

File Number: ACU-23-011 Vacation Rental



COOS COUNTY CONDITIONAL USE LAND USE 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

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)

Date Received: 3/9/23 Receipt #: 239853 Amount: 1876⁰⁰ Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Toneata Leona Martocchio

Mailing address: 30116 Mulholland Highway, Agoura, CA 91301

Phone: 818-540-8031 Email: TLMartocchio@gmail.com

Township: 25S Range: 14W Section: 36 1/4 Section: C 1/16 Section: A Tax lots: 4200 1600 parking house

Tax Account Number(s): ~~711403~~ 402044 * Zone: Select Zone Urban Residential-1 (UR-1)
Tax Account Number(s) 402591 Please Select

B. Special Districts and Services

Water Coos Bay - North Bend Water Board Sewage Disposal Charleston Sanitation
School Coos Bay Fire District Coos Bay RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for vacation rental
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards Flood Landslide Liquefaction Erosion Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page 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. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. **DEED:** A copy of the current deed, including the legal description, of the subject property.

IV. **CERTIFICATION:** 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 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Donna Mastocchio
tonseata mastocchio

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: 91699 Cape Arago Highway, Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Cape Arago Highway

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

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

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

- How many employees/vendors/patrons, total, will be on site? *13 maximum anytime*
- Will food be offered as part of the an on-site business? *No*
- Will overnight accommodations be offered as part of an on-site business? *yes*
- What will be the hours of operation of the business? *24/7*

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

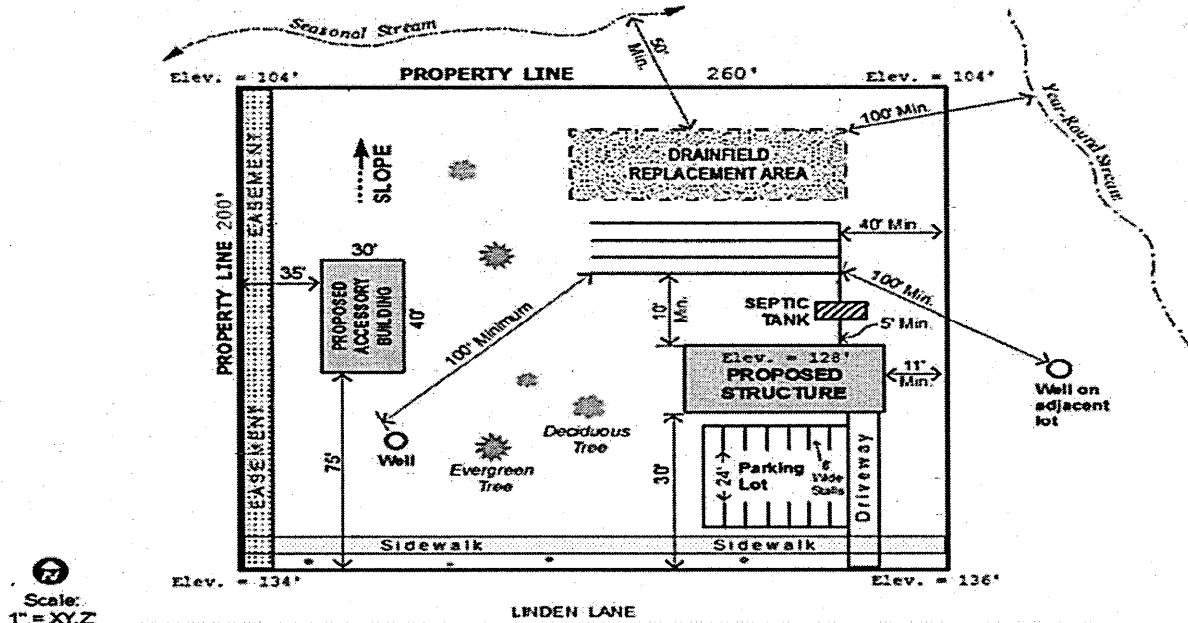
Staff Signature: _____

- 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 Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

