



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

Date Received: 10/17/22 Receipt #: 235534 FILE NUMBER: P-22-11
 Received by: MB ^{+255 Rd fee}

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

LAND INFORMATION

A. Land Owner(s) Larry Cox

Mailing address: P.O. Box 672, Bandon, OR 97411

Phone: 541-297-4078 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
28S	14W	20	A	Select	00601
Select	Select	Select	Select	Select	

Tax Account Number(s): 963602 Zone: Select Zone Rural Residential-2 (RR-2)
 Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Larry Cox

Mailing address: P.O. Box 672, Bandon, OR 97411

Phone: 541-297-4078

C. Consultant or Agent: Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

Type of Application Requested

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

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
 School District: Bandon Fire District: Bandon RFPD

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

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

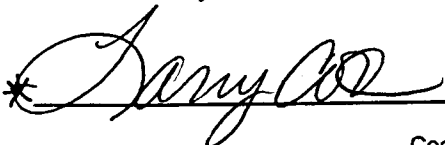
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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

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

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

*  _____

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: 0 Fishtale Road & 0 Prosper Junction Road

Type of Access: County Road

Name of Access: Fishtale Rd & Prosper Junction Rd.

Is this property in the Urban Growth Boundary? Select

Is a new road created as part of this request? Select

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-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

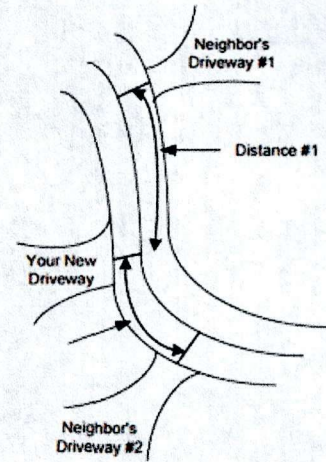
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

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: On-site Well

Sewage Disposal Type: On-site septic

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: **None**
2. List of Easements and type: **See attached Sort Report prepared by Ticor Title co.**
3. Covenants or Deed Restrictions that apply: **Road Maintenance - See Partition 2006 #10**
4. Legal Access and maintenance agreements: **See Partition 2006 #10**
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 **2006**
 - 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? **NO**
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why. **Well logs of adjoining properties show that there is there is adequate water available in the area**
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. **Select One 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. **Select One 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.
- N/A 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.
- N/A 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.

8. Construction Standards. Except as expressly provided by this Article, the provisions of this Ordinance and all other County Ordinances and codes shall apply to and control all design and construction of improvements within a Planned Unit Development.
9. Perimeter Standards for Recreational Planned Unit. When Coos County determines that topographical or other existing barriers, or the design of the Recreational Planned Unit Development, does not provide adequate screening or privacy necessary for properties adjacent to the R-PUD, Coos County shall require that:
 - a. Structures located near the perimeter of a R-PUD are designed and located so as to protect the privacy and amenity of adjacent existing uses; or
 - b. Permanent screening be established either by appropriate structure or vegetation or both, along those portions of the site boundaries requiring such screening to assure compatibility with adjacent existing or prospective land uses.

➤ CRITERIA AND QUESTIONS

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.

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.

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.

Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.

1. Will all your parcels or lots meet the minimum lots sizes and dimensions. Describe how the lots and parcels will comply.

APPLICANTS REPLY: BOTH PROPOSED PARCELS WILL MEET THE MINIMUM SIZE. EACH PARCEL HAS IT'S OWN ACCESS EASEMENT.

2. Provide 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.

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.

How will this application comply with the water requirements?

APPLICANTS REPLY: THE PROPOSED WATER SOURCE IS A WELL. DOCUMENTATION IS PROVIDED FOR THE ADJOINING PROPERTIES WITH WELL SHOWING THERE IS ADEQUATE WATER IN THE IMMEDIATE AREA.

3. Sewage disposal systems, both public and private, shall conform to the requirements of state law.

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).

How will this application comply with the water requirements? Please supply a site evaluation from DEQ with your application.

APPLICANTS REPLY: THE SUBJECT PROPERTY IS VACANT. A SITE EVALUATION WILL BE PROVIDED PRIOR TO THE FINAL PLAT.

4. Grading and erosion. 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. 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. 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)

The Roadmaster will review plans and findings. A grading and erosion plan for drainage shall be provided to address or an analysis that drainage is not required.

Have you provided a grading plan showing drainage facility? Explain in detailed how this application complies with the criteria or why the criteria does not apply.

APPLICANTS REPLY: THE PORTION OF THE PROPERTIES THAT WILL BE BUILT ON HAVE FLAT TO GENTLE SLOPES THAT DRAIN INTO SPRING CREEK.

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. 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.

What road system does the property access from? Does the property have sidewalks already or pedestrian ways?

APPLICANTS REPLY: ONE PARCEL WILL ACCESS OFF OF FISHTALE ROAD WHILE THE OTHER WILL HAVE ACCESS OFF PROSPER JUCTION ROAD. THERE ARE NO SIDEWALKS OR PEDESTRIAN WAYS WITHIN A MILE OF THE SUBJECT SITE.

6. Hazard Zones – If this property is within a hazard or development overlay other requirements may apply. If you have Tsunami hazards signage and pathways may be required. Have you consulted with Planning Staff to understand what hazards may be applicable?

APPLICANTS REPLY: THE SUBJECT PROPERTY DOES NOT FALL WITHIN A HAZARD ZONE.

M NO 07
R NO 07

DEED S1°E 660
M S0°35'49"E 120.13'
R S01°07'30"E 120.17' 31B47
M SC
R S01°07'

RIGHT OF WAY
DEED N1°W
M NO 351E
R SOUTH 6

CONSTRUCTION AND MAINTENANCE
OF POWER LINES

BOOK 275 PAGE 92
UNDEFINED LOCATION
FOR ROAD, POWER, IRRIGATION AND
DAM CONSTRUCTION

95-09-0440
ACROSS THE SUBJECT PROPERTY
FOR USE OF LAKE TO RAISE FISH AND
USE OF WATER

FILE: FISHTALE

TAX LOT 300
RR-2

M N89°14'35"W 94.23'
R N89°43'39"W 94.20' 31B47

FND 1/2" IP
CS 31B47

FND 1" IP
CS 31B45

M N89°16'34"W 461.87'
R N89°43'39"W 462.00' 31B47
211.38'

FND 5/8" IR
CS 31B47

M N89°09'06"W 225.38'
R N89°43'39"W 225.38' 31B47

FND 1 1/2" IP
CS 31B45

DEED N89°W 250.39'
M N89°16'34"W 250.49'

1 S0°28'18"E 74.25'
S01°07'31"E 75.01'

FND 1 1/2" IP
CS 31B45

M S0°34'57"E 132.65'
R S01°07'31"E 130.98'

M S00°33'56"E 616.41'
DEED S1°E 620 FEET

SPRING CREEK

M EAST 432.34'

