

ACCESS INFORMATION

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

Property Address: _____

Type of Access: Public Road Name of Access: Windy street

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Coos Bay-North Bend Water Board Sewage Disposal Type: Charleston Sanitation

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name: Daniel A. Carvalho, Trustee in trust of and on behalf of the Bertha Cardwell Family
2. List of Easements and type: N/A
No Easements
3. Covenants or Deed Restrictions that apply: N/A
No Covenants or Deed Restrictions
4. Legal Access and maintenance agreements:
Access from Windy Street (county road)
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? **Select One**
No
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. **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 REQUIRMENTS (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.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 11th day of April, 2024.

WE, WALTER AND WENDY HAZEN, TRF
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 255, Range 14W,

Section 36CD, Tax Lot 6800, Deed Reference 2016-06836

hereby grant permission to Douglas C. McMahan / STUNTZNER ENG so that a(n)
(Print Name)

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

County Planning Department.

Owners Signature/s

Walter Hazen

Wendy A Hazen



201 Central Avenue
(541)269-5127

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

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

Customer Ref.: _____
Order No.: 360622041583
Effective Date: December 20, 2022 at 08:00 AM
Charge: \$600.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Walter E. Hazen and Wendy A. Hazen, as Trustees of The Walter and Wendy Hazen Family Trust uad:
August 5, 2016

Premises. The Property is:

(a) **Street Address:**

91504 Cape Arago Hwy, Coos Bay, OR 97420

(b) **Legal Description:**

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

Part Two - Encumbrances

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

EXCEPTIONS

1. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
3. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$45,000.00
Dated: July 6, 2000
Trustor/Grantor: Walter E. Hazen and Wendy A. Hazen, husband and wife
Trustee: Amerititle, an Oregon corporation
Beneficiary: Daniel A. Carvalho, Trustee in Trust for and on behalf of The Bertha Cardwell Family Holding Trust
Recording Date: July 14, 2000
Recording No.: 2000-7395
(Affects portion of property)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023
Amount: \$1,773.81
Levy Code: 0927
Account No.: 406000
Map No.: 25S1436CD 06700

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023
Amount: \$59.52
Levy Code: 0926
Account No.: 406002
Map No.: 25S1436CD 06800

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Ticor Title Company of Oregon
Order No. 360622041583

End of Reported Information

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

Coos Bay Title

coosbaytitle@ticortitle.com

Ticor Title Company of Oregon
201 Central Avenue
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Beginning at a point on the Easterly boundary of the Cape Arago State Highway in Government Lot 4 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the meander corner on the Easterly shore of Coos Bay at the Southwest corner of the said Government Lot 4 bears South 33°30' West 1163.61 feet; thence South 67°27' East 217.80 feet; thence North 22°33' East 157.81 feet to a point on a curve of 549.96 foot radius whose tangent at the said point bears South 89°13' West; thence along said curve to the right through a central angle of 0°41' for a distance of 6.53 feet; thence North 80°54' West 133.22 feet; thence North 76°12' West 82.97 feet to a point on the said Easterly boundary of the State Highway; thence South 22°33' West along the said State Highway boundary 112.84 feet to the point of beginning, being a portion of Government Lot 4 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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

