



Coos County Planning Land Division Application

File No. P-19-008

Base & Tentative

Receipt No. 206395
Check No./Cash 5433
Date 3/14/19
Received by C. Orr
Planning Fee 1535
Road Fee 250

Final Plats

Receipt No.
Check No./Cash
Date
Received by
Fee Received

A. Applicant:

Name: T:L Properties 11 Telephone:
Address: P.O. Box 39
City: Umpqua, OR 97486 State: Zip Code:

B. Owner:

Name: Same as Applicant Telephone:
Address:
City: State: Zip Code:

C. As applicant, I am (check one):

- X The owner of the property;
The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 23S Range 13W Section 13A Tax Lot 401
Tax Account 99918828 Lot Size 5.31 AC Zoning District RR-2

**E. 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:

1. Application is filed and reviewed for completeness pursuant to §5.0.200; and
2. 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; and
3. 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; and
4. 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; and
5. Applicant constructs or bonds for required improvements; and
6. County Roadmaster inspects construction unless improvements are bonded; and
7. Applicant submits final plat after all conditions of approval have been completed; and
8. Planning Department coordinates review of final plat by affected County Departments; and
9. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and
10. Planning Director reviews final plats for partitions not proposing public dedications; and
11. 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)

**F. SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS (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').
2. Information required for tentative plat.
  - a. All Land Divisions
    - i. North arrow, scale and date of the drawing.
    - ii. Appropriate identification clearly stating the map is a tentative plat.
    - iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
    - iv. 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)].
    - v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
    - vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
    - vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
    - viii. 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.

- ix. 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.
  - x. 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.
  - xi. Easements, together with their dimensions, purpose and restrictions on use.
  - xii. Zoning classification of the land and Comprehensive Plan map designation.
  - xiii. Draft of proposed restrictions and covenants affecting the plat.
  - xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
  - xv. 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 (must address subsection a & b)
- i. The proposed name of the subdivision must be on the plat.
  - ii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
  - iii. Private streets and all restrictions or reservations relating to such private streets.
  - iv. 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.
  - v. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
  - vi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
  - vii. 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.

**H. Authorization:** All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

VC

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

VC

**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.** (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

VC

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bare the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

VC

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

T+L Properties II

[Signature]  
Applicant(s) Original Signature

\_\_\_\_\_  
Applicant(s) Original Signature

3/11/19  
Date

\_\_\_\_\_  
Date

**NOTE: Consent of owner is required should the applicant be other than the owner. The appropriate deed of record showing the ownership is also required.**



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"):** Mulkins and Rambo, LLC  
PO Box 809  
North Bend, OR 97459

**Customer Ref.:** Jose  
**Order No.:** 360619026439  
**Effective Date:** February 22, 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:

Tommy A. Jose, Trustee of T & L Properties II

**Premises.** The Property is:

**(a) Street Address:**

Vacant, Lakeside, OR 97449

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

## **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. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

### **SPECIFIC ITEMS AND EXCEPTIONS:**

6. Any adverse claim based upon the assertion that:
  - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Ten Mile Creek and Eel Creek, in the event the boundary of said Ten Mile Creek and Eel Creek has been artificially raised or is now or at any time has been below the high watermark, if said Ten Mile Creek and Eel Creek is in its natural state.
  - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ten Mile Creek and Eel Creek, or has been formed by accretion to any such portion.
7. The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Ten Mile Creek and Eel Creek.  
  
The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Ten Mile Creek and Eel Creek.
8. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Ten Mile Creek and Eel Creek.
9. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.

10. Any adverse claim based upon the assertion that:
  - a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
  - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ten Mile Creek and Eel Creek or has been formed by accretion to any such portion.
11. Any adverse claim based upon the assertion that some portion of said Land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, as disclosed on the Coos County Assessor's Maps.  
  
Purpose: Ingress and egress
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Lakeside Drainage District  
Purpose: Drainage Ditch  
Recording Date: August 17, 1931  
Recording No: Book 115, Page 63
14. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:  
  
Grantor: Gillette Y. Olsen and Yvonne B. Olsen, husband and wife  
Grantee: State of Oregon, by and through its State Highway Commission  
Recording Date: May 24, 1952  
Recording No.: Book 218, Page 310
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Karen L. Olsen, Diane L. Olsen, Nancy A. Olsen and Linda R. Olsen  
Purpose: Ingress and egress  
Recording Date: October 21, 1977  
Recording No: 77-10-17768
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Claude O. Coffman and Marjorie A. Coffman, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: March 18, 1991  
Recording No: 91-03-0569
17. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: Ingress, egress and utilities  
Affects: Final Partition Plat 2015 #10
18. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further

review prior to closing.

19. The terms of the trust agreement under which Tommy A. Jose, Trustee of T & L Properties II herein holds title.

Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Tommy A. Jose, Trustee of T & L Properties II

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019  
Amount: \$341.65  
Levy Code: 1302  
Account No.: 99918828  
Map No.: 23S1313A000401

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.

Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in Trust, under the Young Family Trust dated January 18, 2001, and any amendments thereto  
Grantee: Tommy A. Jose, Trustee of T & L Properties II  
Recording Date: November 2, 2015  
Recording No: 2015-9812

**End of Reported Information**

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

Janice Devereux  
541-269-5127 x116  
Janice.Devereux@ticortitle.com  
Ticor Title Company of Oregon  
300 W Anderson  
Coos Bay, OR 97420



**EXHIBIT "A"**  
Legal Description

Parcel 2 of Final Partition Plat 2015 #10 filed and recorded August 6, 2015 in Cab C-682, Plat Records and in instrument no. 2015-07151, Deed Records, Coos County, Oregon; together with an easement for ingress and egress as depicted on said Plat.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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

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

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

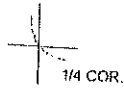
CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL,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