PARCEL 1
5.22 ACRES

M S2°01'35"E 205.51'
NO PREVIOUS RECORD

TAX LOT 800
RR-2

TAX LOT 900
RR-2

M S0°41'59"W 244.82'
NO PREVIOUS RECORD

M S00°33'56"E 40.00'
DEED SOUTH 40 FEET

M N89°27'49"W 211.61'
DEED N89°W 211.61 FEET

NE 1/16
FND 1/2" IP
CS 31A10

FND 1" IP
CS 31B45

M S89°24'12"E 192.13'
R S89°56'55"E 191.91'
M S89°25'30"E 983.60'
R S89°56'55"E 983.02' 31B47
DEED S89°E 990 FEET

M N89°23'19"W 178.81'
FND 1" IP
CS 31B45

M N89°23'19"E 238.81'
R S89°56'55"E 238.75'
FND 1" IP
CS 31B45

M S89°25'59"E 273.48'
R S89°56'55"E 273.55'

FND 1 1/2" IP
CS 31B47

TAX LOT 1000
ZONE F

1/16 LINE

RIGHT OF WAY SETBACK

EASEMENT

M N89°23'19"W 60.00'

FOREST ZONE FIREBREAK SETBACK

M N01°15'25"W 505.25'

262

M N01°15'25"W 653.91'
R N01°41'31"W 653.98' 31B47
DEED N1°W 660 FEET

390

FND 1" IP
CS 31B45

M N1°19'23"W 98.73'
R N01°41'31"W 98.66'

FND 1" IP
CS 31B45

M N1°14'38"W 156.69'
R N01°41'31"W 156.62'

FND 1 1/2" IP
CS 31B45

M N1°14'49"W 147.86'
R N01°41'31"W 147.89'

FND 1 1/2" IP
CS 31B47

M N1°14'41"W 250.64'
R N01°41'31"W 250.61'

TAX LOT 400
RR-2

FND 5/8" IR
CS 31B47

M N89°10'55"W 194.06'
R N89°43'39"W 194.02' 31B47

C N89°09'06"W 45.24'

DEED WEST 264'
R N89°43'39"W 288.22' 31B47

SETBACKS
NEW OR REPLACEMENT DWELL
ON PARCELS ABUTTING THE F
ZONE SHALL ESTABLISH AND
A FIREBREAK OF AT LEAST
IN ALL DIRECTIONS

RIPARIAN VEGETATION WITHIN
OF A LAKE, WETLAND, STREA
RIVER, AS IDENTIFIED ON COA
SHORELAND AND FISH AND W
INVENTORY MAPS SHALL BE I
WITH EXCEPTIONS SEE ZONIN
LAND DEVELOPMENT ORDINAN
4 4 200(2).

ALL BUILDINGS OR STRUCTURE
THE EXCEPTION OF FENCES I
SETBACK A MINIMUM OF 35 F
ANY RIGHT OF WAY CENTERL
5 FEET FROM THE RIGHT OF
WHICHEVER IS GREATER



P 0

2006 #10

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

March 21, 2022 5:32:59 pm

Account # 963602
 Map # 28S1420A000601
 Code - Tax # 5401-963602

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name COX, LARRY 297-4078

Deed Reference # 2018-7668

Agent

Sales Date/Price 07-28-2018 / \$70,000.00

In Care Of

Appraiser

Mailing Address PO BOX 672
 BANDON, OR 97411-0672

Prop Class 140 MA SA NH Unit
 RMV Class 100 06 27 RRL 17385-1

Situs Address(s) Situs City

Code Area	Land	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
				AV	SAV			
5401	Land	3,457					Land	0
	Impr.	0					Impr.	0
Code Area Total		3,457	0	2,230	3,457	2,230		0
Grand Total		3,457	0	2,230	3,457	2,230		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
5401	10	<input checked="" type="checkbox"/>		RR-2	Designated Forest Land	100	A	5.01	D	006*	3,457
Grand Total								5.01			3,457

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):

- FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

5401

FIRE PATROL:

- FIRE PATROL TIMBER

Amount 18.75 Acres 5.01 Year 2022



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Mulkins and Rambo, LLC
Phone No.: 541-751-8900

Date Prepared: March 22, 2022
Effective Date: March 18, 2022 / 08:00 AM
Charge: \$300.00
Order No.: 360622039609
Reference: Fishtail

The information contained in this report is furnished to the Customer by Tigor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Coos, State of Oregon, and is described as follows:
 - As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
 - As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
 - As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
 - As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360622039609

EXHIBIT "A"
(Land Description)

Parcel 2 of FINAL PARTITION PLAT 2006 #10, filed and recorded April 6, 2006, CAB C/482, bearing Instrument No. 2006-4517, Records Coos County, Oregon.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360622039609

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 963602 as well as Tax/Map ID(s) 28S1420A000601

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360622039609

EXHIBIT "C"
(Vesting)

Larry Cox

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 2006
Recording No: 2006-4517

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

Fiscal Year: 2021-2022
Amount: \$38.75
Levy Code: 5401
Account No.: 963602
Map No.: 28-14-20A TL601

EXHIBIT "D"
(Liens and Encumbrances)

1. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Reservoir, creeks, streams and tributaries..

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Reservoir, creeks, streams and tributaries. and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company
Recording Date: November 18, 1938
Recording No: Book 132 Page 535 Deed Records

4. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement Agreement

Recording Date: December 3, 1959
Recording No.: Book 275, Page 92

5. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: June 12, 1992
Recording No.: 92-06-0510

6. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Quitclaim Deed

Recording Date: September 14, 1995
Recording No.: 95-09-0440

7. Easements, conditions, restrictions and notes as delineated on the recorded 2006 #10 Final Partition Plat

Recording Date: April 6, 2006
Recording No.: 2006-4517

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) 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 area 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 the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that 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 the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

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.

