



# Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: AW-21-014

Date Received: 3/1/21 Receipt #: 224254 Received by: A. Sibble

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

*(If payment is received on line a file number is required prior to submittal)*

## LAND INFORMATION

A. Land Owner(s) Brian & Belinda Gibson

Mailing address: 610 Old Vine Court, Pleasant Hill, CA 94523

Phone: 206-455-5210

Email: zachy1116@icloud.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
26S	14W	3	C	0	1000
Select	Select	Select	Select	Select	

Tax Account Number(s): 567801

Zone: Select Zone Industrial - Recreation

Tax Account Number(s) \_\_\_\_\_

Please Select \_\_\_\_\_

B. Applicant(s) Brian & Belinda Gibson

Mailing address: 610 Vine Court

Phone: \_\_\_\_\_

C. Consultant or Agent: Civil West Engineering Services

Mailing Address 486 E Street Coos Bay, OR 97420

Phone #: 541-982-2780

Email: ckinney@civilwest.net

### Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

### Special Districts and Services

Water Service Type: Coos Bay - North Bend Water Board

Sewage Disposal Type: On-Site Septic

School District: Coos Bay

Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

- D. **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.

- I.  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.
- II.  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
- III.  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.

Christopher Kinney

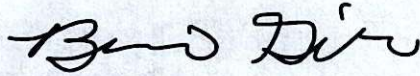
 Digitally signed by Christopher Kinney  
Date: 2021.03.01 16:05:34 -08'00'

Dear Coos County Planning,

I, Brian Gibson, hereby give Civil West Engineering Services, Inc. the authorization to process all documents in my name and sign on my behalf. Please call me at this number 206-455-5210 if you have any questions.

Sincerely,

Brian Gibson

A handwritten signature in black ink, appearing to read "Brian Gibson", written in a cursive style.

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: NHN Bastendorf Beach Road

Type of Access: Public Road

Name of Access: Bastendorf Beach Road

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date: \_\_\_\_\_    Receipt # \_\_\_\_\_

File Number: DR-20-

## Statement of Intent

This application proposes the development of an RV Park and a single-family residential building on the parcel as indicated which currently exists as a 14.6-acre forested vacant lot with approximately an acre of wetlands as identified by the National Wetlands Inventory. The development will also include public restrooms/showers and water and power extensions to all 50 RV spaces and the residential building.

The proposed development falls under the sanitary jurisdiction of the Oregon Department of Environmental Quality (DEQ). DEQ holds no historical record of any previous sanitation development. The proposed septic system will hold flows from the public restrooms and be pumped periodically. A site evaluation by DEQ will be required which would ultimately provide an accurate assessment of the existing site and thus, determine the exact septic design requirements.

Currently, there exists a 4" AC waterline which runs along the centerline of Bastendorf Beach Road, owned by the Coos Bay North Bend Waterboard, and feeds from the 1 MG Charleston Reservoir with a minimum average elevation at peak demand of 114 feet. To connect to the existing water system and provide service to the RV Park and the residential building, a 2" commercial meter would need to be installed.

Pacific Power currently provides power to the Bastendorf Beach area and would therefore provide power to the proposed RV Park.

Access to the site is from the north-western corner which slopes up an average of 10% from Bastendorf Beach Road until about the middle of the property after which the existing terrain slopes down to the southern border adjacent with Cape Arago Highway at an average slope of 25%. Approximately 7.4 acres have slopes within the range of 0-10% and 7.2 acres with slopes within the range of 10-30%. There are no existing buildings on site. As part of the development project, an all-weather surface will be installed for the proposed 50 RV spaces and 75 parking spaces, also including the proposed access pathway and driveway to the residential building.

The proposed development complies with the following applicable criteria of the Zoning Ordinance Code:

### Recreational Vehicle Park -

- (a) Must be a lot, parcel or tract of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes.

### **Response: There will be 50.**

- (b) The park shall contain recreational vehicle sites. Recreational vehicle sites are a plat of ground within the park designed to accommodate a recreational vehicle on a temporary basis.

### **Response: There will be 50.**

- (c) Shall include the submittal of a preliminary plot plan drawn as specified by OAR Division 650.

