

179.00

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

COMPLETED BY STAFF	
Received By: <u>LOM</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>7/30/19</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>ACU-19-031</u>	<input type="checkbox"/> TEXT AMENEDMENT
Fee: <u>1479</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>1479</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>212880</u>	<input checked="" type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input 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
	<b>*Supplemental Application required</b>
	STAFF NOTES: <u>Address + Driveway</u> <u>Will be made a condition of</u> <u>approval.</u>

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: Doug & Shayla Fisher

Mailing Address: 57246 Valley View Rd.

City: Coquille State: OR Zip: 97423

Daytime Phone: 541-260-5339

Email: dfresh88@live.com

II. OWNER(S)

Name: Lori Osborne

Mailing Address: PO Box 1228

City: Bandon State: OR Zip: 97411

Daytime Phone (541) 297-8472

Email: THE BUTLERS BARN IS @ gmail . com

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

Location or Address: No Situs Address

No. Acreage 12.60

Tax Acct. 669706

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:

27S 12W 27 0 0 204

Zone: Forest Mixed Use Water Service Type: On site

Sewage Disposal Type: On-site

School District: Coquille

Fire District: Choose an item. Fairview RFPD

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

Site a Forest Template Dwelling

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

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

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

*Doug Fisher*

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I understand that a address and a driveway is required i would like them to be made a conditional use if possible



**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 Tuesday day of June 18<sup>th</sup>, 2019,

I, Lori Osborne  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 27S, Range 12W,

Section 27, Tax Lot 204, Deed Reference \_\_\_\_\_

Hereby grant permission to Doug Fisher so that a(n)  
(Print Name)

Land use Permit application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s

Lori Osborne  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 4.6.110(3)(b)**

**b. Template Dwelling**

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- i. There are no other dwellings on the tract on which the dwelling will be sited.

There are no other dwellings on property and is currently vacant

- ii. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.

There are no deed restrictions A copy will be submitted with application

- iii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year: The parcel is capable of producing the recommended cubic foot per acre

	CF/Ac/Yr of Growth		
	0-49	50-85	+85
Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract.	3	7	11
Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels	3	3	3

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

- iv. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

The tract that the dwelling will be located on is less than 60 acres

- 1) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. Or
  - 2) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
- v. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.
- vi. A proposed "template" dwelling under this ordinance is not allowed if:
- 1) It is prohibited by or will not comply with the requirements of the acknowledged comprehensive plan, acknowledged land use regulations, or other provisions of law;  
*The Proposed dwelling meets all requirements*
  - 2) Unless it complies with the requirements of Section 4.6.130.6 through 8 Section 4.6.140.8 through 16.
  - 3) Unless no dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under d.iii below for the other lots or parcels that make up the tract are met; or
  - 4) If the tract on which the dwelling will be sited includes a dwelling.
- vii. For single-family dwellings, the landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

*Such documents will be signed  
and filed*

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

- The property will be accessed off Fairview road. There are several driveways to homes in the vicinity of the vacant land coming off Fairview road. To the east and west there are two tracts of land with dwellings that are receiving tax deferrals for high best use forest land which are also accessed off Fairview road. The plot plan map shows the setbacks will be met and the proposed dwelling will be sited on flat ground that is least suitable for trees which will minimize the risk for wildfires and have the least impact on farming and forest practices on agricultural land.

**SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND HEARINGS BODY APPLICATION REVIEW:**

All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

Will keep all vegetation mowed, trimmed and spaced  
Road will be maintained to allow fire suppression

3. All uses must comply with applicable development standards and fire siting and safety standards.

I understand the standards

4. A "Forest Management Covenant", which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorizing any type of residential use in the Forest and Forest Mixed Use zones. There may be other criteria listed that applies to individual uses.

A Forest management Covenant will be filed

5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. These criteria may include setbacks from adjoining properties, clustering near or among



existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

- a. Dwellings and structures shall be sited on the parcel so that:
  - i. They have the least impact on nearby or adjoining forest or agricultural lands.
  - ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.
  - iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized. And
  - iv. The risks associated with wildfires are minimized.
  
