TO: Josephine County Planning Commission

PREPARED BY: Kayla Wallace, CFM
Associate Planner

AGENDA ITEM: Russell Road Estates Subdivision

DATE: February 14, 2020

GENERAL INFORMATION

Applicant/Owner: Clifford E Phillips, 102 Cambridge Dr, Grants Pass, OR 97526
              John West, 116 Cambridge Dr, Grants Pass, OR 97526
              Jennifer Parsons, 1730 Russell Rd, Merlin, OR 97532

Representative: Grace Zilverberg, Z-Land Use Consulting,
                  PO Box 1635, Grants Pass, OR 97528

Engineer: The Galli Group, 612 NW 3rd Street, Grants Pass, OR 97526

Surveyor: Gerald Nygren, PLS, 522 Barker Drive, Grants Pass, OR 97532

Requested Action: Tentative Plan approval of Russell Road Estates Subdivision

Purpose: To subdivide the properties into 40-lots for residential
development ranging in size from 2.12 acres to 5.19 acres and
includes a proposed new public road "Ellison Loop" along with a
short public road off the loop named "Kinney Way" to serve as
access for the subdivision. (Zilverberg - Exhibit A).

Existing Zoning: Rural Residential (RR-2.5)

Comprehensive Plan: Residential

Legal Description: T 35, R 06, Section 09, Tax Lot 700, 1400 & 1401;
                  T 35, R 06, Section 09, Quarter B0, Tax Lot 100, 200

Property Location: 1760 Russell Road, 1730 Russell Road, No Situs Address Russell
                   Road; No Situs Address Russell Road, No Situs Address
                   Wildflower Drive (Respectively)

Property Size: TL 700 is 11.43 acres, TL 1400 is 7.84 acres, TL 1401 is 0.30
               acres, TL 100 is 66.37 acres, and TL 200 is 29.21 acres per the
               Assessor’s map. Total acreage per the Assessor’s map is 117.15
               acres.

Existing Land Use: Per Assessor’s records, Tax Lots 700, 1401, 100 and 200 are
                  vacant. Tax Lot 1400 is developed with a residential dwelling,
covered deck, attached carport, general purpose building, two (2) general purpose sheds, machine shed, and animal shelter.

**Surrounding Use:**

The subject parcels abut residential lands on all sides; Jumpoff Joe Creek runs along the southern border of TL 100; and both Tributary G and an ODOT rail road runs along the western border of the tract of land. The majority of surrounding properties are developed with existing residences.

**Statutory 150 day Time Limit Expires:** May 21, 2020

**BACKGROUND INFORMATION**

**Application History:**

The applicant submitted a pre-application review for subdivision in which a letter was completed on June 13, 2019. The applicant submitted a full application for the 40-lot subdivision on November 25, 2019. The applicant submitted the required materials, and the application was deemed complete on December 23, 2019.

**PROPERTY LOCATION**
Physical Characteristics: The subject properties have access off Russell Road, a County maintained road. The properties abut private residential lands on all sides. The terrain is relatively flat, with a small area (totaling roughly 8.4%) of steep slopes greater than 15%. Approximately 8.7% of the properties consists of granitic soils. Jumpoff Joe Creek is along the southern border of TL 100 and Tributary G runs along the Western border of the tract of land. Approximately 3.9% of the properties are located in the FEMA regulatory flood zone (Floodway and Flood Fringe). Tax Lot 1400 is developed with a residence and associated outbuildings; and the remainder of the tract is vacant. The vegetation consists of grass and underbrush with pine, fir, and oak trees.

USGS MAP OF THE PROPERTY & DEPICTION OF SLOPES >15%

NRCS Soils: The USDA Natural Resources Conservation Service Soil Survey identifies two main soil types on the property:

(1) Abegg gravelly loam (1B0), 2-7% slopes. This soil comprises roughly 90% of the properties and is formed in alluvium and colluvium derived dominatny from altered sedimentary and extrusive igneous rock. The main limitations for homesite development are moderate permeability and unstable cutbanks that are subject to raveling. Septic tank absorption fields may not function properly during rainy periods.
(2) Foehlin gravelly loam (38A), 0-3% slopes. This soil comprises roughly 6.5% of the properties and is formed in alluvium derived dominantly from metamorphic, granitic, and ultramafic rock. The main limitations are moderately slow permeability, low soil strength, and the potential for shrinking and swelling of the soil. Septic tank absorption fields do not function properly during rainy periods.

The remaining three soil types present on the property total 3.5% (14-Camas gravelly sandy loam = 2.1%; 42C-Holland sandy loam = 0.7%; 53B-Manita loam = 0.7%)

Hazards: Small portions of the properties are subject to erosion and flood hazards. The properties are located in a wildfire hazard area with areas of dense vegetation.

Public Services: The properties are not located in a fire service protection district (private contract only). Law enforcement is provided by the Josephine County Sheriff’s Department, and the school district is Three Rivers School District.

Transportation: The subject properties currently have access off Russell Road, a County maintained road. Development of the subdivision includes the creation of two new public roads; Ellison Loop will be constructed to Rural Residential standards; and Kinny Way will be constructed to Rural Limited Residential standards. All new lots will receive access from the newly created public roads.

Sewage Disposal: Individual subsurface sewage disposal systems

Water: Shared and/or individual wells

Irrigation: Not indicated in application materials.

Wetlands: Both Jumpoff Joe Creek and Tributary G are delineated wetlands per Oregon Department of State Lands (DSL) wetland inventory.

Wildlife Habitat: The property is NOT located within the Deer Winter Range Overlay. Jumpoff Joe Creek is a Class 1 stream; Tributary G is a Class 2 stream.
REVIEW PROCEDURE

Per Josephine County Code (JCC) Section 19.51.020.A.2 – Tentative Plan Review Authority & Procedures, the “Planning Commission shall review and approve or deny…tentative plans for subdivisions using quasi-judicial review procedures as set forth in Chapters 19.22 and 19.24 JCC,” when more the subdivision will create ten or more lots (re: JCC Section 19.51.020.A.1.a).

ORDINANCE REVIEW

Section 19.50.050 – TENTATIVE PLAN REVIEW STANDARDS & CRITERIA

A. Standards. The following shall be reviewed for compliance:

1. All lots or parcels affected by the land division are authorized.

   Staff Comment: TL 700 is a legal authorized parcel per County records (created by Warranty Deed recorded as Volume 214, Page 166 dated June 30, 1961). Tax Lot 1400 & 1401 are part-of-total and combined they are one legal authorized parcel per County records (originally created by Warranty Deed recorded as Volume 214, Page 165 dated June 24, 2961). Tax Lot 100 is a legal authorized parcel per County records (Parcel I of Partition Plat 2019-14). Tax Lot 200 is a legal authorized parcel per County records (originally created by Warranty Deed, recorded as Volume 136, Page 458 dated December 17, 1947).

2. The tract or tracts of land included in the tentative plan must be in one ownership or control, or subject to a joint application by all persons possessing recorded interest in the title to the tract.

   Staff Comment: TL 100, 200, 700, and 1401 are owned by John West & Clifford Phillips. Tax Lot 1400 is owned by Helen Parsons, c/o Jennifer Parsons. The applicants have submitted a joint application by all owners of the properties.

3. Any development that includes lands that are subject to flooding, wildfire or erosion hazards shall present a plan or plans that satisfy the requirements of Chapters 19.69.A (Flood Hazard Overlay), 19.76 (Wildfire Safety Standards) and 19.83 (Erosion Control & Storm Drain Facilities). The approved provisions of the mitigation plan or plans shall become conditions for the development of the land division, and individual lots with the land division, as applicable.

   Staff Comment: The applicant has provided erosion control and wildfire safety plans (Zilverberg – Exhibit A) that have been reviewed by Planning staff. Staff is satisfied with the submitted plans and has made recommended conditions as such. No development is currently proposed within the flood hazard area of Jump of Joe Creek. Any future development within the regulatory floodplain will be subject to the requirements of Chapter 19.69A.

4. Other development standards contained within this code and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county or the state or federal governments.
Staff Comment: The application was sent to the following agencies for comment: County Public Works, DEQ, State Fire Marshal, ODOT, ODOT-Rail, OWRD, ODF&W, DSL-Wetlands, Rural Metro Fire, County Fire, Three Rivers SWCD, County Building Safety, County Assessor, County Surveyor, County Airports, RVCCG-MRMP, OHA, and County Legal. ODOT-Rail responded that they have no comments on the proposal. Comments received by Public Works, County Surveyor, DSL, and ODF&W, have been provided in this report (Exhibits B-E). Staff has proposed conditions of approval to address development standards as applicable.

5. The proposed development conforms with the official street map and/or any potential street extensions, and will not prohibit the extension of streets or roads.