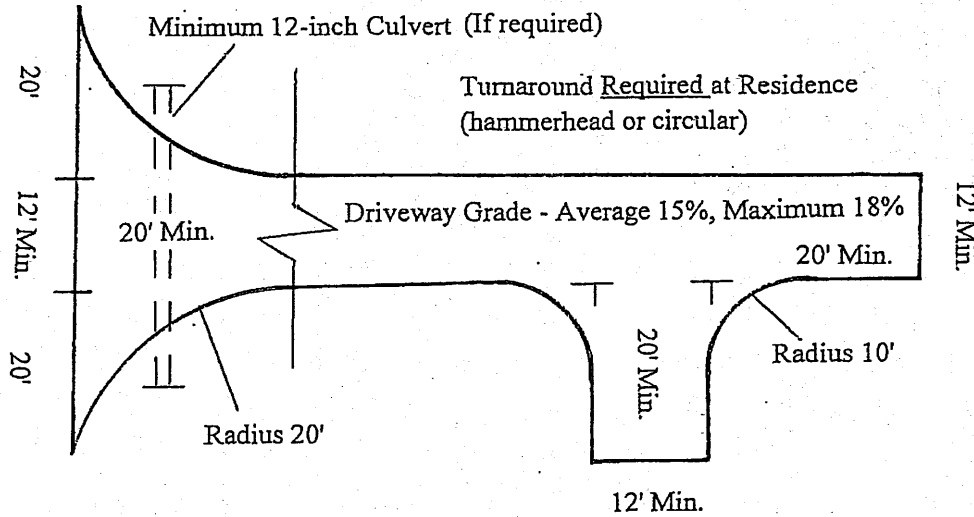
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



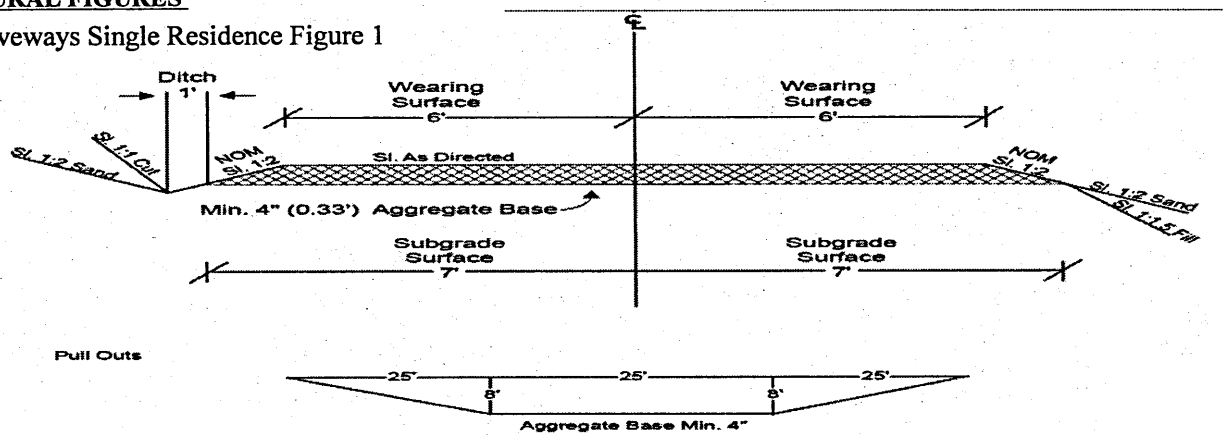
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

