



Coos County Planning
Land Division Application

File No. P-19-012

Base & Tentative

Receipt No. 217563
Check No./Cash 13289
Date 7-17-19
Received by [Signature]
Planning Fee 1530
Road Fee Needs paid

Final Plats

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

A. Applicant:

Name: DOUGLAS C. McMAHAN Telephone: 541-267-2872
Address: P.O. BOX 118, STUNTZNER ENG. & FORESTRY
City: COOS BAY State: OR Zip Code: 97420

B. Owner:

Name: LEAH L. MAGGARD Telephone: 541-888-2866
Address: 90918 HOLLYWOOD LN.
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 26 S Range 14 W Section 01A B Tax Lot 103
Tax Account 553619 Lot Size 2.0 AC Zoning District UR-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.
 - 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.

Em

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.

Em

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.

Em

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.

Em

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.

Leah E. Maggard
Applicant(s) Original Signature

Donald C. McManis (STUNZNER)
Applicant(s) Original Signature

06/27/19
Date

7/16/19
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.



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 27th day of June, 2019,

I, LEAH L. MAGGARD
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26S, Range 14W,

Section 01A3, Tax Lot 103, Deed Reference 2018-11660

hereby grant permission to DOUGLAS C. McMAHAN, STUNTZNER so that a(n)
(Print Name) ENG. & FORESTRY

LAND DIVISION application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s

Leah L. Maggard



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"): Leah Maggard
90918 Hollywood Ln
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360619027773
Effective Date: June 25, 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:

Leah L. Maggard

Premises. The Property is:

(a) Street Address:

APN/Parcel ID(s) 553619 as well as Tax/Map ID(s) T26-14-01AB TL 00103

(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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
7. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
8. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
9. Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways.
10. Minor Partition

Recording Date: February 26, 1985
Recording No.: 85-01-2461

End of Reported Information

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

John Beaver
541-269-5127
john.beaver@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the intersection of the South line of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon with the East line of Wallace Avenue, said point being 960.0 feet East of the quarter Section corner on the North boundary of said Section 1; thence South 01 ° 13' 00" East along said East line of Wallace Avenue 940.0 feet to the true point of beginning of the following described parcel; thence North 89 ° 13' 00" East 358.60 feet to the East boundary of the NW 1/4 of the NE 1/4 of said Section 1; thence along said East boundary South 01 ° 10' 00" East 249.99 feet to the Northerly boundary of Hollywood Street; thence along said Northerly boundary South 89 ° 13' 00" West 358.38 feet to the East line of Wallace Avenue; thence North 01 ° 13' 00" West along said East line 250.0 feet to the true point of beginning.

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

RECORDING REQUESTED BY:



300 W Anderson Avenue, PO Box 1075
Coos Bay, OR 97420

COOS COUNTY, OREGON 2018-11660
\$91.00 12/06/2018 01:37:00 PM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=2

GRANTOR'S NAME:
Donald H. Yost

GRANTEE'S NAME:
Leah L. Maggard

AFTER RECORDING RETURN TO:
Order No.: 360618025530-LS
Leah L. Maggard
90918 Hollywood Lane
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Leah L. Maggard
90918 Hollywood Lane
Coos Bay, OR 97420

APN: 553619
Map: T26-14-01AB TL# 00103
0 Wallace Avenue, T26-14-01AB TL# 00103, Coos Bay, OR 97420

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

Donald H. Yost, Grantor, conveys and warrants to Leah L. Maggard, 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:

A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the intersection of the South line of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon with the East line of Wallace Avenue, said point being 960.0 feet East of the quarter Section corner on the North boundary of said Section 1; thence South 01° 13' 00" East along said East line of Wallace Avenue 940.0 feet to the true point of beginning of the following described parcel; thence North 89° 13' 00" East 358.60 feet to the East boundary of the NW 1/4 of the NE 1/4 of said Section 1; thence along said East boundary South 01° 10' 00" East 249.99 feet to the Northerly boundary of Hollywood Street; thence along said Northerly boundary South 89° 13' 00" West 358.38 feet to the East line of Wallace Avenue; thence North 01° 13' 00" West along said East line 250.0 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00). (See ORS 93.030).