Staff Comment: Public Works has reviewed the application and finds the development will conform to the official street map and will not prohibit the extension of streets or roads.

6. At a minimum, all lots or parcels shall meet the lot or parcel size requirements for the zone in which they are located and the design requirements found in Chapter 19.71, unless a reduction or variance is granted pursuant to this code.

Staff Comment: Lots 16, 17, and 18 are subject to Section 19.71.010.A.1-3. JCC given they are less than 2.50 acres in size. Planning staff is satisfied with the proposed undersized lots: the three (3) proposed lots do not exceed 20% of the total lots up to a maximum of five; the area of deficiency is contained within the public road right-of-way; and the applicant has submitted DEQ septic site evaluations for the proposed undersized lots to satisfy 19.71.010.A.3. The Planning Commission must consider the undersized lots and make a finding that the undersized lots meet this code section.

7. The proposed development does not conflict with legally established easements or access within or adjacent to the parcel configuration resulting from the subject property.

Staff Comment: Per the tentative plan, it appears the development will not conflict with legally established easements or access.

B. Criteria. The following criteria shall be reviewed for compliance

1. Existing and planned infrastructure and public facilities and services are adequate to serve the proposed development (pursuant to a requirement contained in the county’s Transportation Systems Plan, or any other official document containing county road standards, the review body may control the location and number of vehicular access points, establish new streets, increase right-of-way and road width, require curbs, sidewalks and traffic circulation features).

Staff Comment: The application includes road improvements to serve the proposed lots in the subdivision. Public Works has reviewed the road designs and access points to the lots and finds them adequate. As such, Public Works
has provided conditions to be considered by the Planning Commission (Exhibit B).

2. The carrying capacity of the subject property, as defined in Section 19.11.030, is adequate for the proposed density of development.

Staff Comment: The applicant has submitted evidence to address carrying capacity with their application materials (Zilverberg - Exhibit A). Staff has reviewed the submitted materials and recommends the following still needs to be submitted: Chemical water quality test for the well on TL 700; and water quality information for the well on TL 1400 (both chemical and microbiological). Staff would like to note that the proposed subdivision is directly adjacent to two identified "bad water areas" that the water shows high content of chloride. Staff highly recommends the applicant include water quality tests for chloride levels. Staff finds that with the addition of the required evidence listed above, the carrying capacity supports the proposed density.

3. The land division is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets.

Staff Comment: The land division is located in an area dominated by residential development. Staff finds this development coordinates efficiently with the surrounding development pattern in the area.

4. The land division is designed to adequately mitigate special environmental or social conditions (watershed, wetland, wildlife or plant habitat, or historic or archeology sites, etc.).

Staff Comment: As mentioned above, the property is NOT located in Deer Winter Range area. Jumpoff Joe Creek (Class 1) and Tributary G (Class 2) streams are delineated as protected streams and wetland. Staff received comments from Oregon Department of State Lands (DSL) regarding wetland concerns (Exhibit D). Staff recommends the on-site inspection by wetland consultant referenced in the attached comments be a condition of approval. Oregon Department of Fish & Wildlife also responded regarding the protected riparian areas (Exhibit E). The properties are not designated as significant historic or archeological sites.

PUBLIC/AGENCY COMMENTS

Staff received no written comments from neighbors during the public comment period. Several agencies commented on the application to include Josephine County Public Works, County Surveyor, Department of State Lands, and Oregon Department of Fish & Wildlife. Agency comments are provided within the attached exhibits (Exhibit B-E).

STAFF RECOMMENDATION

Planning staff recommends the Russell Road Estates Subdivision be APPROVED with the proposed conditions listed in Exhibit F and Public Works conditions in Exhibit B.
At the conclusion of the presentations, the Planning Commission may take any one of the following actions on the request:

1. At the specific request of any participant to present additional evidence, arguments or testimony made prior to closing of the record; take one of the following actions:
   a. Continue the hearing for at least 7 days to a date, time and place certain to allow participants to present and rebut new evidence and testimony at the continued hearing; or
   b. Determine to leave the record open for at least 7 days to receive additional written evidence and testimony only, and also set a date, time and place certain for deliberations and final decision; or

2. At the specific request of the applicant, hold the record open for at least 7 days after the record closes for all other participants, to allow the applicant to submit final written arguments only (no new evidence may be submitted or argued), and also set a date, time and place certain for deliberations and final decision; or

3. Apart from any action made pursuant to items 1 and 2 above, the Planning Commission may grant any other continuance, or leave the record open, subject to whatever reasonable guidelines and time limits it deems necessary or helpful to accomplish its fact finding and deliberations; or

4. In the event continuances are not made or the time for continuances has expired and the record is officially closed, the hearing body shall deliberate and make its final decision. The final decision may be approval of the request with or without conditions or it may deny the request. As a part of the deliberations and the motion for decision, the Planning Commission shall briefly state the facts relied upon, the criteria and standards considered, and explain how the decision is justified.

**EXHIBITS**

APPLICATION/NARRATIVE/TENTATIVE PLAN (Zilverberg)  
JO. CO. PUBLIC WORKS CONDITIONS dated 2/5/2020  
JOSEPHINE COUNTY SURVEYOR dated 5/15/2019  
DEPARTMENT OF STATE LANDS dated 6/11/2019  
OREGON DEPARTMENT OF FISH & WILDLIFE e-mail dated 2/11/2020  
PLANNING CONDITIONS OF APPROVAL

Exhibit “A”  
Exhibit “B”  
Exhibit “C”  
Exhibit “D”  
Exhibit “E”  
Exhibit “F”
EXHIBIT "A"

APPLICATION/NARRATIVE/TENTATIV
E PLAN (Zilverberg)
Property Address: 140 RUSSELL RD
MIDWAY OR 97532

Assessor's Map & Tax Lot:
35-06-16-02 Tax Lot(s) 100-200-700
35-06-00-00 Tax Lot(s) 700 + 1400-1460

Zoning: R2.5

Size of Project: (# of Units, Lots, Dimensions, Sq. Ft., Etc.) 40 LOTS

Application/Permit Type: (Please Check All Applicable)
☐ Address Assignment
☐ New Address
☐ Change of Address
☐ Additional Address
☐ Annual Compliance Certificate (See Form A)
☐ Appeal (See Sec.19.33.040)
☐ Comp Plan/Zone Map Amendment (See Sec.19.46.030)
☐ Conditional Use Application (Chapter. 19.45)
☐ Determination of Nonconforming Use (See Sec.19.13.060)
☐ Marijuana Prod. Site on RR (Attach License and Premise Sketch)
☐ Alteration/Expansion of Nonconforming Use/Structure (See Div. 19.13.050)
☐ Final Plat (See Sec.19.56.030)
☐ Mass Gathering (See Sec. 19.43.B - Use Mass Gathering Form)
☐ Partition (See Sec.19.52.040)
☐ Planned Unit Development (See Sec.19.55.030)
☐ Pre-Application (See Chapter. 19.21)
☐ Property Line Adjustment or Vacation (See Sec.19.54.040)
☐ Replat (Sec.19.53.040)
☐ Riparian Landscape Plan (Attach Plan or Use Form B)
☐ Site Plan Review (See Chapter 19.42)
☐ Subdivision (See Sec.19.51.040)
☐ Text Amendment (See Sec.19.46.030)
☐ Variance (See Chapter.19.44)

☐ Conditional Use Permit (Chapter. 19.92)
☐ Development Permit (See Sec.19.41.020)
☐ Temporary Dwelling (See Chapter. 19.43)
☐ Detached Living Space
☐ Medical Hardship
☐ Other:

Attachments:
☐ (2) Folded Maps/Site Tentative Plan to Scale
☐ (1) 8 1/2x 11" Site Tentative Plot Plan
☐ Written Narrative/Response to Criteria
☐ Power of Attorney
☐ Statement of Understanding

Fees Paid: ____________________________ Initials: ____________________________

(For Office Use)

Exhibit A - 2
APPLICANT'S STATEMENT OF UNDERSTANDING

John West & Clifford E. Phillips III, have filed an application with the Community Development - Planning Division to be reviewed and processed according to state and county requirements. My signature below affirms I have discussed my application with planning staff, and that I acknowledge the following disclosures:

1. I understand that any representations, conclusions or opinions expressed by staff in the application review of this request do not constitute final authority or approval, and that I am not entitled to rely upon any such expressions in lieu of formal approval of my request.

2. I understand I may ask questions and receive input from the planning staff, but acknowledge that I am ultimately responsible for all information or documentation submitted with this application. I further understand the Planning Staff cannot legally bind the county to any fact or circumstance, which conflicts with state or local laws, and in the event a conflict occurs, the statement or agreement is void.

