

Coos County Planning
Land Division Supplemental Application

P-21-004
Received 6/9/21
Receipt #
226228
Fcc total \$1868.00

VI. Additional Information Required –

1. Lien holder(s) name: **None.**
2. List of Easements and type: **40' wide utility and access easement**
3. Covenants or Deed Restrictions that apply: **None.**
4. Legal Access and maintenance agreements: **There will be access from Grinnell Avenue and easements over the properties between the landlocked properties and Grinnell.**
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
 - 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?
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**
Severe earthquake shaking, moderate liquefaction, active fault within 1250 feet and X-large tsunami, inundation.
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. **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. **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.

SECTION 6.2.300 GENERAL OUTLINE:

The following is a general outline of the process for the review of land divisions in Coos County:

1. Application is filed and reviewed for completeness pursuant to §5.0.200; and
2. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed; and
3. Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice; and
4. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and
5. Applicant constructs or bonds for required improvements; and
6. County Roadmaster inspects construction unless improvements are bonded; and
7. Applicant submits final plat after all conditions of approval have been completed; and
8. Planning Department coordinates review of final plat by affected County Departments; and
9. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and
10. Planning Director reviews final plats for partitions not proposing public dedications; and
11. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)

At a minimum the following should be addressed at the time the application is submitted unless comments are due from other agencies and then they should be addressed at TRC.
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').

2. Information required for tentative plat.
 - a. All Land Divisions
 - i. North arrow, scale and date of the drawing.
 - ii. Appropriate identification clearly stating the map is a tentative plat.
 - iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.

- iv. The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
- v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum. (Ask Surveyor if you need)
- vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land. (Look at tax lot book)
- viii. The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries. (look at tax lot book or request info from Road Department if needed)
- ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
- x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any. Not applicable.
- xi. Easements, together with their dimensions, purpose and restrictions on use.
- xii. Zoning classification of the land and Comprehensive Plan map designation.
- xiii. Draft of proposed restrictions and covenants affecting the plat. Not applicable.
- xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
- xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.

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

3. Development Phasing

a. Subdivisions shall:

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

b. Partitions shall:

- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply. **No phasing is proposed.**
- 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.** **The property has not been divided within 3 years.**

6.2.475 ACCESS: (Check the ones that apply only) **It does not appear that this is met by our proposed partition. Can this be waived?**

Each unit of land proposed to be created shall have access by way of a County road except as provided below:

1. Local Access Road: A unit of land created by subdivision or partitioning may have access by way of an existing local access road provided:
 - a. The local access road was open to public use on January 1, 1986.
 - b. Use of the local access road is not restricted by adopted policies of the Comprehensive Plan.
 - c. The local access road is constructed to the private road standard contained in Article VII. However, if the road will, or could in the future, provide service to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the finished top surface width shall be a minimum of 18 feet and turnouts shall not be required.
 - d. If the Approving Authority determines that the existing development pattern, topography, physical characteristics of the land, applicable land use regulations, or other circumstances affecting the area served by the local access road prevent the road from being used to provide access to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential

area, the Approving Authority may allow the local access road to be constructed to the same standards that are required for private roads, pursuant to Article VII.

Standards required for new road:

MINIMUM STANDARDS FOR NEW ROADS AND DRIVEWAYS IN RURAL TABLE 7.2 A

Classification of Roadway	Figure # Typical Cross-section	Average Daily Traffic	Right-of-Way Width	Sub grade Width	All-Weather Travel Surface	Construction		Maximum Grade	Centerline Maximum Degree of Curvature	Vertical Unobstructed Clearance	Minimum Access spacing
						Compacted Rock Depth	Asphalt/Concert Depth				
Driveways	1	-	-	14'	12' (20' apron if intersects major collector or Arterial)	-	2" Optional	18%	-	50'/200'	-
Roadways serving a maximum of 3 dwelling units	2	0-150	40'	16'	12'	8" Min	2" Optional	18%	56 deg	13.5'	50'/200
Local Residential serving four or more dwelling	3	0-600	60'	24'	20'	10"	2" Optional	12%	56 deg	13.5'	500'
Minor Collectors	4	500-2,500	60'	37'	32' paved,	12"	3"	12%	56 deg	13.5'	500'
Local Commercial/Industrial	5	0-600	60'	38'	32' paved,	12"	4" Two Lifts	12%	56 deg	13.5'	500'
Major Collectors	5	>2,500	60'	38'	32' paved,	12"	4" Two Lifts	12%	56 deg	13.5'	500' State Standards
Turnarounds											
Cul-de-sac	-	-	60' Radius	53' Radius	45' radius	Same as type of Road Served		12%	-	13.5'	-
Hammerhead	-	-	70' x 50'	66' x 44'	60' x 40'			12%	-	13.5'	-
At plat lines	-	-	50' x 40'	46' x 36'	42' x 32'			12%	-	13.5'	-

Optional - at the Roadmaster discretion

MINIMUM STANDARDS FOR NEW ROADS AND DRIVEWAYS IN URBAN TABLE 7.2B

Classification of Roadway	Figure # Typical Cross-section	Minimum Right-of-Way Width	Minimum Sub-grade Width	All-Weather Travel Surface	Intersections			Maximum Grade	Sidewalks Min Width	Curb Width	Min Access Spacing	Construction	
					Min Acute Angle	Min Tangent Adjacent	Min Centerline Offset					Base Aggregate	Paving Asphalt Concrete Depth
Driveways (Figure shown in rural standards)	1	-	14'	12' (20' apron if intersects major collector or arterial)	-	-	-	18% Max	-	-	-	4"	2" Optional
Roadways serving 2 to 3 dwellings	6	40'	16'	12'	60 Deg	50'	150'	18% Max	-	-	500'	4"	2" Optional
Local Residential serving four or more dwelling	7	40'	32'	28'	60 Deg	50'	150'	18% Max	6' both sides Optional	6" Optional	500'	10"	2"
Cul-de-Sac (Not to exceed 400' in length)	-	40' with 50' radius turn-around	32'	28'	60 Deg	50'	150'	18% Max	6' both sides	6"	-	10"	2"
Minor Collectors	8	60'	32'	37' including two, 6' bike lanes	60 Deg	50'	150'	12%	6' both sides	6"	500'	12"	3"
Major Collector/Arterial (2 one-way lanes)	9	60'	40'	36' including two, 6' bike lanes	60 Deg	50'	150'	12%	6' both sides	6"	500' State Standard	12"	4" (two lifts)
Local Commercial/Industrial	10	60'	40'	36'	60 Deg	50'	150'	12%	6' both sides	6"	500'	12"	3"
Major Collector/Arterial (four-lane)	11	80'	66'	62' including two, 6' bike lanes	60 deg	50'	150'	12%	6' both sides	6"	500' State Standard	12"	4" (two lifts)

Optional - at the discretion of the Roadmaster or to follow the current access/driveway/traffic/sidewalk patterns. If sidewalks are not built on connecting streets or roads the requirement may be waived by the Roadmaster.

- e. Additional right-of-way is provided along the frontage of the subject property when such is required to meet the minimum right-of-way requirements for a County road.
 - f. The applicant agrees to participate in a private maintenance program for the local access road and executes any documents required by the Approving Authority to insure such participation.
 - g. The applicant agrees to participate in any local improvement district which may be formed under ORS 371.605 to 371.660 or the Coos County Local Assessment Ordinance to improve the local access road to County Road standards. The applicant shall execute any documents required by the Approving Authority, including a waiver of remonstrance, to insure such participation.
2. ~~In addition to the requirements above, approval of a subdivision served by a local access road shall require:~~
- ~~a. All interior streets in the subdivision that require dedication shall be built to the County standard such that they may be incorporated into the County road maintenance system.~~
 - ~~b. The subdivision shall be subject to adequate restrictive covenants or other similar device which require interior streets to be maintained by lot owners in accordance with County standards. Such restrictive covenants shall be enforceable by the County.~~

~~9. Any access approval request under this section shall be reviewed to assure that no development occurs in **known natural hazard areas without appropriate safeguards**. The Planning Director or designee may condition its approval of a request on the provision of such safeguards, or otherwise condition approval of such requests to insure compatibility with the objectives of this ordinance, and the Coos County Comprehensive Plan.~~

6.2.500 Easements: (This applies to any new easements, check only what applies)

Easements may include but are not limited to the following:

1. Private Road Access information is found in Chapter VII (Roads or Streets).
2. Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.
3. Pedestrian and Bicycle Ways. When necessary for public convenience, safety or if designated on an adopted County or State recreation or transportation system plan, the County Planning Director will require a developer of a subdivision, PUD, and office park complex to dedicate to the public, public access easements ten (10) feet in width. Said easements may be deemed necessary to provide access:
 - a. through unusually long or oddly shaped lots or parcels;
 - b. to schools, parks, or other public areas;
 - c. for pedestrian travel adjacent to streets;
 - d. to water bodies or other natural amenities;
 - e. between streets or cul-de-sacs; or
 - f. between office structures and through parking facilities.
4. Slope Easements. Necessary when right-of-way slope construction extends outside of the normal right-of-way.

6.2.525 Lots and Parcels

1. Lot and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district. (What is the minimum lot size and dwelling density) 5000 sf, 1 dwelling per lot.
2. Within an Urban Growth Boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this Ordinance for one use shall be used as the required lot area, yard or other open space for another use, such as utility easements, access easements, road and street right-of-ways or septic drain fields. (If an easement is proposed it cannot server to meet acreage requirements for another use). Example, a road it required to be developed that acreage has to be removed from the total acreage.

3. Outside of the urban growth boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use. This does not include utility easements, private road access easements or septic drainfields; but does include all public road and street right-of-ways. (In rural areas you are not required to remove any acreage for parking, driveways or roads).
4. Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle "lots" themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots. (The may conflict with the minimum road frontage)
5. Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts. (Road frontage, lot depth and width Roadmaster in consultation with the Planning Director may waive certain dimensional standards but they will be listed in the development standards)

6.2.550 Improvement Specifications:

Improvements shall conform to the following standards:

1. Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. (The applicant may request to have this waived but must do so in the application and explain why) This property is within CBNB water board.
2. Sewage disposal systems, both public and private, shall conform to the requirements of state law. (If a sewage disposal system is proposed as part of the plan there should be a site inspection from DEQ filed with the application but if none is proposed a statement is required to be displayed on the plat, see mapping requirements). This property is within Charleston sanitary district.
3. Grading shall be performed and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area. (Grading is normally not required unless the road department/ODOT finds it necessary for roads, however, if there is an erosion issue or beaches and dunes overlay this may be a requirement). **Need county road department review.**
4. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety. (This would occur in urban areas and we be at request of the city, ODOT or county road department). **Need county road department review.**
5. Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development

proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards. These properties will not be adjacent to a state highway system.

6. Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required. (This will be at the direction of the road department or ODOT) Need county road department review.
7. Erosion prevention. When necessary to prevent erosion all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL) (If there is any natural hazards concerns, steep slope areas over 12% or request from ODOT/County Road Department) There are some slopes exceeding 12% Need county road department review.

This is the criteria that shall be addressed as part of the staff report.

SECTION 6.2.375 REVIEW OF TENTATIVE PLAN:

1. Distribution to Affected Bodies. The Planning Department shall furnish a copy of the tentative plan to all affected special districts and cities which have a coordination agreement with Coos County; and
2. Within twenty (20) days of postmark, each city, special district and County Department receiving a copy of the tentative plan should submit a written statement to the Planning Department with respect to any matter, information, or recommendation deemed necessary for the applicant's or public's benefit.
3. The Planning Department shall make copies of all written statements available to the applicant and others interested.
4. Planning Director Review. The Planning Director, after reviewing the tentative plan and comments, may approve, conditionally approve, or disapprove any application. The Planning Director shall take action within forty-five (45) days of the date the application was accepted as complete, unless additional time is deemed necessary to complete the review.
5. **Criteria for Approval of tentative land division plan**
 - 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 subdivision 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 this chapter have been met; and**

- 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, the 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.**

c. **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.**

6. **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:**

- a. **roadway and plat design modifications;**
- b. **utility design modifications;**
- c. **conditions deemed necessary to provide safeguards against documented geologic hazards;**
- d. **other conditions deemed necessary to implement the objectives of the Comprehensive Plan.**

7. **Effective Date. Unless the action of the Planning Director is appealed, the action shall be effective upon the expiration of the appeal period pursuant to Article 5.8. Following approval of a tentative plan, the applicant may proceed with preparation of any required construction drawings. Development as per the tentative plan may yet be subject to approval of the supplemental information as required by Section 6.5.250(5) and approval of construction drawings as required by Section 6.5.350. [OR-92-07-012PL]**

8. **Duration of Preliminary Subdivision Plan Approval**

- a. **Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase. Each phase shall be valid for an additional twenty-four (24) months from the date of approval of the preliminary plan. For example if there were**

three phases each phase has 24 months from the date of the decision of the prior phase (decision of the first phase was on 10/11/13 then phase two has until 10/11/15 and phase three would have until 10/11/17 to be completed).

An applicant may choose to set a lesser time limit but this represents the maximum time allowed for phasing.

- b. If any time limitation is exceeded, approval of the tentative plan, or of the phase of the preliminary tentative plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require new Administrative Action.

9. Granting of Extensions.

- a. An applicant may request an extension of the validity of a tentative land division plan approval or, if the preliminary plan provides for phased development, an extension of the validity of a tentative approval with respect to the phase the applicant is then developing. Such request shall be considered a Ministerial Action and shall be submitted to the Director, in writing, prior to expiration of such approval, stating the reason why an extension should be granted.

- b. The Director may grant an extension of up to twelve (12) months in the validity of a tentative plan approval or, if the tentative plan provides for phased development, an extension of up to twelve (12) months in the validity of a tentative plan approval with respect to the phase then being developed, if it is determined that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final plat approval within the original time limitation.

The final plat requirements should be included as conditions of approval in the staff report (like PLA). When the final plat comes you should check off each final plat mapping requirement to ensure it complies before routing to the surveyor, assessor and Roadmaster.

SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS:

1. Action upon a final subdivision plat by the Director is a ministerial action and must be undertaken within thirty (30) days of receipt of the final plat. No final plat may be submitted for consideration and approval unless a tentative plan, and any required construction drawings for the proposed land division have been submitted previously and approved by the County pursuant to this Article.
 - a. Before expiration of the validity of the tentative plat approval, the applicant shall cause an Oregon registered professional land surveyor to survey the subdivision and to prepare a final plat, in conformance with the approved preliminary plan.
 - b. The applicant shall initiate a request for final plat approval by filing with the Director a final plat, and other supporting documents as described in Subsections 2 to 6 of this section, and the appropriate fees as established by the Board.
 - a. Construction Plans and Specifications:
 - i. After approval of a tentative plan, and if the tentative plan includes the creation of access roadways, the applicant shall submit to the Planning Department five (5) copies of the following construction plans:
 1. Road or street profiles, cross-sections and drawings pursuant to Chapter VII. In lieu of cross-sections and profiles, the Roadmaster may field check the proposed road and if the subject topography does not warrant the requirement of cross-sections and profiles such requirements may be waived by the Roadmaster; and
 2. Applicable specifications for required utilities, road, streets, bike paths, parking and monumentation, provided the applicant intends to bond for said improvements.
 - ii. It shall be the responsibility of the County Road Department to review the drawings and submittals relevant to road or street and utility construction. The Road Department shall also be responsible for reviewing the specifications pertaining to roads or streets and utilities pursuant to bonding.
 - iii. It shall be the responsibility of the County Surveyor to review the drawings and submittals relevant to surveying. The Surveyor shall also be responsible for reviewing the specifications pertaining to surveying and monumentation pursuant to bonding.
 - iv. The County Roadmaster and County Surveyor shall within twenty (20) days after receipt of the construction drawings return the completed approval form to the Planning Director. If all approval forms are positive, the Planning Director shall approve the construction drawings.

- v. If any approval form is negative or with conditions, the applicant shall if necessary resubmit new construction drawings revised to correct any discrepancies. Upon approval of the construction drawings, the Planning Director shall within five (5) days of approval notify the applicant, County Roadmaster and County Surveyor.
- b. Following approval of the construction drawings, the applicant may proceed with bounding or other security arrangements or construction of improvements and monumentation. Any construction of further site work shall be in conformance with the approved construction drawings and specifications. A sample bond can be found at the end of this Article for land divisions (Figure 6.2).
 - i. Before the final plat may be approved, the subdivider shall either:
 1. Install required monumentation, improvements and repair existing streets and other public facilities damaged in construction of the subdivision or partition;
 2. Execute and file with the County Surveyor or Roadmaster an agreement between the applicant and the County. Interior Monuments: If the corners of partition or subdivision are to be monumented on or before a specified date after the recording of the plat, a bond, surety, cash or other security deposit at the option of the Surveyor shall be furnished prior to the recording of the plat. The estimated cost of performing the work shall be prepared by the surveyor or engineer performing the work on the described plat and shall be approved by the County Surveyor. When the subdivider wishes to bond for improvements and post-monumentation of the plat, the following notes and calculations will be submitted with the plat in addition to those listed in Section 8.1.400 (Survey Calculations)
 3. copies of all original field notes made in connection with the survey of the plat; or
 4. calculation sheets for:
 - a. bearings;
 - b. bearings adjustments;
 - c. traverse;
 - d. traverse adjustment;
 - c. All other calculations made in connection with the survey of the subdivision.
 - d. Bonding for roads can be found in Chapter VII.

2. Final Plat Requirements.

- a. Prior to submission for final approval, the final plat shall be signed by all persons who own land in the subdivision or partition and the mortgagees, or by their authorized representatives or any titleholder. The plat shall bear the signature and seal of the registered professional land surveyor responsible for its preparation and certification that the plat has been correctly surveyed and properly monumented. All signatures must be in archival quality black ink.

- b. All plats shall be drawn using archival quality black ink, approved by the County Surveyor, on archival quality drafting material. One shall be 18 inches by 24 inches (Clerk's office) and one shall be 18 inches by 27 inches with the 3 inch extension on the left that is suitable for binding purposes (Surveyor's office). The quality of said drafting material and any other drafting particulars will be subject to the County Surveyor's approval. No diazo process may be used. No drafting shall come nearer any edge than one inch and no nearer the left or binding edge than four inches.
 - c. The plat shall be drawn to a typical engineer scale (example 1" = 50'). Any deviation from this scale shall be allowed only with the approval of the County Surveyor.
3. Information required in the Final Plat. The following information shall be included on the final plat or in the supporting documents, and the plat shall otherwise comply with ORS 209.250
 - a. The final plat map shall be clearly titled as being a final:
 - i. partition plat;
 - ii. subdivision plat; or
 - iii. planned community.
 - b. For Subdivision or Planned Community (PUD) the plat shall be named and that name shall be displayed on the plat;
 - c. North arrow, scale and date the plat was prepared;
 - d. Legal description of the boundaries, area of the lots in acres, and the location of the subdivision by one-fourth section and Township and Range;
 - e. Names and addresses of the subdivider or partitioner, owner, mortgagee, if any, and the person preparing the plat;
 - f. Lot boundary lines and street right-of-way and center lines with dimensions to the nearest 1/100th of a foot, bearings or deflection angles, radii, arc, points of curvature, chord bearings and distances, and tangent bearings. Subdivision boundaries, lot boundaries, and street bearings shall be shown to the nearest second with basis of bearings;
 - g. Each street shall be named and shown. The plat shall also show the names and width of the portion of streets subject to an offer to sell, dedication or offer to dedicate, the width of any existing right-of-way, and the width on each side of the center line. For streets on curvature, curve data shall be based on the street center line. In addition the center line dimensions, the radius and central angle shall be indicated, length of curve, chord bearing and distance;
 - h. Easements denoted by fine dotted lines, clearly identified and, if already of record, their recorded reference. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication.
 - i. Locations and widths of drainage channels, railroad rights-of-way, reserve strips at the end of stubbed streets or along the edge of partial width streets on the boundary of the subdivision;
 - j. Parcel or Lot numbers shall be consecutively starting with number "1";
 - k. Zoning classification of the property within the subdivision or PUD;

- l. The course of all lines traced or established, giving the basis of bearing and the distance and course to a section corner, one-quarter corner, one-sixteenth corner, donation land claim corner in Township and Range, a lot corner of a recorded subdivision, a boundary corner of a PUD, or a parcel corner of a recorded partition;
- m. Space for date and signature of the County officials, see declaration subsection;
- n. Any conditions specified by the Approving Authority upon granting preliminary approval;
- o. For urban development, proof that sewer service is available to each lot in the subdivision and installed according to the specifications of the sewer service provider;
- p. All lots shall be served from an established public or private water system or private source with the water available at each lot prior to recording the plat. The water quality shall be in accordance with the requirements of the Oregon Health Division, the Oregon Water Resources Department, and the Oregon Department of Environmental Quality.

