

File Number : ACU-22-054



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION
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: 11/14/22 Receipt #: 235565 Amount: 1679.⁰⁰ Received by: JMR

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) Vincent J Colangelo

Mailing address: 2315 11th street North Bend 97459

Phone: 916-257-5812 Email: managerlv@aol.com

Township: 23S Range: 12W Section: 10 1/4 Section: 0 B 1/16 Section: 0 D Tax lots: 2300

Tax Account Number(s): 17213 Zone: Select Zone Urban Residential-2 (UR-2)
Tax Account Number(s): _____ Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
School North Bend Fire District Lakeside 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).

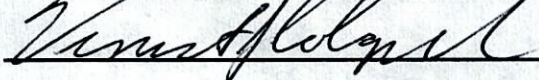
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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

 _____

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: 96315 sun lake lane

Type of Access: Public Road Name of Access: _____

Is this property in the Urban Growth Boundary? Select
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: On-site Well



Sewage Disposal Type: On-site septic



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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

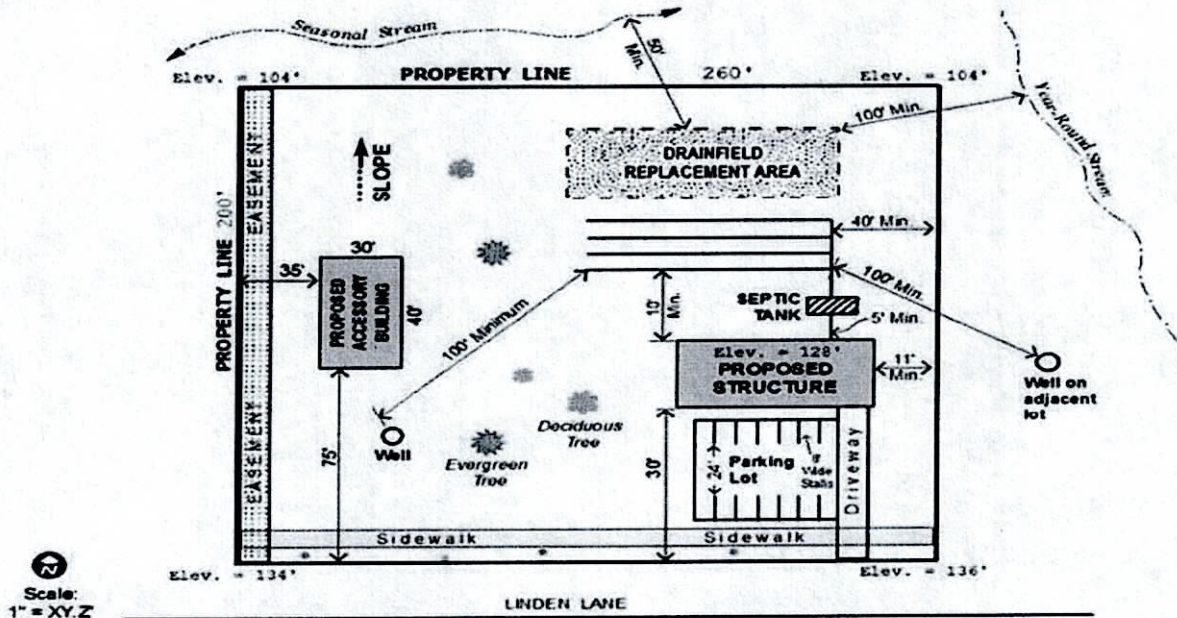
Staff Signature: _____

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

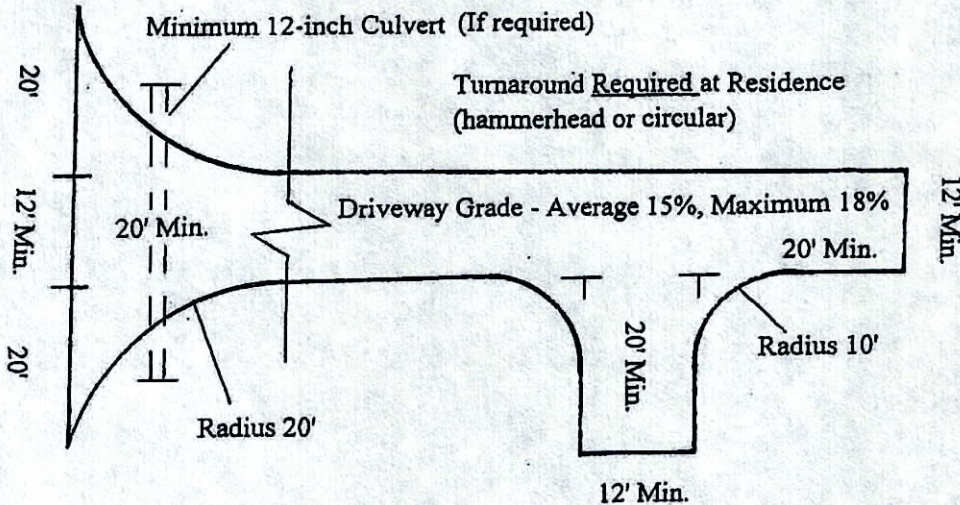
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



