



Planning Permit Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-7922
 F:(541)347-1415

Permit Number: 23-002

APPLICATION TYPE (select all that apply)		
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Land Use Review*	<input type="checkbox"/> Subdivision*
<input type="checkbox"/> Certificate of Appropriateness (CoA)*	<input checked="" type="checkbox"/> Partition*	<input type="checkbox"/> Vacation*
<input type="checkbox"/> Comprehensive Plan or Zone Amendment*	<input type="checkbox"/> Plan Review (PR)	<input checked="" type="checkbox"/> Variance*
<input type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input type="checkbox"/> Zoning Compliance (ZC)
<input type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other _____*
* Pre-application required		Total Fees: \$ 1800.00

I. PROJECT LOCATION			
Street Address: NOT ASSIGNED			
Map Number / Tax Lot(s):	28 15 25 DB	/ 10000	Zone: R-1
Floodplain:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: MARIAH GRAMI	Phone: (541) 290-7808
	E-Mail: mariah@gramiproperties.com
Applicant's Mailing Address: 200 S. 4th Street / Coos Bay, Oregon 97420	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Eudytula Revocable Living Trust	Phone: (541) 290-7808
	E-mail: mariah@gramiproperties.com
Mailing Address: 200 S. 4th Street / Coos Bay, Oregon 97420	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title: Land Surveyor	Name: Russ Dodge	
Email: rdodgesurvey@gmail.com	Phone: (541) 404-3799	
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	

V. PROJECT DESCRIPTION
Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other _____
*Please attach a short narrative that describes your proposed project and indicates the proposed use.
The Applicant wishes to Subdivide Parcel 3 of Partition Plat 2022-01. The Parcel is Zoned R-1, allowing Single Family Dwellings. This submittal is the Third segregation as reflected by the previously submitted Partition(s) following the Series or Shadow Plat. The developers of each of the Parcels will submit individual site plans for review. Parcel 3 of Partition Plat 2022 #01 is a 40,020 SF Parcel. We will also be applying for a Variance creating (allowing) Two (2) of the Parcels to be Flag Lots. Each having an Eighth Street frontage of 25'.

VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION

- I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval.
- I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.
- I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "1. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

<input checked="" type="checkbox"/> Applicant's Signature:	Date:
<i>Property owner's signature required if applicant is not the property owner</i>	
<input checked="" type="checkbox"/> Property Owner's Signature:	Date: 1/5/2023

Mandy
DocuSigned by:
 Mandy

Development Disclosure

The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

<input checked="" type="checkbox"/> <small>DocuSigned by:</small> <i>Mandy</i>	1/5/2023
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	Date
<input checked="" type="checkbox"/>	
<i>Applicant's Signature</i>	Date

Staff's Signature of Intake: *John Dent* Date: 1/11/2023

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

Submitted TO:
City of Bandon Planning Department
Land Partition - Phase 3 of the Series

Variance Application

SUBJECT PROPERTY:
TAX MAP 28 15 25 DB - TAX LOT 10000
Mariah Grami
PARTITION OF PARCEL 3 OF PARTITION PLAT 2022-01

OWNER: MARIAH GRAMI / Eudypstula Revocable Living Trust
ZONING: R-1
Parcel Size: 0.92 ACRES

SUBMITTALS:

LAND USE APPLICATION

Partition Plat #2021-15 (Reduced Copy)
Partition Plat # 2022-01 (Reduced Copy)
CC Assessor Summary Report & Map
Title Report
Tentative PLAN [Phase 3] (10 Copies)
Lot Closures

Background Information

The Applicant/Owner by this submittal wishes to apply for a Land Partition, PARCEL 3 OF PARTITION PLAT 2022-01. The Parcel is fairly large with an approximate acreage of 0.92 Acres. There are no buildings or improvements on the Parcel. It is characterized as a Large Open Parcel of land, fairly flat, with scattered trees, and native grasses and bushes throughout the Parcel. The Applicant/Owner wishes to segregate the Parcels into smaller Tracts of Land in order to provide Housing Options to Future Land Owners. The Parcel is located close to Schools, Shopping, and other Services in the Town of Bandon.

We have shown an Overall Series or Shadow Plat that would represent the Parcel/Lot Configuration in the original submittal of Partition Plat 2021-15. Some of the Information reflecting the Original Partition has not been updated in the Coos County Records. No new tax lot numbers have been created as no parcels have been conveyed to other parties at this time.

All Utilities needed for the Future Sub-Parcels are located within the Existing Eighth Street Right of Way. An existing 8" SS Mainline and a 6" PVC Waterline located in 8th Street will provide both Water and Sewer Disposal services for the New Parcel Owners. The (Main) Power, Tele Com. and Data lines are located on the South Side of Eighth.

Individual Site Plans will be submitted as part of the Building Permit Phase for each Parcel.

Variance Application

The Applicant is in the process of completing a Series Partition. Conditioned on the approval, this is the third and Final Submittal of the Overall Partition Plan. A Shadow Plat was included in the first partition submittal and showed two of the parcels to be flag lots. These two parcels are larger parcels or lots and would permit the homes to be located at a farther distance from Eighth Street. The Lots will have larger yards and offer the owners more privacy.

The Flag Lot concept would allow the owners to share an access point if they desired or not by constructing separate driveways. Either way, each of the driveways will be of sufficient width to conform to fire code standards and review. The configuration of the two flag lots will be of sufficient width and grade to provide access for emergency vehicles. These two lots as proposed are centered with respect to dimensions from Harrison Avenue and Jackson Avenue. This will ensure safe vision clearance dimensions.

The approval or granting of the variance would result in an efficient use of the property by creating an additional lot or parcel that is in a residential neighborhood. These two parcels are well above the minimum square footage for the residential zone. This is an area close to city services and result in consolidation to those services relating to utility infrastructure. We believe this does not result in overcrowding as they are larger lots. The larger lots will allow a variety of home types giving the tracts extra space for options for home locations. The two lots as opposed to one will utilize the square footage more efficiently. All applicable setbacks will be maintained and the access portion of the flag lots will not impact the building sites as they will be located north of this subject area.

16.08.050 A (3) / 16.32.180

Flag Lots shall be allowed upon access to a Local Street when a Variance has been granted or approved by the Bandon Planning Commission in conformance with Chapter 16.36, or Chapter 16.32.180

This Proposed Configuration will conform to all Standards outlined per 16.36 (A), (B), and (C) and recognize that no further division of the Two Lots (Flag) will occur and or be allowed.

With respect to Chapter 16.32.180, access would be taken from Eighth Street which is considered a Residential Local Street. The proposed configuration will conform, once again, to all Standards outlined per 16.32.180 (1), (2), and (3) and recognize that no further division of the Two Lots (Flag) will occur and or be allowed.

Utilities: All utilities such as Sewer, Water, Power, and Telecom are located in the Eighth Street Right of Way. They are all adequate in the level of service required for the newly created parcels.

Access: Access will be taken from Eighth Street, which is a Paved Road having a width of approximately 20 feet. All driveways will be constructed of suitable materials and grades conforming to residential standards. The Two Flag Lots will be constructed to a level conforming to items specified in Chapter 16.32.180 Item 3. They will be either concrete aprons or a gravel surface acceptable to Public Works standards at a minimum width of 12 feet. The proposed Grade off of Eighth Street will be approximately 8% for the first

50 feet, then, flatten to 1% as it is constructed to the North providing access in close proximity to the Home Locations.

The two driveways that will be constructed pertaining to the Flag Lots are situated at a location which will be a safe distance from Harrison and Jackson Street. Thus, be at a location that would offer greater sight distances from the two intersections. There are no existing features along the Northerly side of Eighth Street that would reduce the sight distances in either direction, East/West.

Eighth Street is a fairly flat Street as its entire length is easily visible from Jackson to Harrison Street and beyond.

Due to the Flag Lots creating two driveways in close proximity the developer may upon direction from the City create a Shared Access Agreement. We find that this could be a beneficial future option to eliminate the construction of two driveways and consolidate them into one shared access point. The Shared Access would impact the southerly 120 feet of each of the Lots or Parcels. [Parcels 1 and 2]. (A reciprocal rights agreement over and across the southerly 120' of Parcels 1 and 2).

If a Shared Access is created it would only apply to Vehicular and Pedestrian Traffic. All Utilities would be constructed separate of each other.

We feel the approval or granting of the Variance would have minimal to no impact to the character of the neighborhood, as the Partitions are zoned residential for single family homes. It will provide two larger lots for development in an area close to city services, shopping, and schools. This, at a time where affordable building sites are needed but very scarce. The development cost for these parcels are lower by comparison. The parcels have a topography which will require minimal changes to the surface elevations, and all utilities will be basic connections to existing facilities with no main line construction necessary. This will allow the home builder to accurately project costs and timelines. This area provides the city with infill development which is getting more difficult to find as all of the easier to develop lots have been built upon.