Subject to:

1. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
2. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways..
4. Minor Partition

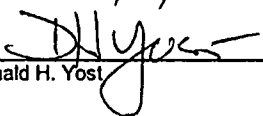
Recording Date: February 26, 1985
Recording No.: 85-01-2461

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/4/18


Donald H. Yost

State of Oregon
County of COOS

This instrument was acknowledged before me on 12.4.18 by Donald H. Yost.


Notary Public - State of Oregon

My Commission Expires: 7.23.22



COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

June 27, 2019 12:50:04 pm

Account # 553619
 Map # 26S1401AB00103
 Code - Tax # 0926-553619
 Legal Descr See Record
 Mailing Name MAGGARD, LEAH L
 Agent
 In Care Of
 Mailing Address 90918 HOLLYWOOD LN
 COOS BAY, OR 97420-7626

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2018-11660
 Sales Date/Price 12-04-2018 / \$44,000.00
 Appraiser

Prop Class 140 MA SA NH Unit
 RMV Class 100 01 02 BRV 10057-1

Situs Address(s)	Situs City
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		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0926	Land	805			Land	0
	Impr.	0			Impr.	0
Code Area Total		805	0	547		0
Grand Total		805	0	547		0

Land Breakdown												
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV	
0926	10	<input checked="" type="checkbox"/>		UR-2	Designated Forest Land	100	A	2.02	E	006*		
Grand Total								2.02				

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total										0	0

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
NOTATION(S):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST										
0926	FIRE PATROL:									
■ FIRE PATROL TIMBER		Amount	18.75	Acres	2.02	Year	2019			

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

27-Jun-2019

MAGGARD, LEAH L
90918 HOLLYWOOD LN
COOS BAY, OR 97420-7626

Tax Account #	553619	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0926
Situs Address		Interest To	Jul 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	\$24.36	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.41	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.26	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.11	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.87	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.72	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.48	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.59	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.83	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.60	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.65	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$360.79	

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 NE1/4 SEC.1 T26S R14W W.M.
COOS COUNTY

1" = 100'

26S 14W 01AB

CANCELLED NO.

906
701
601
1001
1000

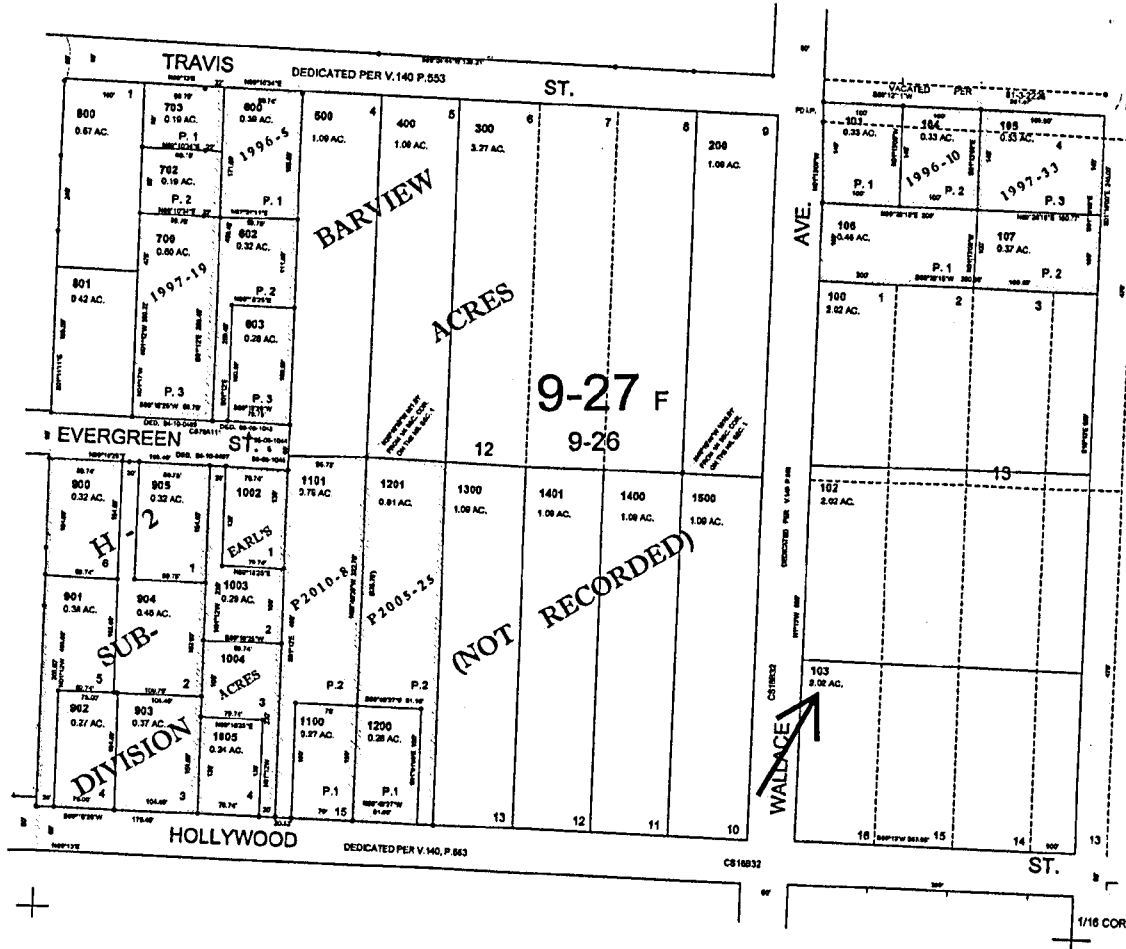
1/4 COR.