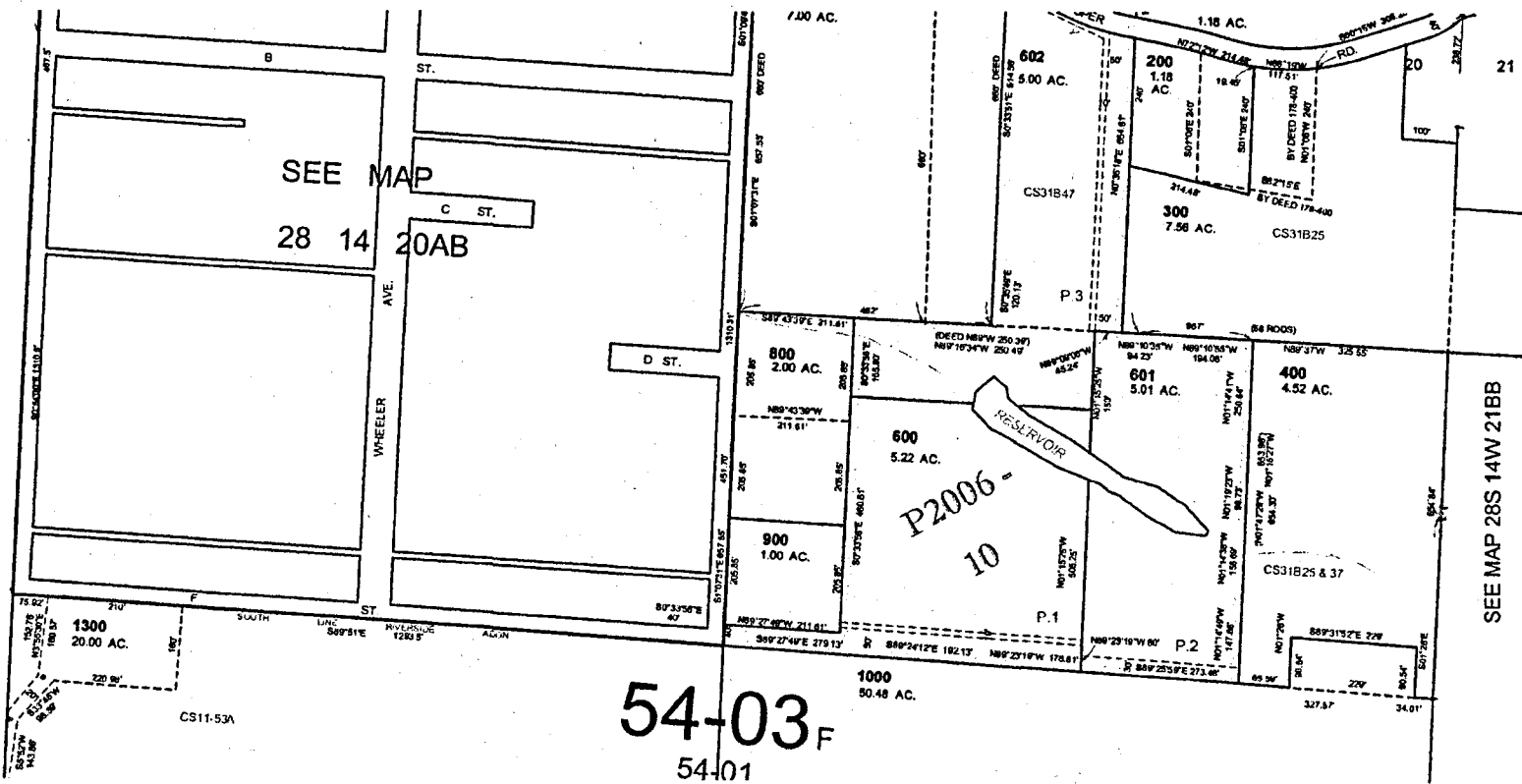
Ticor Title Company of Oregon
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Order No. 360622039609

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



54-03_F
54-01

SEE MAP 28S 14W 21BB

ULL N1/4 200 14W 21B

COOS COUNTY, OREGON 2018-07668
\$96.00 08/10/2018 04:25:00 PM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=3

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
Jody Sue Yost

GRANTEE'S NAME:
Larry Cox

AFTER RECORDING RETURN TO:
Order No.: 360818024310-LS
Larry Cox
P.O. Box 672
Bandon, OR 97411

SEND TAX STATEMENTS TO:
Larry Cox
P.O. Box 672
Bandon, OR 97411

APN: 963802
Map: 28S1420-A0-00601
0 Fishtale 28S1420-A0-00601, Bandon, OR 97411

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jody Sue Yost, Grantor, conveys and warrants to Larry Cox, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Parcel 2 of FINAL PARTITION PLAT 2006 #10, filed and recorded April 6, 2006, CAB C/482, bearing Instrument No. 2006-4517, Records Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00). (See ORS 93.030).

Subject to:

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 7/28/18

Jody Sue Yost
Jody Sue Yost

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Kern)

On 7.28.18 before me, Claudia Cooley Notary Public,

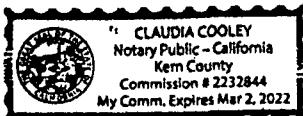
Date (here insert name and title of the officer)

personally appeared Jody Sue Yost

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

Tax Identification No.: 963602
2. The Land has been classified as Farm/Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Reservoir, creeks, streams and tributaries.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Reservoir, creeks, streams and tributaries.
4. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Reservoir, creeks, streams and tributaries.
5. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.
6. Any adverse claim based upon the assertion that:
 - a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
 - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Reservoir, creeks, streams and tributaries or has been formed by accretion to any such portion.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: November 18, 1938
Recording No: Book 132 Page 535 Deed Records
8. Easement Agreement

Executed by: Ernest Wold and Barbara Wold, husband and wife
Recording Date: December 3, 1959
Recording No.: Book 275 Page 92 Deed Records
9. Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document;

Granted by: Ernest Wold
Purpose: waterline to the North, if any
Recording Date: June 12, 1992
Recording No: 92-06-0510
10. Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Frederick K. Russell and Loa M. Russell, as Trustees of the Frederick K. Russell and Loa M. Russell Revocable Living Trust, dated the 9th day of September, 1995
Purpose: use of lake for raising fish and water
Recording Date: September 14, 1995
Recording No: 95-09-0440
11. 2006 #10 Final Partition Plat

Recording Date: April 6, 2006
Recording No.: 2006-4517
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat 2006 #10 Final Partition Plat
Filed and Recorded: April 6, 2006
Recording No: 2006-4517

Purpose: road maintenance, roadway
13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 2006
Recording No: 2006-4517

59759- THIS INDENTURE WITNESSETH, that Earnest Plep and Johannah Plep, his wife, for and in consideration of the sum of one dollar (\$1.00) paid, the receipt of which is hereby acknowledged, do for themselves their heirs and assigns, hereby bargain, sell, grant and convey unto the Mountain States Power Company, a corporation incorporated under the laws of the State of Delaware and duly authorized to transact business and hold property in the State of Oregon, and unto its successors and assigns, the right, privilege and easement to erect and maintain in connection with its electric powerline & poles anchors and overhead wires as now or hereafter constructed, upon and across the following described premises in Coos County, State of Oregon, to-wit:

Beginning at a point 110 9/10 feet North and E. 70 1/2 D.W 443 feet from the corner of Sections 9-10-15 and 16 T-26 South of Range 14 West of W.M. in Coos County thence N. 70 1/2 D., W. 2267 ft. to Coq. River, thence No. 34 1/2 D. East 980 Ft. along bank of River T.S. 54 D. East 1992 Ft. thence So 447 to place of beginning.

And the said Mountain States Power Company, its successors and assigns for the purpose aforesaid, are fully authorized and empowered to enter upon the above premises for the purpose of constructing and maintaining its said poles, wires, fixtures and equipment thereon and over the same as above provided, and the right to trim any trees necessary to keep the wires on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the said Mountain States Power Company, its successors and assigns, perpetually and forever.

IN TESTIMONY WHEREOF we HAVE HERETO SET OUR HAND and seals this 17th day of Nov., 1938.

Done in the presence of: Ernest Plep } seal(
R. E. Carter Johanna Plep } seal(

State of Oregon ss: On this, the 17th day of Nov. 1938, personally came before me, a Notary Public in and for the State of Oregon the within named Earnest Plep and Johanna Plep his wife, to me personally known to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand the Notarial Seal the day and year first above written.

