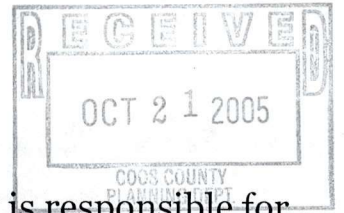


Coos County Planning Department
Partition/Subdivision Application



An **incomplete** application **will not** be processed. Applicant is responsible for completing the form. Attach additional sheets to answer questions if needed.

A. Applicant:

Name: ROBERT COOPERSTEIN Telephone: 510-848-8537
Address: 1325 SPRUCE STREET
City: BERKELEY State: CA Zip Code: 94709

B. Owner:

Name: ROBERT COOPERSTEIN Telephone: 510-848-8537
Address: 1325 SPRUCE STREET
City: BERKELEY State: CA Zip Code: 94709

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 29S Range 15W Section 12 Tax Lot 202
Tax Account R12366.04 Lot Size 4.11 ACRES Zoning District RR-2

E. Number of proposed lots or parcels:

Lots: N/A Parcels: 2

Rec'd \$1000 12/21/05 receipt # 065286 CMAA 7404-10

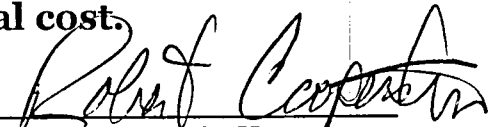
F. Authorization:

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

NOTE: Pursuant to Section 6.1.200(2) of the Coos County Zoning and Land Development Ordinance (CCZLDO):

“No person shall sell any lot in a subdivision or convey any interest in a parcel in any partition until the plat of the subdivision or partition has been acknowledged and recorded with the recording officer of Coos County.”

Pursuant to ORS 215.416(1), the following fees represent the actual cost of processing each permit application. If the actual cost of processing a permit exceeds the amount of the fee by more than 20%, the applicant shall be responsible for paying the full amount of the actual cost.



Signatures of all Owners or Applicants.

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.

G. Supplemental Information:

1) Use of property: Existing VACANT
Proposed RESIDENTIAL

2) Use of surrounding properties RESIDENTIAL AND FARM

3) Approximate distance to utility lines, including sewer and water lines:
(Indicate if greater than one mile) ± 300' TO UTILITY LINES AND
GREATER THAN ONE MILE TO SEWER AND WATER LINES

4) Proposed method of ~~W~~age disposal SEPTIC SYSTEM

5) If an individual system is not proposed, give the name of the public agency or district who has approved, or is evaluating the proposed system. N/A

6) Proposed method of obtaining potable water. WELL

7) If a Community or public water supply is proposed, explain the type of system, and the public agency or department which has approved or is evaluating the water system. _____

8) Describe the use and purpose of any easements located, or to be located, within the partition/subdivision. INGRESS, EGRESS AND UTILITY EASEMENT; SOFT, WIDE.

9) Describe the purpose of any land areas or improvements, other than utilities, set aside for public use or common use of persons residing in the division, including a maintenance or property agreement. N/A

10) **Include copies** of any proposed property or homeowner agreements, bylaws, or covenants and any petitions proposing to create special service districts.

11) Identify the fire rating for area (Based on State Forestry or local fire district rating)

BANDON CITY R.F.P.D. RATING #5

12) Describe all measures, which will be taken to reduce fire hazard.
MAINTAINING VEGETATION

13) Is the property within a drainage district? N/A

14) Describe any natural feature on the property such as drainage ways, creeks, streams, swales, ponds, steep slopes or hills. (Show these features on the submitted Base Map) CROOKED CREEK

15) If the proposed land division has the potential of being further divided, the applicant shall submit a sketch showing an overall plan for the division of the property. **(Note: The sketch is nonbinding and will only be utilized for discussion purposes between the applicant and the Department.)**

16) ACCESS:

I

A) How is access to be provided to each lot or parcel? PARCEL 2 ABUTTS BEACH LOOP RD AND PARCEL 1 WILL HAVE AN EASEMENT THROUGH PARCEL 2.

