



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: P-21-003

Date Received: 5/20/21 Receipt #: 224395 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Roy Manry

Mailing address: 90823 Sand Dollar Ln., Coos Bay, OR 97420

Phone: 925-852-8916

Email: thelittlejemaol.com

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

Select Select Select Select Select

Tax Account Number(s): 558100

Zone: Select Zone Urban Residential-2 (UR-2)

Tax Account Number(s) _____

Please Select

B. Applicant(s) Roy Manry

Mailing address: 90823 Sand Dollar Ln., Coos Bay, OR 97420

Phone: 925-852-8916

helittlejemaol.com

C. Consultant or Agent: Stuntzner Engineering & Forestry LLC, Doug McMahan

Mailing Address 705 SO. 4th ST, P.O. Box 118, Coos Bay, OR 97420

Phone #: 541-267-2872

Email: doug@stuntzner.com

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

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

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

Special Districts and Services

Water Service Type: Coos Bay - North Bend Water Board



Sewage Disposal Type: Charleston Sanitation



School District: Coos Bay



Fire District: Charleston RFPD



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

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

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

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

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
- 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.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - A complete description of the request, including any new structures proposed.
 - 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:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas
 - Limits of 100-year floodplain elevation (if applicable)
 - Vegetation on the property
 - Location of any outstanding physical features
 - 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.

ROY MANN 5-13-2021

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: 90835 Sand Dollar Ln., Coos Bay, OR 9742

Type of Access: Public Road Name of Access: Sand Dollar Lane

Is this property in the Urban Growth Boundary? Yes

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-

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name:
N/A
2. List of Easements and type:
N/A
3. Covenants or Deed Restrictions that apply:
N/A
4. Legal Access and maintenance agreements:
Access of Barview Blvd / Sanddollar lane
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and 1990-21
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
House is existing on TL 1000
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why.
8. Are there natural hazards that apply to this property? yes no
NO
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. yes no
NO
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. yes no
NO

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

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

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

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS (Tentative Plan):

1. Application Requirements

- a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
- b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
- c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
- d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.

2. Information required for tentative plat.

a. All Land Divisions

- North arrow, scale and date of the drawing.
- Appropriate identification clearly stating the map is a tentative plat.
- Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
- The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
- The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
- The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
- The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

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

b. Subdivisions – Shall include the following additional information:

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

3. Development Phasing

a. Subdivisions shall:

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

b. Partitions shall:

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

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

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

CONSENT

On this 17th day of May, 2021,

I, Ray Manry and Juliette Manry
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26s, Range 14w,

Section 1 CA, Tax Lot 1000, Deed Reference 2020-07979

hereby grant permission to Stutzner Eng. & Forestry ^{Day} McMahan so that a(n)
(Print Name)

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

County Planning Department.

Owners Signature/s

Ray Manry 5.13.2021

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
Michael Jonathan Tomlin

GRANTEE'S NAME:
Roy Manry and Juliette Manry

AFTER RECORDING RETURN TO:
Order No.: 360620031937-VR
Roy Manry and Juliette Manry, as tenants by the entirety
90823 Sand Dollar Lane
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Roy Manry and Juliette Manry
90823 Sand Dollar Lane
Coos Bay, OR 97420

APN: 558100
Map: 26S1401CA01000

Coos County, Oregon **2020-07979**
\$91.00 Pgs=2 08/14/2020 08:56 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael Jonathan Tomlin, Grantor, conveys and warrants to Roy Manry and Juliette Manry, as tenants by the entirety, 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:

Parcel 1 of Partition Plat 1990 #21, filed and recorded December 26, 1990, CAB B-400, bearing Microfilm Reel No. 90-12-0848, Records Coos County, Oregon.