Recorded November 18, 1938, 10:30 A.M.
L. W. Oddy, County Clerk R. E. Carter
Notary Public for Oregon
My commission Expires 4/18/41
(Notarial seal)

D-132

56800- THIS INDENTURE WITNESSETH, that W. R. McDowell and Ida McDowell, his wife, for and in consideration of the sum of five dollars (\$5.00) paid, the receipt of which is hereby acknowledged, do for themselves, their heirs and assigns, hereby bargain, sell, grant and convey unto the Mountain States Power Company, a corporation incorporated under the laws of the State of Delaware and duly authorized to transact business and hold property in the State of Oregon, and unto its successors and assigns, the right, privilege and easement to erect and maintain in connection with its electric power line 3" poles & anchors, and overhead wires as now or hereafter constructed, upon and across the following described premises in ___ County, State of Oregon, to-wit:

Beginning 28 rods E of NW cor NE 1/4 NE 1/4 Sec. 20T. 26 S.R. 14 W.W.M., thence South 40 rods; thence West 28 rods; thence S. 40 rods; thence E. 60 rods, thence North 40 rods; thence West 16 rods; thence North 40 rods; thence West to the place of beginning, being part of NE 1/4 NE 1/4 Sec. 20 T. 26 S.R. 14 W.W.M.

And the said Mountain States Power Company, its successors and assigns for the purpose aforesaid are fully authorized and empowered to enter upon the above premises for the purpose of constructing and maintaining its said poles, wires, fixtures and equipment thereon and

over the same as above provided, and the right to trim any trees necessary to keep the wires on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the said Mountain States Power Company, its successors and assigns, perpetually and forever.

IN TESTIMONY WHEREOF WE HAVE HERETO SET OUR HAND and seals this 17 day of Nov, 1938.

Done in the presence of:
R. E. Carter

Ida McDowell) seal(
W.R. McDowell) seal(

State of Oregon
County of Coos ss: On this, the ___ day of ___, 19___, personally came before me, a Notary Public in and for the State of Oregon the within named W. R. McDowell and Ida McDowell his wife, to me personally known to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand the Notarial Seal the day and year first above written.

Recorded Nov. 18, 1938, 10:30 A.M.
L. W. Oddy, County Clerk

R. E. Carter
Notary Public for Oregon
My commission Expires 4/18/41
(Notarial seal)

59801- KNOW ALL MEN BY THESE PRESENTS, That John Carver and Lora L. Carver, husband and wife in consideration of Ten--Fo/100 Dollars, to them paid by Esail V. Durflinger and Bessie E. Durflinger, husband and wife do hereby grant, bargain, sell and convey unto said Esail V. Durflinger and Bessie E. Durflinger, husband and wife their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the Town of Powers County of Coos and State of Oregon, bounded and described as follows, to-wit:

Lot Nineteen (19) of Block Three (3) in the Townsite of Powers, Oregon, according to the plat thereof on file and of record in the Office of the County Clerk in and for said County.

To Have and to Hold, the above described and granted premises unto the said Esail V. Durflinger and Bessie E. Durflinger their heirs and assigns forever.

And the grantors above named do covenant to and with the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 26 day of October, 1937.

Executed in the Presence of _____

John A. Carver) seal(
Lora L. Carver) seal(

State of Oregon
County of Coos ss: BE IT REMEMBERED, That on this 26 day of October A.D. 1937, before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named John Carver and Lora L. Carver who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Recorded Nov. 18, 1938, 10:30 A.M.
L. W. Oddy, County Clerk

Dean McWain
Notary Public for Oregon
My commission expires November 29, 1940
(Notarial seal)

59802-

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That MARGARET BOAK, widow and principal beneficiary under the will of Curley Boak, deceased, of the County of Coos and State of Oregon, GRANTOR, for and in consideration of the sum of ONE DOLLARS and other valuable considerations does hereby

EASEMENT AGREEMENT
23276

This agreement made and entered into on this 10th day of MAY, 1958, by and between Ernest Wold and Barbara Wold, husband and wife, hereinafter referred to as First Parties and H. B. Lake and ~~H. A. Henry~~, hereinafter referred to as the Second Parties;

WITNESSETH: That in consideration of the mutual agreements herein contained First parties for themselves, their heirs, representatives and assigns hereby give and grant unto the Second Parties ~~and their heirs~~ in common, their heirs and assigns forever an easement for the purpose of constructing a dam of a height of ten feet to back up water for an irrigation lake together with a roadway running from the Prosper County Road adjoining the real property involved to the dam site, together with easement to and from the dam site for powerline purposes and for irrigation pipe purposes, all on the real property lying in Coos County, Oregon, and described more particularly in Volume 201 page 438 of the Deeds Record of Coos County, Oregon, as follows, to-wit:

Beginning at a point 28 rods east of the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian; running thence South 40 rods; thence West 28 rods; thence South 40 rods; thence East 60 rods; thence North 40 rods; thence West 18 rods; thence North 40 rods; thence West 18 rods to the place of beginning.

The aforesaid dam to be constructed on Spring Creek which flows through said property.

Second Party shall construct said dam at their own expense and shall hereafter maintain the same at their own expense.

First Party shall have a prior right to use the lake formed by said dam for the purpose of raising fish and shall have a first right to use all water reasonably necessary for domestic purposes for their own use and Second Party shall have a prior right to use water from said lake for irrigation purposes, provided however, that Second Party shall maintain the water in said lake at a level so as to keep alive any fish that may be in said lake.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first set out herein.

FIRST PARTIES

Ernest Wold (SEAL)

Barbara Wold (SEAL)

SECOND PARTIES

H. R. Inks (SEAL)

_____ (SEAL)



STATE OF OREGON)
County of Coos) ss.

On the 2nd day of April, 1959, personally appeared the above named Ernest Wold and Barbara Wold, who acknowledged to me that they executed the foregoing instrument freely and voluntarily for the purposes therein contained.

William W. ...
Notary Public for Oregon
My Commission Expires: Nov. 4, 1959

STATE OF OREGON)
County of Coos) ss.

On the 2nd day of April, 1959, personally appeared the above named H. R. Inks who acknowledged to me that he executed the foregoing instrument freely and voluntarily for the purposes therein contained.

H. R. Inks
Notary Public for Oregon
My Commission Expires: Jan. 21, 1961



RECORDED DEC 3 1959 AT 1:25 P.M.
GEORGIANNA VALGHAN, COUNTY CLERK

WARRANTY DEED

92 06 0510

ERNEST WOLD, Grantor, conveys to FREDERICK K. RUSSELL and LOA M. RUSSELL, husband and wife, Grantees, the following described real property:



RECORDING # 2040510
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at

1:12 ON 04/12/1992
By J. WILSON Deputy
pages 1
fees \$ 33.00

Beginning at a point South 89° East a distance of 462 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. Thence South 1° East 660 feet; thence North 89° West a distance of 250.39 feet; thence South 1° East 620 feet to the Southwest corner of that parcel deeded to Paul T. Brazel on November 25, 1974 and recorded as No. 74-11-107319. Thence North 89° West a distance of 211.61 feet to the West line of the said Northeast quarter of the Northeast quarter; thence South 40 feet to the Southwest corner of said quarter quarter. Thence South 89° East a distance of 990 feet; thence North 1° West 660 feet; thence North 89° West 264 feet; thence North 1° West, a distance of 660 feet to the North line of said Section. Thence North 89° West a distance of 264 feet to the point of beginning.

Together with appurtenant waterline easement to the North, if any.