B) Describe the proposed driveway(s):

- i) Will it be a public or private road? PRIVATE
- ii) How wide will the road right-of-way be? 50'
- iii) How wide will the road surface be? 12' ALL WEATHER
- iv) Will any water bodies be crossed by the road? YES
- v) If so, will the crossing be by bridge or culvert? CULVERT
- vi) Will the road intersect with a public road at an existing access point or will this be a new access point? EXISTING ACCESS POINT

vii) How wide will the access be? 50'

C) Type of road proposed (refer to Chapter VII of the CCZLDO)

- i) Dedicated _____
- ii) Private PRIVATE

D) Maximum grade 2% (FLAT GROUND) Radius of curves N/A Length 577'

E) Number of parcels on adjacent lands which would utilize road*: _____

*Identify on a separate sheet of paper the Township, Range, Section, & Tax Lot of parcels on adjacent lands, which would be served by the road.

F) **Attach** a drawing showing a typical cross section of the proposed road.

17) If any portion of the proposed road would be on property **not** owned by the applicant, then you must submit:

- a. Written acknowledgment from each such owner stating his willingness to either: dedicate the land to the public in the case of a dedicated way or County road, or execute an instrument conveying to the applicant the right to construct and maintain a private road on the owner's land.

b. In the case of a private road or a dedicated way, written acknowledgement by each owner of his knowledge that the road described in the application may not be used for legal access to any parcel of land not described in the application.

18) **Submit** proposed road maintenance agreements.

19) List two choices of a name for the proposed road:

a. Choice #1: CROOKED CREEK

b. Choice #2: TREVOR

C. Verdant Vista
d. Nathaniel

20) List two choices of a name for the subdivision:

a. Choice #1: CROOKED CREEK

b. Choice #2: TREVORVILLE

21) Identify the width and maximum grade of the portion of roads or streets, if any, which abut the subdivision.

Width: 29' Grade: 0% TO 2% FLAT
BEAKH LOOP

22) Lot or Parcel sizes in acres: 2.09 PARCEL 1 - 2.02 PARCEL 2

Tentative Plat Map and Base Map Standards. NOTE: All review criteria must be addressed; if not applicable a statement indicating why the criteria does not apply must accompany the application.

Section 6.5.250(2). An application for a partition or subdivision shall include a tentative plat map and a base map, each drawn on Mylar or substantial high quality tracing paper measuring 18" x 24" using archival ink and drafting material. The maps shall be clearly and legibly drawn to a standard engineer's scale. All maps shall be drawn to the same scale except as otherwise authorized by the County Surveyor. Each map shall be clearly titled as being part of a tentative partition, subdivision plat, or planned community. (OR 00-05-014PL)

Required Maps. A tentative partition or subdivision plat map and base map shall be submitted for the lot or parent parcel to be divided.

A. Base Map. A base map shall be submitted containing the following information:

i. Map Data.

- ✓ a. Property Boundaries;
- ✓ b. Lot or parcel area in acres or square feet;
- ✓ c. North point, scale of drawing, and date; .
- ✓ d. Location of the property by quarter-quarter section, township, range, and tax lot number(s);
- ✓ e. Names and addresses of the owner(s) and any other person employed in the preparation, layout or design of the base map;
- ✓ f. Section lines;
- ✓ g. City boundaries;
- ✓ h. Location(s) of existing zoning districts applicable to the subject property.
- ✓ i. Topography. All existing natural features including:
 - ✓ a. Contour lines (may be taken from USGS 7.5 minute quad sheets);
 - ✓ b. Areas subject to inundation;
 - ✓ c. Lakes, streams, creeks, rivers, and other bodies of water;
 - ✓ d. Identified wetlands;
 - ✓ e. Identified geologic hazards and other features affecting development.

iii. Existing Improvements. All existing improvements including:

- ✓ a. Location, name, right-of-way width and road improvement width of all existing streets, roads, highways, alleys, and other easements;
- ✓ b. Existing monuments;
- ✓ c. Adjacent subdivisions;
- ✓ d. Existing non-dedicated roads, trails, and driveways;
- ✓ e. Existing dwellings, farm buildings or other structures.

iv. Utilities. The loca —(s) of existing utilities includ —:

- ✓ a. Sewer and water mains;
- ✓ b. Wells or springs that provide potable water;
- ✓ c. Septic systems;
- ✓ d. Culverts and drainage lines or pipes.

B. Tentative Plan. This map shall show the following additional information proposed for the development:

i. Map Data.