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

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

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

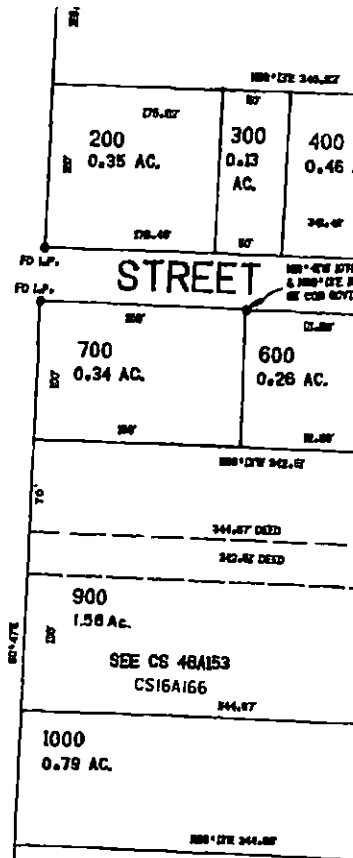
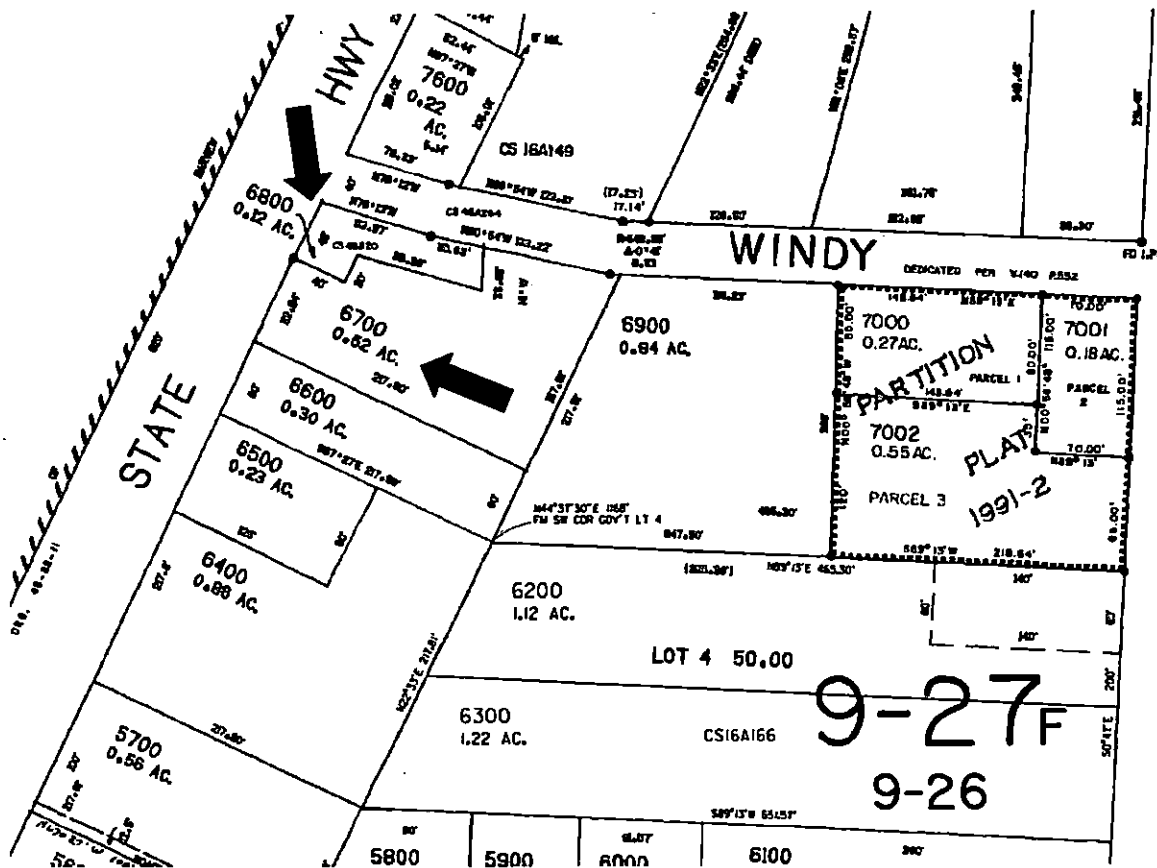
END OF THE LIMITATIONS OF LIABILITY



TICOR TITLE™



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.