3. I understand it is my responsibility to show my request meets code requirements, and I must provide all of the required documentation or information necessary to justify a permit. The standards for approving or denying my request have been furnished to me as part of this application.

4. I understand the planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is required for review and approval.

5. I understand the processing of my application may require a site visit, which may include officials from other agencies, and photographs are commonly taken. Advance notice of the visit will be provided when the site is also a personal residence.

Date: 5/6 2019

[Signatures]

OWNER (Owner signatures)  OWNER (Owner signatures)

*If the applicant is someone other than the owner, a power of attorney must be on file from the owners authorizing the application.
PLANNING APPLICATION FORM

Property Address: 1730 Russell Rd
Marin, OR 97532

Assessor's Map & Tax Lot:
35-06-09 Tax Lot(s) 1400, 400

Zoning: RR 2.5

Size of Project: (# of Units, Lots, Dimensions, Sq. Ft., Etc.)

Application/Permit Type: (Please Check All Applicable)

☐ Address Assignment
☐ New Address
☐ Change of Address
☐ Additional Address
☐ Annual Compliance Certificate (See Form A)
☐ Appeal (See Sec.19.33.040)
☐ Comp Plan/Zone Map Amendment (See Sec.19.46.030)
☐ Conditional Use Application (Chapter. 19.45)
☐ Determination of Nonconforming Use (See Sec.19.13.060)
☐ Marijuana Prod. Site on RR (Attach License and Premise Sketch)
☐ Alteration/Expansion of Nonconforming Use/Structure (See Div. 19.13.050)
☐ Final Plat (See Sec.19.56.030)
☐ Mass Gathering (See Sec. 19.43.03.B - Use Mass Gathering Form)
☐ Partition (See Sec.19.52.040)
☐ Planned Unit Development (See Sec.19.55.030)
☐ Pre-Application (See Chapter. 19.21)
☐ Property Line Adjustment or Vacation (See Sec.19.54.040)
☐ Replat (See Sec.19.53.040)
☐ Riparian Landscape Plan (Attach Plan or Use Form B)
☐ Site Plan Review (See Chapter 19.42)
☐ Subdivision (See Sec.19.51.040)
☐ Text Amendment (See Sec.19.46.030)
☐ Variance (See Chapter.19.44)

☐ Conditional Use Permit (Chapter. 19.92)
☐ Development Permit (See Sec.19.41.020)
☐ Temporary Dwelling (See Chapter. 19.43)
☐ Detached Living Space
☐ Medical Hardship
☐ Other:

Attachments:
☐ (2) Folded Maps/Site/Tentative Plan to Scale
☐ (1) $1/2x11" Site/Tentative/Plot Plan
☐ Written Narrative/Response to Criteria
☐ Power of Attorney
☐ Statement of Understanding

Statement of Intended Water Use
☐ Floor Plan/Elevations
☐ Access Permit
☐ Proof of Fire Protection
☐ Erosion Control Plan/Fire Safety Plan
Other:

Description of Request/Reason for Appeal

IMMEDIATE (Include name of project and proposed uses):

Property Owner: Jennifer Parsons
Address: 1730 Russell Rd
Marin, OR 97532
Phone: 541-450-0683
Email: 8lgigi@gmail.com

Applicant: Jennifer Parsons
Address: 1730 Russell Rd
Marin, OR 97532
Phone: 541-450-0683
Email: 8lgigi@gmail.com

Authorized Representative/ Surveyor or Engineer:

(Certification: I hereby certify that the information on this application is correct and that I own the property or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).)

(Signature of Owner or Attorney-in-Fact) Date

(Certificate of Owner or Attorney-in-Fact) Date

(Fee for Office Use)

Fees Paid: Initials:

Exhibit A - 4
APPLICANT'S STATEMENT OF UNDERSTANDING

I, Jennifer Parsons ________________________, have filed an application with the Community Development – Planning Division to be reviewed and processed according to state and county requirements. My signature below affirms I have discussed my application with planning staff, and that I acknowledge the following disclosures:

1. I understand that any representations, conclusions or opinions expressed by staff in the application review of this request do not constitute final authority or approval, and that I am not entitled to rely upon any such expressions in lieu of formal approval of my request.

2. I understand I may ask questions and receive input from the planning staff, but acknowledge that I am ultimately responsible for all information or documentation submitted with this application. I further understand the Planning Staff cannot legally bind the county to any fact or circumstance, which conflicts with state or local laws, and in the event a conflict occurs, the statement or agreement is void.

3. I understand it is my responsibility to show my request meets code requirements, and I must provide all of the required documentation or information necessary to justify a permit. The standards for approving or denying my request have been furnished to me as part of this application.

4. I understand the planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is required for review and approval.

5. I understand the processing of my application may require a site visit, which may include officials from other agencies, and photographs are commonly taken. Advance notice of the visit will be provided when the site is also a personal residence.

Date: _______ 2019

Jennifer Parsons

OWNER (Owner signatures)  OWNER (Owner signatures)

*If the applicant is someone other than the owner, a power of attorney must be on file from the owners authorizing the application
APPLICATION FOR A SUBDIVISION
RUSSELL ROAD ESTATES

Applicants/Owners: John West, Clifford E. Phillips III, & Jennifer Parsons

Zone: Rural Residential (R-2.5)

Situs: 1760 Russell Road
Map No. 35-06-09, Tax Lot (TL) 700
Size: 11.43 Acres

Situs: 1730 Russell Road
Map No. 35-06-09, TL 1400
Size: 7.84 Acres

Situs: Russell Road
Map No. 35-06-09, TL 1401
Size: 0.30 Acres

Situs: Russell Road,
Map No. 35-06-16-B0, TL 100
Size: 68.37 Acres

Situs: Wildflower Drive
Map No. 35-06-16-B0, TL 200
Size: 29.21

By

Grace M. Zilverberg, PhD

Z Land Use Consulting
PO Box 1635, Grants Pass, OR 97528
(541) 475-8925 Grace@Zlanduseconsulting.Com

Exhibit A - 6
Introduction

This application is a request for a subdivision of a property located on Russell Road and Wildflower Drive as described by the table below. The property is owned by John West and Clifford E. Phillips III with one parcel (Tax Lot 1400) owned by Helen Parsons. As the table below illustrates, it totals 117.15 acres in size and is located in the Rural Residential (RR-2.5) zone. The request is for 40 lots ranging from 2.12 acres to 5.19 acres. A public road named Ellison Loop is proposed along with a short public road off the loop named Kinney Way. Ellison Loop will intersect with Russell Road as depicted by the tentative plan map.

With the exception of TL 1400, which is developed with a house and a barn, the property is vacant and bound on the south by Jump Off Joe Creek, to the west by the railroad tracks right of way, and to the east by Russell Road and other privately-owned residential parcels. Less than two acres on the southeast corner of the property consist of granitic soils (<2%), and approximately 5.5-6.00 acres of slopes exceeding 15% are located diagonally from northeast to southwest also on the southeast and western portions of the property. A flood hazard area is located along the creek within the top of bank.

Per the Josephine County Code (JCC), Section (§) 19.51.020, the review authority for this request is the Rural Planning Commission as the subdivision will create more than nine lots.

The request meets the requirements of the Josephine County Code as follows:

§19.50.050 Tentative plan review standards and criteria

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* WD = Warranty Deed
PP = Partition Plat

A. Standards. The request complies with the standards as follows:

1. As illustrated in the table above, the parcels are legal per ORS 215.010 as follows: TL 700 was created by Warranty Deed prior to 1973; TL 100 was created by Partition Plat in 2019; and TL 200 was created by Agreement/Land Sale Contract in 1977, fronted Wildflower Drive by 25 feet, and met the minimum parcel size rule at the time of its creation (Suburban Residential (SR) – 2.5). TL 1400 was created by Warranty Deed in
1965 but then split off TL 1401 by request six months after the rules changed on July 1, 1973. Therefore, it is really Part-of-Total with TL 1400. Finally, a 2019 property line adjustment combined Tax Lots 100 and 700 and split off the property south of Jump Off Joe Creek. (See Attachment C for all tax lot cards, deeds, and 2019 plat.)

Map 1 – TL 200
Assessor’s Map 1973-1981

2. The parcels are owned by John West, Clifford E. Phillips III, and Helen Parsons as seen in the table above. This is a joint application by all of these persons, who have recorded interest in the subject property.

3. All lots will have access to a public road, and the Flood Hazard area along Jump Off Joe Creek will not be disturbed. Documented wetlands along Jump Off Joe Creek are located within the flood hazard, so even if that wetlands intrudes on the subject property, it too will not be disturbed. There is also a documented wetland area abutting the subject property along its western boundary, but intrusion into the subject property is miniscule. Given the slope down into the creek as well as the required riparian setback from the top of bank that wetland will also not be disturbed or impacted by development. (See Wetlands Map, Attachment B.) Attached is the Wildfire Safety Plan that will be included in the CCRs for the subdivision (Attachment F).