Surface Drainage

There are no existing storm drainage facilities along the entire area, (along Eighth Street). Existing home sites in this immediate area have dealt with storm water runoff on each of their own parcels, relying upon absorption of surface flows and rain water into each of their lands and yards. This will be the continued effort in our case and due to the size of the parcels we believe this will be sufficient and favorable as no flows will need to be dealt within the existing storm systems that are located in Jackson and Harrison Street. There is no evidence of erosion along Eighth Street and the newly created parcels in this segregation process are of an adequate size.

dodge surveying & planning
SIX FIVE SIX S. 12th CT – STE 1
Coos Bay, Oregon 97420
(541) 404-3799
January 05, 2023

TICOR TITLE™

Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Tigor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned



A handwritten signature in black ink, appearing to be 'J. M. ...', is written above a horizontal line.

TICOR TITLE™

Company of Oregon

300 Anderson Ave, Coos Bay, OR 97420
(541)269-5127 FAX (541)267-0990

PRELIMINARY REPORT

ESCROW OFFICER: Vicki Rossback
Vicki.Rossback@TicorTitle.com
(541)269-5127

ORDER NO.: 360621034883

TITLE OFFICER: John Beaver
coosbaytitle@ticortitle.com

TO: Ticor Title Company of Oregon
300 Anderson Ave
Coos Bay, OR 97420

ESCROW LICENSE NO.: 850600240

OWNER/SELLER: Richard Wagner Family Trust and CEW Davidson Trust ETAL

BUYER/BORROWER: Mariah S. Grami

PROPERTY ADDRESS: 0 8th Street, Bandon, OR 97411

EFFECTIVE DATE: March 12, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006 Owner's Standard	\$ 269,500.00	\$ 875.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Heirs and/or Devisees of Richard H. Wagner, deceased

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF BANDON, COUNTY OF COOS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

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

EXHIBIT "A"

Legal Description

A tract of land situated in the Northwest quarter of the Southeast quarter of Section 25, Township 28 South, Range 15 West of Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of said Northwest quarter of the Southeast quarter of which post is further described as being the Northeast corner of Block 5, West Bandon Addition; thence South 229.6 feet to a 1/2 inch pipe post being on the North boundary of Seventh Street (Eighth Street); thence East along said North boundary 394.52 feet to the Southwest corner of a parcel dedicated for street purposes by deed recorded in Deed Book 255, Page 688, Records of Coos County, Oregon; thence North 124 feet; thence West 76.16 feet to a 3/4 inch pipe post; thence North 138.46 feet to a 3/4 inch pipe post; thence West 318.36 feet; thence South 32.86 feet to the point of beginning.

Excepting Therefrom: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of the NW 1/4 of the SE 1/4 of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, and which post is further described as being the Northeast corner of Block 5, Town of West Bandon; thence North 32.86 feet; thence East 318.36 feet to a 3/4 inch pipe post which is the point of beginning of the parcel to be described; thence South 120 feet, more or less, to the Southwest corner of Lot 7, Block 1, Langlois First Addition to Bandon; thence West 106.25 feet; thence North 120 feet, more or less, to a point West of the point of beginning; thence East 106.25 feet to the point of beginning.

Also Excepting: A tract of land situated in the Northwest quarter of the Southeast quarter of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of said Northwest quarter of the Southeast quarter which post is further described as being the Northeast corner of Block 5, Town of West Bandon, Coos County; thence South along the East line of said Block 5 a distance of 106.0 feet; thence East 30 feet; thence North 106.0 feet to a point 30 feet East of the point of beginning; thence West 30 feet to the point of beginning.

Also Excepting: Beginning at the Northeast corner of Lot 1, Block 5, West Bandon Addition to the City of Bandon, Coos County, Oregon; thence North along the North-South quarter section line through the center of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, 32.86 feet to the South line of that parcel conveyed to the City of Bandon, deed reference 66-7-10635, Coos County, Deed Records; thence East along said South line of City of Bandon property, 30.00 feet; thence South, 32.86 feet; thence West, 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that property awarded by Judgment filed on January 11, 1993, in Coos Circuit Court Case No. 92CV0588, more particularly described as follows:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, County of Coos, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Langlois' First Addition to the City of Bandon, Coos County, Oregon, said point being marked by a 3/4" iron pipe; thence East, 80.00 feet along the South Line of said Langlois' Addition, to its intersection with the Westerly right of way of Harrison Ave. (Stillwell Ave.); thence South 00° 18' 30" West, along said Westerly right of way Harrison Ave., 11.87 feet; thence South 89° 38' 47" along an existing wooden fence, 132.90 feet; thence South 88° 43' 41" West, along said fence, 28.83 feet; thence South 77° 01' 05" West along said fence, 45.54 feet; thence North 13° 02' 23" West along said fence, 56.06 feet; thence North 84° 54' 26" East, along said fence, 32.87 feet to its intersection with the West line of that parcel conveyed in 75-119204, Coos County Deed Records; thence South 00° 18' 30" West along said West line Deed 75-11902, 28.97 feet to the Southwest corner of said Deed 75-119204; thence East, along the South line of said Deed 75-119204, 106.25 feet to the Southwest corner of Lot 7 said Langlois' Addition to a point which bears North 5.00 feet from the point of beginning; thence South, along the West line of an alley per said Langlois' Addition, 5.00 feet to the point of beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of Bandon.
7. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
9. Due probate and administration of the Estate of Richard H. Wagner, deceased, and any interests disclosed thereby. We are unable to find any evidence of a probate in the records of this county.
10. Any claims against the Estate of Richard H. Wagner, deceased, in favor of the State of Oregon, Department of Human Services, Senior and Disabled Services Division.
11. Right, title and interest, if any, of Constance Wagner Davidson, as successor sole Trustee of the Richard H. Wagner Trust dated March 18, 1980 as disclosed by Quitclaim Deed,

Recording Date: December 30, 2004
Recording No: 2004-18667

12. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$2,790.00
Levy Code: 5400
Account No.: 1040700
Map No.: 28-15-25DB TL10000

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

- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Mariah S. Grami

- D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- E. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- F. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

- G. Recording charge (per document) for a transaction:
First Page: \$86.00 Each additional page: \$5.00
eFiling Fee per document: \$5.00

NOTE: A multiple transaction document bears an additional \$5.00 charge for each additional transaction. A document that fails to conform to certain formatting and page one requirements bears an additional \$20.00 charge.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

Heirs and/or Devises of Richard H. Wagner, deceased and
Constance Wagner Davidson, as successor sole Trustee of the
Richard H. Wagner Trust dated March 18, 1980

GRANTEE'S NAME:

Mariah Suzanne Grami, Trustee of the Eudypula Revocable Living
Trust

AFTER RECORDING RETURN TO:

Mariah Suzanne Grami
Mariah Suzanne Grami, Trustee of the Eudypula Revocable Living
Trust
200 4th Street
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Mariah Suzanne Grami, Trustee of the Eudypula Revocable Living
Trust
200 4th Street
Coos Bay, OR 97420

10407.00 and 28 S 15 W 25 DB 10000
0 8th Street, Bandon, OR 97411

DocuSigned by:
Mariah Grami
23FD288A94C6427...

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Constance Wagner Davidson, the duly appointed, qualified and acting personal representative of the estate of Richard H. Wagner, deceased, pursuant to proceedings filed in Circuit Court for Circuit County, Oregon, Case No. **21PB03485**, and Constance Wagner Davidson, as successor sole Trustee of the Richard H. Wagner Trust dated March 18, 1980, Grantor, conveys to **Mariah Suzanne Grami, Trustee of the Eudypula Revocable Living Trust**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

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

The true consideration for this conveyance is No Dollars And No/100 Dollars **(\$269,500.00)**.

Subject to:

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

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.

PERSONAL REPRESENTATIVE'S DEED

(continued)

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

Heirs and/or Devisees of Richard H. Wagner, deceased

By: _____
Constance Wagner Davidson, Personal Representative Date

The Richard H. Wagner Trust dated March 18, 1980

By: _____
Constance Wagner Davidson, successor sole Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by Constance Wagner Davidson,
Personal Representative for the Estate of Richard H. Wagner, deceased. Probate No. 21PB0348.5

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Constance Wagner Davidson,
successor sole Trustee of the Richard H. Wagner Trust dated March 18, 1980.

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT "A"

Legal Description

A tract of land situated in the Northwest quarter of the Southeast quarter of Section 25, Township 28 South, Range 15 West of Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of said Northwest quarter of the Southeast quarter of which post is further described as being the Northeast corner of Block 5, West Bandon Addition; thence South 229.6 feet to a 1/2 inch pipe post being on the North boundary of Seventh Street (Eighth Street); thence East along said North boundary 394.52 feet to the Southwest corner of a parcel dedicated for street purposes by deed recorded in Deed Book 255, Page 688, Records of Coos County, Oregon; thence North 124 feet; thence West 76.16 feet to a 3/4 inch pipe post; thence North 138.46 feet to a 3/4 inch pipe post; thence West 318.36 feet; thence South 32.86 feet to the point of beginning.

Excepting Therefrom: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of the NW 1/4 of the SE 1/4 of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, and which post is further described as being the Northeast corner of Block 5, Town of West Bandon; thence North 32.86 feet; thence East 318.36 feet to a 3/4 inch pipe post which is the point of beginning of the parcel to be described; thence South 120 feet, more or less, to the Southwest corner of Lot 7, Block 1, Langlois First Addition to Bandon; thence West 106.25 feet; thence North 120 feet, more or less, to a point West of the point of beginning; thence East 106.25 feet to the point of beginning.