If this is not a serial partition then the Planning Director, Planning Commission or Board of Commissioners can waive this requirement. In the case of a waiver proof needs to be provided that water could be provided in the future. Acceptable information may be well logs for the area.

When the water supply is distributed through a community system the proposed method of assuring the continued maintenance of the water system shall be provided.

If a waiver is granted the following statement shall be shown on the plat: a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist. This statement must be shown on the face of the final plat.

It is the responsibility of the applicant to deliver a copy of the statement to each prospective purchaser of a lot or parcel depicted in the land division pursuant to ORS 92.090(4)(c).

If the waiver is not being applied for then an applicant shall submit and comply with one of the following options:

- i. A certification by a city-owned domestic water supply system or by the owner of a privately owned domestic water supply system that water will be available to the lot line of each and every lot or parcel depicted in the proposed land division;
- ii. Where the proposed source of water is by individual or community wells, proof of an adequate supply of potable water for all anticipated needs of

the platted area shall be presented. Proof of an adequate supply of potable water may consist of:

1. Test wells, must have at least one well per five lots or parcels, or, in the case of lots or parcels averaging less than two acres, one well per ten acres. The test wells shall produce at least 1,000 gallons per day for two consecutive days for each proposed single-family residential site; and
 2. A hydrology report documenting the availability of potable water by describing the average depth, yield and quality and by giving a general history of wells in the area.
- iii. Where the proposed source of water is by a spring, creek, stream, pond, lake or other natural or man-made surface water impoundment, the following information shall be provided:
1. Certificate of the water as potable by the County Health Department, appropriate state agency or by an approved private laboratory.
 2. Whether the source will be distributed through a community water system or through individual delivery systems;
 3. Whether water rights exist to the supply and, if so, the names of persons holding such rights and amounts allotted to each;
 4. The location of the sources of water supply;
 5. The year-round or seasonal nature of the water supply;
 6. Proof of an adequate water supply for all anticipated needs of the proposed development.
- iv. Storage tanks can be used to serve individual lots or parcels if needed. The tank needs to be a minimum of 1200 gallons to serve one single family dwelling.
- q. Provide written evidence that an on-site septic system(s) that is intended to remain in use after final approval was authorized by an approving authority; or, if written evidence is not available, provide a septic system evaluation (prepared by a professional qualified under ORS 700) that certifies the existing system(s) to be properly functioning and meets the requirements in OAR 340-071-0000. In any case, it must be shown that the existing septic system(s) is either located entirely on the same lot containing an existing dwelling, or that proper easements are provided to allow the continued use and maintenance of the system(s);
- r. A copy of the covenants, if any, that will be placed on the subdivision, including the volume and page(s) of recording with Coos County;
- s. A copy of all documents relating to establishment and maintenance of private facilities, common areas and easements, including the volume and page(s) of recording with Coos County;
- t. A copy of all documents relating to additional requirements or restrictions required by the County as a condition of approval;
- u. A certificate signed and acknowledged by all parties having any record title interest in the land consenting to the preparation and recording of the plat;

- v. A certificate signed and acknowledged by all parties having any record title interest in the land dedicating all land intended for public use and common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems, the donation of which was made a condition of the approval of the tentative plan;
 - w. A narrative per ORS 209.250(2);
 - x. Planning Department file number;
 - y. If the property is wholly or partially within the boundaries of an irrigation district, drainage district, water control district, water improvement district, or district improvement company, then a certification from the district or company must be received by the County which states that the subdivision is either entirely excluded from the district or company or is included within the district or company for purposes of receiving services and subjecting the subdivision to the fees and other charges of the district or company;
4. Certificates The following certificates, which may be combined where appropriate, must be included on the final plat or on an additional sheet pursuant to this section.
- a. If the plat contains the creation of a private road, the following statement shall be presented in the form of a certificate signed and acknowledged by all parties having any record title interest in the land being developed:

“As a condition of approval of this map/plat 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 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.”

This certificate shall include a statement as to whether any roads depicted on the final subdivision or partition plat that provide access to the lots or parcels are public or private and if they are publicly or privately maintained. If they are publicly or privately maintained, then the statement shall identify who is responsible for the maintenance.

IT IS SO AGREED THIS _____ day of _____

DEVELOPER (Signature.) _____

- b. A certificate with the signature and seal of the engineer or the surveyor responsible for the survey and final plat. The certificate shall state that the surveyor has correctly surveyed and marked with proper monuments the lands as represented, and has placed a proper monument indicating the initial point of beginning and has indicated the dimensions and kind of monuments and their location in accordance with ORS 92.060(1), and has accurately described the tract of land upon which the parcels or lots are laid out. (OR 00-05-014PL)
- c. A certificate with signature block for the County Road Department’s approval that the partitioner or subdivider has complied with the following:

- i. all improvements have been installed in accordance with the requirements of these regulations; or
 - ii. an agreement has been executed to ensure completion of the required improvements.
- d. A certificate with a signature block for the County Surveyor's approval, to-wit:
 - i. The plat complies with the requirements for accuracy and completeness and that all monuments have been set pursuant to this Ordinance; or
 - ii. An agreement has been executed as provided to ensure completion of the required monumentation.
- e. A certificate with a signature block for County Assessor's approval, to-wit:
 - i. "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 a lien upon the lot or parcel, have been paid or which will become a lien during the tax year have been paid."
 - ii. A certificate with a signature block for the approval of the Planning Director indicating that the plat is in conformity with the requirements of this Ordinance.
- f. For all subdivision, and for partition plats with public dedication a certificate with a signature block for the Board of Commissioners indicating that:
 - iii. The Board determines that the plat is in conformity with the requirements of this Ordinance; and
 - iv. The Board accepts any and all dedications as represented on the final plat.
 - v. If the plat contains the creation of a private road the following statement shall precede the Board of Commissioners signature certificate:

“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.”

5. Survey Requirements for all final plats:

a. Survey Accuracy:

- i. The survey for the plat shall be done in a manner to achieve such accuracy that measurements may be taken between monuments within one-tenth of a foot or one ten-thousandth of the distance shown on the plat, whichever is greater;
- ii. The survey for the plat shall be of such accuracy that the error of closure shall not exceed 1 foot in 10,000 feet. Any lesser accuracy shall be allowed only with the approval of the County Surveyor; and
- iii. The dimensions shown on the plat shall be of such accuracy that the error of closure of any portion shall not exceed 1 foot in 10,000 feet.

b. Measurements: The plat shall contain the following measurements:

- i. The boundary lines with distances and bearing the exact location and width of existing or recorded streets intersecting the boundary; and
- ii. The central angle, radius, length and bearing, and distance of the long chord; and
- iii. Bearing and distance for all tangents; and
- iv. Lot numbers and lot lines with dimensions in feet and hundredths and bearings and angles to street and alley lines; and
- v. The area of each lot in either acres, to the nearest 1/100th of an acre, or square feet; and
- vi. All bearings or measured angles and distances separately indicated from those of record; and
- vii. All monuments set and their relation to older monuments found. A detailed description of monuments found and set shall be included and all monuments set shall be separately indicated from those found. Any additional information shall be typed or printed in narrative form.

c. **Monuments:**

- i. The plat shall contain the location, material, and size of all monuments which have been set. A monument shall be set at every angle point along the boundary lines, any exceptions shall be allowed only with the written approval of the County Surveyor. All monuments on the exterior boundaries of a subdivision shall be set where changes in the direction of the boundary occur and referenced on the plat before the plat is offered for approval. The remaining monuments need not be set prior to the approval of the plat. Special symbols shall be used to designate and describe points where the remaining monuments will be set;
- ii. Monuments shall meet the specifications of the County Surveyor and shall be no less than those required by ORS 92.060;
- iii. Monuments shall be set with such accuracy that measurements may be taken between monuments within one-tenth of a foot or within one ten-thousandth of the distance shown on the subdivision plat, whichever is greater;
- iv. If the remaining monuments are not set prior to the approval of the plat:
 1. The person performing the survey work shall, by affidavit, on the plat, certify that the interior monuments will be set by a date specified by him or her, such a date not exceeding one year from the date of submission of the plat for approval. The County Surveyor may extend the one year period and such extension shall be in writing. The County Surveyor shall submit a written copy of the extension to the Director;
 2. The subdivider shall furnish to the Coos County Surveyor's Office a bond, cash deposit, or other security at the option of the Coos County Surveyor's Office in the amount equal to not more than 120% of the cost to perform the work for the remaining monumentation;

3. Upon completion of the remaining monumentation, the person performing the survey shall notify the County Surveyor within five (5) days;
 4. The County Surveyor shall check the remaining monumentation, and, if the conditions required on the tentative plan have been complied with, he or she shall so certify on the subdivision plat in the Clerk's Office and the exact copy filed in the County Surveyor's Office;
 5. The person performing the survey work shall certify by affidavit on the plat that he has correctly surveyed and marked with proper monuments the land as represented.
- v. Flood Plain Monumentation for Subdivision, PUD and Partitions. For subdivisions and partitions involving land in a flood plain, the following specifications shall apply:
1. A standard Bench Mark shall be a minimum of 36" in depth and 8" in diameter, constructed of concrete with a brass cap set in the center. The brass cap shall bear the name of the Bench Mark, the year set and the agency or Registered Land Surveyor's license number. The Bench Mark shall be set at least 30" in the ground in a stable, protected area of the partition or subdivision. The elevation established shall be 3rd order or higher;
 2. The Bench Mark location shall be indicated on the face of the Plat or Final Survey Map along with its name and elevation and the name, year, and elevation of the Bench Mark upon which the elevation is based;
 3. The level notes or a copy thereof shall be filed with the final map. Any exceptions shall be allowed only with the approval of the County Surveyor.
- d. Field notes and closure copies to County Surveyor:
- i. Copies of all lot closures and plat closures of the subdivision shall be furnished to the County Surveyor upon his request.
 - ii. If the interior monuments are not set prior to the approval of the plat, the field notes or legible copies for the original survey of the subdivision shall be furnished to the County Surveyor upon his request.
- e. County Surveyor Fees: The subdivider shall pay a fee to the County Surveyor as provided in ORS 92.100(2). If the interior monuments are not set prior to the approval of the plat, the subdivider shall pay an additional fee to the County Surveyor equal to 50% of that fee provided in ORS 92.100(2), to cover the second field check as provided in post monumentation. In the event a second field and/or office check becomes necessary because of substantial discrepancies found in the first check, the County Surveyor may, at his discretion, charge a second fee or

partial fee.