### **Response: See plan attached.**

(d) Landscaping and Design:

- (i) The landscape shall be such to minimize soil erosion and lessen the visual impact. Every park shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planning along all boundaries of the park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress. All open areas or common areas shall be landscaped. Landscaping shall consist of lawns and/or ornamental plantings.

**Response: Landscaping has been included around the proposed parking lot next to the boundary line. All other visual impact is covered by the existing forest cover.**

- (ii) Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

**Response: Agreed.**

- (iii) The site shall be sloped to allow for proper surface drainage; however, surface waters shall not drain in a manner that would adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

**Response: There are no existing surface waters on site. Existing and future site drainage of the design area is shown in the plan attached.**

- (iv) Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be reasonably required to prevent their being incompatible with the existing or contemplated environment and the surrounding properties.

**Response: Agreed. See plan attached.**

- (e) Walls or fences shall be six feet in height except in the area of ingress and egress. This area shall be subject to Section 7.1.525. Evergreen planting shall not be less than five feet in height, and shall be maintained in a healthy living condition for the life of the RV Park. All walls, fences and evergreen planting shall be approved by the Planning Commission.

**Response: Agreed. See plan attached.**

- (f) A parking plan must be signed off by the Roadmaster. Regulation for parking can be found in Chapter VII. At a parking dimension of 20' x 10', the total parking area is 0.34 acres.

**Response: Parking was designed per Chapter VII. 75 total parking spots are included for the 50 proposed RV spots.**

- (g) The plot plan for the RV Park shall provide for safe and sanitary accumulation, collection, transportation, storage and disposal, including resource recovery of wastes and solid wastes. Trash receptacles shall be provided at the minimum of one for every five spaces. The trash may be stored in an enclosed area until disposed of through a solid waste company or a hauled to a lawful transfer/landfill disposal site. Waste shall be removed from the site at least every 30 days. If the property owner chooses to haul the solid waste to a disposal facility receipts may be required to prove continued compliance with this subsection. Solid waste management shall not conflict with the requirements of Coos County Code Article Seven.

**Response: Agreed. See plan attached.**

- (h) RV Parks require a minimum of five acres and shall not exceed 15 campsites per acre. The density of the zoning district is replaced with the density requirement of this subsection.

**Response: The site is 14.6 acres. There is enough space for the proposed RV spaces.**

- (i) RV Parks must reserve at least 30% of the total acreage for open space and common areas. Common areas may have sanitary facilities, open space, parking, roads, pathways, and recreational structures and facilities that serve the entire park.

**Response: Minimum open space will 7.4 acres (50.7% of total acreage)**

- (j) RV Park pads shall not be closer than 15 feet to another vehicle or structures.

**Response: The proposed plan is spaced accordingly. See plan attached.**

- (k) Sanitation facilities including toilet, lavatory, and bathing facilities shall be required. The sanitary system shall comply with Oregon State Building Codes, Oregon Health Authority or any other health and safety regulatory agency. A water supply shall be provided to the sanitation facility and may be provided to each RV site but sewer shall not be provided to individual RV sites unless an exception is taken to Statewide Planning Goal 11 or the property is located within the Urban Growth Boundary. The camp host or caretaker may be hook to the sanitation system.

**Response: An accessory bathroom with a septic system is proposed. See plan attached.**

- (l) RV Parks approved after January 1, 2019 shall not allow tenants to stay within the park more than 30 consecutive days within a six-month period. Registration shall be maintained to prove compliance with this requirement. No person shall receive mail at the site with the exception of the camp host, property owner or watchman. The park may only have one camp host or care taker per 30 spaces. If an exception to Goal 11 to extend public services to the property or the property is served by public services (water and sewer) then ORS 197.493 prohibits placement or occupancy restriction including any time limitation. Outside of an Urban Growth Boundary time limits may be applied.

**Response: Agreed.**

- (m) A dwelling may be constructed for the property owner, camp host or caretaker to reside. This shall not be a rental unit and shall not count as part of the 30% of open space required in subsection (h) above.

**Response: Proposed residential building is for the property owners.**

- (n) Fires will be permitted only in facilities which have been provided for such purposes or where open fires are allowed.
  - (i) Fireplaces, fire pits, charcoal braziers, wood burning stoves or other cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke nuisance in the campground and the neighboring properties.