SE1/4 SW1/4 SEC.36 T.25S. R.14W. W.M. COOS COUNTY

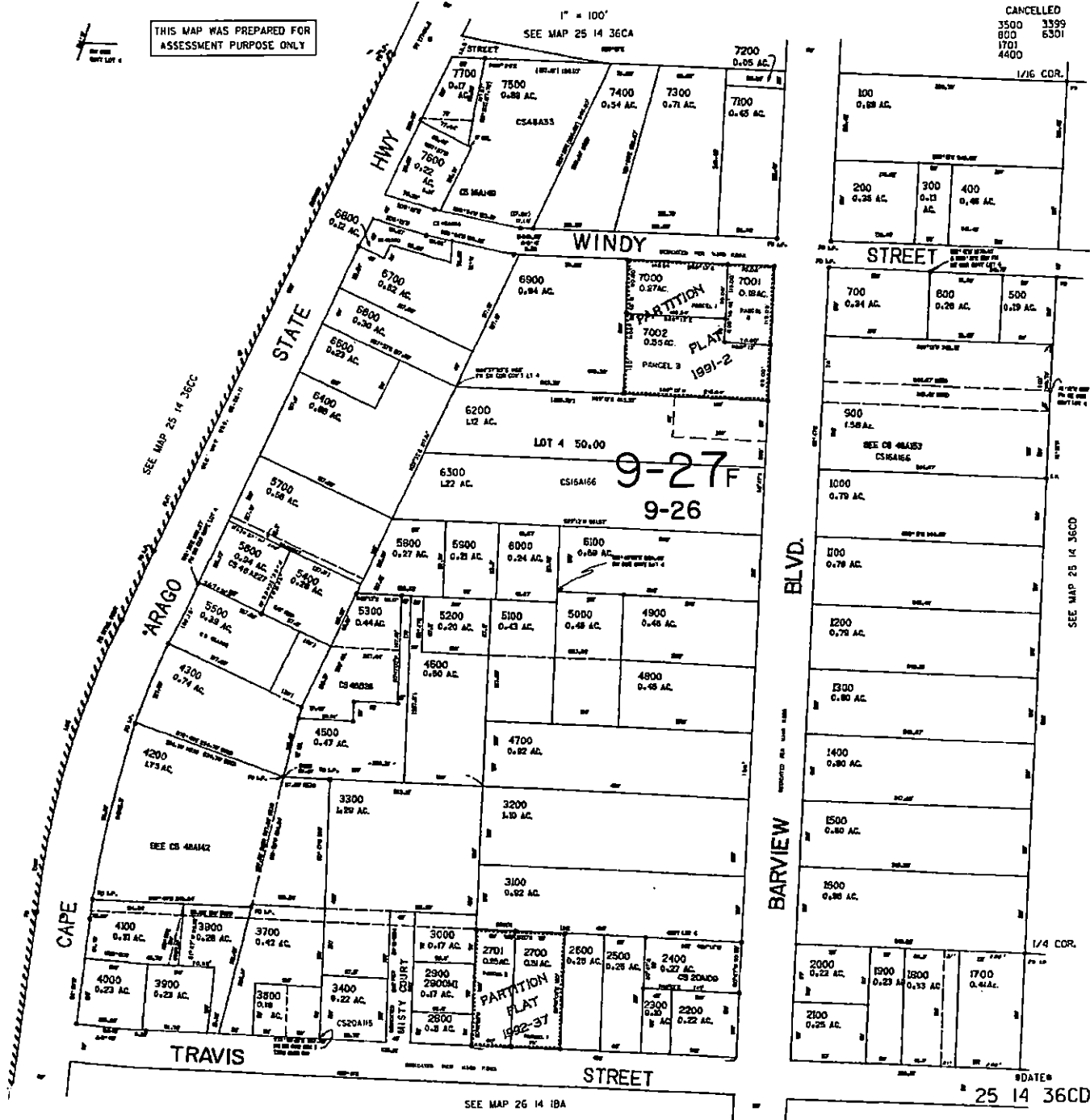
25 14 36CD



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

1" = 100'
SEE MAP 25 14 36CA

CANCELLED
3500 3399
800 6301
1701
4400



SEE MAP 25 14 36CD

1/4 COR.

SEE MAP 26 14 18A

DATE: 25 14 36CD

AFTER RECORDING RETURN TO:

Daniel M. Hinrichs, P. C.
Attorney at Law
590 Commercial Avenue
Coos Bay, Oregon 97420

COOS COUNTY, OREGON **2016-06836**
\$51.00 **08/10/2016 11:25:40 AM**
Pgs=2

SEND TAX STATEMENTS TO:

Walter and Wendy Hazen
96707 Burton Prairie Lane
Coquille, Oregon 97423



Terri L. Turl, Coos County Clerk

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that WALTER E. HAZEN and WENDY A. HAZEN, Grantors, does hereby grant, bargain, sell and convey unto WALTER E. HAZEN and WENDY A. HAZEN, as Trustees of THE WALTER AND WENDY HAZEN FAMILY TRUST uad: August 5, 2016, Grantee, its heirs and assigns, all of their right, title and interest in and to the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Coos, State of Oregon, bounded and described as follows, to-wit:

See Attached Exhibit "A"

Consideration: No consideration is being given for this conveyance, which is executed and delivered for the purpose of transferring ownership of property owned by the Grantor to a revocable living trust.