SEE MAP 25S 14W 38DC

1/16 COR.

SEE MAP 26S 14W 01BA

SEE MAP 26S 14W 01



SEE MAP 26S 14W 01AC

7-21-2010

26S 14W 01AB



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

C.1 T26S R14W W.M.
3 COUNTY

1" = 100'

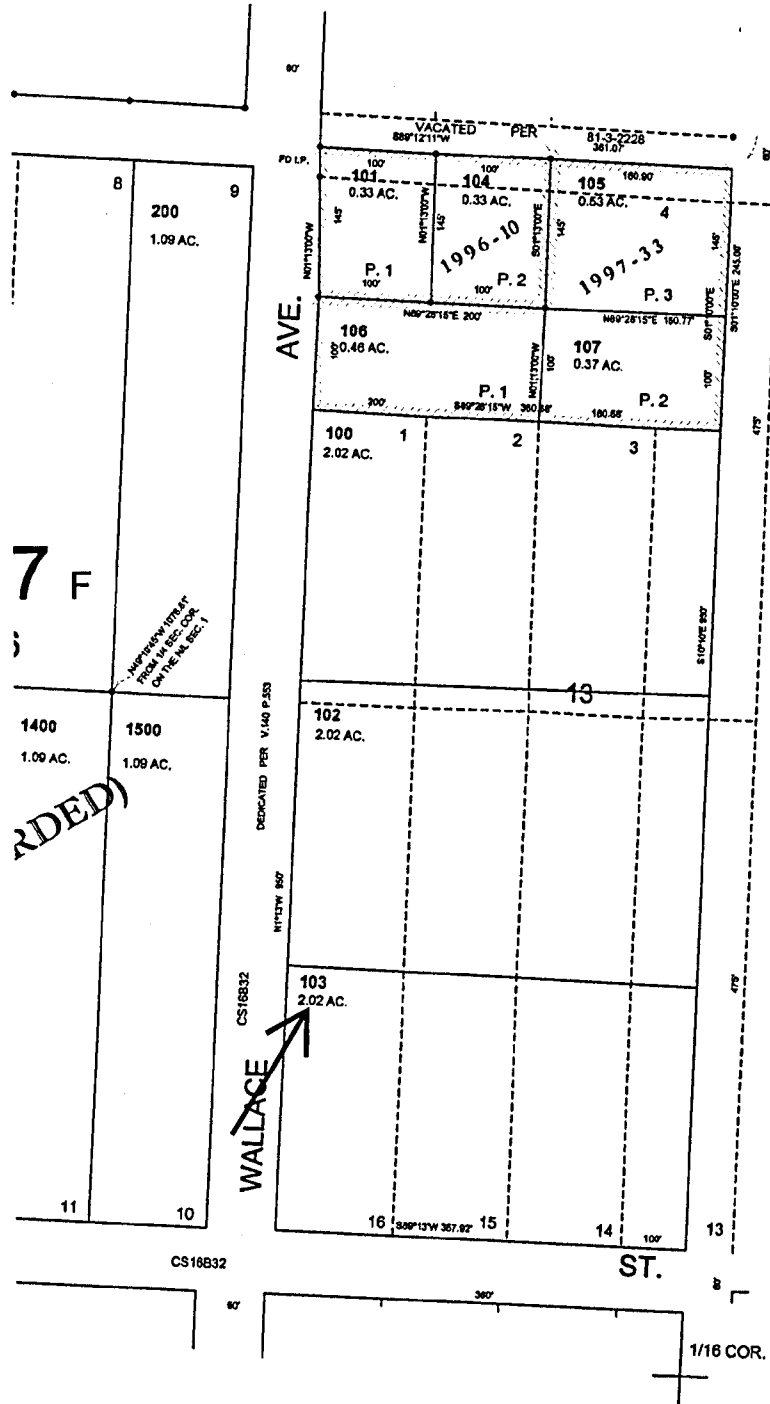
26S 14W 01AB

CANCELLED NO.

- 906
- 701
- 601
- 1001
- 1000

MAP 25S 14W 36DC

1/16 COR.