- ✓ a. Appropriate identification clearly stating the map is part of a tentative plan. Proposed subdivision name if applicable.
- ✓ b. Names and addresses of the owners and any other person employed in the preparation, layout or design of the tentative plan.
- ✓ c. North point, scale of drawing, and date.
- ✓ d. Property boundaries.

ii. Proposed Developments. The following improvements where applicable shall be shown as approximate:

- ✓ a. the name, location, width, grade and radii of the streets, roads or private access easements. Stationing shall be shown at 100-foot intervals;
- ✓ b. the location, width and purpose of all proposed easements;
- ✓ c. the location, dimension, acreage and numbers of all proposed lots or parcels;
- ✓ d. proposed finish grades of the property and streets, showing all cut and fill areas, location of proposed retaining walls or slope protection and proposed drainage systems or drainage ways;
- ✗ e. sites, if any, allocated for purposes other than residential structures;
- ✗ f. any proposed public areas;

- ~~X~~ g. locations, grade and size of proposed utilities including water, sewer, fire hydrants, storm drains, electricity and communication lines, and service and utility structures. All facilities shall be considered in their relation to existing and planned facilities, topographical conditions, public convenience and safety, and proposed use of the land;
- ~~X~~ h. existing structures to remain; *NONE - AS INDICATED ON BASE MAP*
- ~~X~~ i. location and area of all open spaces, setbacks where applicable. Buffers, screens, recreational facilities, or landscaping.

Written Attachments

1. **Property Report:** 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. A subdivision guarantee may be acceptable, additional information may be required.
2. **Phasing.** A statement describing and explaining the rationale for any proposed phasing of construction, the sale of lots or parcels, and the placement of utilities and construction of streets.
3. **Public Services.** A statement of available public services, such as police and fire protection, schools and school buses and electric, telephone, or other utilities. The statement shall indicate the proximity of such services in addition to giving an estimate of the capacity of the service to effectively absorb the increased demand reasonably anticipated to be placed on the services as a result of the land development.
4. **Water Supply.** A statement of the proposed method of water supply including source, quantity, quality and method of distribution.
5. **Sewage Disposal.** A statement of the proposed method of sewage disposal.

Supplemental Information. The following supplemental information shall be submitted with the tentative plan, or, prior to or with the construction drawings that may be required for roadways:

1. **Geologic Report.** For proposed roadways with slopes greater than 3:1 or where otherwise required by the County, a site specific geologic investigation report. This report shall be prepared by a licensed engineering geologist, soils engineer, or other qualified expert, who must carry errors and omissions

insurance. Verification — the insurance must be submitted with the report. The report shall indicate the structural integrity of improvements, including but not limited to any proposed structures, cuts or fills, recommended storm drains both on and off the site, erosion control measures and slope stabilization devices, and trees or other stabilizing vegetation to be retained.

2. **Public Services.** Pursuant to the statement of public services, Section 6.5.250(4)(D), the applicant shall submit a copy of any agreement with the appropriate companies, districts, agencies or cooperatives providing electrical, telephone or other required service.

3. **Water Supply.** Pursuant to the statement of water supply, Section 6.5.250(4)(E), the applicant shall submit and comply with the following:

- i. a certification by a city-owned domestic water supply system or by the owner of a privately owned domestic water supply system that water will be available to the lot line of each and every lot or parcel depicted in the proposed land division; or
- ii. a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist. This statement must be shown on the face of the final plat. It is the responsibility of the applicant to deliver a copy of the statement to each prospective purchaser of a lot or parcel depicted in the land division pursuant to ORS 92.090(4)(c).
- iii. Where the proposed source of water is by individual or community wells, proof of an adequate supply of potable water for all anticipated needs of the platted area shall be presented. Proof of an adequate supply of potable water may consist of:
 - a. Test wells, must have at least one well per five lots or parcels, or, in the case of lots or parcels averaging less than two acres, one well per ten acres. The test wells shall produce at least 1,000 gallons per day for two consecutive days for each proposed single-family residential site; and
 - b. certificate of the water as potable by the County Health Department or appropriate state agency; or by an approved private laboratory.
 - c. a hydrology report documenting the availability of potable water by describing the average depth, yield and quality and by giving a general history of wells in the area.

- iv. Where the proposed source of water is by a spring, creek, stream, pond, lake or other natural or man-made surface water impoundment, the following information shall be provided:
 - a. Certificate of the water as potable by the County Health Department, appropriate state agency or by an approved private laboratory.
 - b. Whether the source will be distributed through a community water system or through individual delivery systems;
 - c. Whether water rights exist to the supply and, if so, the names of persons holding such rights and amounts allotted to each;
 - d. The location of the sources of water supply;
 - e. The year-round or seasonal nature of the water supply;
 - f. Proof of an adequate water supply for all anticipated needs of the proposed development.
- v. When the water supply is distributed through a community system the proposed method of assuring the continued maintenance of the water system shall be provided.