SAVE AND EXCEPTING THEREFROM: Beginning at a 2 inch iron pipe which bears South 01° 12' East 327.22 feet from the 1 1/2 inch iron pipe at the center of Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 01° 12' East 112.53 feet; thence South 54° 05' West 190.46 feet; thence South 08° 47' 30" East 112.18 feet to the true point of beginning of the following described parcel: thence continuing South 08° 47' 30" East 133.70 feet to a point on the North line of McLain-Libby Highway; thence along said North line South 51° 16' 30" West 119.82 feet; thence North 17° 07' 15" West 202.74 feet; thence North 84° 15' 57" East 133.40 feet back to the true point of beginning

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District..
3. Minor Land Partition Plat 1990 #21, including the terms and provisions thereof,

Recording Date: December 26, 1990, CAB B-400
Recording No.: 90-12-0848

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: 8-12-2020

[Signature]
Michael Jonathan Tomlin

State of Oregon
County of Wasco

This instrument was acknowledged before me on 12th Aug 2020 by Michael Jonathan Tomlin.

[Signature]
Notary Public - State of OREGON

My Commission Expires: 03.28.2027



MINOR LAND PARTITION

A PORTION OF THE N E 1/4 OF THE S W 1/4 OF SECTION 1 • TOWNSHIP 26 SOUTH • RANGE 14 W 1/2 E
COOS COUNTY • OREGON

1990 #221
CAB. 8-400

NARRATIVE -
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PROPERTY INTO TWO PARCELS, SAID SUBJECT PROPERTY BEING TAX LOT 1000 MAP 24-14-11-A AS DESCRIBED IN DEED RECORDS 89-2-4005, COOS COUNTY, OREGON. SUBJECT PROPERTY ALSO BEING A PORTION OF TRACT LOT 9, THE BASIS OF BEARING FOR THIS SURVEY ARE THE 1 1/2" IRON PIPE FOUND ON THE EAST LINE OF TRACT LOT 9, THE BEARING OF THIS LINE (S 01° 12' E) WAS TAKEN FROM C & S 20-P-31 HUTCHERSON WHO USED THE SAME MONUMENT FOR BOUNDARY OF SAID BOUNDARY NORTH (S 01° 12' E) - 246.80 FEET TO THE EAST BOUNDARY OF BARVIEW ROAD, THESE ALONG SAID BOUNDARY NORTH (S 01° 12' E) - 246.29 FEET, THESE NORTH 01° 12' EAST - 370.51 FEET TO THE POINT OF BEGINNING AND THE 3/4" IRON PIPE AT THE S E CORNER OF WILSHIRE & BARVIEW - HNTZ (C & S 21-A-21) SERVED AS CONTROL FOR THE MONUMENTS.

DESCRIPTIONS -
BEGINNING AT A POINT WHICH IS SOUTH 01° 12' EAST - 370.51 FEET FROM THE 1 1/2" IRON PIPE AT THE CENTER OF SECTION 1, T 26 S, R 14 W N 1/2 E, COOS COUNTY, OREGON, THENCE SOUTH 01° 12' EAST - 113.93 FEET; THENCE SOUTH 94° 01' WEST - 170.44 FEET; THENCE SOUTH 02° 41' WEST - 246.80 FEET TO THE NORTH BOUNDARY OF BARVIEW ROAD; THENCE ALONG SAID NORTH BOUNDARY SOUTH 01° 12' WEST - 246.29 FEET TO THE EAST BOUNDARY OF BARVIEW ROAD; THENCE ALONG SAID BOUNDARY NORTH 01° 12' WEST - 440.29 FEET; THENCE NORTH 01° 12' EAST - 370.51 FEET BACK TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 5.96 ACRES MORE OR LESS.

CERTIFICATION -
I, EDWARD W. RILEY, A REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED, AND HAVE PLACED A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS, KIND AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH O.R.S. 91-060 (1) AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

I, BESSIE PARKER, DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MINOR LAND PARTITION PLAT
Bessie Parker
BESSIE PARKER

Edward W. Riley
EDWARD W. RILEY
C.S. 1512

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF December, 1990
Charles J. Bruney
NOTARY PUBLIC FOR OREGON



THIS PLAT COMPLETES THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 8.1 AND THAT ALL MONUMENTS HAVE BEEN SET PURSUANT TO THIS ORDINANCE.