4. The development will comply with all standards, applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the County, state or federal government as discussed below.

5. The proposed development will not affect the official street map or prohibit potential street extensions.

6. Thirty-seven of the lots meet the size and shape requirements of §19.71.010 and §19.61.060.B.2. Lots 16, 17, and 18 are less than 2.50 acres in size. However, §19.71.010.A allows 20 percent or up to a maximum of five (5) deficient lots if the area deficiencies are contained within the public road right-of-way (ROW) and the Department of Environmental Quality (DEQ) provides a written statement stating that the smaller lots do not constitute a public health, safety, and welfare hazard. The three deficient lots comprise eight (8) percent of the total lots, and the deficiencies are contained within the proposed public ROW. DEQ says that it does not provide such statements. This provision was written when the county allowed a minimum size of one acre in the RR-1 zone. That small size is problematic when it comes to the placement of
structures, a septic drainfield and a replacement drainfield. In this case, all three of these parcels have an approved septic system as well as an approved replacement field as can be seen in the attached septic site approvals indicating that the smaller sizes will not create a public health problem (Attachment E).

7. The development does not conflict with legally established easements or access within or adjacent to the parcel.

B. Criteria. The request complies with the criteria as follows:

1. The existing and planned infrastructure, public facilities and services are adequate for the development. The applicants propose two public roads to serve the subdivision – Ellison Loop and Kinney Way.

2. The carrying capacity is adequate as follows:

   Access: All lots will have direct access onto the proposed Ellison Loop and Kinney Way, which will become county-maintained public roads.

   Water: The attached documentation indicates that the wells on Lot 1 yields 5 gallons per minute (gpm); Lot 5 yields 30 gpm; Lot 14 yields 20 gpm; and Lot 16 yields 28 gpm. All of the wells have had water quality analyses that document the absence of e. coli and are, therefore, potable (Attachment D).

### Table 2 – Surrounding Wells

<table>
<thead>
<tr>
<th>No.</th>
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<th>Address</th>
<th>Owner</th>
<th>GPM</th>
</tr>
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<td>35-06-09, TL 808</td>
<td>501 Verde Ln</td>
<td>Matusik</td>
<td>ND</td>
</tr>
<tr>
<td>2</td>
<td>35-06-09, TL 803</td>
<td>435 Verde Ln</td>
<td>Correll</td>
<td>ND</td>
</tr>
<tr>
<td>3</td>
<td>35-06-09, TL 811</td>
<td>419 Verde Ln</td>
<td>Burbank</td>
<td>ND</td>
</tr>
<tr>
<td>4</td>
<td>35-06-09, TL 805</td>
<td>429 Verde Ln</td>
<td>Bentley</td>
<td>ND</td>
</tr>
<tr>
<td>5</td>
<td>35-06-09, TL 810</td>
<td>1786 Verde Ln</td>
<td>Ross</td>
<td>ND</td>
</tr>
<tr>
<td>6</td>
<td>35-06-09, TL 814</td>
<td>389 Verde Ln</td>
<td>Kerns</td>
<td>40</td>
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<tr>
<td>7</td>
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<tr>
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<td>Roggasch</td>
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<td>Crowl</td>
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<td>Doe</td>
<td>30, 40, 40</td>
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<tr>
<td>16</td>
<td>35-06-16-B0, TL 607</td>
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<td>Quick</td>
<td>40</td>
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<tr>
<td>17</td>
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<td>Vacant</td>
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<td>18</td>
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<td>22</td>
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</table>

Page 3 – Russell Road Estates Subdivision Application Narrative

Exhibit A – 9
All of the abutting, surrounding properties were also searched for well logs on the Oregon Department of Water Resources website. As the table above indicates, only four properties had available well logs. The property at 843 Wildflower Drive, however, had three well logs listed. The wells were all constructed in the year 2000, so it's possible that two of the wells are located on other parcels that were part of the Wildflower – April Hills Subdivision. Nevertheless, with the one exception on Russell Road with a well that yields 5 gpm, all of the remaining six wells – including the well on the subject property – yield a range of 30-40 gpm. That part of the county is well known for its good water supply, but these data establish that the subject property is likely to have adequate potable water to supply the lots on the proposed subdivision. (See Attachment D.)

**MAP 2 – SURROUNDING WELL LOCATIONS**

**Septic:** Eleven (11) septic site approvals by DEQ are provided. All are for standard septic systems and replacement fields. JCC §19.50.050.U.5 requires septic site evaluations for a minimum of 25% of the lots or 10 lots. 90-95% of the subject property consists of one soil (Abegg gravelly loam, 2-7% slopes, 1B), so it is very likely that the remaining lots will also be approved for standard septic systems. The 1989 approval is for TL 1400 or Lot 2 on the tentative plan map. The four 2004 and 2007 approvals are all in the former TL 700. That means that five approvals are located in the northern portion of the proposed subdivision. The six 2019 septic site approvals are for Lots 14, 15, 16, 17, and 18 located in the southern portion of the proposed subdivision.

JCC §19.71.010.A.3 requires a written statement from DEQ that lots smaller than the minimum size do not constitute a public health, safety, and welfare hazard.
DEQ says that the agency does not provide such letters. Therefore, the applicant has provided septic site evaluations for not only the initial septic systems but also for the replacements systems for Lots 16, 17, and 18 – all of which are only slightly smaller than the minimum size of 2.5 acres for the RR-2.5 zone (Attachment E).

Map 3 – Soils Map

Abegg Gravelly Loam (1B)

Map 4 – Zone Map

RR-2.5
RR-2.5
RR-5
RR-1

3. Map 4 above and Table 3 below illustrate that the proposed subdivision will coordinate with the surrounding land use pattern. Although coloring of the map does not show it, the entire property is zoned RR-2.5, and it is surrounded by
residential zones: RR-2.5 to the northwest, north, northeast, east and south; RR-1 to the southeast and south; and RR-5 to the west. Parcels north of the subject property average 2.10 acres in size; parcels to the east average 7.11 acres; parcels to the south average 15.28 acres (one parcel is south of Jump Off Joe Creek, and one parcel is 20 acres in size and undeveloped); and parcels to the west average 2.88 acres in size. All 26 parcels totaling 118.82 acres average 4.57 acres in size. 23 out of the 26 parcels (88%) are developed with dwellings. The addition of 37 dwellings will contribute to the alleviation of the local and statewide housing shortage.

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<th>Averages</th>
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<td></td>
<td>Average Size = 4.57 Total = 118.82</td>
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</table>

4. There are no documented historic sites, archaeological sites, or wetlands located on the subject property. The property is not located within the protected deer winter range.

§19.50.060 Tentative plan map requirements

The attached tentative plan map includes all of the applicable requirements of this section.
§19.83.030 Erosion Control and Stormwater Drainage Plan Requirements

An erosion control and stormwater drainage plan prepared by a registered civil engineer for road design and construction has been submitted with this application.

§19.84.020 Application of Water Standards

This subsection applies to land divisions that create lots less than one acre in size, planned unit developments, new RV parks, changes in commercial or industrial uses, and institutional uses. The property is not located in a documented water quantity problem area. Therefore, none of these requirements apply. However, a signed Statement of Intended Water Use is attached per subsection H (Attachment D).

Attachments

Attachment A – Tentative Plan Maps and Environmental Hazards Statements
Attachment B – Maps
Attachment C – Tax Lot Cards, Deeds, and Partition Plat No. 2019-14
Attachment D – Well Logs, Water Quality Analyses, and Statement of Intended Water Use
Attachment E – DEQ Septic Site Evaluations
Attachment F – Wildfire Safety Plan CCR
Separate Attachments – Full Size Tentative Plan Map and Erosion & Sediment Control Plan
To Whom It May Concern:

I, Jennifer Parsons state:

There are no known environmental hazards such as unstable or erosive soils, flood water inundation, fire hazard, pollution, contamination, or any other similar hazards on the property that is represented by this tentative plan.

Jennifer Parsons

7/3/19
Date
Attachment A

Tentative Plan Maps & Environmental Hazards Statements
To Whom It May Concern:

We, John West and Clifford E. Phillips III state:

There are no known environmental hazards such as unstable or erosive soils, flood water inundation, fire hazard, pollution, contamination, or any other similar hazards on the property that is represented by this tentative plan.