- b. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules. For the purposes of this Section, evidence of a domestic water supply means:
  - i. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water.
  - ii. A water use permit issued by the Water Resources Department for the use described in the application. Or
  - iii. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.

All reports and or permits will be submitted for a well authorized in accordance with water resource department

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Not owned by private party its  
a County road Fairview Road

7. Approval of a dwelling shall be subject to the following additional requirements:

- a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

A Stocking Survey will be submitted  
to department of Forestry

- b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.

understood

- c. If the lot or parcel is more than 10 acres, the property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.

understood

Stocking Survey will be completed

- d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.

understood

- e. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Such document will be signed and filed

#### **SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:**

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Minimum Lot Size for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

The setback will exceed the minimum  
OF 35 feet

2. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.
3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.

I understand

4. Off-Street Parking and Loading: See Chapter VII.

Will turn in a driveway access application  
and will put driveway in to meet standards

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of

Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

Will File Covenant after approval

6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:

a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.

understood

b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;

c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;

d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;

understood

e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;

understood

f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or

g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".

h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.

N/A

i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

Will stay 50 feet from high water mark  
of any wetland, creek, etc.

7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Department of Forestry of the proposed development.
  
8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:
  - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
  
  - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
  
  - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
  
  - d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting

equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Within Fairview RFPD

9. Fire Siting Standards for New Dwellings:

- a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient  $\frac{3}{4}$  inch garden hose to reach the perimeter of the primary fuel-free building setback.

Will site a 500 gallon water tank with at least 50 psi and sufficient  $\frac{3}{4}$ " garden hose

- b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

10. Firebreak:

- a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

understood

- b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

Will maintain the safety zone

- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

Garden hose will reach perimeter at all times

- d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

- 11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

Roofing material will meet all requirements

- 12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

NA

- 13. The dwelling shall not be sited on a slope of greater than 40 percent.

Property is Flat

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

Understood

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

The dwelling is in the Fairview Fire district

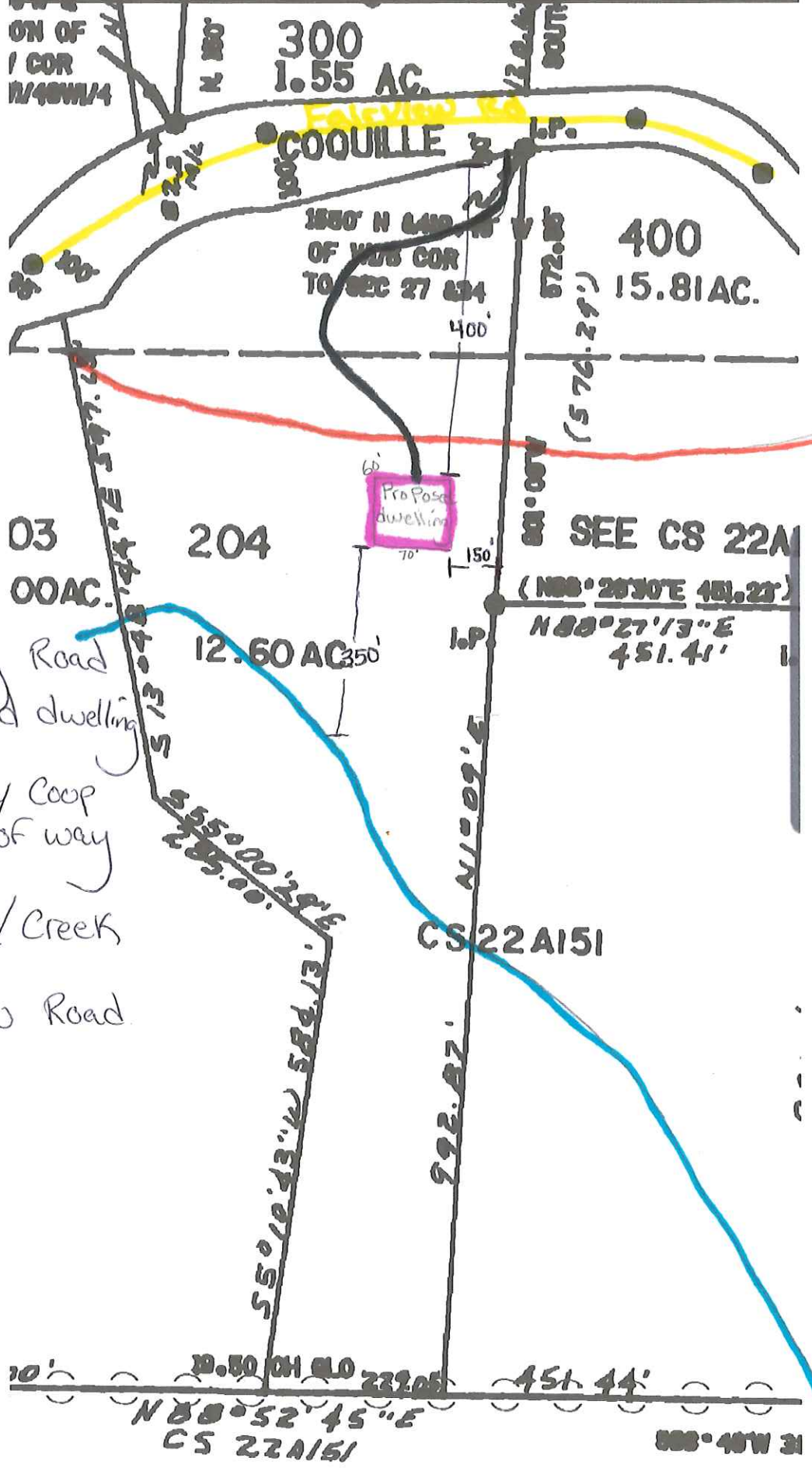
16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