SUBJECT TO AND EXCEPTING:

- (a) An easement created by instrument, including the terms and provisions thereof, Dated: November 16, 1938; Recorded: November 18, 1938, Book: 132, Page: 535; In Favor Of: Mountain States Power Company; For: Road right of way.
- (b) An easement created by instrument, including the terms and provisions thereof, Dated: May 5, 1959; Recorded: December 3, 1959, Book: 275, Page: 92; In Favor Of: H.R. Inka and R.N. Henry; For: Damming and power lines.
- (c) The rights of the public in and to that portion of the above property lying within the limits of county roads.

The true and actual consideration of this deed is \$24,500.00.

Until a change is requested, all tax statements are to be sent to the following address: RETURN TO

RUSSELL, FREDERICK & LOAM
PO BOX 146
BASTON, OR 97411

DATED this 7 day of Dec 1976
Ernest Wold

STATE OF Oregon)
County of Coos) ss: Dec. 7, 1976.

Personally appeared the above-named Ernest Wold and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Janet Anderson
Notary Public for Oregon
Commission Expires: 9-28-80

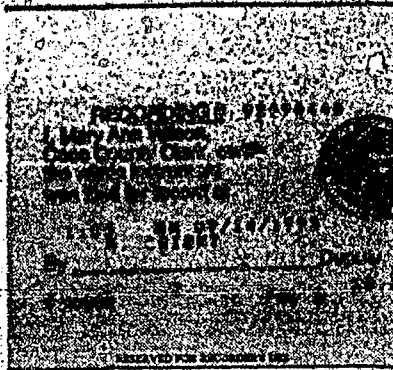
WARRANTY DEED

F. J. [Signature]

1041

95 09 0440

Filed for record at request of:
When recorded return to:
Send all tax statements to:
Name: Frederick and Loa Russell
Address: P.O. Box 146
Seaside, Oregon 97131



QUITCLAIM DEED

WE, FREDERICK K. RUSSELL and LOA M. RUSSELL, for and in consideration of love and affection, do hereby CONVEY and QUITCLAIM

TO: FREDERICK K. RUSSELL and LOA M. RUSSELL, as Trustees of the FREDERICK K. RUSSELL and LOA M. RUSSELL Revocable Living Trust dated the 9th day of September, 1995.

any and all ownership interests and title we have in the following described real estate situated in the County of Coos, State of Oregon, including any after acquired title:

For legal description, see Exhibit "A", attached hereto and incorporated herein by reference.

We hereby give a special power of attorney to the Trustees to execute title transfers as may be required.

The gross consideration for this assignment and conveyance is: Estate Planning.

IN WITNESS WHEREOF, we set our hands this 9th day of September, 1995.

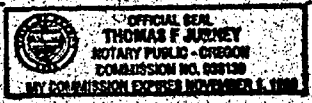
Frederick K. Russell
FREDERICK K. RUSSELL, GRANTOR

Loa M. Russell
LOA M. RUSSELL, GRANTOR

State of Oregon)
County of Coos)

On this 9th day of September, 1995, before me appeared FREDERICK K. RUSSELL and LOA M. RUSSELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, consisting of one (1) page (with Exhibit "A", consisting of one (1) page, attached), and acknowledged that he & she executed it.

WITNESS my hand and official seal.
Thomas F. Jurney
Notary Public for Oregon
Currently Residing at: Lake Oswego



My Commission Expires: 11/1/98

1013

10/11

Beginning at a point 89 degrees East a distance of 462 feet from the Northwest corner of the Northwest quarter of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. Thence South 1 degree East 660 feet; thence North 89 degrees West a distance of 250.39 feet; thence South 1 degree East 620 feet to the Southwest corner of the parcel deeded to Paul T. Brazel on November 23, 1974 and recorded as No. 74-11-107319.

Thence North 89 degrees West a distance of 211.61 feet to the West line of the said Northeast quarter of the Northeast quarter; thence South 40 feet to the Southwest corner of said quarter. Thence South 89 degrees East a distance of 990 feet; thence North 1 degree West 660 feet; thence North 89 degrees West 264 feet; thence North 1 degree West, a distance of 650 feet to the North line of said Section. Thence North 89 degrees West a distance of 264 feet to the point of beginning.

Together with an appurtenant waterline easement to the North, if any.

TOGETHER WITH AN ADDITIONAL EASEMENT giving the owner of said easement the right to use a lake adjoining said property for the purpose of raising fish, and to use all water reasonably necessary for domestic purposes. The easement shall pertain to the real property described as follows:

Beginning at a point 28 rods east of the Northwest corner of the Northeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian; running thence South 40 rods; thence West 28 rods; thence South 40 rods; thence East 60 rods; thence North 40 rods; thence West 16 rods to the place of beginning.

EXHIBIT "A"

95 09 0440

COOS COUNTY CLERK, OREGON TOTAL \$46.00
TERRI L. BURN, COO. COUNTY CLERK

11/03/2006 #2006-0517
03.00PM 1 OF 3

P 2006 # 10
CAS C-482

FINAL PARTITION PLAT NE 1/4 NE 1/4 SEC. 20 T28S R14W W.M. COOS COUNTY, OREGON

SURVEY FOR THE OWNERS
FREDERICK R. RUSSELL AND
LOA R. RUSSELL
LIVING TRUST
FREDERICK R. RUSSELL AND
LOA R. RUSSELL
TRUSTEES

35005 PRIVATE ROAD
BANDON, OR 97008

DOMESTIC WATER SUPPLY
NO DOMESTIC WATER SUPPLY FACILITY WILL BE
PROVIDED TO THE PURCHASER OF ANY LOT OR
PARCEL DEPICTED IN THE PROPOSED LAND
DIVISION UNLESS A DOMESTIC WATER
SUPPLY SOURCE CAN BE EST.

SEWAGE DISPOSAL
NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED
TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED
IN THE PROPOSED LAND DIVISION.

EASEMENTS
BOOK 132 PAGE 535
UNDEVELOPED LOCATION
FOR MOUNTAIN STATES POWER CO
CONSTRUCTION AND MAINTENANCE
OF POWER LINES

BOOK 375 PAGE 93
UNDEVELOPED LOCATION
FOR ROAD, POWER, IRRIGATION AND
DRAIN CONSTRUCTION

95-00-0440
ACROSS THE SUBJECT PROPERTY
FOR USE OF LAKE TO RAISE FISH AND
USE OF WATER

SCALE 1" = 100 FEET
DATE OF SURVEY
JUN 25, 2006

LEGEND

- INITIAL POINT
3/4" x 3/8" IRON ROD
WITH YELLOW PLASTIC
CAP MARKED
BY OTHER L.S. 2485
- POINTS FOUND AS NOTED
- POINTS SET 5/8" x 3/8"
IRON ROD WITH YELLOW
PLASTIC CAP MARKED
BY OTHER L.S. 2485
- DOTTED LINE REPRESENTS
RIGHT OF WAYS SEE OWNERS
DECLARATION
- BOLD LINE REPRESENTS PARENT
PARCEL SUBJECT OF THIS
PARTITION
- REPRESENTS BODIES OF WATER
AND DRAINAGE
- REPRESENTS REQUIRED SETBACK

SETBACKS
NEW OR REPLACEMENT BUILDINGS
ON PARCELS ABUTTING THE FOREST
ZONE SHALL ESTABLISH AND MAINTAIN
A SETBACK OF AT LEAST 30 FEET
IN ALL DIRECTIONS