**Response: Agreed.**

- (ii) Trees and other vegetation should be removed around area designated for fires or outdoor cooking to minimize fire hazards.

**Response: Agreed.**

- (iii) Fire extinguishers shall be provided at the camp in areas that allow for ease access.

**Response: Agreed.**

- (iv) Request for comments will be sent to the fire district in which the property is located within to allow for comments to ensure that fire danger is minimized.

**Response: Agreed**

Wildfires: Coos County shall promote protection of property from risks associated with wildfires. New development or substantial improvements shall, at a minimum, meet the following standards, on parcels designated or partially designated as "High" or "Moderate" risk on the Oregon Department of Forestry 2013 Fire Threat Index Map for Coos County or as designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:

1. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district or is provided fire protection by contract.

**Response:** The site is located within Charleston Fire District

2. Firebreak:



- a. A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.

**Response: Agreed.**

- b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

**Response: Agreed.**

- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

**Response: Agreed.**

- d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Table 2 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

**Response: Agreed.**

- e. All new and replacement structures shall use non-combustible or fire-resistant roofing materials, as may be approved by the certified official responsible for the building permit.

**Response: Agreed.**

- f. The structure shall not be sited on a slope of greater than 40 percent.

**Response: Agreed.**

- g. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.

**Response: Agreed.**

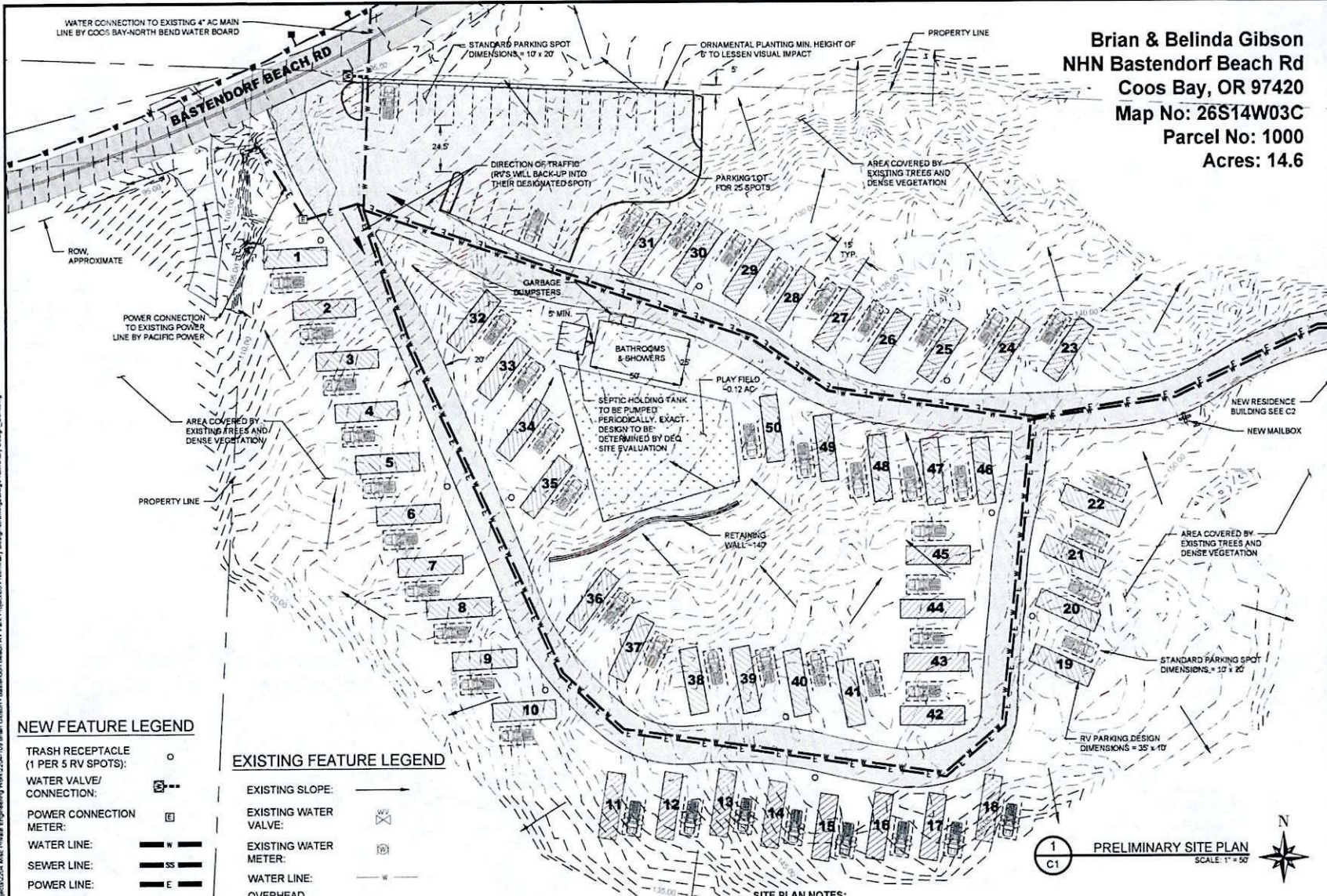
- h. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.