6. Agreement for Improvements

- a. Before approval of the final plat, the applicant shall either install the improvements required by the preliminary plan approval and repair existing streets and other public facilities damaged in the development of the subdivision, or shall execute and file with the County an agreement between himself or herself and the County specifying the period within which required improvements and repairs will be completed. The agreement may provide for the construction of the required improvements in phases. The agreement shall provide that if work is not completed within the period specified, the County may complete the work and recover the full cost and expense thereof from the applicant;
- b. An applicant may request an extension of time for completion of required improvements. Such request will be considered an application for ministerial action. Such extension shall be approved only if changed conditions for which the applicant is not responsible and has made it impossible to fulfill the agreement within the original time limit(s).

7. Performance Bond

- a. To assure full performance of the improvement agreement, an applicant shall provide one of the following:
 - i. a surety bond executed by a surety company authorized to transact business in the State of Oregon on a form approved by the County Counsel; or
 - ii. cash deposit with the County Treasurer; or
 - iii. certification or letter of assurance by a bank or other reputable lending institution that money is being held to cover the cost of improvements and incidental expenses, and that said money will be released only upon the direction of the Roadmaster. The bank certification or letter of assurance shall be approved by the County Counsel; or
 - iv. cash deposit with an escrow agent authorized to transact business in the State of Oregon subject to escrow instructions that require the escrow agent to release the money only upon the direction of the Roadmaster. Escrow instructions shall be approved by the County Counsel.
- b. Such assurance of full and faithful performance shall be for a sum determined by the Roadmaster to be sufficient to cover the cost of the improvements and repairs that may be required prior to approval of the final plat, including related engineering, and may include an additional percentage as determined by the Roadmaster to cover any inflationary costs which may be incurred during the construction period prior to the full and final completion of the project;
- c. If the applicant fails to carry out provisions of the improvement agreement and the County has unreimbursed costs or expenses resulting from such failure, the County shall call on the bond, cash deposit, certification or letter of assurance or escrow deposit for reimbursement. If the amount of the bond, cash deposit,

certification or letter of assurance or escrow deposit exceeds the cost and expense incurred, the remainder shall be released. If the amount of the bond, cash deposit, certification or letter of assurance or escrow deposit is less than the cost and expense incurred, the applicant shall be liable to the County for the difference.

8. **Development Phasing:** If the preliminary subdivision plan approval pursuant to §6.3.100 of this ordinance provided for phasing of development, the applicant may request final plat approval for an individual phase of the subdivision by filing with the Director a final plat and supporting documents, as provided in Subsections 1 through 6 of this section, for that phase only.
9. **Standards for Final Subdivision Plat Approval:**
 - a. The Director shall grant final subdivision plat approval if it is determined that the final plat and supporting documents are in substantial conformance with the approved preliminary plan, including any conditions imposed by the Approving Authority. Substantial conformance means that any differences between the preliminary and final plans are "minor amendments," as defined by this ordinance;
 - b. The granting of final plat approval shall not be affected by a change in the zone or plan map designation of the subject property made after approval of the preliminary subdivision plan;
 - c. Approval of a final plat by the Approving Authority shall constitute an acceptance by the public of the dedication of any street shown on the plat. Acceptance of a street by approval of the final plat shall not constitute an acceptance to maintain the street. Acceptance for maintenance of any street by virtue of approval of the final plat shall be by a separate process of petitioning the Board for acceptance of road maintenance. Approval of the final plat shall not act as an acceptance by the public of any other land for public purposes;
 - d. The granting of approval, or withholding approval, or a determination of conformance with the preliminary approval of a final subdivision plat is not a land use decision or a limited land use decision, as defined in ORS 197.015;
 - e. Information or requirements, shown either graphically or by notation, which may be subject to administrative change or variance, may be placed on a plat with authorization from the County Surveyor.

10. **Filing and Recording of Final Plat:**

- a. After final plat approval, the applicant shall submit without delay the final plat for signatures of the following County officials, in the order listed:
 - 1) Director, on behalf of the Planning Department;
 - 2) Board of Commissioners if there any dedications;
 - 3) Assessor in accordance with the provisions of ORS 92.095;
 - 4) Surveyor, in accordance with the provisions of ORS 92.100; and
 - 5) Coos County Roadmaster.

- b. The final plat shall be recorded within thirty (30) days of the date received unless there are corrections needed;
- c. The original plat may not be corrected or changed after it is recorded with the County Clerk.

GUARANTEE FOR JUDICIAL FORECLOSURE, TRUSTEE'S SALE, STATUTORY LAND SALE CONTRACT FORFEITURE, OR LITIGATION

Issued By:

Guarantee Number:



**CHICAGO TITLE
INSURANCE COMPANY**

360620033150

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, for the fee paid for this Guarantee, the amount and effective date of which are shown herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein,

1. The title to the estate or interest described on Exhibit 1 was vested in the vestee named on Exhibit 1, subject to the matters shown as Exceptions on Exhibit 1, which Exceptions are not necessarily shown in the order of their priority;
2. If applicable, the necessary parties to be made defendants in a suit to enforce the encumbrance identified on Exhibit 1 are as shown on Exhibit 2;
3. If applicable, the names and addresses, as shown therein, of persons who have recorded requests, under Section 86.806 of the Oregon Revised Statutes, for a copy of notice of default or for a copy of notice of sale are as shown on Exhibit 2, and the names of additional persons who, under Sections 86.705 et seq. of the Oregon Revised Statutes, are entitled to receive notice of sale are as shown on Exhibit 2;
4. If applicable, the names of persons entitled to receive notice of defaults, pursuant to Sections 93.905 et seq. of the Oregon Revised Statutes, are shown on Exhibit 2.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this Guarantee to be signed and sealed by its duly authorized officers.

Issuing Office or Agent:

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420
(541)269-5127 FAX (541)269-7583

Chicago Title Insurance Company

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent
Kathy Freeman



EXHIBIT 1

Effective Date	Liability	Fee
May 24, 2021 at 12:00 AM	\$109,780.00	\$475.00

A. The Assured is:

Above All Property Management, LLC

B. The encumbrance to be enforced is:

C. The estate or interest in the land which is covered by this Guarantee is:

A fee.

D. Title to the estate or interest in the land is vested, as of the effective date, in:

The heirs and/or devisees of Inice A. Adkins, deceased

E. The Land referred to in this Guarantee is described as follows:

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

F. As of the effective date, the land covered by this Guarantee is subject to the following Exceptions:

1. Matters not disclosed by the public records.
2. Any bankruptcy proceeding that is not disclosed by the acts that would afford notice as to said land, pursuant to Title 11 U.S.C. 549(c) of the Bankruptcy Reform Act of 1978 amended.
3. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
4. Due administration of the Small Estate of Inice Alettie Adkins, deceased, pursuant to Small Estate Affidavit filed in the Circuit Court of Coos County,

Small Estate Case No.: 97CV0674
 Filed: June 30, 1997
 Affiant: Bonnie Suzanne Webb
 Attorney: Daniel M. Hinrichs

According to the Small Estate Affidavit, the person or persons succeeding to the decedent's interest are: Bonnie Suzanne Webb, Joanne Lynn Resendez, Suzanne Rene Gallo and Angela Christina Rivas.

NOTE: The above small estate proceeding appears to have been concluded without the required recording of an affiant's or claiming successor's deed to the person or persons succeeding to the decedent's interest. An appropriate deed is required.

EXHIBIT 1
(continued)

5. A judgment, for the amount shown below, and any other amounts due:

Amount: \$735.00
Debtor: Angela C. Rivas
Creditor: State of Oregon
Date entered: October 28, 2011
County: Coos
Court: Circuit
Case No.: 11NB1228

6. A state tax lien for the amount shown and any other amounts due,

State Identification No.: B66605
Filed by: Oregon Employment Department
Taxpayer: Suzanne R. Adkins
Amount: \$892.48
Recording Date: June 1, 2012
Recording No: 2012-4274

7. Right, title and interest, if any, of Coos County as disclosed by Tax Foreclosure Deed,

Recording Date: September 19, 2019
Recording No: 2019-08391

8. Any loss or claim of loss resulting from an attack upon tax foreclosure proceedings as set forth herein, which attack is based upon denial of due process of law for want of personal service or actual notice given to any person so entitled in said foreclosure proceedings or to persons claiming by and through any such person.

Case no.: 17CV35239
Filed: August 16, 2017
Decree entered: September 18, 2017
Tax deed recorded: September 19, 2019

9. Please be advised that our search did not disclose any open Deeds of Trust of record.

10. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

There is a Manufactured Structure on the property that has not been foreclosed. This structure is owned in the name of Bonnie S. Adkins.