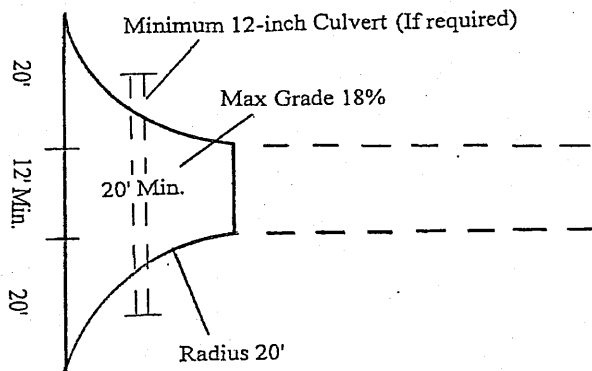
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

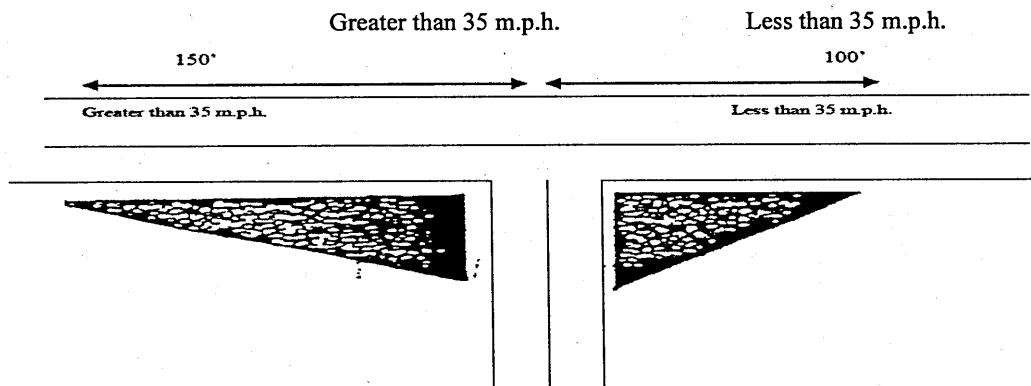


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

Toneata Leona Martocchio
91699 Cape Arago Highway
Coos Bay, Oregon 97420

Administrative Conditional Use Application
For Short Term / Vacation Rental Use at
91699 Cape Arago Highway, Coos Bay, Oregon 97420

To whom it may concern:

I am applying to change the use of the above-described property from residential to vacation rental. This two-story home, built in 1955, is 3,622 square feet with 6 bedrooms and 3 bathrooms. The second floor has three bedrooms, two bathrooms, kitchen, living room, dining area, and family room. The first floor has three bedrooms, one bathroom and laundry area. This 1.23 acres waterfront property features two single car detached garages, a tool shed, a poultry coop, covered deck, covered patio, deck, fire pit, outbuilding, RV parking, RV/boat storage, yard, numerous alder and pine trees and shrubbery, plus native brush and grasses, bordered by a sea wall with a boat ramp. Considering the home's six bedrooms, each with a double or queen size bed, occupancy will be advertised for 12 people maximum.

This home is situated on a flat bedside the bay, screened at its rear East side from Cape Arago Highway uphill at its second level by numerous tall mature trees. The sole neighboring residence West of Cape Arago Highway is approximately one hundred feet away, largely blocked from view by tall shrubbery and trees. To the East across the Highway, the closest neighbor is roughly 150 feet away, also mostly blocked from view by trees and topography. The adjacent parcel to the South is vacant land except for a pumping station, with bay frontage at the West. I am not making any structural changes, nor any changes to the layout of the property. No buildings are being added.

