



Partition Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

Permit Number:

APPLICATION TYPE	
<input checked="" type="checkbox"/> Partition * \$1200	Date Paid:
Total Fees: \$500.00	Receipt Number:

I. PROJECT LOCATION			
Number of Proposed Lots: <u>2</u>			
Map Number / Tax Lot(s): <u>2851536DC</u>	<u>/ 1300</u>	Zone: <u>CD-1</u>	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: <u>MICHAEL MALLOY</u>	Phone: <u>1 714 393 1323</u>
	E-Mail:
Applicant's Mailing Address: <u>820 SEABIRD DR SW, BANDON, OR 97411</u>	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: <u>MICHAEL SEAN & LORRI AMY MALLOY</u>	Phone: <u>1 714 393 1323</u>
	E-mail:
Mailing Address: <u>820 SEABIRD DR SW, BANDON, OR 97411</u>	
Property Owner's Name:	Phone:
	E-mail:
Mailing Address:	
Property Owner's Name:	Phone:
	E-mail:
Mailing Address:	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title: <u>Surveyor</u>	Name: <u>CLYDE F. MULKINS</u>	
Email: <u>mandrillc@frontier.com</u>	Phone: <u>541-751-8900</u>	
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 <u>attach</u> a short narrative that describes your proposed project and indicates the proposed use.			

PLANNING DEPARTMENT FEE SCHEDULE	
Planning Action	Fee
Records Request	Hourly Rate + Cost of materials
Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials
Pre-Application	\$250 (credited to application fee if filed within 6 mo.)
Zoning Compliance Review	
Under 200 square feet	\$200
Over 200 square feet – or new connections	\$600
Single Family Zoning Compliance Review	
Under 1500 square feet	\$500
1501 - 3499 square feet	\$750
3500 square feet and up	\$2,500
Commercial Zoning Compliance Review	
Up to 3500 square feet	\$2,000
3501 – 10,000 square feet	\$2,500
10,001 or more	\$3,000
Plan Review (CD Zones)	Actual Cost + Deposit Required
Home Occupation Permit	\$300
Sign Permit	\$100
After-the-fact Permit	\$500
Property Line Adjustment*	\$350 per adjustment
Partition*	Actual Cost + \$1,000 and \$100/lot Deposit
Subdivision Tentative Plan*	Actual Cost + \$1,600 and \$200/lot Deposit
Planned Unit Development (PUD)	Actual Cost + \$2,750 and \$200/unit Deposit
Final Plat Review	Actual Cost
Variance	Actual Cost + \$500 Deposit
Conditional Use Permit*	Actual Cost + \$1,000 Deposit
Multi-Family Review (including duplex)	Actual Cost + 1,000 and \$100/unit Deposit
Annexation*	\$3,750
Vacation*	\$500
Street Opening*	\$500
RV/Manufactured Dwelling Park	Actual Cost + \$500 and \$100/unit Deposit
Zoning Code Amendment (text/map)*	\$3,000
Comprehensive Plan Amendment*	\$3,500
Combined Map/Plan Amendment*	\$3,700
Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit
Permit Extension (Administrative Approval)	\$200
Public Hearing Notices and Publication	Actual Cost + Deposit determined by staff
Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost

* Pre-Application is required; *may be required for other applications at the discretion of the Planning Manager.*

* Deposits may be adjusted by the Planning Director or Planning Manager when applications are consolidated into a single process or if an application presents unusual complexity due to size, location, or other factors as determined by the Planning Director or Planning Manager.

* Applicants pay all costs for required engineering, geotechnical, or soils report review, plus deposit as determined by the Planning Director or Planning Manager.

* The hourly rate shall be determined on an annual basis by the City Manager or his designee.

* **The 2020-2021 FY hourly rate is: \$ 95.00**

VI. 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 "I. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

X Applicant's Signature: <i>Michael Sean Malloy</i>	Date: <i>10-10-2021</i>
<i>Property owner's signatures required if applicant is not the property owner</i>	
X Property Owner's Signature: <i>Michael Sean Malloy</i>	Date: <i>10-10-2021</i>
X Property Owner's Signature: <i>Horri Amy Malloy</i>	Date: <i>10-10-2021</i>
X Property Owner's Signature:	Date:

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.