According to the County Tax Rolls the address of the subject property is:

91362 and 91364 Grinnell, Coos Bay, OR 97420

END OF EXHIBIT 1

EXHIBIT 2

Relative to the encumbrance to be enforced, if any, shown on Exhibit 1:

1. Attention is directed to The Servicemembers Civil Relief Act (successor to The Soldiers' and Sailors' Civil Relief Act of 1940), which restricts proceedings against persons in the military service of the United States.
2. Attention is called to the Federal Tax Lien Act of 1966 (Public Law 89-719) which, among other things, provides that written notice of a non-judicial sale be given to the Secretary of the Treasury or his or her delegate as a requirement for the discharge of a federal tax lien or the divestment of any title of the United States, and establishes a right in the United States to redeem the property within a period of One Hundred Twenty (120) Days from the date of such sale.
3. Except as shown on Exhibit 1, no notice of pendency of an action for the foreclosure of the encumbrance to be enforced has been recorded in the county in which the premises are situated.
4. This Guarantee provides no assurances with respect to any facts, rights, title, interest or claims which are not shown by the public records, and this Exhibit 2 is not intended to show the names of persons whose rights, title, interests or claims are not shown by the public records, including, without limitation, those who may be known to the Assured or who could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
5. If applicable, the names and addresses, as shown therein, of persons who have recorded requests for a copy of a notice of sale or notice of default, under ORS 86.806 of the Oregon trust deed statutes, are:

N/A

6. If applicable, the name of the Grantor in the encumbrance whose lien is to be enforced is:

N/A

7. If applicable, the name of the successor in interest to the Grantor is:

N/A

8. If applicable, the names of additional necessary persons not shown above to be made defendants in a suit to enforce the subject encumbrance; or, if applicable, the names of additional persons who are entitled, under the Oregon trust deed statutes, ORS 86.705 et seq., to receive notice of sale; or, if applicable, the names of additional persons who are entitled, under the land sale contract forfeiture statutes, ORS 93.905 et seq., to receive notice of default, are:

Angela C. Rivas
The heirs and/or devisees of Bonnie Suzanne Webb
State of Oregon
Joanne Lynn Resendez
Suzanne Rene Gallo aka Suzanne Rene Adkins

NOTE: Any address shown in this Exhibit 2 is transcribed from a recorded or filed document; the address is not necessarily current or reliable for providing notice. For giving notice of nonjudicial sale to the Internal Revenue Service, see IRS Publications 786 and 4235. For giving notice or serving an entity, such as, without limitation, a corporation or a limited liability company, contact the entity's state of domicile business registry or other appropriate department for the entity's registered agent and principal address.

NOTE: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF EXHIBIT 2

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South boundary of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 30 bears South 89° 02' 1/2" West a distance of 1624.75 feet; and running thence North 89° 02' 1/2" East for a distance of 131.43 feet; thence North 2° 57' 1/2" West for a distance of 477.27 feet; thence South 89° 02' 1/2" West for a distance of 78.41 feet; thence North 53° 03' West for a distance of 21.79 feet; thence South 36° 57' West for a distance of 400.0 feet; thence South 53° 03' East for a distance of 287.35 feet to the point of beginning.

Being a portion of Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and sometimes being described as Lot 27, Bayview Acre Tracts (unrecorded).

CONDITIONS AND STIPULATIONS**1. DEFINITION OF TERMS**

The following terms when used in this Guarantee mean:

- (a) "Land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property.
- (b) "Public records": those records established under State statutes at Date of Guarantee for the purposes of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (c) "Date": the effective date.
- (d) "The Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company.
- (e) "Mortgage": mortgage, deed of trust, trust deed, land sale contract, or other security instrument.

2. EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this Guarantee:

- (a) (1) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or areas of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Guarantee.
- (2) Any governmental police power not excluded by (a)(1) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Guarantee.
- (b) Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Guarantee.
- (c) Defects, liens, encumbrances, adverse claims against the title as guaranteed, or other matters:
 - (1) created, suffered, assumed or agreed to by one or more of the Assured, whether or not shown by the public records;
 - (2) not known to the Company, not recorded in the public records at Date of Guarantee but known to one or more of the Assured at Date of Guarantee;
 - (3) resulting in no loss or damage to the Assured;
 - (4) not resulting in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided; or
 - (5) attaching or created subsequent to Date of Guarantee.
- (d) The identity of any party named or referred to in Exhibit 2 or the validity, legal effect or priority of any matter shown in Section F of Exhibit 1.
- (e) Taxes or assessments which are not shown as existing liens by the public records.
- (f) Unpatented mining claims; reservations or exceptions in United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (g) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

3. PROSECUTION OF ACTIONS

- (a) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- (b) In all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. NOTICE OF LOSS - LIMITATION OF ACTION

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.

(continued)

5. OPTION TO PAY, SETTLE OR COMPROMISE CLAIMS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon payment of the purchase price.

6. LIMITATION OF LIABILITY - PAYMENT OF LOSS

- (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of the liability stated within this Guarantee.
- (b) The liability of the Company under this Guarantee shall be secondary to and shall not supersede the liability of any other insurer under any existing policy of title insurance which insures one or more of the Assured, and any loss payable under this Guarantee shall be paid only to the extent it is not payable under such other existing policy. This Guarantee is furnished for the purpose of facilitating the enforcement of the subject encumbrance or for other specific judicial or non-judicial proceeding; this Guarantee shall not be used or relied upon for any other reason.
- (c) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (d) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (e) All payments under this Guarantee, except for attorney's fees as provided for in paragraph 6(c) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the Guarantee be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.
- (f) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.

7. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.

8. GUARANTEE ENTIRE CONTRACT

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee.

No provision or condition of this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Administration

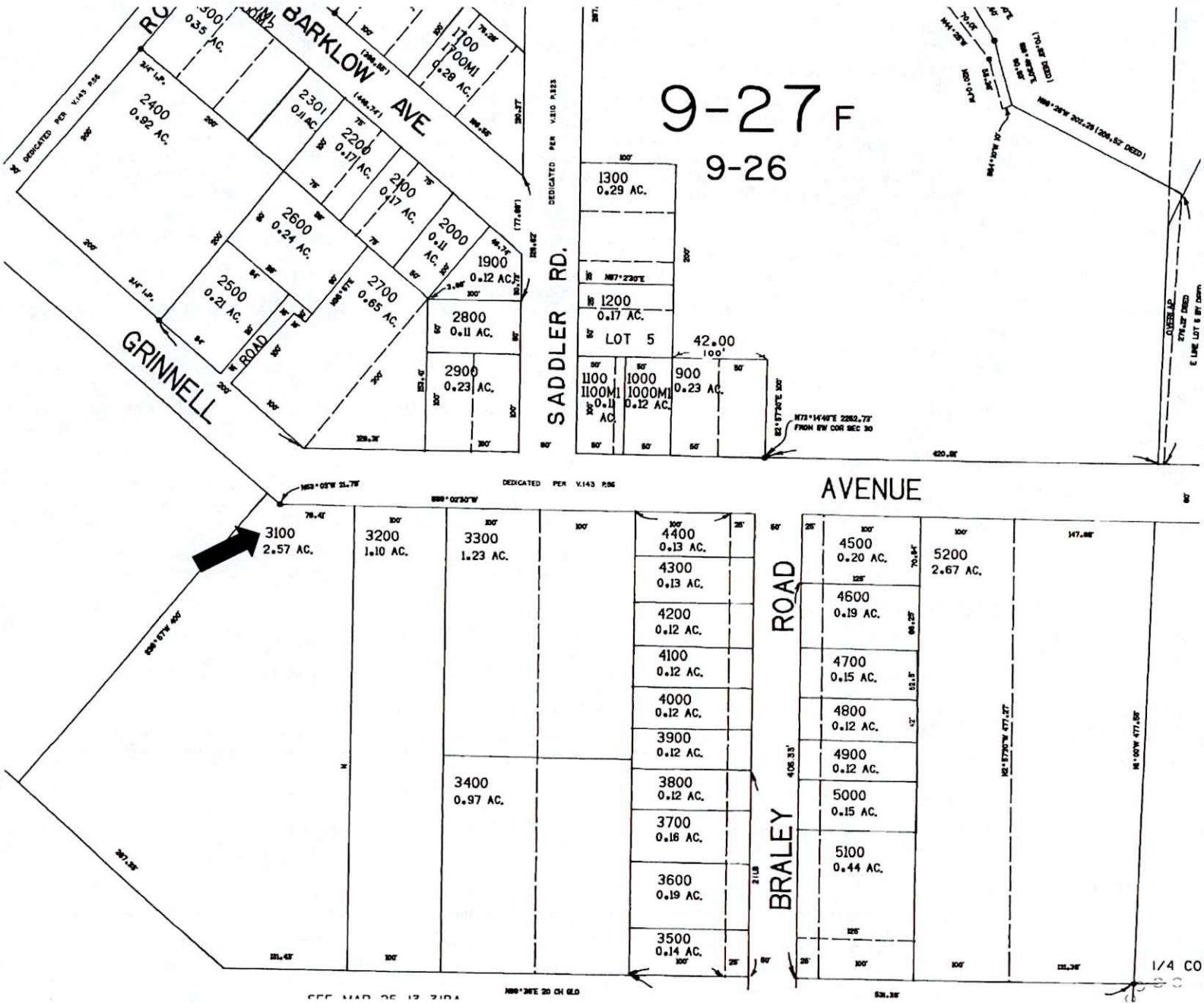
10. FEE

The fee specified within this Guarantee is the total fee for title search and examination and for this Guarantee. The Company may declare this Guarantee null and void for failure to pay the fee.

END OF CONDITIONS AND STIPULATIONS



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.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE1/4 SW1/4 SEC.30 T.25S. R.13W. W.M. COOS COUNTY