General scope of Proposal for this short term / vacation rental:

- Number of occupants at one time: 12 persons maximum;
- Number of vehicles: 12 vehicles maximum
- Large gatherings: 12 persons maximum
- Property manager including contact details: Toneata Martocchio, owner, tlmartocchio@gmail.com; cell 818-540-8031
- Security: monitored Ring security system with camera
- The layout of the property: the property has sight obscuring trees and landscaping from the only neighboring residential properties, which are to the North and East
- Services: Property maintenance shall be by Reid Cronk, cell 541-290-2375, and a cleaning service, with the 13th parking space by the detached garages dedicated to the service worker

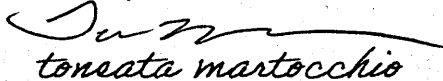
The following items are to be addressed individually according to Coos County Zoning and land Development Ordinance (CCLDO) Article 7:

- a. Shall be found to be compatible with the surrounding area;
 1. Current zoning of UR-1 allows a vacation rental with a conditional use approval.
 - i. Attached photos show the property is screened from view by neighbors, as the neighboring properties are not visible from ground level on the premises at / near the residence. Part of my contract with guests will be required compliance with the 10 pm noise ordinance and maximum occupancy of 12 persons at any time for any reason. Violators will be warned one time and then removed from the property and not allowed to return. An external camera will monitor the property 24 hours a day to ensure compliance. Every precaution will be taken to avoid upsetting my neighbors.
- b. Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
 1. It is my understanding that I must have this application approved prior to obtaining a license from CHW, which I shall do.
- c. Shall meet parking access, driveway and parking standards as identified in Chapter VII;
 1. Cape Arago Highway is a paved road maintained by Coos County. The driveway is paved. The parking is partly gravel and partly concrete. My paved driveway is 24 feet wide at the entrance from Cape Arago Highway, descending 47 feet, narrowing to 22 feet wide, to an irregular shaped parking area consisting of
 - i. a gravel driveway adjacent to the East side of the house that is 82 feet long by 11.5" wide,
 - ii. a cement parking area adjacent to the south side of the house that is 18.5' wide by 18.5' long,
 - iii. an irregular shaped gravel parking area , roughly 35' by 22' by 24' by 45' by 30' spans from the base of the paved driveway to the two detached garages on the South, the cement pad to the North West, and gravel drive parking to the North.

2. The driveway elevation change is approximately 4.5 feet over 47 feet, giving a 9.574 % grade. This meets the requirements of a minimum of 14' subgrade width and 18% maximum grade according to AASHTO.
 3. According to the parking lot diagram submitted with my application, with the spaces being 10' wide by 20' long or larger, the lower driveway adjacent to the house, concrete slab and parking area will be able to accommodate 12 cars, with a dedicated parking space for the maintenance person's vehicle by the detached garages.
- d. Shall not be conveyed or otherwise transferred to a subsequent landowner without the new property owner submitting a Compliance Determination Application showing compliance with this section; and
1. I acknowledge that this accessory use cannot be transferred without the subsequent property owner submitting a Compliance Determination Application and the required deed restriction. At this time, I do not have plans to sell the home.
- e. A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within the urban Growth Boundary, further restrictions may be required based on comments from the City of Coos Bay.
1. Acknowledged.

Thank you for your time and consideration in this matter.

Sincerely,



Toneata Leona Martocchio

Toneata Leona Martocchio

(818) 540-8031

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420-2206

AFTER RECORDING RETURN TO:

Order No.: 360623041620-DM
Toncata Leona Martocchio, an unmarried person
91699 Cape Arago Hwy
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Toncata Leona Martocchio
91699 Cape Arago Hwy
Coos Bay, OR 97420-8729

APN: 402044
402591
402592

Map: 25 S 14 W 35 AC 1600
25S-14-36CA-4200

Coos County, Oregon 2023-00573
\$91.00 Pgs=2 01/31/2023 09:36 AM
eRecorded by: TICOR TITLE COOS BAY
Julie A. Brecke, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald J. Manciet, Grantor, conveys and warrants to Toncata Leona Martocchio, an unmarried person, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

PARCEL 1: Beginning at a point in the Northwestern boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the center of said Section 36 bears South 28° 40' 1/2" West 122.5 feet; thence North 45° 39' West 126 feet; thence South 44° 21' West 120 feet; thence South 45° 39' East 129.27 feet to a point in the said boundary of the State Highway right of way; thence Northeasterly along the said right of way boundary along a spiral curve to the right (the long chord of which bears North 42° 47' 1/2" East) for a distance of 120.04 feet to the point of beginning.