**Response: Agreed.**

DATE: 2/20/21 FILE: C:\Projects\2021\Map: Pre-Design\Engineering\Work\2021-031 Brian Gibson - Bastendorf Beach RV Park - Project\03 Preliminary Design\Drawings\Design\Preliminary Design\_C21.dwg

**Brian & Belinda Gibson**  
**NHN Bastendorf Beach Rd**  
**Coos Bay, OR 97420**  
**Map No: 26S14W03C**  
**Parcel No: 1000**  
**Acres: 14.6**

**PRELIMINARY**



**NEW FEATURE LEGEND**

- TRASH RECEPTACLE (1 PER 5 RV SPOTS):
- WATER VALVE/ CONNECTION:
- POWER CONNECTION METER:
- WATER LINE:
- SEWER LINE:
- POWER LINE:
- ALL WEATHER SURFACE AREA:
- LANDSCAPING:

**EXISTING FEATURE LEGEND**

- EXISTING SLOPE:
- EXISTING WATER VALVE:
- EXISTING WATER METER:
- WATER LINE:
- OVERHEAD POWER LINE:
- GRAVEL AREA:

**SITE PLAN NOTES:**

1. BASIS OF SURVEY: AS PER BENCHMARK NAIL CP 40 AT CHARLESTON COAST GUARD STATION.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. UNDERGROUND LINE LOCATIONS TO BE VERIFIED.
3. WETLANDS AREA OF APPROXIMATELY 1.10 ACRES IDENTIFIED BY NWI LOCATED APPROXIMATELY ON THE SOUTHERN EDGE OF THE SITE.
4. SEPTIC SYSTEM DESIGN DETERMINED BY SITE EVALUATION BY DEG.
5. SEE SHEET C2 FOR FULL PROPERTY VIEW AND NEIGHBORING PARCEL INFORMATION.

