



## NOTICE OF LAND USE DECISION

**You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.**

Coos County Planning  
60 E. Second  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: Thursday, October 21, 2021

File No: ACU-21-026

Proposal: Request for approval to construct a structure in the Beaches and Dunes with Limited Development Suitability.

Applicants: Kenneth G. and Maureen L. Sorensen Trust  
3280 Sierrama Drive  
Shingle Springs, CA 95682

Staff Planner: Amy Dibble, Planner II

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Friday, November 05, 2021.** Appeals are based on the applicable land use criteria. The proposal is subject to the following criteria: Development in Beaches and Dunes – Limited Suitability overlay pursuant to Coos County Zoning and Land Development (CCZLDO) § 4.11.129(a) Beaches and Dunes (Policy 5.10) Limited Suitability. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

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### Subject Property Information

Account Number: 63103  
Map Number: 23S132600-01703

Property Owner: SORENSEN 2018 REVOCABLE TRUST  
SORENSEN, KENNETH G & MAUREEN L TTEE  
68022 BEAVER LOOP RD  
NORTH BEND, OR 97459-7729

Situs Address: 68022 BEAVER LOOP RD NORTH BEND, OR 97459

Acreage: 2.08 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Special Development Considerations and overlays: BEACHES/DUNES - LIMITED (BDL)  
BIRD SITE MEETS GOAL 5C REQMT (B5C)

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The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice

This notice shall be posted from October 21, 2021 to November 5, 2021

may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 225 N. Adams, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Amy Dibble, Planner II and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Amy Dibble Date: Thursday, October 21, 2021 .

Amy Dibble, Planner II

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The Exhibits below are mailed/mailed to the Applicant, Board of Commissioners and Planning Commission only. Copies are available upon request or at the following

Exhibit C: Staff Report -**Findings of Fact and Conclusions**

Exhibit D: Comments Received

Exhibit E: Submitted Application

## **EXHIBIT "A"**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicant(s) and that the applicant(s) are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

### **CONDITIONS OF APPROVAL**

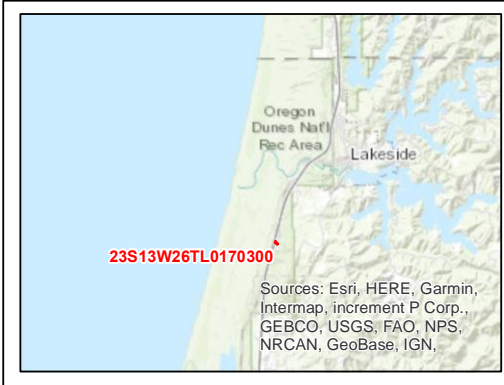
1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity. If there were comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply.
2. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization.
3. Shall comply with the recommendations set forth in the Geotechnical Site Assessment Report performed by Cascadia Geoservices, Inc.
4. Shall comply with the Oregon Department of Fish and Wildlife comments found at Exhibit "D"

**EXHIBIT "B"**  
**Vicinity Map**

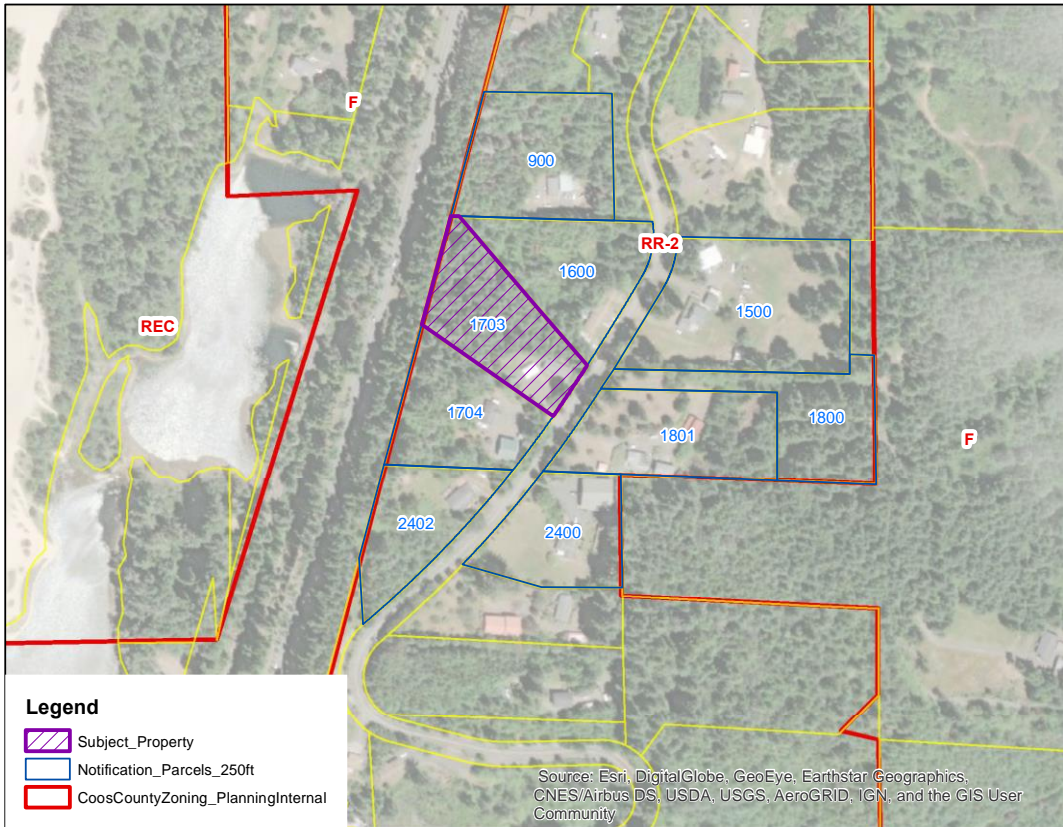


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900



|                      |  |
|----------------------|--|
| File:                | ACU-21-026                                   |
| Applicant/<br>Owner: | Kenneth G. & Maureen L.<br>Sorensen Trust    |
| Date:                | August 27, 2021                              |
| Location:            | Township 23S Range 13W<br>Section 26 TL 1703 |
| Proposal:            | Administrative Conditional Use               |



**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:**

**A. PROPOSAL:** According to the application the property owner is seeking approval for constructing a new accessory structure on a parcel with an existing dwelling within the Rural Residential-2 zoning district. The accessory structure is typically permitted in RR-2 zoning district as a compliance determination subject to condition 1 in Section 4.3.210. A Conditional Use Application was required to be submitted because this proposal includes development within the Beaches and Dunes Area with Limited Development Suitability overlay zone. There is no indication that any other development is proposed at this time.

**B. COMPLIANCE:**

**a. COMPLIANCE PURSUANT TO SECTION 1.1.300:** It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

Staff has reviewed the property history and county files to determine that at this time the property is complaint based on the county records and information available.

**II. BASIC FINDINGS:**

**A. LOCATION:** These properties are located north of the rural unincorporated community of Hauser and southwest of the City of Lakeside. The property has situs addresses of 68022 Beaver Loop Rd, North Bend, OR 97459.

**B. ZONING:** - The properties that contain the Rural Residential-2 (RR-2).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

**SECTION 4.2.100 RESIDENTIAL**

**RURAL RESIDENTIAL (RR)**

*There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.*

*The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.*

*The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.*

*The “RR-5” district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.*

**C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:**

*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.*

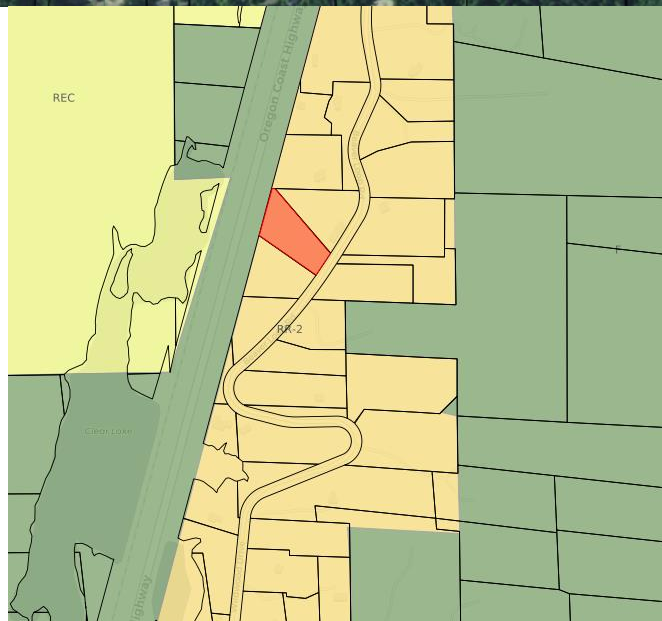
*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

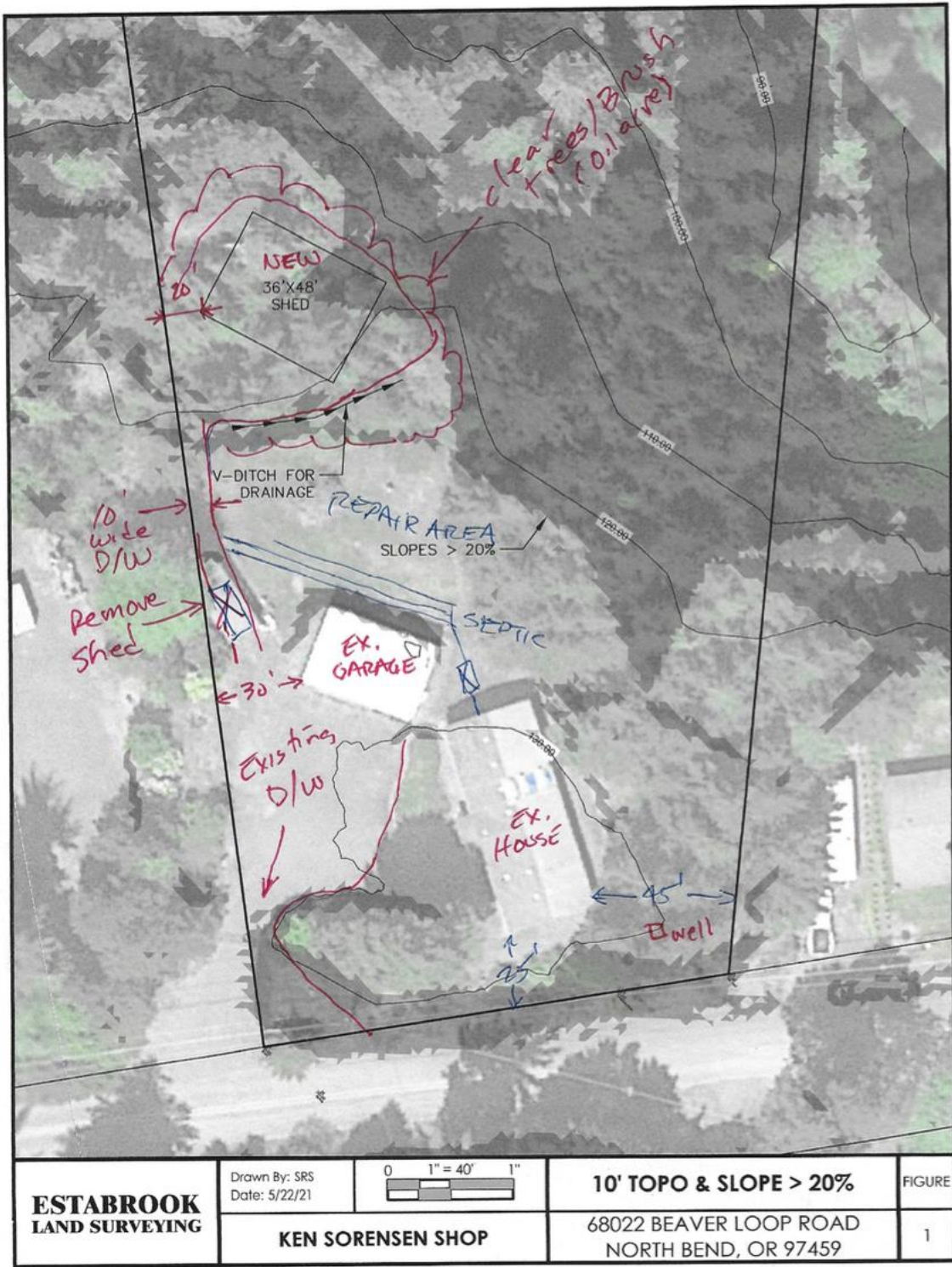
This subject property required that notification be provided to the Oregon Department of Fish and Wildlife. The comments staff received may be found in Exhibit D.

**D. SITE DESCRIPTION AND SURROUNDING USES:** The subject property is one of many parcels developed along Beaver Loop Road. This area is zoned Rural Residential-2. To the east of the subject parcel, there are smaller non-industrial Forest zoned parcels. Highway 101 runs along the western edge of the subject property. Oregon Dunes National Recreation Area lies further west of the subject property.



- Commercial
- Controlled Development 10
- Controlled Development 5
- City Zoning
- City Estuary Plan - Aquatic
- City Estuary Plan - Shoreland
- Coos Bay Estuary Plan - Aquatic
- Coos Bay Estuary Plan - Shoreland
- Coquille River Estuary Plan - Aquatic
- Coquille River Estuary Plan - Shoreland
- Exclusive Farm Use
- Forest
- Industrial
- Minor Estuary and Shorelands
- Rural Center
- Recreation
- Rural Residential 2
- Rural Residential 5
- South Slough
- Urban Residential 1
- Urban Residential 2
- Urban Residential M





Not to scale

**E. COMMENTS:**

- a. **PUBLIC AGENCY:** This property required a request for comments from the Oregon Department of Fish and Wildlife. Staff received a reply that stated based on the review of



the proposal, that staff *recommends that standard BMP's (seeding and mulching of soils that might be disturbed during reconstruction; prevent leakage/spilling of fuels if equipment is used for the project) are considered fully sufficient to minimize impacts to fish and wildlife habitats.* This can be found at Exhibit "D".

- b. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision and none have been received.
- c. **LOCAL TRIBE COMMENTS:** This property did not require comments from the local tribes prior to the release of this decision and none were received.
- d. **LAWFULLY CREATED UNIT OF LAND:** The unit of land was created pursuant to 6.1.125.1.a, through an approved or pre-ordinance plat. Through Minor Partition MP-89-29.

**Parcel II of minor partition plat, filed  
October 24, 1989 as microfilm no. 89-10-1540,  
records of Coos County, Oregon**

### **III. STAFF FINDINGS AND CONCLUSIONS:**

- **SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval of an additional accessory structure within the Beaches and Dunes Area with Limited Development Suitability.

- **KEY DEFINITIONS:**

*ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*

*ACCESSORY USE: A use, building or structure that is (1) customarily incidental and subordinate to the principal use, main building or structure, and (2) subordinate in extent, area and purpose to the principal use. A use that constitutes, in effect, conversion to a use not permitted in the district is not an accessory use*

*DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*

*DEVELOPMENT: The act, process or result of developing.*

*DUNES, YOUNGER STABILIZED: A wind stable dune with weakly developed soils and vegetation.*

*USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*

*ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*

**ZONING TABLES FOR URBAN AND RURAL RESIDENTIAL, MIXED COMMERCIAL-RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MINOR ESTUARY AND SOUTH SLOUGH**

**SECTION 4.3.200 Residential Uses – This category is for uses and structure for human occupancy as living quarters**

|   |                    |                           |
|---|--------------------|---------------------------|
| <b>18. Accessory Uses and Structures to permitted residential</b> | <b>RR-2<br/>CD</b> | <b>Subject To<br/>(1)</b> |
|---|--------------------|---------------------------|

**SECTION 4.3.210 – CATEGORIES AND REVIEW STANDARDS**

***(1) Accessory structures and uses – shall be subordinate to any authorized primary use. Accessory structures shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.***

According to the application the property owner is seeking approval for constructing a new accessory structure on parcel with an existing dwelling within the Rural Residential-2 (RR-2) zoning district. Accessory structures are typically permitted within the RR-2 zoning district as a Compliance Determination subject to condition 1 in Section 4.3.210. A Conditional Use Application was required to be submitted because this proposal includes development within the Beaches and Dunes Area with Limited Development Suitability. There is no indication that any other development is proposed at this time.