PARCEL 2: The Southwesterly 18 feet of the following described parcel: Lot 11, Pigeon Point Tracts, more particularly described as follows: Beginning at a point on the Northwestern boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the center of said Section 36 bears South 39° 42' 1/3" West 329.30 feet; thence North 45° 39' West 130.11 feet; thence South 44° 43' West 200.16 feet; thence South 45° 39' East 130.0 feet to a point on the Northwestern boundary of the relocation of the said Cape Arago Section of the Oregon State Highway; thence Northeasterly along the spiral curve of the relocation and the boundary of the original location (the long chord of the combined courses bears North 45° 26' East) for a distance of 199.74 feet to the point of beginning.

PARCEL 3: Beginning at a point on the Westerly boundary line of the 80 foot right of way of the Cape Arago Secondary Highway from which point the iron pipe at the center of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon bears South 45° 39' East 29.9 feet; thence South 37° 51' West along the Westerly boundary line of said right of way 150 feet; thence North 45° 39' West to the low water line of Coos Bay; thence North 20° 35' East along said low water line 160 feet, more or less, to the intersection of said low water line with a line extended North 45° 39' West from the point of beginning; thence South 45° 39' East 250.5 feet, more or less, to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$720,000.00). (See ORS 93.030)

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.

The Land lies within the Coos Bay Urban Renewal Area and is subject to the terms and provisions thereof.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.

STATUTORY WARRANTY DEED

(continued)

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 Coos Bay.

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.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Coos Bay.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Coos Bay.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.

Order, including the terms and provisions thereof.

Recording Date: February 1, 2022

Recording No.: 2022-01004

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.

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

Dated: 1/24/23

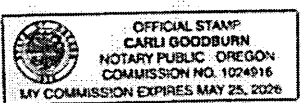
Ronald J. Manciet

State of Oregon
County of Coos

This instrument was acknowledged before me on Jan 24, 23 by Ronald J Manciet.

Carl G
Notary Public - State of Oregon

My Commission Expires: May 25, 26



Parking Plan
all spaces are
10' W x 20' L
or larger.
Concrete slab
spaces can
be ADA.



COUNTY ROAD
PARKING PLAN

540

Cape Arago Hwy

Residence

Storage Building

Chicken coop

Garage 1

Garage 2

Maintenance Parking



VIEW FROM WEST SHOWING TAEGES

© 2022

ANOTHER VIEW FROM WEST SHOWING LAYOUT AND TREES



(17)

VIEW FROM PARKING AREA TOWARD OBSCURE VIEW TO N.E. NEIGHBORS





VIEW FROM NORTH YARD SHOWING OBLSCURED VIEW TO NORTH

VIEW FROM WEST YARD SHOWING OBCURED VIEW TO NORTH WEST





VIEW FROM SOUTH DECK SHOWING OBSCURED VIEW OF SOUTH

(21)