X <i>Michael Sean Malloy</i>	<i>10-10-2021</i>
Applicant's Signature	Date
X <i>Michael Sean Malloy</i>	<i>10-10-2021</i>
Property Owner's Signature	Date
X <i>Horri Amy Malloy</i>	<i>10-10-2021</i>
Property Owner's Signature	Date
X	
Property Owner's Signature	Date

Staff's Signature of Intake: _____ Date: _____

Application Deemed Complete by: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Michael J. Jacobson and Rose Ellen Jacobson

GRANTEE'S NAME:
Michael Sean Malloy and Lorri Amy Malloy

AFTER RECORDING RETURN TO:
Order No.: 360620033187-LS
Michael Sean Malloy and Lorri Amy Malloy
820 Seabird Dr. SW
Bandon, OR 97411

SEND TAX STATEMENTS TO:
Michael Sean Malloy and Lorri Amy Malloy
820 Seabird Dr. SW
Bandon, OR 97411

APN: 10539.31
Map: 28S 15W 36DC 01300 00
0 Seabird, Bandon, OR 97411

Coos County, Oregon **2020-10876**

\$91.00 Pgs=2 10/30/2020 01:11 PM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael J. Jacobson and Rose Ellen Jacobson, as tenants by the entirety, Grantor, conveys and warrants to Michael Sean Malloy and Lorri Amy Malloy, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Parcel #3, Final Partition Plat 1997 #18, filed and recorded April 13, 1997, Cabinet C, Page 211, Record of Partition Plats, Coos County, Oregon, Microfilm Reel Number 97-06-0497, Records of Coos County, Oregon,

ALSO: A parcel of land located in the SW 1/4 of the SE 1/4 of Section 36, Township 28 South, Range 15 West, Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the Northeast corner of Parcel 3, Partition Plat No. 1997-18, Coos County Partition Records, Coos County, Oregon; thence North 00° 04' 25" East along the East line of Parcel 2, said Partition Plat 1997 #18, 200.00 feet; thence West 110.01 feet; thence South 00° 04' 00" West, 200.00 feet; thence East, 110.01 feet to the point of beginning, Excepting therefrom oil and minerals rights as reserved in Warranty Deed recorded January 15, 1969 in Microfilm Reel Number 89-1-35522, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00). (See ORS 93.030).

Subject to:

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

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: October 29, 2020

Michael J. Jacobson
Michael J. Jacobson

Rose Ellen Jacobson
Rose Ellen Jacobson

State of Oregon
County of COOS

This instrument was acknowledged before me on Oct. 29, 2020 by Michael J. Jacobson and Rose Ellen Jacobson.

Lisa Lynn Summa
Notary Public - State of Oregon

My Commission Expires: 1.17.2022



Unofficial
Copy

RETURN ID: JAMES A WALKER
PO BOX 1909
BANDON OR 97411

DECLARATION OF RESTRICTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
OF PARTITION PLAT 1997, #18

This declaration amends the original covenants dated 13, June 1997, by James A. Walker and Gisela Walker, pertaining to Plat 1997 #18. Such amendments to be effective 8, May 1999. Original covenants are on record as microfilm No. 97-06-0497, Coos County, Oregon. Purchaser of Parcel #1, Plat 1997 #18 will sign below acknowledging concurrence with such amendments to the original Records of Coos County. Over time shall be sold, conveyed, and held with the following covenants, conditions, and restrictions, whose effect shall run with the real property and be binding on all parties having any right, title, or interest in the described property, and shall inure to the benefit of each owner thereof.

It is the purpose of these covenants, conditions, and restrictions to provide a means of protecting and preserving the value of the area. It is the intentions of the Walkers that the covenants, conditions, and restrictions contained in the declaration shall be understood and construed to achieve this purpose.

1. The plat will be divided into a total of not more than twelve lots, three lots per each of the four parcels.
2. All lots must use the existing sixty foot wide easement for Seabird Drive access.
3. No commercial equipment, signs, materials, or vehicles to be in view.
4. All dwellings to be sick built on-site, no factory manufactured dwellings.
5. No junk or non-operational vehicles (without current registration) in view.
6. No sustained parking on the easement thouroufare.
7. Each purchaser of a lot will donate \$100.00 to easement maintenance each year. This sum to be paid in advance by calendar year, or prorated at time of purchase. Funds will be held and utilized for the above purpose by Mr. And Mrs. Walker and/or their assigned agent.
8. Pets (dogs or cats) allowed, but no livestock.

James A. Walker
James A. Walker (owner)

Gisela Walker
Gisela (NM) Walker (owner)

Michael Mahoney
John Mahoney (owner, parcel #1)
Michael

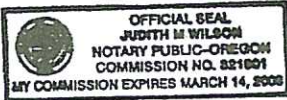
Diane Mahoney
Diane Mahoney (owner, parcel #1)

STATE OF OREGON,
County of COOS } ss.