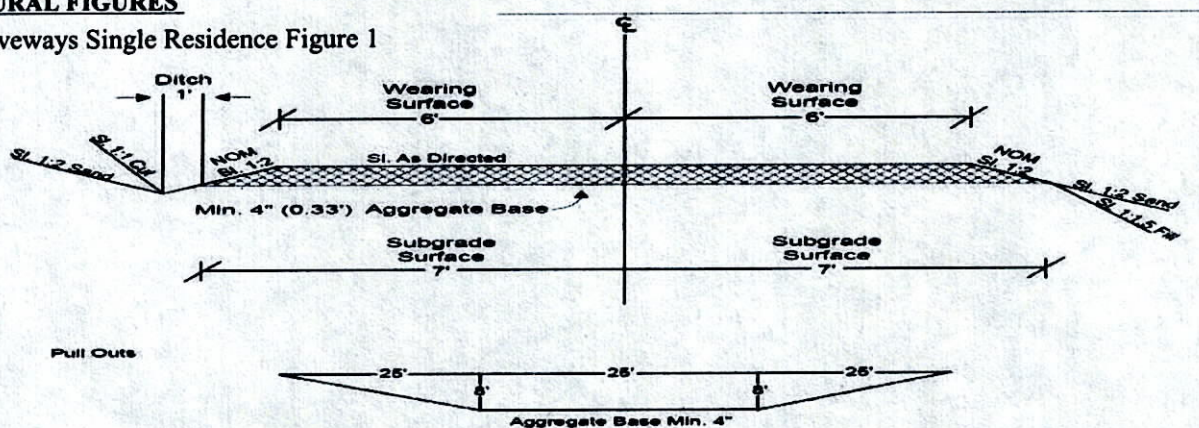
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

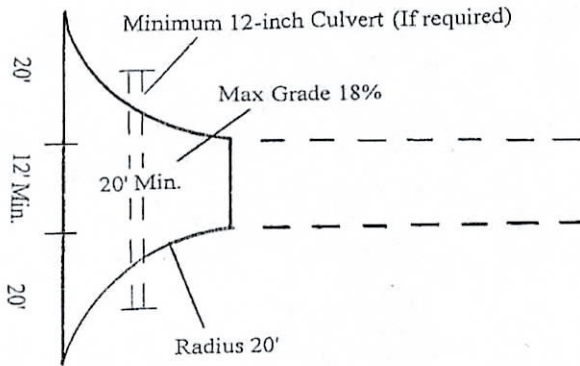
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

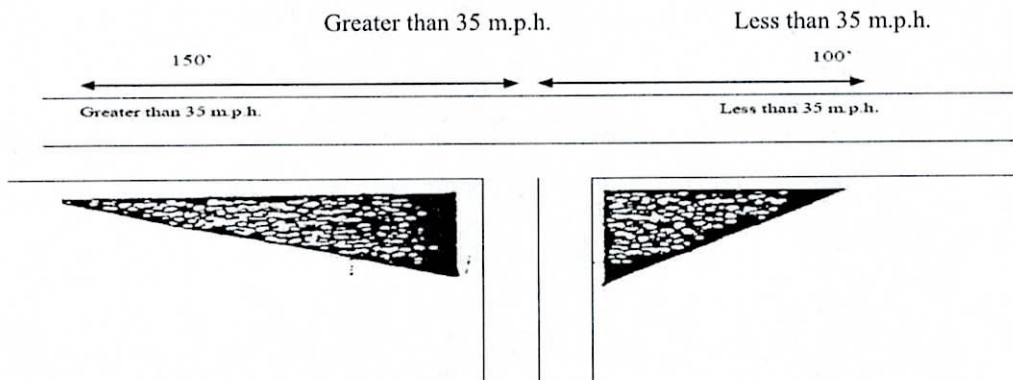


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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	F	G	H	I	J
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.

(i) I intend to use my home at 96315 Son Lake Lane, in Lakeside Oregon as a vacation rental. I intend to start operations as a vacation rental in early 2023.

(ii) Plot Plan or sketch plan:

: Owners name,

Vincent Colangelo

2315 11th street North Bend Oregon 97459

see included survey Tax lot 2300

Please call me at 916-257-5812
with any questions.

Thanks

Vince

1. I have a very good idea of what I want to do in the future. I want to be a doctor and help people who are sick.

2. I am very hard working and I always do my best. I like to learn new things and I am always looking for ways to improve myself.