VIEW TO S.E. FROM PARKING SHOWING 4.6' RETAINING WALL AND GRADE



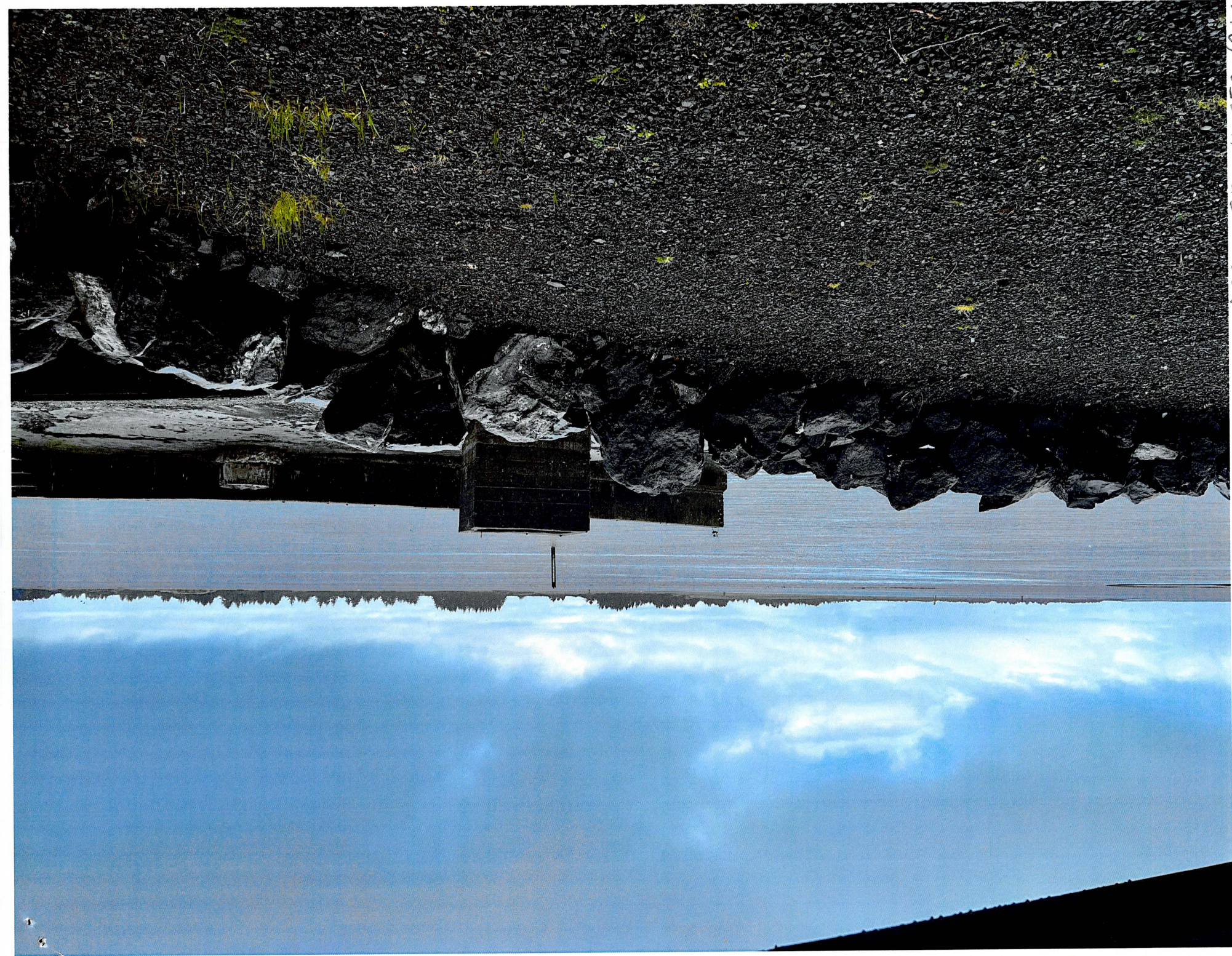
© 2022

VIEW FROM NORTH OF PARKING ON EAST SIDE ALONG HOUSE

VIEW TOWARD WEST OF GARAGES AND PARKING AREA

© 2022

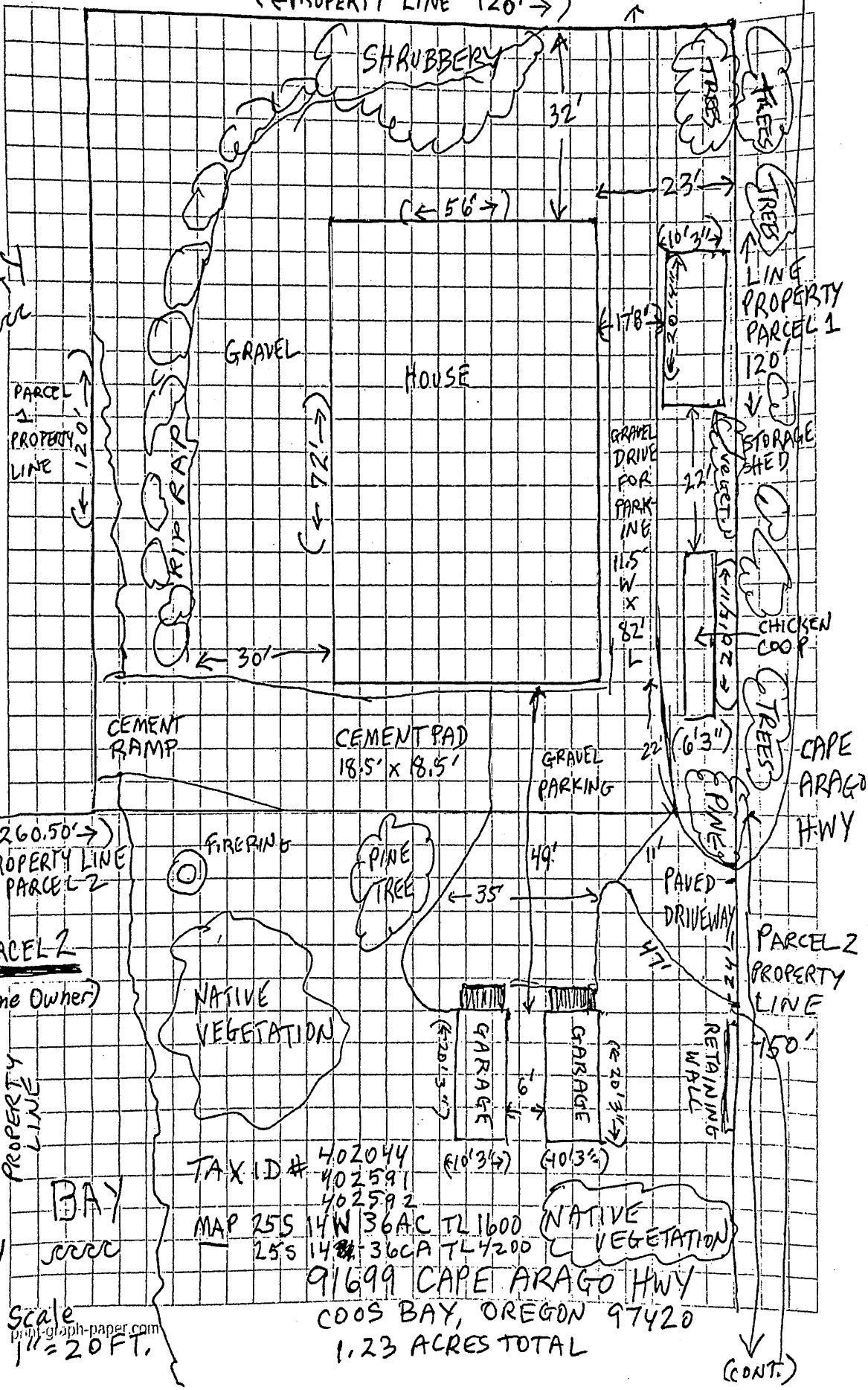




VIEW FROM WEST SIDE OF HOUSE. TOWARD WEST AND SEAWALL (35)

PARCEL 1
(←PROPERTY LINE 126'→)

BAY
area



PARCEL 1
PROPERTY
LINE
120'

←260.50'→
PROPERTY LINE
PARCEL 2

PARCEL 2
Same Owner

PARCEL 2
PROPERTY
LINE
(←150'→)

BAY
area

Scale
1" = 20 FT.
graph-paper.com

(CONT.)