Also Excepting: A tract of land situated in the Northwest quarter of the Southeast quarter of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 3/4 inch pipe post which is 644.53 feet North of the Southwest corner of said Northwest quarter of the Southeast quarter which post is further described as being the Northeast corner of Block 5, Town of West Bandon, Coos County; thence South along the East line of said Block 5 a distance of 106.0 feet; thence East 30 feet; thence North 106.0 feet to a point 30 feet East of the point of beginning; thence West 30 feet to the point of beginning.

Also Excepting: Beginning at the Northeast corner of Lot 1, Block 5, West Bandon Addition to the City of Bandon, Coos County, Oregon; thence North along the North-South quarter section line through the center of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, 32.86 feet to the South line of that parcel conveyed to the City of Bandon, deed reference 66-7-10635, Coos County, Deed Records; thence East along said South line of City of Bandon property, 30.00 feet; thence South, 32.86 feet; thence West, 30.00 feet to the point of beginning.

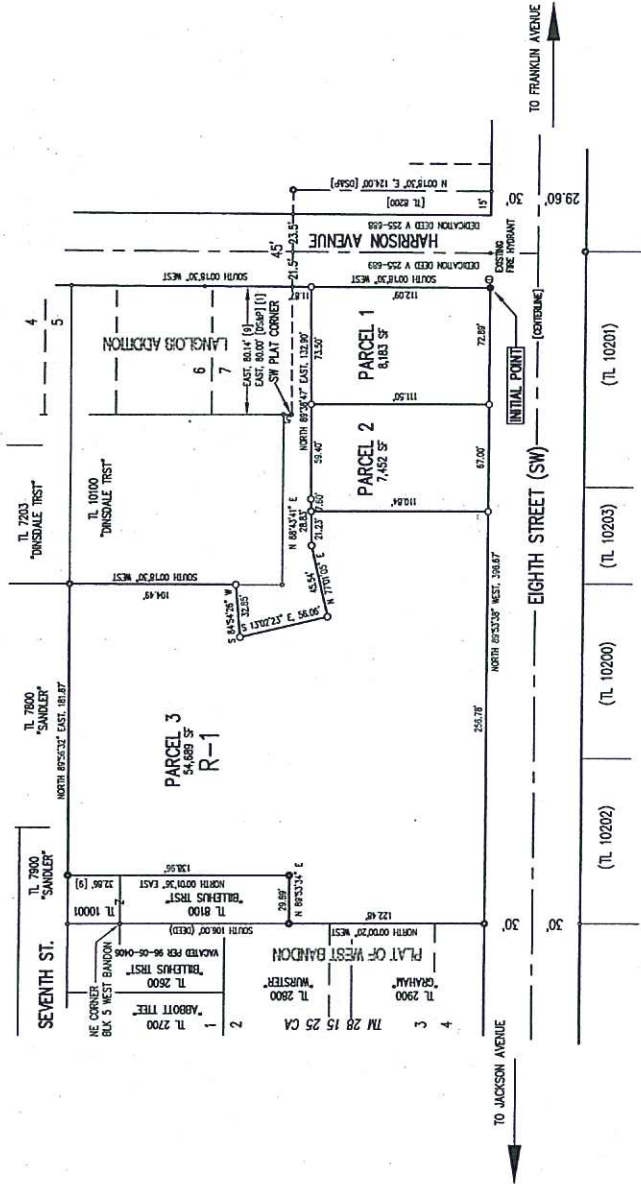
EXCEPTING THEREFROM that property awarded by Judgment filed on January 11, 1993, in Coos Circuit Court Case No. 92CV0588, more particularly described as follows:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 28 South, Range 15 West of the Willamette Meridian, County of Coos, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Langlois' First Addition to the City of Bandon, Coos County, Oregon, said point being marked by a 3/4" iron pipe; thence East, 80.00 feet along the South Line of said Langlois' Addition, to its intersection with the Westerly right of way of Harrison Ave. (Stillwell Ave.); thence South 00° 18' 30" West, along said Westerly right of way Harrison Ave., 11.87 feet; thence South 89° 38' 47" along an existing wooden fence, 132.90 feet; thence South 88° 43' 41" West, along said fence, 28.83 feet; thence South 77° 01' 05" West along said fence, 45.54 feet; thence North 13° 02' 23" West along said fence, 56.06 feet; thence North 84° 54' 26" East, along said fence, 32.87 feet to its intersection with the West line of that parcel conveyed in 75-119204, Coos County Deed Records; thence South 00° 18' 30" West along said West line Deed 75-11902, 28.97 feet to the Southwest corner of said Deed 75-119204; thence East, along the South line of said Deed 75-119204, 106.25 feet to the Southwest corner of Lot 7 said Langlois' Addition to a point which bears North 5.00 feet from the point of beginning; thence South, along the West line of an alley per said Langlois' Addition, 5.00 feet to the point of beginning.

FINAL PARTITION PLAT

LOCATED IN THE NW QUARTER OF THE SE QUARTER OF
SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON



SHEET INDEX

SHEET #	DESCRIPTION
SHEET # 1	COVER SHEET
SHEET # 2	PARTITION PLAT
SHEET # 3	PLAT APPROVALS AND SIGNATURES
SHEET # 4	SURVEY NARRATIVE & LEGAL DESCRIPTION
SHEET # 4	SHADOW PLAT (OVERALL)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Russ Dodge
OREGON
RENEWED BY
RUSS S. DODGE
0785-18-000

SHEET 1 OF 4

FINAL PARTITION PLAT (SERIES)
LOCATED IN THE NW QUARTER OF THE SE QUARTER OF
SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 40'
DATE: NOV. 15, 2021
DS&P 21-21

dodge surveying & planning
(541) 404-3799 | rdodge@higel.com

SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420

Coos County, Oregon 2021-13375
\$116.00 12/02/2021 01:39 PM
Page 4
0044525202-100-13375000041
Debbie Hester, CCL, Coos County Clerk

P2021 #15
C-777

SURVEY FOR:
 MARIAH GRAMI-GRAMI PROPERTIES
 200 S. 4TH STREET
 COOS BAY, OREGON 97420
 EUDYPTULA REVOCABLE LIVING TRUST
 (541) 290-7808

SURVEY BY:
 dodge surveying & planning
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420

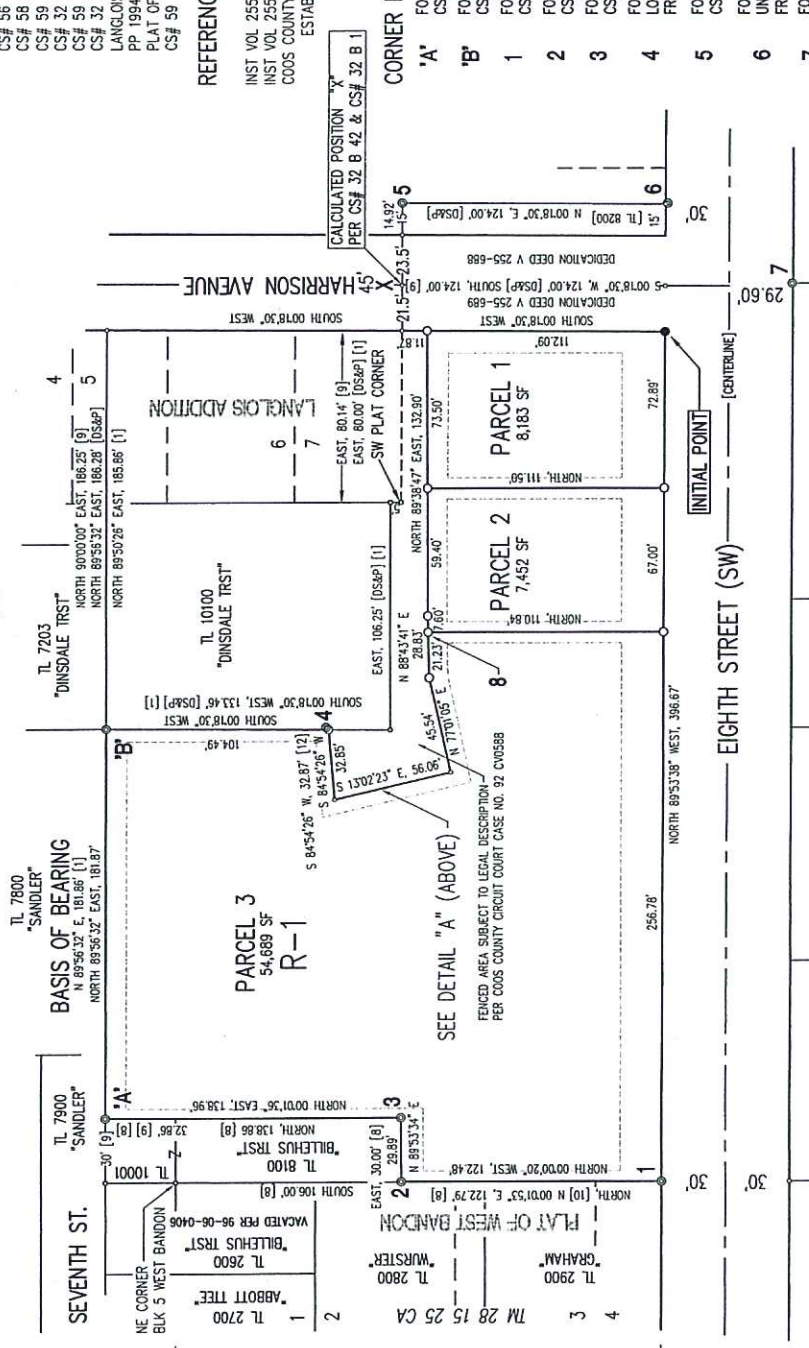
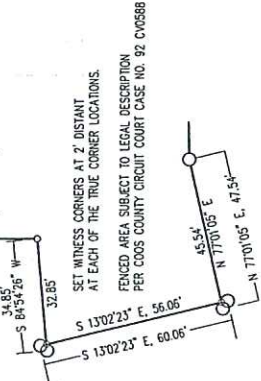
TM 28 15 25 DB