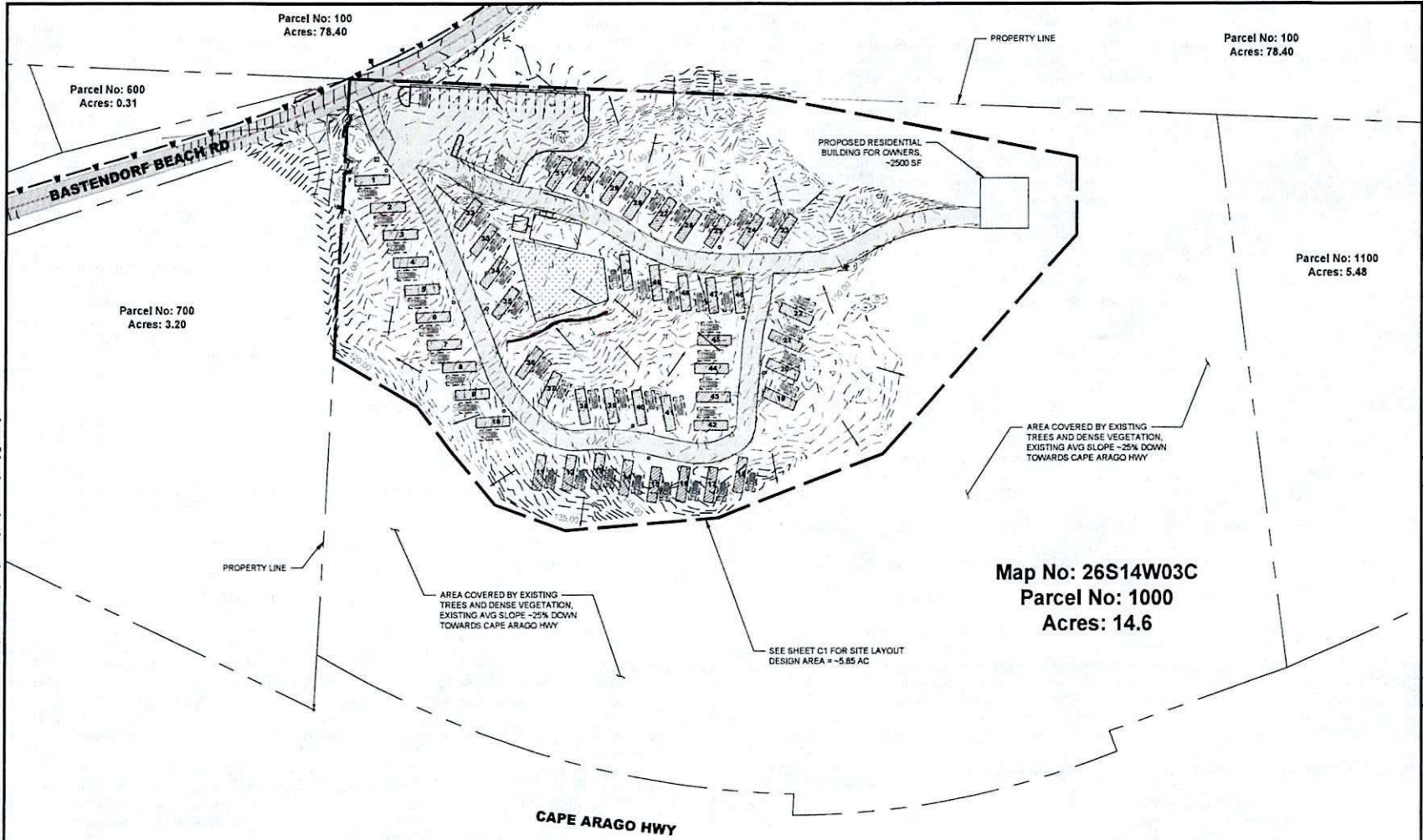
REV.	DATE	DESCRIPTION

BY	BRIAN & MELINDA GIBSON
DATE	BASTENDORF BEACH RD
DESCRIPTION	Bastendorf Beach RV Park Project
DESIGNED BY	CW
DRAWN BY	CW
CHECKED BY	
PROJECT NO.	2224-109

**PRELIMINARY SITE PLAN**

**G1**  
**FEBRUARY 2021**

DATE: 2/25/21 FILE D:\CN\_Projects\2021\Bastendorf Beach RV Park\Project\03 Preliminary Design\Drawings\03 Preliminary Design\_C2.dwg



**Map No: 26S14W03C**  
**Parcel No: 1000**  
**Acres: 14.6**

- SITE PLAN NOTES:**
1. BASIS OF SURVEY: AS PER BENCHMARK NAIL CP 40 AT CHARLESTON COAST GUARD STATION.
  2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. UNDERGROUND LINE LOCATIONS TO BE VERIFIED.
  3. WETLANDS AREA OF APPROXIMATELY 1.10 ACRES IDENTIFIED BY NWM LOCATED APPROXIMATELY ON THE SOUTHERN EDGE OF THE SITE.
  4. SEPTIC SYSTEM DESIGN DETERMINED BY SITE EVALUATION BY DEQ.
  5. SEE SHEET C1 FOR DESIGN LAYOUT DETAILS.