18 Dec 1990 *Donald S. Liddy*
DONALD S. LIDDY, COUNTY SURVEYOR

THIS PLAT IS IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF THIS ORDINANCE; AND COOS COUNTY HEREBY GIVES NOTICE TO ALL DEVELOPERS, PURCHASERS, POTENTIAL PURCHASERS AND ALL THIRD PARTY INTERESTS THAT THE COUNTY OULDAINS ANY LIABILITY WHATSOEVER FOR ANY DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE OF THE DEVELOPER TO CONDUCT, INSURE, OR MAINTAIN RECORDS IN ACCORDANCE TO THIS PROPOSED LAND DIVISION.

William F. Odele 20 Dec 90
WILLIAM F. ODELE, PLANNING DIRECTOR

ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME OR WHICH WILL BECOME A LIEN DURING THE CALENDAR YEAR, HAVE BEEN PAID.

Allen A. Thompson 18 Dec 90
ALLEN A. THOMPSON, COUNTY APPROVER

I, MARY ANN WILSON, COUNTY CLERK, HEREBY CERTIFY THE WITHIN MAP WAS RECORDED BY ME IN COOS COUNTY RECORDS, AT 90-12-0185, MAP # 21, CAB. 8-400, 11/15/90, DEC 26, 1990
Mary Ann Wilson
County Clerk
By C. Howard, Deputy

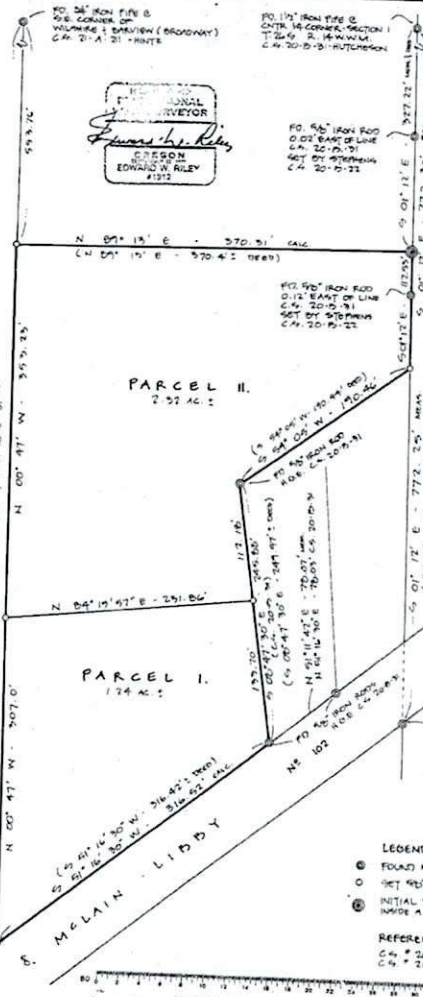
FOR: BESSIE PARKER
ET 2 BOB BAY
COOS BAY, OR.
97120

PREPARED BY:
EDWARD W. RILEY
P.O. BOX 650
NORTH BEND, OR.
97459

ZONE - UR-2
WATER - CRAIN P. WATER BOARD
SANITARY SEWER - CHARLESTON SANITARY DISTRICT

DECEMBER 4, 1990

EDWARD W. RILEY
REGISTERED LAND SURVEYOR
OREGON
EDWARD W. RILEY
#1512



- LEGEND**
- ⊙ FOUND MONUMENT (AS NOTED)
 - SET 1 1/2" IRON ROD - 1/4" PLASTIC CAP # 1512
 - ⊙ INITIAL POINT - SET 3/4" IRON ROD W/ PLASTIC CAP # 1512 INSIDE A 2" x 6" GAL. IRON PIPE SET 1/2" BELOW SURFACE
- REFERENCE**
- C & S 20-P-31 - HUTCHERSON - JUNE 89
 - C & S 21-A-21 - HNTZ - MARCH '72



COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

April 14, 2021 11:04:44 am

Account # 558100
 Map # 26S1401CA01000
 Code - Tax # 0927-558100

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name MANRY, ROY & JULIETTE

Deed Reference # 2020-7979

Agent

Sales Date/Price 08-12-2020 / \$160,000.00

In Care Of

Appraiser GORDON WEST

Mailing Address 90823 SAND DOLLAR LN
 COOS BAY, OR 97420-7668

Prop Class 101 MA SA NH Unit
 RMV Class 101 01 02 BRV 10222-1

Situs Address(s)	Situs City
ID# 10 90835 SAND DOLLAR LN	COOS BAY

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
0927	Land	79,180				Land	0	
	Impr.	104,970				Impr.	0	
Code Area Total		184,150	109,490	109,490	0	0	0	
Grand Total		184,150	109,490	109,490	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
0927	10	<input checked="" type="checkbox"/>		UR-2	Market	100	A	0.78	HS	001	79,180
Grand Total								0.78			79,180

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0927	1	1938	138	One story with attic-Class 3	100		1,792		104,970	
Grand Total								1,792		104,970

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

14-Apr-2021

Tax Account #	558100	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0927
Situs Address	90835 SAND DOLLAR LN COOS BAY OR 97420	Interest To	Apr 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,464.14	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,402.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,360.57	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,168.80	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.49	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,089.24	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,075.78	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,016.18	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$927.48	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$903.39	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$893.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$864.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$907.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$913.66	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$870.70	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$903.16	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$18,898.02	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

4/14/2021 11:05:31 AM

Account # 558100
Map 26S1401-CA-01000
Owner MANRY, ROY & JULIETTE
90823 SAND DOLLAR LN
COOS BAY OR 97420-7668

Name Type	Name	Ownership Type	Own Pct
OWNER	MANRY, ROY	OWNER	
OWNER	MANRY, JULIETTE	OWNER	
TENANTS BY ENTIRETY			
HUSBAND			
MANRY, ROY			
WIFE			
MANRY, JULIETTE			



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Stuntzner Engineering and Forestry, LLC
PO Box 118
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360621035502
Effective Date: April 22, 2021 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Roy Manry and Juliette Manry, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

90835 Sand Dollar Lane, Coos Bay, OR 97420

(b) Legal Description:

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

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District..
2. Minor Land Partition Plat 1990 #21, including the terms and provisions thereof,

Recording Date: December 26, 1990, CAB B-400
Recording No.: 90-12-0848

3. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

End of Reported Information

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

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

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

EXHIBIT "A"
Legal Description

Parcel 1 of Partition Plat 1990 #21, filed and recorded December 26, 1990, CAB B-400, bearing Microfilm Reel No. 90-12-0848, Records Coos County, Oregon.

SAVE AND EXCEPTING THEREFROM: Beginning at a 2 inch iron pipe which bears South 01° 12' East 327.22 feet from the 1 1/2 inch iron pipe at the center of Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 01° 12' East 112.53 feet; thence South 54° 05' West 190.46 feet; thence South 08° 47' 30" East 112.18 feet to the true point of beginning of the following described parcel: thence continuing South 08° 47' 30" East 133.70 feet to a point on the North line of McLain-Libby Highway; thence along said North line South 51° 16' 30" West 119.82 feet; thence North 17° 07' 15" West 202.74 feet; thence North 84° 15' 57" East 133.40 feet back to the true point of beginning