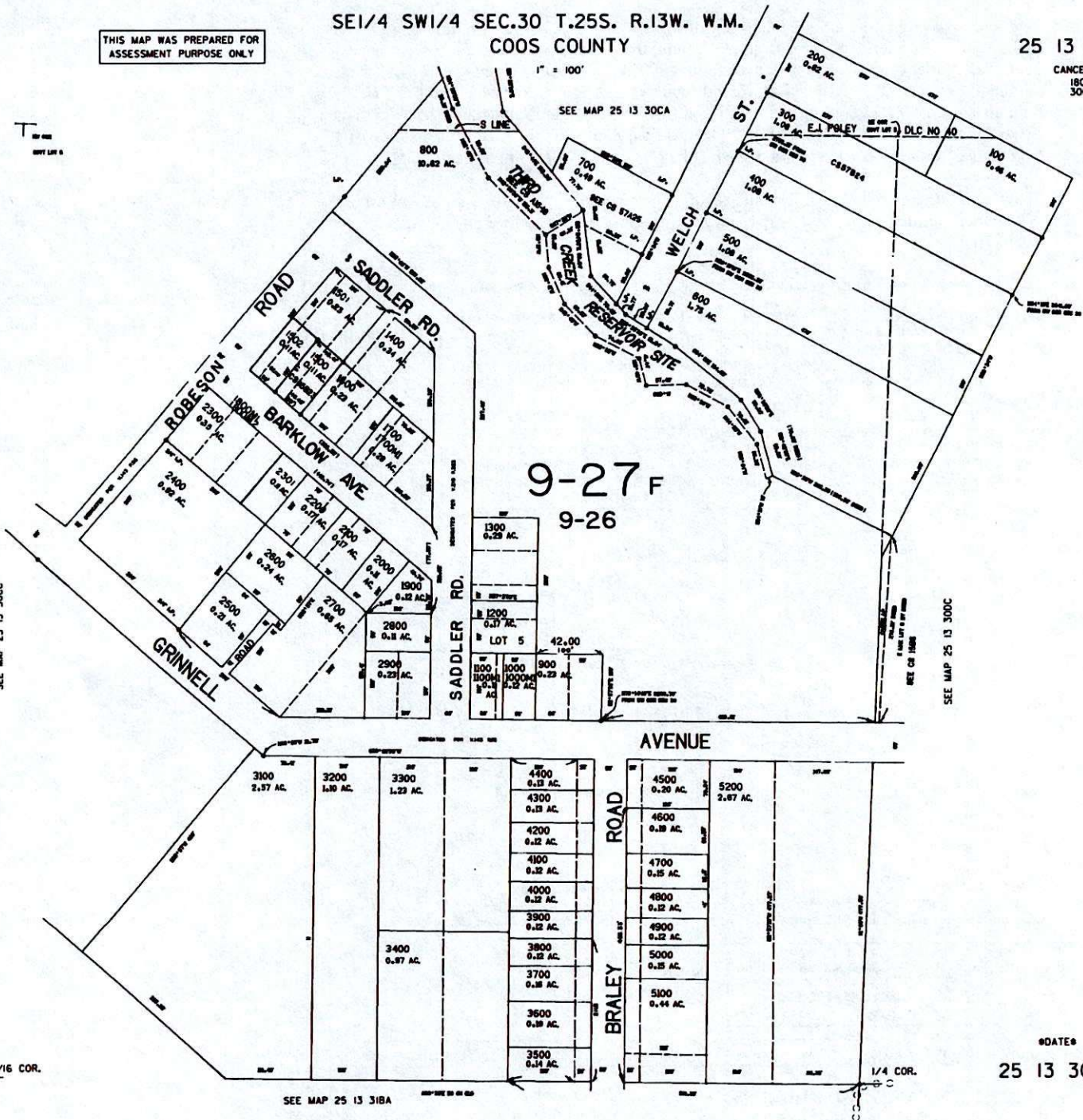
25 13 30CD

CANCELLED 1800 3000

1" = 100'

SEE MAP 25 13 30CA

T
BY THE
WEST LINE



9-27 F
9-26

DATE

25 13 30CD

QUITCLAIM DEED

Coos County, 250 N Baxter, Coquille, OR 97423, a political subdivision of the State of Oregon, acting by and through its Board of Commissioners, GRANTOR, hereby releases and quitclaims to Above All Property Management, LLC, GRANTEE, all of its right, title, and interest in and to the following described real property:

Beginning at a point on the South boundary of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of said Section 30 bears South 89°02'30" West a distance of 1624.43 feet; running thence North 89°02'30" East for a distance of 131.43 feet; thence North 2°57'30" West for a distance of 477.27 feet; thence South 89°02'30" West for a distance of 78.41 feet; thence North 53°03' West for a distance of 21.79 feet; thence South 36°57' West for a distance of 400.0 feet; thence South 53°03' East for a distance of 287.35 feet to the point of beginning.

Being a portion of Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos county, Oregon. Being sometimes described as Lot 27, Bayview Acres Tracts.

The true consideration for this conveyance is \$ 57,000.00 (and the mutual benefit of the parties)

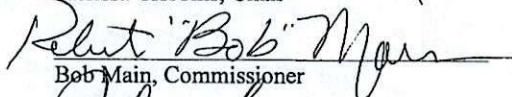
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 26th day of October, 2020.

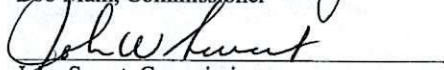
BOARD OF COMMISSIONERS:



Melissa Cribbins, Chair



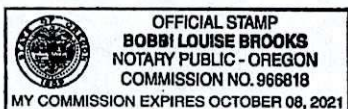
Bob Main, Commissioner

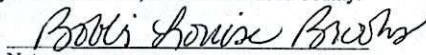


John Sweet, Commissioner

STATE OF OREGON)
) ss.
County of Coos)

The foregoing quitclaim deed was acknowledged before me this 26th day of October, 2020, by Robert Main, John Sweet and Melissa Cribbins, Coos County Commissioners, on behalf of Coos County.




Notary
My Commission expires: 10/08/21

Grantor: Coos County	Space Reserved for Recorder's Use:
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GRANTEE'S NAME AND ADDRESS:
Return original document and send all tax statements to:

Above All Property Management, LLC
62952 Major Drive
Coos Bay, OR 97420

Coos County, Oregon **2020-10776**
\$86.00 10/28/2020 01:52 PM
Pgs=1



00122483202000107760010017
Debbie Heller, CCC, Coos County Clerk



OREGON
EMPLOYMENT DEPARTMENT

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$16.00
[Barcode]

06/01/2012 11:49:36AM
PAGE 1 OF 1
2012 4274

DISTRAINT WARRANT
and Writ of Execution

SUZANNE R ADKINS
245 S SCHONEMAN AVE APT G1
COOS BAY, OR 97420

Warrant: B66605
County: COOS
Account No: XXXXX1325
Warrant Date: MAY 29, 2012

To: The County Clerk of COOS County, Oregon

ASSESSMENTS:

BENEFIT OVERPAYMENT (ORS 657.310)	\$	618.00
15% MONETARY PENALTY (ORS 657.310)	\$	0.00
ACCUMULATED INTEREST (ORS 657.310)	\$	222.48
TOTAL: Overpayment, Penalty and Interest:	\$	840.48

Collection Fee:	\$	5.00
Filing Fee:	\$	47.00
Sheriff's Processing Fee:	\$	0.00

TOTAL DUE EMPLOYMENT DEPARTMENT \$ 892.48

Additional interest on \$ 618.00 the rate of one percent (1%) per month or fraction of a month after MAY 31, 2012	\$	6.18
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Sheriff's Charges on Execution \$

Total to Collect \$

After Recording, Return to: State of Oregon Employment Department 875 Union St. NE Salem, Oregon 97311-0040

EXECUTED AT SALEM, OREGON, BY DIRECTION OF
Laurie Warner
Director, Employment Department

By Kevin McLarron
Authorized Representative

**TAX FORECLOSURE DEED
(ORS 312.200)**

Megan Simms, Tax Collector for Coos County, Grantor ["Tax Collector"], conveys to Coos County, a political subdivision of the State of Oregon, Grantee ["County"], for the consideration hereinafter stated, the following described real property, attached hereto as Exhibit A and incorporated herein by reference, pursuant to ORS 312.200;

Recitals:

- (1) On the 18th day of September, 2017, a General Judgment of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered pursuant to ORS 312.090, in Case No. 17CV35239, granting Coos County judgment for the delinquent taxes and interest due on the several parcels of real property described in Exhibit A hereto and requiring that the several liens of such taxes be foreclosed; and,
- (2) Said Judgment ordered the subject properties, against which the Judgment was entered, to be sold by the Tax Collector directly to the County for the respective amounts of taxes and interest for which the subject properties were liable; and,
- (3) Pursuant to ORS 312.120, the subject properties were held by the Tax Collector for the period of two years from and after the date of Judgment of foreclosure, subject to redemption ("redemption period"); and,
- (4) Pursuant to ORS 312.125, the Tax Collector provided notice of the expiration of the redemption period to all persons and entities entitled to redeem the subject properties under ORS 312.120(2) whose interest appeared in the records of the County as of the date foreclosure proceedings were instituted; and,
- (5) Pursuant to ORS 312.190, the Tax Collector published a general notice relative to the expiration of the redemption period, attached hereto as Exhibit "B" and incorporated here by reference; and,
- (6) As of the 18th day of September, 2019, which date is last date of the redemption period, none of the subject properties had been redeemed; and
- (7) Now therefore, as true consideration for the parcels conveyed, Grantor accepts the amount of delinquent taxes and interest properly due on each parcel left unpaid to the County.

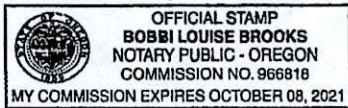
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 19th day of September, 2019.

GRANTOR: Megan Simms
Megan Simms, Coos County Tax Collector

STATE OF OREGON)
) ss
County of Coos)

The foregoing Tax Foreclosure Deed was acknowledged before me, this 19th day of Sept, 2019, by Megan Simms, in her capacity as Coos County Tax Collector.



Bobbi Louise Brooks
Notary Public for Oregon
My Commission Expires: 10/08/21

ACCEPTANCE

Coos County, a political subdivision of the State of Oregon, by and through its Board of Commissioners, hereby accepts the conveyance of land by the Tax Foreclosure Deed from Megan Simms, Tax Collector of Coos County.

Date: 9/19/19

Commissioner: J. W. Stewart

TAX STATEMENTS TO GRANTEE:

Coos County Land Agent
250 N Baxter St.
Coquille, OR 97423
Approved by County Counsel
9/18/2014

AFTER RECORDING RETURN TO GRANTOR:

Coos County Tax Collector, Coos County, Oregon **2019-08391**
250 N Baxter St **\$101.00** **09/19/2019 09:59 AM**
Coquille, OR 97423 **Pgs=4**



EXHIBIT A

7739700 T26-14-01AB TL01002 CLEMENT, ROBERT K.

LOT 1, EARL'S ACRES SUBDIVISION, COOS COUNTY, OREGON.

7223500 T25-13-12B TL02800 MOFFITT, DAISY O'REILLY

THE SOUTH ¼ OF LOT 203, SILVER POINT NO. 7 OYSTER BED PLAT, COOS COUNTY, OREGON.

4014401 T25-13-36BB TL07600 RAIDIGER, HARRY JR. & RAIDIGER, OTTO

THE WEST 50 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 51, EAST MARSHFIELD, COOS COUNTY, OREGON.

3978800 T25-13-36BA TL01800 HOFFMAN, FRANCES N.

LOTS 29, 30, 31 AND 32, BLOCK 36, EAST MARSHFIELD, COOS COUNTY, OREGON.

585202 T26-14-27 TL00100 BLOCK, ROLIN H.

THAT PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, LYING EAST OF THE SEVEN DEVILS COUNTY ROAD.