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, OF CHAPTER 424, UNDER 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 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, OF 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.

6800

WITNESS my hand and seal this 5 day of August, 2016.

WALTER E. HAZEN

WENDY A. HAZEN

STATE OF OREGON)
) ss.
County of Coos)

Personally appeared before me this 5 day of August, 2016, the above-named WALTER E. HAZEN and WENDY A. HAZEN, who acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC FOR OREGON



PARCEL 1

Beginning at a point on the Easterly boundary of the Cape Arago section of the Oregon State Highway through Lot Four (4) of Section Thirty-six (36), Township Twenty-five (25) South, Range Fourteen (14) West of Willamette Meridian, from which point the iron pipe at the Meander Corner on the Easterly shore of Coos Bay at the Southwest corner of the said Lot Four (4) bears South $32^{\circ} 14-1/2'$ West a Distance of 1313.94 feet; and running thence North $22^{\circ} 33'$ East along the said Easterly boundary of the State Highway for a distance of 119.02 feet; thence South $67^{\circ} 27'$ East for a distance of 82.44 feet; thence South $22^{\circ} 33'$ West for a distance of 105.91 feet; thence North $80^{\circ} 54'$ West for a distance of 5.14 feet; thence North $76^{\circ} 12'$ West for a distance of 78.33 feet to the point of beginning. Being a portion of Lot Four (4) of Section Thirty-six (36), Township Twenty-five (25) South, Range Fourteen (14) West of Willamette Meridian, Coos County, Oregon.

PARCEL 2

Beginning at a point on the Easterly boundary of the right of way of the Cape Arago section of the Oregon State Highway through Lot Four (4) of Section Thirty-six (36), Township Twenty-five (25) South, Range Fourteen (14) West of Willamette Meridian, from which point the iron pipe at the Meander Corner on the Easterly shore of Coos Bay at the Southwest corner of the said Lot Four (4) of Section Thirty-six (36) bears South $32^{\circ} 56.1'$ West a distance of 1226.34 feet; and running thence South $67^{\circ} 27'$ East for a distance of 40.0 feet; thence North $22^{\circ} 33'$ East for a distance of 20.0 feet; thence South $78^{\circ} 14'$ East for a distance of 93.50 feet to the center of a small creek; thence North $1^{\circ} 00'$ West along the said creek for a distance of 35.65 feet to a point on the Southerly boundary of the right of way of a public road; thence North $80^{\circ} 54'$ West along the said right of way boundary for a distance of 36.63 feet; thence North $76^{\circ} 12'$ West along the said right of way boundary for a distance of 82.93 feet to a point on the Easterly boundary of the said State Highway right of way; thence South $22^{\circ} 33'$ West along the said right of way boundary for a distance of 49.0 feet to the point of beginning. Being a portion of Lot Four (4) of Section Thirty-six (36), Township Twenty-five (25) South, Range Fourteen (14) West of Willamette Meridian, Coos County, Oregon.

Send tax statement to:
Walter Hazen
96707 Burton Prairie LN
Coquille, OR. 97423

After recording return to:
Walter Hazen
96707 Burton Prairie LN
Coquille, OR. 97423

2023-03149
05/18/2023 02:26 PM
Pg#=6
Coos County, Oregon
\$106.00



Julie A. Brecke, Coos County Clerk

PROPERTY LINE ADJUSTMENT DEED

Walter E. Hazen and Wendy A. Hazen as Trustees of The
Walter & Wendy Hazen Family Trust GRANTOR(s) conveys and warrants to

Walter E. Hazen and Wendy A. Hazen as Trustees of The
Walter & Wendy Hazen Family Trust GRANTEE(s) the following described real property, situated in the
County of Coos, State of Oregon:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

Subject to and excepting:

The rights of the public in and to the portion of the premises herein described lying within the
limits of roads, street, and highways.