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

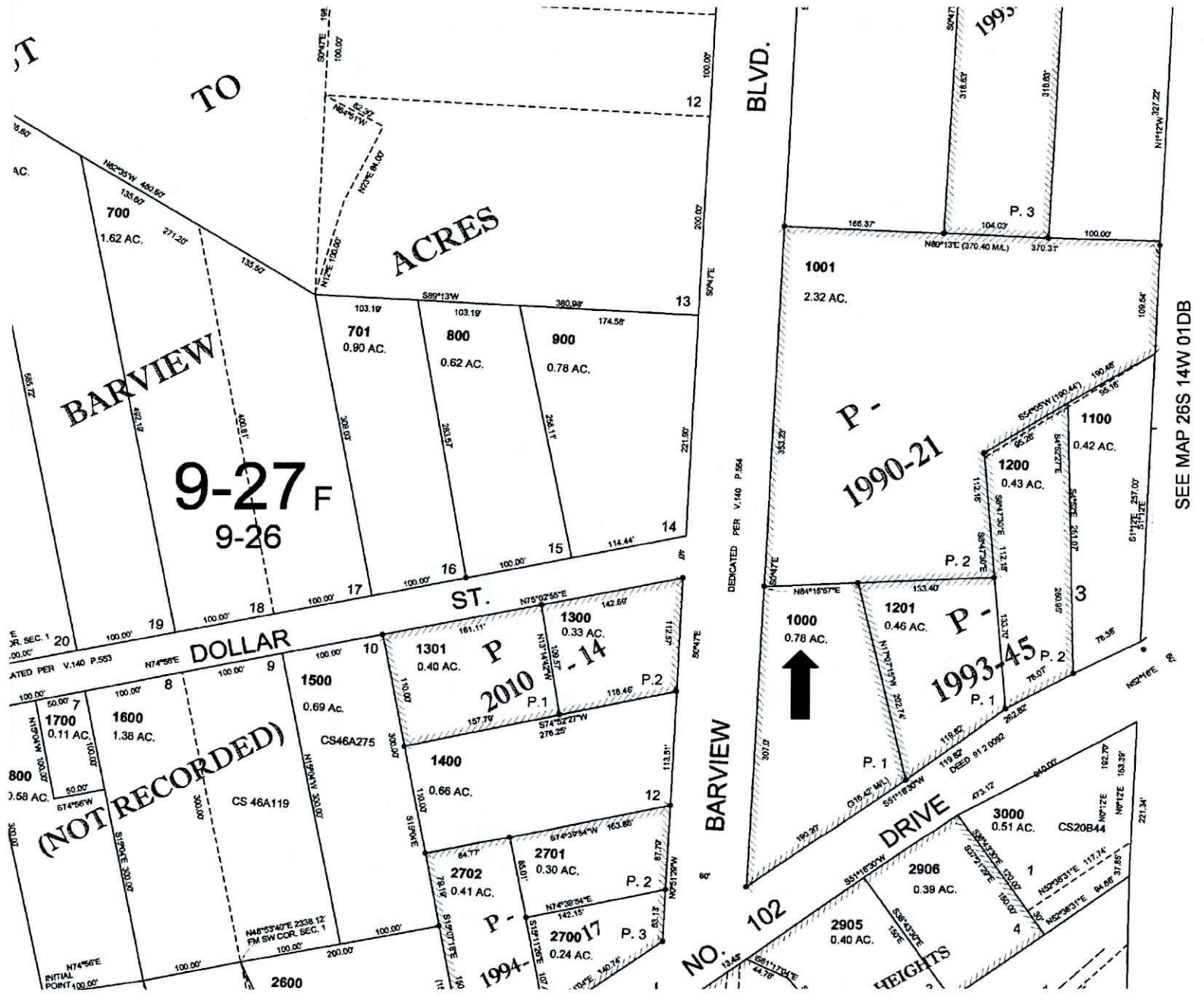
NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.



SEE MAP 26S 14W 01DB

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 SW1/4 SEC. 1 T26S R14W W.M. COOS COUNTY