SEE MAP 26S 14W 01



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

26S 14W 01AC

7-21-2010

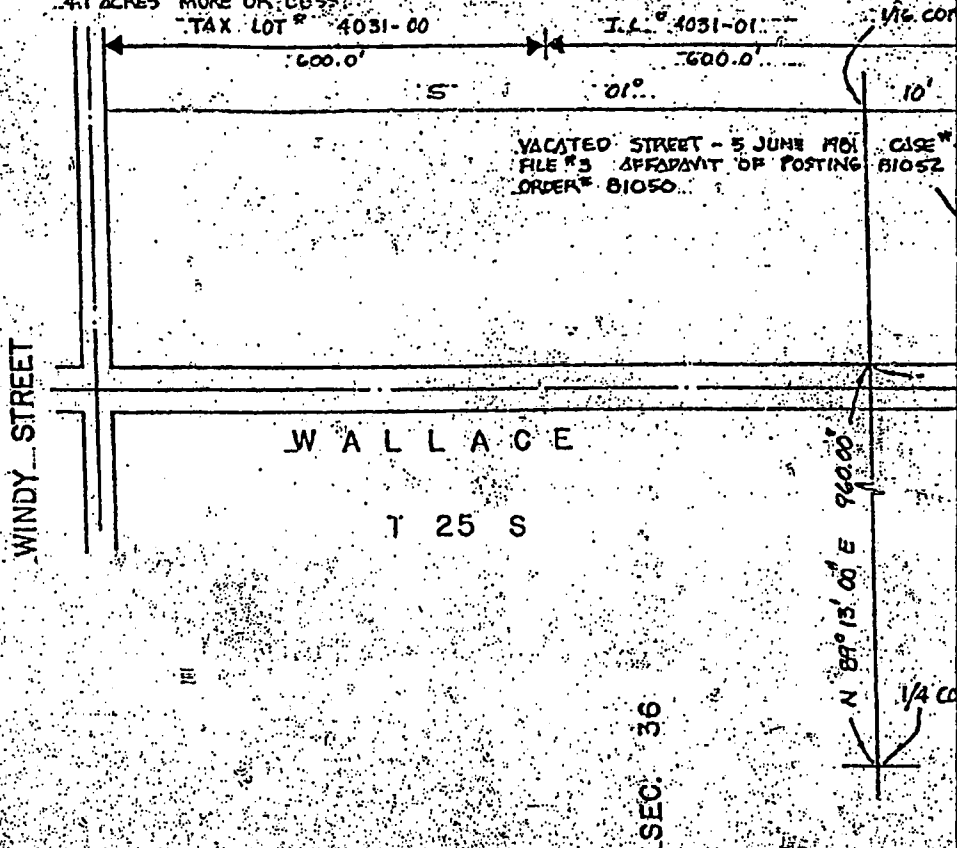
26S 14W 01AB

85 1 2481

A MINOR LAND PARTITION

DESCRIPTION

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE
 INTERSECTION OF THE NORTH LINE OF SAID SECTION 1, WITH THE EAST LINE OF WALL
 NORTH BOUNDARY OF SAID SECTION 1; THENCE S 01° 13' 00" E ALONG SAID EAST LINE
 DESCRIBED PARCEL; THENCE N 89° 13' 00" E FOR A DISTANCE OF 859.03 FEET TO THE
 EAST BOUNDARY FOR A DISTANCE OF 727.99 FEET TO THE NORTH LINE OF HOLLYWOOD