LAND DATA:

TAX MAP: 28 15 25 DB
 TAX LOT 10000/1.61 ACRES
 ZONING: R1 (BANDON)



DETAIL "A"
 (1"=30')



REFERENCE SURVEYS:

- CS# 32 B 42 (J. PRAHAR)
- CS# 32 A 112 (J. PRAHAR)
- CS# 32 A 104 (J. PRAHAR)
- CS# 32 B 81 (J. PRAHAR)
- CS# 39 A 79 (L. PRAHAR)
- CS# 56 A 93 (L. PRAHAR)
- CS# 58 B 39 (T. CAMPELL)
- CS# 59 A 198 (J. PRAHAR)
- CS# 32 B 1 (J. GEARHART)
- CS# 32 B 1 (J. PRAHAR)
- CS# 59 A 119 (L. PRAHAR)
- CS# 32 B 51 (L. PRAHAR)
- LANGLOIS FIRST ADDITION TO BANDON [14]
- PP 1994 #29 (J. PRAHAR)
- PLAT OF SOUTH BANDON [13]
- CS# 59 A 109 (R. WADE) [15]
- CS# 59 A 109 [16]

REFERENCE DEEDS:

- INST VOL 255, PAGE 689 DEDICATION DEED
- INST VOL 255, PAGE 688 DEDICATION DEED
- COOS COUNTY CC CASE NO. 92 CV0588 [12] ESTABLISHES BOUNDARY LINE (FENCED AREA)

CORNER NOTES:

- 'A' FOUND 5/8" IRON ROD W/RFC (HELD) CS# 32 B 42 [1]
- 'B' FOUND 5/8" IRON ROD W/RFC (HELD) CS# 32 B 42 [1]
- 1 FOUND 5/8" IRON ROD (BENT) (HELD) CS# 59 A 119 [10]
- 2 FOUND 5/8" IRON ROD W/RFC (HELD) CS# 59 A 198 [8]
- 3 FOUND 5/8" IRON ROD W/RFC (HELD) CS# 59 A 198 [8]
- 4 FOUND 5/8" IRON ROD W/RFC (LS 2009) NOT HELD LOCATED ON FENCE LINE, N 42°15'43" E, 1.52' FROM DEED CORNER [12]
- 5 FOUND 3/4" IRON PIPE (NOT HELD) CS# 59 A 109 [16]
- 6 FOUND 1-1/4" IRON PIPE (NOT HELD) UNKNOWN SOURCE LOCATED S 20°15'05" E, 1.10' FROM MY CALCULATED POSITION.
- 7 FOUND 5/8" IRON ROD W/RFC CS# 32 A 104 [3]

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ Dudge

OREGON
 RUSS S. DODGE
 2015
 EXPIRES 2020

SHEET 2 OF 4

FINAL PARTITION PLAT (SERIES)
 LOCATED IN THE NW QUARTER OF THE SE QUARTER OF SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
 SCALE: 1" = 40'
 DATE: NOV. 15, 2021
 DS&P 21-21

dodge surveying & planning
 (541) 404-3799 | rdodge@hgel.com
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420

SURVEY FOR:
 MARIAH GRAMI - GRAMI PROPERTIES
 200 S. 4TH STREET
 COOS BAY, OREGON 97420
 (541) 290-1808

SURVEY BY:
 dodge surveying & planning
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420
 (541) 290-1808

SURVEY NARRATIVE:

- 1.) THE BASIS OF BEARING FOR THIS PARTITION BEING BETWEEN POINTS "A" & "B". THE BEARING BEING NORTH 89°56'32" EAST, PER CS# 32 B 42. RECORD DIMENSION BEING 181.86 FEET. I MEASURE 181.87 FEET.
- 2.) THE PURPOSE OF THIS SURVEY/PARTITION BEING TO SEGREGATE THE PARENT PARCEL INTO SMALLER PARCELS FOR THE CLIENT.
- 2.) LEGAL DESCRIPTIONS USED IN THIS SURVEY WERE PROVIDED BY TITOR TITLE, COOS BAY OFFICE AND THE COOS COUNTY RECORDERS OFFICE, ONLINE.
- 3.) INSTRUMENTS USED IN THIS SURVEY WAS A LEICA ROBOTIC TOTAL STATION, 1200 SERIES. MAPPING BY ACAD CIVIL 3d.
- 4.) THE EXTERIOR BOUNDARY FOR THE PARTITION CONSISTED OF RECOVERING A NUMBER OF RECORD MONUMENTS AS SHOWN. ALL MONUMENTS RECOVERED WERE HELD FOR THIS SURVEY. A CIRCUIT COURT JUDGEMENT CASE NO 92CV0588 HAS ESTABLISHED A PORTION OF THE BOUNDARY. THIS WAS A NON-MONUMENTATED ACTION AND CALLS OUT BEARINGS AND DISTANCES ALONG AN EXISTING FENCE LINE. I HAVE ROTATED MY SURVEY TO MATCH CS# 32 B 42. I BELIEVE THAT SURVEY WAS USED TO GENERATE THE LEGAL DESCRIPTION THAT WAS USED TO ESTABLISH THE BOUNDARY LINES THAT THE CIRCUIT COURT JUDGEMENT CASE NO. 92CV0588 ESTABLISHED.
- THE NORTHERLY LINE OF EIGHTH STREET WAS ESTABLISHED BY HOLDING NORTH/SOUTH DIMENSIONS PER A SURVEY BY JOHN B. GEARHART, CS# 32 B 1, DATED JANUARY, 1946. WHILE NO ORIGINAL MONUMENTS WERE RECOVERED, CS# 32 B 42 CLOSELY FOLLOWS THAT CONTROL. WE FIND NO SURVEYS SHOWING A RELATIONSHIP BETWEEN THE NORTH AND SOUTH RIGHT OF WAY LINES, OTHER THAN A DIMENSION CHECK ON THE WESTERLY END.
- CS# 32 A 104 INDICATES A WIDTH OF 60.44'. I CALCULATE A DIMENSION OF 60.00' AT THAT LOCATION USING THE BEARING N 89°53'38" W. THAT VALUE WAS CALCULATED BY HOLDING THE 124.00' DIMENSION FROM A CALCULATED POSITION FOR POINT # X, AND WESTERLY TO THE 578' IRON ROD RECOVERED PER CS# 59 A 198 [8]. THAT LOCATION AND DIMENSION CLOSELY MATCHED THE SOUTH DIMENSION TO THE NE CORNER OF BLK 5 PLAT OF WEST BANDON.

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENT, MARIAH GRAMI IS THE AUTHORIZED REPRESENTATIVE OF THE LAND HEREON SHOWN AND REPRESENTED ON THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT. THE UNDERSIGNED HEREBY AGREES THAT MARIAH GRAMI WILL HOLD THE CITY OF BANDON AND/OR COOS COUNTY HARMLESS FROM AND INDEMNIFY THE CITY OF BANDON AND/OR COOS COUNTY FROM ANY LIABILITY FROM ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR THEIR PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THE PROPOSED LAND DIVISION.

Mariah Grami
 MARIAH SUZANNE GRAMI
 TRUSTEE OF THE EUDYPTULA REVOCABLE LIVING TRUST
 THIS IS TO CERTIFY THAT MARIAH SUZANNE GRAMI, TRUSTEE OF THE EUDYPTULA REVOCABLE LIVING TRUST PERSONALLY APPEARED BEFORE ME ON THIS 11th DAY OF November, 2021. WHO HAS ACKNOWLEDGED THAT SHE HAS SIGNED THE ABOVE OWNERS DECLARATION AS HER VOLUNTARY ACT AND DEED.

Uk. Boy
 NOTARY SIGNATURE
 COMMISSION NO. 14-2097-1
 MY COMMISSION EXPIRES 11/5-2024



STATEMENT OF DOMESTIC WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

DOMESTIC WATER SUPPLY FACILITIES AND SEWAGE DISPOSAL FACILITIES WILL BE AVAILABLE THROUGH THE CITY OF BANDON AT THE OWNERS EXPENSE.