END OF THE LIMITATIONS OF LIABILITY

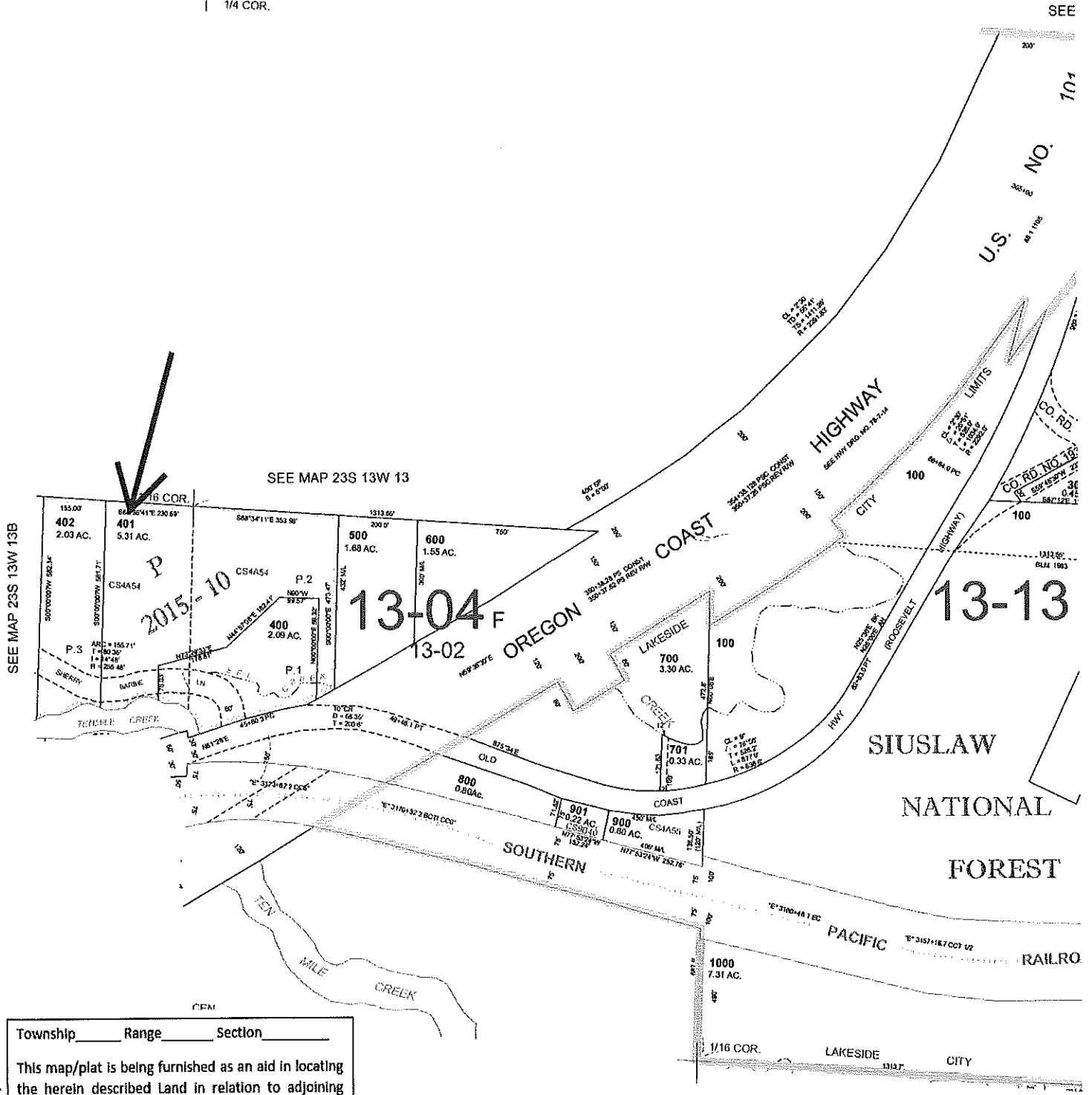
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE 1/4 SEC. 13 T23S R13W W.1M.  
COOS COUNTY

1" = 200'



SEE



SEE MAP 23S 13W 13B

SEE MAP 23S 13W 13

SEE MAP 23S 13W 13D



Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
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, location of easements, acreage or other matters shown thereon.  
**TICOR TITLE COMPANY**

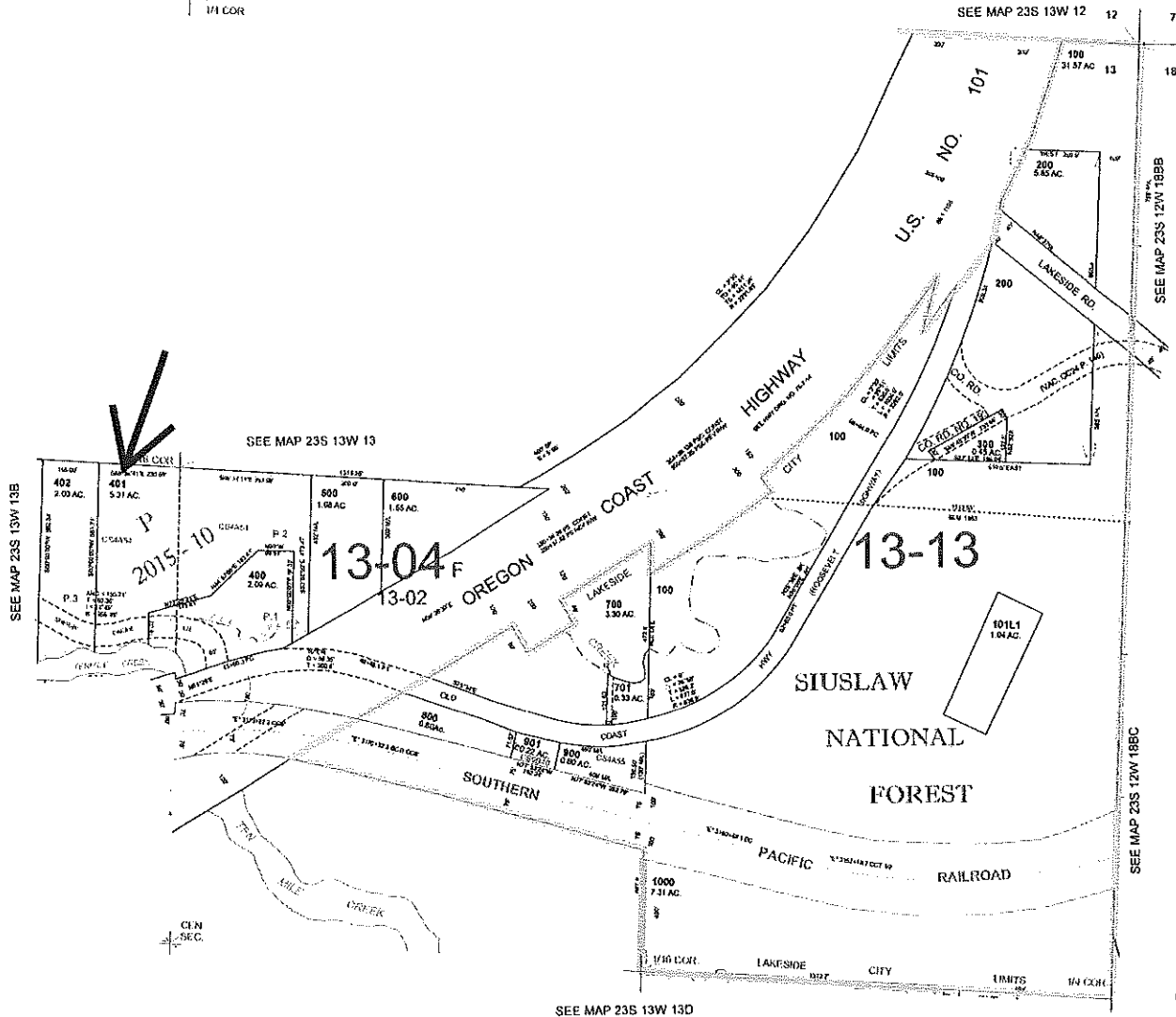
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

NE1/4 SEC.13 T23S R13W W.M.  
COOS COUNTY

1" = 200'

23S 13W 13A  
LAKESIDE

CANCELLED NO.  
702



08-19-2015

23S 13W 13A  
LAKESIDE



Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_

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, location of easements, acreage or other matters shown thereon.

