

- 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: 93200 Sneddon Lane Coos Bay, Oregon.

Type of Access: Public Road Name of Access: Sneddon Lane

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: 93228 Sneddon Lane

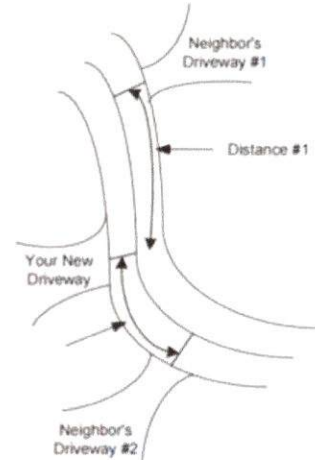
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: 250FT East.

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: 93170 Sneddon Lane

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: 300FT West

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



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: Coos Bay-North Bend Water Board 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 Heath 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: **Deed Book 96 Page 361**
Also any Regulations, Levies, Assessments, Right-of-Way and Easements of Libby Slough Drainage District.
3. Covenants or Deed Restrictions that apply:
Ingress and Egress Easement Deed Instrument No. 71-06-60033
4. Legal Access and maintenance agreements:
Circuit Courts Case #85-201 Easement and Maintenance
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why.
8. Are there natural hazards that apply to this property? **Yes**
Flood/ Tsunami Inundation/ High Landslide Susceptibility/ Sea Level Rise/ Liquefaction
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. **No**
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. **No**

- VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:
- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
 - b. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed;

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

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

1. Application Requirements

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

2. Information required for tentative plat.

a. All Land Divisions

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

- Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
 - Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
 - Easements, together with their dimensions, purpose and restrictions on use.
 - Zoning classification of the land and Comprehensive Plan map designation.
 - Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
 - Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards. Applicable natural hazards may be verified with planning staff.
 - A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
- b. Subdivisions – Shall include the following additional information:
- The proposed name of the subdivision must be on the plat.
 - The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
 - Private streets and all restrictions or reservations relating to such private streets.
 - Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
 - Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
 - The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
 - Proposed means and location of sewage disposal and water supply systems.
3. Development Phasing
- a. Subdivisions shall:
- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
 - ii. Time limitations for the various phases must meet the following requirements:
 - 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 - 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 - 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.
- b. Partitions shall:
- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.
 - ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

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

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

Ticor Title Company of Oregon
Order No. 360624044243



201 Central Avenue
(541)269-5127

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

To ("Customer"): Estabrook Land Surveying
PO Box 778
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360624044243
Effective Date: March 19, 2024 at 05:00 PM
Charge: \$300.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Above All Property Management, LLC An Oregon Limited Liability Company

Premises. The Property is:

(a) Street Address:

93200 Sneddon Lane, Coos Bay, OR 97420

(b) Legal Description:

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

Part Two - Encumbrances

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

EXCEPTIONS

1. Regulations, levies, liens, assessments, rights of way and easements of Libby Slough Drainage District.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Flanagan Estate, a corporation and Ellen Snedden
Recording Date: April 24, 1925
Recording No: Book 96, Page 361

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

Granted to: Public and adjacent property owners
Recording Date: June 14, 1971
Recording No: 71-06-60033

4. Circuit Court Case #85-201 Easement and Maintenance, including the terms and provisions thereof

In Favor of: Merle E. Rada and Vickie L. Rada
Filed Date: August 16, 1985

END OF EXCEPTIONS

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

Fiscal Year: 2023-2024
Amount: \$3,175.70
Levy Code: 0943
Account No.: 513302
Map No.: 26S1310-A0-00100

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

End of Reported Information

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

Coos Bay Title

coosbaytitle@ticortitle.com

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

EXHIBIT "A"
Legal Description

The East 208.71 feet of the North half of the Northeast quarter of the Northeast quarter of Section 10, in Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and more particularly described as follows: Beginning at the Northeast corner of said Section 10 and running thence South 0° 44' West along the East line of Section 10 655.98 feet to a 3/4 inch pipe post which marks the Northeast corner of that property described in Book 186, Page 729 of the Coos County Deed Records; thence West along the North line of said property 208.71 feet to a 3/4 inch pipe post thence North 0° 44' East 635.42 feet to a 3/4 inch pipe post and continuing North 0° 44' East 20 feet more or less to the North line of Section 10; thence North 89° 46' East 208.71 feet to the point of beginning.

And also the East 1/2 of the following described parcel:

The West 208.71 feet of the East 417.42 feet of the North 1/2 of the Northeast quarter of the Northeast quarter of Section 10 in Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon being more particularly described as follows: Beginning at a point on the North line of Section 10, 208.71 feet South 89° 46' West of the Northeast corner of Section 10 and running thence South 0° 44' West 20 feet more or less to a 3/4 inch pipe post and continuing South 0° 44' West 635.42 feet to a 3/4 inch pipe post marking the North boundary of that property described in Book 186, Page 721, Coos County Deed Records; thence West along the North line of said property 208.71 feet to a 3/4 inch pipe post; thence North 0° 44' East 634.85 feet to a 3/4 inch pipe post and continuing North 0° 44' East 20 feet more or less to the North line of Section 10; thence North 89° 46' East 208.71 feet to the point of beginning.

Ticor Title Company of Oregon
Order No. 360624044243

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

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

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

END OF THE LIMITATIONS OF LIABILITY

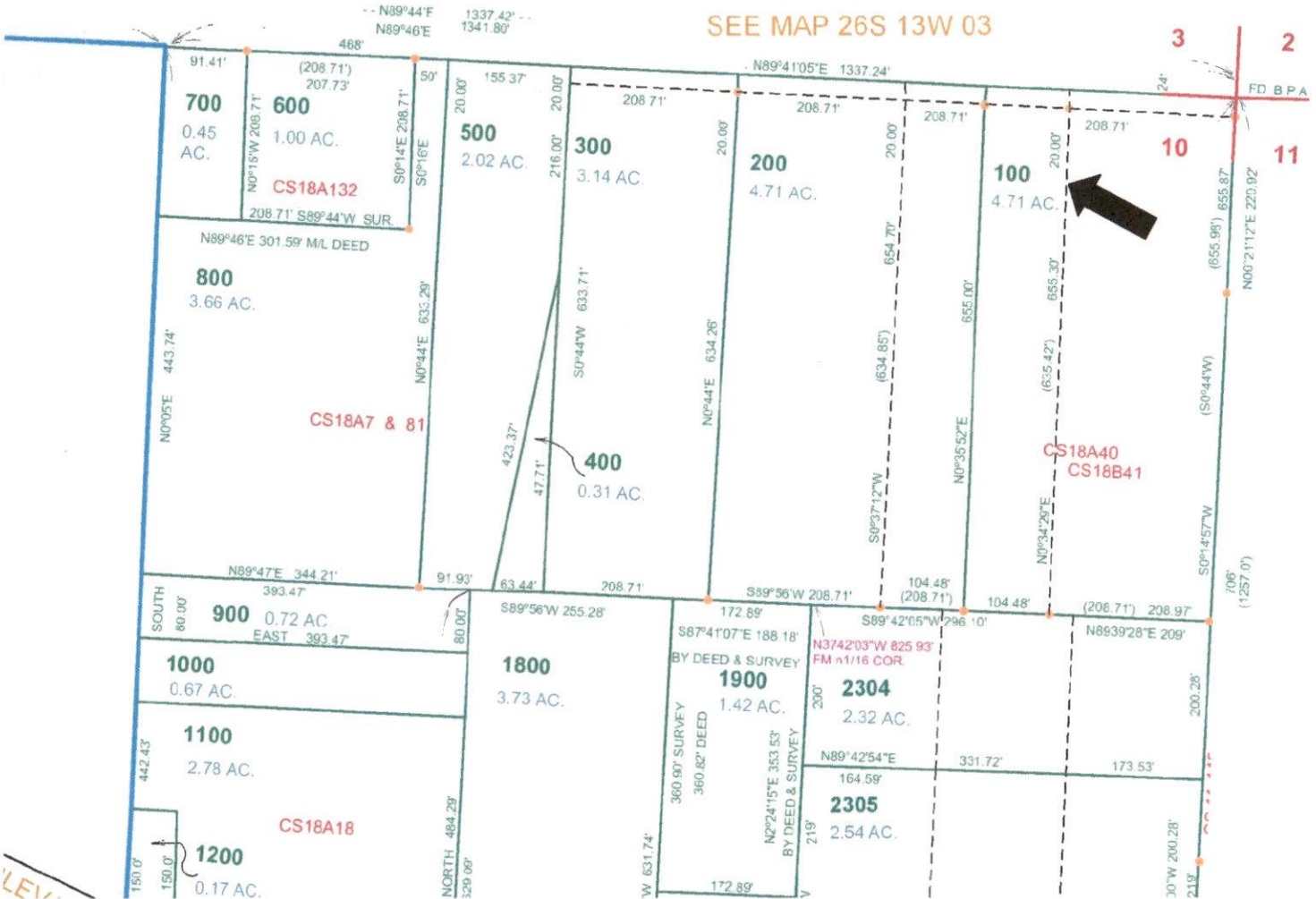


TICOR TITLE™



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

SEE MAP 26S 13W 03



4
2
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2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