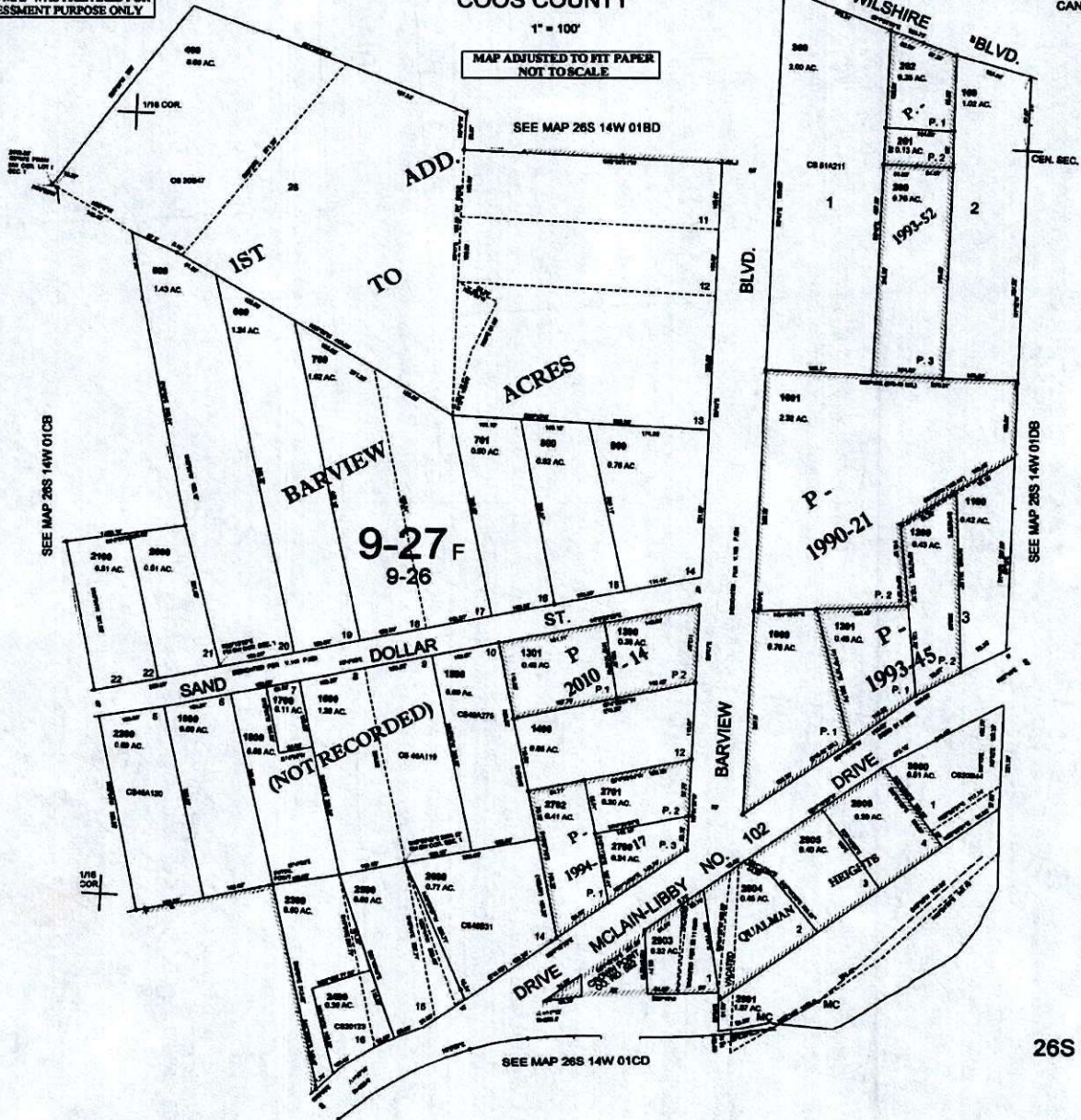
26S 14W 01CA

1" = 100'

MAP ADJUSTED TO FIT PAPER NOT TO SCALE

CANCELLED NO.