**TICOR TITLE COMPANY**

**GRANTOR:**

David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in Trust, under the Young Family Trust dated January 18, 2001, and any amendments thereto

**GRANTEE:**

Tommy A. Jose, Trustee of T & L Properties II

SEND TAX STATEMENTS TO AND AFTER RECORDING RETURN TO:

T & L Properties II

PO Box 39

Umpqua, OR 97486

Escrow No: 360615013788-TTCOO08

TA 49801 VL on Sherry Barole Ln  
North Bend, OR 97459

COOS COUNTY, OREGON **2015-009812**  
\$51.00 11/02/2015 01:53:31 PM  
Terri L. Turi, Coos County Clerk Pgs=2

**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**

David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in Trust, under the Young Family Trust dated January 18, 2001, and any amendments thereto, Grantor, conveys and warrants to Tommy A. Jose, Trustee of T & L Properties II, 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:

Parcel 2 of Final Partition Plat 2015 #10 filed and recorded August 6, 2015 in Cab C-682, Plat Records and in instrument no. 2015-07151, Deed Records, Coos County, Oregon; together with an easement for ingress and egress as depicted on said Plat.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$45,000.00. (See ORS 93.030)

Subject to and excepting: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

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

DATED: October 17, 2015

The Young Family Trust dated January 18, 2001,  
and any amendments thereto

BY: David Thomas Young  
David Thomas Young, Trustee

BY: Bonnie Marie Young  
Bonnie Marie Young, Trustee

State of California

COUNTY of Sacramento

This instrument was acknowledged before me on October 29, 2015

by David Thomas Young and Bonnie Marie Young, Co-Trustees, or their successors in trust, under the  
Young Family Trust dated January 18, 2001, and any amendments thereto - 42

Katherine M. Sayre, Notary Public - State of California  
My commission expires: 10/6/2016



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

21-Feb-2019

T&L PROPERTIES II

Tax Account #	99918828	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1302
Situs Address		Interest To	Mar 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	\$341.65	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.34	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$323.48	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$492.34	Nov 15, 2015
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$1,489.81	



# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

**NOT OFFICIAL VALUE**

February 21, 2019 6:42:23 am

<b>Account #</b> 99918828 <b>Map #</b> 23S1313A000401 <b>Code - Tax #</b> 1302-99918828  <b>Legal Descr</b> See Record  <b>Mailing Name</b> T&L PROPERTIES II <b>Agent</b> <b>In Care Of</b> JOSE, TOMMY A. TTEE <b>Mailing Address</b> PO BOX 39 UMPQUA, OR 97486-0039  <b>Prop Class</b> 100 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b> <b>RMV Class</b> 100      01    05    DAA    1143-3	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2015-9812 <b>Sales Date/Price</b> 10-29-2015 / \$45,000.00 <b>Appraiser</b>
---	---

Situs Address(s)		Situs City									
<b>Value Summary</b>											
Code Area	RMV	MAV	AV	RMV Exception	CPR %						
1302 Land	45,000			Land	0						
Impr.	0			Impr.	0						
<b>Code Area Total</b>	<b>45,000</b>	<b>38,700</b>	<b>38,700</b>		<b>0</b>						
<b>Grand Total</b>	<b>45,000</b>	<b>38,700</b>	<b>38,700</b>		<b>0</b>						
<b>Land Breakdown</b>											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1302	10	<input checked="" type="checkbox"/>		RR-2	Market	100	A	5.31	MV	003	45,000
<b>Grand Total</b>								<b>5.31</b>			<b>45,000</b>
<b>Improvement Breakdown</b>											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>									<b>0</b>	<b>0</b>	
<b>Exemptions/Special Assessments/Potential Liability</b>											
Code Area	Type										
1302	<b>SPECIAL ASSESSMENT:</b>										
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	5.31	Year	2019				

115-63

Lot Six (6) Block Seven (7) of Schraefers Deep Water Front Addition to Coos Bay, as filed for record June 4, 1907. Subject to Taxes as shown of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of \_\_\_\_\_

Beulah Todd )Seal(

STATE OF CALIFORNIA  
County of Los Angeles

} SS. On this 12th day of August, A.D. 1931, before me, J. H. Green,

a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Beulah Todd known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

J. H. Green  
Notary Public in and for said County and State.  
My Commission Expires Sept. 18th, 1931  
(Notarial Seal)

Recorded August 17, 1931, 8:20 A.M.  
Robt. R. Watson, County Clerk.

44536-

RIGHT-OF-WAY AGREEMENT

THIS RIGHT-OF-WAY AGREEMENT Made and entered into at Lakeside, Coos County, Oregon, this 15th day of August, 1931, by and between M. D. Kilgore and Viola Kilgore, husband and wife, hereinafter known as parties of the first part, and Lakeside Drainage District, a duly organized drainage district in the State of Oregon, hereinafter known as party of the second part,

WITNESSETH: That the parties of the first part, in consideration of the sum of Three Hundred (\$300.00) Dollars to them paid by the party of the second part, the receipt of which is hereby acknowledged, do hereby give and grant unto the party of the second part a perpetual right-of-way for a drainage ditch over, upon and across the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ -NW $\frac{1}{4}$ ) of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, the same to be forty (40) feet in width and to be located in accordance with the survey made by E. L. Vinton, civil engineer, made on the 9th day of August, 1931, upon, over and across said lands above described, and if any dispute arises between the parties hereto as to the location of said right-of-way for a drainage ditch herein given and granted, it is hereby understood and agreed that the said E. L. Vinton shall settle said dispute by pointing out and designating on the lands where said right-of-way actually exists and his decision as to where the same actually exists shall be final and binding upon the parties hereto.

The parties of the first part also give unto the party of the second part the right of ingress and egress over and across their said lands to and from said right-of-way to said drainage ditch for the purpose of constructing, operating, repairing and maintaining said drainage ditch.

It is understood and agreed, however, that the title to the lands constituting said drainage ditch, subject to the terms and conditions of this right-of-way agreement, shall remain in the parties of the first part herein.

It is understood and agreed that the party of the second part, in the construction,

D-115

maintenance and operation of a drainage ditch on said right-of-way, may clear, grub and grade said right-of-way and excavate the same to the extent necessary for the purpose of making a proper drainage ditch.

IN WITNESS WHEREOF the parties of the first part have set their hands and seals the day and year first herein written and the party of the second part has caused this instrument to be signed by its officers the day and year first herein written.

M. D. Kilgore ) Seal  
Viola Kilgore ) Seal  
Parties of the First part.  
LAKESIDE DRAINAGE DISTRICT  
By Alex Carlson, President  
By L. D. Walker, Secretary  
Party of the Second Part.

STATE OF OREGON, )  
County of Coos. ) SS. THIS CERTIFIES That on this 15th day of August, A.D. 1931, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named M. D. Kilgore and Viola Kilgore, husband and wife who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same.

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

Recorded August 17, 1931. 8:30 A.M.  
Robt. R. Watson, County Clerk.