384100 T25-13-30CD TL03100 ADKINS, INICE D.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, FROM WHICH POINT THE IRON PIPE AT THE SOUTHWEST CORNER OF THE SAID SECTION 30 BEARS SOUTH 89° 02 ½' WEST A DISTANCE OF 1624.43 FEET; RUNNING THENCE NORTH 89° 02 ½' EAST FOR A DISTANCE OF 131.43 FEET; THENCE NORTH 2° 57 ½' WEST FOR A DISTANCE OF 477.27 FEET; THENCE SOUTH 89° 02 ½' WEST FOR A DISTANCE OF 78.41 FEET; THENCE NORTH 53° 03' WEST FOR A DISTANCE OF 21.79 FEET; THENCE SOUTH 36° 57' WEST FOR A DISTANCE OF 400.0 FEET; THENCE SOUTH 53° 03' EAST FOR A DISTANCE OF 287.35 FEET TO THE POINT OF BEGINNING.

BEGIN A PORTION OF GOVERNMENT LOT 5 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON. BEING SOMETIMES DESCRIBED AS LOT 27, BAYVIEW ACRE TRACTS.

157602 T24-13-02BD TL00101 HENSLEY, EDWIN T.

A PARCEL OF LAND LOCATED IN THE NORTH ¼ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE SE ¼ OF THE NW ¼; THENCE NORTH 86° 32' 30" WEST A DISTANCE OF 155 FEET; THENCE SOUTH 16° 38' 04" WEST A DISTANCE OF 327.01 FEET TO THE SOUTH LINE OF SAID NORTH ¼ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼; THENCE SOUTH 87° 14' 30" EAST A DISTANCE OF 250 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼; THENCE ALONG THE EAST LINE NORTH 1° 33' 43" EAST A DISTANCE OF 315.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

99917366 T26-13-02AD TL09301 COONEY-WESTGAARD, SHARON K.

LOTS 15 AND 16, BLOCK 11, SECOND ADDITION TO BAY PARK, COOS COUNTY, OREGON.

4881900 T26-12-06CD TL00900 CARPENTER, MARY J.

LOTS 3 AND 4, BLOCK 4, EDMONTSON'S FIRST ADDITION TO MARSHFIELD, COOS COUNTY, OREGON.

4132900 T25-13-36AC TL06400 CHANDLER, WILLIAM S. ET AL

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 75, EASTSIDE, IN THE CITY OF COOS BAY, COOS COUNTY, OREGON.

EXHIBIT A

2100500 T26-14-01BD TL01500 REDMAN, LEONARD ET AL

LOT 32, BLOCK 7, PLAT OF HOLLYWOOD, COOS COUNTY, OREGON.

1217600 T29-14-18 TL01400 HAYES, BILLY

BEGINNING AT A POINT 545.05 FEET SOUTH AND APPROXIMATELY 23 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, WHICH POINT OF BEGINNING IS ON THE EAST SIDE OF THE OREGON COAST HIGHWAY; THENCE EAST 150 FEET ALONG THE SOUTH SIDE OF A PARCEL OF LAND BELONGING TO THE OREGON STATE HIGHWAY COMMISSION; THENCE SOUTH 125 FEET; THENCE WEST TO THE EAST SIDE OF SAID OREGON COAST HIGHWAY, A DISTANCE OF 150 FEET, MORE OR LESS; THENCE NORTH ON THE EAST SIDE OF SAID OREGON COAST HIGHWAY 125 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

13243 T23-12-07CB TL01500 LAWRENCE, BARBARA J.R.

THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE NORTH LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT BEING LOCATED EAST A DISTANCE OF 1300 FEET FROM THE IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 3° 49' EAST A DISTANCE OF 132 FEET TO AN IRON PIPE; THE TRUE POINT OF BEGINNING OF THIS TRACT, THENCE SOUTH 86° 11' WEST A DISTANCE OF 209.89 FEET TO AN IRON PIPE; THENCE SOUTH 3° 49' EAST A DISTANCE OF 100 FEET TO AN IRON PIPE; THENCE NORTH 86° 11' EAST 209.89 FEET TO AN IRON PIPE; THENCE NORTH 3° 49' WEST 100 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING.

3885400 T25-13-24AB TL03700 SARDOUNIS, GEORGE

LOT 4, BLOCK 28, CRAWFORD POINT ADDITION TO THE CITY OF COOS BAY, COOS COUNTY, OREGON.

3239300 T27-13-36DA TL14200 DAVISON, GEORGE A. & CONNIE J.

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 2, ACADEMY ADDITION TO THE TOWN OF COQUILLE CITY, COOS COUNTY, OREGON; AT A POINT 102 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE NORTH 100 FEET; THENCE WEST 41 FEET; THENCE SOUTH 100 FEET; THENCE EAST 41 FEET TO THE POINT OF BEGINNING.

5027000 T26-13-01AA TL02200 SABOL, WALTER F. & BEVERLIE L.

LOT 30, BLOCK 12, LAUREL PARK ADDITION TO COOS BAY, COOS COUNTY, OREGON.

103312 T24-11-25A TL00800 LITTRELL, EARL & EDNA

BEGINNING AT THE SOUTHEAST CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 2° 18' WEST 165 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 60° 21' 30" WEST 352 FEET; THENCE SOUTH 50° 26' WEST 23.0 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SAID NW ¼ OF THE NE ¼; THENCE NORTH 89° 22' EAST 340 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

245

The Sentinel

Coos County's only home-owned independent newspaper

AFFIDAVIT OF PUBLICATION

STATE OF OREGON
COUNTY OF COOS, SS:

I, Diane Henderson

being first duly sworn, depose and say that I am the publisher of The Sentinel, a newspaper of general circulation as defined by ORS 193.010 and 193.202, published at Coquille in the aforesaid county and state; and that the LEGAL NOTICE, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 2 successive and consecutive weeks and the following issues:

August 21, 2019
August 28, 2019

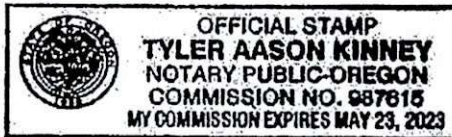
Subscribed and sworn before me this

28 Day August, 2019

by Diane Henderson

[Signature]

Notary Public - State of Oregon



LEGAL NOTICE

PUBLIC NOTICE

EXPIRATION OF THE TWO-YEAR REDEMPTION PERIOD

Pursuant to ORS 312.190, notice is hereby given that on the 18th day of September, 2017, a General Judgment of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered in Case No. 17-CV-35239, granting Coos County Judgment for the delinquent taxes and interest due on several parcels of real property, requiring that the several liens of such taxes be foreclosed, ordering the subject properties to be sold by the County Tax Collector directly to Coos County for the respective amounts of taxes and interest for which the subject properties were severally liable, and ordering the subject properties to be held by the Tax Collector for a period of two years from and after the date of Judgment of Foreclosure, subject to redemption ("redemption period"). The redemption period will expire on the 18th day of September, 2019. Immediately upon expiration of the redemption period, all properties ordered sold under the Judgment will be deeded to Coos County and every right and interest of any person in the properties will be forfeited forever to Coos County.

Dated at Coquille, Oregon, this 21st day of August, 2019.

MEGAN SIMMS
TREASURER AND TAX
COLLECTOR

BY: KATIE FIELD
TAX ACCOUNTANT

Publish: August 21st and August 28th, 2019

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2021
 NOT OFFICIAL VALUE

May 25, 2021 4:36:42 pm

Account #	384100	Tax Status	ASSESSABLE
Map #	25S1330CD03100	Acct Status	ACTIVE
Code - Tax #	0927-384100	Subtype	NORMAL
Legal Descr	See Record		
Mailing Name	ABOVE ALL PROPERTY MANAGEMENT LLC	Deed Reference #	2020-10776
Agent		Sales Date/Price	10-26-2020 / \$57,000.00
In Care Of		Appraiser	
Mailing Address	62952 MAJOR DR COOS BAY, OR 97420-6310		
Prop Class	100	MA	SA
RMV Class	100	01	02
		NH	Unit
		BRV	6608-1

Situs Address(s)	Situs City
ID# 10 91362 GRINNELL LN	COOS BAY
ID# 91364 GRINNELL LN	COOS BAY

Code Area		RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
				AV	SAV			
0927	Land	79,000					Land	79,000
	Impr.	0					Impr.	0
Code Area Total		79,000	79,000	79,000	0	0		79,000
Grand Total		79,000	79,000	79,000	0	0		79,000

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0927	10	<input checked="" type="checkbox"/>		UR-2	Market	100	A	2.57	MV	002	79,000
Grand Total								2.57			79,000

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

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S):		
■ TAXABLE TO EXMPT OR VICE VERSA ADDED 2021		
11/24/20 Exempt to Taxable - sold at auction. Property class to 100. MJS		

MS Account(s): 0927-P-94755

Appr Maint: 2021 - TAX STATUS CHANGE TO ASSESSABLE

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

25-May-2021

Tax Account #	384100	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0927
Situs Address	91362 GRINNELL LN COOS BAY OR 97420	Interest To	Jun 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.70	Nov 15, 2013
2013	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$783.85	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$762.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$744.43	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$763.12	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$705.04	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$737.28	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$709.64	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$734.01	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$7,515.46	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

5/25/2021 4:37:02 PM

Account # 384100
Map 25S1330-CD-03100
Owner ABOVE ALL PROPERTY MANAGEMENT LLC
62952 MAJOR DR
COOS BAY OR 97420-6310

Name Type	Name	Ownership Type	Own Pct
OWNER	ABOVE ALL PROPERTY MANAGEMENT LLC	OWNER	
OWNER	ABOVE ALL PROPERTY MANAGEMENT LLC		

COOS COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2021
NOT OFFICIAL VALUE

5/25/2021 4:38:38 PM

Account # 94755
Code - Tax # 0927
Mailing Address ADKINS, BONNIE S
 91362 GRINNELL LN
 COOS BAY OR 97420-8726

TAX STATUS NONASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE PERSONAL
HOME ID 175192
X NUMBER 94755

SITUS ADDRESS	SITUS CITY
91362 GRINNELL LN	COOS BAY

APPRAISER

VALUE SUMMARY							
CODE AREA		RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
0927	IMPR.	\$0	\$0	\$0	100%	IMPR.	