1  
C2 PRELIMINARY SITE PLAN - OVERALL VIEW  
 SCALE: 1" = 100'



PRELIMINARY



**Civil West**  
 Engineering Services, Inc.

809 SW Hubert Street  
 Newport, Oregon 97365  
 541-265-8601  
 www.civilwest.com

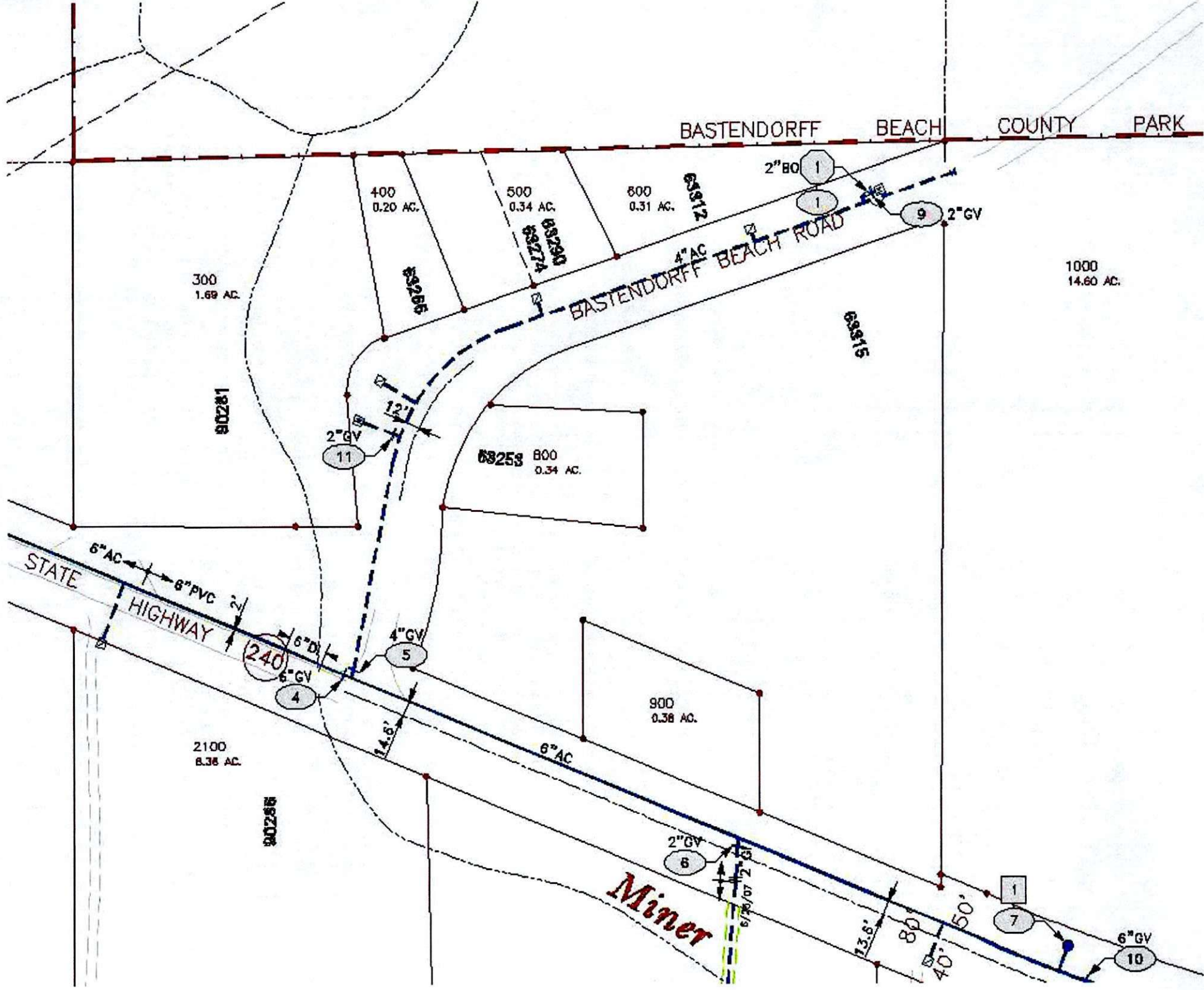
REV	DATE	DESCRIPTION	BY

Drawn By: CJK  
 Checked By: [blank]  
 Project No: 2204-109

BRIAN & MELINDA GIBSON  
 BASTENDORF BEACH RD  
 Bastendorf Beach RV Park Project  
**PRELIMINARY SITE PLAN - OVERALL**

**G2**  
**FEBRUARY 2021**

BASTENDORFF BEACH COUNTY PARK



RECORDING REQUESTED BY:



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

**GRANTOR'S NAME:**

Estate of William Herbert Moore

**GRANTEE'S NAME:**

Brian Gibson and Belinda Gibson

**AFTER RECORDING RETURN TO:**

Brian Gibson and Belinda Gibson, as tenants by the entirety  
610 Old Vine Court  
Pleasant Hill, CA 94523

**SEND TAX STATEMENTS TO:**

Brian Gibson and Belinda Gibson  
610 Old Vine Court  
Pleasant Hill, CA 94523

567801 and 26S1403C001000  
0 Cape Arago Highway, Coos Bay, OR 97420

Coos County, Oregon

**2020-12043**

**\$106.00 Pgs=5 11/30/2020 04:48 PM**

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SMALL ESTATE AFFIANT'S AND SUCCESSORS' DEED**

James R. Moore, the affiant in the duly filed affidavit concerning the small estate of William Herbert Moore, deceased, filed in Circuit Court for Coos County, Oregon, Case No. 19PB07785, and James R. Moore, Helen E. Cruckshank, Anthony W. Moore, Ervin Brown, Shannon Moffat and Colleen Koval, being the only successors in interest to said decedent or all of the successors in interest to said decedent, as to an undivided one-fourth interest, Grantor, conveys to Brian Gibson and Belinda Gibson, as tenants by the entirety, Grantee, all the estate, right and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, and all the right, title and interest that the above named successor or successors acquired through the above named decedent, in and to the following described real property in the County of Coos, State of Oregon:

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

The true consideration for this conveyance is Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00).

Tax Account No.(s): 567801

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.

**SMALL ESTATE AFFIANT'S AND SUCCESSORS' DEED**  
(continued)

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

Dated: \_\_\_\_\_

Estate of William Herbert Moore

BY: \_\_\_\_\_

James R. Moore  
Affiant and Heir

BY: Helen E. Cruickshank, By Linda Griffith, POA  
Helen E. Cruickshank, By Linda Griffith, POA  
Heir

BY: \_\_\_\_\_  
Anthony W. Moore, By James R. Moore, POA  
Heir

BY: \_\_\_\_\_  
Ervin Brown, By James R. Moore, POA  
Heir

BY: \_\_\_\_\_  
Shannon Moffat, By James R. Moore, POA  
Heir

BY: \_\_\_\_\_  
Colleen Koval, By James R. Moore, POA  
Heir

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by James R. Moore, as Affiant and Heir for Estate of William Herbert Moore.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

State of OREGON  
County of Polk

This instrument was acknowledged before me on 11-24-2023 by Linda Griffith as Attorney in fact for Helen Elizabeth Cruickshank, as Heir for the Estate of William Herbert Morre.

[Signature]  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 11-21-23



State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

SMALL ESTATE AFFIANT'S AND SUCCESSORS' DEED

(continued)

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

Dated: 25-Nov-2020

Estate of William Herbert Moore

BY: James Moore
James R. Moore
Affiant and Heir

BY: Helen E. Cruckshank, By Linda Griffith, POA
Heir

BY: James Moore as POA for Anthony W. Moore
Anthony W. Moore, By James R. Moore, POA
Heir

BY: James Moore as POA for Ervin Brown
Ervin Brown, By James R. Moore, POA
Heir

BY: James Moore as POA for Shannon Moffat
Shannon Moffat, By James R. Moore, POA
Heir

BY: James Moore as POA for Colleen Koval
Colleen Koval, By James R. Moore, POA
Heir

State of OREGON
County of Coos

This instrument was acknowledged before me on 25 Nov 2020 by James R. Moore, as Affiant and Heir for Estate of William Herbert Moore.

Rachel Rose Richardson
Notary Public - State of Oregon

My Commission Expires: 03.28.2023



State of
County of

This instrument was acknowledged before me on by Linda Griffith as Attorney in fact for Helen Elizabeth Cruckshank, as Heir for the Estate of William Herbert Morre.

Notary Public - State of

My Commission Expires:

State of OREGON
County of Coos





**SMALL ESTATE AFFIANT'S AND SUCCESSORS' DEED**

(continued)

State of OREGON  
County of COOS

This instrument was acknowledged before me on 25<sup>th</sup> Nov 2020 by James R. Moore as Attorney in fact for Ervin Brown, as Heir for Estate of William Herbert Moore.