John G. Mullen  
Notary Public for Oregon.  
My Commission expires 11/26/1932  
(Notarial Seal)

44537- KNOW ALL MEN BY THESE PRESENTS, That I, Nellie Dorgan of Marshfield, Oregon, in consideration of The sum of Ten Dollars Dollars, to me paid by Giles Hoadley and Catherine sometimes known as Cathrine Hoadley of Marshfield, Coos County, Oregon does hereby grant, bargain, sell and convey unto said Giles Hoadley and Catherine Hoadley their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

Lot Number One (1) in Section Eighteen (18) Township Twenty Four (24) South of Range Twelve (12) West of the Willamette Meridian in the County of Coos and State of Oregon.

To Have and to Hold, the above described and granted premises unto the said Giles Hoadley and Catherine Hoadley their heirs and assigns forever.

And the grantor above named does covenant to and with the above named grantees their heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness her hand and seal this 11th day of August 1931.

Executed in the presence of  
Alva Doll, J. W. Flanagan

Nellie Dorgan ) Seal

STATE OF OREGON, )  
County of Coos. ) SS. BE IT REMEMBERED, That on this 11th day of August A.D. 1931 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Nellie Dorgan, a widow who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

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

Alva Doll  
Notary Public for Oregon.

69787

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WARRANTY DEED (Individual)

This Indenture Witnesseth, That ... Gillette Y. Olsen and Yvonne ... grantors... for the consideration of ... the sum of ... NINE HUNDRED AND NO/100 (\$900.00) ... DOLLARS ... paid, have bargained and sold and by these presents do... bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

A parcel of land lying in the Southeast quarter of the Northeast quarter (Sec. ... of Section 13, Township 23 South, Range 13 West, W.M., Coos County, Oregon. The said parcel being that portion of said Southeast quarter of the Northeast quarter (Sec. ... included in a strip of land of variable widths, lying on each side of the center line of the Oregon Coast Highway as said highway has been relocated, which center line is described as follows:

Beginning at a point which is Engineer's center line Station 323+58.77, said point being approximately 3000 feet South and 3730 feet west of the Northeast corner of said Section 13; thence on a spiral curve right (the long chord of which bears North 37° 27' East) 400 feet; thence on a 2364.79 foot radius curve right (the long chord of which bears North 47° 49' 30" East) 770.84 feet; thence on a spiral curve right (the long chord of which bears North 58° 12' East) 400 feet to Station 339+29.51, said center line intersecting the South and East lines of said Southeast quarter of the Northwest quarter (SE 1/4 NW 1/4) approximately at Stations 330+00 and 337+75, respectively.

Table with 5 columns: Station, to, Station, Width on Southeasterly side of Center line, Width on Northwesterly side of Center line. Rows include 329+00 to 333+50 and 333+50 to East line of said SE 1/4 NW 1/4.

The parcel of land to which this description applies contains 3.89 acres, more or less.

As an essential part of this transaction, we, the undersigned, as the owners in fee simple of the tract of land abutting on the relocated Oregon Coast Highway, as described in that certain deed wherein Gillette Y. Olsen, a single person, was grantee, recorded in Volume 165, Deed Records of Coos County, Oregon, at Page 230, of which the real property covered by this deed is a part, do, for ourselves, our heirs and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission, its successors and assigns, forever, all existing, future or potential easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described including the highway constructed or to be constructed thereon or along.

Except, there is reserved the right of access from said abutting land to said highway of a width not to exceed 16 feet on the South side thereof opposite Highway Engineer's Station 331+50, said access to be for ordinary travel to and from the abutting land only and shall not be used in connection with any commercial institution or activity established or conducted on the adjoining property, which, in any manner, caters to, invites, solicits from or is dependent upon the users of said highway.

Grantee, State of Oregon, shall have the right at its option to build at any future time at its sole cost, a frontage road within the right of way. Upon construction of such frontage road, all right of access to and from the highway, if any be herein specifically reserved, shall cease, but grantors, their heirs and assigns, shall have access to the frontage road. Said frontage road shall be connected to the main highway only at such point or points as the State of Oregon may designate.

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs and assigns.

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TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple to the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And the said grantor... do hereby covenant to and with the said State of Oregon by and through its State Highway Commission, its successors and assigns, that... the owner in fee simple of said premises; that they are free from all incumbrances

and that... will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, ... have hereunto set ... hand and seal.

this 20th day of May, 1952.

Done in presence of: L. Isabel Scott, Willette Y. Olsen [SEAL], James B. Olsen [SEAL]

69757

Form 22-314- Revised 6-51
Warranty Deed (Individual)
FROM
TO
STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION
STATE OF OREGON, County of ...
I certify that the within was received at ... o'clock ... on the ... day of ... and duly recorded by me in ... County Records, Book of Deeds, Volume ... Page ...
GEORGIANNA VAUGHAN, County Clerk or Recorder
By ... Deputy
Return to OREGON STATE HIGHWAY COMMISSION, 1000 NE. OREGON STREET, PORTLAND, OREGON

STATE OF OREGON, County of ... ss.

On this ... day of ... 1952, personally came before me, a Notary Public ... in and for said county and state, the within named ... and ... his wife,

to me personally known to be the identical person... described in, and who executed, the within instrument, and who each personally acknowledged to me that... executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

L. C. Scott, Notary Public for Oregon, My commission expires Jan 1954, 1954

Parcel 4; (Parcel 1) A strip of land 100 feet East and West lying between the North line of the Southeast quarter of the Northwest quarter of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County Oregon, and the North bank of Ten Mile Creek. The Northeast corner of this parcel lies 777.89 feet South 89 degrees 19 min. West of the GN 1/16 corner of the Southeast quarter of the Northwest quarter of said Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

--- (Parcel 2) A strip of land 100 feet East and West lying between the North line of the Southeast quarter of the Northwest quarter of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and the North Bank of Ten Mile Creek. The Northeast corner of this parcel lies 677.89 feet South 89 degrees 19 min West of the GN 1/16 corner of the Southeast quarter of the Northwest quarter of said Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Together with a perpetual, non-exclusive right of way (30 feet in width) for ingress and egress and for utilities to the above described premises over the existing road which runs from Old U.S. Highway 101 (at a point in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon) thence Northwesterly to the East boundary of the above described premises.

77 D 17768

RECORDING REQUESTED BY  
KATES, COHEN & SHERMAN  
A LAW CORPORATION  
15915 Ventura Blvd. PH-3  
Encino, California 91436  
AND WHEN RECORDED MAIL TO

Name  
Street Address  
City & State  
KATES, COHEN & SHERMAN  
A LAW CORPORATION  
15915 Ventura Boulevard PH-3  
Encino, California 91436

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name  
Street Address  
City & State  
MAIL TAX STATEMENTS TO  
ALONZO Y. OLSEN, JR.  
635 North Lima Street  
Burbank, California 91505

DOCUMENTARY TRANSFER TAX \$  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE.