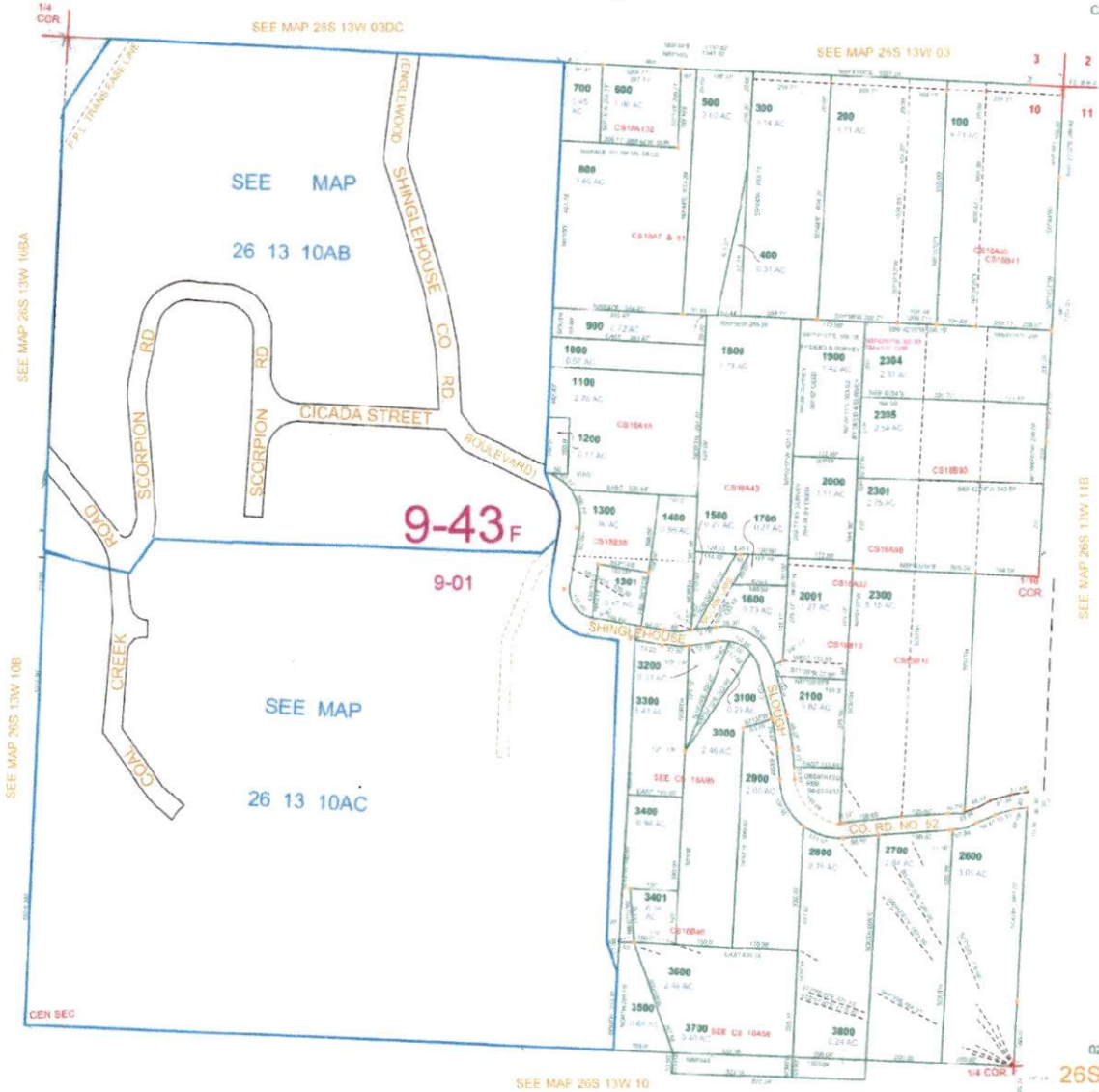
NE1/4 SEC.26 T26S R13W W.M.
COOS COUNTY

26S 13W 10A
& INDEX

1" = 200'

CANCELLED NO.

- 2400
- 2500
- 2302
- 2101
- 2200
- 2306
- 2307
- 2309
- 2310



02-15-2007
26S 13W 10A
& INDEX

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

Dated this 14th day of November, 2023.

Amanda S Snow
Amanda S. Snow

State of Oregon) ss
County of Coos }

On this 14th day of November, 2023, before me, Lisa Summa a Notary Public in and for said state, personally appeared Amanda S. Snow, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Summa
Notary Public for the State of Oregon
Residing at: Coos County
Commission Expires: 1-11-2024

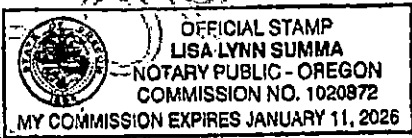


EXHIBIT 'A'

File No. 611542AM

Parcel 1: The East 208.71 feet of the North half of the Northeast quarter of the Northeast quarter of Section 10, in Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and more particularly described as follows: Beginning at the Northeast corner of said Section 10 and running thence South $0^{\circ} 44'$ West along the East line of Section 10, 655.98 feet to a $3/4$ inch pipe post which marks the Northeast corner of that property described in Book 186, Page 729 of the Coos County Deed Records; thence West along the North line of said property 208.71 feet to a $3/4$ inch pipe post thence North $0^{\circ} 44'$ East 635.42 feet to a $3/4$ inch pipe post and continuing North $0^{\circ} 44'$ East 20 feet more or less to the North line of Section 10; thence North $89^{\circ} 46'$ East 208.71 feet to the point of beginning.

And also the East $1/2$ of the following described parcel:

The West 208.71 feet of the East 417.42 feet of the North $1/2$ of the Northeast quarter of the Northeast quarter of Section 10 in Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon being more particularly described as follows: Beginning at a point on the North line of Section 10, 208.71 feet South $89^{\circ} 46'$ West of the Northeast corner of Section 10 and running thence South $0^{\circ} 44'$ West 20 feet more or less to a $3/4$ inch pipe post and continuing South $0^{\circ} 44'$ West 635.42 feet to a $3/4$ inch pipe post marking the North boundary of that property described in Book 186, Page 721, Coos County Deed Records; thence West along the North line of said property 208.71 feet to a $3/4$ inch pipe post; thence North $0^{\circ} 44'$ East 634.85 feet to a $3/4$ inch pipe post and continuing North $0^{\circ} 44'$ East 20 feet more or less to the North line of Section 10; thence North $89^{\circ} 46'$ East 208.71 feet to the point of beginning.

Parcel 2: An easement for ingress and egress as set forth in instrument recorded June 14, 1971 bearing Instrument No. 71-6-60033, Records Coos County, Oregon.

Unofficial
Copy

71-6-60036

STATE OF OREGON,)

County of Coos.) ss.

June 9, 1971.

Personally appeared Milton G. Casey and Elsamae Casey, husband and wife, and acknowledged that they executed the foregoing instrument freely and voluntarily.