- 2801
- 1002
- 2902
- 2601
- 2800
- 2802
- 2900
- 2301
- 2401



04-06-2011
26S 14W 01CA

TENTATIVE MINOR PARTITION PLAT
 LOCATED IN THE NE¼ & SW¼ OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 14
 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON
 TAX LOT 1000 (MAP 26S14W01CA)

TAX ASSESSOR ACCT. NO.
558100
 COUNTY ASSESSOR MAP:
26-14-1CA TL 1000
 REFERENCE SURVEYS:
1993 #45 PARTITION
 ZONE DISTRICT:
UR-2
 ELECTRICITY:
PACIFIC POWER
 TELEPHONE COMPANY:
COOS BAY
 SCHOOL DISTRICT:
COOS BAY
 POLICE PROTECTION:
COOS BAY

FIRE PROTECTION:
CHARLSTON
 WATER SOURCE:
CB-NB WATER BOARD
 SEWER SOURCE:
CHARLESTON SANITATION
 NATURAL HAZARDS:
NO NATURAL HAZARDS
 RESTRICTIONS/ COVENANTS
NONE

OWNER:
ROY MANRY
90823 SAND DOLLAR
COOS BAY, OR 97420
 PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY LLC
705 S. 4TH ST., PO BOX 118,
COOS BAY, OR 97420

SANDDOLLAR LN.

POWES, THOMAS & CAROL
90832 SAND DOLLAR LN
COOS BAY, OR 97420
TAX LOT 1300
INSTRUMENT NO. 2018-6529

WHITE, JONATHAN
90842 SAND DOLLAR LN
COOS BAY, OR 97420
TAX LOT 1400
INSTRUMENT NO. 2020-12497

SOUTH COAST INVESTMENTS LLC
4807 E MERCER WAY
MERCER ISLAND, WA 98040
TAX LOT 2701
INSTRUMENT NO. 2018-6835

SOUTH COAST INVESTMENTS LLC
4807 E MERCER WAY
MERCER ISLAND, WA 98040
TAX LOT 2700
INSTRUMENT NO. 2018-6835

MANRY, ROY NEAL & JULIETTE
90823 SAND DOLLAR
COOS BAY, OR 97420
TAX LOT 1001
INSTRUMENT NO. 2018-6487

MANRY, ROY NEAL & JULIETTE
90823 SAND DOLLAR
COOS BAY, OR 97420
TAX LOT 1000
INSTRUMENT NO. 2020-7979

PARCEL 2
14102 SQ. FEET
0.32 ACRES

PROPOSED PARTITION LINE
N89°35'21" W. 83.36'

HOUSE

HOUSE

PARCEL 1
19548 SQ. FEET
0.44 ACRES

NOTE:
PROPERTY IS LOCATED
80'+/- ABOVE SEA LEVEL
AND IS A FLAT LOT WITH
NO ELEVATION CHANGES.

LEGEND

- = PROPOSED PROPERTY CORNERS
- ⊙ = FOUND PROPERTY CORNER
- INST. = INSTRUMENT
- CCDR = CURRY COUNTY DEED RECORD
- C.S. = COUNTY SURVEY FILE NO.
- PG. = PAGE OF CCDR
- = EXISTING FENCE
- ▨ = EXISTING GRAVEL DRIVEWAY/PARKING
- ☁ = EXISTING TREE AREA

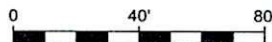
DAVID, KENNETH & NIKKI
90885 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 1201

RENEWS 12/31/22

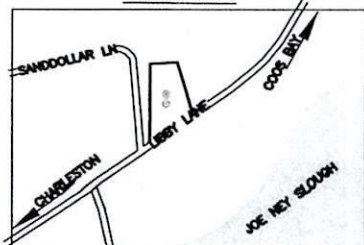
VOLPEL TRUST OF 2-2-1998
90876 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 2906
INSTRUMENT NO. 2010-3012

VOLPEL TRUST OF 2-2-1998
90876 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 2906
INSTRUMENT NO. 2010-3511

JAMES & CAROL LAHOONY TRUST
112 RAINBOW DR #1286
LIVINGSTON, TX 77399
TAX LOT 2905



VICINITY MAP:



Stuntzner
Engineering & Forestry, LLC

705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 121-3-026	PREPARED FOR:	ROY MANRY
DATE: MAY 11, 2021		90825 SAND DOLLAR
DRAWN BY: ARM		COOS BAY, OR 97420
CHECKED BY: DCM	FILE NAME: TENTATIVE PARTITION MAP.dwg	SHEET 1 OF 1