

**SURVEY FOR:**

MARIAH GRAMI  
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 10000/1.26 ACRES  
ZONING: R1 (BANDON)  
PHASE 3 SUBMITTAL: 0.92 ACRES



**LEGEND & ABBREVIATIONS**

- ⊙ FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- ⊕ FOUND 5/8" X 30' IRON ROD WITH OPC - STAMPED "LS 2128" P 2021-15 & P 2022-01
- W/RPC WITH RED PLASTIC CAP
- CALCULATED POSITION
- ⊗ EXISTING VALVE (WATER)
- ⊕ EXISTING FIRE HYDRANT
- EXISTING SS MANHOLE
- ★ EXISTING STREET LIGHT
- "INITIAL POINT"
- FOUND 5/8" X 30' IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LS 2128"
- [X] RECORD VALUE (SURVEYS)
- SETBACK LINE
- SET 5/8" X 30' IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LS 2128"

**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 9K FOR DUPLEX  
40' ROADWAY FRONTAGE  
MINIMUM OF 90' DEPTH  
BUILDING HEIGHT 28' 35' CONDITIONAL
- 3.) SIDE YARD SETBACKS:  
SIDEYARD SETBACKS FOR PARCELS 1 & 2 HAVE BEEN SHOWN AT 5'. EACH PARCEL WILL REVISE THE LINES TO 8' ONCE FINAL BUILDING LOCATIONS HAVE BEEN SET.

**REFERENCE SURVEYS:**

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

**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]

**EIGHTH STREET CONTROL**

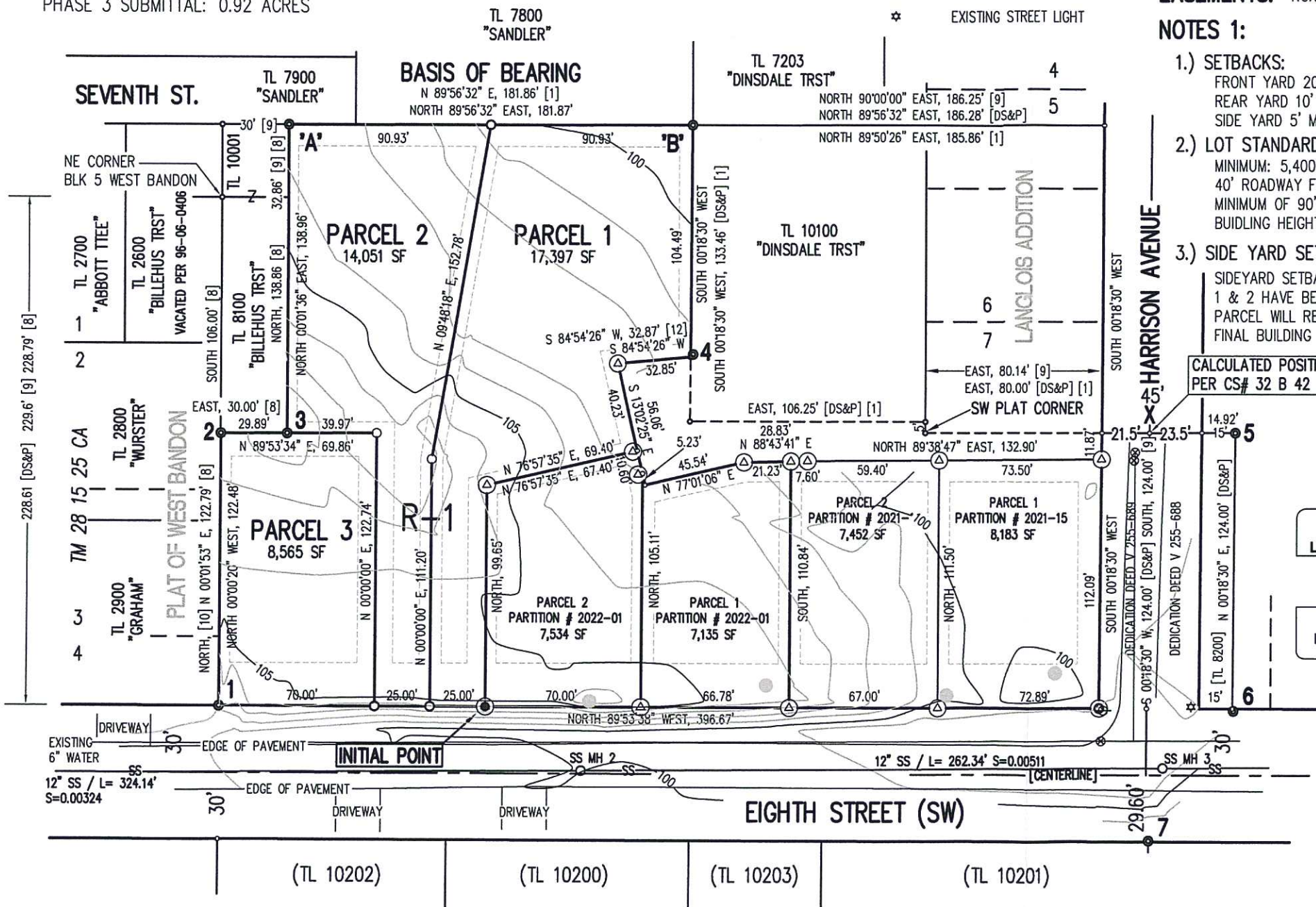
EIGHTH STREET RIGHT OF WAY WAS ESTABLISHED BY HOLDING NORTH/SOUTH DIMENSIONS PER CS# 32 B 1. THAT SURVEY LAID OUT AND MONUMENTATED THE NORTH LINE OF EIGHTH STREET. NONE OF THOSE ORIGINAL CORNERS WERE RECOVERED. CS# 32 B 42, ESTABLISHED A NUMBER OF CORNERS THAT MATCH AND ARE IN AGREEMENT WITH THE GEARHART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

**PARTITION PLAT # 2021-15**

APPROVED PER CITY OF BANDON PLANNING PERMIT APPLICATION 21-084.

**PARTITION PLAT # 2022-01**

APPROVED PER CITY OF BANDON PLANNING PERMIT APPLICATION 22-006.



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



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**TENTATIVE PLAN PARTITION PLAT (SERIES #3)**  
PARCEL 3 - PARTITION PLAT 2022-01  
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" = 60'  
DATE: JAN 05, 2023  
DS&P 21-21.3