John West  
Owner/Applicant  

Clifford E. Phillips III  
Owner  

5/6/19  
Date  

5/6/19  
Date
Attachment B

Maps

Exhibit A - 19
Attachment C

Tax Lot Cards, Deeds
&
Partition Plat No. 2019-14
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<td>144 1253</td>
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</table>

SCANNED
JUL 18 06

Exhibit A - 26
KNOW ALL MEN BY THESE PRESENTS, That...... J. L. Barnett, a single man,

In consideration of...... Dollars,

paid to...... by...... husband and wife, grantees, do hereby grant, sell and convey unto the said grantees, as trustees etc., all the following real property, with the hereditaments and appurtenances, situated in the County of...... and State of...... described as follows, to wit:

TOWN & RANGE: All that portion of the South Half of the Northeast Quarter of Section 9, Township 38 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, which lies to the North of the Southern Pacific railroad and East of the line described in the trust deed to Lot C.0628, which line is the line along the South line of said parcel to the East. The same described as follows:

PARCEL 1: All the Northeast Quarter of Section 16, Township 38 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, described as follows:

To begin at a point on the North line of the Southeast Quarter of Section 9, Township 38 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, where said line intersects the South line of a parcel described in Volume 297, Page 333, Josephine County Records, the true point of beginning; thence East along the South line of said parcel 100 feet to the East line of said Southeast Quarter; thence South 90 feet to a point on the South line of the parcel described in Volume 297, Page 333; thence West 100 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the limits of the County Road.

To have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever, as above stated.

And the grantor,...... doth covenant that...... the above described premises free from all incumbrances.

And that...... well and...... free...... heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness...... handprint and seal this...... day of...... 19......

STATE OF OREGON

County of......

BE IT REMEMBERED, That on this...... day of...... A.D. 19...... before me, the undersigned, a Notary Public, in and for said County and State personally appeared the within named...... , a single man, who...... doth know to me to be the identical individual...... described in and who executed the within instrument, and acknowledged to me the same to be his true and lawful act and deed.

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

My Commission Expires......

Notary Public for Oregon.

Exhibit A - 27
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<th>Page</th>
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<td>W D</td>
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**Audit:** 07/03/03

**Parsons, Helen K (Life Estate)** B & S 06/27/03 03-015276

**Parsons, Jennifer L**
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**SCANNED**

JUL 18 1993
CRATER TITLE INSURANCE CO.  
P. O. BOX 286, 204 W. MAIN ST., MEDFORD, OREGON

JOSEPHINE COUNTY TITLE CO.  
P. O. BOX 72, 401 W. 5TH ST., GRANTS PRAIRIE, OREGON

KNOW ALL MEN BY THESE PRESENTS, That CARTER P. PARRIS and KELLY K. PARRIS, 
husband and wife, 

hereinafter called the grantor, 

for the consideration hereinafter stated, to the grantee paid by ROBERT A. STEWART and JANET STEWART, 
husband and wife, 

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee, as tenants by the entirety, the lands of the survivor and their successors, but subject to real property, with the appurtenances, hereditaments and appurtenances therein belonging or appurtenant, situated in the County of JOSEPHINE, State of Oregon, described as follows, to-wit:

The North 10.0 feet of the following described tract, to-wit:

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 9, Township 26 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon, are particularly described as follows:

Beginning at a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 9, where said line intersects the South line of a parcel described as Parcel III in Volume 214, Page 166, Josephine County Real Records, the true point of beginning of this description; thence north along said West line to the South line of said Section 9; thence East along the South line of said Section 9, 1,220 feet to the South East corner of the Southwest Quarter of the Southeast Quarter of said Section 9; thence North to the South East corner of said property described in Volume 214, Page 166, Josephine County Real Records; thence West along the South line thereof, 1,220 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the limits of County Roads.

To have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And grantor hereby warrants and agrees with grantee and the heirs of the survivors and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

WITNESS their hands and seals.

(SEAL) 

(SEAL)

Helen K. Parris (SEAL)

State of Oregon

County of JOSEPHINE

IN WITNESS WHEREOF, the undersigned, being-before the seal of said County of said State, does subscribes their names and seals as in this instrument appears.

BEFORE ME PERSONALLY appeared the above named CARTER P. PARRIS and

WILLIAM R. PARRIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public in Oregon

My Commission Expires: 11-31-76

STATE OF OREGON

COUNTY OF JOSEPHINE

I, ALEEN H. GEPPERT

Do hereby certify that the within instrument of writing was presented and that

I, ALEEN H. GEPPERT, Notary Public in and for the State of Oregon, did personally appear before me, the said CARTER P. PARRIS and WILLIAM R. PARRIS, husband and wife, and acknowledged the same.

COUNTY OF

Notary Public in Oregon

My Commission Expires: 11-31-76

JOSEPHINE COUNTY TITLE CO.

CRATER TITLE INSURANCE CO.

P. O. BOX 14, 401 W. 5TH ST., GRANTS PASS, OREGON

P. O. BOX 286, 204 W. MAIN ST., MEDFORD, OREGON

Until a change is requested, all the statements shall be made to the

following address: 777 7TH STREET, MEDFORD, OR 97501

Exhibit A - 31
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KNOW ALL MEN BY THESE PRESENTS, That

[Redacted]

In consideration of
$500.

To have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And, as a further consideration of said premises, the said grantees have agreed to pay the sum of $500.00, to be paid in full within 30 days of the date of this deed.

Parcel I: The Southeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of the Section 35, Township 25 South, Range 6 West of the Willamette Meridian, less any railroad right of way.

Parcel II: The Northeast Quarter of the Section 35, Township 25 South, Range 6 West of the Willamette Meridian.

Parcel III: The Northwest Quarter of the Section 35, Township 25 South, Range 6 West of the Willamette Meridian.

To Have and to Hold the above described and granted premises unto the said grantees as tenants by the entirety, their heirs and assigns forever.

And, as a further consideration of said premises, the said grantees have agreed to pay the sum of $500.00, to be paid in full within 30 days of the date of this deed.

And, as a further consideration of said premises, the said grantees have agreed to pay the sum of $500.00, to be paid in full within 30 days of the date of this deed.

The undersigned, being the lawful representatives of the deceased, hereby pledge their personal property and all other property owned by them, to be used for the payment of the aforesaid sum of $500.00.

And, as a further consideration of said premises, the said grantees have agreed to pay the sum of $500.00, to be paid in full within 30 days of the date of this deed.

This deed is to have the force and effect of a warranty deed, and the said grantees hereby warrant and covenant that they will, and forever do, keep and maintain said premises in good repair, and that the said premises shall be free from all incumbrances.

Witness our hand and seal this 23rd day of July, 1851.

STATE OF OREGON,

County of [Redacted].

On this 23rd day of July, 1851, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named [Redacted], who, as the said Josephine, appeared to be the identical individual as described in and who executed the within instrument, and acknowledged to me that she, the said Josephine, executed the same freely and voluntarily.

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

[Seal]

[Signature]

My Commission expires [to be filled in].

Exhibit A - 33
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**SCANNED**

**JUL 26 1976**

---

*Exhibit A 34*
MEMORANDUM OF AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that pursuant to the provisions of ORS 85.840 as amended by Oregon Laws 1973, Ch. 636, Section 18, the undersigned parties provide for recording the following memorandum of their land sale contract:

NAME OF SELLER:  GERALD W. KINNEY and HELEN T. KINNEY, aka HELEN K. KINNEY, husband and wife,

Address:  1875 Hugo Road, Grants Pass, Oregon 97526

NAME OF BUYER:  THOMAS A. BROADBENT and JANET C. BROADBENT, husband and wife,

Address:  1825 S. E. Lela Lane, Grants Pass, Oregon 97526

Legal Description of property is described as follows, to wit:

See Exhibit "A", attached hereto and by this reference made a part hereof.

Description of interest transferred:  Land Sale Contract for fee interest.

True and actual consideration:  $150,000.00.

DATED this 30th day of June, 1977.

SELLER:

GERALD W. KINNEY

HELEN T. KINNEY

STATE OF OREGON

County of Josephine

On this 30th day of June, 1977, personally appeared the above named Gerald W. Kinney and Helen T. Kinney, aka Helen K. Kinney, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Notary Public for Oregon

My Commission Expires:

BUYER:

THOMAS A. BROADBENT

JANET C. BROADBENT

STATE OF OREGON

County of Josephine

On this 30th day of June, 1977, personally appeared the above named Thomas A. Broadbent and Janet C. Broadbent, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Notary Public for Oregon

My Commission Expires:

UPLAND A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO

THE FOLLOWING ADDRESS:

Thomas A. Broadbent
1825 S. E. Lela Lane
Grants Pass, Oregon 97526

APRER RECORDING RETURN TO
SOUTHERN OREGON STATE BANK
P.O. Box 1171
Grants Pass, Oregon 97526

[Signature]

Exhibit A - 35
EXHIBIT "A"

PARCEL I: All that portion of the West Half of the Northwest Quarter of Section 16, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, lying Westerly of the Wastern right of way line of the Southern Pacific Railroad right of way. LESS a EXCEPT: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence South 89°41'30" East 60.00 feet along the North line of said Section 16; thence South 89°41'30" East 886.91 feet parallel to the North line of said Section 16 to the true point of beginning. LESS a EXCEPT: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence South 89°41'30" East 60.00 feet along the North line of said Section 16; thence South 89°41'30" East 886.91 feet parallel to the North line of said Section 16 to the true point of beginning.