Coos County real property Tax Account No. 406000 & 406002

The consideration for this conveyance stated in terms of dollars is 0.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is
furnished:

1. The names of the parties to this deed are set forth above.
2. The description of the adjusted line is as follows:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "B"

3. The deed whereby Grantor acquired title to transferred property is recorded in Instrument No.
2016-06837 of the Deed of Records of Coos County, Oregon.
4. The deed whereby Grantee acquired title to the property to which the transferred property is
joined in recorded as "Parcel 2" in Instrument No. 2016-6836 of the Deed Records of Coos
County, Oregon.
5. The survey and monumentation, as required by ORS 92.060 and 209.250, were done by Douglas
C. McMahan. His survey is filed with the County Surveyor under Coos County Surveyor's
Records, Map No. 46B94

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 26 day of April, 2023.

GRANTORS

Walter E. Hazen and Wendy A. Hazen as Trustees of The
Walter & Wendy Hazen Family Trust

Walter E. Hazen
Signature

Wendy A. Hazen
Signature

Walter E. HAZEN
Print Name

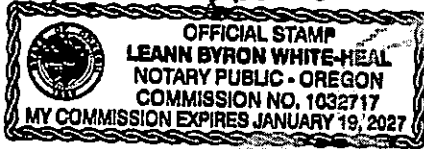
Wendy A. Hazen
Print Name

State of Oregon

County of COOS

This instrument was acknowledged before me on April 26, 2023.

By Walter E. Hazen and Wendy A. Hazen
as Trustees of the Walter & Wendy Hazen Family Trust *as Trustees of the Walter & Wendy Hazen Family Trust*



Leann Byron White-Heal
Notary Public of Oregon

GRANTEES

Walter E. Hazen and Wendy A. Hazen as Trustees of The
Walter & Wendy Hazen Family Trust the undersigned grantee(s) this property line adjustment deed and
signs this acceptance in accordance or ORS 92.190(4)

Walter E. Hazen
Signature

Wendy A. Hazen
Signature

Walter E. HAZEN
Print Name

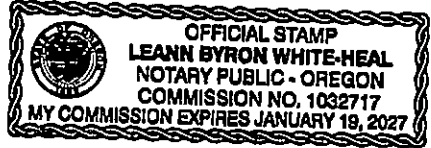
Wendy A. Hazen
Print Name

State of Oregon

County of Coos

This Instrument was acknowledged before me on April 23, 2023.

By Walter E. Hazen and Wendy A. Hazen
as Trustees of the Walter & Wendy Hazen Family Trust *as Trustees of the Walter & Wendy Hazen Family Trust*



Leann Byron White-Heal
Notary Public of Oregon

EXHIBIT "A"

DESCRIPTION OF AN AREA, BEING TRANSFERRED AS A RESULT OF A PROPERTY LINE ADJUSTMENT APPROVED BY COOS COUNTY PLANNING PER FILE NUMBER PLA-23-003, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CAPE ARAGO OREGON STATE HIGHWAY THROUGH GOVERNMENT LOT 4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON SAID POINT BEING THE SOUTHWEST CORNER OF TRACT DESCRIBED AS PARCEL 2 OF INSTRUMENT NO. 2001-11407, DEED RECORDS OF SAID COOS COUNTY, FROM WHICH POINT THE IRON PIPE AT THE MEANDER CORNER ON THE EASTERLY SHORE OF COOS BAY AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 BEARS SOUTH 32°56'06" WEST, 1226.34 FEET, SAID POINT BEING MARKED WITH A 5/8 INCH IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER ENG."; THENCE NORTH 22°33'00" EAST (RECORD NORTH 22°33'00" EAST) ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.98 FEET (RECORD 48.98 FEET) TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDY STREET, SAID POINT BEING MARKED WITH A 5/8 INCH IRON ROD PER FILED SURVEY NO. CS 46B20; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 76°03'57" EAST, 83.18 FEET (RECORD SOUTH 76°03'57" EAST, 83.19 FEET) TO A 1/2 INCH IRON PIPE; THENCE SOUTH 80°15'15" EAST, 35.98 FEET (RECORD SOUTH 80°25'28" EAST, 36.10 FEET) TO A 5/8 INCH IRON ROD PER FILED SURVEY NO. CS 46B20; THENCE CONTINUE SOUTH 80°15'15" EAST, 0.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°15'15" EAST, 91.90 FEET (RECORD SOUTH 80°54'00" EAST); THENCE ALONG THE ARC OF A 549.96 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 80°15'15" EAST, 6.53 FEET) AN ARC DISTANCE OF 6.53 FEET TO THE NORTHEAST CORNER OF TRACT AS DESCRIBED PER INSTRUMENT NO. 2016-06837, SAID DEED RECORDS; THENCE LEAVING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, SOUTH 22°04'13" WEST, 158.27 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 66°38'39" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 61.69 FEET TO A POINT WHICH BEARS SOUTH 00°40'36" WEST, 8.05 FEET, MORE OR LESS, FROM A 5/8 INCH IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER ENG."; THENCE LEAVING SAID BOUNDARY, NORTH 00°40'36" EAST, 8.05 FEET, MORE OR LESS TO SAID 5/8 INCH IRON ROD; THENCE CONTINUE NORTH 00°40'36" EAST, 78.43 FEET (RECORD NORTH 00°32'53" EAST, 78.41 FEET) TO A 5/8 INCH IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER ENG."; THENCE NORTH 77°19'04" WEST, 82.68 FEET (RECORD NORTH 77°21'03" WEST, 82.56 FEET) TO A 5/8 INCH IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER

EXHIBIT "A", CONTINUED

ENG."; THENCE NORTH 22°43'07" EAST, 19.84 FEET (RECORD NORTH 22°45'07" EAST, 19.84 FEET) TO A 5/8 INCH IRON ROD; THENCE SOUTH 78°08'21" EAST, 93.53 FEET (RECORD SOUTH 78°10'51" EAST, 93.52 FEET) TO A 3/4 INCH IRON PIPE; THENCE NORTH 00°44'40" WEST, 35.17 FEET (RECORD NORTH 01°37'03" WEST, 35.28 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES, MORE OR LESS.

AREA OF TRANSFER TAX LOT 6700 TO TAX LOT 6800,
HAZEN 122-3-179
APRIL 20, 2023

UNOFFICIAL
COPY

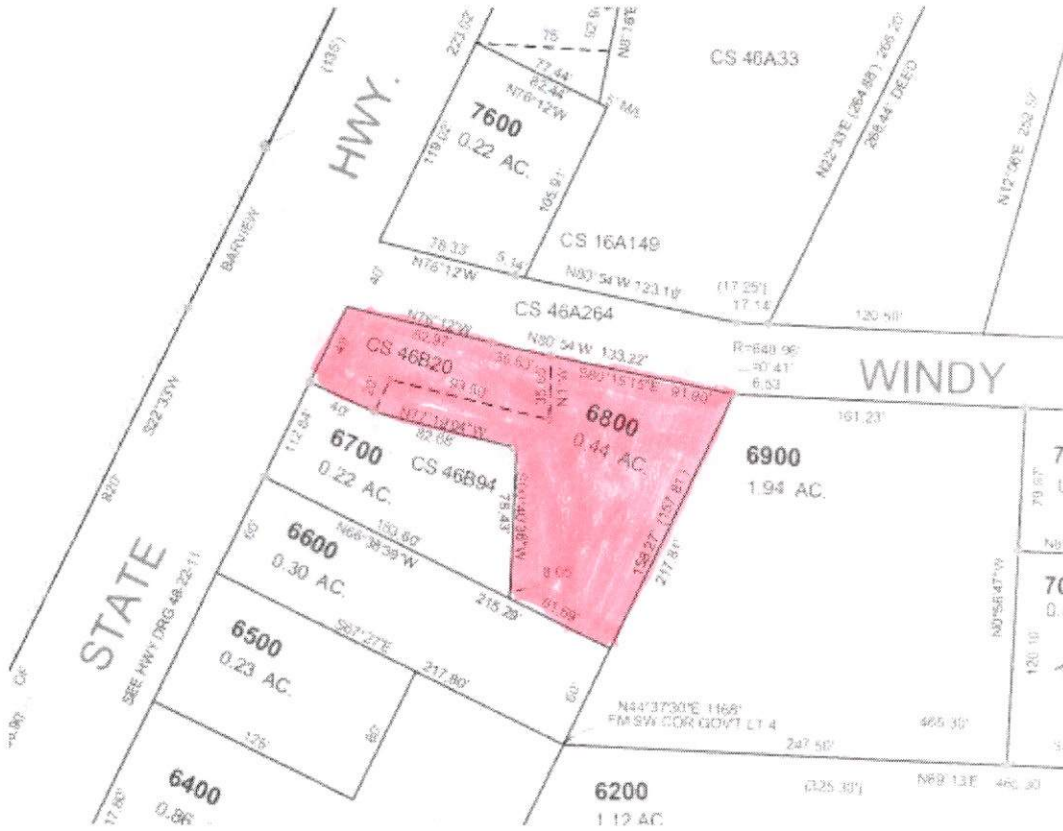
EXHIBIT "B"