Before me:

Coley E. Moore
Notary Public for Oregon
My commission expires: 3-26-77

STATE OF OREGON,)

County of Coos.) ss.

June 10, 1971.

Personally appeared *Mark A. Nelson* and *Flويد M. Rice* and *W. A. Alton* and being first duly sworn upon oath did say that they are the Supervisors

of the Libby Drainage District, an Oregon municipal drainage district, and that they executed the foregoing Easement on behalf of said district as its free and voluntary act and deed.

Before me:

Coley E. Moore
Notary Public for Oregon
My commission expires: 3-26-77

STATE OF OREGON,)

County of Coos.) ss.

June 9, 1971.

Personally appeared Rodney A. Dalton and Patricia Ann Dalton, husband and wife, and acknowledged that they executed the foregoing Easement freely and voluntarily.

Before me:

Coley E. Moore
Notary Public for Oregon
My commission expires: 3-26-77

STATE OF OREGON,)

County of Coos.) ss.

June 9, 1971.

Personally appeared Bowden C. Stallings and Arlene E. Stallings, husband and wife, and acknowledged that they executed the foregoing instrument freely and voluntarily.

Before me:

Coley E. Moore
Notary Public for Oregon
My commission expires: 3-26-77

TRANSAMERICA TITLE INSURANCE CO.
3340 P.O. BOX 907
COOS BAY, OREGON 97420

Easement-4.

address if sent by other means, unless applicable law requires use of another method. Notice to any one Borrower shall constitute notice to all Borrowers unless applicable law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with this Security Instrument will not be deemed to have been given to MERS until actually received by MERS. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under applicable law, the applicable law requirement will satisfy the corresponding requirement under this Security Instrument.


D. SUBSTITUTE TRUSTEE

Section 24 of the Security Instrument is amended to read as follows:

24. Substitute Trustee. In accordance with applicable law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this MERS Rider.



Jessica O Slack (Seal)
-Borrower



Cody L Slack (Seal)
-Borrower



EXHIBIT "A"
Legal Description

Beginning at an iron pipe on the Westerly boundary of the Greenacres-Sumner County Road, said pipe being located 3312.32 feet South and 1692.27 feet West of the North quarter corner of Section 1, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North $46^{\circ} 31'$ West 208.71 feet; thence West 885.76 feet, more or less, to the West line of the NW $1/4$ of the SW $1/4$ of said Section 1; thence along said West line South 440.0 feet, more or less, to the Southwest corner of the NW $1/4$ of the SW $1/4$ of said Section 1; thence along the South line of said NW $1/4$ of the SW $1/4$ East 575.0 feet, more or less, to the Westerly boundary of the Greenacres-Sumner County Road; thence along said West line Northeasterly 553.2 feet to the point of beginning, being a portion of the NW $1/4$ of the SW $1/4$ of Section 1, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM: Beginning at the Southeast corner of the NE $1/4$ of the SE $1/4$ of Section 2, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North $1^{\circ} 22'$ West along the Easterly boundary of the said NE $1/4$ of the SE $1/4$ of said Section 2 for a distance of 440.45 feet; thence North $89^{\circ} 10' 8''$ East 18.50 feet; thence Southeasterly 396.68 feet in a straight line to a 2 inch iron pipe with a brass cap; thence South $80^{\circ} 43' 26''$ West 26.78 feet to the point of beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Above All Property Management, LLC An Oregon
Limited Liability Company
62952 Major Drive
Coos Bay, OR 97420

Coos County, Oregon **2023-07986**
\$96.00 Pgs=3 11/16/2023 02:06 PM
eRecorded by: AMERITITLE - ROSEBURG
Julie A. Brecke, Coos County Clerk

Until a change is requested all tax statements shall be sent to the following address:
Above All Property Management, LLC An Oregon
Limited Liability Company
62952 Major Drive
Coos Bay, OR 97420
File No. 611542AM

STATUTORY WARRANTY DEED

Amanda S. Snow,

Grantor(s), hereby convey and warrant to

Above All Property Management, LLC An Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Coos and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX-ACCT #(S) ARE REFERENCED HERE:

26-13-10A-00100

The true and actual consideration for this conveyance is \$280,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

AFTER RECORDING RETURN TO: AMERITITLE
1485 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

611542AM

71-6-60033

E A S E M E N T

THIS AGREEMENT made this 8th day of June, 1971,
by and between MILTON G. CASEY and ELSAMAE CASEY, husband
and wife, LIBBY DRAINAGE DISTRICT, an Oregon municipal
drainage district, RODNEY A. DALTON and PATRICIA ANN DALTON,
husband and wife, BOWDEN C. STALLINGS and ARLENE E. STALLINGS,
husband and wife, NORMAN NICHOLAS and MARGIE NICHOLAS, husband
and wife, GAROLD D. ARMACOST and CAROL ANN ARMACOST, husband
and wife, LOUISA MERRITT, ALFRED C. PEAVEY and FRANCES E.
PEAVEY, husband and wife, who are owners and/or contract
purchasers of property adjacent to a road 20 feet in width,
the centerline of which is more particularly described as
follows:

Beginning at a point on the West line of that
certain parcel as described in Volume
Page 398 of the Deed Records of Coos County,
Oregon, said point being located South a distance
of 88.47 feet from the point of beginning of the
said parcel; the point of beginning of the said
parcel is described as being on the North line of
Section 11, Township 26 South, Range 13 West,
Willamette Meridian, in the said Coos County and
said point of beginning being located East a
distance of 733.80 feet from the Northwest corner
of the said Section 11; thence, South 73° 21' West
a distance of 130.13 feet; thence, North 74° 17'
30" West a distance of 127.75 feet; thence, North
85° 08' West a distance of 146.93 feet; thence,
North 71° 52' West a distance of 116.68 feet;
thence, North 81° 56' 50" West a distance of 231.15
feet to a point lying due South a distance of
10.00 feet from the Northwest corner of the said
Section 11; thence, North 89° 00' 57" West a
distance of 647.99 feet; thence, South 88° 45' 30"
West a distance of 303.32 feet; thence, North 80°
38' 30" West a distance of 69.58 feet; thence,
North 53° 13' West a distance of 345.75 feet;
thence, North 48° 11' 30" West a distance of 67.29
feet to the centerline of that certain 20 foot
wide roadway, sometimes known as Sneddon Road,
being the South 20 feet of Lot 6, Block 6, Engle-
wood Gardens; thence Westerly along said 20 foot
roadway to the County Road, Southwest Boulevard.

MCNUTT, GANT, ORMBEE & GARDNER
ATTORNEYS AT LAW
333 North 3rd
COOS BAY, OREGON

Basement-1.

71-6-60034

W I T N E S S E T H :

In consideration of the undersigned executing this document, each hereby covenants and grants to each other and to the Public a nonexclusive perpetual right and easement twenty (20) feet in width over and across real property owned by the undersigned, the centerline of which was more particularly described above, and said easement being ten (10) feet on each side of said centerline.

This easement is for the use of the undersigned and the Public generally.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written,

Norman Nicholas (SEAL)
NORMAN NICHOLAS

Milton G. Casey (SEAL)
MILTON G. CASEY

Margie Nicholas (SEAL)
MARGIE NICHOLAS

Elsamæ Casey (SEAL)
ELSAMÆ CASEY

Garold D. Armacost (SEAL)
GAROLD D. ARMACOST

LIBBY DRAINAGE DISTRICT

Carol Ann Armacost (SEAL)
CAROL ANN ARMACOST

By *Margie A. Nelson*

By *Glenn W. Rice*

Louisa Merritt (SEAL)
LOUISA MERRITT

By *W.A. Dalton*
Rodney A. Dalton (SEAL)
RODNEY A. DALTON

Alfred C. Peavey (SEAL)
ALFRED C. PEAVEY

Patricia Ann Dalton (SEAL)
PATRICIA ANN DALTON

Frances E. Peavey (SEAL)
FRANCES E. PEAVEY

Bowden C. Stallings (SEAL)
BOWDEN C. STALLINGS

Arlene E. Stallings (SEAL)
ARLENE E. STALLINGS

71-6-60035

STATE OF OREGON,)

County of Coos.)

ss.

May 9 1971.