PARCEL II: The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon.

SUBJECT TO:

(1) Easement for transmission and distribution of electricity granted the Pacific Power and Light Company, 10 feet in width, set North in Volume 244, Page 1504, Josephine County Deed Records. (Specific location not given in recorded document. Affects portion in the Northwest Quarter of the Northwest Quarter of Section 16).

PARCEL III: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence South 89°41'30" East 886.91 feet along the North line of said Section 16; thence South 41°30' East 60.00 feet along the West line of said Section 16; thence South 89°41'30" West 60.00 feet parallel to the North line of said Section 16; thence North 89°41'30" West 886.91 feet parallel to the West line of said Section 16 to the true point of beginning.

PARCEL IV: A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence South 89°41'30" East 60.00 feet along the West line of said Section 16; thence South 41°30' East 886.91 feet parallel to the North line of said Section 16; thence South 89°41'30" West 886.91 feet parallel to the West line of said Section 16 to the true point of beginning.

EXHIBIT "A"
Attachment D

Well Logs,
Water Quality Analyses,
&
Statement of
Intended Water Use
NOTICE TO WATER WELL CONTRACTOR
The original and first copy
of this report are to be
filed with the
STATE ENGINEER, SALEM, OREGON
within 30 days from the date
of well completion.

WATER RESOURCES DEPT.

(1) OWNER:
Name: Mr. Carter Parsons
Address: 1730 Russell Rd

(2) TYPE OF WORK (check):
New Well [ ]
Deepening [ ]
Reconditioning [ ]
Abandon [ ]

(3) TYPE OF WELL:
Rotary [ ]
Cable [ ]
Dug [ ]

(4) PROPOSED USE (check):
Domestic [ ]
Industrial [ ]
Municipal [ ]

(5) CASING INSTALLED:
Threaded [ ]
Welded [ ]

Diam. from 0 ft to 47 ft. Gage 10.25
Diam. from 47 ft to 80 ft
Gage

PERFORATIONS:
Type of perforator used:
Gas [ ]

Length of perforations
in ft
perforations from
in ft
perforations to
in ft

(7) SCREENS:
Well screen installed? [ ]
Yes [ ]
No [ ]

Manufacturer's Name
Type
Model No.
Diam. [ ]
Silt size [ ]
Set from
in ft
Set to
in ft

(8) WELL TESTS:
Drawdown (a measure of water level
being drawn down)
Was a pump test made? [ ]

Yes [ ]
No [ ]
If yes, by whom:

Nadir: [ ]
Artesian flow:

Temperature of water:

Diameter of well (in ft)

Diameter of well bored below seal
LBC in

Number of months of cement used in well
Number of months of wrought iron used in well

(9) CONSTRUCTION:
Materials used:
Cement [ ]

Grout [ ]

Gravel placed from:
in ft
to
in ft

(10) LOCATION OF WELL:
County:
Josephine
Section:
 coworkers [ ]

Approx. 80 ft west of U.S. R8W 5th S
in SW corner

WELL LEVEL:
Depth at which water was first found:
55 ft

State level:

Artesian pressure:

WELL LOG:
Depth drilled:
100 ft

Depth of completed well:
100 ft

Formation:
Decomposed gravel
Brown clay
Hard gray gravel

MATERIAL
From
To
WELL
Top soil

Drilling Machine Operator's Certification:
This well was drilled under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signature] [ ]
Drilling Machine Operator

Drilling Machine Operator's License No.
[ ]

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name
[ ]
Address
[ ]

Contractor's License No.
[ ]

Exhibit A - 40
## STATE OF OREGON
### WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-265-0210)

### JOSIE 60590

- **Owner ID LABEL**: L133512
- **START CARD #**: 104269
- **ORIGINAL LOG #**: 1

### 1) LAND OWNER
- **Name**: CLIFFORD PHILIPS
- **Company**: WEST JOHN
- **Address**: 2420 PO BOX 2420
- **City**: MERLIN
- **State**: OR
- **Zip**: 97522

### 2) TYPE OF WORK
- **New Well**
- **Conversion**
- **Abandonment**

### 3) PRE-ALTERATION
- **Casings**: 6 ft. 2 in. (2"")
- **Material**: Polyethylene

### 4) DRILL METHOD
- **Rotary Air**
- **Rotary Mud**
- **Cable Auger**
- **Other**

### 5) PROPOSED USE
- **Domestic**
- **Irrigation**
- **Community**

### 6) BORE HOLE CONSTRUCTION
- **Depth of Completed Well**: 84.00 ft.
- **SEAL**: 30 ft.

### 7) Casing/Liner
- **Shore**: Inside Outside Other
- **Temp casing**: Yes

### 8) WELL TESTS: Maximum testing time is 1 hour
- **Pump**
- **Flowing Artisan**

### 9) LOCATION OF WELL (legal description)
- **County**: Josephine
- **Township**: 5
- **Range**: 6
- **Sec**: 16
- **Range**: NE
- **Land**: 1/4 of the NW
- **Lot**: 1/4

### 10) STATIC WATER LEVEL
- **Depth water was first found**: 31.00 ft.

### 11) WELL LOG
- **Ground Elevation From To Material Size**: 0 84
- **Well Has 78 of casing/depth is 84**: 0
- **Chlorinated Well & Flow Tested**: 0
- **Well Flowed 30 GPM (Max Pump output)**: 0
- **Well a much better 30 GPM**: 0
- **Drawdown is 78**: 0

### Certification
- **(Endorsed) Water Well Contractor Certification**: KEVIN GILL (E-filed)
- **License Number**: 1835
- **Date**: 4/29/2019

---

**Exhibit A - 41**
**STATE OF OREGON**
**WATER SUPPLY WELL REPORT**
(as required by ORS 537,788 & OAR 696-010-0210)

(3) LAND OWNER

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>John</td>
<td>WEST</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Company</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PO BOX 1249</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>MERCEN</td>
<td>OR</td>
<td>97532</td>
</tr>
</tbody>
</table>

(2) TYPE OF WORK

<table>
<thead>
<tr>
<th>Task</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW WELL</td>
</tr>
</tbody>
</table>

(2a) PRE-ALTERATION

<table>
<thead>
<tr>
<th>Casing</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Material</td>
<td>From</td>
<td>To</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Seal</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Material</td>
<td>From</td>
</tr>
</tbody>
</table>

(3) DRILL METHOD

<table>
<thead>
<tr>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROTARY AIR</td>
</tr>
</tbody>
</table>

(4) PROPOSED USE

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNITY</td>
</tr>
</tbody>
</table>

(5) BORE HOLE CONSTRUCTION

| Depth of Completed Well | 180.50 ft |

<table>
<thead>
<tr>
<th>Bore Hole Dia</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material</th>
<th>From</th>
<th>To</th>
<th>Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material</th>
<th>From</th>
<th>To</th>
<th>Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

<table>
<thead>
<tr>
<th>Proposed Amount</th>
<th>Actual Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(5) CASING/LINER

<table>
<thead>
<tr>
<th>Casing/Liner</th>
<th>Dia</th>
<th>1.5</th>
<th>78.5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shoe</th>
<th>Inside</th>
<th>Outside</th>
<th>Other</th>
<th>Location of shoe</th>
<th>78.5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Temp casing</th>
<th>Yes Dia</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(7) PERFORATIONS/SCREENS

<table>
<thead>
<tr>
<th>Screen Liner Dia</th>
<th>From</th>
<th>To</th>
<th>Screaming material</th>
<th>Steel</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(8) WELL TESTS: MINIMUM TESTING TIME IS 1 HOUR

<table>
<thead>
<tr>
<th>Pump</th>
<th>Bailor</th>
<th>Air</th>
<th>Flowing Airman</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Temperature</th>
<th>Y</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>54</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water quality concerns</th>
<th>Yes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TDS amount</th>
<th>ppm</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>72</td>
</tr>
</tbody>
</table>

Date Started: 7/15/2019  Completed: 7/16/2019

(Date)

(UNBONDED) Water Well Contractor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number: 1835  Date: 7/22/2019

Signed: KEVIN CULI (OGB-614)