**BEACH AND DUNES AREAS WITH LIMITED DEVELOPMENT SUITABILITY CRITERIA**

***SECTION 4.11.125 Special Development Considerations:***

*The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.*

- **4. Beaches and Dunes (Policy 5.10)**

*The Beaches and Dunes map has inventoried the following:*

- *Beaches and Dunes*
  - *Suitable for most uses; few or no constraints (Does not require a review)*
  - *Limited Suitability; special measures required for most development*
  - *Not Suitable for Residential, commercial or Industrial Structures*

***Purpose Statement:***

*Coos County shall base policy decisions for dunes on the boundaries for these areas as identified on the plan map titled “Development Potential within Ocean Shorelands and Dunes” and the boundaries delineates following specific areas "Suitable", "Limited Suitability" and "Not Suitable" areas of development potential.*

- a. *Limited Suitability: “Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes*

*that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.*

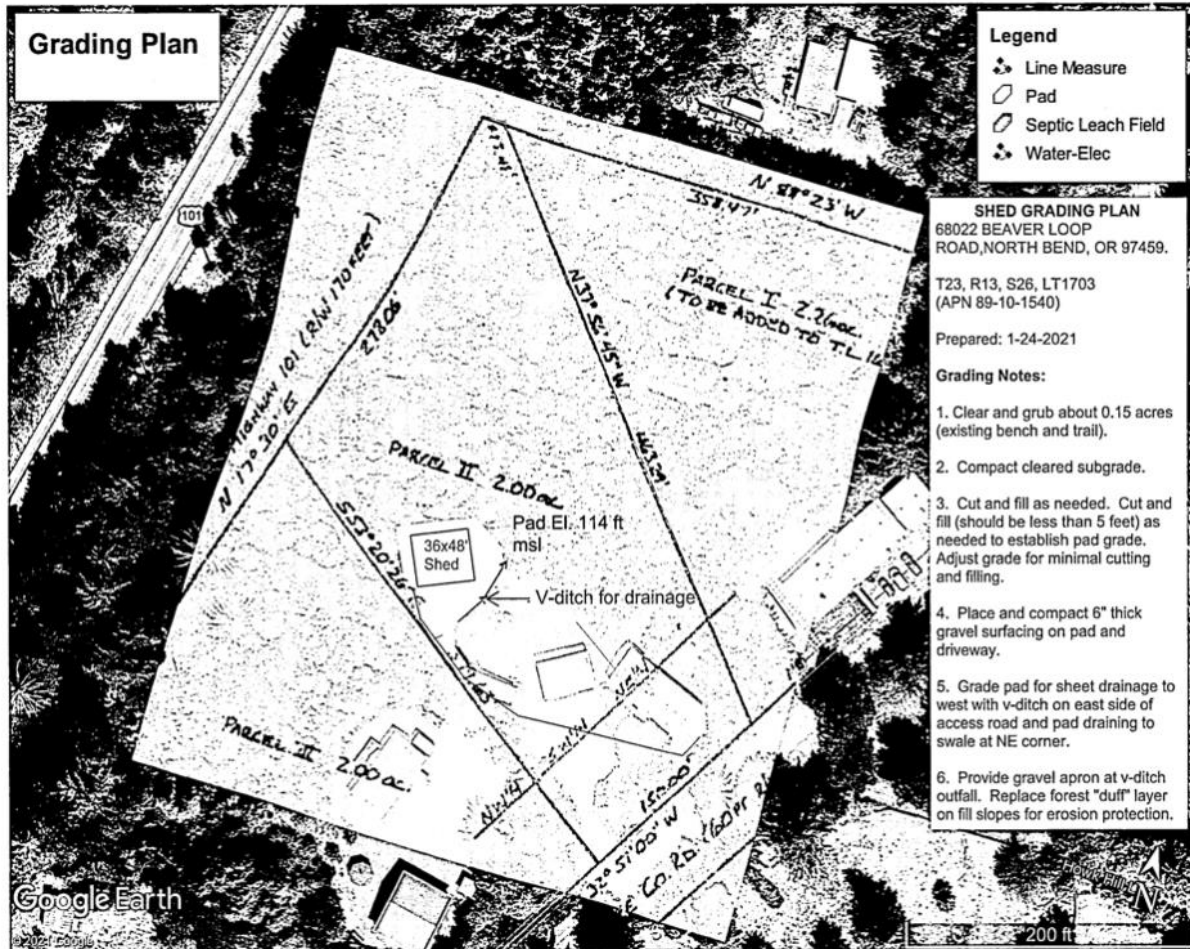
*The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that designated mitigation sites must be protected from other uses.*

*Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report that addresses this subsection, by a qualified registered and licensed geologist or engineer.*

- i. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" only upon the establishment of findings that consider at least:
  - a) The type of use proposed and the adverse effects it might have on the site and adjacent areas;*
  - b) The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;*
  - c) The need for methods for protecting the surrounding area from any adverse effects of the development; and*
  - d) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.**
- ii. Further, Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies. Coos County shall cooperate with state and federal agencies in regulating the following actions in the beach and dune areas with limited development potential:
  - a) Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);*
  - b) The exposure of stable and conditionally stable areas to erosion;*
  - c) Construction of shore structures which modify current air wave patterns leading to beach erosion; and*
  - d) Any other development actions with potential adverse impacts.**

**Finding: The applicant submitted a Geotechnical Site Assessment Report for the proposed accessory structure as it is located within the limited suitability for Beaches & Dunes. The Geotechnical Report was performed by Cascadia Geoservices, Inc and is written by Adam Fulthorpe, Staff Geologist and stamped as being completed by Eric Oberbeck, Certified Engineering Geologist #1332. The geologists acknowledge the applicant's proposal to construct a 36ft X 48ft pre-engineered steel structure to be used as a personal shop (accessory structure). According to the geologic report, a site visit was conducted on February 18, 2021, to complete a geologic reconnaissance of the proposed development site. The report noted two hand-dug test pits were excavated for soil observation.**

Based on the applicant's proposal, the geologists note that "it is our opinion that developing the site with the proposed shop structure will not have an adverse impact on either the site or adjacent areas". Additionally, included in the application was a grading plan. It is unclear to Staff if Cascadia Geoservices reviewed this grading plan. Regardless, the grading plan includes description of how the site will be cleared and compacted for constructing of the pad and driveway.



Therefore, (a)(i)(a) criterion has been addressed. The geologists also stated in their report that *it is further our opinion that there is no need for temporary or permanent stabilization programs or the planned maintenance of new and existing vegetation to protect or further stabilize the dunes*". Therefore, (a)(i)(b) criterion has been addressed. The proposal to construct an additional accessory structure west of the existing dwelling. Based on the applicant's plot plan, the structure will be placed 20 ft from the southern property line and approximately 200 feet from the Highway 101 right of way. The geologic report stated that *CGS's opinion that the subject property is suitable for the development of the proposed shop structure and that siting the shop will not adversely impact the site or the surrounding area*. Therefore, (a)(i)(c) criterion has been addressed. The geologists stated that *further, we see no hazards to life, public and private property, or to the natural environment by the proposed development*". Therefore, (a)(i)(d) criterion has been addressed.

The geologic report as noted *"that the proposed development will not cause destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage) cause exposure of stable and conditionally stable areas to erosion or modify current air wave patterns leading to beach erosion"*. Therefore, (a)(ii)(a,b,c) criterion has been addressed. The geologic report also stated, *"it is CGS's opinion that the subject property is suitable for the development of the proposed shop structure and that siting the*

*shop will not adversely impact the site or the surrounding area*". Therefore, (a)(ii)(d) criterion has been addressed.

The geologic report ended with the recommendation that *"CGS's opinion that the subject property is suitable for the development of the proposed shop structure and that siting the shop will not adversely impact the site or the surrounding area"*. The report also noted that *"prior to developing the site, you (applicant) retain CGS to provide you (applicant) with a geotechnical site evaluation"*. There was further email follow-up with County Planning Staff that this clause is no longer required.

**IV. DECISION:**

There is evidence to adequately address the criteria for a nonconforming use and the Beaches and Dunes Limited Suitability criteria, therefore, this request has been approved. There are conditions that apply to this use that can be found at Exhibit "A".

**V. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special district or parties:

DLCD  
Hauser Rural Fire Protection District

Planning Commission  
Board of Commissioner

**EXHIBIT “D”**  
**Comments**

**Michelle Berglund**

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**From:** John M Davies <John.M.Davies@state.or.us>  
**Sent:** Tuesday, April 13, 2021 9:10 AM  
**To:** Michelle Berglund  
**Subject:** Emailing: Bird Site Request ACU-21-026 Sorensen

**This Message originated outside your organization.**

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Michelle,

Thanks for the opportunity to comment on this proposed project. The location historically was late seral forest that would have been high functioning Habitat Category 1 or 2 as classified under the Oregon Dept. of Fish and Wildlife (Department) Habitat Mitigation Policy; OAR 635-415. Since Euro-human development the habitats have been highly altered and currently would be considered Category 4 or 5 with low function for production of fish and wildlife. However, minimization of impacts due to disturbance during construction actions remains a high priority in order to prevent further reduction of habitat function and or offset impacts due to effects such as movement of sediment laden water from the site.

The Department has considered the risks to fish and wildlife resources with the proposed action at this site and recommends that standard BMP's (seeding and mulching of soils that might be disturbed during reconstruction; prevent leakage/spilling of fuels if equipment is used for the project) are considered fully sufficient to minimize impacts to fish and wildlife habitats.

Thanks for your concern with conservation of Oregon's Fish and Wildlife resources,

Morgan Davies

**EXHIBIT "E"**  
**Submitted Application**



**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 PHONE: 541-396-7770

FILE NUMBER: ACU-21-026

|   |                          |                         |
|---|--------------------------|-------------------------|
| Date Received: <u>4/6/21</u>  | Receipt #: <u>224318</u> | Received by: <u>JMB</u> |
| This application shall be filled out electronically. If you need assistance please contact staff.<br>If the fee is not included the application will not be processed.<br>(If payment is received on line a file number is required prior to submittal) |                          |                         |

**LAND INFORMATION**

**A. Land Owner(s)** Kenneth G. and Maureen L. Sorensen Trust

Mailing address: 3280 Sierrama Drive, Shingle Springs, CA 95682

Phone: 530-672-2845 Email: kenneth.sorensen@comcast.net

|                                     |                                     |                                    |                                   |                                   |             |
|-------------------------------------|-------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-------------|
| Township:                           | Range:                              | Section:                           | ¼ Section:                        | 1/16 Section:                     | Tax lots:   |
| <u>23S</u> <input type="checkbox"/> | <u>13W</u> <input type="checkbox"/> | <u>26</u> <input type="checkbox"/> | <u>B</u> <input type="checkbox"/> | <u>C</u> <input type="checkbox"/> | <u>1703</u> |
| Select                              | Select                              | Select                             | Select                            | Select                            |             |

Tax Account Number(s): 63103 Zone: Select Zone Rural Residential-2 (RR-2)

Tax Account Number(s): \_\_\_\_\_ Please Select \_\_\_\_\_

**B. Applicant(s)** Same

Mailing address: \_\_\_\_\_

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

**C. Consultant or Agent:** \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Type of Application Requested**

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU            | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone        | <input type="checkbox"/> Variance - V   | <input type="checkbox"/> Home Occupation/Cottage Industry |

**Special Districts and Services**

Water Service Type: On-Site (Well or Spring)  Sewage Disposal Type: On-Site Septic

School District: North Bend  Fire District: North Bend 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.

Ken Sorensen

Digitally signed by Ken Sorensen  
DN: cn=Ken Sorensen, o=Ken Sorensen, ou=Ken Sorensen, email=ks@ken-sorensen.com, c=US



**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: 68022 Beaver Loop Road, North Bend, OR, 97459

Type of Access: County Road  Name of Access: Beaver Loop 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.

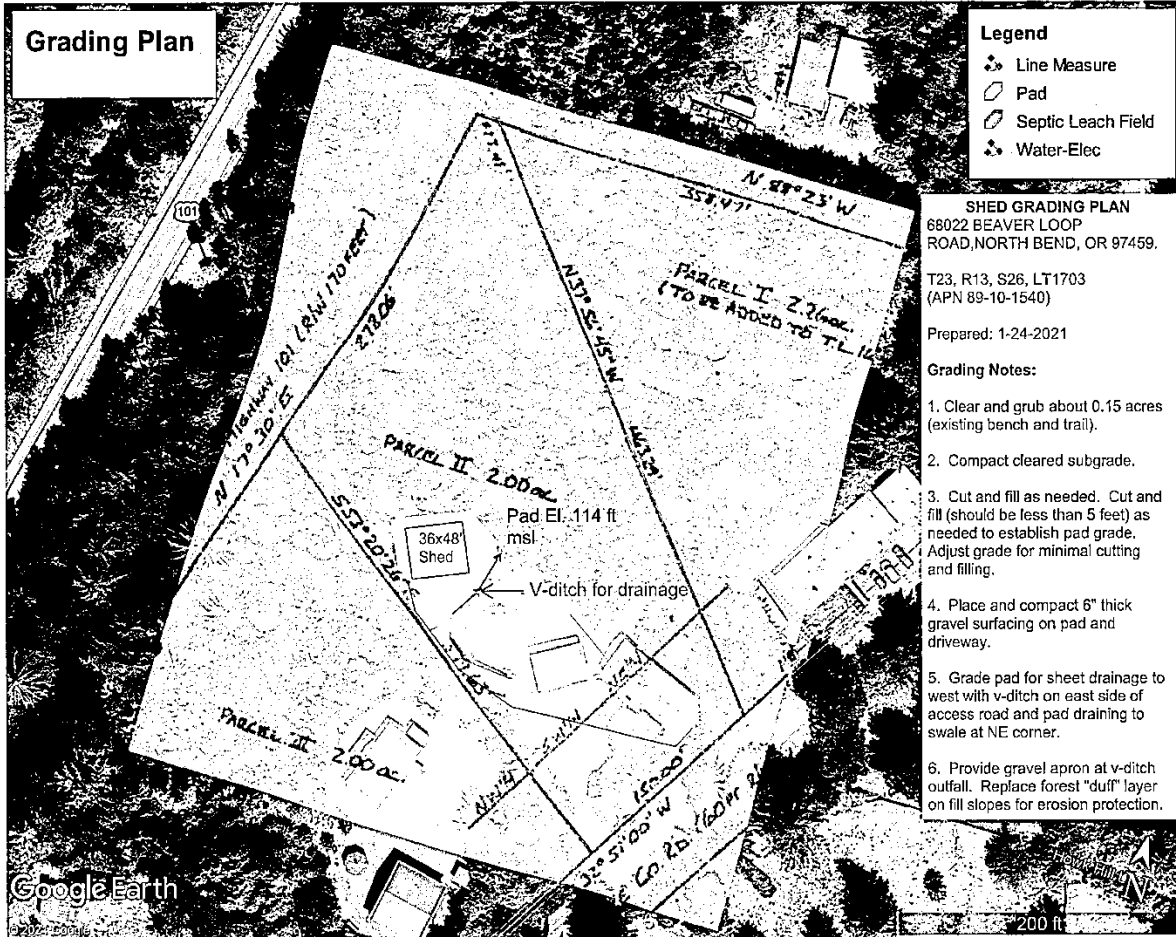
By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or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



**Cascadia Geoservices, Inc.**

190 6th Street  
PO Box 1026  
Port Orford, Oregon 97465  
D. 541-332-0433  
C.541-655-0021  
Email: [info@cascadiageoservices.com](mailto:info@cascadiageoservices.com)  
[www:cascadiageoservices.com](http://www.cascadiageoservices.com)



March 15, 2021

Mr. Kenneth Sorensen  
68022 Beaver Loop Road  
North Bend, Oregon 97459  
Sent via e-mail: [kenneth.sorensen@comcast.net](mailto:kenneth.sorensen@comcast.net)

Dune Suitability Assessment  
68022 Beaver Loop Road  
North Bend, Oregon 97459  
T23S-R13W-Sec 26, Tax Lot 1703  
CGS Project No.: 21010

Dear Mr. Sorensen:

Cascadia Geoservices, Inc. (CGS) is pleased to submit this Dune Suitability Assessment for a portion of your property (subject property or site) located on Beaver Loop Road in North Bend, Oregon (Figure 1, Location Map). This report summarizes our project understanding and site investigation and provides our conclusions and recommendations regarding the site.

**PROJECT UNDERSTANDING**

Our understanding is based on a phone conversation with Mrs. Nancy Clarke on May 27, 2020, and on phone and email correspondence with you beginning February 17, 2021. We understand that the state and county maps have classified your site and surrounding area as having "Limited Suitability" for development. We further understand that the USDA has classified the site as being a young, wet, stabilized dune. And we understand that the Coos County is requesting that a qualified geologist registered in Oregon conduct a Dune Stability Assessment to determine the suitability of the proposed building site for development.

We understand that you are proposing to develop the site with a shop and that the shop will be a pre-engineered steel structure that will measure 48 feet long

by 36 feet wide. We further understand that the shop will be used for storage. A site visit was conducted on February 18, 2021 at which time a geologic reconnaissance of the site was completed, and two hand-dug test pits were excavated.

#### **SURFACE DESCRIPTION**

The subject property is located within the Coast Range Physiographic region of southwestern Oregon and is part of Tax Lot 1703, T23S-R13W-Sec 26. Tax Lot 1703 is 2.08 acres and is bordered on the east by Beaver Loop Road and on the west by Highway 101. The subject property is in a residential area bordered by developed and undeveloped residential properties.

The proposed shop site is approximately 200 feet west of the existing home at approximately the same elevation of 115 feet above mean sea level (see Figure 2). The site is generally flat or slopes gently to the west. The descending slope west of the site slopes gently to moderately to the west. The site is forested with second growth conifer trees. The site appeared well drained and stable at the time of our site visit with no indication of near surface groundwater or ground cracks or areas of settlement in the vicinity of the proposed shop site.

Based on mapping by others,<sup>1, 2</sup> soils at the site consist of sandy loam (1 C-Bandon sandy loam, 7 to 12 percent slopes). These soils are well drained and are derived from marine deposits. These soils overlay surficial deposits which consist of moderately cemented sands, silts, clays, and gravels of the Quaternary Marine Terrace deposits (QMTD).

#### **SUBSURFACE EXPLORATIONS**

CGS excavated two hand-dug test pits during our February 18, 2021 site visit (see Figure 2, Site Map). The test pits were excavated near the east, and north corners of the proposed shop and were excavated to determine the types of soils present. The test pits encountered a thin layer of organics over soft, brown, very fine-grained sandy silt to an average depth of 2.0 feet below ground surface (bgs). We infer that

---

<sup>1</sup> United States Department of Agriculture (USDA), Natural Resource Conservation Service Web Soil Survey viewed at <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

<sup>2</sup> Beaulieu, J. D., & Hughes, P. W. (1975). Environmental Geology of Western Coos and Douglas Counties, Oregon. Oregon Department of Geology and Mineral Industries, Bulletin 87 (p. 148)

these soils are sandy loam soils identified by others<sup>2</sup>. Below these soils we encountered medium stiff, light brown, very fine-grained sandy silt. The sandy silt was determined to be moist and moderately cemented. We infer that these are surficial deposits of the Quaternary Marine Terrace deposits (QMTD). The locations of the hand-dug test pits are shown on Figure 2.

The test pits were dug using a hand shovel and were logged by a Staff Geologist from our southern Oregon coast office. Upon completion, the test pits were filled with excavated material and the locations plotted using GPS.

#### **COOS COUNTY BEACH AND DUNE POLICY**

The USDA<sup>3</sup> has classified the sand dunes in this area as being "young, wet, stabilized dunes". Based on a review of Coos County's Map Atlas,<sup>4</sup> the site has been inventoried pursuant to the County's Beaches and Dunes Policy 5.10, as having "limited suitability" for development potential within the Beach and Dune Area of the county. As part of the planning and permitting process, Coos County will consider whether the site is suitable for the proposed development and whether development will impact other surrounding areas.

The subject property and surrounding area are east of the boundary of the Oregon Dunes National Recreation Area approximately 500 feet. It is in an area which has been divided into 2.0-acre parcels and developed for residential use. It is on a site with an existing residence to the east.

It is our opinion that developing the site with the proposed shop structure will not have an adverse impact on either the site or adjacent areas. It is further our opinion that there is no need for temporary or permanent stabilization programs or the planned maintenance of new and existing vegetation to protect or further stabilize the dunes. Further, we see no hazards to life, public and private property, or to the natural environment by the proposed development. Finally, it is our professional opinion that the proposed development will not cause destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage),

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<sup>3</sup> US Department of Agriculture

<sup>4</sup> Viewed on line at Coos County's website at <http://www.co.coos.or>.

cause exposure of stable and conditionally stable areas to erosion or modify current air wave patterns leading to beach erosion.

#### **DISCUSSION AND RECOMMENDATIONS**

As discussed, it is CGS's opinion that the subject property is suitable for the development of the proposed shop structure and that siting the shop will not adversely impact the site or the surrounding area.

It is recommended that prior to developing the site, you retain CGS to provide you with a geotechnical site evaluation. Our site evaluation report will provide you with basic geotechnical design parameters for the soils encountered on the site. We will make observations as to the bearing horizons of the soils and any fill or other deleterious material encountered in the borings. We will provide you with recommended seismic design parameters for new structures based on the classification of the soils encountered at the site. And we will provide you with recommendations for drainage and provide recommendations for any special structural or siting measures including set back from the slopes. If you would like CGS to provide you with this service, please contact our office for a proposal.