PUBLIC

Personally appeared Norman Nicholas and Margie Nicholas, husband and wife, and acknowledged they executed the foregoing Easement freely and voluntarily.

Before me:

Clay E. Moore
Notary Public for Oregon
My commission expires: 3-26-72

STATE OF OREGON,)

County of Coos.)

ss.

June 11 1971.

PUBLIC

Personally appeared Garold D. Atmacost and Carol Ann Atmacost, husband and wife, and acknowledged that they executed the foregoing Easement freely and voluntarily.

Before Me:

Clay E. Moore
Notary Public for Oregon
My commission expires: 3-26-72

STATE OF OREGON,)

County of Coos.)

ss.

June 9 1971.

PUBLIC

Personally appeared Louisa Merritt and acknowledged that she executed the foregoing Easement freely and voluntarily.

Before me:

Clay E. Moore
Notary Public for Oregon
My commission expires: 3-26-72

STATE OF OREGON,)

County of Coos.)

ss.

June 9 1971.

PUBLIC

Personally appeared Alfred G. Peavey and Frances E. Peavey, husband and wife, and acknowledged that they executed the foregoing Easement freely and voluntarily.

Before me:

Clay E. Moore
Notary Public for Oregon
My commission expires: 3-26-72

Easement-3.

TO HAVE AND TO HOLD THE SAME to them and their heirs, assigns and successors in interest forever, together with the right to improve and use the same for road purposes, but for no other purposes whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Marshfield, Coos County, Oregon, this 31st day of January, 1925.

Signed, sealed and delivered
in the presence of:
John D. Goss, Winifred Teeple

Chas. Sneddon (Seal)

STATE OF OREGON,)
COUNTY OF COOS,) SS. THIS CERTIFIES that on this 31st day of January, 1925, before me the undersigned, a Notary Public, in and for the State of Oregon, personally appeared the within named Charles Sneddon personally known to me to be the identical individual described in and who executed the same as his free and voluntary act for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this day and year last above written.

Recorded April 24, 1925, 9 A.M.
Robt. R. Watson, County Clerk.

John D. Goss
Notary Public for Oregon.
My commission expires: Feb 1st 1928
(Notarial Seal)

29604- THIS INSTRUMENT made and entered into this 31st day of January, 1925,
Witnesseth That:

For and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt whereof is hereby acknowledged, the Wlanagan Estate a corporation, and Mary F. Mallen, both of Marshfield, Coos County, Oregon, have given, and granted to M. D. Oswald and Charles Sneddon, and to their respective successors, heirs, and assigns, and more particularly to their respective successors in interest in the ownership of the lands now owned by them, or either of them, in Sections Two, Three, Ten, and Eleven (2, 3, 10, and 11) Township Twenty-six (26) South, of Range Thirteen (13) West, of the Willamette Meridian, Coos County, Oregon, a right of way for road purposes described in the following manner to-wit:

A strip of land beginning at the corner to Sections Two, Three, Ten, and Eleven (2, 3, 10, and 11) Township Twenty-six (26) South, of Range Thirteen (13) West, of the Willamette Meridian, Coos County, Oregon, thence running West 641.3 feet along the Section line, thence North 12.0 feet, thence East parallel with the Section line 641.3 feet, thence South 12.0 feet to the place of beginning also beginning on the Sectionline between Section Two (2) and Section Three (3) 12.0 feet North of said Section Corner, thence running North along the Section line 197.0 feet, thence West 12.0 feet, thence South parallel with the Section line 197.0 feet, thence East 12.0 feet to the place of beginning, said land being one-half ($\frac{1}{2}$) of a 24 foot roadway and containing 0.28 acres, located in the Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section Three (3), Township Twenty-six (26) South, of Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, also a roadway 24 feet in width beginning on the Section line between Section three (3) and Section Ten (10) of Township Twenty-six (26) South, of Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, 700.5 feet East of the Southwest (SW) corner of the Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section Three (3), thence running West along the Section line and adjacent thereto 389.5 feet more or less, to the present travelled road, thence along the present travelled road in a northwesterly direction 400 feet more or less to its intersection with the quarter/quarter ($\frac{1}{4}$ / $\frac{1}{4}$) Section line at a

point 356.0 feet north of the South line of Section Three (3), thence to the County Road.

TO HAVE AND TO HOLD THE SAME to them and their heirs, assigns, and successors in interest forever, together with the right to improve and use the same for road purposes, but for no other purposes whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Marshfield, Coos County, Oregon, this 31st day of January, 1925.

Signed, sealed, and delivered in the presence of: Winifred Kaspis, M. W. Skipworth (Corporate Seal) Flanagan Estate By May McCollum, Pres. By John D. Goss, Sec. Mary F. Mullen

STATE OF OREGON, COUNTY OF COOS } SS. THIS CERTIFIES that on this 31st day of January 1925, before me the undersigned, a Notary Public in and for the State of Oregon, before me appeared Jas. H. Flanagan and John D. Goss, each to me personally known, who being each duly sworn did say that he is the Vice President and Secretary respective of the Flanagan Estate and that the seal affixed to said instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Jas. H. Flanagan and said John D. Goss, each for himself acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial seal this day and year last above written.

M. W. Skipworth Notary Public for Oregon. My commission expires Mar. 31, 1925 (Notarial Seal)

STATE OF OREGON, COUNTY OF COOS } SS. THIS CERTIFIES THAT, on this 31st day of January, 1925, before me the undersigned, a Notary Public, in and for the State of Oregon, personally appeared the within named Mary F. Mullen personally known to me to be the identical individual described in and who executed the same as his free and voluntary act for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial seal this day and year last above written.

M. W. Skipworth. Notary Public for Oregon. My Commission Expires Mar. 31, 1925 (Notarial Seal)

Recorded April 24, 1925. 9 A.M. Robt. R. Watson, County Clerk.

2960E- THIS INDENTURE, made and entered into this 7 day of September, 1924, Witnesseth that,

For and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt whereof is hereby acknowledged, N. D. Oswald and Helen M. Oswald, his wife, of the city and County of Los Angeles, State of California, have given, and granted to the Flanagan Estate, a corporation, and to Ellen Sneddon, and to their respective successors, heirs and assigns, and particularly to their respective successors in interest in the ownership of the lands now owned by said Flanagan Estate in Sections 2, 3, and 10 and by said Ellen Sneddon in lands now owned by her in Section 11, all in township 26 South of Range 13, West of the Willamette Meridian, Coos County Oregon, a right-of-way for road purposes described as follows to-wit:

"A strip of land 12 feet wide beginning at the corner to Sections 2-3-10 and 11 of Twp. 26 S.R. 13 W.W.M., Coos County, Oregon, and running West along the Section line 1050.8 feet, thence South 12.0 feet, thence East parallel with the Section line

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point 355.0 feet north of the South line of Section Three (3), thence to the County Road.

TO HAVE AND TO HOLD THE SAME to them and their heirs, assigns, and successors in interest forever, together with the right to improve and use the same for road purposes, but for no other purposes whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Marshfield, Coos County, Oregon, this 31st day of January, 1925.

Signed, sealed, and delivered in the presence of: Winifred Teeple, M. W. Skipworth (Corporate Seal) By Mary McCollum, Pres. By John D. Goss, Sec. Mary F. Mullen

STATE OF OREGON, COUNTY OF COOS.) SS. THIS CERTIFIES that on this 31st day of January 1925, before me the undersigned, a Notary Public in and for the State of Oregon, before me appeared Jan. H. Flanagan and John D. Goss, each to me personally known, who being each duly sworn did say that he is the Vice President and Secretary respective of the Flanagan Estate and that the seal affixed to said instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Jan. H. Flanagan and said John D. Goss, each for himself acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal this day and year last above written.

M. W. Skipworth Notary Public for Oregon. My commission expires Mar. 31, 1925 (Notarial Seal)

STATE OF OREGON, COUNTY OF COOS.) SS. THIS CERTIFIES THAT, on this 31st day of January, 1925, before me the undersigned, a Notary Public, in and for the State of Oregon, personally appeared the within named Mary F. Mullen personally known to me to be the identical individual described in and who executed the same as his free and voluntary act for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial seal this day and year last above written.