APPROVALS:

COUNTY SURVEYOR CERTIFICATE:
 I, MICHAEL L. DADO - COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.

Michael L. Dado
 MICHAEL L. DADO
 December 1, 2021
 DATE

COUNTY ASSESSORS CERTIFICATE:
 I, COOS COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME, OR WILL BECOME A LIEN UPON THE PARCEL DURING THE TAX YEAR HAVE BEEN PAID.

Steve Jansen
 STEVE JANSEN
 12-01-2021
 DATE

COUNTY CLERK CERTIFICATE:
 I, COUNTY CLERK OF COOS COUNTY, OREGON HEREBY CERTIFY THAT THIS LAND PARTITION WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 8-021-13375 PAGE 777 RECORD OF PLATS CABINET C AND DAY OF Dec., 2021.

Debbie Heller
 DEBBIE HELLER
 12/2/2021
 DATE

CITY OF BANDON PLANNING DEPT.
 FILE-NO. 21-084
 CITY OF BANDON

I, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH APPLICABLE CITY OF BANDON ZONING AND LAND DEVELOPMENT ORDINANCES.

Dana Nichols
 DANA NICHOLS
 CITY OF BANDON
 FINANCE DEPARTMENT CERTIFICATION
 I, HEREBY CERTIFY THAT ALL FEES, CHARGES, AND SPECIAL ASSESSMENTS HAVE BEEN PAID.

Paula Burris
 PAULA BURRIS
 11-22-21
 DATE

SURVEYOR'S CERTIFICATE

I, RUSS S. DODGE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED OR FOUND WITH PROPER MONUMENTS THE LANDS AS REPRESENTED ON THIS PLAT, AND THAT A PROPER MONUMENT HAS BEEN SET AT THE INITIAL POINT, AND THAT I HAVE INDICATED THE DIMENSIONS, KIND AND LOCATIONS OF ALL MONUMENTS IN ACCORDANCE WITH ORS 92.060(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND WHICH THE PARCELS ARE LAID OUT. THE EXTERIOR BOUNDARY OF THE PLATTED PARENT PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" X 30" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "LS 2128", SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF EIGHTH STREET AND THE WESTERLY LINE OF HARRISON AVENUE; THENCE, ALONG SAID NORTHERLY LINE OF EIGHTH STREET, N 89°53'38" W, A DISTANCE OF 396.67 FEET; THENCE, N 00°00'20" W, A DISTANCE OF 122.48 FEET; THENCE, N 89°53'34" E, A DISTANCE OF 29.89 FEET; THENCE, N 00°01'36" E, A DISTANCE OF 138.96 FEET; THENCE, N 89°56'32" E, A DISTANCE OF 181.87 FEET; THENCE, S 00°18'30" W, A DISTANCE OF 104.49 FEET TO A POINT BEING LOCATED AT THE FENCE LINE OF A TRACT OF LAND AS DESCRIBED IN THAT CERTAIN PROPERTY AWARDED BY JUDGEMENT FILED ON JANUARY 11, 1993 IN COOS CIRCUIT COURT CASE NO. 92CV0588; THENCE, ALONG SAID EXISTING FENCE LINE AND BOUNDARY LINE AS IT PRESENTLY EXISTS, S 84°54'26" W, A DISTANCE OF 32.85 FEET, (RECORD BEING S 84°54'26" W, 32.87); THENCE, S 130°25' E, A DISTANCE OF 56.06 FEET; THENCE, N 77°01'06" E, A DISTANCE OF 45.54 FEET; THENCE, N 88°43'41" E, A DISTANCE OF 28.83 FEET; THENCE, N 89°38'47" E, A DISTANCE OF 132.90 FEET TO A POINT BEING LOCATED ON THE WESTERLY LINE OF HARRISON AVENUE; THENCE, ALONG SAID WESTERLY LINE S 00°18'30" W, A DISTANCE OF 112.09 FEET TO THE INITIAL POINT AND THE POINT OF BEGINNING. CONTAINING 70,324 SQUARE FEET OR 1.61 ACRES.

Russ Dodge
 RUSS S. DODGE
 Nov. 19, 2021
 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Russ Dodge
 OREGON
 LICENSE NO. 1111
 RUSS S. DODGE
 EST. 1978

dodge surveying & planning
 (541) 404-3799 | rdodge@hgtl.com
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420

FINAL PARTITION PLAT (SERIES)
 LOCATED IN THE NW QUARTER OF THE SE QUARTER OF SECTION 25 - T. 28 S. - R. 15 W., WM., COOS COUNTY, OREGON
 DRAWN BY rd
 SCALE: 1" = 40'
 DATE: NOV. 15, 2021
 DS&P 21-21

SURVEY FOR:
 MARIAH GRAMI-GRAMI PROPERTIES
 200 S. 4TH STREET
 COOS BAY, OREGON 97420
 EUDYPTULA REVOCABLE LIVING TRUST
 (541) 290-7808

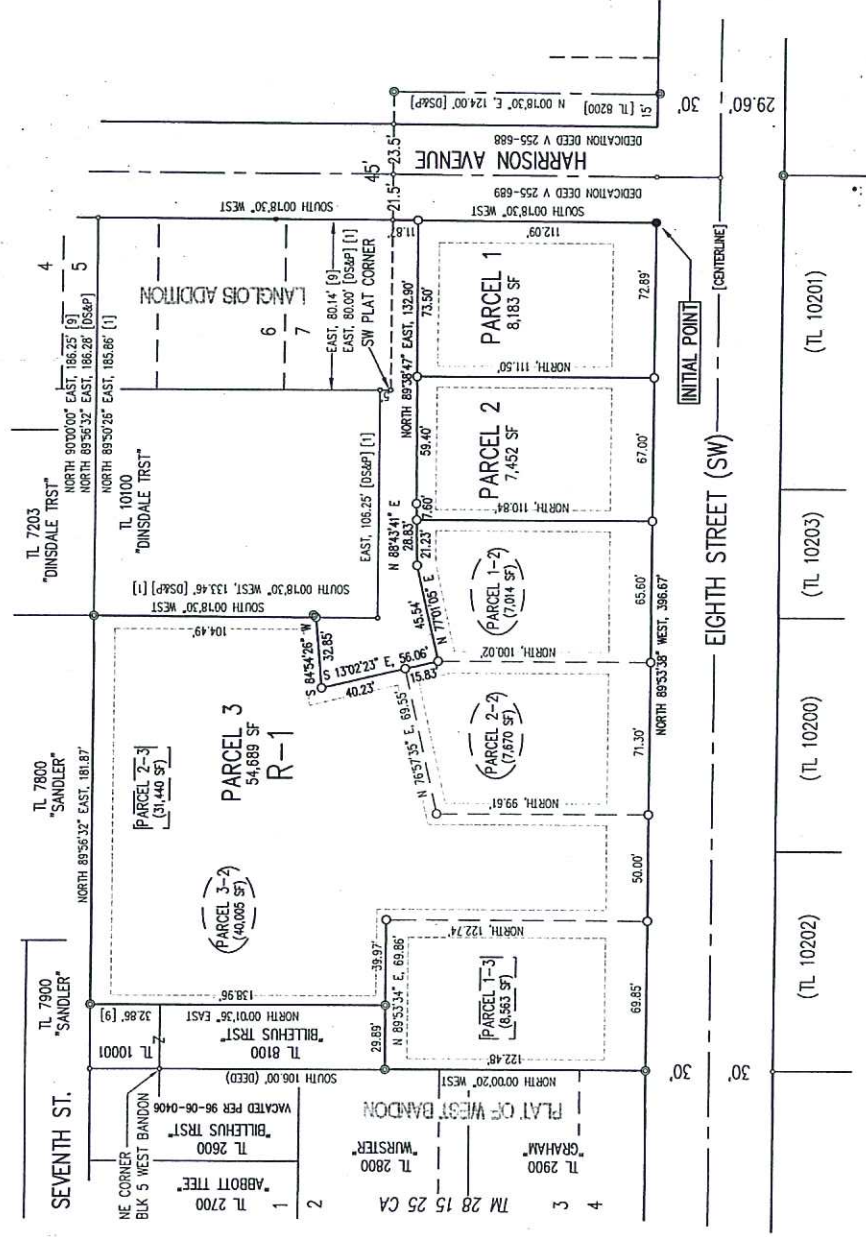
SURVEY BY:
 dodge surveying & planning
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420
 (541) 404-3799 | rdodge@hgel.com

TM 28 15 25 DB

SHADOW PLAT [OVERALL]



PHASE 2
 [JAN 04, 2022]



LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- PHASE 1, 2, & 3 CORNER LOCATIONS
- CALCULATED POSITIONS
- W/PC WITH RED PLASTIC CAP
- [X] RECORD VALUE (SURVEYS)
- SETBACK LINE
- SERIES PARCEL LINES [FUTURE]

LAND DATA:

TAX MAP: 28 15 25 DB
 TAX LOT 10000 / 1.61 ACRES
 ZONING: R1 (BANDON)

EASEMENTS: NONE LISTED

NOTES 1:

- 1.) SETBACKS:
 FRONT YARD 20'
 REAR YARD 10'
 SIDE YARD 5' MINIMUM (8') 13' TOTAL
- 2.) LOT STANDARDS:
 MINIMUM: 5,400 SF FOR DUPLEX
 40' ROADWAY FRONTAGE
 MINIMUM OF 90' DEPTH
 BUILDING HEIGHT 28' 35' CONDITIONAL

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Russ Dodge

OREGON
 RUSSELL S. DODGE
 LICENSE NO. 10000

SHEET 4 OF 4

FINAL PARTITION PLAT (SERIES)
 LOCATED IN THE NW QUARTER OF THE SE QUARTER OF
 SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd

SCALE: 1" = 40'

DATE: NOV. 15, 2021

DS&P 21-21

SURVEY FOR:
 MARIAH GRAMI-GRAMI PROPERTIES
 200 S. 4TH STREET
 COOS BAY, OREGON 97420
 EUDYPYLLA REVOCABLE LIVING TRUST
 (541) 290-7808

SURVEY BY:
 dodge surveying & planning
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420
 (541) 290-7808

Coos County, Oregon
 2022-03611
 04/19/2022 11:00 AM
 Figure:
 091490732030031102022

2022 #01
 Cab C-781

LAND DATA:
 TAX MAP: 28 15 25 DB
 TAX LOT 10000/1.26 ACRES
 ZONING: R1 (BANDON)

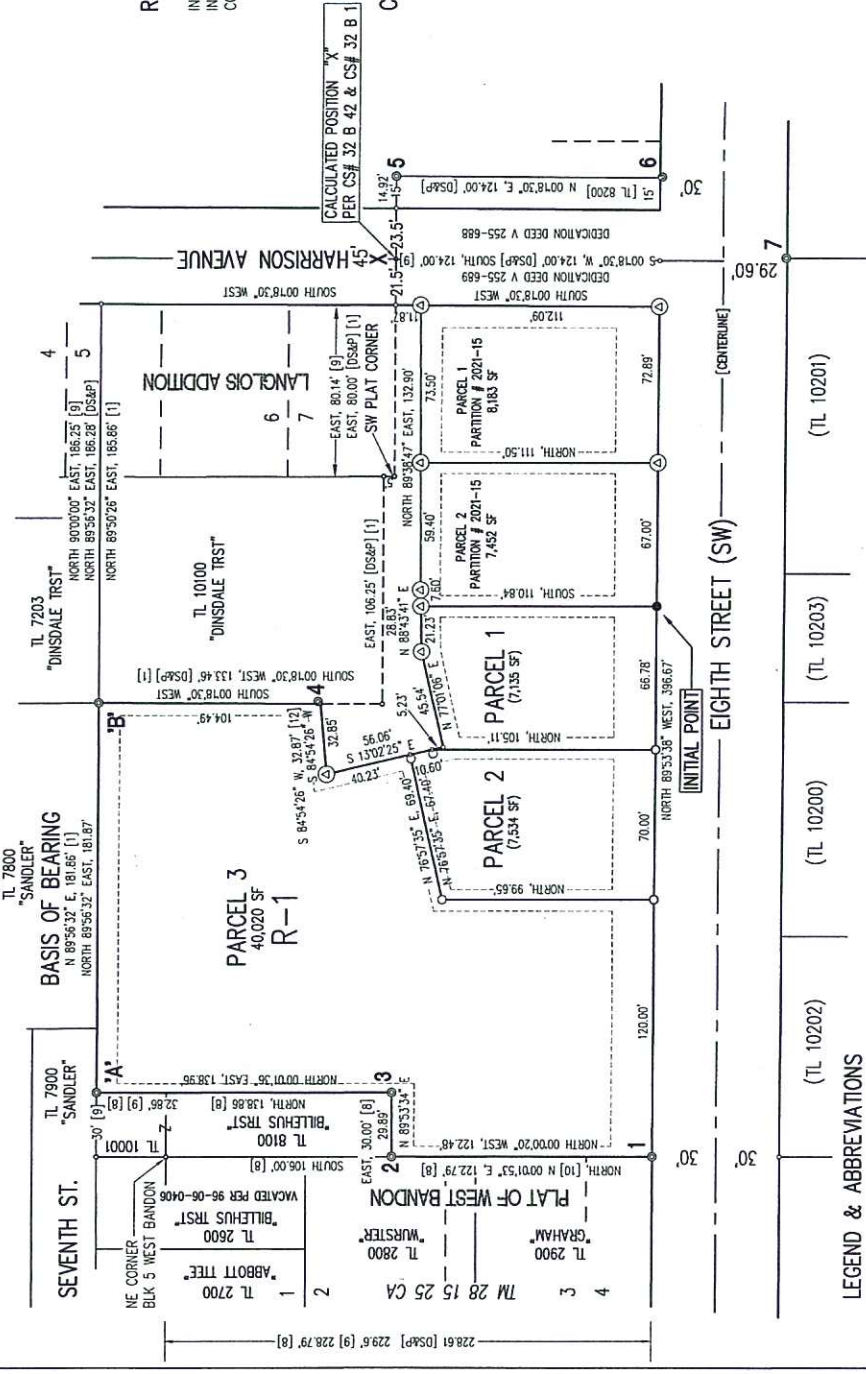
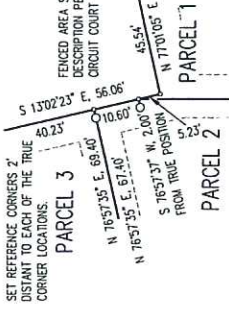
THIS PARTITION PLAT (2nd IN SERIES)
 APPROVED PER CITY OF BANDON PLANNING
 PERMIT APPLICATION 22-006.

DETAIL "A"
 (1" = 20')

REFERENCE SURVEYS:

- (1) (J. PRAHAR) CS# 32 B 42
- (2) (J. PRAHAR) CS# 32 A 112
- (3) (J. PRAHAR) CS# 32 A 104
- (4) (J. PRAHAR) CS# 32 B 81
- (5) (L. PRAHAR) CS# 59 A 79
- (6) (L. PRAHAR) CS# 56 A 93
- (7) (T. CAMPBELL) CS# 58 B 39
- (8) (J. PRAHAR) CS# 59 A 198
- (9) (J. PRAHAR) CS# 32 B 1
- (10) (J. PRAHAR) CS# 59 A 119
- (11) (J. PRAHAR) CS# 32 B 51
- (12) (J. PRAHAR) CS# 32 B 51
- (13) PP 1994 #29
- (14) LANGLOIS FIRST ADDITION TO BANDON PLAT OF SOUTH BANDON
- (15) CS# 59 A 109
- (16) (R. WADE)

REFERENCE DEEDS:
 INST VOL 255, PAGE 689 DEDICATION DEED
 INST VOL 255, PAGE 688 DEDICATION DEED
 COOS COUNTY CC CASE NO. 92 CV0588 [12]
 ESTABLISHES BOUNDARY LINE (FENCED AREA)



LEGEND & ABBREVIATIONS

- ⊙ FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- ⊙ FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LS 2128"
- ⊙ FOUND 5/8" X 30" IRON ROD WITH OPC - STAMPED "LS 2128"
- ⊙ PARTITION 2021-15 WITH RED PLASTIC CAP
- SETBACK LINE
- CALCULATED POSITION
- "INITIAL POINT" FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LS 2128"
- RECORD VALUE (SURVEYS)
- SETBACK LINE
- SERIES PARCEL LINES [FUTURE]

EIGHTH STREET CONTROL

EIGHTH STREET RIGHT OF WAY WAS ESTABLISHED BY HOLDING NORTH/SOUTH DIMENSIONS PER CS# 32 B 1 THAT SURVEY LAD OUT AND MONUMENTS WERE RECOVERED. CS# 32 B 42 ESTABLISHED A NUMBER OF CORNERS THAT MATCH AND ARE IN AGREEMENT WITH THE GEARHART SURVEY. MULTIPLE SURVEYS HAVE ESTABLISHED CORNERS ALONG THE RIGHT OF WAY LINES, HOWEVER NONE HAVE SHOWN CONTROL THAT INDICATES A RELATIONSHIP. (MONUMENTATED WIDTH)

CORNER NOTES:

- *A FOUND 5/8" IRON ROD W/RPC (HELD) CS# 32 B 42 [1]
- *B FOUND 5/8" IRON ROD W/RPC (HELD) CS# 32 B 42 [1]
- 1 FOUND 5/8" IRON ROD (BENT) (HELD) CS# 59 A 119 [10]
- 2 FOUND 5/8" IRON ROD W/RPC (HELD) CS# 59 A 198 [8]
- 3 FOUND 5/8" IRON ROD W/RPC (HELD) CS# 59 A 198 [8]
- 4 FOUND 5/8" IRON ROD W/RPC (LS 2009) LOCATED ON FENCE LINE, N 42°15'43" E 1.62' FROM DEED CORNER [12]
- 5 FOUND 3/4" IRON PIPE (NOT HELD) CS# 59 A 109 [16]
- 6 FOUND 1-1/4" IRON PIPE (NOT HELD) UNKNOWN SOURCE LOCATED S 20°15'05" E 1.10' FROM CALCULATED POSITION.
- 7 FOUND 5/8" IRON ROD W/RPC CS# 32 A 104 [3]