 SAID EAST LINE OF WALLACE AVENUE; THENCE ALONG SAID EAST LINE N 01° 13' 00" W
 4.1 ACRES MORE OR LESS



COOS COUNTY HEREBY GIVES NOTICE TO ALL DEVELOPERS,
 PURCHASERS, POTENTIAL PURCHASERS AND ALL THIRD PARTIES
 WHATSOEVER THAT THE COUNTY DISCLAIMS ANY LIABILITY
 WHATSOEVER FOR ANY DAMAGE WHICH MAY OCCUR AS A
 RESULT OF THE FAILURE OF THE DEVELOPER TO CONSTRUCT,
 IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND
 DIVISION.

APPROVAL

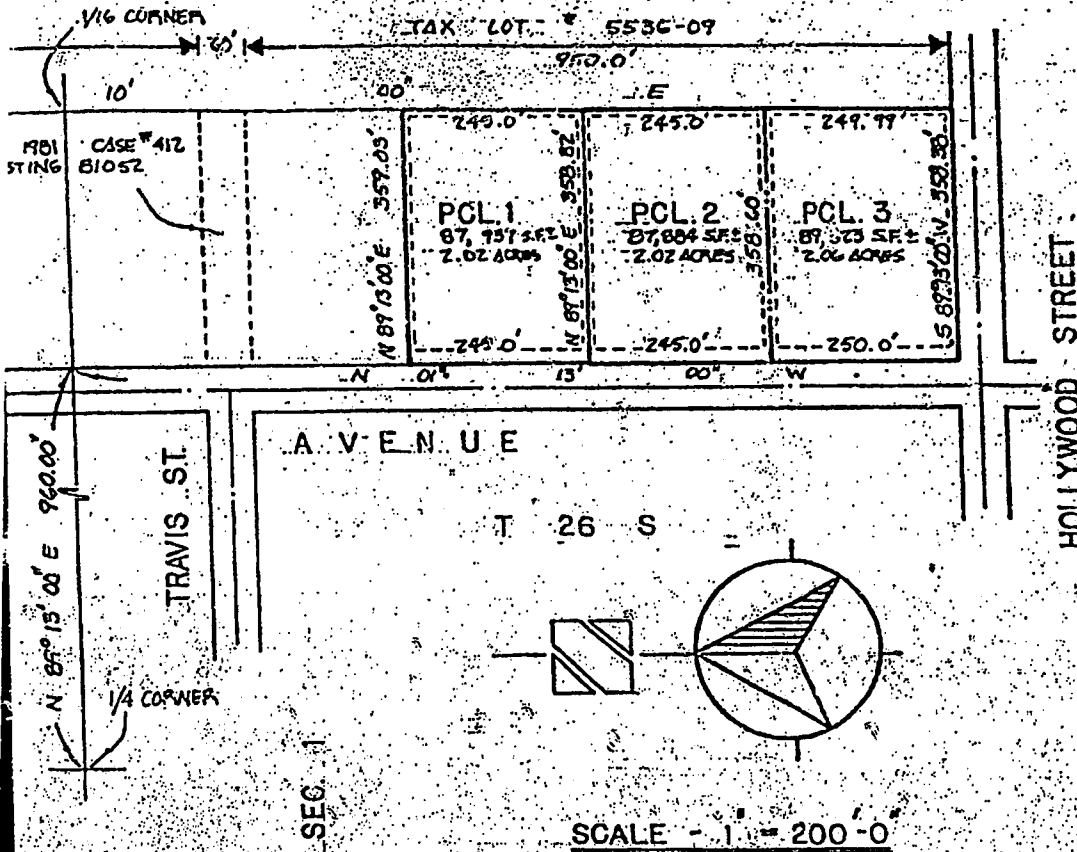
[Handwritten Signature]