4. **Sewage Disposal.** Pursuant to the statement of sewage disposal, Section 6.5.250(4)(F):

- i. a certificate by a city-owned sewage disposal system, special district sewage disposal system or by the owner of a privately owned sewage disposal system that sewage disposal will be available to the lot line of each and every lot or parcel depicted in the proposed land division; or
- ii. a statement that no sewage disposal facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division. This statement must be shown on the face of the final plat. It is the responsibility of the applicant to deliver a copy of the statement to each prospective purchaser of a lot or parcel depicted in the land division pursuant to ORS 92.090(5)(c).
- iii. If the sewage disposal system is by private septic system or another Department of Environmental Quality (DEQ) approved system then DEQ feasibility (approved test holes) must be submitted for each lot or parcel. [OR96-06-007PL 9/4/96]

5. **Foot Access.** If “foot access” is proposed pursuant to Section 6.2.250 the application shall also include the following:

- i. a copy of any easements providing access to the parent parcel;
- ii. a written statement explaining why extension of any road system is impractical for this particular situation;
- iii. delineation of the coastal shoreland boundary on the tentative map;
- iv. evidence establishing that approval of the proposed foot access would be consistent with Coos County Comprehensive Plan, Coos Bay Estuary Management Plan, or the Coquille River Estuary Management Plan.

6. **Public Road Access.** If a lot or parcel abuts a public road, verification of a road access permit shall be submitted. [OR-92-07-012PL]



After recording return to:
The Robert Cooperstein 2000 Trust
1325 Spruce Street
Berkeley, CA 94709

Until a change is requested all tax statements
shall be sent to the following address:
The Robert Cooperstein 2000 Trust
1325 Spruce Street
Berkeley, CA 94709

File No.: 7132-448472 (VRR)
Date: September 07, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Recorded by
First American Title

STATUTORY WARRANTY DEED

Stephen C. Canning and Toni L. Canning, as tenants by the entirety, Grantor, conveys and warrants to Robert Cooperstein, Trustee of The Robert Cooperstein 2000 Trust, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$275,000.00 paid to an accommodator pursuant to an IRC tax deferred exchange.** (Here comply with requirements of ORS 93.030)

Dated this 8 day of September, 2004.

Page 1 of 3

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

11/17/2004 #2004-16574
03:54:03PM 1 OF 4

APN: 12366.04

Statutory Warranty Deed
- continued

File No.: 7132-448472 (VRR)
Date: 09/07/2004

See attached
Stephen C. Canning

Toni L. Canning
Toni L. Canning

STATE OF Oregon)
)ss.
County of Coos)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Stephen C. Canning .

Notary Public for Oregon
My commission expires:

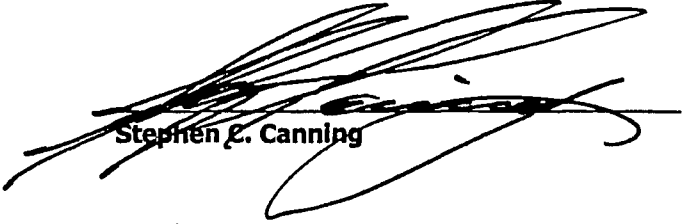
STATE OF Arizona)
)ss.
County of Yavapai)

This instrument was acknowledged before me on this 9th day of September, 2004
by Toni L. Canning.



Notary Public State of Arizona
Yavapai County
Vanessa Egan
Expires August 13, 2005

Vanessa Egan
Notary Public for Arizona
My commission expires: August 13, 2005

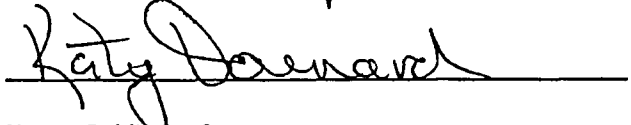

Stephen E. Canning

See previous page
Toni L. Canning



STATE OF Oregon)
)ss.
County of Coos)

This instrument was acknowledged before me on this 8th day of September, 2004
by Stephen C. Canning .