REGISTERED PROFESSIONAL LAND SURVEYOR
 RUSS DODGE
 OREGON
 RUSS S. DODGE
 STATE LICENSE 2003

FINAL PARTITION PLAT (SERIES #2)
 PARCEL 3 - PARTITION PLAT 2021-15
 LOCATED IN THE NW QUARTER OF THE SE QUARTER OF SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON

DRAWN BY: rd
 SCALE: 1" = 40'
 DATE: FEB 22, 2022
 DS&P 21-21.2

SURVEY FOR:
 MARIAH GRAMI - GRAMI PROPERTIES
 200 S. 4TH STREET
 COOS BAY, OREGON 97420
 EUDYPTULA REVOCABLE LIVING TRUST
 (541) 290-7808

SURVEY BY:
 dodge surveying & planning
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420
 (541) 290-7808

SURVEY NARRATIVE:

- 1.) THE BASIS OF BEARING FOR THIS PARTITION BEING BETWEEN POINTS "A" & "B". THE BEARING BEING NORTH 89°56'32" EAST, PER CS# 32 B 42. RECORD DIMENSION BEING 181.86 FEET. 1 MEASURE 181.87 FEET.
- 2.) THE PURPOSE OF THIS SURVEY/PARTITION BEING TO SEGREGATE THE PARENT PARCEL, PARCEL 3 OF PARTITION PLAT 2021-15, THE SECOND IN THE SERIES.
- 2.) LEGAL DESCRIPTIONS USED IN THIS SURVEY WERE PROVIDED BY TICOR TITLE, COOS BAY OFFICE AND THE COOS COUNTY RECORDERS OFFICE, ONLINE.
- 3.) INSTRUMENTS USED IN THIS SURVEY WAS A LEICA ROBOTIC TOTAL STATION, 1200 SERIES. MAPPING BY ACAD CIVIL 3d.
- 4.) THE EXTERIOR BOUNDARY FOR THE PARTITION CONSISTED OF RECOVERING A NUMBER OF RECORD MONUMENTS AS SHOWN. ALL MONUMENTS RECOVERED WERE HELD FOR THIS SURVEY. A CIRCUIT COURT JUDGEMENT CASE NO 92CV0588 HAS ESTABLISHED A PORTION OF THE BOUNDARY. THIS WAS A NON-MONUMENTATED ACTION AND CALLS OUT BEARINGS AND DISTANCES ALONG AN EXISTING FENCE LINE. I HAVE ROTATED MY SURVEY TO MATCH CS# 32 B 42. I BELIEVE THAT SURVEY WAS USED TO GENERATE THE LEGAL DESCRIPTION THAT WAS USED TO ESTABLISH THE BOUNDARY LINES THAT THE CIRCUIT COURT JUDGEMENT CASE NO. 92CV0588 ESTABLISHED.
- THE NORTHERLY LINE OF EIGHTH STREET WAS ESTABLISHED BY HOLDING NORTH/SOUTH DIMENSIONS PER A SURVEY BY JOHN B. GEARHART, CS# 32 B 1, DATED JANUARY, 1946 WHILE NO ORIGINAL MONUMENTS WERE RECOVERED. CS# 32 B 42 CLOSELY FOLLOWS THAT CONTROL. WE FIND NO SURVEYS SHOWING A RELATIONSHIP BETWEEN THE NORTH AND SOUTH RIGHT OF WAY LINES, OTHER THAN A DIMENSION CHECK ON THE WESTERLY END.
- CS# 32 A 104 INDICATES A WIDTH OF 60.44'. I CALCULATE A DIMENSION OF 60.00' AT THAT LOCATION USING THE BEARING N 89°53'38" W. THAT VALUE WAS CALCULATED BY HOLDING THE 124.00' DIMENSION FROM A CALCULATED POSITION FOR POINT # X, AND WESTERLY TO THE 5/8" IRON ROD RECOVERED PER CS# 59 A 119. THAT POINT BEING RECOVERED PER CS# 32 A 104 [3] ALONG WITH CS# 59 A 198 [8]. THAT LOCATION AND DIMENSION CLOSELY MATCHED THE NORTH SOUTH DIMENSION TO THE NE CORNER OF BLK 5 PLAT OF WEST BANDON.

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENT, MARIAH GRAMI IS THE AUTHORIZED REPRESENTATIVE OF THE LAND HERON SHOWN AND REPRESENTED ON THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS HEREOF SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT.

THE UNDERSIGNED HEREBY AGREES THAT MARIAH GRAMI WILL HOLD THE CITY OF BANDON AND/OR COOS COUNTY HARMLESS FROM AND INDEMNIFY THE CITY OF BANDON AND/OR COOS COUNTY FROM ANY LIABILITY FROM ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR THEIR PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THE PROPOSED LAND DIVISION.

Maiah Grami
 MARIAH SUZANNE GRAMI
 TRUSTEE OF THE EUDYPTULA REVOCABLE LIVING TRUST
 THIS IS TO CERTIFY THAT MARIAH SUZANNE GRAMI, TRUSTEE OF THE EUDYPTULA REVOCABLE LIVING TRUST PERSONALLY APPEARED BEFORE ME ON THIS 15th DAY OF March, 2022, WHO HAS ACKNOWLEDGED THAT SHE HAS SIGNED THE ABOVE OWNERS DECLARATION AS HER VOLUNTARY ACT AND DEED.



Michael J. Zangbar
 NOTARY SIGNATURE
 COMMISSION NO. 9952
 MY COMMISSION EXPIRES 3/31/25

STATEMENT OF DOMESTIC WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS
 DOMESTIC WATER SUPPLY FACILITIES AND SEWAGE DISPOSAL FACILITIES WILL BE AVAILABLE THROUGH THE CITY OF BANDON AT THE OWNERS EXPENSE.

APPROVALS:

COUNTY SURVEYOR CERTIFICATE:

I, MICHAEL L. DADO - COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND OR AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.

Michael L. Dado
 MICHAEL L. DADO
 DATE 4-4-2022

COUNTY ASSESSORS CERTIFICATE:

I, COOS COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME, OR WILL BECOME, A LIEN UPON THE PARCEL DURING THE TAX YEAR HAVE BEEN PAID.

Steve Jansen
 STEVE JANSEN
 DATE 4-13-2022

COUNTY CLERK - RECERTIFICATE:

I, COUNTY CLERK OF COOS COUNTY, OREGON HEREBY CERTIFY THAT THIS LAND PARTITION WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 2022-03511 PAGE 781 RECORD OF PLATS CABINET C DAY OF April, 2022.

DeDe Murphy
 DEDE MURPHY
 DATE 4/19/22

SURVEYOR'S CERTIFICATE

I, RUSS S. DODGE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED OR FOUND WITH PROPER MONUMENTS THE LANDS AS REPRESENTED ON THIS PLAT, AND THAT A PROPER MONUMENT HAS BEEN SET AT THE INITIAL POINT, AND THAT I HAVE INDICATED THE DIMENSIONS, KIND AND LOCATIONS OF ALL MONUMENTS IN ACCORDANCE WITH ORS 92.060(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND WHICH THE PARCELS ARE LAID OUT. THE EXTERIOR BOUNDARY OF THE PLATTED PARENT PARCEL IS DESCRIBED AS FOLLOWS:
 PARCEL 3 OF PARTITION PLAT 2021-15

BEGINNING AT A 5/8" X 30" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "LS 2128", SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF EIGHTH STREET AND BEING THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2021-15; THENCE, N 89°53'38" W, A DISTANCE OF 256.78 FEET; THENCE, N 00°00'20" W, A DISTANCE OF 122.48 FEET; THENCE, N 89°53'34" E, A DISTANCE OF 29.88 FEET; THENCE, N 00°01'36" E, A DISTANCE OF 138.96 FEET; THENCE, N 89°56'32" E, A DISTANCE OF 181.87 FEET; THENCE, S 00°18'30" W, A DISTANCE OF 104.49 FEET; TO A POINT BEING LOCATED AT THE FENCE LINE OF A TRACT OF LAND AS DESCRIBED IN THAT CERTAIN PROPERTY AWARDED BY JUDGEMENT FILED ON JANUARY 11, 1993 IN COOS CIRCUIT COURT CASE NO. 92CV0588; THENCE, ALONG SAID EXISTING FENCE LINE AND BOUNDARY LINE AS IT PRESENTLY EXISTS; S 84°54'26" W A DISTANCE OF 32.85 FEET, (RECORD BEING S 84°54'26" W, 32.87'); THENCE, S 13°02'25" E, A DISTANCE OF 56.06 FEET; THENCE, N 77°01'06" E, A DISTANCE OF 45.54 FEET; THENCE, N 88°43'41" E, A DISTANCE OF 21.23 FEET; THENCE, S 00°00'00" E, A DISTANCE OF 110.84 FEET TO THE INITIAL POINT AND THE POINT OF BEGINNING.

CONTAINING 74,808 SQUARE FEET OR 1.26 ACRES.