M. W. Skipworth. Notary Public for Oregon. My Commission Expires Mar. 31, 1925 (Notarial Seal)

Recorded April 24, 1925. 9 A.M. Robt. B. Watson, County Clerk.

29605- THIS INSTRUMENT, made and entered into this 7 day of September, 1924, Witnesseth that,

For and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt whereof is hereby acknowledged, N. D. Oswald and Helen B. Oswald, his wife, of the city and County of Los Angeles, State of California, have given, and granted to the Flanagan Estate, a corporation, and to Ellen Sneddon, and to their respective successors, heirs and assigns, and particularly to their respective successors in interest in the ownership of the lands now owned by said Flanagan Estate in Sections 2, 5, and 10 and by said Ellen Sneddon in lands now owned by her in Section 11, all in township 26 South of Range 13, West of the Willamette Meridian, Coos County Oregon, a right-of-way for road purposes described as follows to-wit:

"A strip of land 12 feet wide beginning at the corner to Sections 2-3-10 and 11 of Twp. 26 S.R. 13 W.W.M., Coos County, Oregon, and running West along the Section line 1030.6 feet, thence South 12.0 feet, thence East parallel with the Section line

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1030.8 feet, thence North 12.0 feet to the place of beginning. Also beginning on the Section line between Sections 10 and 11, 12.0 feet south of said section corner, thence running South along the Section line 648.0 feet, thence West 12 feet, thence North 648.0 feet, thence East 12 feet to the place of beginning, said land being one-half of a 24 foot road way and containing 0.46 acres of land located in the N.½ of the N.E.¼ of the N.E.¼ of Section 10, Twp. 26 S.R. 13 W.W. M., Coos County, Oregon."

TO HAVE AND TO HOLD the same to them and their heirs, assigns and successors in interest forever, together with the right to improve and use the same for road purposes, but for no other purposes whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Los Angeles County, State of California, this 7 day of September, 1924.

Signed, sealed and delivered
in the presence of:
Dan J. Oswald, Elizabeth Oswald

Nicholas D. Oswald }Seal{
Helen E. Oswald }Seal{

STATE OF CALIFORNIA)
County of Los Angeles) SS. THIS CERTIFIES that on this 7 day of September, 1924, before me the undersigned, a Notary Public in and for the State of California, personally appeared the within named Nicholas D. Oswald and Helen Oswald his wife, personally known to me to be the identical individuals described in and who executed the same as their free and voluntary act for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal this day and year last above written.

Henry F. Anthony,
Notary Public for California
Notary Public in and for the County of Los Angeles
State of California
My commission expires April 10, 1926
(Notarial Seal)

STATE OF CALIFORNIA)
County of Los Angeles) SS. I, L. E. Lampton, County Clerk and Clerk of the Superior Court of the State of California, in and for said County, the same being a court of record of the aforesaid County, having by law a seal, do hereby certify that Henry F. Anthony whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit, a Notary Public in and for Los Angeles County duly commissioned and sworn and residing in said County, and was, as such an officer of said State, duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said State, and that full faith and credit are and ought to be given to his official acts; that the impression of his official seal is not required by law to be filed in the office of the County Clerk; I further certify that I am well acquainted with his handwriting and verily believe that the signature to the attached certificate is his genuine signature, and further that the annexed instrument is executed and acknowledged according to the laws of the State of California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 8th day of October, 1924.

L. E. Lampton
County Clerk and Clerk of the Superior Court
of Los Angeles County, State of California.
By E. A. Miller, Deputy.
(Official Seal)

Recorded April 24, 1925. 9 A.M.
Robt. R. Watson, County Clerk.

29606- KNOW ALL MEN BY THESE PRESENTS, That L. F. Falkenstein and Clara M. Falkenstein his wife, in consideration of One Dollar, to them paid by J. T. McGuire and Alice McGuire do hereby remise, release and forever Quitclaim unto the said J. T. McGuire

TENTATIVE PARTITION PLAT LOCATED IN THE NE 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 13 WEST, W.M., COOS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE UNIT OF LAND DESCRIBED IN COOS COUNTY DEED RECORDS INSTRUMENT NUMBER 2023-07986.

THE PROCEDURE WAS TO LOCATE AND TIE RECORD MONUMENTS PER CS NO. 18841 AND 18A410 TO THEN DIVIDE THE PROPERTY INTO 2 PARCELS WHILE HAVING AN INGRESS/EGRESS EASEMENT ALONG WITH WATER AND ELECTRIC UTILITY EASEMENTS IN FAVOR OF PARCEL 2.

I THEN MONUMENTED THE NEW PARCELS AS DIRECTED BY THE OWNER OF THE PROPERTY.

EQUIPMENT USED WAS A TRIMBLE S7 ROBOTIC TOTAL STATION, R12I GPS AND TSC7 DATA COLLECTOR.

ASSISTING PERSONNEL WERE CEDAR PATRIZIO.

BASIS OF BEARING

THE BASIS OF BEARING IS ASSUMED PER CS NO. 18841

RECORD REFERENCE INFORMATION

CS NO. 18841, BY: ALBERT E. FALES, DATED: NOVEMBER, 1980.
COOS COUNTY DEED RECORDS VOLUME 96 BOOK 360

PARENT PARCEL INFORMATION

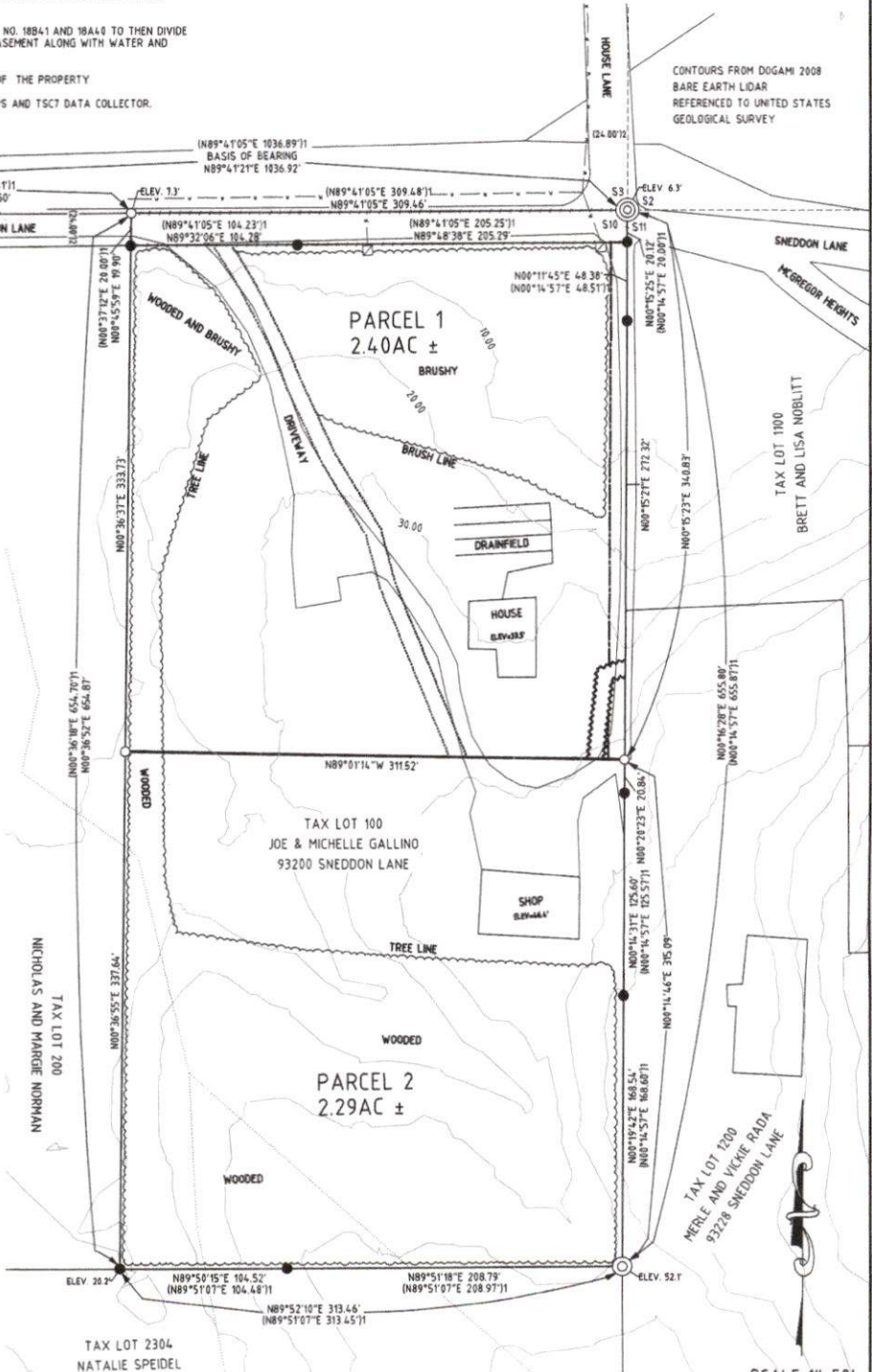
DEED INST. NO.: 2023-07986
TAX MAP: 265-15W-10A
TAX LOT: 0100
TAX ACCOUNT NO.: 513302
PLAN ZONE: RR-2