Signature of Declarant or Agent determining tax. Firm Name

GD 867 GF

### Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \$ 7,500 <sup>00</sup>

GILLETTE Y. OLSEN and GLADYS I. OLSEN

hereby GRANT(S) to KAREN L. OLSEN, DIANE L. OLSEN,  
NANCY A. OLSEN and LINDA R. OLSEN

, AS JOINT TENANTS.

the real property in the  
County of COOS

State of OREGON, described as:

T23S R13W WM; Beginning at the NW corner of the SE quarter of the NW quarter, Sec. 13  
T23S R13 W WM; th S 0°02'E 473.91' more or less to the S r/w line of a 30' road;  
th N 74°17'E along the S r/w line of said road 200.0'; th S 222' more or less to the  
center of Ten Mile Creek; th northeasterly along the center of Ten Mile Creek 290'  
to a point that is S of a point that is S 89°19'W 877.89' from the NE corner of the  
SE quarter of the NW quarter, Sec 13; th N to the N line of the SE quarter of the  
NW quarter of Sec 13; th S 89°19'W along said N line to the point of beginning.  
Also; A 30' road easement 15' on each side of the following described center line.

Commencing at a point on the E line of the SE quarter of the NW quarter of said  
Sec 13, said point being S 0°07'W 462.69' from the NE corner of the SE quarter  
of the NW quarter of Sec 13. Th S 82°59'W 157.52'; th 155.71' along the arc of a  
256.48' radius curve to the right; th N 62°13'W 259.80'; th 240.18' along the arc of a  
316.48' radius curve to the left; th S 74°17'W 247.98' to the W line of the  
SE quarter of the NW quarter Sec 13 and the end of said center line described'

RECORDED OCT 21 1977 AT 3:27 PM  
MARY A. WILSON, COUNTY CLERK

Dated: OCTOBER 6, 1977

Gillette Y. Olsen  
GILLETTE Y. OLSEN

STATE OF ~~OREGON~~ Oregon } SS.  
COUNTY OF COOS

On OCTOBER 6, 1977 before me, the under-  
signed, a Notary Public in and for said State, personally appeared  
GILLETTE Y. OLSEN AND  
GLADYS I. OLSEN

Gladys I. Olsen  
GLADYS I. OLSEN

known to me  
to be the person S whose name was subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature Cecil Koberstein Jr  
Cecil Koberstein Jr

Name (Typed or Printed)  
By Cecil Koberstein Jr 10/22/77



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ File, Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

WARRANTY DEED

91 03 0569

KNOW ALL MEN BY THESE PRESENTS, That Sherry Ann Sorensen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Claude O. Coffman and Marjorie A. Coffman, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

- Parcel 1: Lots 8 and 9, Block 18, Idaho Addition to the City of North Bend, Oregon.
- Parcel 2: Lots 27, 28, and 29, Block 2, Idaho Addition to the City of North Bend, Oregon.
- Parcel 3: Lots 17 and 18, Block 63, Porter Addition to North Bend, Coos County, Oregon, according to the map and plat thereof on file and of record in the office of the County Clerk of Coos County, Oregon, also the vacated portion of Delaware Street fronting and abutting Lot 17, being a strip 10 feet in width.

Subject to and excepting reservation as to building built on premises for less than \$1000.00 as set out in that certain instrument recorded November 22, 1909, in Book 56, Page 135, Deed Records, Coos County, Oregon, and taxes levied and assessed against the property which Buyer has hereinabove agreed to pay, and liens and encumbrances incurred by or through the buyer.

Over please

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00

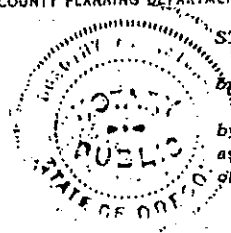
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this ... day of ... 19...; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Sherry Ann Sorensen (Signature)



STATE OF OREGON, County of Coos, ss. This instrument was acknowledged before me on December 19, 1990, by Sherry Ann Sorensen. This instrument was acknowledged before me on ... 19...

Notary Public for Oregon (Signature) My commission expires 9/7/91

Sherry Ann Sorensen  
1270 Winsor St.  
North Bend, Oreg. 97459

GRANTOR'S NAME AND ADDRESS

Claude O. and Marjorie A. Coffman  
1524 Sheridan St.  
North Bend, Oreg. 97459

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Claude O. Coffman and Marjorie A. Coffman  
1524 Sheridan St.  
North Bend, Oreg. 97459

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following name:  
Same as grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of ... }  
I certify that the within instrument was received for record on the ... day of ... 19... at ... o'clock ... M., and recorded in book/reel/volume No. ... on page ... or as fee/file/instrument/microfilm/reception No. ... Record of Deeds of said county. Witness my hand and seal of County affixed.

By ... Deputy

By ... Deputy

State of Oregon County of Coos 91-03-0569  
I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at 9:28 A.M. MAR 18, 1991 By ... Deputy

1011



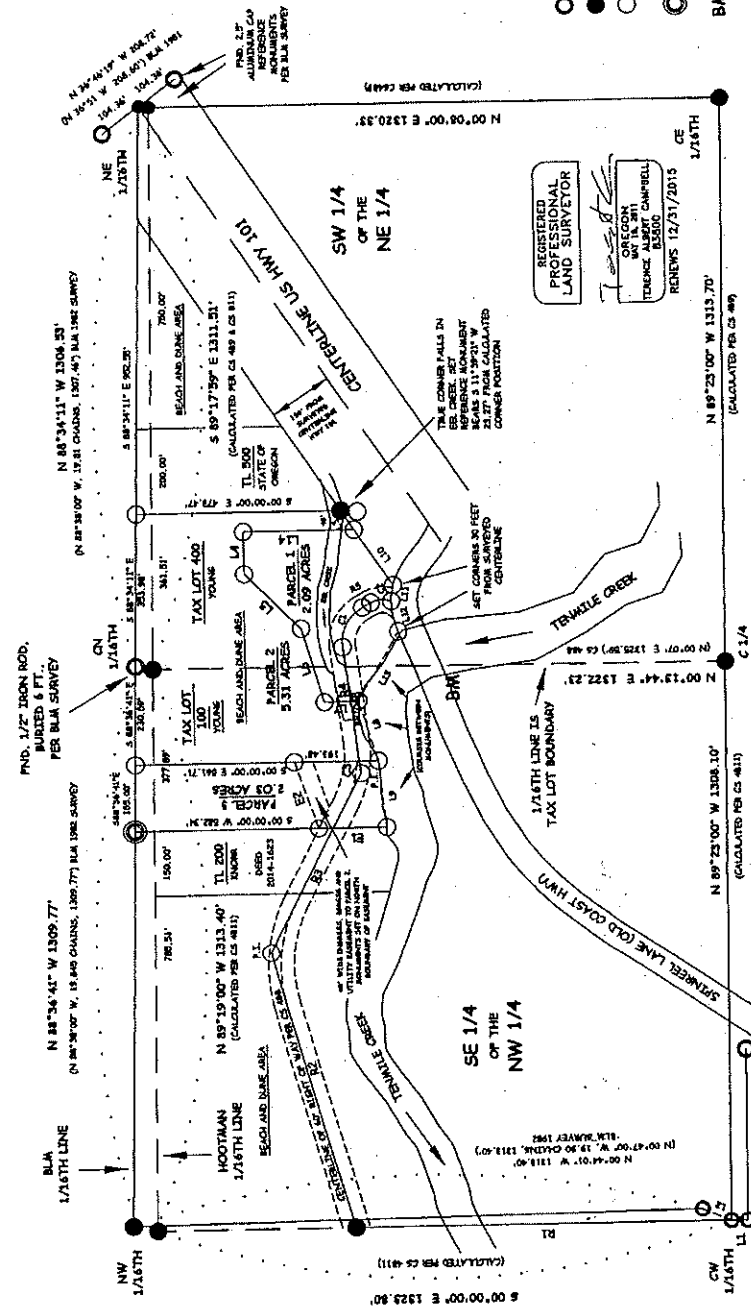
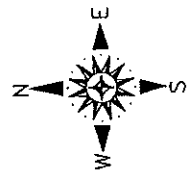
**FINAL PARTITION PLAT FOR:**