#### **LIMITATIONS**

Geoservices, Inc.'s (CGS) professional services are performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for engineering geologists. No other warranty, express or implied, is made. The Customer acknowledges and agrees that:

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. This report has been prepared for the exclusive use of the addressee, and their agents, and is intended for their use only. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Customer and Cascadia Geoservices, Inc.
3. The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, historical topographic map and aerial photograph review, and on our site observations. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the proposed

development area. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations or agreed-upon scope of our work. Conditions between or beyond our site observations may vary from those encountered.

4. Recommendations provided herein are based in part upon project information provided to CGS. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review.
5. The scope of services for this subsurface exploration and report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.
6. If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after two years from its issue, or in the event that the site conditions change.
7. The work performed by the Consultant is not warranted or guaranteed.
8. There is an assumed risk when building on marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground.
9. The Consultant's work will be performed to the standards of the engineering and geology professions and will be supervised by licensed professionals. Attempts at improving marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground supporting the Customer's property may, through acts of God or otherwise, be temporary and that marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground may continue to degrade over time. The Customer hereby waives any claim that they may have against CGS for any claim, whether based on personal injury, property damage, economic loss, or otherwise, for

any work performed by CGS for the Customer relating to or arising out of attempts to stabilize the marginal ground, sites subject to flooding, or bluffs, sea cliffs, or steep ground located at the Customer's property identified hereunder. It is further understood and agreed that continual monitoring of the Customer's property may be required, and that such monitoring is done by sophisticated monitoring instruments used by CGS. It is further understood and agreed that repairs may require regular and periodic maintenance by the Customer.

10. The Customer shall indemnify, defend, at the Customer's sole expense, and hold harmless CGS, affiliated companies of CGS, its partners, joint ventures, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns (Indemnified Parties) from and against any and all claims for bodily injury or death, damage to property, demands, damages, and expenses (including but not limited to investigative and repair costs, attorney's fees and costs, and consultant's fees and costs) (hereinafter "Claims") which arise or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by CGS or its agents.



Dune Stability Assessment  
68022 Beaver Loop Road  
North Bend, Oregon 97459  
T23S-R13W-Sec 26, Tax Lot 1703

March 15, 2021

**PROFESSIONAL QUALIFICATIONS**

To review our professional qualifications, please visit our website at [www.CascadiaGeoservices.com](http://www.CascadiaGeoservices.com).

Sincerely,

Cascadia Geoservices, Inc.

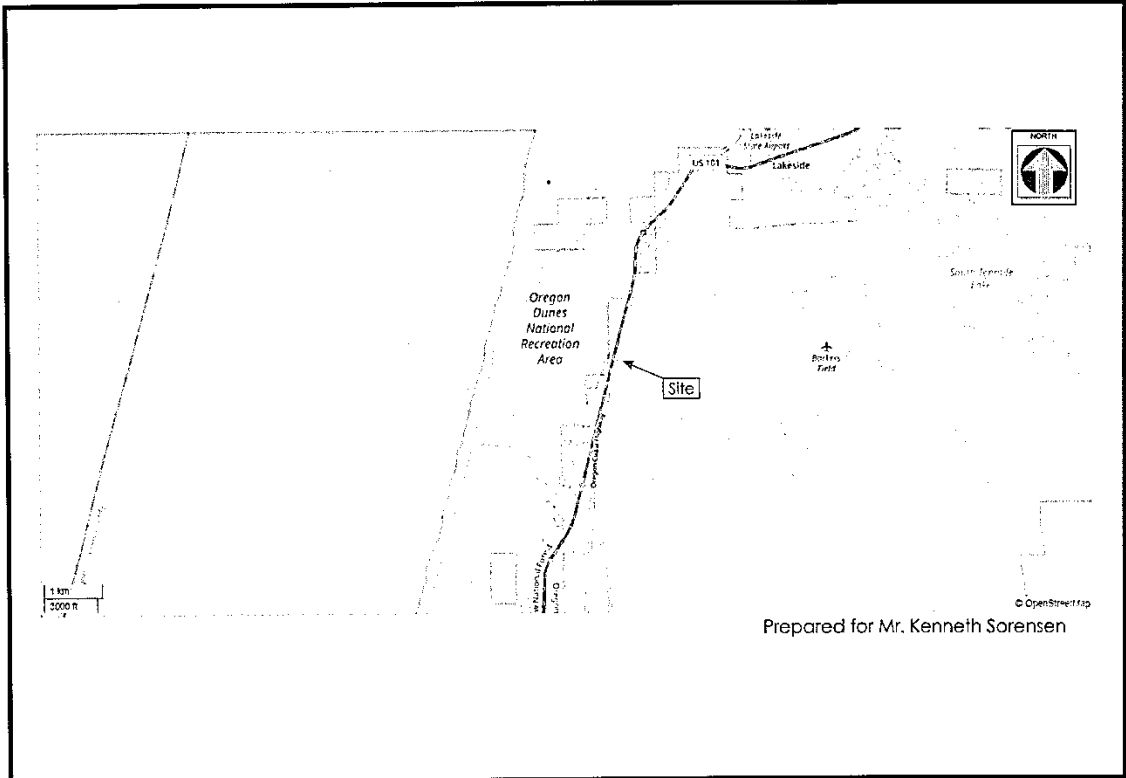


Adam Fulthorpe, Staff Geologist

Eric Oberbeck, RG, CEG  
Expires June 1, 2021

**FIGURES**

Figure 1, Location Map  
Figure 2, Site Map



Prepared for Mr. Kenneth Sorensen



Project: 21010

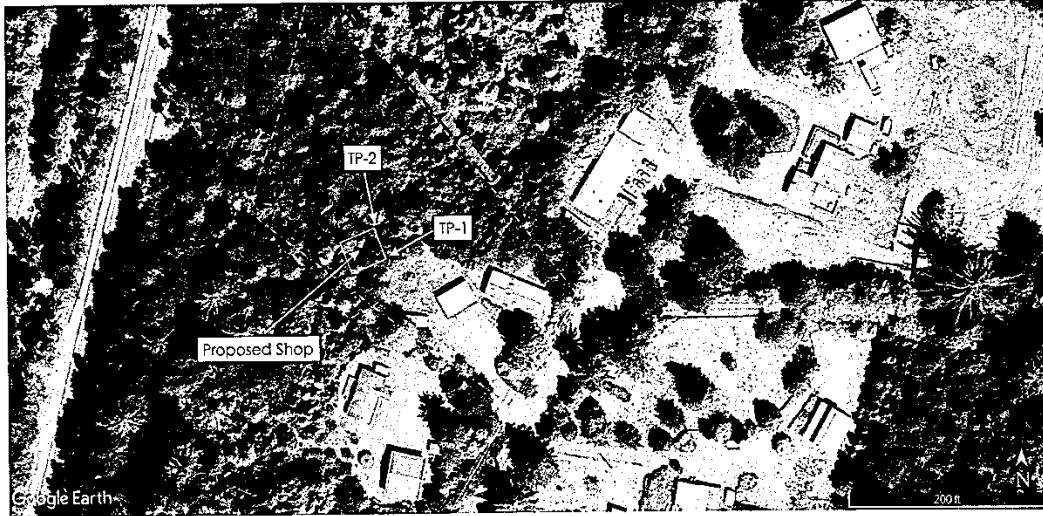
March 2021

### Location Map

Dune Stability Assessment  
68022 Beaver Loop Road, North Bend, Oregon 97459

Figure

1



Prepared for Mr. Kenneth Sorensen



Project: 21010

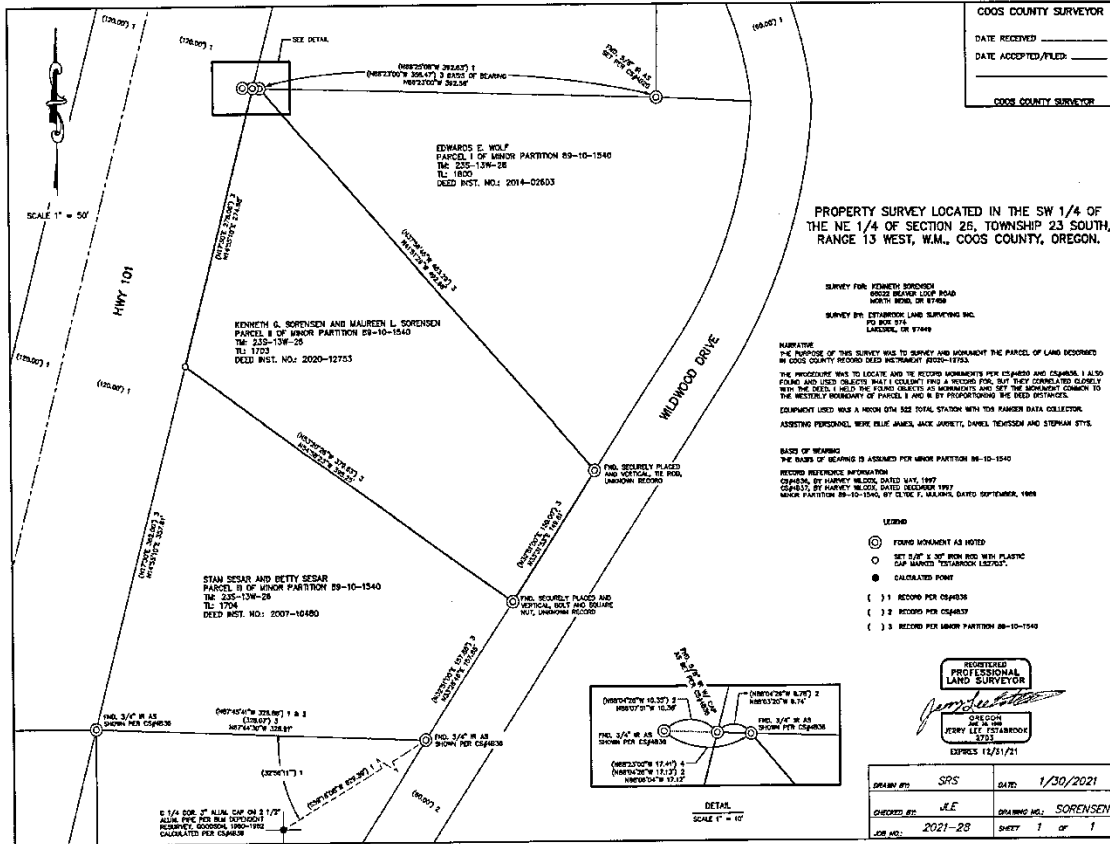
March 2021

### Site Plan

Dune Stability Assessment

68022 Beaver Loop Road, North Bend, Oregon 97459

Figure  
2



COOS COUNTY SURVEYOR  
 DATE RECEIVED \_\_\_\_\_  
 DATE ACCEPTED/FILED \_\_\_\_\_  
 COOS COUNTY SURVEYOR

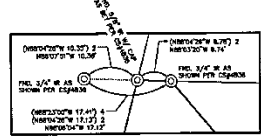
PROPERTY SURVEY LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 13 WEST, W.M., COOS COUNTY, OREGON.

SURVEY FOR: BENJAMIN SORENSON  
 6522 BEAR LEOP ROAD  
 NORTH HOLE, OR 97469  
 SURVEY FOR: ESTABROOK LAND SURVEYING INC.  
 PO BOX 974  
 LAUREL, OR 97449

NARRATIVE  
 THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND MONUMENT THE PARCEL OF LAND RECORDED IN COOS COUNTY RECORD DEED INSTRUMENT #2020-17743.  
 THE PROCEDURE WAS TO LOCATE AND RECOVER MONUMENTS PER COASOR AND COLUMBIA. I ALSO FOUND AND USED EXISTING SURVEY RECORDS FOR PARCELS PER. BUT THEY CORRELATED CLOSELY WITH THE DEEDS. I USED THE FOUND CORNERS AS MONUMENTS AND SET THE MONUMENT CORNER TO THE NORTHERLY BOUNDARY OF PARCELS 1 AND 2 BY PROPORTIONING THE DEED DISTANCES.  
 EQUIPMENT USED WAS A NEON DTM 322 TOTAL STATION WITH TDA RANGER DATA COLLECTOR.  
 ASSISTING PERSONNEL: WIFE, BLUE JAMES, ANNE JARRETT, DAVIS, THOMSEN AND STEPHAN STYE.

BASE OF BEARING  
 THE BASE OF BEARING IS ASSUMED FOR MINOR PARTITION 88-10-1540  
 RECORD REFERENCE INFORMATION  
 OREGON: BY HARRY WELLES DATED MAY, 1887  
 CALIFORNIA: BY HARRY WELLES DATED DECEMBER 1987  
 MINOR PARTITION 88-10-1540, BY CLIVE F. WALKER, DATED SEPTEMBER, 1988

- LEGEND
- ⊙ FOUND MONUMENT AS NOTED
  - SET 3/4" x 3/4" IRON ROD WITH PLASTIC CAP MARKED TESTABROOK 12743/2
  - CALCULATED POINT
  - ( ) 1 RECORD PER CO#4638
  - ( ) 2 RECORD PER CO#4639
  - ( ) 3 RECORD PER MINOR PARTITION 88-10-1540



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 JERRY LEE ESTABROOK  
 OREGON  
 EXPIRES 12/31/21

|             |         |              |           |
|-------------|---------|--------------|-----------|
| DRAWN BY:   | SRS     | DATE:        | 1/30/2021 |
| CHECKED BY: | J.L.E.  | DRAWING NO.: | SORENSON  |
| JOB NO.:    | 2021-28 | SHEET:       | 1 of 1    |

## Crystal Orr

---

**From:** Eric Oberbeck [Eric@cascadiageotechnical.com]  
**Sent:** Monday, March 22, 2021 11:32 AM  
**To:** Crystal Orr  
**Cc:** KENNETH G SORENSEN; Planning Department; info@cascadiageoservices.com  
**Subject:** Re: 68022 Beaver Loop Rd, North Bend, OR Storage Building.

This Message originated outside your organization.

---

Good Morning Crystal, we generally include a recommendation to do a geotechnical site evaluation on all new building sites. In this case, our intent was to notify Mr. Sorenson that we did not do a full soils report and to thus limit our exposure. Because of the type of structure he is proposing to build (a shop which will not be inhabited), the observed soils (fine sands) under the site and, we understand, that Mr. Sorenson is a geotechnical engineer (retired), we are prepared to modify our recommendations and remove that clause. Please let me know if you need us to amend the report or if this email is sufficient. Thanks for your attention in this matter. Eric

Eric Oberbeck, RG, CEG

Cascadia Geoservices, Inc.

PO Box 1026

Port Orford, Oregon 97465

Direct. 541-332-0433 Cell. 541-655-0021

e-mail: [eric@cascadiageoservices.com](mailto:eric@cascadiageoservices.com)

web: [www.cascadiageoservices.com](http://www.cascadiageoservices.com)

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On Mon, Mar 22, 2021 at 10:53 AM Crystal Orr <[corr@co.coos.or.us](mailto:corr@co.coos.or.us)> wrote:

Mr. Sorenson,

I read the dune suitability assessment provided by Cascadia and noticed that he had "recommended that prior to developing the site you retain CGS to provide you with a geotechnical site evaluation". I wanted you to be aware that since that has been put in by the geologist staff has to make that a condition of approval, which would mean you would have to hire them to do this additional geotechnical site evaluation before staff can issue a Zoning Clearance Letter. If you believe that this was not the intention of their recommendation please reach out to them and then let us know.

1

I will wait for a follow up email from you regarding this.

Thank You,

*Crystal Orr*

**Planner I**

**Coos County Planning**

**225 N Adams, Coquille, OR 97423 (Physical address)**

**250 N Baxter Coquille, OR 97423 (Mailing Address)**

**541-396-7770**

---

**From:** KENNETH G SORENSEN [mailto:[kenneth.sorensen@comcast.net](mailto:kenneth.sorensen@comcast.net)]  
**Sent:** Sunday, March 21, 2021 7:48 PM  
**To:** Crystal Orr; Planning Department  
**Subject:** RE: 68022 Beaver Loop Rd, North Bend, OR Storage Building.

This Message originated outside your organization.

---

By they way we had the property survey and the lines marked. Here's the survey map. 68022 Beaver Loop Road, North Bend, OR 97459

Ken Sorensen.

eOn 03/21/2021 7:44 PM KENNETH G SORENSEN <[kenneth.sorensen@comcast.net](mailto:kenneth.sorensen@comcast.net)> wrote:

Crystal, here's the second e-mail with supporting data.

Ken Sorensen

n 01/11/2021 3:09 PM Crystal Orr <[corr@co.coos.or.us](mailto:corr@co.coos.or.us)> wrote:

This property is within Beaches & Dunes and will require a geotechnical review and conditional use. I have attached the geotechnical review information and conditional use application.

*Crystal Orr*

**Planner I**

**Coos County Planning**

**225 N Adams, Coquille, OR 97423 (Physical address)**

**250 N Baxter Coquille, OR 97423 (Mailing Address)**

**541-396-7770**

---

**From:** KENNETH G SORENSEN [mailto:[kenneth.sorensen@comcast.net](mailto:kenneth.sorensen@comcast.net)]  
**Sent:** Monday, January 11, 2021 1:04 PM  
**To:** Crystal Orr; Planning Department  
**Subject:** 68022 Beaver Loop Rd, North Bend, OR Storage Building.

This Message originated outside your organization.

---

Crystal, this is my home e-mail. Here's the correct pad layout.

Kenneth Sorensen

(916)240-5995 cell

3

Kenneth.sorensen@comcast.net

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**Sales History for Account 631.03**

Close this window

| Sale Date  | Sale Price | Ref No     | Buyer                               | Seller                                  |
|------------|------------|------------|-------------------------------------|---|
| 2000-08-04 | 124,900    | 2000-8548  | PLUMLEE, RICHARD J. &<br>DOROTHY M. | WATSON, ANDREW G.                       |
| 1993-03-09 | 15,000     | 93-03-1345 | WATSON, ANDREW G. &<br>SYLVIA P.    | BERKLUND, ALMON L. &<br>MADELINE, TRSTE |

Note: Sale dates are from Assessor's sales file and do not accurately reflect the recording date of the sale.