LEGEND

-  INITIAL POINT, 2" IRON PIPE SECTION CORNER TO SECTIONS 2, 3, 10 & 11
-  FOUND 2" IRON PIPE
-  FOUND 1" IRON PIPE
-  FOUND 5/8" IRON ROD
-  SET 5/8" IRON ROD WITH PLASTIC CAP "STYS 86454"
-  WATER METER
-  BOUNDARY OF PROPERTY BEING PARTITIONED
-  APPROXIMATE BOUNDARY OF UNSURVEYED PROPERTIES
-  NEW PROPERTY LINE
-  APPROXIMATE SECTION, 1/4 AND/OR 1/4TH SECTION LINE
-  ROADWAY (GRAVEL)
-  20' WIDE INGRESS, EGRESS EASEMENT PER COUNTY DEED RECORDS INSTRUMENT NO. 71-6-60033
-  NEW 10' INGRESS, EGRESS EASEMENT BOUNDARY IN FAVOR OF PARCEL 2
-  NEW WATER LINE EASEMENT 10' WIDE
-  NEW ELECTRICAL EASEMENT 10' WIDE
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  WATER LINE (2" PVC)
-  YEAR-LONG STREAM
-  SEASONAL STREAM
-  11 RECORD PER CS NO. 18841
-  12 COOS COUNTY DEED RECORDS VOLUME 96 BOOK 360

STATEMENT OF WATER AVAILABILITY:
NO DOMESTIC WATER SUPPLY WILL BE PROVIDED TO THE PURCHASER OF ANY PARCEL DEPICTED IN THIS PARTITION PLAT EVEN THOUGH A DOMESTIC WATER SOURCE MAY EXIST.

STATEMENT OF SEWAGE DISPOSAL SYSTEM:
NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY PARCEL DEPICTED IN THIS PARTITION PLAT EVEN THOUGH A SEWAGE DISPOSAL FACILITY MAY EXIST.



CONTOURS FROM DOGAMI 2008 BARE EARTH LIDAR REFERENCED TO UNITED STATES GEOLOGICAL SURVEY

SCALE 1"=50'

REGISTERED PROFESSIONAL LAND SURVEYOR

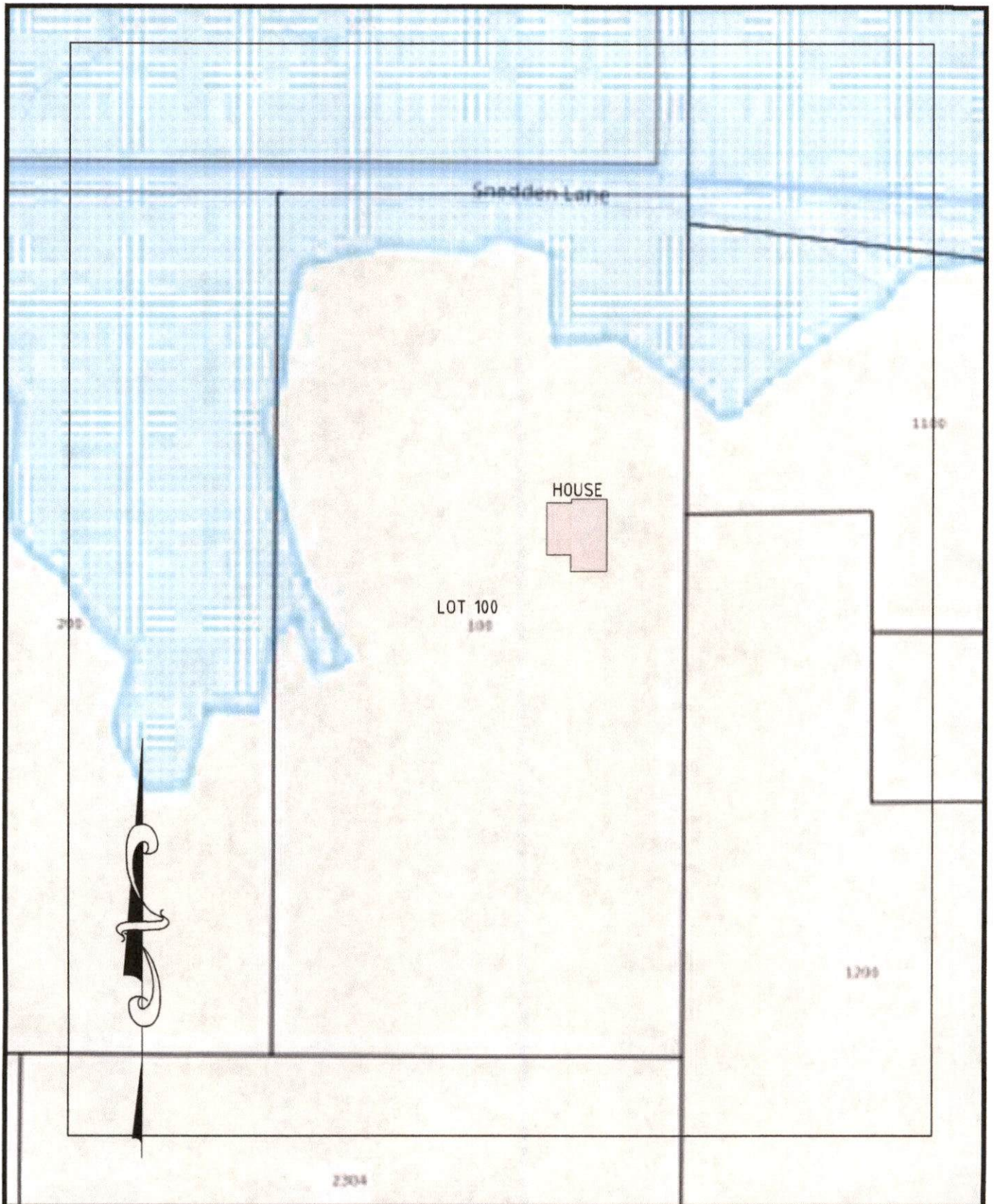
FOR REVIEW ONLY
OREGON
NOVEMBER 8, 2022
STEPHAN R. STYS
86454PLS
EXPIRES 06/30/24