Katy Downard
Notary Public for Oregon
My commission expires: 8/21/07

STATE OF Arizona)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Toni L. Canning.**

Notary Public for Arizona
My commission expires:

edge RW N03°12'30"W

APN: 12366.04

Statutory Warranty Deed
- continued

File No.: 7132-448472 (VRR)
Date: 09/07/2004

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land in the Southeast quarter of the Northwest quarter of Section 12, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, described as follows:

CN
1/16

Beginning at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 12; thence North 89° 57' 55" West along the 1/16 line to the East right of way edge of Bradley Lake Market Road; thence South 03° 42' 31" East along said right of way edge 274.5 feet, said point being the true point of beginning; thence South 89° 57' 55" East parallel to the said 1/16 line 363 feet; thence North 03° 42' 31" West parallel to the said right of way edge 121 feet; thence South 89° 57' 55" East parallel to the said 1/16 line 57 feet; thence North 03° 42' 31" West 153.5 feet to the said 1/16 line; thence South 89° 57' 55" East along the said 1/16 line 438 feet; thence South 03° 42' 31" East 335.3 feet; thence North 89° 57' 55" West 858 feet to the said East right of way line of the Bradley Lake Market Road; thence North 03° 42' 31" West 61 feet to the true point of beginning.

TENTATIVE PARTITION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 15 WEST, W.M., COOS COUNTY, OREGON

PREPARED FOR: ROBERT COOPERSTEIN
1325 SPRUCE STREET
BERKELEY, CA. 94709

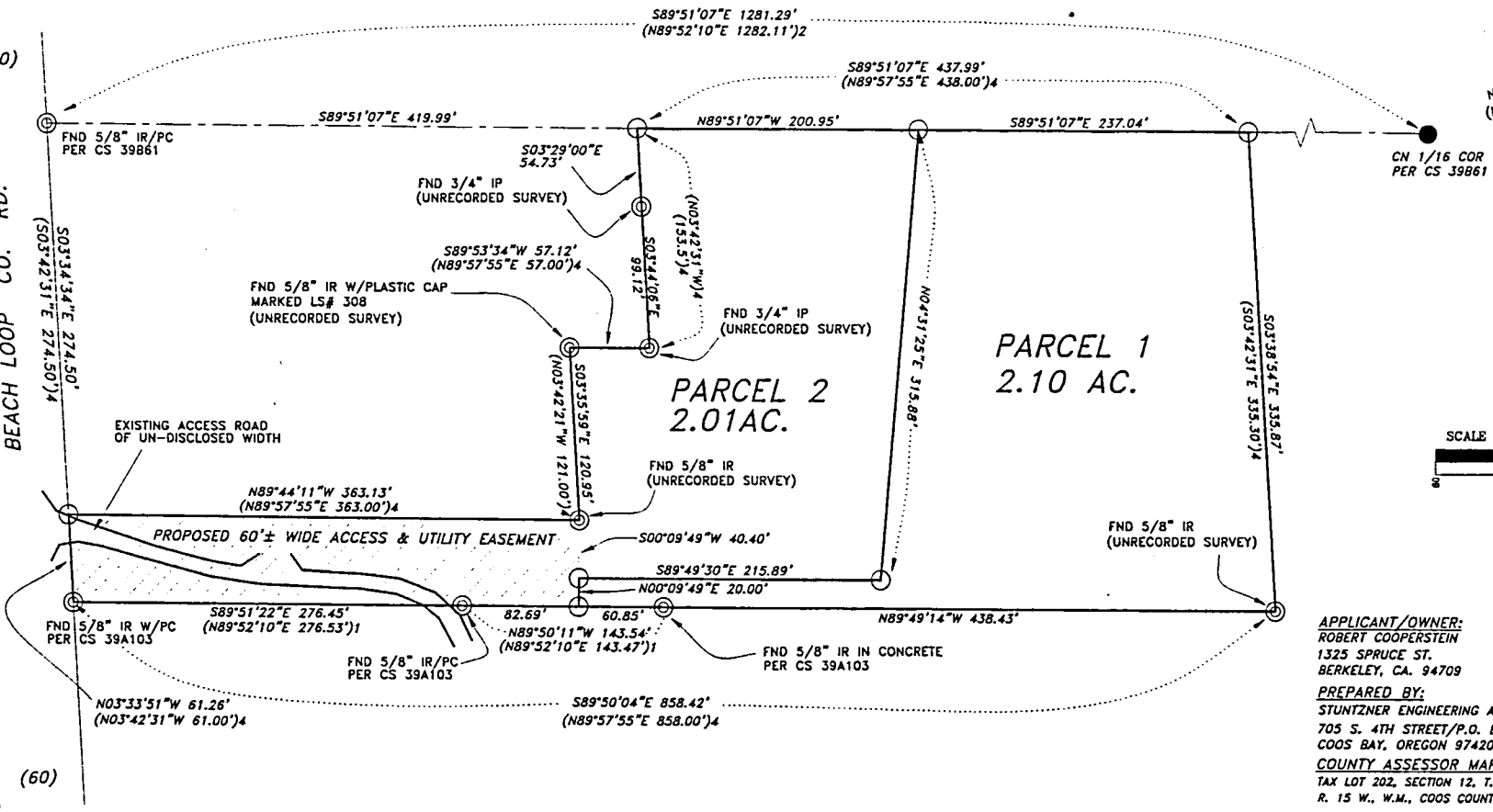
FND BCIP, REFERENCE MONUMENT FOR THE N.E. COR. OF SEC. 12 PER CS BT4, PG. 69 REFERENCE MONUMENT IS 30' EAST OF SEC. COR.