Russ Dodge
 RUSS S. DODGE
 DATE 3-18-22

CITY OF BANDON PLANNING DEPT.
 FILE-NO. 22-006
 CITY OF BANDON

I, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH APPLICABLE CITY OF BANDON ZONING AND LAND DEVELOPMENT ORDINANCES.

Dana Nichols
 DANA NICHOLS
 DATE 3-30-22

CITY OF BANDON
 FINANCE DEPARTMENT CERTIFICATION

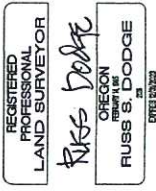
I, HEREBY CERTIFY THAT ALL FEES, CHARGES, AND SPECIAL ASSESSMENTS HAVE BEEN PAID.

Paula Burris
 PAULA BURRIS
 DATE 3-30-22

dodge surveying & planning
 (541) 404-3799 | rdodge@hgel.com
 SIX FIVE SIX S. 12TH CT
 COOS BAY, OREGON 97420

FINAL PARTITION PLAT (SERIES #2)
 PARCEL 3 - PARTITION PLAT 2021-15
 LOCATED IN THE NW QUARTER OF THE SE QUARTER OF SECTION 25 - T. 28 S. - R. 15 W., W.M. - COOS COUNTY, OREGON

DRAWN BY: rd
 SCALE: 1" = 40'
 DATE: FEB 22, 2022
 DS&P 21-21.2



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

NW1/4 SE1/4 SEC. 25 T28S R15W W.M.
COOS COUNTY

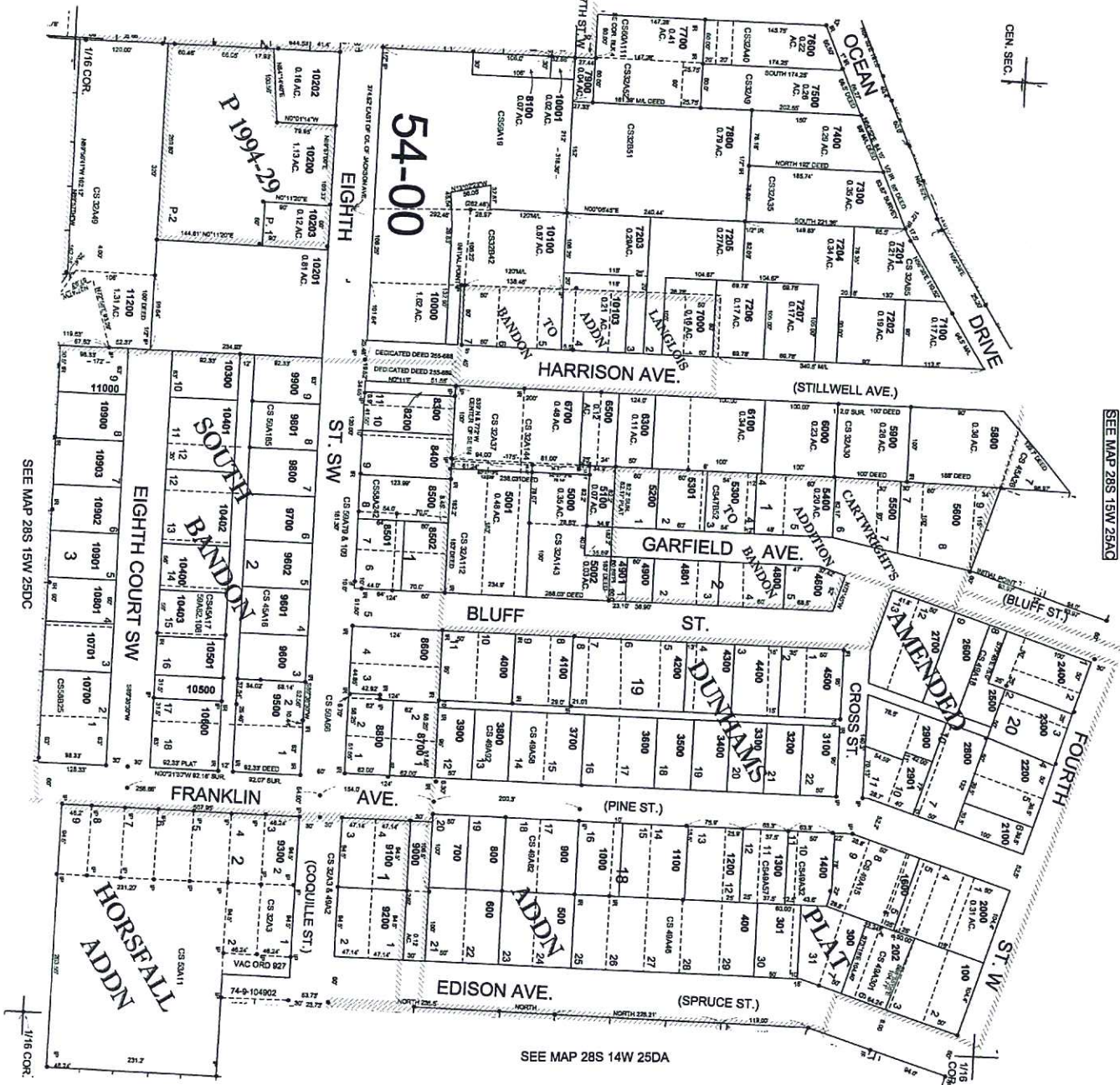
1" = 100'

SEE MAP 28S 15W 25AC

28S 15W 25DB
BANDON
CANCELLED NO.

SEE MAP 28S 15W 25CA

SEE MAP 28S 14W 25DA



SEE MAP 28S 15W 25DC

SEE MAP 28S 14W 25DA

09-08-2017

28S 15W 25DB
BANDON

- 10502
- 3001
- 3000
- 8601
- 11100
- 11300
- 6800
- 6400
- 8000
- 4700
- 5700
- 8000
- 1800
- 1800
- 1700
- 9400
- 7001
- 7002
- 201
- 10800
- 200
- 10002
- 5302
- 5402
- 5401
- 7200
- 6800
- 6800
- 10102
- 10101
- 2301
- 4802
- 1801
- 1800
- 5003
- 5004
- 5005
- 5006
- 6600
- 5007
- 5008
- 5009

C:\PROGRAM FILES\TPCWMM GRAMI PARTITION RX.TRV

[[Traverse:PHASE 3 BOUNDARY Area:40012.38SqFt 0.92Acres Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
26				5036.208	4847.267	IRON ROD BENT
73		N0°00'20"W	122.484	5158.692	4847.255	RPC
32		N89°53'34"E	29.887	5158.748	4877.142	RPC
155		N0°01'36"E	138.958	5297.706	4877.207	RPC
156		N89°56'32"E	181.867	5297.889	5059.074	RPC
165		S0°18'30"W	104.490	5193.401	5058.512	Deed Corner
151		S84°54'25"W	32.845	5190.485	5025.797	SET CORNER
163		S13°02'25"E	40.233	5151.290	5034.875	P2 CORNERS
164		S76°57'35"W	69.400	5135.631	4967.265	P2 CORNERS
160		S0°05'08"W	99.645	5035.986	4967.116	PHASE 2 CORNERS
26		N89°53'38"W	119.849	5036.208	4847.267	IRON ROD BENT

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[[Traverse:PARCEL 1 [P3] Area:17396.51SqFt 0.40Acres Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
160				5035.986	4967.116	PHASE 2 CORNERS
162		N89°53'38"W	25.000	5036.032	4942.116	
168		N0°00'00"E	111.200	5147.232	4942.116	
157		N9°48'18"E	152.798	5297.798	4968.137	
156		N89°56'33"E	90.937	5297.889	5059.074	RPC
165		S0°18'30"W	104.490	5193.401	5058.512	Deed Corner
151		S84°54'25"W	32.845	5190.485	5025.797	SET CORNER
163		S13°02'25"E	40.233	5151.290	5034.875	P2 CORNERS
164		S76°57'35"W	69.400	5135.631	4967.265	P2 CORNERS
160		S0°05'08"W	99.645	5035.986	4967.116	PHASE 2 CORNERS

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[[Traverse:PARCEL 2 [P3] Area:14050.68SqFt 0.32Acres Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
162				5036.032	4942.116	
167		N89°53'38"W	25.000	5036.078	4917.116	
180		N0°00'00"E	122.744	5158.823	4917.116	
32		S89°53'34"W	39.974	5158.748	4877.142	RPC
155		N0°01'36"E	138.958	5297.706	4877.207	RPC
157		N89°56'32"E	90.930	5297.798	4968.137	
168		S9°48'18"W	152.798	5147.232	4942.116	
162		S0°00'00"E	111.200	5036.032	4942.116	

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[[Traverse:PARCEL 3 [P3] Area:8565.23SqFt 0.20Acres Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
26				5036.208	4847.267	IRON ROD BE
73		N0°00'20"W	122.484	5158.692	4847.255	RPC
180		N89°53'34"E	69.861	5158.823	4917.116	
167		S0°00'00"E	122.744	5036.078	4917.116	
26		N89°53'37"W	69.849	5036.208	4847.267	IRON ROD BE