BE IT REMEMBERED, That on this 8th day of JUNE, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES A. WALKER AND GISELA WALKER

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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



Judith M. Wilson
Notary Public for Oregon.
My Commission expires March 14, 2003

STATE OF OREGON,
County of COOS } ss.

FOIA No. 23 - ACKNOWLEDGMENT,
Stevens-News Law Publishing Co., 81
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 12 day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Michael Mahoney and Diane Mahoney

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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



Krys A. Sypher
Notary Public for Oregon
My commission expires 12-4-02

PAGE #: 0001 OF 0001
INST#: 1999 6906 **

06/08/1999 01:22 REC FEE: \$13.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411 541-347-2437

Receipt No: 9.123073 Jan 4, 2022

820 seabird dr - malloy

Previous Balance:	.00
LICENSES AND PERMITS	
partition	1,200.00
100-413-09	
PLANNING PERMIT FEES	

Total:	1,200.00
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CHECK	
Check No: 6237	1,200.00
Payor:	
820 seabird dr - malloy	
Total Applied:	1,200.00

Change Tendered:	.00
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01/04/2022 10:36 AM



3-308

Planning Fee Assessment Form

Planning Action:	
Address:	820 Seabird Drive SW
Last Name:	Malloy

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Sign Permit	\$100	

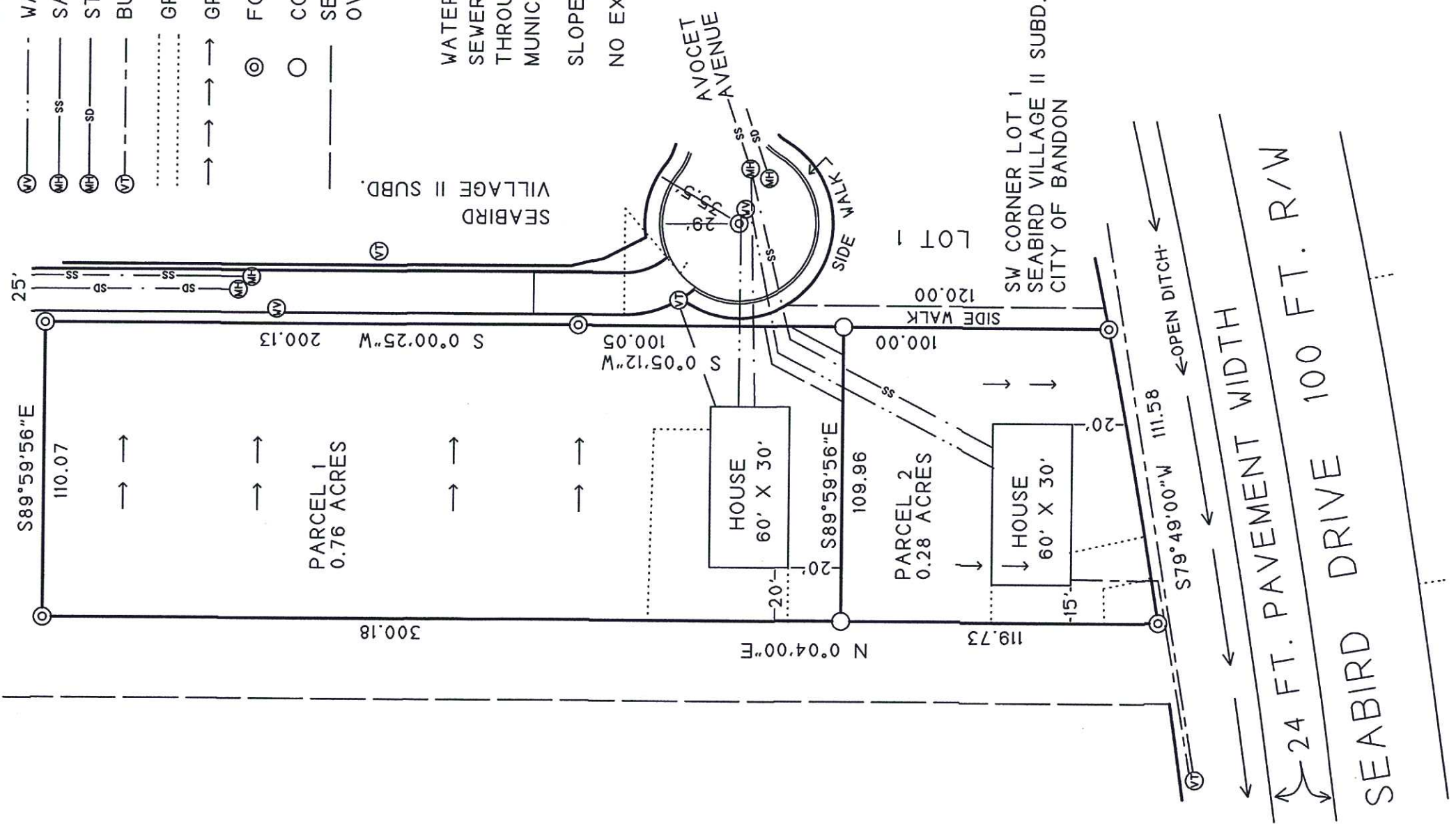
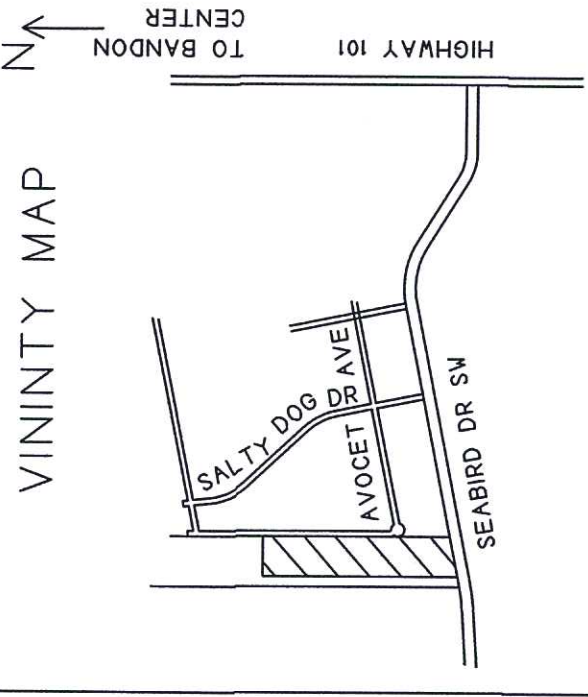
<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	
TYPE II		
Plan Review		
<input type="checkbox"/> Residential	Actual Cost + \$500 Deposit	
<input type="checkbox"/> Commercial	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost + \$1,600 and \$200/lot Deposit	
<input checked="" type="checkbox"/> Partition*	Actual Cost + \$1,000 and \$100/lot Deposit	\$1,200 <i>EM</i>
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost + \$2,750 and \$200/unit Deposit	
<input type="checkbox"/> Variance	Actual Cost + \$500 Deposit	
<input type="checkbox"/> Conditional Use Permit*	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost + \$500 and \$100/unit Deposit	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