SHRUB REGULATION WITHIN 50 FEET
OF A LAKE, WETLAND, STREAM OR
RIVER AS IDENTIFIED ON COASTAL
SHORELAND AND FISH AND WILDLIFE
INVENTORY MAPS SHALL BE MAINTAINED
WITH EXCEPTIONS SEE ZONING AND
LAND DEVELOPMENT ORDINANCE
4-4-2008

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

- M = MEASURED
- R = RECORD
- ⊙ = CALCULATED POINT
- PROFESSIONAL
LAND SURVEYOR

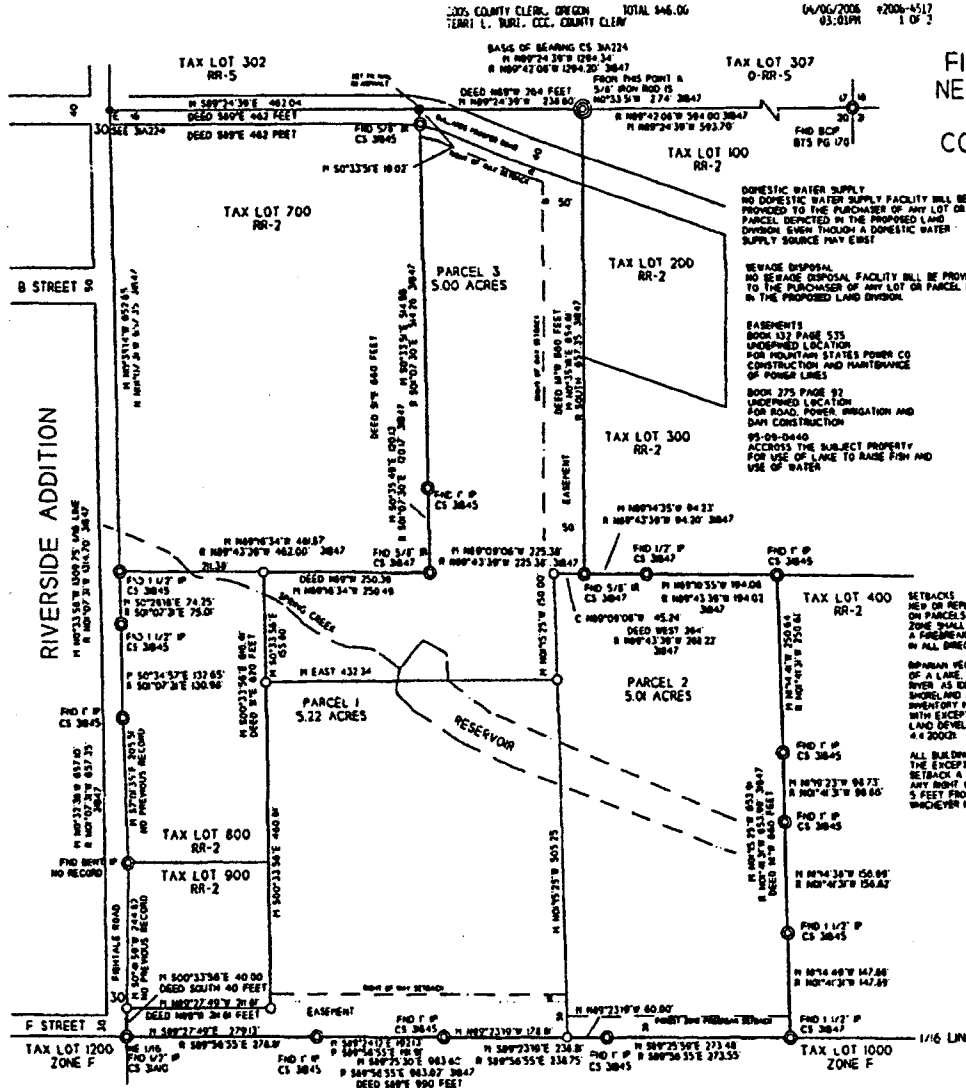
Jerry T. Smither
GARY T. SMITHER
2006
Renew 6/06



GARY T. SMITHER
OREGON SURVEYOR

P.O. BOX 545, NORTH BEND, OREGON 97459
FAX & PHONE: (504) 882-2214

PAGE 1 OF 2



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

21-Mar-2022

COX, LARRY
 PO BOX 672
 BANDON OR 97411-0672

Tax Account #	963602	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5401
Situs Address		Interest To	Apr 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.75	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.70	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.72	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.26	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.80	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.23	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.89	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.88	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.50	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.95	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.68	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.49	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.43	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13.09	Nov 15, 2006
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$536.99	

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 56924

WELL I.D. LABEL# 129305
START CARD # 1037963
ORIGINAL LOG #

4/17/2018

(1) LAND OWNER Owner Well I.D.
First Name RORY & MEGHAN Last Name BUTTS
Company
Address 87456 18TH ST SW
City BANDON State OR Zip 97411

(2) TYPE OF WORK [X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION
Casing: Dia + From To Gauge Stl Plstc Wld Thrd
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD
[] Rotary Air [X] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE [X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 48.00 ft.
BORE HOLE SEAL sacks/ lbs
Dia From To Material From To Amt lbs
10 0 48.6 Bentonite Chips 0 25 19 S
Calculated 18.6

How was seal placed: Method [] A [] B [] C [] D [] E
[X] Other POURED
Backfill placed from ft. to ft. Material
Filter pack from 25 ft. to 48.6 ft. Material SAND Size 10/20
Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
6 [X] 1.6 4.6 .250
5 [X] 1 43 SDR26
Shoe [] Inside [] Outside [] Other Location of shoe(s)
Temp casing [] Yes Dia From + To

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type JOHNSON Material SS
Perf/ Casing/ Screen Screen Liner Dia From To Sern/slot width Slot length # of slots Tele/ pipe size
Screen Casing 5 43 48 .012

(8) WELL TESTS: Minimum testing time is 1 hour
[X] Pump [] Bailer [] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
10 15 47 4
Temperature 52 °F Lab analysis [] Yes By
Water quality concerns? [] Yes (describe below) TDS amount 87 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County coos Twp 28.00 S N/S Range 14.00 W E/W WM
Sec 20 NE 1/4 of the NE 1/4 Tax Lot 602
Tax Map Number Lot
Lat " or DMS or DD
Long " or DMS or DD
[] Street address of well [] Nearest address
56230 PROSPER JCT RD BANDON, OR

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration
Completed Well 3/26/2018 23
Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES Depth water was first found 23.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
3/1/2018 23 48 15 23

(11) WELL LOG Ground Elevation
Material From To
LT BROWN SANDY CLAY 0 5
BROWN SANDY CLAY 5 23
BROWN SAND F 23 32
BROWN SAND M 32 48
BLUE CLAY 48 48.6
Date Started 2/28/2018 Completed 3/26/2018

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1381 Date 4/17/2018
Signed RONALD BARRINGTON (E-filed)
Contact Info (optional) BARRINGTON WELL DRILLING LLC. 541-269-7221

STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765 & OAR 690-205-0210)

COOS 55829

WELL I.D. LABEL# 110223 START CARD # 1022821 ORIGINAL LOG #

5/1/2014

(1) LAND OWNER Owner Well ID 1485 First Name PEGGIE Last Name RUSSELL-DAVIS Company Address 3335 TWIN ELMS DRIVE City EUGENE State OR Zip 97408

