

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

COMPLETED BY STAFF	
<p>Received By: <u>A. Dibble</u></p> <p>Date Submitted: <u>6/7/19</u></p> <p>Application No.: <u>P-19-009</u></p> <p>Fee: <u>\$1530.00</u></p> <p>Fee Paid: <u>41530.00</u></p> <p>Receipt No.: <u>209951</u></p> <p><u>Road Fee \$255.00 pd</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENEDMENT</p> <p>CONDITIONAL USE REVIEW</p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>

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: Sean Randle

Mailing Address: 1084 S. 2ND St.

City Coos Bay State OR Zip 97420

Daytime Phone 541-404-1298

Email:

II. OWNER(S)

Name: Randle Bros. Construction, INC.

Mailing Address: 1084 S. 2ND St.

City Coos Bay State OR Zip 97420

Daytime Phone 541-404-1298

Email:

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

Location or Address: 64387 Welch Street

No. Acreage 0.34

Tax Acct. 372971

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

25S 13W 30 D B 04301

Zone: Urban Residential-2 Water Service Type: Coos Bay-North Bend Water Board

Sewage Disposal Type: Charleston Sanitation

School District: Coos Bay

Fire District: Charleston

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

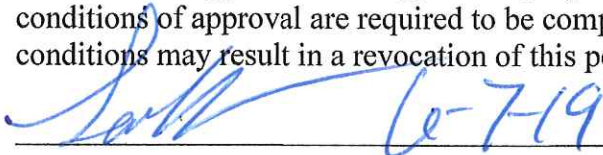
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning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

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

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

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

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



Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

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

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

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

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

VIII. SECTION 6.2.350 TENTATIVE PLAT 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').
 - d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.
- 2. Information required for tentative plat.
 - a. All Land Divisions
 - North arrow, scale and date of the drawing.
 - Appropriate identification clearly stating the map is a tentative plat.
 - Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
 - The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
 - The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
 - Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
 - The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

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

b. Subdivisions – Shall include the following additional information:

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

3. Development Phasing

a. Subdivisions shall:

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

b. Partitions shall:

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

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

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



THIS SPACE RESERVED FOR RECORDER'S USE

COOS COUNTY, OREGON **2019-04379**
\$91.00 **05/29/2019 02:14:00 PM**
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=2

After recording return to:
Randle Bros. Construction, Inc.
1084 S 2nd
Coos Bay, OR 97420

Until a change is requested all tax statements shall be sent to the following address:
Randle Bros. Construction, Inc.
1084 S 2nd
Coos Bay, OR 97420
File No. 260881AM

AFTER RECORDING RETURN TO: AMERITITLE
1495 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

260881AM

STATUTORY WARRANTY DEED

Pro Diesel Repair LLC, an Oregon limited liability company, who acquired title as Pro Diesel, Grantor(s), hereby convey and warrant to

Randle Bros. Construction, Inc., an Oregon corporation

Grantee(s), the following described real property in the County of Coos and State of Oregon free of encumbrances except as specifically set forth herein:

The South half of the following described parcel of land: Beginning at a point from which the iron pipe at the Southwest corner of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon bears South 53° 27.9' West a distance of 3236.65 feet; thence North 66° 26' West and following the Northerly line of that tract of land conveyed to Olympia Bradshaw by Deed recorded October 29, 1952 in Book 222, Page 373, Deed Records of Coos County, Oregon, a distance of 100 feet to the Easterly boundary of a 60 foot right of way; thence along said boundary North 23° 34' East a distance of 300 feet to the Southerly boundary of Roy Boulevard; thence along said boundary South 66° 26' East a distance of 100 feet; thence South 23° 34' West a distance of 300 feet to the point of beginning. Being a portion of the East ½ of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED:

25-13W-30-DB-04301

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

25-13W-30DB-04301

The true and actual consideration for this conveyance is \$35,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 this 22nd day of May, 2019.