All Roads will meet such requirements

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

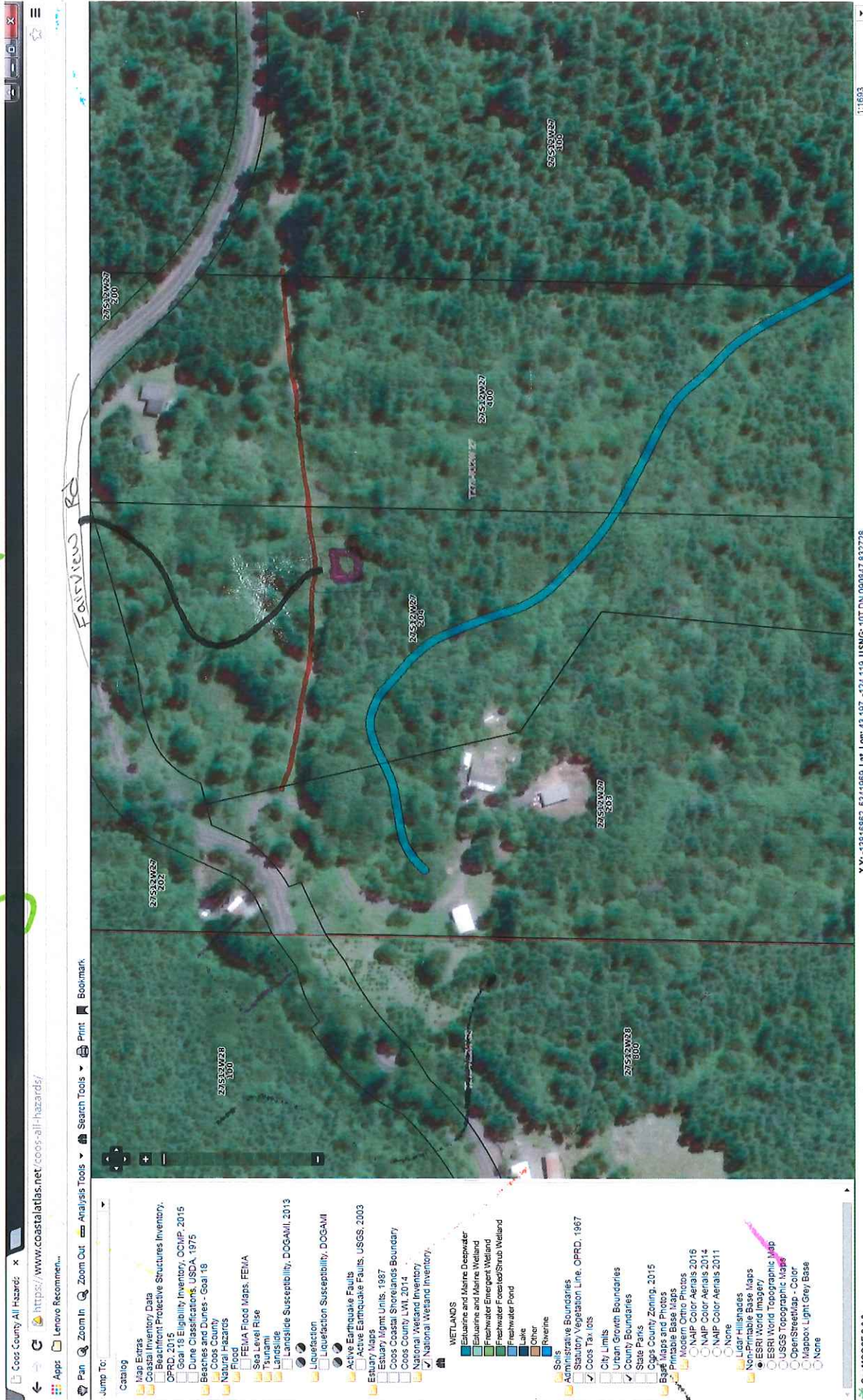
All Road will meet driveway standards



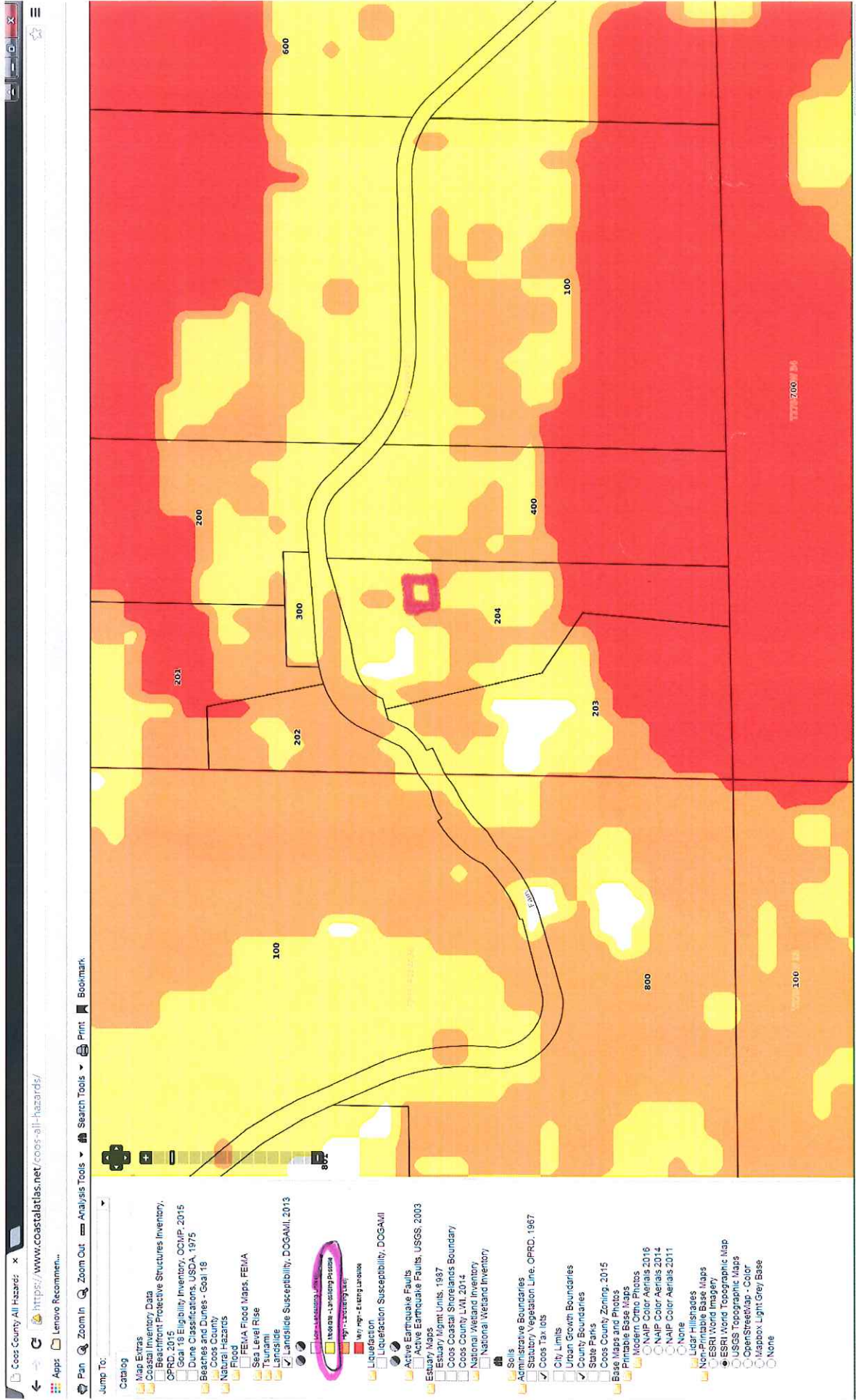


- Existing Road
- proposed dwelling
- Coos Curry Coop Right of way
- Stream / Creek
- Fairview Road

# Vegetation Map



- Wetlands / Stream / Creek
- Existing Cat Road / Driveway
- Proposed dwelling
- Coos Curry Coop Right of way



**Proposed dwelling** **Landslide**

Coos County Regulates Very High  
if siting dwelling in Very High landslide  
a geotech reports required and an AEM

○ Fairview is located 5<sup>1</sup>/<sub>4</sub> miles north on Fairview road. It is a 12.60 acre Parcel which borders other single family dwellings. It is currently zoned high best use forest land with 1.5 acres market value. My intent is to develop the 1.5 acre that is cleared to construct a 2232 square foot single family home while leaving the rest zoned and used as forest land. The land is vacant with an existing cat road that would be developed