(2) TYPE OF WORK [X] New Well [] Deepening [] Conversion [] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION Casings: [] Dia + From To Gauge Stl Plstc Wld Thrd Seal: [] Material From To Amt sacks/lbs

(3) DRILL METHOD [] Rotary Air [X] Rotary Mud [] Cable [] Auger [] Cable Mud [] Reverse Rotary [] Other

(4) PROPOSED USE [X] Domestic [] Irrigation [] Community [] Industrial/ Commercial [] Livestock [] Dewatering [] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION Special Standard [] (Attach copy) Depth of Completed Well 45.58 ft

Table with columns: Dia, From, To, Material, SEAL, Amt, lbs. Row 1: 10, 0, 47, Bentonite Chips, 0, 30, 19, S

How was seal placed: Method [] A [] B [] C [] D [] E [X] Other POUR FROM SURFACE Backfill placed from 30 ft to 47 ft Material SAND Size 10/20

(5a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount Actual Amount

(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd Shoe [] Inside [] Outside [] Other Location of shoe(s) Temp casing [] Yes Dia From To

(7) PERFORATIONS/SCREENS Perforations Method Screens Type Johnson V-Wire Material Stainless Steel Perf/ Casing/ Screen Screen Liner Dia From To Scrn/slot width Slot length # of slots Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour [] Pump [] Bailer [X] Air [] Flowing Artesian Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Table for well tests: Yield 12, Drawdown 45, Duration 1. Temperature 53 °F Lab analysis [X] Yes By Bandon Well & Pump Co

(9) LOCATION OF WELL (legal description) County COOS Twp 28.00 S N/S Range 14.00 W E/W WM Sec 20 1/4 of the NE 1/4 Tax Lot 600 Tax Map Number Lot Lat Long Street address of well Nearest address 55985 FISHTALE ROAD, BANDON

(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Pre-Alteration Completed Well 4/30/2014 21.5 Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES Depth water was first found 21.50 SWL Date From To Est Flow SWL(psi) + SWL(ft) 4/30/2014 21.5 46 12 21.5

(11) WELL LOG Ground Elevation 200.00 Material From To Topsoil 0 2 Clay brown 2 4 Sand fine brown 4 8 Sand f-m gray brown 8 14 Sandy clay tan 14 15 Sand f-c gray brown 15 19 Sandy clay brown 19 20 Sand f-c gray brown 20 34 Sandy clay tan brown 34 36 Sandy clay w/gravel f tan brown 36 38 Gravel f-m w/sand c-f & sandy clay lense 38 43 Gravel f-m w/sand f-c gray brown 43 46 Clay gray brown 46 47

Date Started 4/17/2014 Complete 4/30/2014

(unbonded) Water Well Constructor Certification I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. License Number Date Signed

(bonded) Water Well Constructor Certification I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. License Number 1493 Date 5/1/2014 Signed JAMES A MACK SR (E-filed) Contact Info (optional) Bandon Well & Pump Company (541) 347-7867

RECEIVED

COOS
51053

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

AUG 24 1998

WELL I.D.# L 17421

START CARD# 105925

Instructions for completing this report are on the back page of this report.
WATER RESOURCES DEPT.
SALEM, OREGON

(1) OWNER: Well Number _____
Name Janice Palmer
Address 750 Jackson
City Bandon State OR Zip 97411

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 60 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL		
Diameter	From	To	Material	From	To
	0	20	Bent	20	0
	2 1/2	60			

How was seal placed: Method A B C D E
 Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

Casing/Liner	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing	4 1/2	12	48	5/16"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method _____
 Screens Type Hydrophilic Material PVC

From	To	Slot size	Number	Diameter	Tubing	Casing	Liner
48	60	10/10		4 1/2	4 1/2	<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing
Yield gal/min 15 Drawdown _____ Drill stem at _____ Time _____
Temperature of water 52° Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County COOS Latitude _____ Longitude _____
Township 29 N or S Range 14 E or W M.
Section 20 NE 1/4 NE 1/4
Tax Lot 400 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) Prosper Rd

(10) STATIC WATER LEVEL:
23 ft. below land surface. Date 7-20-98
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 23

From	To	Estimated Flow Rate	SWL
23	60	15 gpm	23

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
Top soil	0	1	
Brown sandy clay	1	15	
Brown sand	15	60	23

Date started 7-20-98 Completed 7-20-98

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 1381
Signed [Signature] Date 8-15-98

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT **COOS**

STATE OF OREGON
(Please type or print)

(Do not write above this line)

State Well No. 285/14w-20aa
State Permit No. _____

003832

(1) OWNER:

Name Roy Peters
Address Rt. 2, Box 160
Bandon, Oregon 97411

(2) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Driven
 Jetted
 Bored

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other

(5) CASING INSTALLED:

Threaded Welded
6 " Diam. from 0 ft. to 72'-9" ft. Gage 250
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

(6) PERFORATIONS:

Perforated? Yes No.

Type of perforator used _____

Size of perforations in. by in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

(7) SCREENS:

Well screen installed? Yes No

Manufacturer's Name Johnson
Type Stainless steel Model No. telescope
Diam. 6 Slot size .008 Set from 71'-10" ft. to 76'-2" ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

_____ pump test made? Yes No If yes, by whom? _____

_____ gal./min. with _____ ft. drawdown after _____ hrs.

_____ test 20 gal./min. with 20 ft. drawdown after 1 hrs.

_____ g.p.m.
Temperature of water 52 Depth artesian flow encountered _____ ft.

(9) CONSTRUCTION:

Well seal—Material used Cement
Well sealed from land surface to 20 ft.

Diameter of well bore to bottom of seal 10 in.

Diameter of well bore below seal 6 in.

Number of sacks of cement used in well seal 8 sacks

How was cement grout placed? Pumped via tremie pipe

Was a drive shoe used? Yes No Plugs _____ Size: location _____ ft.

Did any strata contain unusable water? Yes No

Type of water? _____ depth of strata _____

Method of sealing strata off _____

Was well gravel packed? Yes No Size of gravel: _____

Gravel placed from _____ ft. to _____ ft.

(10) LOCATION OF WELL:

County Coos Driller's well number _____
NE ¼ NE ¼ Section 20 T. 28s R. 14w W.M.
Bearing and distance from section or subdivision corner _____

(11) WATER LEVEL: Completed well.