**Coos county property details - Account 631.03**

|                        |   |                         |                  |
|------------------------|---|-------------------------|------------------|
| <b>Account:</b>        | R 631.03  | <b>Map:</b>             | 23-13-26 TL 1703 |
| <b>Property Class:</b> | 101   |                         |                  |
| <b>Owners:</b>         | PLUMLEE, RICHARD J. & DOROTHY M.<br>68022 BEAVER LOOP RD<br>NORTH BEND, OR 97459-7729 |                         |                  |
| <b>Situs Address:</b>  | 68022 BEAVER LOOP , 97459   |                         |                  |
| <b>Zoning:</b>         | RR-2  | <b>Code Area:</b>       | 13.18            |
| <b>Acres:</b>          | 2.080   | <b>Deed Ref:</b>        | 2000-8548        |
| <b>Sale Date:</b>      | 2000-08-04  | <b>Sale Price:</b>      | \$124,900        |
| <b>Market Improv:</b>  | \$108,679   | <b>Assessed Improv:</b> | \$108,679        |
| <b>Market Land:</b>    | \$99,033  | <b>Assessed Land:</b>   | \$99,033         |
| <b>RMV:</b>            | \$207,712   | <b>MAV:</b>             | \$104,506        |
| <b>TAV:</b>            | \$104,506   | <b>2006 Taxes:</b>      | \$1,210.29       |

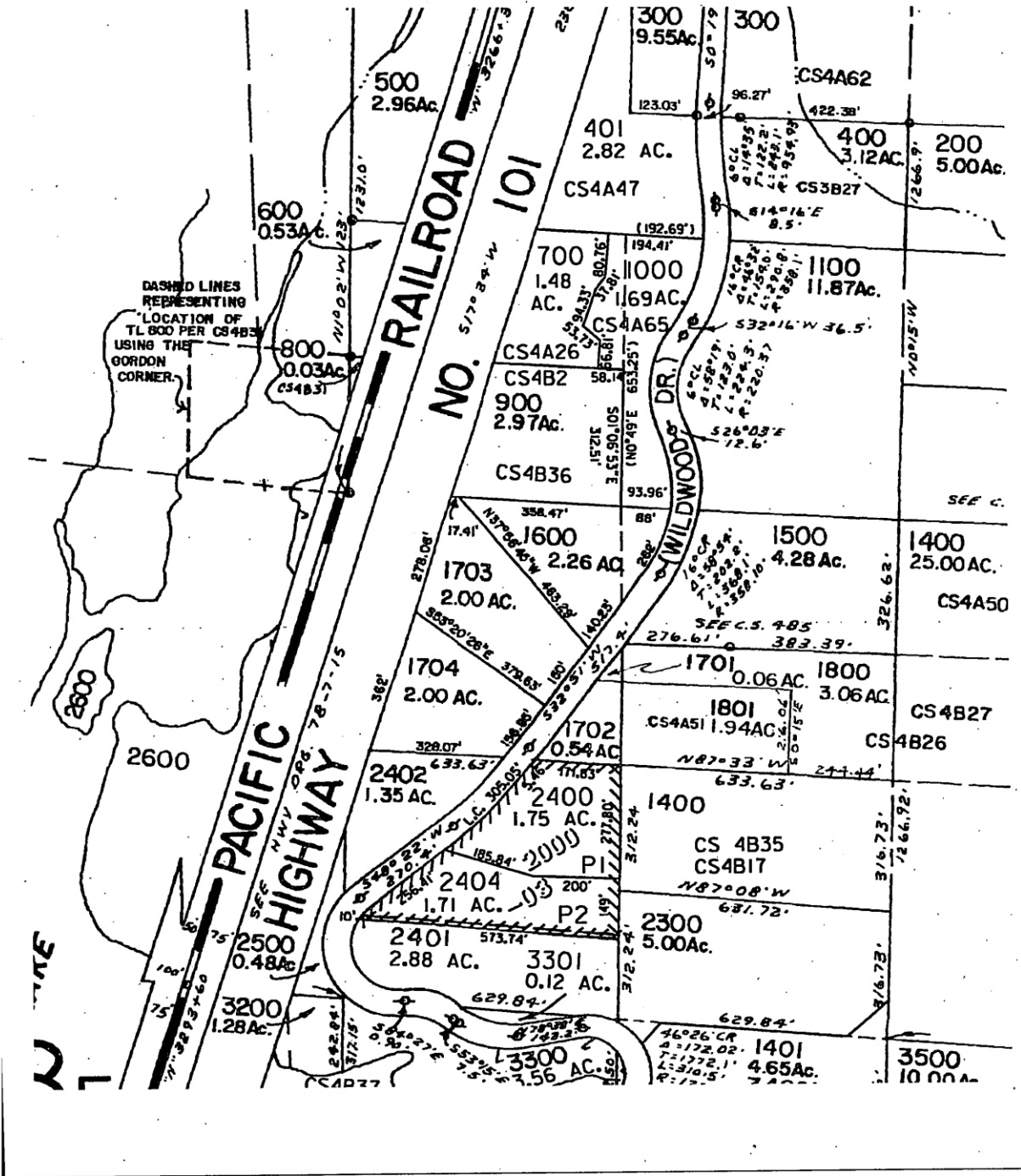
**Improvements:**

| Imp Type | Description     | Value    | Phys Depr | Func Depr | Misc Depr | Loc cost mdfr | Class |
|----------|-----------------|----------|-----------|-----------|-----------|---------------|-------|
| M        | MANUF STRUCTURE | \$54,649 | 9.99      | 9.99      | 9.99      | 9.99          | 5     |
| X        | GPB             | \$13,080 | 9.99      | 9.99      | 9.99      | 9.99          | 5     |

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 P.O. Box 1960  
 Bandon, OR 97411  
 For technical support and feedback please

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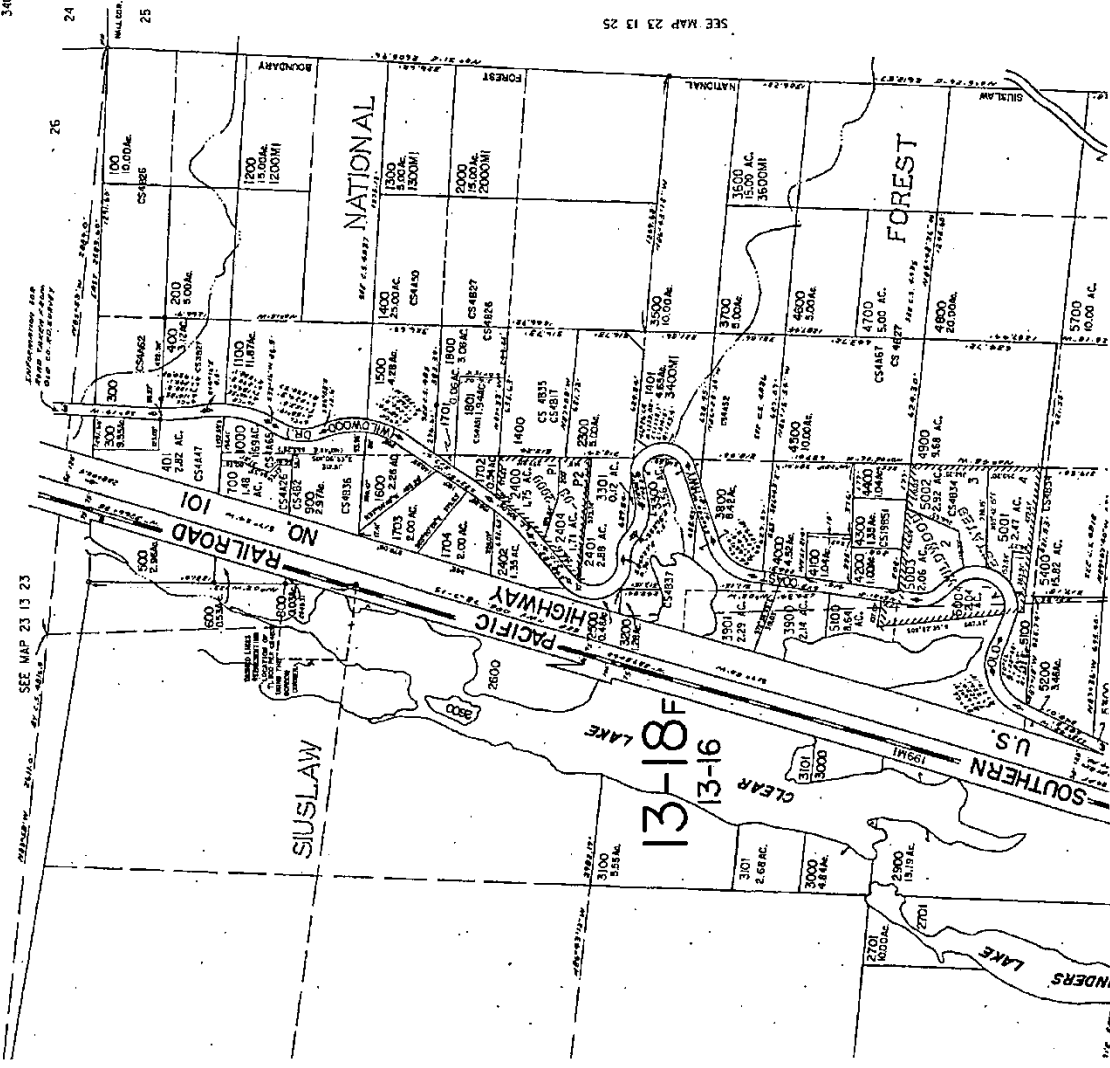
2100 5101  
 2200 5601  
 2300 5701  
 2400 5701  
 2500 5701  
 2600 5701  
 2700 5701  
 2800 5701  
 2900 5701  
 3000 5701

SECTIONAL CORNER OF SECTION 23  
 TOWNSHIP 23 N. RANGE 23 E.  
 COUNTY OF WYOMING

1" = 400'

SEE MAP 23 13 23

SEE MAP 23 13 25



### COOS COUNTY ZONING COMPLIANCE LETTER

COOS COUNTY PLANNING DEPARTMENT  
 COURTHOUSE ANNEX  
 COQUILLE, OR 97423  
 396-3121 EXT. 210

DATE: 4-4-95  
 FILE: UPDATE OF 92-467

APPLICANT: ANDREW WATSON PHONE: 759-3676  
 OWNER: SAME  
 ADDRESS: 7701 WILD WOOD DR  
 CITY: NORITA BEND STATE: OR ZIP: 97459

|                          |                   |              |                                |                  |
|--------------------------|-------------------|--------------|--------------------------------|------------------|
| LEGAL DESCRIPTION        | T: <u>23</u>      | R: <u>13</u> | S: <u>26</u>                   | TL#: <u>1703</u> |
| ACCOUNT #: <u>631.03</u> | ZONE: <u>RR-2</u> |              | PARCEL SIZE: <u>2.00 ACRES</u> |                  |

| EXISTING STRUCTURES/IMPROVEMENTS |                                     |       |                                     |              |                                     |
|----------------------------------|-------------------------------------|-------|-------------------------------------|--------------|-------------------------------------|
| DWELLING                         | <input checked="" type="checkbox"/> | FARM  | <input type="checkbox"/>            | WELL         | <input checked="" type="checkbox"/> |
| COMMERCIAL                       | <input checked="" type="checkbox"/> | OTHER | <input checked="" type="checkbox"/> | SPRING       | <input checked="" type="checkbox"/> |
| INDUSTRIAL                       | <input checked="" type="checkbox"/> | NONE  | <input checked="" type="checkbox"/> | SEPTIC       | <input checked="" type="checkbox"/> |
|                                  |                                     |       |                                     | PUBLIC WATER | <input checked="" type="checkbox"/> |
|                                  |                                     |       |                                     | PUBLIC SEWER | <input checked="" type="checkbox"/> |

ZONING DISTRICT REQUIREMENTS: SETBACKS

FRONT: 0 SIDE: 0 REAR: 0

ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5 FT. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

STRUCTURE HEIGHT :  AIRPORT OVERLAY ZONE :  UGB :

RIPARIAN VEGETATION

ALL STRUCTURES SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL STREAMS, LAKES AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

FIREBREAK

CONSTRUCT AND MAINTAIN A FIREBREAK OF AT LEAST 30 FT. RADIUS AROUND THE PROPOSED STRUCTURE.

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES

I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANT'S SIGNATURE: Andrew J. Watson

SPECIAL CONSIDERATIONS

|   |   |
|---|---|
| <input type="checkbox"/> SPECIAL FLOOD HAZARD AREA            | FIRM #:   |
| <input checked="" type="checkbox"/> ARCHAEOLOGICAL/HISTORICAL | <input checked="" type="checkbox"/> MINERAL RESOURCES |
| <input checked="" type="checkbox"/> COASTAL SHORELANDS        | <input checked="" type="checkbox"/> BEACHES AND DUNES |
| <input checked="" type="checkbox"/> NATURAL HAZARDS           | <input checked="" type="checkbox"/> OTHER             |

COOS COUNTY AUTHORIZED CLEARANCE FOR THE FOLLOWING DATE PERMITS

DEPARTMENT OF ENVIRONMENTAL QUALITY

|                                     |                           |                                     |                           |
|-------------------------------------|---------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/>            | SITE EVALUATION           | <input checked="" type="checkbox"/> | REPAIR EXISTING SYSTEM    |
| <input checked="" type="checkbox"/> | INSTALL NEW SEPTIC SYSTEM | <input type="checkbox"/>            | RECONNECT EXISTING SEPTIC |
| <input type="checkbox"/>            | OTHER                     |                                     |                           |

BUILDING CODES AGENCY

|                                     |  |                                     |                                   |
|-------------------------------------|--|-------------------------------------|-----------------------------------|
| <input type="checkbox"/>            | CONSTRUCT SINGLE FAMILY DWELLING           | <input checked="" type="checkbox"/> | REPAIR OR ALTER EXISTING DWELLING |
| <input checked="" type="checkbox"/> | SITE MANUFACTURED DWELLING                 | <input checked="" type="checkbox"/> | CONSTRUCT ACCESSORY STRUCTURE     |
| <input type="checkbox"/>            | CONSTRUCT FARM BUILDING                    | <input type="checkbox"/>            | OTHER                             |
| <input type="checkbox"/>            | AUTHORIZATION BASED ON APPLICATION FILE #: |                                     |                                   |

EXPLANATORY NOTES AND/OR CONDITIONS:

*UP DATE TO ZCL 92-467 / APPLICANT TO SITE AN ACCESSORY STRUCTURE (GARAGE) (APPLICANT HAS ADDRESSED BOARDS & DUMPS W/ ACU-924)*

APPLICANT'S STATEMENT

PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I VERIFY THAT THIS IS A LEGALLY CREATED TRACT, PARCEL OR LOT AND THAT LEGAL ACCESS TO THE SUBJECT PROPERTY EXISTS. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR ISSUING THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

APPLICANT'S SIGNATURE: *[Signature]*

COOS COUNTY COMPLIANCE

THE COOS COUNTY PLANNING DEPARTMENT FINDS THAT THE PROPOSED USES COMPLY WITH APPLICABLE PROVISIONS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE. THE INFORMATION CONTAINED ON THIS FORM REFLECTS THE STATUS OF THE SUBJECT PROPERTY AND LAND USE REGULATIONS THAT EXIST AT THE TIME OF ISSUANCE.

AUTHORIZED SIGNATURE: *[Signature]*

TITLE: *[Signature]* DATE: *9-4-95*

FOR OFFICE USE ONLY

FEE RECEIVED: *0* (UPDATE) RECEIPT #: *0* CHECK #: *0*

NO CHARGE, BASED ON APPLICATION #: \_\_\_\_\_ STAFF: \_\_\_\_\_

OTHER: \_\_\_\_\_

ZCL: REVISED 1/10/91

## COOS COUNTY ZONING COMPLIANCE LETTER

COOS COUNTY PLANNING DEPARTMENT  
COURTHOUSE ANNEX  
COQUILLE, OR 97423  
396-3121 EXT. 210

DATE: 9-22-92  
FILE: 92-467

APPLICANT: Andrew & Sylvia Watson PHONE: \_\_\_\_\_  
OWNER: 17 \_\_\_\_\_  
ADDRESS: 1889 16th St.  
CITY: North Bend STATE: OR ZIP: 97459

|                          |                   |              |                          |                  |
|--------------------------|-------------------|--------------|--------------------------|------------------|
| LEGAL DESCRIPTION        | T: <u>23</u>      | R: <u>13</u> | S: <u>26</u>             | TL#: <u>1700</u> |
| ACCOUNT #: <u>631.00</u> | ZONE: <u>RR-2</u> |              | PARCEL SIZE: <u>5.98</u> |                  |

### EXISTING STRUCTURES/IMPROVEMENTS

|            |   |                                     |       |   |                                     |        |   |                                     |              |   |                                     |
|------------|---|-------------------------------------|-------|---|-------------------------------------|--------|---|-------------------------------------|--------------|---|-------------------------------------|
| DWELLING   | : | <input checked="" type="checkbox"/> | FARM  | : | <input checked="" type="checkbox"/> | WELL   | : | <input checked="" type="checkbox"/> | PUBLIC WATER | : | <input checked="" type="checkbox"/> |
| COMMERCIAL | : | <input checked="" type="checkbox"/> | OTHER | : | <input checked="" type="checkbox"/> | SPRING | : | <input checked="" type="checkbox"/> | PUBLIC SEWER | : | <input checked="" type="checkbox"/> |
| INDUSTRIAL | : | <input checked="" type="checkbox"/> | NONE  | : | <input checked="" type="checkbox"/> | SEPTIC | : | <input checked="" type="checkbox"/> |              | : | <input checked="" type="checkbox"/> |

### ZONING DISTRICT REQUIREMENTS: SETBACKS

FRONT: ✓ SIDE: 0 REAR: 0

ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5 FT. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

STRUCTURE HEIGHT : 0 AIRPORT OVERLAY ZONE :  UGB :

### RIPARIAN VEGETATION

ALL STRUCTURES SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL STREAMS, LAKES AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

### FIREBREAK

CONSTRUCT AND MAINTAIN A FIREBREAK OF AT LEAST 30 FT. RADIUS AROUND THE PROPOSED STRUCTURE.

### RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES

I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANT'S SIGNATURE: \_\_\_\_\_

### SPECIAL CONSIDERATIONS

|   |                           |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
|---|---------------------------|---------------------------|---|---------------------------|---|--------------------|---|-----------------|---|---|-------------------|---|-------------------|---|-------|
| <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;">:</td><td style="width: 20px;">SPECIAL FLOOD HAZARD AREA</td></tr> <tr><td>:</td><td>ARCHAEOLOGICAL/HISTORICAL</td></tr> <tr><td>:</td><td>COASTAL SHORELANDS</td></tr> <tr><td>:</td><td>NATURAL HAZARDS</td></tr> </table> | :                         | SPECIAL FLOOD HAZARD AREA | : | ARCHAEOLOGICAL/HISTORICAL | : | COASTAL SHORELANDS | : | NATURAL HAZARDS | <p>FIRM #:</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;">:</td><td style="width: 20px;">MINERAL RESOURCES</td></tr> <tr><td>:</td><td>BEACHES AND DUNES</td></tr> <tr><td>:</td><td>OTHER</td></tr> </table> | : | MINERAL RESOURCES | : | BEACHES AND DUNES | : | OTHER |
| :   | SPECIAL FLOOD HAZARD AREA |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | ARCHAEOLOGICAL/HISTORICAL |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | COASTAL SHORELANDS        |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | NATURAL HAZARDS           |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | MINERAL RESOURCES         |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | BEACHES AND DUNES         |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |
| :   | OTHER                     |                           |   |                           |   |                    |   |                 |   |   |                   |   |                   |   |       |

|   |   |  |   |
|---|---|--|---|
| <b>COOS COUNTY AUTHORIZE CLEARANCE FOR THE FOLLOWING TYPE PERMITS</b>   |   |  |   |
| <b>DEPARTMENT OF ENVIRONMENTAL QUALITY</b>  |   |  |   |
| :   | <input type="checkbox"/> SITE EVALUATION                            | :  | <input type="checkbox"/> REPAIR EXISTING SYSTEM                   |
| :   | <input checked="" type="checkbox"/> INSTALL NEW SEPTIC SYSTEM       | :  | <input type="checkbox"/> RECONNECT EXISTING SEPTIC                |
| :   | <input type="checkbox"/> OTHER                                      |  |   |
| <b>BUILDING CODES AGENCY</b>  |   |  |   |
| :   | <input type="checkbox"/> CONSTRUCT SINGLE FAMILY DWELLING           | :  | <input type="checkbox"/> REPAIR OR ALTER EXISTING DWELLING        |
| :   | <input checked="" type="checkbox"/> SITE MANUFACTURED DWELLING      | :  | <input checked="" type="checkbox"/> CONSTRUCT ACCESSORY STRUCTURE |
| :   | <input type="checkbox"/> CONSTRUCT FARM BUILDING                    | :  | <input type="checkbox"/> OTHER                                    |
| :   | <input type="checkbox"/> AUTHORIZATION BASED ON APPLICATION FILE #: |  |   |
| <b>EXPLANATORY NOTES AND/OR CONDITIONS:</b>   |   |  |   |
| <i>install septic tank</i>  |   |  |   |
| <i>site a mobile home, construct 32' X 26'</i>  |   |  |   |
| <i>accessory structure (garage)</i>   |   |  |   |
| <i>mobile home must be sited before accessory structure.</i>  |   |  |   |
| <b>APPLICANT'S STATEMENT</b>  |   |  |   |
| <p>PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I VERIFY THAT THIS IS A LEGALLY CREATED TRACT, PARCEL OR LOT AND THAT LEGAL ACCESS TO THE SUBJECT PROPERTY EXISTS. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR ISSUING THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.</p> |   |  |   |
| APPLICANT'S SIGNATURE: <i>Christopher M. Watson</i>   |   |  |   |
| <b>COOS COUNTY COMPLIANCE</b>   |   |  |   |
| <p>THE COOS COUNTY PLANNING DEPARTMENT FINDS THAT THE PROPOSED USES COMPLY WITH APPLICABLE PROVISIONS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE. THE INFORMATION CONTAINED ON THIS FORM REFLECTS THE STATUS OF THE SUBJECT PROPERTY AND LAND USE REGULATIONS THAT EXIST AT THE TIME OF ISSUANCE.</p>   |   |  |   |
| AUTHORIZED SIGNATURE: <i>Sheila Wilson</i>  |   |  |   |
| TITLE: <i>Planning Administrator</i>  |   | DATE: <i>9-22-92</i>                         |   |
| <b>FOR OFFICE USE ONLY</b>  |   |  |   |
| FEE RECEIVED: <input checked="" type="checkbox"/>   | RECEIPT #: <input checked="" type="checkbox"/>                      | CHECK #: <input checked="" type="checkbox"/> |   |
| NO CHARGE, BASED ON APPLICATION #: <input checked="" type="checkbox"/>  |   | STAFF: <i>AW</i>                             |   |
| OTHER:  |   |  |   |

ZCL: REVISED 1/10/91



RR-2

ACCESSORY STRUCTURE INFORMATION

DATE: 9/22/92

SIZE OF STRUCTURE: 32' X 26'

PURPOSE OF STRUCTURE (i.e. to be used for):

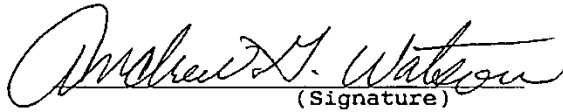
garage

If for storage, what is to be stored there?

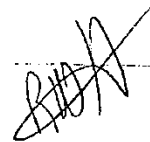
ESTIMATED COST: \$4,500

TYPE OF MATERIALS TO BE USED:

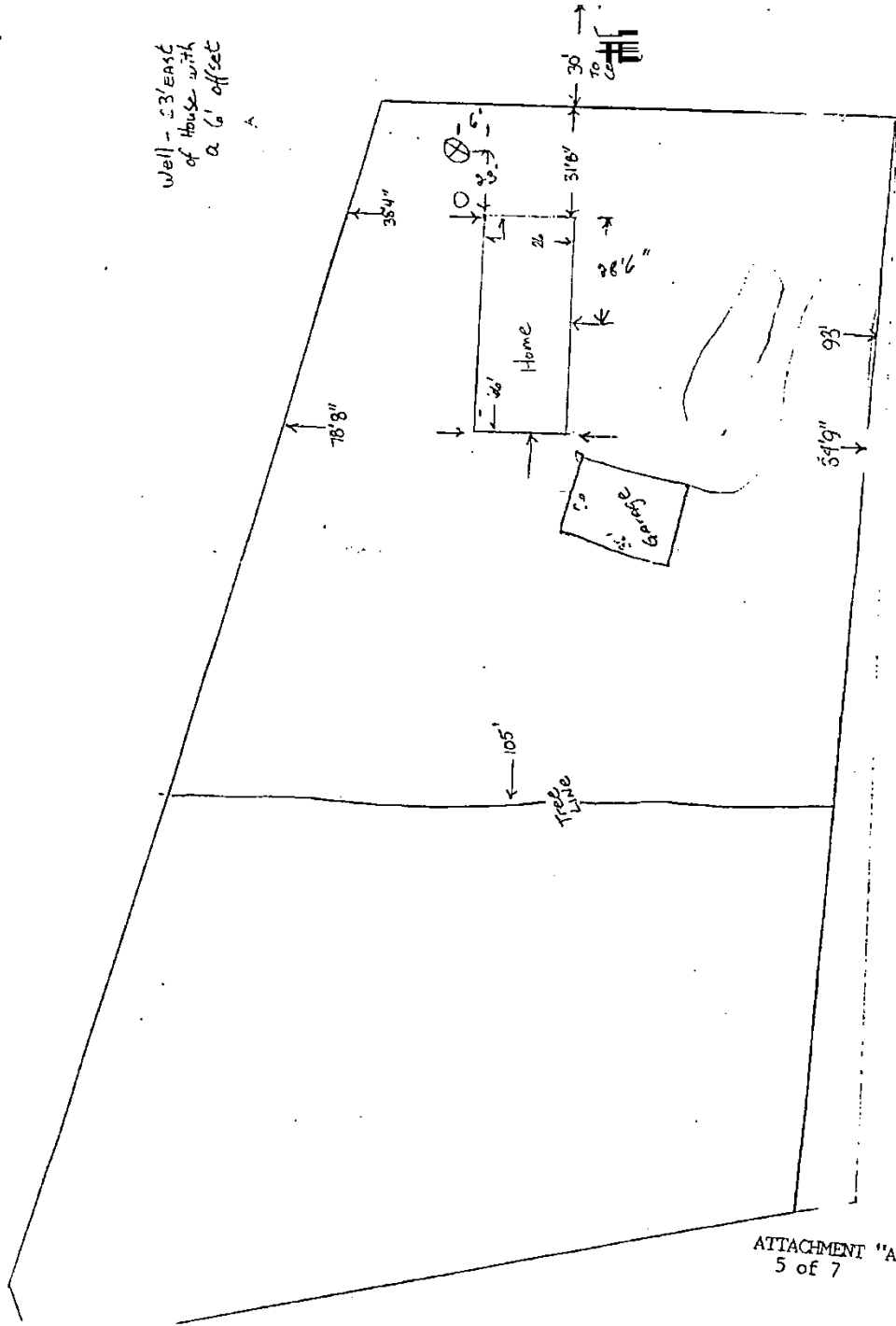
wood frame, comp. shingle roof  
concrete floor

  
(Signature)

Please submit a sketch.



Wall - 23' EASE  
of House with  
a 6' offset



ATTACHMENT "A"  
5 of 7

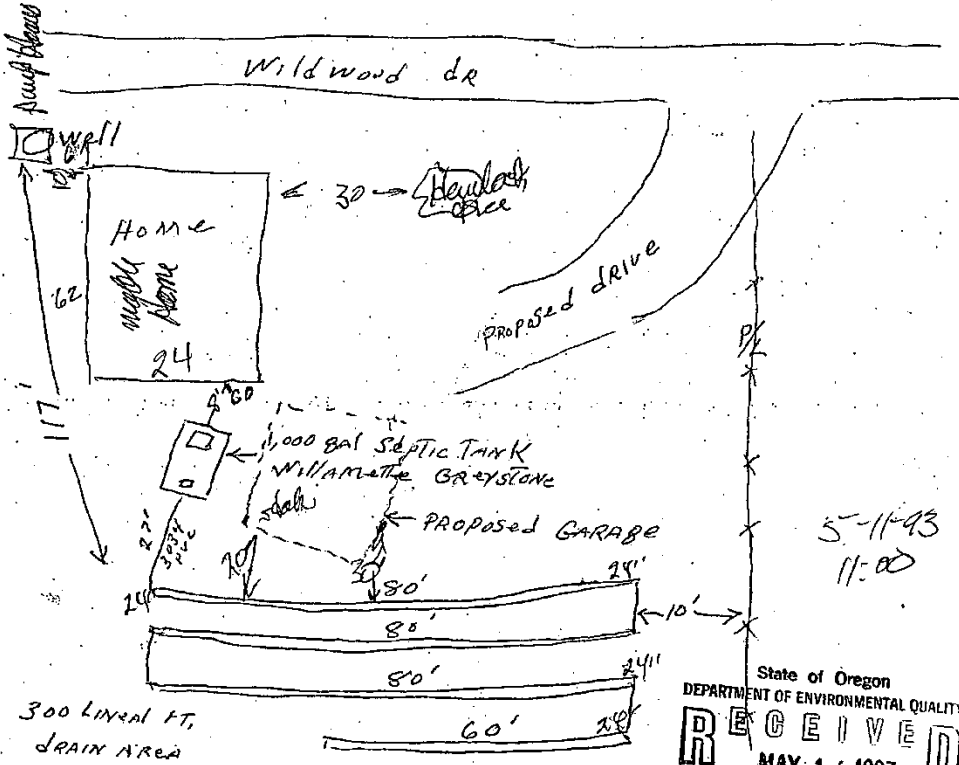
**ON-SITE SEWAGE DISPOSAL SYSTEM INSPECTION REQUEST FORM**

Satisfies ORS 454.665

Property Owner Almon L. Berklund Permit No. 693-030

Township 23 Range 13 Section 26 Tax Account/Lot No. 631.00/1700 #2

As-built Sketch. Indicate Northerly Direction. Show All Wells



State of Oregon  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
**RECEIVED**  
MAY 11 1993

REPAIR AREA

Signature of Installer or Representative William Rempelos **GOOS BAY BRANCH OFFICE**

Installer's Name & Address:  
Bill Rempelos CONTI  
2677 NW BAY DR.  
NORTH BEND OR.

Date Received by DEQ: \_\_\_\_\_  
By: \_\_\_\_\_

Oregon

DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

Southwest Region  
Coos Bay Branch Office

DATE: March 1, 1993

TO: SEWAGE DISPOSAL SYSTEMS (ON-SITE) INSTALLERS

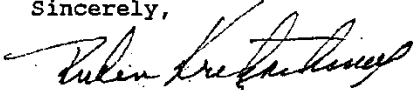
As directed by the On-Site Sewage Section of our Water Quality Division, through their audit of this branch office, we are adding the following requirement to our pre-cover inspection of all systems prior to issuance of a Certificate of Satisfactory Completion.

At the time a pre-cover inspection is requested, the installer shall provide this office with a detailed as-built plan of the system. We enclose a form for this purpose; if a plain 8 1/2" x 11" piece of paper is used, please identify the job by using the information on the permit (owners name and property description).

This detailed plan is to show all of the material used; measurements of each line and between the lines; the size, type, and manufacturer of the effluent sewer line material, septic tank, and if there is one required, the dosing tank; and, elevation between outlet of septic tank and first drainfield trench. If a sand filter is involved, a detailed description of the sand filter also must be included. The plan must be signed by the licensed installer or an authorized employee or the owner of the property.

The seven day period allowed for final inspection will begin when this plan is received by this office.

Sincerely,



Ruben Kretzschmar  
Branch Supervisor

RK:gs



~~840 NORTH FRONT ST.~~  
Coos Bay, OR 97420  
(503) 269-2721

DEQ/SWR-101

32595

Control No.

\$ 255.00

Fee

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 693-030

New Construction

Repair

Other

Permit Issued To Almon L. Berklund 23 13 26 1700/631.00 #2 Coos  
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)  
Wildwoods Dr North Bend DEQ Glenn Bill Rempel 02/26/93  
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE 02/26/94

TYPE OF SYSTEM SERIAL

Average Daily Sewage Flow 450 Gallons/Day

Design Peak Sewage Flow 450 Gallons/Day

Tank Volume 1,000 Gallons

Disposal Trenches

Seepage Bed(s)           Square Feet

Maximum Depth 30 inches.

Minimum Depth 24 Inches.

300 Linear Feet

Equal  Loop  Serial

Pressurized  Minimum Distance Between Trenches 10 Feet

Total Rock Depth 12 inches.

Below Pipe 6 inches. Above Pipe 2 inches.

Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install system as per stake out diagram by Bill Rempel. Set tank 5 ft. from any structure and 5 ft. from drainfield. Install trenches level and follow contour of slope. Setback 10 ft. from any structure and property line. Reserve repair area. Keep free of any development or compaction.

PRE-COVER INSPECTION REQUIRED — CONTACT DEQ 269-2721

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing  
with Reference Locations

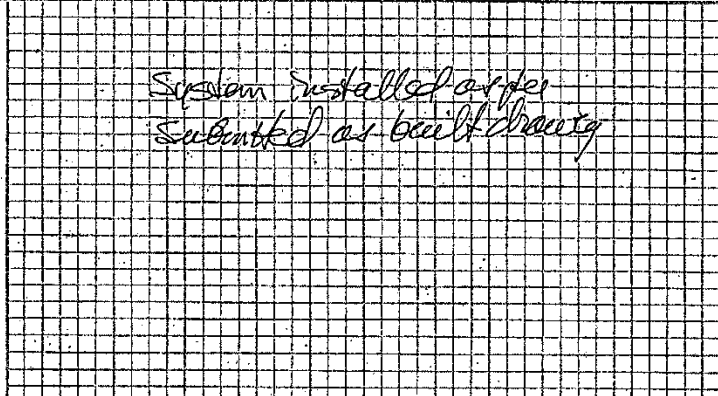
Installer Bill Rempel

Final Insp. Date 5-11-93

Inspected By Del Clivets

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above. As per OAR 340-71-175(8) this Certificate is valid for one (1) year from date of issuance for connection to the septic system. Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Del Clivets  
(Authorized Signature)

Eno van Sycaut  
(Title)

5-12-93  
(Date)

Del Clivets  
(Office)

CONSTRUCTION/REPAIR PERMIT WORKSHEET

Applicant Almond Bunkland Township 23 Range 13 Section 26 TL/TA# 1750/631.00

Site Plan Checked \_\_\_\_\_ Date 2-26-93 Comments \_\_\_\_\_

Type of Permit: New Construction  Repair \_\_\_\_\_ Alteration \_\_\_\_\_ AN Repair \_\_\_\_\_

Type of System sewer Tank Volume 1000 gallons

Design Sewage Flow 450 Gals/Day Maximum Depth 30 Minimum Depth 24"

Linear Feet 300 Minimum Distance Between Trenches 10 feet Rock Depth 12"

Special Conditions Install system as per stake out Diagram by Bill Romello -- set tank 5 ft to any structure and 5' to DF trenches. Install bench level and follow contour of slope set back 10 ft to any structure and property line - Reserve Repair Area. Keep free of any soil compaction.

No. of Inspections Required 1 at What Stages of Construction Pre-over

Date Issued 2-26-93 Date of Expiration 2-26-94

Will Smith  
Signature of Sanitarian

DEQ/SWR/CBBO 3/84



STATE OF OREGON  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 COOS BAY OFFICE  
 340 N. Front  
 Coos Bay, Oregon 97420  
 269-2721 or 1-800-452-4011

FOR OFFICE USE ONLY  
 Date Rec'd 2/18/93  
 Date Completed \_\_\_\_\_  
 Required Fee 35300  
 Receipt No. 56462  
 Control No. 693-030

FOR APPLICANT'S USE - (PLEASE PRINT)

Two Acres  
 Lot Size (Acreage or Dimensions)

Berklund, Almon L.  
 (Property Owner's Name) (Applicant's Name if Different from Owner)

Legal Description of Property 23 13 26 1700/631.00 #2 Coos  
 (Township) (Range) (Section) (Tax/Lot/Acct. No.) (County)

For Parcels in Platted Subdivisions, Indicate (Subdivision Name) (Lot Number) (Block Number)

Proposed Facility  
 Single Family Residence Three  
 (Number of Bedrooms)  
 Other \_\_\_\_\_  
 (Specify)

Water Supply  
 Public (Community System)  
 Private well  
 (Indicate: well, Spring, Etc.)

Existing Facility  
 Single Family Residence \_\_\_\_\_  
 (Number of Bedrooms)  
 Other \_\_\_\_\_  
 (Specify)

DIRECTIONS TO PROPERTY: 1/2 miles North of State Highway 563 - Turn Right onto Wildwood Drive - Another 1/2 mi.