Contact info: (971) 242-0054

Exhibit A - 42
STATE OF OREGON
WATER SUPPLY WELL REPORT
(See instructions on Reversal)

1. OWNER:
   Name: ADMIRAL CONSTRUCTION
   Address: 1723 NE 17TH ST
   City: GRANTS PASS
   State: OR
   Zip: 97527

2. TYPE OF WELL:
   Method: Rotor stock
   Material: CEMENT

3. PROPOSED USE:
   Domestic
   Livestock
   Industrial
   Irrigation

4. LOCATION OF WELL:
   Township: 33
   Range: SW
   Section: 8
   SW
   Tax Lot: 00
   Description: 0
   Address: ADMIRAL CIR

5. DEPTH OF COMPLETED WELL:
   Total Depth: 140 ft
   Material: CEMENT

6. WELL LOG:
   Depth: 70 ft
   Material: DREDGE GRANITE

7. WATER TESTS:
   Total: 40
   Water Quality: 130

8. SURROUNDING OCCUPANCY:
   Types of Occupancy: W1

9. WELL LOG:
   Material: DREDGE GRANITE
   Depth: 70 ft
   Material: CEMENT

10. WATER TESTS:
    Total: 40
    Water Quality: 130

11. WELL LOG:
    Material: DREDGE GRANITE
    Depth: 70 ft
    Material: CEMENT

12. WATER TESTS:
    Total: 40
    Water Quality: 130

Exhibit A - 44
STATE OF OREGON
WATER SUPPLY WELL REPORT

(Owner) ADMIRAL CONSTRUCTION
Address 1304 HEART LN
City GRANTS PASS State OR Zip 97527

(2) TYPICAL WORK
New Well □ Deepening □ Alteration (repair/recondition) □ Abandonment

(3) WELL CONSTRUCTION
Rotary Air □ Rotary Mud □ Cable □ Auger

(4) PROPOSED USE:
Domestic □ Community □ Industrial □ Irrigation
Thermal □ Injection □ Livestock □ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval □ Yes □ No Depth of Compl. Well 20' in
Explosion hazard □ Yes □ No Type Amount

<table>
<thead>
<tr>
<th>Diameter</th>
<th>From To</th>
<th>Material</th>
<th>From To</th>
<th>Sacks or Pounds</th>
</tr>
</thead>
<tbody>
<tr>
<td>10&quot;</td>
<td>0 35</td>
<td>BENTON</td>
<td>0 34</td>
<td>13 SACKS</td>
</tr>
<tr>
<td>10&quot;</td>
<td>0 35</td>
<td>CEMENT</td>
<td>0 1</td>
<td>1 SACK</td>
</tr>
<tr>
<td>6&quot;</td>
<td>35 12</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

How was soil placed Method □ A □ B □ C □ D □ E □ F

(6) CEMENTING:
Stirrer from ft to ft Material

Casing: 61/2 1 1/8 1.25

(7) PERFORATIONS
Screening Method AIR

<table>
<thead>
<tr>
<th>From To</th>
<th>Material</th>
<th>Type</th>
<th>Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>90 120</td>
<td>1/4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(8) WELL TESTING
Minimum testing time is 1 hour

<table>
<thead>
<tr>
<th>Pump</th>
<th>Bailing</th>
<th>Air</th>
<th>Flowing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td></td>
<td>✔</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Temperature of water</th>
<th>Depth</th>
<th>Artesian Pressure</th>
</tr>
</thead>
<tbody>
<tr>
<td>72</td>
<td>12.7</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Was a water analysis done?</th>
<th>Yes</th>
<th>By whom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did any samples contain water and suitable for domestic use?</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Salinity</th>
<th>Modesty</th>
<th>Color</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Depth of screen</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔</td>
</tr>
</tbody>
</table>

LOCATION OF WELL by legal description:

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>35S</td>
<td>7W</td>
<td>09</td>
<td>NE 4</td>
</tr>
<tr>
<td>5W 400</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Street Address of Well: ADMIRAL CIR |

(10) STATIC WATER LEVEL:

<table>
<thead>
<tr>
<th>Depth above land surface</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 ft</td>
<td>9-11-00</td>
</tr>
</tbody>
</table>

(11) WATER SEALED ZONES:

Depth at which water was first found: 60

<table>
<thead>
<tr>
<th>From</th>
<th>To</th>
<th>Estimated Flow Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>120</td>
<td>20</td>
</tr>
</tbody>
</table>

WELL LOG:

<table>
<thead>
<tr>
<th>Diameter</th>
<th>From To</th>
<th>Material</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>61/2</td>
<td>1 1/8</td>
<td>B. 1.25</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

RECEIVED

<table>
<thead>
<tr>
<th>Material</th>
<th>From To</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DECOM GRANITE</td>
<td>0 10</td>
<td>SEP 2 17/80</td>
</tr>
<tr>
<td>BLK. WT GRANITE</td>
<td>10 50</td>
<td>20</td>
</tr>
<tr>
<td>BY BLK. WT SOFT</td>
<td>60 120</td>
<td>20</td>
</tr>
<tr>
<td>WITH FRACTURES</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

WATER PERMITS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUE W. ROTH</td>
<td>1324</td>
</tr>
</tbody>
</table>

CERTIFICATION:

<table>
<thead>
<tr>
<th>Number</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1324</td>
<td>9/11/00</td>
</tr>
</tbody>
</table>

WATER RESOURCES DEPARTMENT
FIRST COPY - CONSTRUCTOR
SECOND COPY - CUSTOMER

COLEMAN WELL DRILLING

SUE W. ROTH

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. The materials used and information reported above are true to the best of my knowledge and belief.

[Signature]

[Date]

Exhibit A - 45
STATE OF OREGON
WATER SUPPLY WELL REPORT
WATER RESOURCES DEPT.
SACRED ORCHID

(1) OWNER: ADMIRAL CONSTRUCTION
Name 1774 HEART LN
Address
City GRANTS PASS State OR 97527

(2) TYPE OF WORK:
[ ] New Well [ ] Deepening [ ] Abandonment (regulator/compressor) [ ] Abandonment
[ ] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger
[ ] Other

(4) PROPOSED USE:
[ ] Domestic [ ] Commodity [ ] Industrial [ ] Irrigation
[ ] Thermal [ ] Injection [ ] Livestock [ ] Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval [ ] Yes [ ] No Depth of Completed Well 14 ft.
Explosives used [ ] Yes [ ] No Type Amount

<table>
<thead>
<tr>
<th>HOLE</th>
<th>Diameter</th>
<th>From</th>
<th>To</th>
<th>Material</th>
<th>From</th>
<th>To</th>
<th>Sacks or pounds</th>
</tr>
</thead>
<tbody>
<tr>
<td>10&quot;</td>
<td>0</td>
<td>18</td>
<td>CEMENT</td>
<td>0</td>
<td>18</td>
<td>6 SACKS</td>
<td></td>
</tr>
<tr>
<td>6&quot;</td>
<td>0</td>
<td>140</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(6) CASING/LINER:

<table>
<thead>
<tr>
<th>Casing</th>
<th>Diameter</th>
<th>From</th>
<th>To</th>
<th>Length</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>6&quot;</td>
<td>2</td>
<td>0</td>
<td>+ 4</td>
<td>0.24</td>
<td></td>
</tr>
</tbody>
</table>

(7) PERFORATIONS/SCREENS:

(8) WELL TESTS: Minimum testing time is 1 hour

<table>
<thead>
<tr>
<th>Pump</th>
<th>Detergent</th>
<th>Flowing</th>
<th>Yl. Fall</th>
<th>Drawdown</th>
<th>Drill time to</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
<td>1.32</td>
<td>5.5 X 1 hr</td>
</tr>
</tbody>
</table>

(9) LOCATION OF WELL by legal description:
County JOSEPHINE
Township 355
Range 6W
Section 09
Lot 803
Subdivision

(10) STATIC WATER LEVEL:
20 ft. below land surface

(11) WATER BEARING ZONES:
Depth at which water was first found: 69

(12) WELL LOG:
Ground Elevation

<table>
<thead>
<tr>
<th>Material</th>
<th>From</th>
<th>To</th>
<th>SWL</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLK., WHT., GRANITE</td>
<td>0</td>
<td>80</td>
<td>20</td>
</tr>
<tr>
<td>RK. BLK., WHT., GRANITE</td>
<td>80</td>
<td>140</td>
<td>20</td>
</tr>
</tbody>
</table>

(13) DATE TESTED:

<table>
<thead>
<tr>
<th>Date Started</th>
<th>Date Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-1-00</td>
<td>2-2-00</td>
</tr>
</tbody>
</table>

(14) WATER WELL CONSTRUCTION Certification:
I certify that the work performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well supply well construction standards.