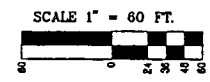
(60)

BEACH LOOP CO. RD.

(60)



N63°20'44\"/>



BASIS OF BEARING
N00°41'09\"/>

STATEMENT OF PLAT REQUIREMENTS

- * NO SITES ALLOCATED FOR PURPOSES OTHER THAN RESIDENTIAL STRUCTURES
- * NO PUBLIC AREAS PROPOSED
- * NO PROPOSED PUBLIC UTILITIES OR FACILITIES
- * NO OPEN SPACES PROPOSED
- * NO PROPOSED CUTS OR FILLS OR DRAINAGE AREAS

LEGEND:

- ⊙ MONUMENTS FOUND AS NOTED
- MONUMENTS TO SET
- CALCULATED POINT: NOT SET
- BOUNDARY LINE
- () 1 RECORD PER C.S. 39A103
- () 2 RECORD PER C.S. 39B61
- () 3 RECORD PER C.S. 5345-194-195
- () 4 HELD RECORD PER COOS COUNTY DEED# 2004-16574
- ▭ PROPOSED 50' EASEMENT AREA

WATER SUPPLY STATEMENT:

NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE MAY EXIST.

SEWER DISPOSAL STATEMENT:

NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION.

APPLICANT/OWNER:
ROBERT COOPERSTEIN
1325 SPRUCE ST.
BERKELEY, CA. 94709

PREPARED BY:
STUNTZNER ENGINEERING AND FORESTRY L.L.C.
705 S. 4TH STREET/P.O. BOX 118
COOS BAY, OREGON 97420

COUNTY ASSESSOR MAP:
TAX LOT 202, SECTION 12, T. 29 S.,
R. 15 W., W.M., COOS COUNTY OREGON

ZONE DISTRICT:
RURAL RESIDENTIAL (RR-2)

RECORD DEED:
DEED# 2004-16574, DEED RECORD OF COOS COUNTY, OR.

POLICE PROTECTION:
COOS COUNTY SHERIFF'S DEPARTMENT

FIRE PROTECTION:
BANDON CITY R.F.P.D.

ELECTRICITY:
CITY OF BANDON

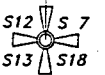
TELEPHONE COMPANY:
VERIZON

SCHOOL DISTRICT:
BANDON SCHOOL DISTRICT #54C

WATER SOURCE:
NO DOMESTIC WATER SUPPLY FACILITY TO BE PROVIDED TO PURCHASER OF EITHER PARCEL BY THIS LAND DIVISION

SEWER SOURCE:
NO SEWAGE DISPOSAL FACILITY TO BE PROVIDED TO PURCHASER OF EITHER PARCEL BY THIS LAND DIVISION

BASIS OF BEARING:
ASSUMED PER CS 39B61 THUS SAID SURVEY ASSUMED CARDINAL DIRECTIONS BETWEEN FOUND MONUMENTS PER CS 39B59



FND IP IN CASING AS SHOWN PER CS 39A73 SET BY HOOTMAN

Stuntzner Engineering & Forestry, L.L.C.
ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St.
Post Office Box 118
Coos Bay, Oregon 97420

Phone: (541) 267-8878
Fax: (541) 267-0588

Drawn By: Devin Stangler Date: Dec. 21, 2005
Checked By: Jerry Estabrook Drawing No.: 05-110 Cooperstein
Designed By: [Blank] [Blank]

File No.: 05-110 Cooperstein Partition Map (Sheet 1 of 1)