DAVID THOMAS YOUNG AND BONNIE MARIE YOUNG, CO-TRUSTEES OF THE YOUNG FAMILY TRUST  
 PROPERTY LOCATED IN THE SE 1/4 OF THE NW 1/4 AND ALSO IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13,  
 TOWNSHIP 23 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OR.

**TAX MAP DESIGNATIONS:**

235-13W-13B TAX LOT 100 & 235-13W-13A TAX LOT 400  
 Zoning Designation = R22

**OWNERS:**  
 DAVID AND BONNIE YOUNG CO-TRUSTEES OF THE  
 8665 VILLAGE PARK CT.  
 YOUNG FAMILY TRUST  
 ORANGEVALE, CA 95662



**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOTS 100 & 400 FOR DAVID AND BONNIE YOUNG.

EXISTING MONUMENTATION FOUND FOR THE BLM SURVEY IN 1962 AND CS 4811 TOGETHER WITH THE LOCATION OF THE EXISTING CENTERLINES OF THE OLD COAST HIGHWAY AND U.S. HIGHWAY 101. MAP DIMENSIONS SHOWN IN CS 484 AND DEED DIMENSIONS CONTROLLED THE POSITIONS OF THE CORNERS ON SET ALONG THE EXTERIOR BOUNDARY OF THE PARCEL TACE. AND THE LOCATION OF THE SHERRY BARBIE RIGHT-OF-WAY.

NOTES: IN THE LATE 1900'S WALTER HOOTMAN DID A SUBSTANTIAL AMOUNT OF SURVEY WORK IN THE NEIGHBORHOOD (484, 489 & 4811) AND USED EXISTING 1870'S CORNERS TO CONTROL HIS BOUNDARIES. IN 1962 THE BLM CONDUCTED A DEPENDENT RESURVEY OF THE SECTION AND SET THEIR OWN 1870'S CORNERS THUS CREATING 2 SEPARATE CORNERS FOR EACH 1870'S POSITION. AS THE NEIGHBORHOOD PROPERTY BOUNDARIES AND DEEDS PREDATED THE 1962 SURVEY BOUNDARIES I USED HOOTMAN'S SURVEYS TO CONTROL THE EAST-WEST ALIGNMENT OF THIS PARTITION AS IT REFLECTED OCCUPATION LINES. FOR THE NORTH BOUNDARY OF THIS PARTITION I USED THE 1962 BLM BOUNDARY AS THEIR LINE WAS FURTHER NORTH, AND THEY ARE THE NORTHERN NEIGHBORS. SO IF THE FEDERAL GOVERNMENT IS GOING TO DEED UP SOME LAND WE MUST AS WELL TAKE IT.

ALSO HOOTMAN'S MAPS DON'T CLOSE AND SOME OF THE DIMENSIONS FOR SHERRY BARBIE LAKE WERE OMITTED ON CS 484, SO TO DETERMINE THE LOCATION OF THE ROAD I WAS FORCED TO INTERPOLATE ITS LOCATION BY SOLVING THE QUANTIFIED DISTANCES AMONG EXTENDING PARTS OF THE ROAD THAT DON'T CLOSE TO THEIR ORIGINAL BOUNDARIES SHOWN ON THE APPROPRIATED MAP.

**DEED INFORMATION**

1. YOUNG, T.L. & SON & SON DEED INST. 60914-0417, COOS COUNTY RECORDS
2. WOOD, BOOK 132 PAGE 101, COOS COUNTY RECORDS, RECORDED AUG. 3, 1938
3. MANTRA, 67-11-2940, COOS COUNTY RECORDS, RECORDED NOV. 1, 1987

**SURVEY MAP RECORD INFORMATION**

1. CS 488 COOS COUNTY RECORDS, HOOTMAN, 1959
2. CS 489 COOS COUNTY RECORDS, HOOTMAN, 1960
3. CS 4811 COOS COUNTY RECORDS, HOOTMAN, 1960
4. BLM SURVEY, GOOSEBORN, TANNERY & LEE, 1962, BOOK 61 PAGES 361-404

**LEGEND**

- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83800"
- INITIAL POINT - SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83800"
- BM EXISTING BENCHMARK REFERENCE NUMBER 040251 PER NGS WEBSITE

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE	RECORD
E1	N 00°00'00" E	104.79'	RECALCULATED DISTANCE			
E2	S 79°29'39" W	183.79'	RECALCULATED DISTANCE			

**SHERRY BARBIE LANE CENTERLINE LINE TABLE**  
(SEE CS 484 FOR MORE DETAILED INFORMATION)

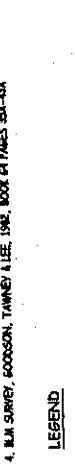
LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE	RECORD
S1	N 89°00'00" E	864.90'	[CALCULATED PER CS 484]			
S2	N 72°11'00" E	174.20'	[CALCULATED PER CS 484]			
S3	S 82°13'00" E	444.44'	[CALCULATED PER CS 484]			
S4	N 82°59'00" E	297.71'	[CALCULATED PER CS 484]			
S5	S 89°11'00" E	21.67'	[CALCULATED PER CS 484]			

**SHERRY BARBIE LANE CENTERLINE LINE CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE	CENTRAL ANGLE (°)
C1	109.71'	94.89'	S 62°30'00" E 101.17'	48°16.56'
C2	48.83'	26.49'	S 09°13'15" E 48.11'	48°16.56'
C3	128.19'	26.49'	S 79°31'00" E 121.79'	54°33.28'

**PROPERTY BOUNDARY LINE TABLE**  
(CALCULATED PER CS 4811)

LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE	RECORD
L1	N 00°19'00" W	28.18'	RECALCULATED DISTANCE			
L2	N 27°09'29" E	42.13'	RECALCULATED DISTANCE			
L3	S 84°39'46" W	99.37'	RECALCULATED DISTANCE			
L4	N 84°02'00" W	188.41'	RECALCULATED DISTANCE			
L5	S 77°23'37" E	178.81'	RECALCULATED DISTANCE			
L6	S 01°18'00" W	78.03'	RECALCULATED DISTANCE			
L7	S 72°06'00" W	147.47'	RECALCULATED DISTANCE			
L8	N 81°24'33" E	108.82'	RECALCULATED DISTANCE			
L9	N 84°29'14" E	107.32'	RECALCULATED DISTANCE			
L10	N 82°07'17" W	37.44'	RECALCULATED DISTANCE			
L11	S 78°03'15" W	71.98'	RECALCULATED DISTANCE			
L12	N 89°04'34" W	186.78'	RECALCULATED DISTANCE			
L13	N 89°04'34" W	186.78'	RECALCULATED DISTANCE			
L14	N 00°00'00" E	204.23'	RECALCULATED DISTANCE			