Planning Staff Contact: Eric Montes Date Assessed: 1/4/21

Finance Staff Contact: Linda Eickhoff Date Paid: 1-4-22

Receipt Number: 9.123073

TENTATIVE PARTITION -
 TAX LOT 1300, T28S, R15W,
 SEC 36DC, CITY OF BANDON,
 COOS COM OREGON, ALSO
 DESCRIBED AS PARCEL 3 OF
 PARTITION 1997#18, 1.04 ACRES
 PLAN ZONE CD-1



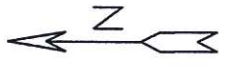
- LEGEND**
- ⊙ --- WATERLINE & VALVE
 - ⊙ --- SANITARY SEWER & MANHOLE
 - ⊙ --- STORM DRAIN & MANHOLE
 - ⊙ --- BURIED POWER LINE & VAULT
 - ⋯ GRAVAL DRIVE & PARKING
 - → → GROUND SLOPE DIRECTION
 - ⊙ FOUND 5/8" IRON ROD
 - CORNER TO BE SET
 - SEWER AND WATER EASEMENT OVER PARCEL 1 FBO PARCEL 2

NOTES

WATER, SANITARY & STORM SEWER, AND POWER PROVIDED THROUGH CITY OF BANDON MUNICIPAL SERVICES

SLOPES LESS THAN 5%

NO EXISTING STRUCTURES



SCALE 1" = 50'

DECEMBER 10, 2021

SURVEY FOR:
 MICHAEL SEAN &
 LORRI AMY MALLOY
 820 SEABIRD DR SW
 BANDON, OR 97411

SURVEY BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 16, 1982

CLYDE F. MULKINS
 2006

RENEWAL 12/31/2022