APPLICATION FOR:

- |  |   |
|--|---|
| <input type="checkbox"/> Site Evaluation Report  | <input type="checkbox"/> Authorization Notice                               |
| <input checked="" type="checkbox"/> Permit to Construct On-Site Sewage Disposal System | Purpose of Authorization Notice   |
| <input type="checkbox"/> Permit to Repair On-Site Sewage Disposal System               | <input type="checkbox"/> Connect to an existing system not currently in use |
| <input type="checkbox"/> Permit for Alteration of On-Site Sewage Disposal System       | <input type="checkbox"/> Replace one mobile home with another or a house    |
| <input type="checkbox"/> Permit Renewal  | <input type="checkbox"/> Replace or rebuild a house                         |
| <input type="checkbox"/> Existing System Report  | <input type="checkbox"/> Addition of one or more bedroom                    |
| <input type="checkbox"/> Plan Review   | <input type="checkbox"/> Personal hardship                                  |
| <input type="checkbox"/> Other (Specify) _____   | <input type="checkbox"/> Temporary housing                                  |
|  | <input type="checkbox"/> Other (Specify) _____                              |

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application. By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Almon L. Berklund  
 (Signature)

2-18-93 (Date)  Authorized Representative  
 Licensed Installer  
 License No. \_\_\_\_\_

Owner's Mailing Address  
7223 Wildwood Dr.  
No. Bend Ore

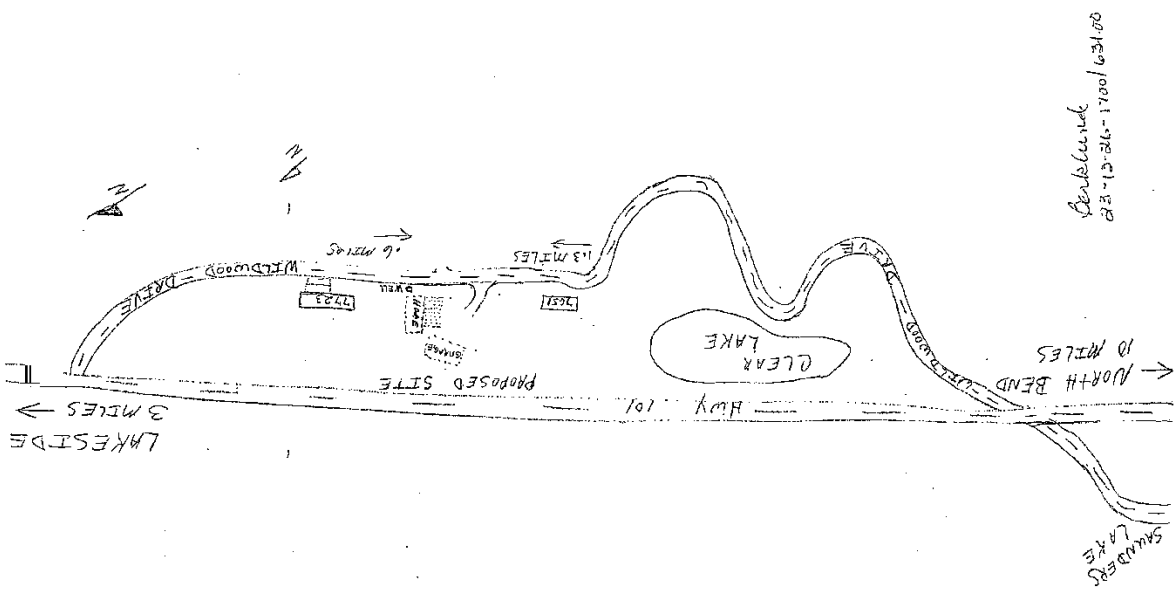
Applicant's Mailing Address (if different)

Phone 759-3301

Phone \_\_\_\_\_ IW\WC8\WC8691 (7-19-91)

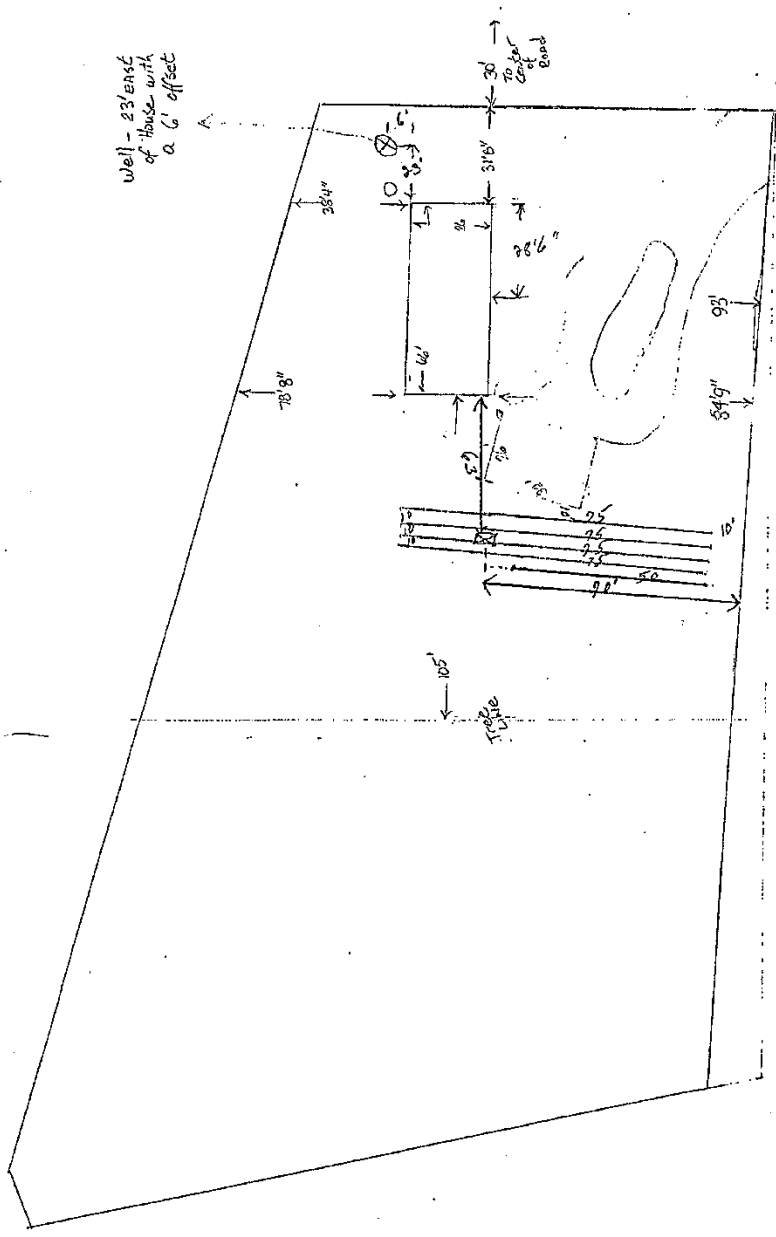
Property ready for inspection: 2/18/93



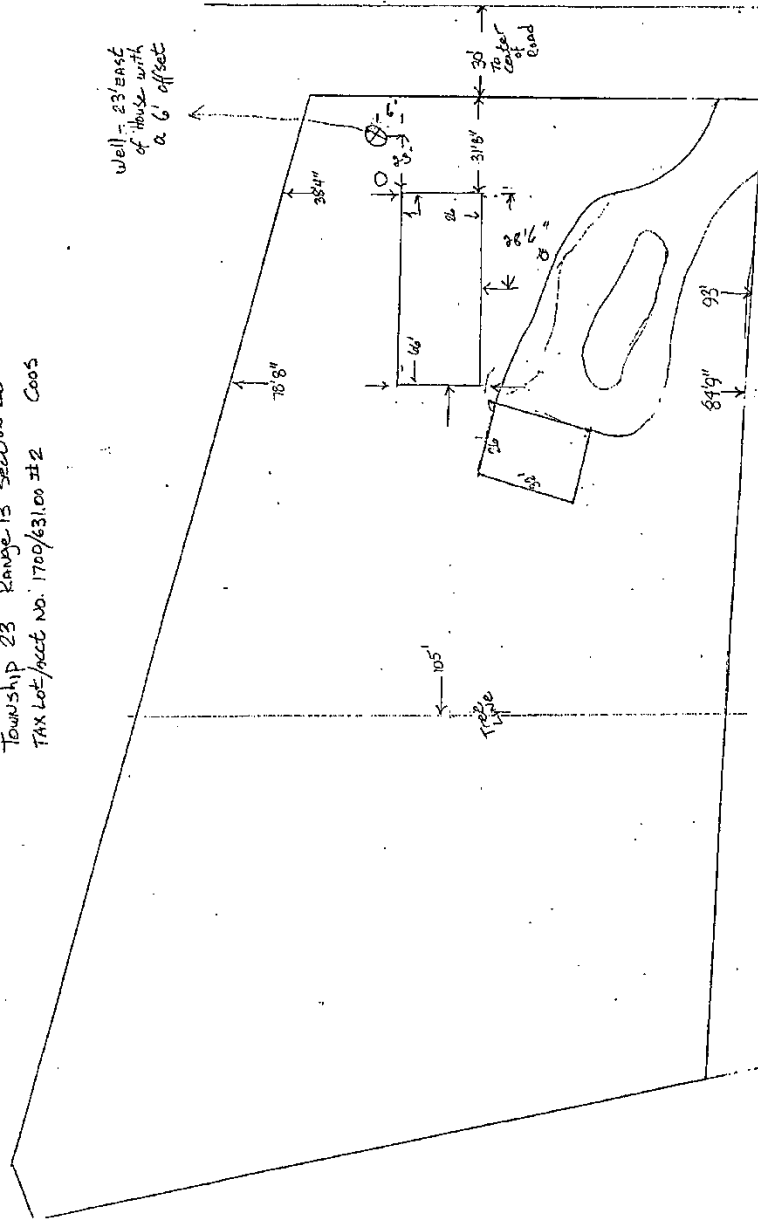


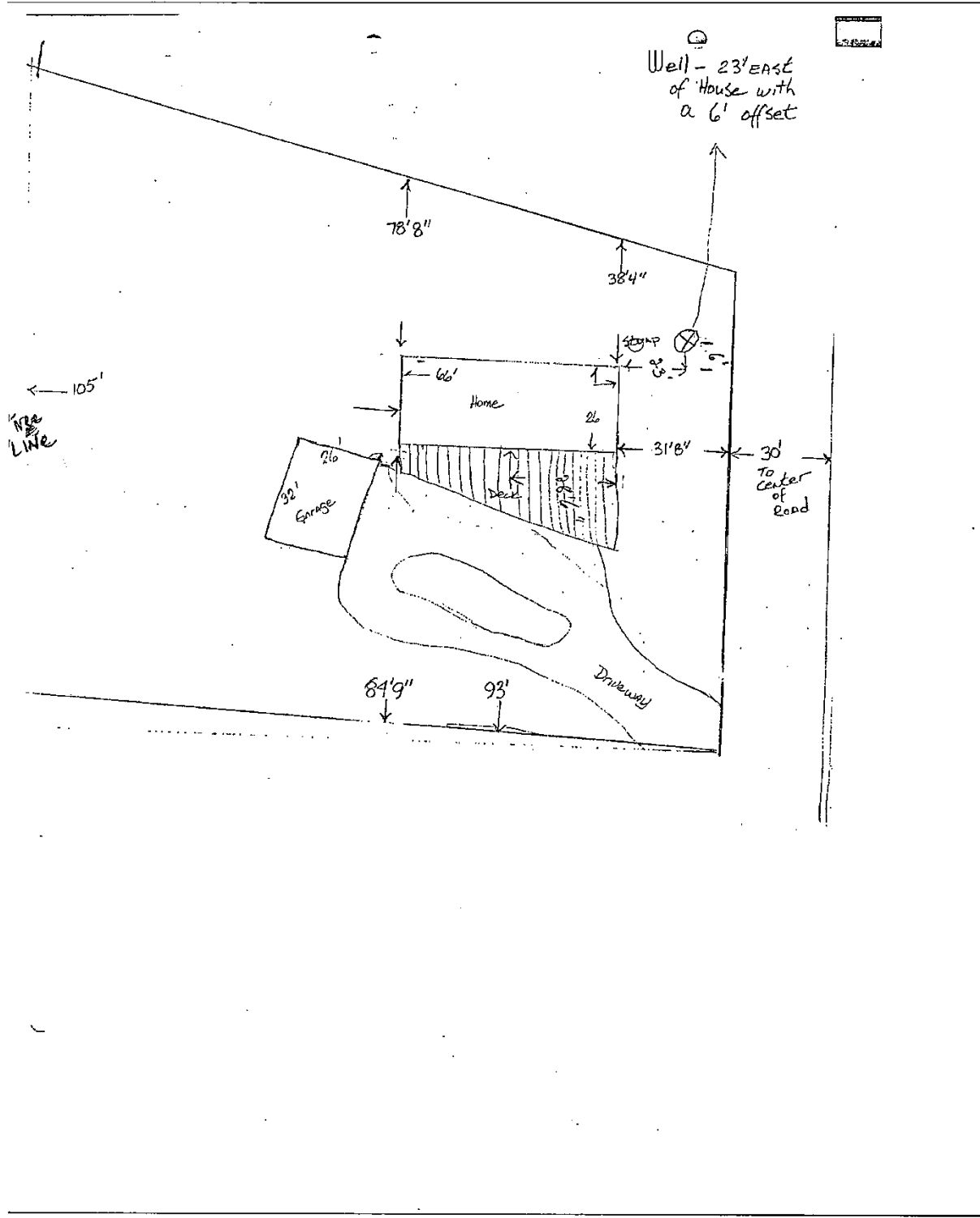
02/15/2021  
23-13-216-1700/631.00

U



Township 23 Range 13 Section 26  
TAX Lot/sect No. 1700/631.00 #12 Coos





**COOS COUNTY ZONING COMPLIANCE LETTER**

COOS COUNTY PLANNING DEPARTMENT  
 COURTHOUSE ANNEX  
 COQUILLE, OR 97423  
 396-3121 EXT. 210

DATE: 9-22-92  
 FILE: 92-46-7

APPLICANT: Andrew Y. Syevik & Watson PHONE: \_\_\_\_\_  
 OWNER: 17 " "  
 ADDRESS: 1889 16th St.  
 CITY: North Bend STATE: OR ZIP: 97459

|                          |                   |              |                          |                  |
|--------------------------|-------------------|--------------|--------------------------|------------------|
| LEGAL DESCRIPTION        | T: <u>23</u>      | R: <u>13</u> | S: <u>26</u>             | TL#: <u>1700</u> |
| ACCOUNT #: <u>631.00</u> | ZONE: <u>RR-2</u> |              | PARCEL SIZE: <u>5.98</u> |                  |

EXISTING STRUCTURES/IMPROVEMENTS

|            |                                     |       |                                     |        |                                     |              |                                     |
|------------|-------------------------------------|-------|-------------------------------------|--------|-------------------------------------|--------------|-------------------------------------|
| DWELLING   | <input checked="" type="checkbox"/> | FARM  | <input checked="" type="checkbox"/> | WELL   | <input checked="" type="checkbox"/> | PUBLIC WATER | <input checked="" type="checkbox"/> |
| COMMERCIAL | <input checked="" type="checkbox"/> | OTHER | <input checked="" type="checkbox"/> | SPRING | <input checked="" type="checkbox"/> | PUBLIC SEWER | <input checked="" type="checkbox"/> |
| INDUSTRIAL | <input checked="" type="checkbox"/> | NONE  | <input checked="" type="checkbox"/> | SEPTIC | <input checked="" type="checkbox"/> |              |                                     |

ZONING DISTRICT REQUIREMENTS: SETBACKS

FRONT: ✓ SIDE: 0 REAR: 0

ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5 FT. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

STRUCTURE HEIGHT : 0 AIRPORT OVERLAY ZONE : \_\_\_\_\_ UGB : \_\_\_\_\_

RIPARIAN VEGETATION

ALL STRUCTURES SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL STREAMS, LAKES AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

FIREBREAK

CONSTRUCT AND MAINTAIN A FIREBREAK OF AT LEAST 30 FT. RADIUS AROUND THE PROPOSED STRUCTURE.

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES

I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANT'S SIGNATURE: \_\_\_\_\_

SPECIAL CONSIDERATIONS

|                          |                           |                                     |                   |
|--------------------------|---------------------------|-------------------------------------|-------------------|
| <input type="checkbox"/> | SPECIAL FLOOD HAZARD AREA | FIRM #:                             |                   |
| <input type="checkbox"/> | ARCHAEOLOGICAL/HISTORICAL | <input type="checkbox"/>            | MINERAL RESOURCES |
| <input type="checkbox"/> | COASTAL SHORELANDS        | <input checked="" type="checkbox"/> | BEACHES AND DUNES |
| <input type="checkbox"/> | NATURAL HAZARDS           | <input type="checkbox"/>            | OTHER             |

COOS COUNTY AUTHORIZES CLEARANCE FOR THE FOLLOWING STATE PERMITS

DEPARTMENT OF ENVIRONMENTAL QUALITY

|                                     |                           |                          |                           |
|-------------------------------------|---------------------------|--------------------------|---------------------------|
| <input type="checkbox"/>            | SITE EVALUATION           | <input type="checkbox"/> | REPAIR EXISTING SYSTEM    |
| <input checked="" type="checkbox"/> | INSTALL NEW SEPTIC SYSTEM | <input type="checkbox"/> | RECONNECT EXISTING SEPTIC |
| <input type="checkbox"/>            | OTHER                     |                          |                           |

BUILDING CODES AGENCY

|                                     |                                  |                                     |                                   |
|-------------------------------------|----------------------------------|-------------------------------------|-----------------------------------|
| <input type="checkbox"/>            | CONSTRUCT SINGLE FAMILY DWELLING | <input type="checkbox"/>            | REPAIR OR ALTER EXISTING DWELLING |
| <input checked="" type="checkbox"/> | SITE MANUFACTURED DWELLING       | <input checked="" type="checkbox"/> | CONSTRUCT ACCESSORY STRUCTURE     |
| <input type="checkbox"/>            | CONSTRUCT FARM BUILDING          | <input type="checkbox"/>            | OTHER                             |

AUTHORIZATION BASED ON APPLICATION FILE #:

EXPLANATORY NOTES AND/OR CONDITIONS: *install septic tank site a mobile home, construct 32' X 26' accessory structure (garage) mobile home must be sited before accessory structure.*

APPLICANT'S STATEMENT

PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I VERIFY THAT THIS IS A LEGALLY CREATED TRACT, PARCEL OR LOT AND THAT LEGAL ACCESS TO THE SUBJECT PROPERTY EXISTS. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR ISSUING THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

APPLICANT'S SIGNATURE: *Christopher M. Watson*

COOS COUNTY COMPLIANCE

THE COOS COUNTY PLANNING DEPARTMENT FINDS THAT THE PROPOSED USES COMPLY WITH APPLICABLE PROVISIONS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE. THE INFORMATION CONTAINED ON THIS FORM REFLECTS THE STATUS OF THE SUBJECT PROPERTY AND LAND USE REGULATIONS THAT EXIST AT THE TIME OF ISSUANCE.