DESIGNED BY: T. CAMPBELL  
 DRAWN BY: T. CAMPBELL  
 DATE: JULY 2, 2015

SCALE: 1" = 200'

LOCATED IN THE SE 1/4 OF THE NW 1/4 AND ALSO IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13

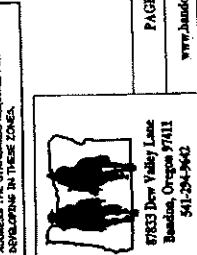
YOUNG FINAL PARTITION PLAT

235-13W-13B TAX LOT 100 & 235-13W-13A TAX LOT 400

RANDOM SURVEYING

PAGE 1 OF 2

www.jandsonsurveying.com



8783 Dew Valley Lane  
 Bend, Oregon 97111  
 541-284-9462

**FINAL PARTITION PLAT FOR:**

DAVID THOMAS YOUNG AND BONNIE MARIE YOUNG, CO-TRUSTEES OF THE YOUNG FAMILY TRUST PROPERTY LOCATED IN THE SE 1/4 OF THE NW 1/4 AND ALSO IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OR.

TAX MAP DESIGNATIONS:  
23S-13W-13R TAX LOT 100 & 23S-13W-13A TAX LOT 400

COUNTY SURVEYOR CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 8.1 AND THAT ALL MONUMENTS HAVE BEEN SET PURSUANT TO THIS ORDINANCE.

*Michael L. Dado*  
MICHAEL L. DADO  
7-20-2015  
DATE

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

*Dennis Howe*  
DENNIS HOWE  
7-21-15  
DATE

COUNTY CLERK CERTIFICATE  
I, TERRE TURE, COUNTY CLERK OF COOS COUNTY, OREGON HEREBY CERTIFY THAT THIS LAND PARTITION PLAT WAS RECORDED INTO THE THE COOS COUNTY RECORDS IN

ALCOFFELIA NO. 1015-7151  
CABINET C PAGE 1082 RECORD OF PLATS  
RECORDED THIS 5TH DAY OF August, 2015

*Jenny Dobson*  
JENNY DOBSON, Chief Deputy Clerk  
DATE 9-5-2015

PLANNING DIRECTOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE SHOWN PLAT IS IN CONFORMITY WITH THE APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

*Jill Rolfe*  
JILL ROLFE  
8/5/15  
DATE  
P-15-01  
File No.

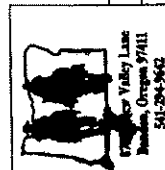
CONFIRMATION IS REQUIRED FROM THE COUNTY ROADMASTER AND PLANNING DEPARTMENT THAT ALL ROAD AND DRIVEWAY REQUIREMENTS OF THE COOS COUNTY AND/OR CITY OF Bandon Land Development Ordinances HAVE BEEN MET PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE LETTER FOR A DWELLING.

**STATEMENT OF SEWAGE DISPOSAL SYSTEMS**

NO SEWAGE DISPOSAL FACILITIES WILL BE PROVIDED TO ANY PURCHASER OF PARCELS 2 OR 3 DEPICTED ON THE ATTACHED PLAT.

**STATEMENT OF WATER SYSTEMS**

NO DOMESTIC WATER SUPPLY FACILITIES WILL BE PROVIDED TO ANY PURCHASER OF PARCELS 2 OR 3 DEPICTED ON THE ATTACHED PLAT.



17000 Deer Valley Lane  
Bandon, Oregon 97411  
541-294-5642

PREPARED FOR:  
DAVID THOMAS YOUNG AND BONNIE MARIE YOUNG,  
CO-TRUSTEES OF THE YOUNG FAMILY TRUST  
8445 VILLAGE PARK CT.  
ORANGEVALE, CA 95662

SURVEY BY:  
BANDON SURVEYING  
8789 DEW VALLEY LANE  
BANDON, OR 97411

**OWNERS DECLARATION OF PARTITION**

KNOW ALL MEN BY THESE PRESENTS, DAVID THOMAS YOUNG AND BONNIE MARIE YOUNG, CO-TRUSTEES OF THE YOUNG FAMILY TRUST, ARE THE OWNERS OF RECORD OF THE LAND HEREBY SHOWN AND REPRESENTED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS HEREBY SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

1) THE UNDERSIGNED HEREBY AGREE THAT THEY WILL HOLD COOS COUNTY TAXABLE FROM AND INDEMNIFY THE COUNTY FROM ANY LIABILITY FOR ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR THEIR PROPERTY OR TO ANY OTHER PERSON OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, MAINTAIN OR MAINTAIN ROADS IN THE PROPOSED LAND DIVISION.

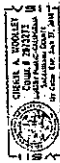
*David Thomas Young*  
DAVID THOMAS YOUNG  
7/10/15  
DATE

*Bonnie Marie Young*  
BONNIE MARIE YOUNG  
7/10/15  
DATE

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO

THIS IS TO CERTIFY THAT DAVID THOMAS YOUNG AND BONNIE MARIE YOUNG PERSONALLY APPEARED BEFORE ME ON THIS 10 DAY OF July 2015, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNERS DECLARATION AS THEIR VOLUNTARY ACT AND DEED.

*Edward A. Woodley*  
EDWARD A. WOODLEY  
NOTARY SIGNATURE



NOTARY PUBLIC

COMMISSION NO. 2013273

MY COMMISSION EXPIRES 07/10/2018

P 2015 #10  
Cub C-1082

SURVEYOR'S CERTIFICATE  
I, TERENCE A. CAMPBELL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED OR FOUND WITH PROPER MONUMENTS THE LANDS AS REPRESENTED ON THIS PLAT, AND THAT A PLAIN INSTRUMENT HAS BEEN SET AT THE INITIAL POINT, AND THAT I HAVE ASCERTAINED THE DIMENSIONS, KIND AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH ORS 92.040(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE Laid OUT.