Depth at which water was first found 45 ft.
Static level 45 ft. below land surface. Date 12-18-79
Artesian pressure _____ lbs. per square inch. Date _____

(12) WELL LOG:

Diameter of well below casing _____ 0 _____

Depth drilled 76 ft. Depth of completed well 76 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Sand fine brown	0	25	
Sand medium gray	25	37	
Sand medium brown muddy	37	48	
Sand medium gray	48	55	
Sand coarse tan	55	76	
Claystone gray	76	---	

RECEIVED

JAN 2 1980

WATER RESOURCES DEPT
SALEM, OREGON

Work started 12-17 1979 Completed 12-18 1979

Date well drilling machine moved off of well 12-19 1979

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Andrew Donnelly Date 1-2, 1980
(Drilling Machine Operator)

Drilling Machine Operator's License No. 469

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Bill Miller Well Drilling
(Person, firm or corporation) (Type or print)

Address Rt. 1 Box 115 Bandon, Ore. 97411

[Signed] Bill Miller
(Water Well Contractor)

Contractor's License No. 600 Date 1-2, 1980

STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.765)

28-14-20
 WELL I.D. # L 57958
 START CARD # 147857

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Edith Waters Well Number 891
 Name Edith Waters
 Address PO Box 881
 City Bandon State OR Zip 97411

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 72'8"
 Explosives used Yes No Type _____ Amount (TCC)

HOLE		SEAL			
Diameter	From To	Material	From To	Sacks or pounds	
10"	0 33	Bentonite	0 22	14.5x	

How was seal placed: Method A B C D E
 Other Poured from surface

Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from 22 ft. to 33 ft. Size of gravel 10/20

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 5"	+1	27'4"	160#	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6"	+1	4'	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Protective Casing)							
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None
 Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method Attached to casing
 Screens Type Nugloka V-wire Material S.S

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
27'5"	32'8"	.014		5"	Pipe	<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
10	-	32	1 hr.

Temperature of water 52° Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom BUNTS
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

Bandon Well & Septic Co., Inc.

(9) LOCATION OF WELL by legal description:
 County Coos Latitude _____ Longitude _____
 Township 28 N or S Range 14 E or W. W.M.
 Section 20 NW 1/4 NE 1/4
 Tax Lot 1800 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) FISH TALE RD Bandon

(10) STATIC WATER LEVEL:
13'6" ft. below land surface. Date 5/22/03
 Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 15'

From	To	Estimated Flow Rate	SWL
15	31	10	13'6"

(12) WELL LOG:
 Ground Elevation +/- 300'

Material	From	To	SWL
Sandy Topsoil	0	1	
Sandy Clay brown	1	4	
Sand Fine-med brown	4	9	
Sandy Clay Orange brn	9	12	
Sand Fine-CRS Gray brown	12	13	
Sandy Clay tan	13	15	
Sand/Fine-med brown	15	22	13'6"
Cemented sand black	22	23	
Gravel Fine w/ Sand	23	31	
Fine-CRS gray brown			
Sandstone w/ Claystone lenses Gray	31	33	

RECEIVED

MAY 27 2003

WATER RESOURCES DEPT.
 SALEM, OREGON

Date started 5/22/03 Completed 5/22/03

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

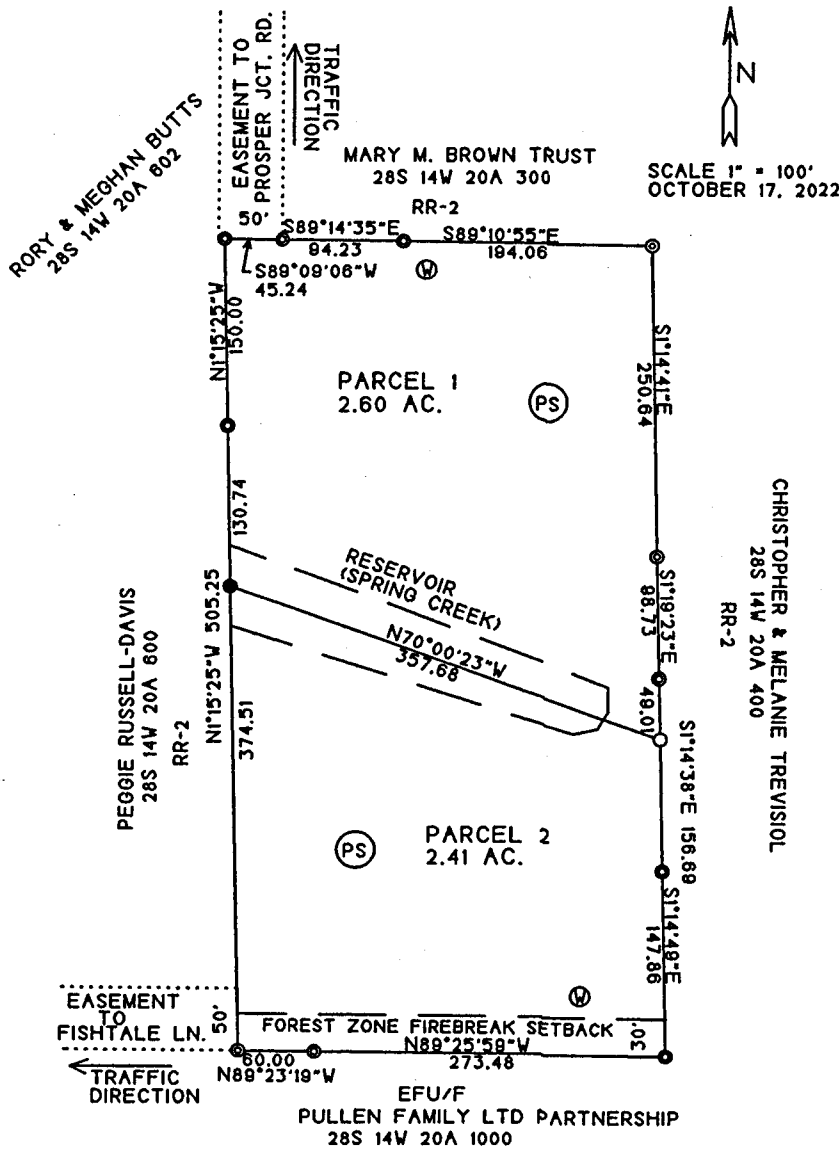
WWC Number _____
 Signed _____ Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed Jim Mack WWC Number 1493
 Date 5/23/03

TENTATIVE RE-PLAT OF PARCEL 2 OF P 2006 #10
 LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 20,
 T.27S., R.14W., W.M., COOS COUNTY, OREGON
 (T.L. 601 - 27S 14W 20A - ACCT.# 963602 - 5.01 ACRES)



PREPARED FOR:
 LARRY COX
 P.O. BOX 672
 BANDON, OR 97411

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo

OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865
 RENEWAL 12-31-2022

LEGEND

- ⊙ CORNER OF RECORD
- PROPOSED CORNER
- ⊕ PROPOSED WELL
- ⊙(PS) PROPOSED SEPTIC

PROPERTY SUBJECT TO

- BOOK 132 PAGE 535 - MOUNTAIN STATES POWER CO. - UNDESCRIBED EASEMENT
- BOOK 275 PAGE 92 - UNDESCRIBED EASEMENT LOCATION - FOR ROAD, POWER, DAM CONSTRUCTION AND IRRIGATION
- INST. NO. 92-06-0510 - UNDESCRIBED WATERLINE EASEMENT
- INST. NO. 95-09-0440 - EASEMENT TO RESERVOIR
- COVENANTS, CONDITIONS & RESTRICTIONS PER P 2006 #10

NOTES

- ZONE - RR-2
- WATER - PROPOSED WELLS - NOT PROVIDED
- SEWAGE DISPOSAL - PROPOSED SEPTIC SYSTEMS - NOT PROVIDED
- SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER
- ACCESS - PER EXISTING EASEMENTS CREATED BY P 2006 #10
- TOPOGRAPHY - SLOPES LESS THAN 10% EXCEPT ALONG THE RESERVOIR BANKS