3. I am very friendly and I like to help my friends. I am also very organized and I always keep my things in order.

4. I am very confident and I believe in myself. I am also very creative and I like to draw and write.

Distance from water source to septic 225 ft

Vincent Colangelo
96315 Sunlake Lane Lakeside Oregon Tax Lot 2300

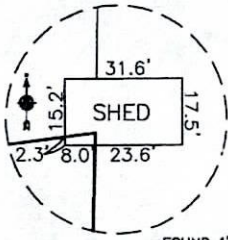
MAP OF SURVEY

LOCATED IN:
THE S.W. 1/4 OF THE N.E. 1/4 SECTION 10,
AND, THE S.E. 1/4 OF THE N.W. 1/4 SECTION 10,
TOWNSHIP 23 SOUTH, RANGE 12 WEST,
WILLAMETTE MERIDIAN, COOS COUNTY, OREGON
(TAX LOT 2300, 2301Z1, 23S 12W 10BD)
(TAX LOT 1900, 23S 12W 10AC)

FOUND METAL "U" POST
IN FENCE LINE
BEARS N77°28'W, 9.8' FROM
CALCULATED CORNER

LOT 6, BLOCK 2
OF SECOND ADDITION
TO SUNSET LAKE

DETAIL "A"
SCALE: 1"=30'



FOUND 1" IP
PER CS 1A51
OUT OF POSITION
N26°54'11"W, 0.48'

FOUND 1" IP
PER CS 1A51

SURVEY NARRATIVE TO COMPLY WITH ORS 290.250

PURPOSE OF SURVEY: TO LOCATE AND SET MONUMENTS FOR BOUNDARY OF TAX LOT 1900, 2300, AND 2301Z1, MAP NO. 23S 12W 10BD, AND 10AC, WILLAMETTE MERIDIAN, COOS COUNTY, OR., AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION FROM SECOND ADDITION TO SUNLAKE PARK RECORD PLAT, CS 1A51, CS 1A51, AND CS 1B49 FOR CONTROL. A TRAVERSE WAS RUN WITH AN ELECTRONIC TOTAL STATION TO TIE AND VERIFY POSITION OF THE FOUND MONUMENTS. THE BASIS OF BEARING WAS ESTABLISHED FROM C 51B49. I THEN COMPUTED THE CLIENTS DEED CORNERS PER INSTRUMENT NO. 2019-06480, COOS COUNTY DEED RECORDS. I SET PROPER MONUMENTS, AS SHOWN HEREON. DANNY DEAN AND ASHLEY MILLER ASSISTED WITH THIS SURVEY.

NORTH TENMILE LAKE
N75°30'30"E, 351.20' {351.13'}

HOUSE TAX LOT 2300
(23 12 10BD)

FOUND 3/4" IP
PER CS 1A51
OUT OF POSITION
0.0' EAST OF LINE

TAX LOT 1900
(23 12 10AC)

N82°33'00"E, 150.09'

FOUND 3/4" IP
PER CS 1A51
OUT OF POSITION
552°20'06"E, 0.29'

N01°11'00"E, 62.52'

SEE
DETAIL "A"

COOS COUNTY SURVEYOR
January 31, 2020
DATE RECEIVED
January 31, 2020
DATE ACCEPTED/FILED
Miller
COOS COUNTY SURVEYOR

SURVEY FOR:
SADENA ABELL/PACIFIC PROPERTIES
810 S. BROADWAY
COOS BAY, OR 97420

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.05'	200.00'	30°40'00"	S62°01'00" W	105.77'
C2	76.68'	120.00'	36°36'44"	N59°11'01" E	75.38'
C3	95.85'	150.00'	36°36'44"	N59°11'01" E	94.23'
C4	115.02'	180.00'	36°36'44"	N59°11'01" E	113.07'
C5	115.31'	180.09'	36°41'17"	N59°02'39" E	113.35'

LEGEND:

- ⊙ = FOUND MONUMENT AS NOTED
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
- [] = RECORD PER CS 1B49 OR AS SHOWN
- { } = DEED RECORD PER INSTRUMENT NO. 2019-06480, C.C.D.R.
- CS = COUNTY SURVEY MAP NO.
- C.C.D.R. = COOS COUNTY DEED RECORD
- ⬢ = CALCULATED CORNER (NOTHING FOUND)
- IP = IRON PIPE
- IR = IRON ROD



2-A-126

CENTER 1/4 SECTION 10

TAX LOT 2300
(23 12 10BD)
(CS1B49)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DANNY C. DEAN
OREGON
JULY 11, 1989
DOUGLAS C. McMAHAN
No. 1813
RENEWS 12/31/2020

Stuntzner
Engineering & Forestry, L.L.P.