Manufactured Structure Information

VIN #	55X2FKES131	STAT CLASS	441
BRAND	KIT	QUALITY	100
MODEL		CONDITION	P
YEAR BUILT	1964	MA / SA / NH	01 / 02 / BRV
STICKER #		BEDROOMS / BATHS	2 / 1

Real Property Information

REAL ACCOUNT #	384100	MA / SA / NH	01 / 02 / BRV
MAP	25S1330CD03100	PROP CLASS	100
UNIT	6608	RMV CLASS	100
PARK NAME			
COMMENTS			

FLOORS

DESCRIPTION	CLASS	SQFT	SIZE		RMV
			TYPE	TYPE OF HEAT	
First Floor	4	520	S		14,213
Tip Out	4	70	S		0

INVENTORY

	Size/Qty	RMV		Size/Qty	RMV
1003 Fndtn - Pier/Piling	590	0	6001 IntComp - Min Built-Ins	590	0
2001 MFS - Metal siding	590	0	8001 Plumb'g - Full Bath	1	0
3310 Roof - Flat/Shed - Conc Tile	590	0	8011 Plumb'g - Kitchen Sink	590	0
4001 Floor - 1st Flr - Carpet/Vinyl	590	0	8012 Plumb'g - Water Heater	590	0
5007 Partitions - Panel	590	0	9003 Heat'g - F/A	590	0
			Total Inventory RMV		0

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE
NOTATION(S):
DESCRIPTION OUT OF CYCLE ADDED 2005 AMT TAX

COMMENTS: KIT

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

25-May-2021

ADKINS, BONNIE S
 91362 GRINNELL LN
 COOS BAY OR 97420-8726

Tax Account #	94755	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0927
Situs Address	91362 GRINNELL LN COOS BAY OR 97420	Interest To	Jun 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.19	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.79	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.64	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.11	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.87	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.01	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.24	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.85	Nov 15, 2003
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$173.70	

TENTATIVE PARTITION PLAT LOCATED IN THE SW 1/4
OF SECTION 30, TOWNSHIP 25 SOUTH,
RANGE 13 WEST, W.M., COOS COUNTY, OREGON.

PARTITION PLAT FOR: MICHELLE GALLINO
62952 MAJOR DRIVE
COOS BAY, OR 97420

PARTITION PLAT BY: ESTABROOK LAND SURVEYING INC.
PO BOX 574
LAKESIDE, OR 97449

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL OF LAND DESCRIBED IN CURRY COUNTY RECORD DEED INSTRUMENT# 2020-10778 INTO THREE PARCELS.

THE PROCEDURE WAS TO LOCATE AND TIE THE EASTERN QUARTER CORNER COMMON TO SECTION 4 AND 9 AND THE EASTERN QUARTER CORNER OF SECTION 4 TO ESTABLISH A BASIS OF BEARING AND CALCULATE THE BOUNDARY PER DEED INSTRUMENT #2018-03338. IT WAS FOUND THAT THE DEED DESCRIPTION WAS BASED ON AN ASSUMED DISTANCE OF 1320.00' (1/4 MILE) FROM THE EASTERLY 1/4 CORNER OF SECTION 9 TO THE EASTERLY SECTION CORNER COMMON TO SECTION 4 AND 9. THIS IN TURN, CAUSED THE LOCATION OF THE PARCEL TO BE SHIFTED TO THE SOUTH APPROXIMATELY 100' FROM WHAT THE DEED DESCRIBED. EQUIPMENT USED WAS A NIKON DTM 522 TOTAL STATION WITH TDS RANGER DATA COLLECTOR. ASSISTING PERSONNEL WERE PAT COY, STEPHAN STYS AND BRANDON CAMPBELL.

BASIS OF BEARING

BASIS OF BEARING IS ASSUMED PER CS NO. 15A8.

RECORD REFERENCE INFORMATION

CS NO. 15A8, BY C. J. BESSE, DATED JUNE, 1951.
CS NO. 15A79, BY J. GREGORY SOLARZ, DATED MARCH, 1992.
COOS COUNTY RECORD DEED INSTRUMENT NO. 2020-10778
CS NO. 58A129, BY RICHARD J. HINTZ, DATED NOVEMBER, 1971.
PLAT 1995-37, BY EDWARD W. RILEY, DATED JULY 1995.

LEGEND

- ⊙ INITIAL POINT
- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- CALCULATED POINT
- (1) RECORD PER CS NO. 15A8
- (2) RECORD PER CS NO. 15A79
- (3) RECORD PER DEED INST. NO 2020-10778
- (4) RECORD PER CS NO. 58A129
- (5) RECORD PER PLAT 1995-37

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JERRY LEE ESTABROOK
2703

EXPIRES 12/31/21

I, JERRY LEE ESTABROOK, LS2703,
CERTIFY THAT THIS PLAT IS AN
EXACT COPY OF THE PLAT FILED IN
THE COUNTY CLERK'S OFFICE.

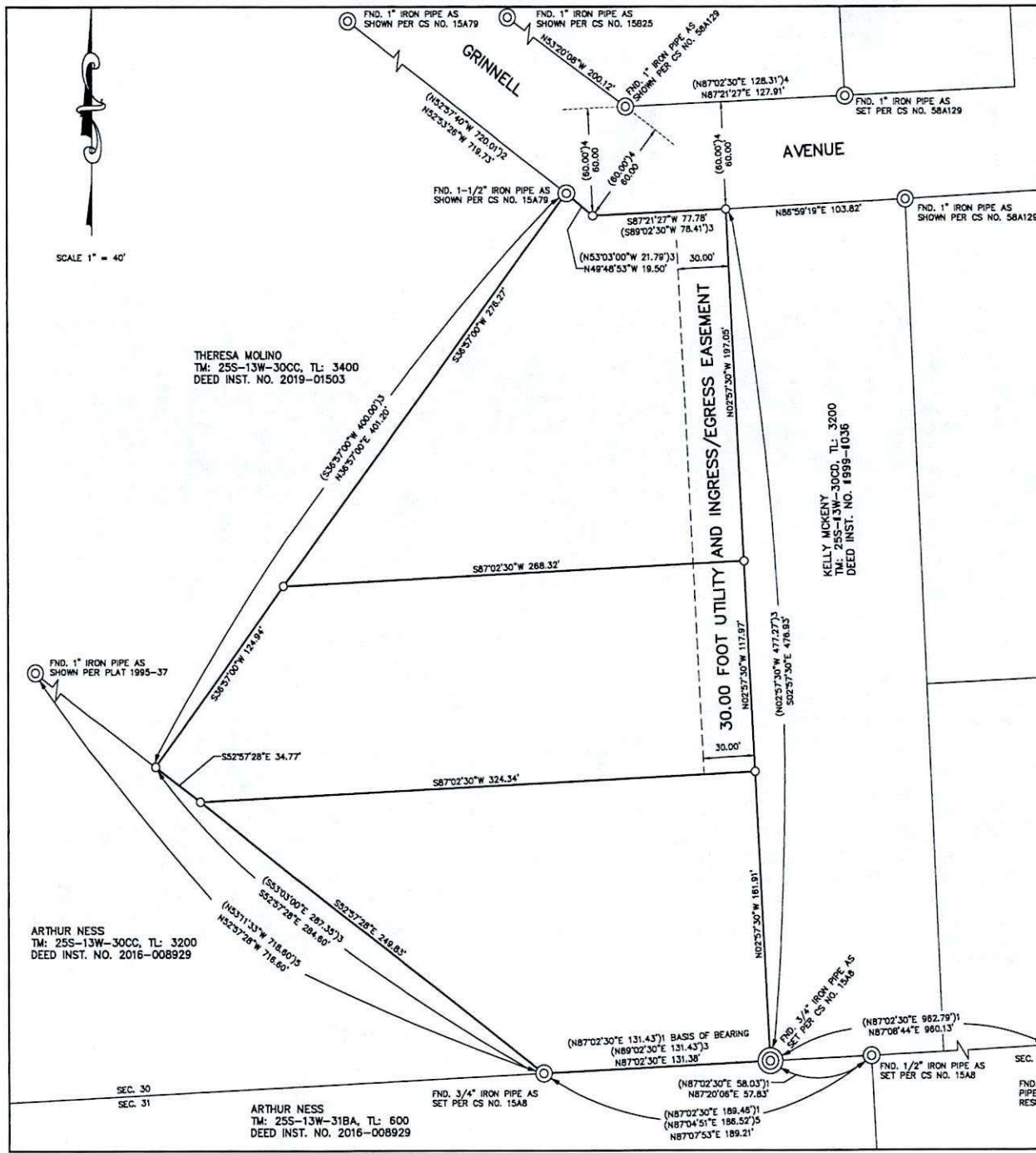
PARENT PARCEL INFORMATION

DEED INST. NO. 2020-10778
TAX LOT 3100, TAX MAP 25S-13W-3000
TAX ACCOUNT #384100
PLAN ZONE: UR-2

STATEMENT OF WATER AVAILABILITY:
PARCEL 2 HAS EXISTING WATER PROVIDED BY THE COOS BAY-NORTH BEND WATER BROAD. NO WATER SUPPLY FACILITY WILL BE PROVIDED TO ANY PURCHASER OF PARCEL 1 OF THIS PLAT.

STATEMENT OF SEWAGE DISPOSAL SYSTEM:
PARCEL 2 HAS AN EXISTING ON SITE PRIVATE SEWAGE DISPOSAL SYSTEM NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO ANY PURCHASER OF PARCEL 1 OF THIS PLAT.

DRAWN BY:	JLE	DATE:	4/28/2021
CHECKED BY:	TJE	DRAWING NO.:	GALLINO
JOB NO.:	2021-22	SHEET	1 OF 2



SCALE 1" = 40'

TERESA MOLINO
TM: 25S-13W-3000, TL: 3400
DEED INST. NO. 2019-01503

KELLY MCKENY
TM: 25S-13W-3000, TL: 3200
DEED INST. NO. 1995-1036

FND. 1" IRON PIPE AS SHOWN PER PLAT 1995-37

ARTHUR NESS
TM: 25S-13W-3000, TL: 3200
DEED INST. NO. 2016-008929

ARTHUR NESS
TM: 25S-13W-31BA, TL: 600
DEED INST. NO. 2016-008929

FND. 3/4" IRON PIPE AS SET PER CS NO. 15A8

FND. 3/4" IRON PIPE AS SET PER CS NO. 15A8

FND. 1/2" IRON PIPE AS SET PER CS NO. 15A8

FND. ALUM. CAP ON 3/4" ALUM. PIPE PER BLM DEPENDENT RESURVEY, DAHL ET. AL., 1999

SEC. 30
SEC. 31
1/4 COR.