNTY ASSESSOR

ALSO:

BEGINNING AT A 3/4" IRON PIPE (PER CS 18A56 COOS COUNTY SURVEYOR RECORDS) AT THE CENTER EAST SIXTYFOURTH CORNER (CEE 1/64 COR.); THENCE RUNNING SOUTH 88°39'08" WEST 50.56 FEET TO A 5/8" IRON ROD PER CS 18A179 COOS COUNTY SURVEYOR RECORDS; THENCE SOUTH 89°05'18" 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°28'55" (THE LONG CHORD OF WHICH BEARS NORTH 21°31'14" 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.

COUNTY CLERK'S C?

I, COOS COUNTY CLERK, HEREBY CERTIFY COOS COUNTY RECORDS IN MICROFILM RECORD OF PLATS, THIS 25th 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 5 OF AT LEAST 30 FEET IN ALL DIRECT

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

2292

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

KARLAS SEIDEL, COOS COUNTY SURVEYOR

12-22-97

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

PATTY EVERNDEN, COOS COUNTY PLANNING DIRECTOR

12-23-97

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

COOS COUNTY ASSESSOR

12-23-97

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. Knight, Deputy

MARY ANN WILSON, COOS COUNTY CLERK

12/23/97

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 PROPERTY WITH OURS CHAPTER 52.

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, PUBLIC

AND ALL EASEMENTS RELATED 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
1542

EXPIRES 12/31/98

2293

A

97 12 0938

1997 #36
CAB C-231

PARTITION PLAT

OWNER:

C. DORWIN LOVELL AND JANETTE M. LOVELL
1153 ISTHMUS HEIGHTS
COOS BAY, OREGON 97420

NOTE:

IF THE REQUIREMENTS
HAVE BEEN SET AND/OR AN
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 AGREEMENTS, CLAIMS OR THE FAILURE OF THE PLAT SHALL BE DEEMED TO BE DEDICATED

C. Dorwin Lovell 12-15-97
DATE

Janette M. Lovell 12-15-97
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

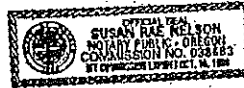
Susan Rae Nelson
NOTARY PUBLIC FOR OREGON



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.

12/22/97
DATE

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

MAINTAIN A FIREBREAK, FOR A DISTANCE
55' BORDERING THE FOREST ZONE.

WATER RIGHTS STATEMENT:

NONE APPURTENANT

RECORDING # 97120938
I, Mary Ann Wilson,
Coos County Clerk, certify
this within instrument
was filed for record at
11:36 AM ON 12/23/1997
By J. WILSON Deputy



pages 2 (7) Fee \$ 38.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Karl E. Stuntz

OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342
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		

2294