DESCRIPTION OF A NEW ADJUSTED PROPERTY LINE AS A RESULT OF A PROPERTY LINE ADJUSTMENT APPROVED BY COOS COUNTY PLANNING PER FILE NUMBER PLA-23-003, LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY BOUNDARY OF THE RIGHT-OF-WAY OF THE CAPE ARAGO SECTION OF THE OREGON STATE HIGHWAY THROUGH GOVERNMENT LOT 4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, FROM WHICH POINT THE IRON PIPE AT THE MEANDER CORNER ON THE EASTERLY SHORE OF COOS BAY AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 BEARS SOUTH 32°56'06" WEST, 1226.34 FEET, SAID POINT BEING MARKED WITH A 5/8 INCH IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER ENG."; THENCE SOUTH 67°32'43" EAST, 39.91 FEET (RECORD SOUTH 67°35'37" EAST, 39.94 FEET) TO A POINT MARKED WITH A 5/8" IRON ROD WITH PLASTIC YELLOW CAP MARKED "STUNTZNER ENG", SAID POINT BEING THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTH 77°19'04" EAST 82.68 FEET (RECORD SOUTH 77°21'03" EAST, 82.56 FEET) TO A 5/8" IRON ROD SET PER CS 46A392; THENCE SOUTH 00°40'36" WEST, 78.43 FEET (RECORD SOUTH 00°32'53" WEST, 78.41 FEET) TO A 5/8" IRON ROD WITH A PLASTIC YELLOW CAP MARKED "STUNTZNER ENG." AS SET PER CS 46A392; THENCE CONTINUE SOUTH 00°40'36" WEST, 8.05 FEET, MORE OR LESS (RECORD SOUTH 00°32'53" WEST, 5.9' FEET, MORE OR LESS) TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED PER INSTRUMENT NO. 2016-06837, DEED RECORD OF COOS COUNTY, OREGON, SAID POINT BEING THE POINT OF TERMINUS OF THE LINE BEING DESCRIBED.