30 JAN 1985

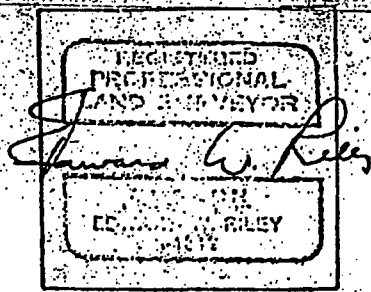
ION FOR ROY A. FRANSSEN

U5 1 2462

OUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, BEGINNING AT THE
 LINE OF WALLACE AVENUE, THE MID POINT BEING 960.0 FEET EAST OF THE 1/4 SECTION CORNER ON THE
 10' EAST LINE FOR A DISTANCE OF 450.0 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING
 FEET TO THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1; THENCE S 01° 10' 00" E ALONG SAID
 HOLLYWOOD STREET; THENCE S 87° 13' 00" W ALONG SAID NORTH LINE FOR A DISTANCE OF 358.38 FEET TO THE
 01° 13' 00" W FOR A DISTANCE OF 740.0 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING



PREPARED BY
 EDWARD W. RILEY, L.S. 1312
 P.O. BOX 630
 NORTH BEND, OREGON 97459
 756-6606



DATE 2-26-85 VOL 2 PAGE 50 10405
FEE NO. 851-2161 TO 2463

NOTES

- NO EXISTING OR PROPOSED EASEMENTS
- NO EXISTING STRUCTURES, WELLS, OR SEPTIC TANKS ON THE PROPERTY - PROPOSED RESIDENTIAL - ZONE UR-2
- WATER - COOS BAY/NORTH BEND WATER BOARD
- SEWAGE DISPOSAL - SEPTIC TANK SYSTEM

ALLOWABLE BUILDING AREAS

- PARCEL 1. 78,537 SF - 1.80 ACRES
- PARCEL 2. 78,537 SF - 1.80 ACRES
- PARCEL 3. 82,440 SF - 1.89 ACRES

SET BACKS: 20' FRONT YARDS, 5' REAR YARDS,
5' SIDE YARDS, EXCEPT 15' SETBACK ON side yard
OF PARCEL #3 ABUTTING HOLLYWOOD ST.

OWNER

ROY A. FRANSSSEN
1609 NORTH 10TH STREET
COOS BAY, OREGON 97420
267-7971

AS A CONDITION OF APPROVAL OF THIS MAP THE UNDERSIGNED
HEREBY AGREES THAT HE WILL HOLD COOS COUNTY HARMLESS
FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE
WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR
TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT
OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN
ROADS IN THIS PROPOSED LAND DIVISION.

IT IS SO AGREED THIS 8 DAY OF March, 1984

DEVELOPER
Roy A. Franssen
ROY A. FRANSSSEN

JANUARY 4, 1985

**TENTATIVE PLAT FOR
"MAGGARD PLACE SUBDIVISION,
PHASE I AND PHASE II"**

LOCATED IN
THE NW1/4 OF THE NE1/4 OF SECTION 1,
TOWNSHIP 26 SOUTH, RANGE 14W, WM.
COOS COUNTY, OREGON
TAX LOT 103 (26 14 01AB) #553619
AREA = 2.05 AC.