AUTHORIZED SIGNATURE: *Sheila Wilson*

TITLE: *Planning Technician* DATE: *9-22-92*

FOR OFFICE USE ONLY

FEE RECEIVED:  RECEIPT #:  CHECK #:

NO CHARGE, BASED ON APPLICATION #:  STAFF: *HW*

OTHER:

ASRSB10 REAL PROPE== ASSESSMENT ROLL 14:14:22  
 09/22/92 LAST UPDATED: 11/23/90  
 ACCT NO 631.00 ALMON & M. BERKLUND TRUST T23 R13 S26 TL 1700  
 CODE 13.16 % BERKLUND, ALMON L. &  
 CLASS 100 MADELINE B., CO-TRUSTEES  
 ACRES 5.98 7723 WILDWOOD DR  
 REF NO 90-10-0499 NORTH BEND, OR 97459  
 ZONES RR-2

|  |                 |                 |
|--|-----------------|-----------------|
|  | CURRENT YEAR    | PRIOR YEAR      |
|  | MARKET ASSESSED | MARKET ASSESSED |

LAND  
 BUILDINGS  
 TOTAL VALUE

TAXABLE VALUE

PRESS:

|             |                 |                  |              |
|-------------|-----------------|------------------|--------------|
| ENTER - SEL | PF5 - TAX RATES | PF8 - MOBIL XREF | PF12 - LAND  |
| PF1 - ADV   | PF6 - PLANNING  | PF9 - SALES      |              |
| PF2 - RCD   | PF7 - TAXROLL   | PF10 - INDEX     | CLEAR - EXIT |

4B[ Aa BO--SESSION1 R 3 C 10 o-o01 6:30 9/13/92

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```
IMMMMMMMMMMMMMMMMMMMMMMMMMMM|————IMMMMMMMMMMMQMMMMMMMMMMMMM■■■■■■MMMMMMQMMMMMMMMMMMMMMMM;
:NAME Last           First           MI 3 TwN  Rng  Sec          3Tax Lot Nbr  :
:: WATSON           : ANDREW           : 3: 23  : 13  : 26          3: 1700       :
GDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDBDDDDDDDDDDDDADBDDBDDDDDDDDDDDDDDDBDDDDDDADDDDDDDDDDDDD6
:Date Received 3 File Nm  3DSL Nm  3COE # 3TO PC AS     3ZONE         :
:: 06/08/92  3: ACU-92-49 3:      3:      3HBCU-:      3: RR-2     :
GDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDADDDDBDDDDADDDDDDDADDDDDDDDDDDDDDDADDDDDDDDDDDDDDDDDDD6
:Request            3 ORDINANCE #:                3
:: DWELLING LIMITED SUITABILITY 3 Date Adopted:      :
GDDDDDDDDDDDDDDDDDDDDDDDBDDDDDDDDDDDDADDDDBDDDDDDDDDDDBDDDDDDDDDDDDDDDDDDDDDDDDDDDD6
:Prepare SR/ Stf Mtg 3Decision Due 3 Continued To 3 Action    :
:: 06/15-19 : 06/25  3 : 08/20/92 3:              3:         :
GDDDDDDDDDDDDDDDDDDDDDDADDDDDDBDDDDDDADDDDDDDDBDDDDADDDDDDDDDDDDBDDDDDDDDDDDDDD6
:Public Notice/Action Letter 3 Publish Notice 3Appeal Deadline 3Appeal Recived :
:: 08/20/92  ADJ: 08/20/92 3: 08/20/92  3: 09/04/92  3:         :
GDDDDDDDDDDDDDDDDDDDDDDDDDDDDADDBDDDDDDDDDDDDADDDDDDDDDDDDDADDDDDDDDDDDDDDDDD6
:Logged on Computer:            3NOTES: ALMON &M. BERKLUND TRUST, OWNERS    :
GDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDY:
::
::
HMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM<
DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD6
ACU.DTF            Retrieved form 1 of -- Total Forms: 1645 Page 1 of 2