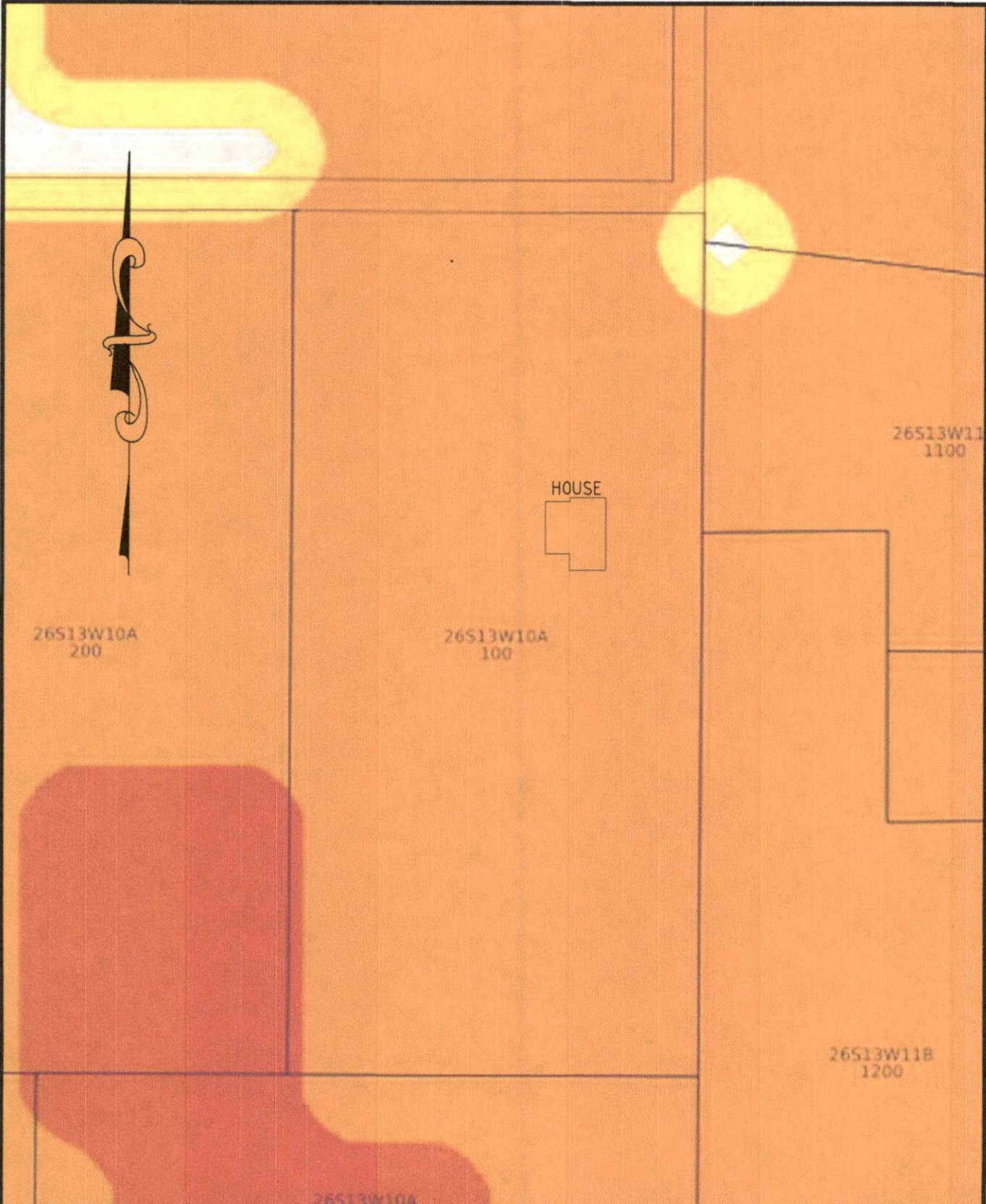
PO BOX 778
COOS BAY, OR 97420
541-294-6915
WWW.ESTABROOKLANDSURVEYING.COM

PREPARED FOR:
JOE GALLINO
93200 SNEEDON LANE
COOS BAY, OREGON 97420

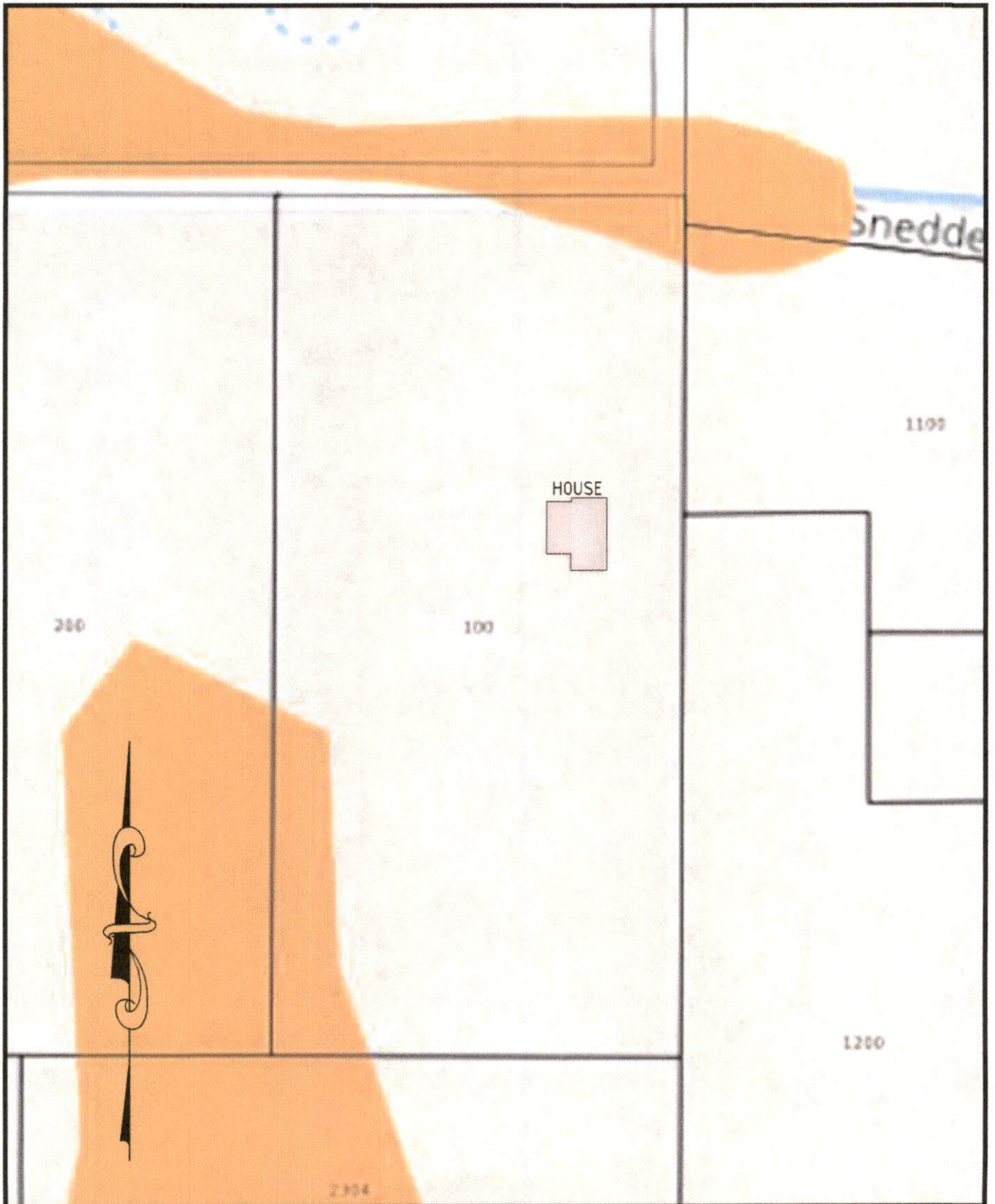
DRAWN BY: BAC
CHECKED BY: SRS
JOB NO.: 2024-025
DATE: 4/15/2024
SHEET: 1 OF 1