Rachel Rose Richardson  
Notary Public - State of Oregon

My Commission Expires: 03.28.2023



State of OREGON  
County of COOS

This instrument was acknowledged before me on 25<sup>th</sup> Nov 2020 by James R. Moore as Attorney in fact for Shannon Moffat, as Heir for Estate of William Herbert Moore.

Rachel Rose Richardson  
Notary Public - State of Oregon

My Commission Expires: 03.28.2023



State of OREGON  
County of COOS

This instrument was acknowledged before me on 25<sup>th</sup> Nov 2020 by James R. Moore as Attorney in fact for Colleen Koval, as Heir for Estate of William Herbert Moore.

Rachel Rose Richardson  
Notary Public - State of Oregon

My Commission Expires: 03.28.2023



Unofficial Copy

**EXHIBIT "A"**  
**Legal Description**

Beginning at the iron bolt at the Northeast corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South  $0^{\circ} 31'$  West along the East line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3 for a distance of 430.90 feet to a point on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon State Highway, as relocated and reconstructed in 1937; thence following along the said right of way boundary of the relocated State Highway as follows: South  $72^{\circ} 14'$  West 19.30 feet along a spiral curve to the point of beginning of a curve to the left of 2904.79 foot radius; thence along said curve through a central angle of  $2^{\circ} 26'$  for a distance of 123.38 feet to the point of beginning of a spiral curve to the left (the long chord of which bears South  $68^{\circ} 47'$  West 63.97 feet) for a distance of 63.97 feet; thence North  $21^{\circ} 36'$  West 20.0 feet; thence along a spiral curve to the left (the long chord of which bears South  $66^{\circ} 31 \frac{1}{2}'$  West 302.95 feet) for a distance of 302.97 feet; thence South  $24^{\circ} 25 \frac{1}{2}'$  East 20.0 feet; thence along a spiral curve to the left (the long chord of which bears South  $65^{\circ} 34 \frac{1}{2}'$  West 36.92 feet) for a distance of 36.92 feet; thence South  $65^{\circ} 32 \frac{1}{2}'$  West 2.41 feet to the point of beginning of a spiral curve to the right (the long chord of which bears South  $70^{\circ} 57'$  West 351.41 feet) for a distance of 352.52 feet; thence North  $7^{\circ} 58 \frac{1}{2}'$  West 10.0 feet; thence along a spiral curve to the right (the long chord of which bears South  $83^{\circ} 09 \frac{1}{2}'$  West 33.83 feet) for a distance of 33.84 feet to the point of beginning of a curve to the right of 522.96 foot radius; thence along said curve through a central angle of  $6^{\circ} 26'$  for a distance of 58.70 feet to the point of beginning of a spiral curve to the right; thence along the said spiral curve (the long chord of which bears North  $74^{\circ} 32 \frac{1}{2}'$  West 382.90 feet) for a distance of 385.08 feet; thence North  $68^{\circ} 01 \frac{1}{2}'$  West 43.85 feet; thence leaving the right of way boundary North  $0^{\circ} 31'$  East 4.63 feet to an iron bolt; thence continuing North  $0^{\circ} 31'$  East 620.0 feet to an iron bolt on the North boundary of the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 3; thence North  $89^{\circ} 46'$  East 1340.25 feet to the point of beginning, being a portion of the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, together with any portion of the vacated Bastendorf County Road Case No. 535 which was vacated by Final Order, recorded April 22, 1969, bearing Microfilm Reel No. 69-04-37974, Records of Coos County, Oregon which would inure thereto by reason of the vacation thereof.

**SAVING AND EXCEPTING THEREFROM:** Beginning at the iron bolt at the Northeast corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South  $89^{\circ} 46'$  West along the North line of the said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  450.00 feet to a wood post; thence South  $10^{\circ} 15'$  East 551.79 feet to the North line of the right of way of the Cape Arago State Highway; thence along said right of way North  $66^{\circ} 31'$  East 159.00 feet to an iron pipe; thence South  $21^{\circ} 36'$  East 20.00 feet; thence North  $68^{\circ} 47'$  East 63.97 feet; thence North  $71^{\circ} 01'$  East 123.38 feet; thence North  $72^{\circ} 14'$  East 19.30 feet to an iron pipe set on the East line of the said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence along said East line North  $0^{\circ} 31'$  East 430.90 feet to the point of beginning.