705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com

JOB #: 120-3-001
DATE: JAN 30, 2019
DRAWN BY: ARM
CHECKED BY: DCM

PREPARED FOR:
SADENA ABELL/PACIFIC PROPERTIES
810 S. BROADWAY
COOS BAY, OR 97420

FILE NAME: MAP OF SURVEY.dwg
SHEET 1 OF 1

REAL PROPERTY TAX STATEMENT
JULY 1, 2022 TO JUNE 30, 2023
COOS COUNTY, OREGON
250 NORTH BAXTER
COQUILLE, OREGON 97423

ACCOUNT NO:
17312

PROPERTY DESCRIPTION

CODE: 1304
MAP: 23S1210-BD-02300
ACRES: 3.00
SITUS: 96315 SUN LAKE LN LAKESIDE

COLANGELO, VINCENT JOSEPH
 2315 11TH ST
 NORTH BEND OR 97459-2102

SOUTH COAST ESD 172.49
 NORTH BEND SCHOOL #13 1,628.56
 SW OREGON COMM COLLEGE 273.06
EDUCATION TOTAL: 2,074.11

COOS CO LOCAL OPTION LEVY 78.26
 COOS COUNTY-4H/EXTENSION 34.59
 COOS COUNTY-LIBRARY SERVICES 283.67
 COOS COUNTY 420.28
 LAKESIDE RFPD 178.37
 COOS COUNTY AIRPORT 93.41
 COOS COUNTY URBAN RENEWAL 7.83
GENERAL GOVT TOTAL: 1,096.41

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	235,790	278,240
STRUCTURES	199,490	235,400
TOTAL RMV	<u>435,280</u>	<u>513,640</u>
TOTAL ASSESSED VALUE	379,930	391,320
EXEMPTIONS		
NET TAXABLE:	<u>379,930</u>	<u>391,320</u>
TOTAL PROPERTY TAX:	3,564.34	3,322.08

COOS COUNTY 85.31
 FIRE PATROL SURCHARGE 47.50
 FIRE PATROL 18.75
BONDS - OTHER TOTAL: 151.56

paid 1,107.36 11/4/22 (1291)

ASSESSMENT QUESTIONS (541) 396-7900
TAX QUESTIONS (541) 396-7725

2022 - 2023 TAX (Before Discount) 3,322.08

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/22	3,222.42	2,170.43	1,107.36
02/15/23			1,107.36
05/15/23		1,107.36	1,107.36
Total	3,222.42	3,277.79	3,322.08

TOTAL DUE (After Discount and Pre-payments) 3,222.42

SCHEDULE A

Address Reference: **96315 Sun Lake Lane, Lakeside, OR 97449**

Amount of Insurance: **\$273,000.00**

Premium: **\$883.00**

Effective Date of Policy: **November 25, 2020 10:37AM**

Name of Insured:

Vincent Joseph Colangelo

The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

Title is vested in:

Vincent Joseph Colangelo

The Land referred to in this policy is described as follows:

Beginning at the Northeast corner of Lot 6, Block 2, of the Second Addition to Sunlake Park, a Subdivision, according to the Official Plat thereof, now of Record in Book 9, Page 1, Plat Records of Coos County, Oregon; thence South 01° 11' 00" West, along the East boundary of said Lot 6, a distance of 403.39 feet, to a point on the Southerly shore of North Tenmile Lake, as shown per Filed Survey No. CS 1A51; thence continue along said boundary, South 01° 11' 00" West, 230.85 feet, to an iron pipe at the Southeast corner of said Lot 6; thence South 12° 39' 00" East, 60.00 feet, to an iron pipe on the Southerly boundary of Sunlake Drive; thence North 77° 21' 00" East, along said Southerly boundary, a distance of 159.33 feet (Record 159.48 feet), to an iron pipe; thence leaving said Southerly boundary, South 23° 40' 00" East, 125.26 feet to an iron pipe; thence North 77° 21' 00" East, 301.87 feet to an iron pipe; thence North 54° 45' 00" West, 213.28 feet to an iron pipe on the aforementioned Southerly boundary of Sunlake Drive; thence North 01° 11' 00" East, 94.30 feet to a 5/8 inch iron rod with a cap marked "STUNTZNER ENG", on the Northerly boundary of said Sunlake Drive; thence North 40° 42' 00" East, along said Northerly boundary a distance of 82.36 feet; thence along the arc of a 180.00 foot radius curve to the right (the long chord to which bears North 59° 02' 39" East, 113.35 feet) an arc distance of 115.31 feet, to an iron pipe; thence leaving said Northerly boundary, North 01° 11' 00" East, 72.04 feet to a point on the Southerly shore of North Tenmile Lake; thence continue North 01° 11' 00" East, to a point on the North boundary of the South half of the Southwest quarter of the Northeast quarter, of said Section 10; thence Westerly along the North boundary of said half of the Southwest quarter of the Northeast quarter to the point of beginning.