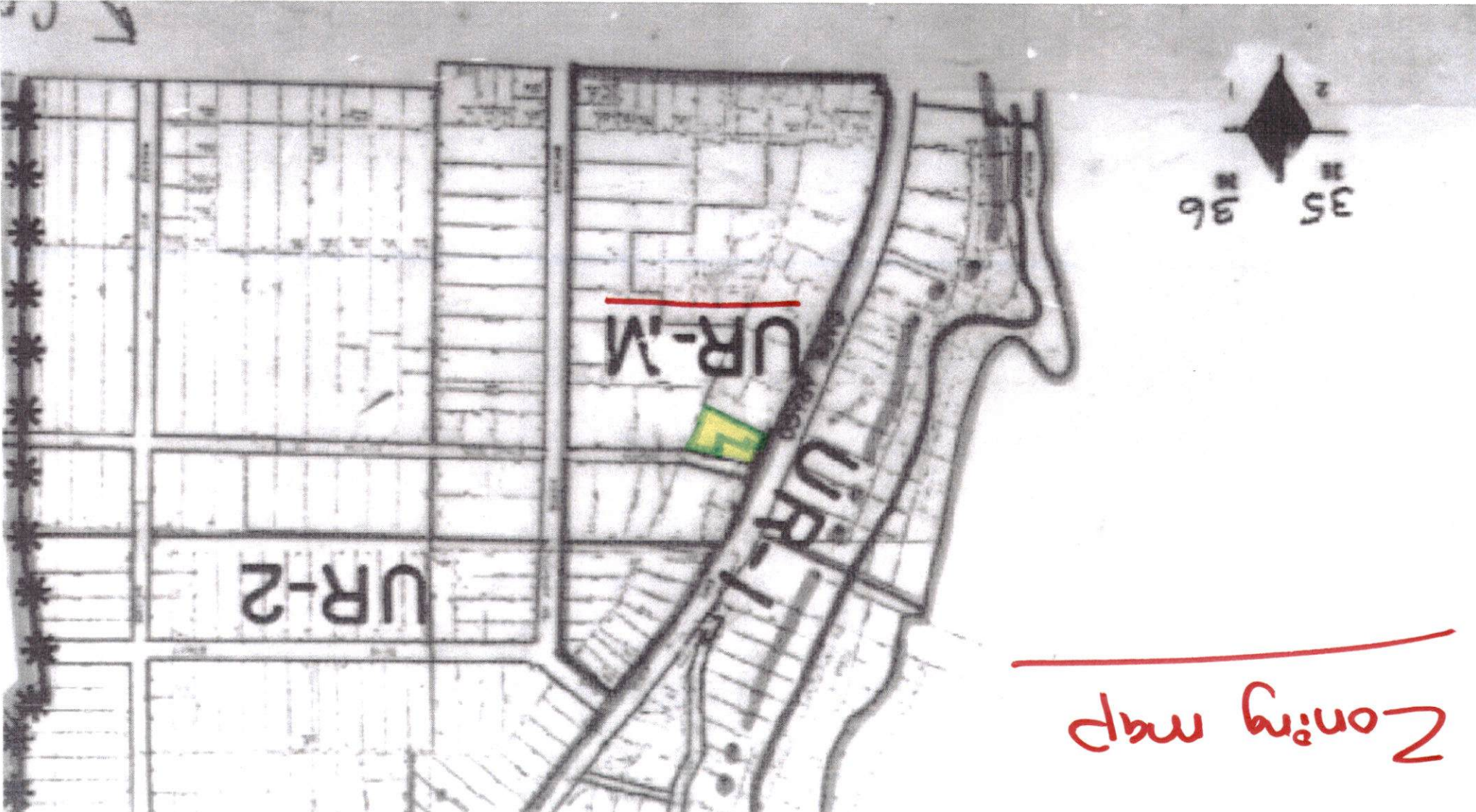
NEW ADJUSTED LINE
HAZEN 122-3-179
March 14, 2023

25S 14W 36CD





Zoned UR-M



Zoning map

Doug McMahan

From: Chief Sneddon <charchief8201@gmail.com>
Sent: Friday, March 22, 2024 10:29 AM
To: Doug McMahan
Subject: Cape Arago & Windy Property

Doug, yes that property is within our jurisdiction, what can we do for you?

Mick...

Chief Michael Sneddon
Charleston Fire District
92342 Cape Arago Hwy
Coos Bay, OR 97420
Office: 541-435-7071
Main: 541-888-3268
Fax: 541-435-7075
Charchief8201@gmail.com
www.charlestonfire.net

"Any firefighter can out-perform all of the safety aspects we have in a nanosecond."

"Don't make safety a contest."

Chief Alan Brunacini, Phoenix FD

"Safety never takes a day off, it can't afford to"

Firefighter Jeff Common, Coos Bay FD



Po Box 5522/63365 Boat Basin Rd
Charleston, OR 97420
Phone: 541-888-3911
Fax: 541-888-3911

March 25, 2024

Dear Doug:

Re: Tax Lot 6800 (25 14 36DC)

There are no laterals to this property. Sewer service can be installed by the owner of the property from the Windy Lane location. Applications for sewer service are available at the District Office. The cost of each connection is: \$10,399.14. The breakdown of the costs is:
Connection Permit: \$ 1,116.14
System Development Charge: \$9,283.00

If there are any other questions or concerns, please contact the District office at 541-888-3911.

Sincerely,

Frankie Trask

Frankie Trask
Charleston Sanitary District
PO Box 5522
63365 Boat Basin Rd
Charleston, OR 97420

