



Coos County Planning
Land Division Application

File No. P-19-003

Base & Tentative

Receipt No. 209816
Check No./Cash 1584
Date 3/28/19
Received by P.D.M
Planning Fee \$1530
Road Fee \$255

Final Plats

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

A. Applicant:

Name: SAME AS OWNER Telephone: _____
Address: _____
City: _____ State: _____ Zip Code: _____

B. Owner:

Name: TAT ENTERPRISES, LLC Telephone: 541-290-0463
Address: P.O. Box 97
City: COOS BAY State: OR Zip Code: 97420

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

- _____ 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 245 Range 13W Section 35C Tax Lot 3700
Tax Account 189200 Lot Size 9.31 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 REQUIRMENTS (Tentative Plan):

1. Application Requirements
 - a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
 - b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
 - c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
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.

N/A 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.

N/A 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.

RTS

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.

RTG

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 responsible 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 choose to revoke this permit or send this debt to a collection agency at your expense.

RTG

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 bear 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.

RTG

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



Applicant(s) Original Signature

Applicant(s) Original Signature

3/20/19

Date

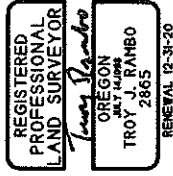
Date

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.

TENTATIVE RE-PLAT OF PARCEL 1 AND A PORTION OF PARCEL 3 OF P 2016 #10
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 35,
 T.24S., R.13W., W.M., COOS COUNTY, OREGON
 (T.L. 3700 - 24S 13W 35C - ACCT.# 189200 - 9.31 ACRES)

PREPARED FOR:
 TAT ENTERPRISES, LLC
 P.O. BOX 97
 COOS BAY, OR 97420

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459



CONTROL POINTS -
 LOCAL COORDINATES

CP4	- 1649.052
	1365.34
CP5	- 1176.017
	1158.411
CP6	- 1226.133
	1399.528
PI14	- 1096.911
	1114.818
PI15	- 1032.489
	926.163
PI16	- 840.447
	826.535

RECORD
 CENTERLINE CURVE DATA
 60 FT. EASEMENT

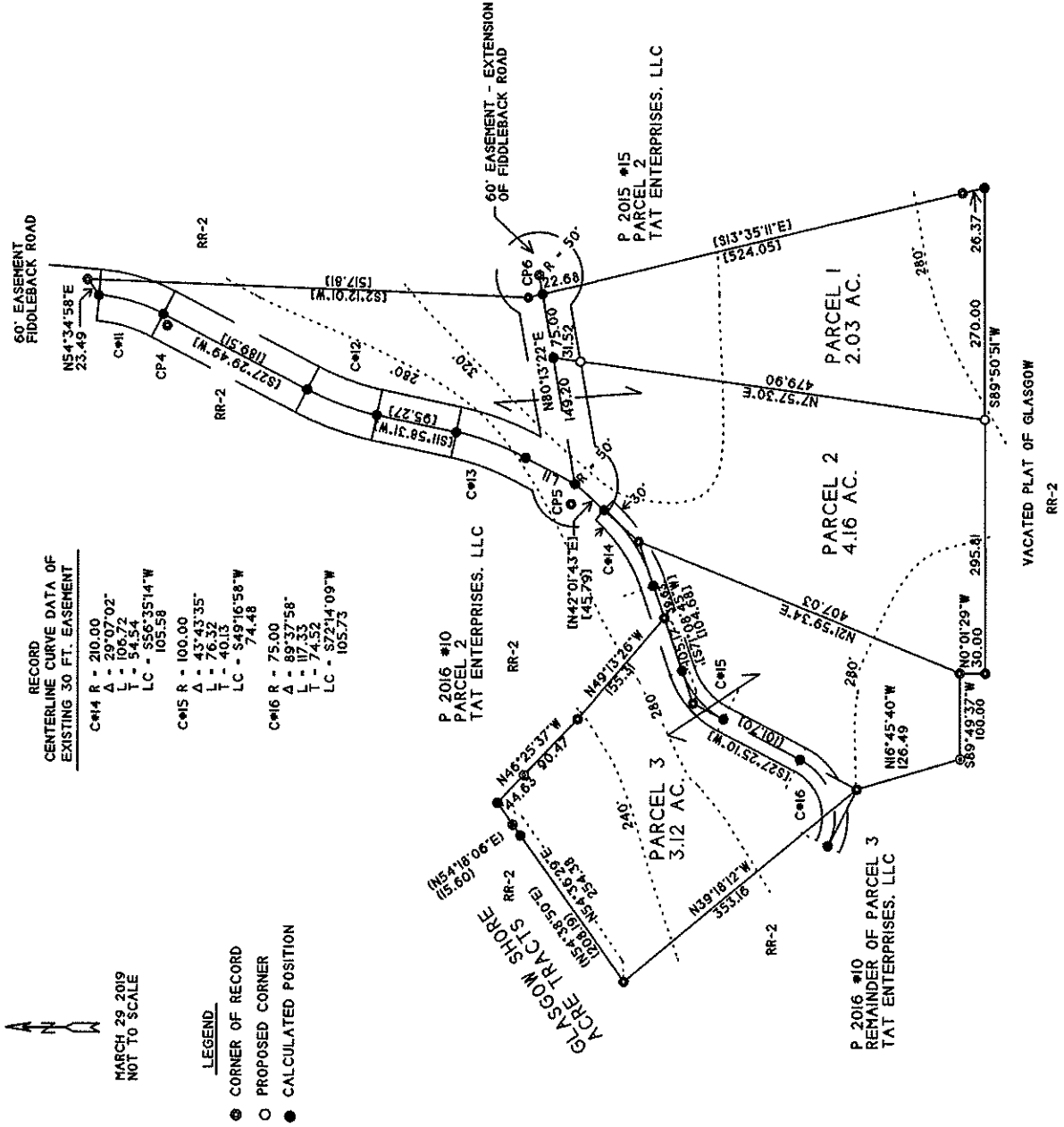
C#11 R	- 200.00
Δ	- 22°48'49"
L	- 79.64
LC	- S16°05'24"W
	79.11
C#12 R	- 325.00
Δ	- 15°31'18"
L	- 88.04
LC	- S19°44'10"W
	87.77
C#13 R	- 315.00
Δ	- 15°43'45"
L	- 86.48
LC	- S19°50'23"W
	86.20