Esc-Exit  F1-How to update  F6-Table  F7-Search  F8-Calc  F10-Continue
```





*Department of Environmental Quality*

SOUTHWEST REGION — Coos Bay Branch Office

490 NORTH SECOND STREET, COOS BAY, OREGON 97420 PHONE (503) 269-2721

January 24, 1990

Almon L. Berklund  
7723 Wildwood Dr.  
North Bend, Or. 97459

RE: WQSS-Coos County  
.23-13-26-1700/631.00 #2  
Site Evaluation

Please find enclosed Report of Evaluation for One Lot, together with a field drawing showing the area approved for the following type of on-site sewage disposal system:

Initial system to be Closed Loop system in approved area. Repair to be Serial system. Well to be 100 feet from approved area. Keep approved area free of all development and compaction.

This approval runs with the land and will benefit subsequent owners as long as the lot or parcel described thereon will not be further partitioned or subdivided, and that conditions on the subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with Oregon Administrative Rules of the Environmental Commission. Any such subdivision, partitioning, or alteration may void this report.

Please note this document is a technical report only, not a permit to install the system. Such permit will be issued upon receipt of an application, site plan, and the appropriate fee. A new zoning compliance letter also may be required. Installation permits are issued to individuals and are not transferable.

The Report of Evaluation for One Lot is valid until an on-site sewage disposal system is installed pursuant to an installation permit obtained from the Coos Bay Branch of this Department, or until earlier cancellation pursuant to Commission rules, with written notice thereof by the Department to the owners according to Department records or County Tax records.

If you have questions, please give us a call.

Sincerely,

Del Cline, R.S.  
Environmental Specialist

DC:gs  
Enclosure

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

For Office Use Only

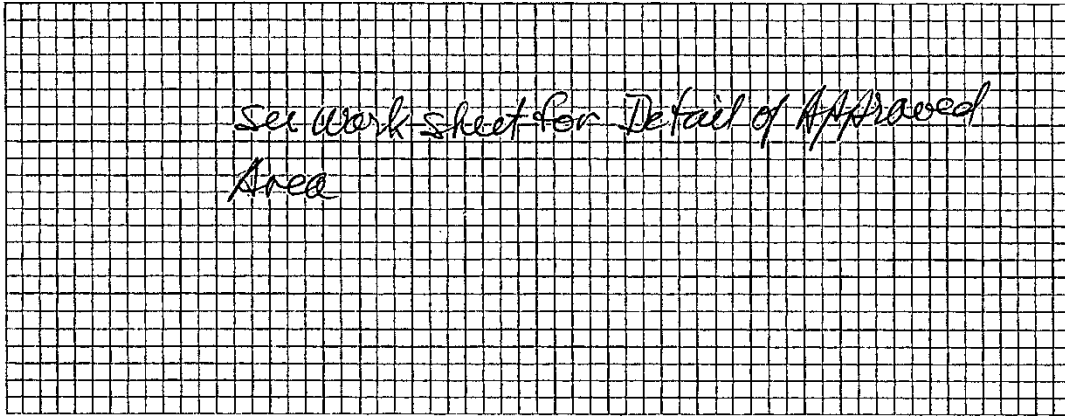
REPORT OF EVALUATION FOR ONE LOT  
ON-SITE SEWAGE SYSTEMS  
(Technical Report -- Not a Permit)

Rankland

23 (Township)    13 (Range)    26 (Section)    1700/631.00 (Tax /Acct. No.)    Coos (County)  
Parcel # (Subdivision Name)    (Lot No.)    (Block No.)    2.000± (Lot Size)

The Entire Property  Has  Has Not Been Evaluated

PLOT PLAN OF APPROVABLE AREA:



Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval.

This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative Rules of the Environmental Quality Commission. Any such subdivision, partitioning or alteration may void this report.

The site has been found suitable for installation of the following kinds of on-site sewage disposal systems, with the limitations and additional requirements indicated:

Final System closed loop 7 In Approved Area  
Repair System Sewer  
Site Well 100ft from Approved Area

**WARNING:** This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-acknowledged local comprehensive land use plans and implementing measures or the Statewide Planning Goals. The Statement of Compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued.

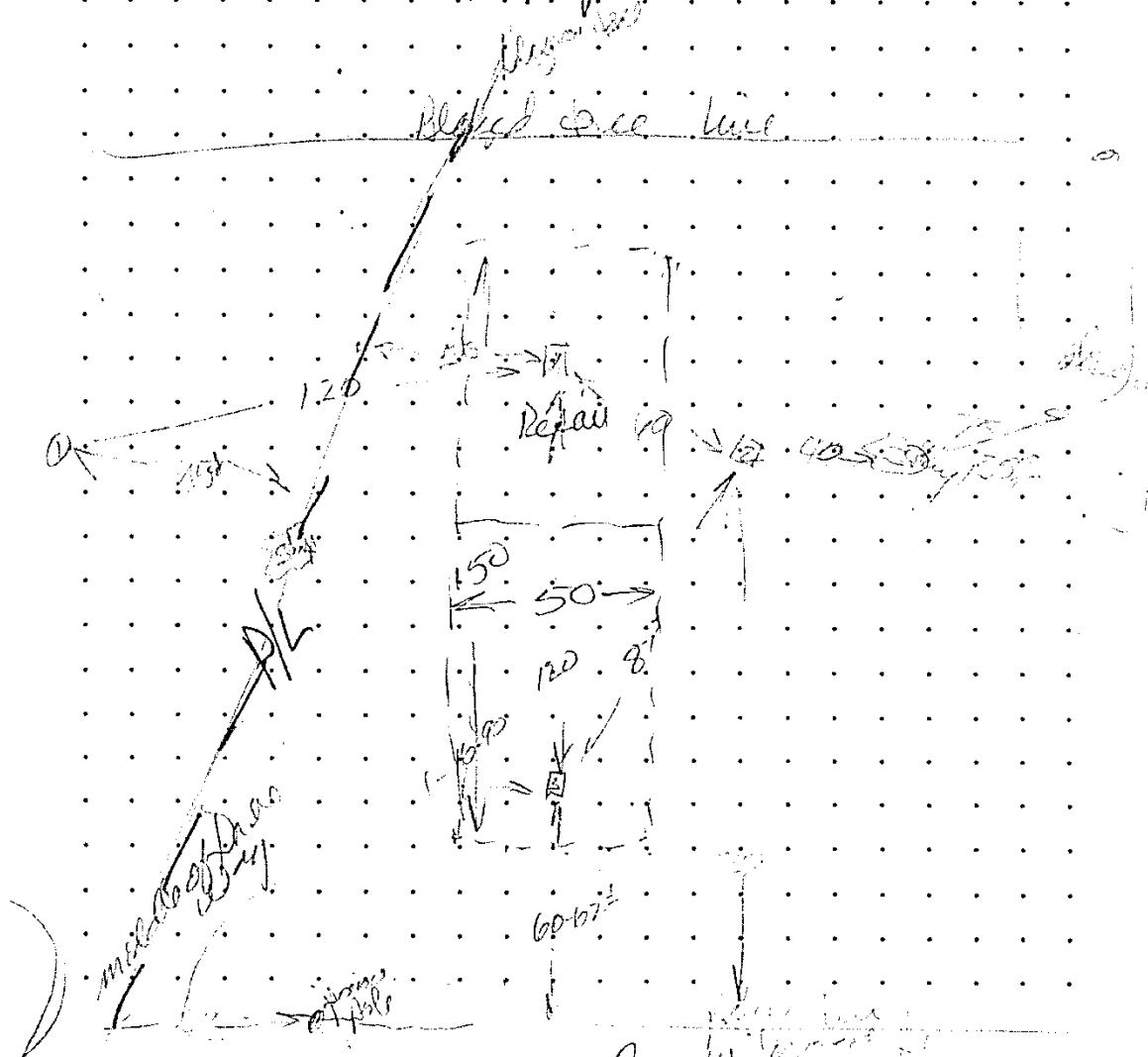
This report is valid until an on-site sewage system is installed pursuant to a construction permit obtained from DEQ Coos Co, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

W. E. Olson, R.S. (Signature of Authorized Agent)    Environ Support 1-24-90 (Title)    1-24-90 (Date)    SCOR-CBB (Office)

Applicant: Sublim

Tax Reference: Township 1 Range 3 Section 26 Tax Lot 11 x Acct # 1700163100 #2

See Minor Asst Foot 200±  
M.A.P. by Clide Matkris



DATE 1-23-90

W. J. ...  
Signature of Evaluator

SITE EVALUATION FIELD WORKSHEET

Tax Reference 23-13-26 181700/1031 Evaluator: De/C. W. RS  
 Applicant Berkhamd Date: 1/2-20 # 2 200

|       | Depth   | Texture           | Soil Matrix Color and Mottling (Notation), Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc. |
|-------|---------|-------------------|--|
| Pit 1 | 0-26    | fill              | # Particle H-S&B Red Sil   |
|       | 2-12    | medium silty clay | with silty 10 YR 5/1   |
|       | 12-36   | Silt              | Reddish-brown 7.5 YR 5/4   |
|       | 36"     | castore sandstone |  |
| Pit 2 | 0-18-20 | Silt-silt         | Reddish-brown H-S&B  |
|       | 20      | Sandstone         | with silty clay 10 YR 5/1  |
|       |         |                   | NOT Acceptable   |
| Pit 3 | 0-20-26 | Silt              |  |
|       | 26-40   | castore sandstone |  |
| Pit 4 |         |                   |  |
|       |         |                   |  |
|       |         |                   |  |

Landscape Notes Manually Cleared Ridge Area  
 Slope level 0-25% Aspect \_\_\_\_\_ Groundwater depth 2  
 Other Site Notes \_\_\_\_\_

SYSTEM SPECIFICATIONS

Type System: \_\_\_\_\_ Design Flow 450 gpd  
 Initial loop-soil System Sizing 75 /150 g. Max. Depth Absorption Facility (in) 24-30  
 Replacement Serial System Sizing 100 /150 g. Max. Depth Absorption Facility (in) 24-30  
 Special Conditions Well 100ft from Approved Area

PLOT PLAN ON REVERSE SIDE



*Department of Environmental Quality*  
SOUTHWEST REGION — Coos Bay Branch Office  
490 NORTH SECOND STREET, COOS BAY, OREGON 97420 PHONE (503) 269-2721

January 9, 1990

Almon L. Berklund  
7723 Wildwood Dr.  
North Bend, Or. 97459

RE: WQ-SS-Coos County  
23-13-26-1700/631.00  
Site Evaluation  
Additional Information

On January 2, 1990 a representative of this office conducted an evaluation of a portion of the above described property located adjacent to 7723 Wildwood Dr. in North Bend, Oregon. We will need the following additional information to complete the site evaluation report:

- 1) Submit a map which accurately locates test holes relative to property lines for both parcels.
- 2) Furnish an additional test hole on parcel #2 50 feet up slope from the previous test holes.

Please contact this office when the additional test hole is ready and after submitting the additional information map.

Sincerely,

Del Cline, R.S.  
Environmental Specialist

DC:gs

STATE OF OREGON  
Department of Environmental Quality  
490 North Second Street  
Coos Bay, Oregon 97420  
(503) 269-2721

FOR OFFICE USE ONLY  
Date Received 12/5/89  
Date Completed \_\_\_\_\_  
Required Fee 370.00  
Receipt No. 42847  
Control No. \_\_\_\_\_

APPLICATION FOR:

- Site Evaluation Report 2
- Permit to Construct On-Site Sewage Disposal System
- Permit to Repair On-Site Sewage Disposal System
- Permit for Alteration of System
- Permit Renewal, Type \_\_\_\_\_
- Existing System Report
- Plan Review
- Other (specify) \_\_\_\_\_

Authorization Notice for:

- Connect to existing system not currently in use
- Replace one mobile home with another or with a house
- Replace or rebuild a house
- Addition of bedroom(s)
- Personal hardship
- Temporary housing
- Other (specify) \_\_\_\_\_

This application will be returned if it is not filled out completely and accompanied by appropriate fee and attachments required on the guidance sheet. Your site must be prepared according to instructions on guidance sheet before action can be taken on this application.

ALMON L. BEARLUND

Property Owner's Name

Applicant's Name (if different)

Legal Description of Property 83 13 26 1700 PAR. #2 & #3 631.00  
Township Range Section Tax Lot # and Tax Account #

County COOS Size of Lot 2 ACRES For parcels in platted subdivisions, indicate the subdivision name Block No. Lot No.

Proposed Facility

- Single Family Dwelling 3  
No. of Bedrooms
- Other \_\_\_\_\_  
(Specify)

Existing Facility

- Single Family Dwelling \_\_\_\_\_  
No. of Bedrooms
- Other \_\_\_\_\_  
(Specify)

Water Supply:

Public (Community System)

WELL

Private (specify well, spring, etc.)

Directions to Property: 1 1/2 MI FROM SCALES TURN RIGHT ON WILDWOOD DR.  
1 1/2 MILES TO PROPERTY 7723 WILDWOOD DR. N.O. BEND, ORE. 97459

By my signature I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above-described property for the purpose of this application.

Almon L. Bearlund  
Signature

12-5-89  Owner  
Date  Authorized Representative  
 Licensed Installer, License Number

7723 WILDWOOD DR.  
N.O. BEND, ORE. 97459  
Mailing Address:

Applicant's mailing address (if different):

Phone Number 759-3301

Property will be ready for inspection:  
Will call.

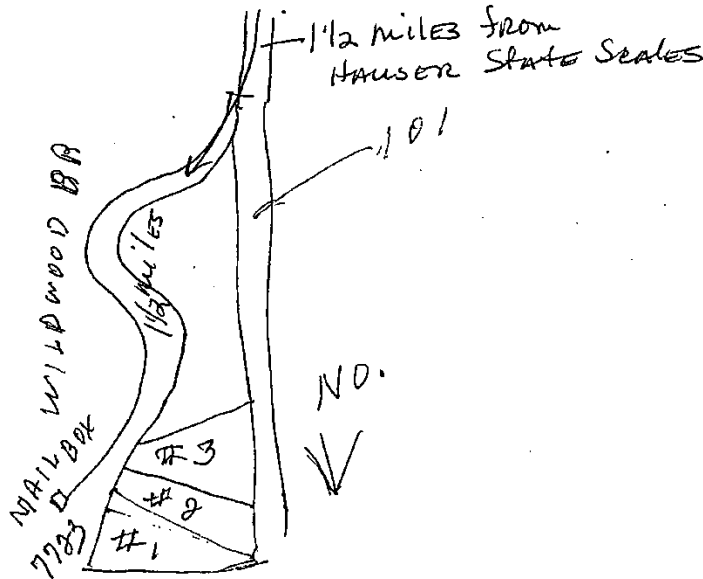
Phone Number \_\_\_\_\_

LOCATOR/VICINITY MAP. — .The purpose of this map is to enable field staff to locate property as easily as possible and, once on the property, to locate the inspection area quickly. Please start your drawing of the VICINITY map from a familiar beginning giving as many landmarks as possible; indicate road and crossroad names and mileage. On the LOCATOR portion of the map show existing or proposed buildings, sewage disposal area or test pits in desired area for the system, and water (including lakes, streams, rivers, existing or proposed wells on your property or neighboring properties.) Distances are important; staking and/or flagging the inspection area is very helpful.

1. LOCATOR MAP (Details existing or proposed development ON the property.

PROPERTY OWNER Deeklund TOWNSHIP 23 RANGE 13 SECTION 26 TAX LOT/TAX ACCT NOS. 1700

2. VICINITY MAP (Details directions on how to get TO the property.



**Zoning Compliance Letter  
Coos County**

DATE DEC 5 19 89  
LOG #VL 89-548

APPLICANT Almon BERKLUND

OWNER: " " "

AGENT:

ADDRESS: 7723 Wildwood DR, NORTH BEND

PHONE:

**LEGAL DESCRIPTION**

|                              |                           |                                       |                               |
|------------------------------|---------------------------|---------------------------------------|-------------------------------|
| Township: <u>23</u>          | Range: <u>13</u>          | Section: <u>26</u>                    | Tax Lot No.: <u>1600/1700</u> |
| Zoning District: <u>RR-2</u> | Parcel Size: <u>2. AC</u> | <u>PARCEL II</u><br><u>PARCEL III</u> | Account No.:                  |

*SEE ATTACHED MINOR PARTITION*

**EXISTING IMPROVEMENTS**

**STRUCTURES:**

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Dwelling   | <input checked="" type="checkbox"/> Farm  |
| <input checked="" type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Industrial | <input checked="" type="checkbox"/> None  |

**UTILITIES:**

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Well   | <input checked="" type="checkbox"/> Septic system |
| <input checked="" type="checkbox"/> Spring | <input checked="" type="checkbox"/> Public water  |
| <input checked="" type="checkbox"/> None   | <input checked="" type="checkbox"/> Public sewer  |

**ZONING DISTRICT REQUIREMENTS**

**SETBACKS:**

**FRONT:**  
 No requirement  
 20 feet minimum

**REAR:**  
 No requirement  
 5 feet minimum

**SIDE:**  
 No requirement  
 5 feet minimum  
 15 feet minimum for side yards abutting a right-of-way

**ALL SETBACKS:**

All buildings or structures with the exception of fences shall be setback a minimum of 35 ft. from any road right-of-way center-line or a minimum of 5 ft. from any road right-of-way line, whichever is greater.

No requirements

**STRUCTURE HEIGHT:**

No requirement  
 35 feet maximum  
 35 feet maximum within airport overlay zone.

35 ft. plus one additional foot in height from each foot of setback exceeding 5 feet.

Other:

**RIPARIAN VEGETATION:**

No requirement  
 All structures shall maintain a 50 foot minimum setback from all streams, lakes and rivers identified on the Department of Revenue maps.

**FIREBREAK:**

No requirement  
 Construct and maintain a firebreak of at least 30' radius around the proposed structure.



County Clearance to Obtain the Following Permits

Special Flood Hazard Area

- Site is not within HUD special flood hazard area
- Site is within HUD special flood hazard area — See Attachment "A"

Department of Environmental Quality  
490 N. 2nd, Coos Bay: 269-2721

- Site evaluation
- New septic system
- Other: \_\_\_\_\_
- Repair existing system
- Reconnect to existing system

Department of Commerce  
455 Elrod, Coos Bay: 269-4566

- Construct single family dwelling
- Site mobile home
- Other: \_\_\_\_\_
- Repair or alter existing dwelling
- Construct accessory structure

Explanatory notes/conditions

*Site evaluation only.*

Coos County Compliance

The Coos County Planning Department finds the proposed uses(s) complies with the Coos County Zoning and Land Development Ordinance and the Coos County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the zoning/comprehensive plan maps.

Signature: *Patty Seaman*

Applicant's Statement

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a zoning clearance checklist so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created lot, tract, or parcel of land and that legal access to the subject property exists. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was based upon false statements or misrepresentations.

As a condition for issuing this zoning clearance letter the undersigned hereby agrees that he/she will hold Coos County harmless from and indemnify the county for any liability for damage which may occur to the undersigned on his/her property whatsoever as a result of the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

Applicant's Signature: *Alman H. Becklund*

Fee Received (\$10.00) Staff *10.00* Mortgage *100.00* Check *Cash*

**MINOR PARTITION - TENTATIVE**

89 10 1540

VOL. 3 PAGE 91

PLEASE PRINT

SUBMITTAL DATE: SEPT. 5, 1989

OWNED: ALMON BERKLUND

TELEPHONE: 739-3301

MAILING ADDRESS: 7723 WILLOW DR.  
Normal, Nev., OR 97459

ALL INFORMATION SHOWN ON THE PLAN MAP IS ACCURATE AND I (WE) ACCEPT FULL RESPONSIBILITY FOR SUCH REPRESENTATION. As a condition of approval of this map the undersigned hereby agree that he/she will hold Coos County harmless from and indemnify the County for any liability for damage which may occur to the undersigned or his/her 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.

Almon L. Berklund  
OWNER'S SIGNATURE

OWNER'S SIGNATURE

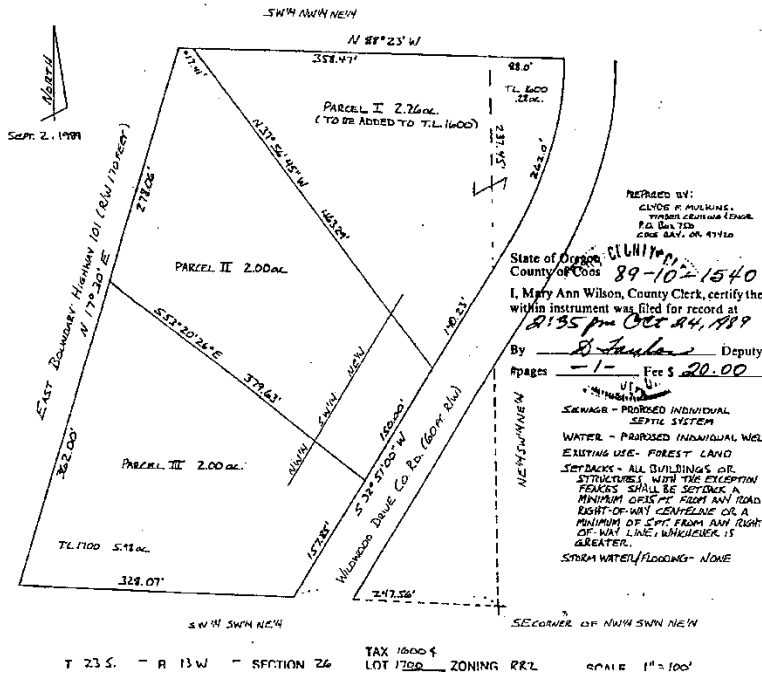
PARTITIONER'S SIGNATURE

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:

Dave Foster, Asst Director 9/28/89  
FOX: PLANNING DIRECTOR DATE

NOTE: Approved partition must be filed with the county clerk.



# Supplemental Submittal

RECORDING REQUESTED BY:



300 Anderson Ave  
Coos Bay, OR 97420

**GRANTOR'S NAME:**  
Dorothy Ruth Logan

**GRANTEE'S NAME:**  
Kenneth G. Sorensen and Maureen L. Sorensen, Trustees of the  
Sorensen 2018 Revocable Trust, uad September 6, 2018

**AFTER RECORDING RETURN TO:**  
Order No.: 360620033483-VR  
Kenneth G. Sorensen and Maureen L. Sorensen, Trustees of the  
Sorensen 2018 Revocable Trust, uad September 6, 2018  
68022 Beaver Loop Road  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**  
Kenneth G. Sorensen and Maureen L. Sorensen, Trustees of the  
Sorensen 2018 Revocable Trust, uad September 6, 2018  
68022 Beaver Loop Road  
North Bend, OR 97459

APN: 63103  
Map: 23-13-26 TL 1703  
68022 Beaver Loop Road, North Bend, OR 97459

|                                       |                     |
|---------------------------------------|---------------------|
| Coos County, Oregon                   | <b>2020-12753</b>   |
| \$106.00 Pgs=5                        | 12/21/2020 09:59 AM |
| eRecorded by: TICOR TITLE COOS BAY    |                     |
| Debbie Heller, CCC, Coos County Clerk |                     |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Dorothy Ruth Logan, Grantor, conveys and warrants to Kenneth G. Sorensen and Maureen L. Sorensen, Trustees of the Sorensen 2018 Revocable Trust, uad September 6, 2018, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00). (See ORS 93.030).

**Subject to:**

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

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: 12-9-2020

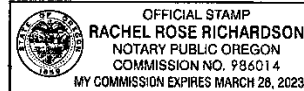
Dorothy Ruth Logan  
Dorothy Ruth Logan

State of Oregon  
County of Coos

This instrument was acknowledged before me on 9<sup>th</sup> Dec 2020 by Dorothy Ruth Logan.

Rachel Rose Richardson  
Notary Public - State of Oregon

My Commission Expires: 03.28.2023



**EXHIBIT "A"**  
Legal Description

Parcel II of Minor Partition Plat, filed October 24, 1989 bearing Microfilm Reel No. 89-10-1540, Records of Coos County, Oregon, lying South of the following described line:

Beginning at the Southeast corner of the S 1/2 of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 26, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon as per the BLM/Wilcox surveys; thence South 38° 59' 53" West a distance 246.44 feet to a 5/8 inch iron rod set in Partition 89-10-1540 and being the true point of beginning; thence North 88° 04' 26" West a distance of 6.78 feet more or less to the Easterly right of way line of State Highway 101. All as shown on a survey by Harvey Wilcox dated May 1997 and recorded in the Coos County, County Surveyor's Office.

**EXHIBIT "B"**

**Exceptions**

**Subject to:**

1. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.  
  
Exemption: Veteran's  
Tax Account No.: 63103
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and alleys.
3. Easement(s) and rights incidental thereto, as granted in a document:  
  
Granted to: Coos County  
Recording Date: April 11, 1950  
Recording No: Book 198, Page 232
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: June 19, 1989  
Recording No: 89-06-0957
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:  
  
Name of Plat: Minor Partition - Tentative  
Recording Date: October 24, 1989  
Recording No: 89-10-1540
6. An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application:  
  
Recording Date: July 3, 1997  
Recording No: 97 07 0145

STATE OF OREGON

OREGON HEALTH AUTHORITY  
 CENTER FOR HEALTH STATISTICS  
 CERTIFICATE OF DEATH

824893  
 I.D. TAG NO.

136-2018-011349  
 STATE FILE NUMBER

|   |  |   |   |   |                              |
|---|--|---|---|---|------------------------------|
| Legal Name  | First<br>Walter  | Middle<br>Harvey  | Last<br>Logan   | Suffix                                  | Death Date<br>April 22, 2018 |
| Sex<br>Male   | Age<br>87 years  | Social Security Number  | County of Death<br>Douglas                                      |   |                              |
| Birthdate<br>August 04, 1930  | Birthplace<br>Oklahoma City, Oklahoma                    | Was Decedent Ever in U.S. Armed Forces? Yes                     |   |   |                              |
| Residence<br>68022 Beaver Loop Road   | City/Town<br>North Bend                                  |   |   |   |                              |
| Residence County<br>Coos  | State or Foreign Country<br>Oregon                       | Zip Code + 4<br>97459   | Inside City Limits?<br>No                                       |   |                              |
| Marital Status at Time of Death<br>Married  | Spouse's Name Prior to First Marriage<br>Dorothy Stevens |   |   |   |                              |
| Father's Name<br>Columbus America Logan   | Mother's Name Prior to First Marriage<br>Anna Baker      |   |   |   |                              |
| Informant's Name<br>Dorothy Logan   | Telephone Number<br>Not Available                        | Relationship to Decedent<br>Spouse                              | Mailing Address<br>68022 Beaver Loop Road, North Bend, OR 97459 |   |                              |
| Place of Death<br>Hospital-Inpatient  | Facility Name<br>Mercy Medical Center                    |   |   |   |                              |
| Location of Death<br>2700 NW Stewart Parkway  | City/Town or Location of Death<br>Roseburg               | State<br>Oregon   | Zip Code + 4<br>97471   |   |                              |
| Method of Disposition<br>Cremation  | Place of Disposition<br>Stephens Family Chapel Crematory | Location (City/Town and State)<br>Grants Pass, Oregon           |   |   |                              |
| Name and Complete Address of Funeral Facility<br>Umpqua Valley Funeral Directors 693 NE Stephens Street A, Roseburg, Oregon 97470 |  |   |   |   |                              |
| Date of Disposition<br>TBD  | Funeral Director's Signature<br>David R Hopkins          | Electronically Signed   | OR License Number<br>CO-3861                                    |   |                              |
| Registrar's Signature<br>Jennifer A. Woodward   | Date Received<br>May 04, 2018                            | Local File Number   |   |   |                              |
| Amendment   |  |   |   |   |                              |
| Was case referred to Medical Examiner?<br>No  | Autopsy?<br>No   | Were autopsy findings available to complete the cause of death? |   | Time of Death<br>1606                   |                              |
| CAUSE OF DEATH  |  |   |   | Approximate Interval:<br>Onset to Death |                              |
| IMMEDIATE CAUSE ↓<br>a. Acute Respiratory Failure   |  |   |   | unknown                                 |                              |
| Due to (or as a consequence of) ↓<br>b. Congestive Heart Failure  |  |   |   | unknown                                 |                              |
| Due to (or as a consequence of) ↓<br>c. NSTEMI  |  |   |   | unknown                                 |                              |
| Due to (or as a consequence of) ↓<br>d.   |  |   |   |   |                              |
| Other significant conditions contributing to death  |  |   |   |   |                              |
| Wanner of Death<br>Natural  | If Female<br>Not Applicable                              | Did tobacco use contribute to death?<br>Unknown                 |   |   |                              |
| Date of Injury  | Time of Injury   | Place of Injury   | Injury at Work?   |   |                              |
| Location of Injury  |  |   |   |   |                              |
| Describe how injury occurred  |  |   |   |   |                              |
| Name and Address of Certifier<br>Neha Jain 2700 NW Stewart Parkway, Roseburg, Oregon 97471  |  |   |   |   |                              |
| Name and Title of Attending Physician if Other than Certifier   |  |   |   | Date Signed<br>May 04, 2018             |                              |
| Medical Certifier<br>Neha Jain  | Electronically Signed                                    | Title of Certifier<br>M.D.                                      | License Number<br>MD177903                                      |   |                              |
| Amendment   |  |   |   |   |                              |

45-2CC (01/06)  
 \*20180506272\*



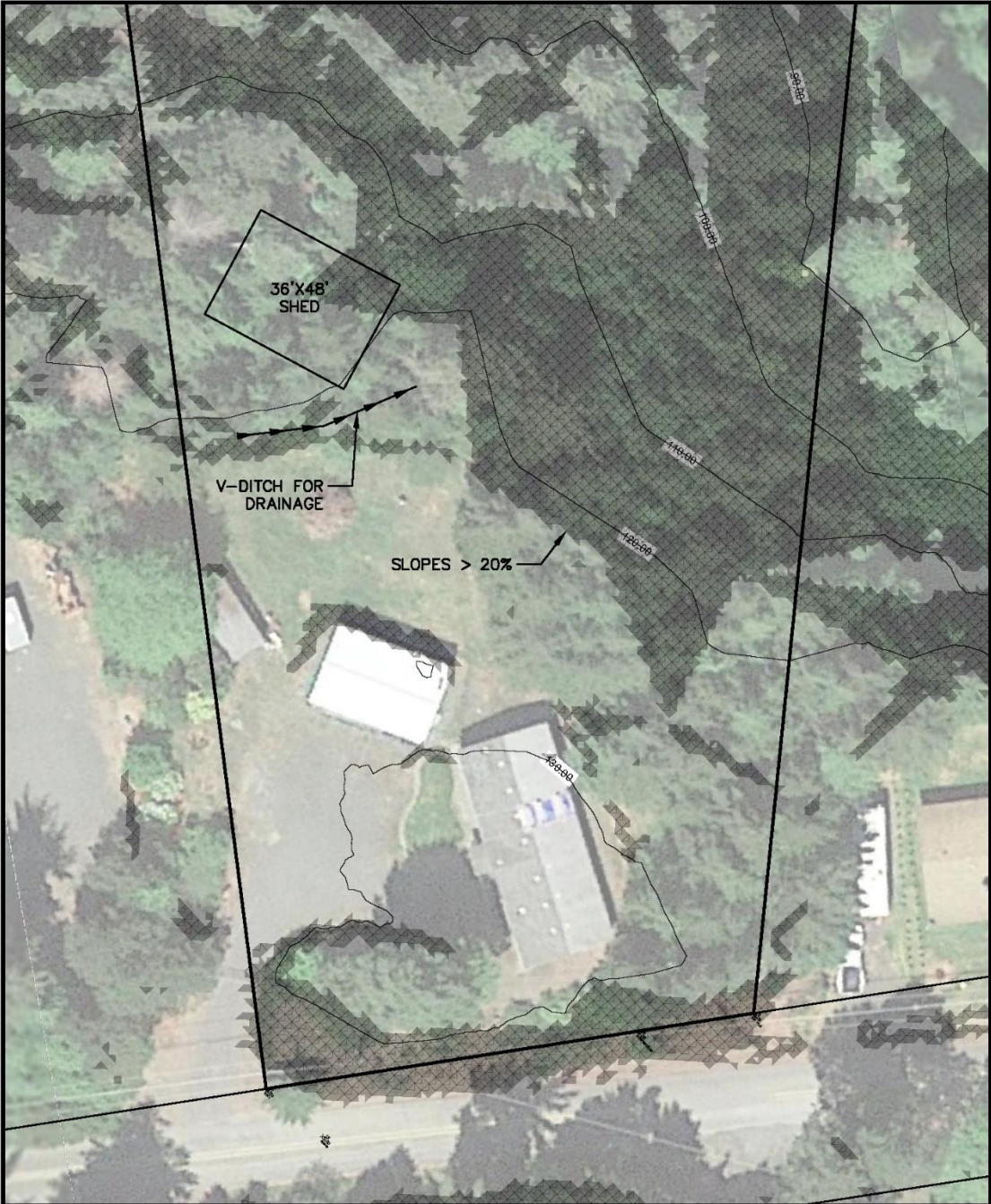
I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: May 07, 2018

JENNIFER A. WOODWARD, Ph.D.  
 STATE REGISTRAR



THIS COPY IS NOT VALID WITHOUT OREGON STATE SEAL AND BORDER.



|                                     |                                |               |  |        |
|-------------------------------------|--------------------------------|---------------|--|--------|
| <b>ESTABROOK<br/>LAND SURVEYING</b> | Drawn By: SRS<br>Date: 5/22/21 | 0 1" = 40' 1" | <b>10' TOPO &amp; SLOPE &gt; 20%</b>           | FIGURE |
|                                     | <b>KEN SORENSEN SHOP</b>       |               | 68022 BEAVER LOOP ROAD<br>NORTH BEND, OR 97459 | 1      |



 Reply  Reply All  Forward



Mon 3/22/2021 11:32 AM

Eric Oberbeck <Eric@cascadiageotechnical.com>

Re: **68022** Beaver Loop Rd, North Bend, OR Storage Building.

To Crystal Orr

Cc KENNETH G SORENSEN; Planning Department; info@cascadiageoservices.com

Phish Alert

+ Get more add-i

**This Message originated outside your organization.**

Good Morning Crystal, we generally include a recommendation to do a geotechnical site evaluation on all new building sites. In this case, our intent was to notify Mr. Sorenson that we did not do a full soils report and to thus limit our exposure. Because of the type of structure he is proposing to build (a shop which will not be inhabited), the observed soils (fine sands) under the site and, we understand, that Mr. Sorenson is a geotechnical engineer (retired), we are prepared to modify our recommendations and remove that clause. Please let me know if you need us to amend the report or if this email is sufficient. Thanks for your attention in this matter. Eric

Eric Oberbeck, RG, CEG

Cascadia Geoservices, Inc.

[PO Box 1026](#)

[Port Orford, Oregon 97465](#)

Direct. 541-332-0433 Cell. 541-655-0021

e-mail: [eric@cascadiageoservices.com](mailto:eric@cascadiageoservices.com)

web: [www.cascadiageoservices.com](http://www.cascadiageoservices.com)