to meet Coos County road departments requirements. All requests and permits will be obtained and submitted by all given deadlines upon approval of conditional use.



**After Recording Return To:**

Ticor Title  
379 N. Adams  
P.O. Box 368  
Coquille OR 97423

AFTER RECORDING  
RETURN TO  
Ticor Title Insurance  
131 N. 3rd - Box 1075  
Coos Bay, OR 97420-0233

**Send Tax Statements To:**

Lori Osborne  
~~Fairview Road Po Box 1228~~  
~~Coquille OR 97423~~  
BANDON, OR 97411

Title Order No. 47-83757  
Escrow No. 47-83757  
Tax Account No. 6697.06; Code  
No. 8.91

**WARRANTY DEED**  
(ORS 93.850)

**GERALD A. SHUTT and KAREN L. SHUTT**

, Grantor, conveys and warrants to Lori Osborne, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

The true consideration for this conveyance is \$85,000.00.

Dated this 20<sup>TH</sup> day of July, 2004

Gerald A. Shutt  
Gerald A. Shutt

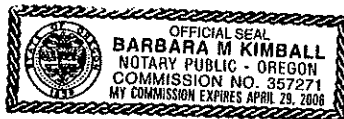
Karen L. Shutt  
Karen L. Shutt

State of OR, County of Coos )ss.

This instrument was acknowledged before me on July 20, 2004  
by Gerald A. Shutt and Karen L. Shutt.

Barbara M. Kimball  
Notary Public

My commission expires: 4-29-2006



**EXHIBIT 'A'**Legal Description:

A tract of land located in the W ¼ of the SW ¼ of Section 27, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a point on the South line of said Section 27 said point being North 88° 52' 45" East 828.05 feet from the Southwest corner of said Section 27; thence South 88° 52' 45" West 229.05 feet; thence North 5° 10' 43" East 584.13 feet; thence North 55° 00' 29" West 285.00 feet; thence North 13° 48' 44" West 597.63 feet to the Southerly right of way boundary of Coquille-Fairview County Road; thence Northeasterly along said road boundary to a point which is North 1° 09' East 1569.16 feet from the point of beginning; thence South 1° 09' West 1569.16 feet to the point of beginning.

Subject to:

The assessment roll and tax roll discloses that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the land was subject to the special land use assessment.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.