PROPERTY SUBJECT TO

- INST. NO. 80-04-6228 - 60' EASEMENT (ACCESS TO NORTH BAY RD.)
- INST. NO. 81-04-0718 - 60' EASEMENT (ACCESS TO NORTH BAY RD.)
- INST. NO. 90-02-0867 - 25' EASEMENT (ACCESS TO NORTH BAY RD.)
- INST. NO. 94-01-0431 - PARTITION 1994 #2
- INST. NO. 2014-39 - EASEMENT AGREEMENT
- INST. NO. 2014-274 - DEED OF TRUST
- INST. NO. 2015-497 - ROAD MAINTENANCE AGREEMENT
- INST. NO. 2015-508 - ROAD EASEMENT - EXISTING ROAD CENTERLINE
- INST. NO. 2015-10805 - PARTITION 2015 #15
- PARTITION 2016 #10

NOTES

- WATER - COOS BAY/NORTH BEND WATER BOARD - NOT PROVIDED
- SEWAGE DISPOSAL - INDIVIDUAL SYSTEMS - NOT PROVIDED
- SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER



RECORD
 CENTERLINE CURVE DATA OF
 EXISTING 30 FT. EASEMENT

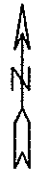
C#14 R	- 210.00
Δ	- 29°07'02"
L	- 106.72
T	- 54.54
LC	- S56°35'14"W
	105.58
C#15 R	- 100.00
Δ	- 43°43'35"
L	- 76.32
T	- 40.13
LC	- S49°16'58"W
	74.48
C#16 R	- 75.00
Δ	- 89°37'58"
L	- 17.33
T	- 7.52
LC	- S72°14'09"W
	105.73

LEGEND

- CORNER OF RECORD
- PROPOSED CORNER
- CALCULATED POSITION

MARCH 29, 2019
 NOT TO SCALE

TENTATIVE RE-PLAT OF PARCEL 1 AND A PORTION OF PARCEL 3 OF P 2016 #10
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**60' EASEMENT
 FIDDLEBACK ROAD**

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 LOCAL COORDINATES**

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 1365.34
- CP5 - 1176.017
 1158.411
- CP6 - 1226.133
 1399.528
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 P.O. BOX 809
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865
 RENEWAL 12-31-20

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