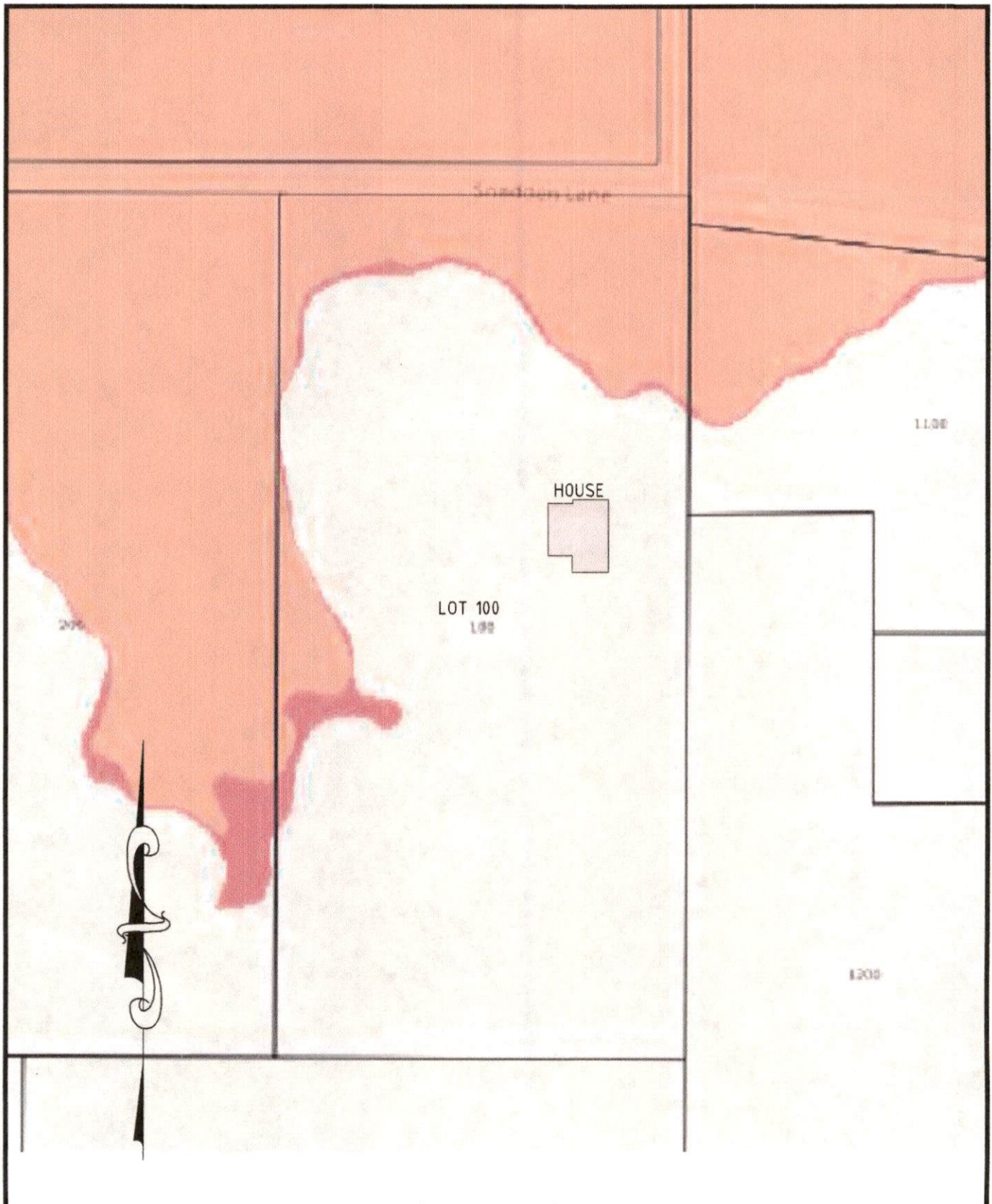
ESTABROOK LAND SURVEYING	Drawn By: BAC Date: 4/2/2024	0 SCALE 100' 1" 	FLOOD HAZARD	FIGURE
	GALLINO PARTITION	26S-13W-10A	1	



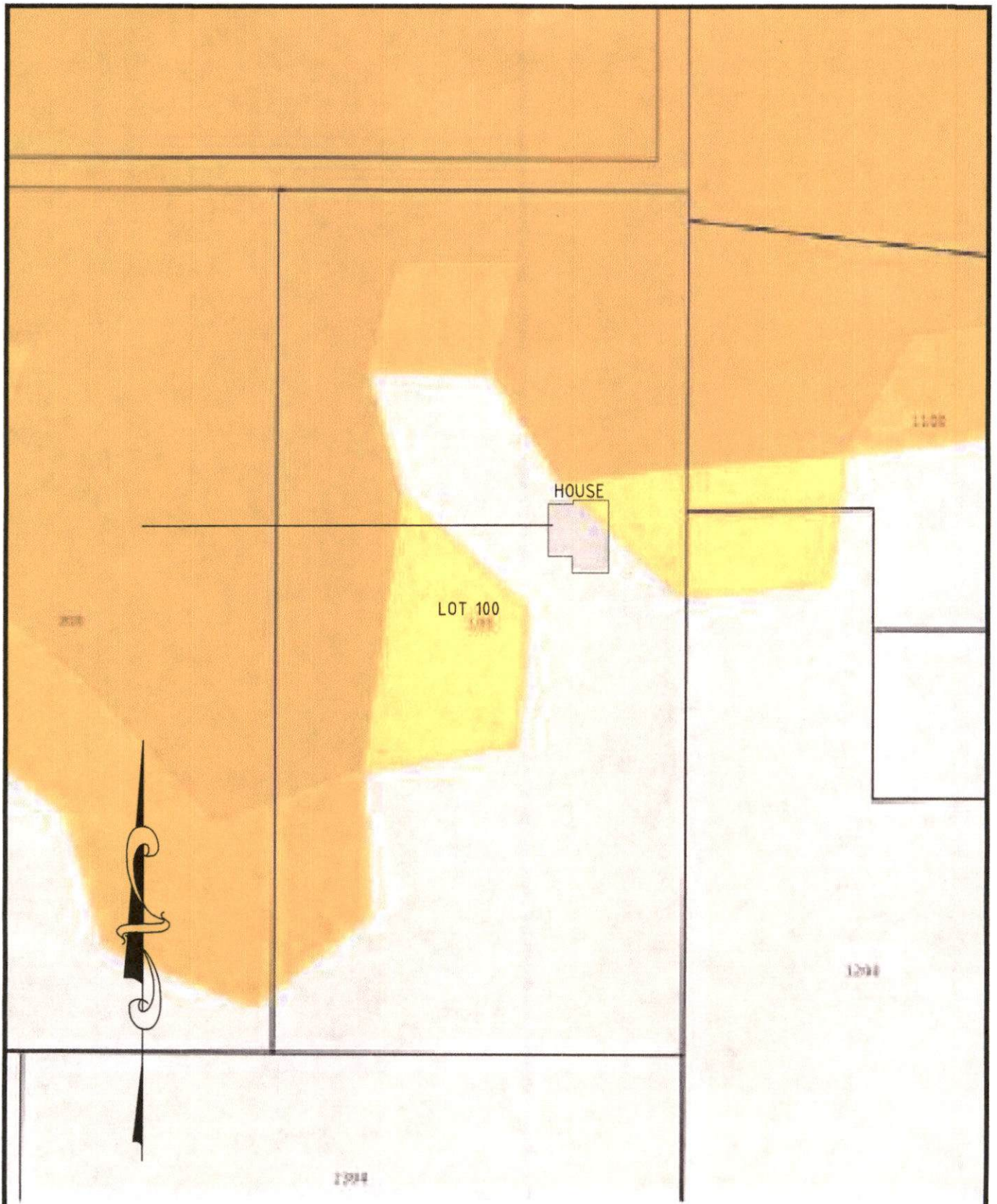
ESTABROOK LAND SURVEYING	Drawn By: BAC Date: 4/2/2024	0 SCALE 100' 1" 	LANDSLIDE HAZARD	FIGURE
	GALLINO PARTITION	26S-13W-10A	1	



ESTABROOK LAND SURVEYING	Drawn By: BAC Date: 4/2/2024	0 Scale 100' 1" 	LIQUEFACTION HAZARD	FIGURE
	GALLINO PARTITION	26S-13W-10A	1	



ESTABROOK LAND SURVEYING	Drawn By: BAC Date: 4/2/2024	0 SCALE 100' 1" 	SEA LEVEL RISE (YR2100)	FIGURE
	GALLINO PARTITION	26S-13W-10A	1	



ESTABROOK LAND SURVEYING	Drawn By: BAC Date: 4/2/2024	0 SCALE 100' 1" 	TSUNAMI ZONE	FIGURE
	GALLINO PARTITION		26S-13W-10A	1