METES AND BOUNDS DESCRIPTION OF PLATTED PARCEL PARCELS BEGINNING AT A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000" WHICH IS THE NORTHWEST CORNER OF PARCEL 3 AND THE SOUTHWEST CORNER OF THIS LAND PARTITION; THENCE ALONG THE 1/2" LINE AS DEFINED BY THE 1982 N.M. SURVEY, 64/284-434; SOUTH 89°38'41" EAST A DISTANCE OF 186.00 FEET TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000"; THENCE CONTINUING SOUTH 89°38'41" EAST A DISTANCE OF 230.39 FEET TO A 1/2" IRON ROD BEING THE CENTER-NORTH 1/4 CORNER, AS DEFINED BY THE 1982 N.M. SURVEY; THENCE CONTINUING ON SAID 1/2" LINE, SOUTH 89°38'41" EAST A DISTANCE OF 263.98 FEET TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000"; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 473.47 FEET TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000" ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 58°29'14" WEST A DISTANCE OF 213.47 FEET TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000" ON THE NORTHERN RIGHT-OF-WAY BOUNDARY OF THE OLD COAST HIGHWAY; THENCE WESTERLY ALONG THE NORTHERN RIGHT-OF-WAY BOUNDARY OF THE OLD COAST HIGHWAY FOR A DISTANCE OF 110 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH BANK OF TENMILE CREEK, HAVING A CHORD BEARING OF SOUTH 84°39'09" WEST A DISTANCE OF 108.06 FEET, TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000"; THENCE WESTERLY ALONG THE NORTH BANK OF TENMILE CREEK A DISTANCE OF 490 FEET, MORE OR LESS, HAVING A CHORD BEARING OF NORTH 80°24'53" WEST A DISTANCE OF 406.90 FEET TO A 5/8" X 30' IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CAMPBELL LS 83000"; THENCE NORTH 00°00'00" EAST A DISTANCE OF 882.34 FEET TO THE "INITIAL POINT" AND POINT OF BEGINNING OF THIS LAND PARTITION.

SAID PARCEL CONTAINING 9.43 ACRES, MORE OR LESS

NOTE: THE NORTHERLY RIGHTS-OF-WAY OF U.S. HIGHWAY 101 AND OLD COAST HIGHWAY WERE ESTABLISHED USING BEST AVAILABLE EVIDENCE (FIELD VERIFIED PAVED CENTERLINES). THE INTENT OF THIS DESCRIPTION IS TO ENCOMPASS ANY AND ALL LANDS UP TO SAID TRUE NORTHERLY RIGHTS-OF-WAY.



12/15/2015



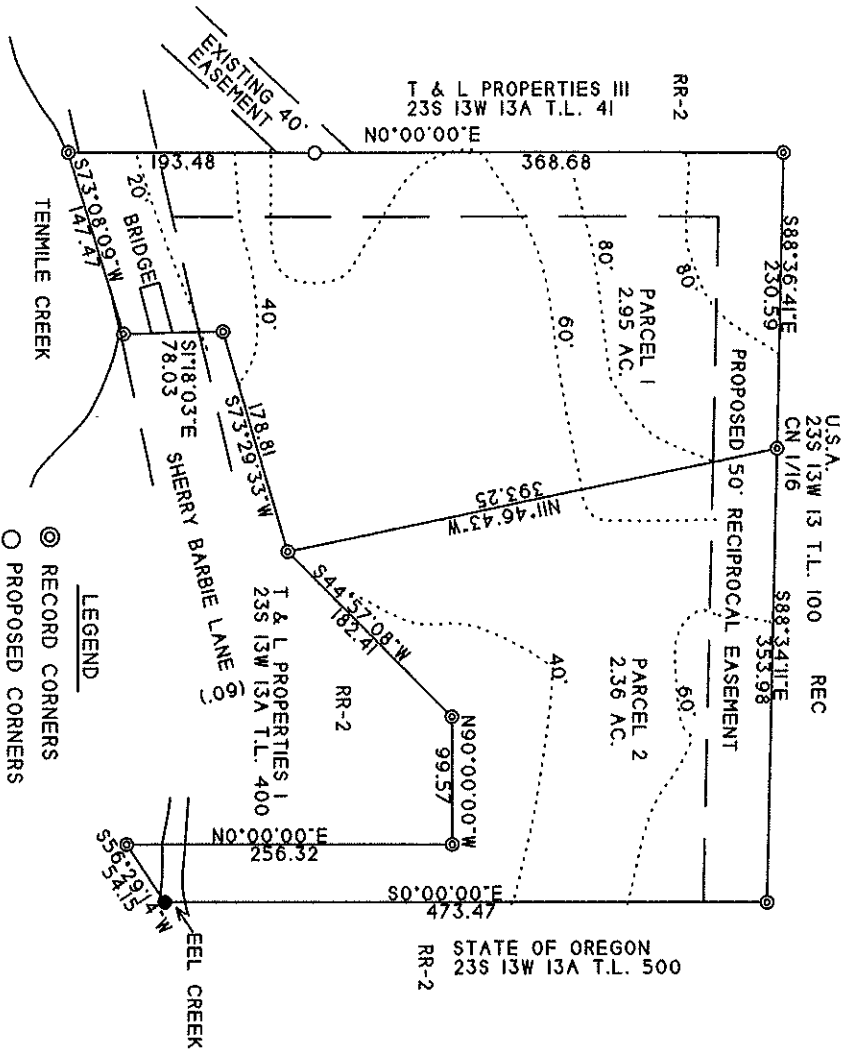
17000 Deer Valley Lane  
Bandon, Oregon 97411  
541-294-5642

DESIGNED BY: T. CAMPBELL  
DRAWN BY: T. CAMPBELL  
DATE: JULY 2, 2015

SCALE: N/A  
YOUNG FINAL PARTITION PLAT  
LOCATED IN THE SE 1/4 OF THE NW 1/4 AND ALSO IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13

PAGE 2 OF 2  
BANDON SURVEYING  
23S-13W-13R TAX LOT 100 & 23S-13W-13A TAX LOT 400  
www.bandonurveying.com

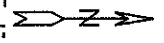
TENTATIVE REPLAT OF PARCEL 2 OF P2015 #10  
 IN SECTION 13, T.23S., R.13W., W.M., COOS COUNTY, OREGON  
 (T.L. 401 - 23S 13W 13A - 5.31 ACRES - ACCT.# 99918828)



PROPERTY SUBJECT TO  
 SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT.  
 FROM THE RIGHT OF WAY, WHICHEVER IS GREATER  
 ARCHAEOLOGICAL SITES  
 BEACH/DUNE - LIMITED  
 COASTAL SHORELAND BOUNDARY  
 FLOOD PLAIN  
 FOREST MIXED USE  
 LAKE/SIDE AIRPORT CONICAL ZONE

LEGEND  
 ○ RECORD CORNERS  
 ○ PROPOSED CORNERS

SCALE 1" = 100'  
 MARCH 14, 2019



NOTES  
 ZONING - RR-2  
 EXISTING LAND USE - VACANT  
 ACCESS - SHERRY BARBIE LANE - 60' EASEMENT  
 WATER - CITY OF LAKE/SIDE - NOT PROVIDED  
 SEWAGE DISPOSAL - EXISTING INDIVIDUAL SEPTIC SYSTEMS  
 NOT PROVIDED FOR PARCEL 2  
 POWER / PHONE - LOCATED ON SITE  
 EASEMENTS - THE LOCATION OF THE EASEMENT TO  
 THE WELL WILL BE DETERMINED AT THE  
 TIME OF THE SURVEY.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JULY 14, 1998  
 TROY J. RAMBO  
 2865  
 RENEWAL 12-31-20

PREPARED FOR:  
 T & L PROPERTIES II  
 P.O. BOX 39  
 UMPQUA, OR 97486  
 PREPARED BY:  
 MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459