SURVEYING/ENGINEERING:
STUNTZER ENGINEERING & FORESTRY, LLC
P.O. BOX 118
COOS BAY, OR. 97420
541-267-2872
(dmcmahan@stuntzner.com)

OWNER:
LEAH L. MAGGARD
90918 HOLLYWOOD LANE
COOS BAY, OR. 97420
541-888-2866

TAX LOT 102 (26 14 01AB):
PORTER, SCOTT G. AND
SUZANNE M.
63607 WALLACE AVE.

13

NOTE: THE STREETS WERE DEDICATED
PER VOLUME 140, PAGE 553, DEED
RECORDS OF GOOS COUNTY, OREGON.

"BARVIEW ACRES"
(PHASE I)
(NOT RECORDED)

(NOT RECORDED)

(PHASE II)

PHASE I
PHASE II

TAX LOT 100 (26 14 01)
COQUILLE INDIAN TRIBE TRUST
P.O. BOX 569
SILETZ, OR 97380

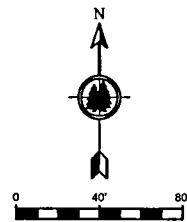
TAX LOTS 100 & 300 (26 14 01AC)
BANKS, JAMES B. AND MONA L.
P.O. BOX 5548
COOS BAY, OR 97420

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMah

OREGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913

RENEWS 12/31/20



Stuntzner Engineering & Forestry		705 S. 4TH ST. P.O. BOX 118 COOS BAY, OREGON 97420	PHONE: (541) 267-2872 FAX: (541) 267-6568 www.stuntzner.com
DATE: MAR 21 2018	PREPARED FOR:	LEAH MAGGARD 90918 HOLLYWOOD LANE COOS BAY, OR 97420	
DRAWN BY: DSM	DATE PLOTTED:	12/31/2017	
CHECKED BY: ADM	FILE NAME:	111222222222222222	

TAX LOT 1500 (26 14 01AB)
REEVES, RICHARD A.
AND BILLIE F.
90955 HOLLYWOOD AVE.

WALLACE
AVE.
(DEDICATED PER VOLUME 140, PAGE 553)

"BARVIEW ACRES"
(12)

(NOT RECORDED)

12 11

10

HOLLYWOOD LANE

LANE

HOLLYWOOD LANE

(DEDICATED PER VOLUME 140, PAGE 553)

NOTE: SANITARY SEWER IS AVAILABLE IN
HOLLYWOOD LANE PROVIDED BY CHARLESTON
SANITARY SEWER AND WATER IS AVAILABLE IN
WALLACE AVENUE PER COOS BAY-NORTH BEND
WATER BOARD. NO SANITARY SEWER SERVICES
OR WATER METERS ARE BEING INSTALLED AT
THIS TIME. THE CONNECTIONS TO BE MADE AT
TIME OF HOME CONSTRUCTION, BY LOT OWNER.

NOTE: PHASE I FINAL PLAT SHALL BE APPROVED
WITHIN 24 MONTHS OF TENTATIVE APPROVAL.
PHASE II FINAL PLAT SHALL BE APPROVED WITHIN
36 MONTHS OF TENTATIVE APPROVAL.

NOTE: THIS PROPERTY IS ZONED UR-2 AND PUBLIC
WATER AND PUBLIC SEWER ARE AVAILABLE PER ENITIES.
SECTION 4.3.230(a) Minimum Lot Size=5000 Square Feet.

TAX LOT 600 (26 14 01AC)
BARTON, GARY AND CHARLOTTE
63550 WALLACE ROAD
COOS BAY, OR.

COOS BAY-NORTH BEND WATERBOARD MAIN

(30' WIDE GRAVELED SURFACE PROPOSED)

PHASE I
(IMPROVEMENTS)

PHASE II
(IMPROVEMENTS)

ROADSIDE DITCH

ROADSIDE DITCH

12" GATE VALVE

EAST END EXISTING
SEWER CLEANOUT

8" WATER MAIN
FIRE HYDRANT ASSEMBLY

(12' WIDE GRAVELED SURFACE PROPOSED)

PHASE I
(IMPROVEMENTS)

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