Pro Diesel Repair LLC, an Oregon limited liability company

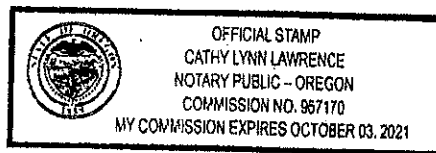
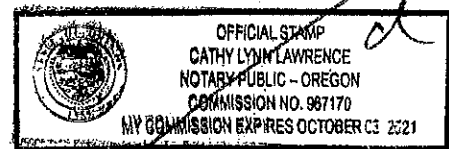
BY Luis M. Ledesma-Morado
Luis M. Ledesma-Morado, Member

State of Oregon} ss
County of Coos}

On this 22nd day of May, 2019, before me, Cathy Lynn Lawrence a Notary Public in and for said state, personally appeared Luis M. Ledesma-Morado known or identified to me to be the Managing Member in the Limited Liability Company known as Pro Diesel Repair LLC, an Oregon limited liability company who acquired title as Pro Diesel, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Cathy Lynn Lawrence
Notary Public for the State of Oregon
Residing at: 665 18th Ave Coos Bay OR 97420
Commission Expires: Oct 3 2021



1495 NW Garden Valley Blvd., Roseburg, OR 97471
PHONE (541)672-6651 FAX (541)672-5793

April 17, 2019
File Number: 260881AM
Report No.: 2
Title Officer: Debbie Bergener

PRELIMINARY TITLE REPORT

Property Address: 64387 Welch Street, Coos Bay, OR 97420

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	TBD	\$0.00
Proposed Insured: To Follow		

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of First American Title Insurance Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 12th day of April, 2019 at 7:30 a.m., title is vested in:

Pro Diesel

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL 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. 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, 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 subject 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.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 0927 Account No. 372971 Map No. 25-13W-30DB-04301

NOTE: The 2018-2019 Taxes: \$344.83, are Paid

6. INTENTIONALLY DELETED
7. The property lies within the boundaries of Charleston Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
(No inquiry has been made)
8. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
9. INTENTIONALLY DELETED
10. Notice of Preliminary Assessment as disclosed in document,
Recorded: October 3, 2014
Instrument No.: 2014-7864
11. INTENTIONALLY DELETED
12. The Company will require that the deed recorded May 21, 2018, as Instrument No. 2018-4757, be re-recorded to correct Name of the Grantee to Pro Diesel Repair LLC.

13. The Company will require a copy the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Pro Diesel Repair LLC for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

14. INTENTIONALLY DELETED

INFORMATIONAL NOTES:

NOTE: We find the following deed affecting said land recorded within 24 months of the date of this report:

Document: Quit Claim Deed

Grantor: Coos County, a political subdivision of the State of Oregon, acting by and through its Board of Commissioners

Grantee: Pro Diesel

Recorded: May 21, 2018

Instrument No.: 2018-4757

NOTE: This Report No. 2 was updated to reflect the following changes:

1. Delete Exception Nos. 9, 11 & 14
2. Update Taxes
3. Bring Current

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

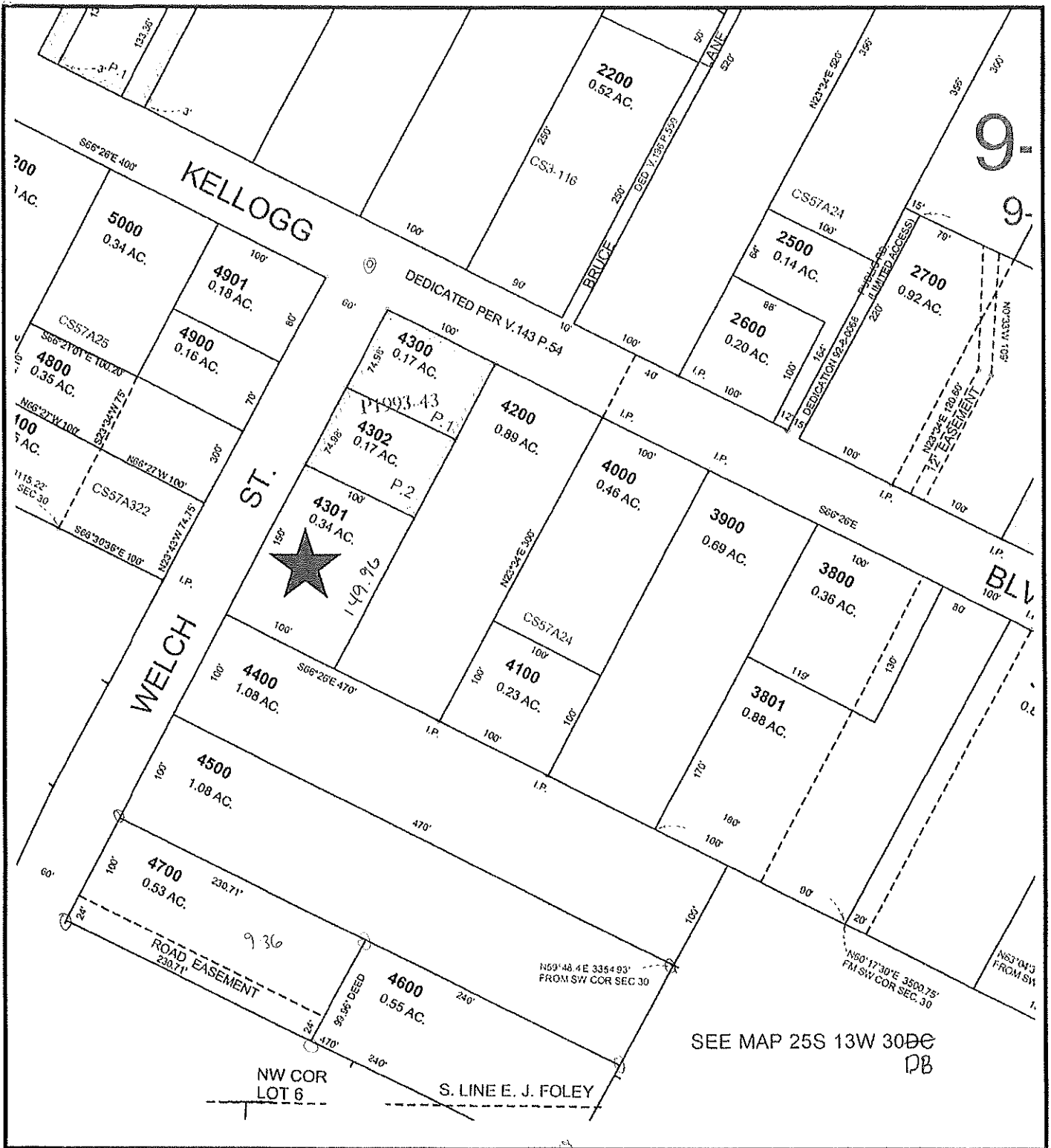
"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

The South half of the following described parcel of land: Beginning at a point from which the iron pipe at the Southwest corner of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon bears South 53° 27.9' West a distance of 3236.65 feet; thence North 66° 26' West and following the Northerly line of that tract of land conveyed to Olimpia Bradshaw by Deed recorded October 29, 1952 in Book 222, Page 373, Deed Records of Coos County, Oregon, a distance of 100 feet to the Easterly boundary of a 60 foot right of way; thence along said boundary North 23° 34' East a distance of 300 feet to the Southerly boundary of Roy Boulevard; thence along said boundary South 66° 26' East a distance of 100 feet; thence South 23° 34' West a distance of 300 feet to the point of beginning. Being a portion of the East ½ of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED:

25-13W-30-DB-04301



64387 Welch Street
Coos Bay, OR 97420

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF


Document type: NOTICE OF PRELIMINARY ASSESSMENT Service Provider: Charleston Sanitary District After Recording, Charleston Sanitary District return to: PO Box 5522 Charleston OR 97420	Property Owner: BARTRON, BILL & SHAWNA Property Address: <u>64387 WELCH ROAD</u> <u>Coos Bay, OR 97420</u>
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NOTICE OF PRELIMINARY ASSESSMENT

NOTICE is hereby given that on the 25th day of September, 2014, the Charleston Sanitary District has terminated sanitary sewer service to the property located at 64387 Welch Road, Coos Bay, Oregon. Said property is more fully described in that document recorded in the Coos County Real Property Records bearing Coos County Deed Reference Number: 2001-241

Anyone who purchases this property must contact the Charleston Sanitary District, phone number 541-888-3911, to apply for a resumption of sewer service, and must pay all applicable fees and charges for sewer service to be restored to this property.

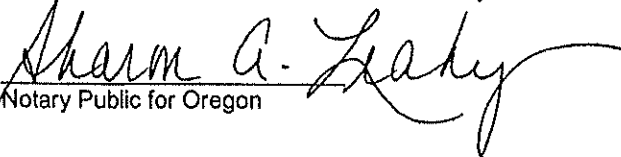
DATED this 2 day of October, 2014.



CHARLESTON SANITARY DISTRICT
By: John Chirrick
Title: General Manager

STATE OF OREGON)
) ss.
County of Coos)

Personally appeared before me this 2 day of October, 2014, the above named JOHN CHIRRICK, General Manager of the Charleston Sanitary District, and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of the Charleston Sanitary District.


Notary Public for Oregon



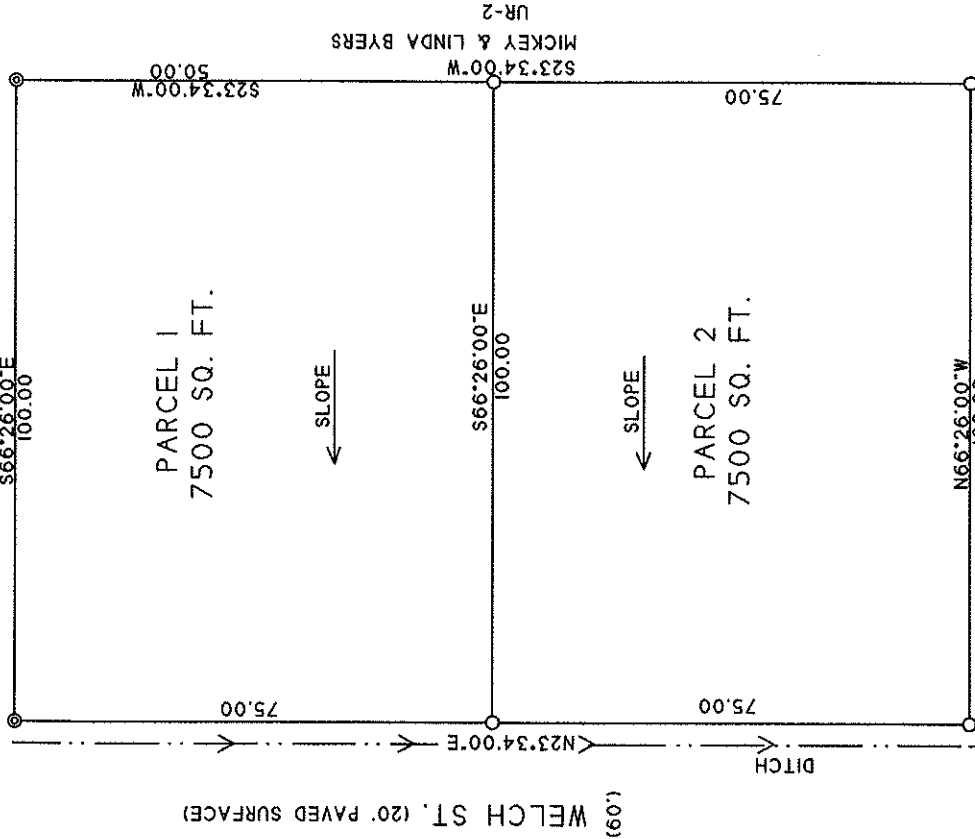
COOS COUNTY, OREGON **2014-07864**
\$46.00 10/03/2014 01:17:20 PM
Pgs=1



Terril L. Turl, Coos County Clerk

TENTATIVE PARTITION - LOCATED IN THE NW1/4 SE1/4
 SEC. 30, T.25S., R.13W., W.M., COOS COUNTY, OREGON
 (T.L. 4301 - 25S 13W 30DB - ACCT.# 372971 - 0.34 AC.)

WILLIAM & TAMMY LOVELADY
 PARCEL 2
 P1993-43 UR-2



SCALE 1" = 20'
 MAY 23, 2019

PREPARED FOR:
 RANDLE BROS. CONSTRUCTION, INC.
 1084 S. 2ND ST.
 COOS BAY, OR 97420

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Troy Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865
 RENEWAL 12-31-18

PROPERTY SUBJECT TO
 SETBACKS - FRONT - 20'; SIDE & REAR 5'
 NATURAL HAZARD TSUNAMI

LEGEND
 ⊙ RECORD CORNERS
 ○ PROPOSED CORNERS

NOTES
 ZONING - UR-2
 EXISTING LAND USE - VACANT
 WATER - COOS BAY/NORTH BEND WATER BOARD - IN WELCH ST.
 SEWAGE DISPOSAL - CHARLESTON SANITARY DISTRICT - IN WELCH ST.
 POWER / PHONE - LOCATED ON SITE
 TOPOGRAPHY - LESS THAN 10%

KATHY MADSEN
 UR-2