Signed:

[Signature] Date 2/1/00

[Signature] Date 2/1/00

[Signature] Date 2/1/00

Exhibit A - 46
**STATE OF OREGON**

**WATER SUPPLY WELL REPORT**

**SALEM, OREGON**

---

**(1) OWNER:**

Name: ADMIRAL CONSTRUCTION

Address: 4304 N. E. 25th St. Portland, OR 97213

**(2) TYPE OF WORK:**

- Rotary Air
- Rotary Mud
- Cable
- Anger
- Other

**(3) DRILL METHOD:**

- Rotary Air
- Rotary Mud
- Cable
- Anger
- Other

**(4) PROPOSED USE:**

- Domestic
- Community
- Industrial
- Irrigation
- Thermal
- Injection
- Livestock
- Other

**(5) WELL LOG CONSTRUCTION:**

- Special Construction approval: Yes
- No Depth of Completed Well: 120 ft.
- Special Conditions: No
- Type of Seal: Amobic

<table>
<thead>
<tr>
<th>Material</th>
<th>Depth (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
</tr>
</tbody>
</table>

**(6) 설계 시험:**

- Minimum testing time: 1 hour

<table>
<thead>
<tr>
<th>Material</th>
<th>Depth (ft)</th>
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<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
</tr>
</tbody>
</table>

**(7) WATER LEVEL:**

- Date: 5-9-00
- Artesian pressure: 8 ft. per square inch

<table>
<thead>
<tr>
<th>Depth at which water was first found</th>
<th>60</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>120</td>
</tr>
<tr>
<td></td>
<td>8</td>
</tr>
</tbody>
</table>

---

**RECEIVED**

WELL NO: 53260

MAY 2, 2000

---

**ORIGINAL - WATER RESOURCES DEPARTMENT**

**FIRST COPY - CONSTRUCTOR**

**SECOND COPY - CUSTOMER**

**Exhibit A - 47**

---

**WELL LOG:**

- Ground Elevation

<table>
<thead>
<tr>
<th>Material</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
<td>8</td>
</tr>
</tbody>
</table>

---

**WELL TESTS:** Minimum testing time is 1 hour

<table>
<thead>
<tr>
<th>Material</th>
<th>Depth (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
</tr>
</tbody>
</table>

---

**WELL LOG:**

- Ground Elevation

<table>
<thead>
<tr>
<th>Material</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
<td>8</td>
</tr>
</tbody>
</table>

---

**WELL LOG:**

- Ground Elevation

<table>
<thead>
<tr>
<th>Material</th>
<th>From (ft)</th>
<th>To (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEM GRANITE</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>ROCK BLOK &amp; MATT,SORT</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>FRACT</td>
<td>120</td>
<td>8</td>
</tr>
<tr>
<td>Location of Well</td>
<td>County</td>
<td>Josephine</td>
</tr>
<tr>
<td>------------------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td>Section</td>
<td>29</td>
<td>T.35 R.6</td>
</tr>
<tr>
<td>W.M.</td>
<td>E.320' of N.W. 1/4 Sec. 29</td>
<td>W.1/4 Sec. 29</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water Level</th>
<th>Completed well</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth at which water was first found</td>
<td>55 ft</td>
</tr>
<tr>
<td>State level</td>
<td>41.6 ft below land surface</td>
</tr>
<tr>
<td>Date</td>
<td>8/1/77</td>
</tr>
<tr>
<td>Artesian Pressure</td>
<td>1 ft, square inch, date</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Well Log</th>
<th>Diameter of well below casing</th>
<th>10 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth drilled</td>
<td>100 ft</td>
<td></td>
</tr>
<tr>
<td>Depth of completed well</td>
<td>100 ft</td>
<td></td>
</tr>
</tbody>
</table>

**Formation:**
- Describe the color, texture, grain size and structure of materials:
- Include information on the lithology and nature of the strata, including the formation of the strata and aquifer.
- Include at least one entry for each change in formation.

**Materials:**

<table>
<thead>
<tr>
<th>Material</th>
<th>From</th>
<th>To</th>
<th>SWL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top Soil</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Decomposed Grout</td>
<td>1</td>
<td>41</td>
<td>41</td>
</tr>
<tr>
<td>Brown Clay</td>
<td>41</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Hard Gray Grout</td>
<td>41</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Well Tests:**
- Was a pump test made? Yes No |
- If Yes, by whom |
- Measured: gal/min. with ft. drawdown after hwy. |
- Bailer test | 5 gal/min. with 3 ft. drawdown after hwy. |
- Artesian flow | 5.5 ft. |

**Water Level:**
- Measured: ft. below sea level |

**Construction:**
- Cement Grout | 20 ft |
- Diameter of well bore to bottom of seal | 10 in |
- Diameter of well bore below seal | 1578 in |
- Number of sacks of cement used in well seal | 7 |
- Number of sacks of bentonite used in well seal | 0 |
- Brand name of bentonite |
- Number of pounds of bentonite per 100 gallons of water |
- Was a drive shoe used? Yes No |
- Size, location |
- Did any strata contain unusable water? Yes No |
- Type of water |
- Depth of strata |
- Method of sealing strata off |
- Was well gravel packed? Yes No |
- Size of gravel |
- Gravel placed from ft. to ft. |

---

**Additional Sheets of Information:**

---
**WATER SUPPLY WELL REPORT**

**STATE OF OREGON**

**WELL I.D. # L 52406**

**START CARD # 155065**

Instructions for completing this report are on the last page of this form.

1. **LAND OWNER:** ADMIRAL CONSTRUCTION
   - **Well Number:**
   - **Name:**
   - **Address:** 1200 WILDFLOWER
   - **City:** MERLIN
   - **State:** OR
   - **Zip:** 97532

2. **TYPE OF WORK:**
   - New Well
   - Deepening
   - Alteration (repair/condition)
   - Abandonment

3. **DRILL METHOD:**
   - Rotary Air
   - Rotary Mud
   - Cable
   - Auger
   - Other

4. **PROPOSED USE:**
   - Domestic
   - Community
   - Industrial
   - Irrigation
   - Thermal
   - Injection
   - Livestock
   - Other

5. **BORE HOLE CONSTRUCTION:**
   - Special Construction approved
   - Depth of Completed Well: 140 ft.
   - Explosives used: No
   - Type of Explosives
   - Amount
   - Hose Diameter: 10 in.
   - From: 0
   - To: 120
   - Material: CEMENT
   - From: 10 in.
   - To: 120
   - Seal: 0
   - Type of Seal
   - Seal Material: 1 SACK
   - Method: DRY POUR/CEMENT EAP
   - How was seal placed:
     - A
     - B
     - C
     - D
     - E
     - F

6. **CASINING/LINER:**
   - Diameter: 5 in.
   - From: 0
   - To: 13
   - Material: Steel
   - Type of Material
   - Length: 13 ft
   - Drive Shoe used: Inside
   - Final location of abandons:

7. **PERFORATIONS SCREENS:**
   - From: 90
   - To: 140
   - Stat. Number: 1
   - Diameter: 1-1/4
   - Type: AIR
   - Material: GRANITE DECOMP

8. **WELL TESTS:**
   - Minimum testing time is 1 hour
   - Pumping
   - Baller
   - Air
   - Artesian
   - Flowing
   - Drawdown: 139 ft
   - Drill site at: 139 ft
   - Time: 25 hr.
   - Temperature of water: 53
   - Depth Artesian: 139
   - Flow found: 25

9. **LOCATION OF WELL:**
   - County: JOSEPHINE
   - Township: 35S
   - Range: W
   - Section: 9
   - SW 1/4
   - SW 1/4
   - Tax Lot: 609
   - Block: 1
   - Subdivision: ADMIRAL CT
   - Address of Well: 137 ADMIRAL CTR

10. **STATIC WATER LEVEL:**
    - Date: 6-11-03
    - Artesian Pressure:

11. **WATER BEARING ZONES:**
    - Depth at which water was first found: 70

12. **WELL LOG:**
    - Ground Elevation
    - Material
    - From: 0
    - To: 10
    - SWL: 40

---

**RECEIVED**

JUN 27 2003

WATER RESOURCES DEPT.
SALEM, OREGON

Date started: 6-11-03
Completed: 6-12-03

(Signed) Water Well Contractor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WPC Number:

Date:

(Signed) Water Well Contractor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WPC Number:

Date:

(COYALE'S WELL DRILLING CO) Number: 1324

Signed:

[Signature]

Date: 6/23/03

---

ALL WATER RESOURCES DEPARTMENT FIRST COPY CONSTRUCTOR SECOND COPY CUSTOMER

Exhibit A - 49
STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form.

(1) OWNER:
Name KEVIN BROWN
Address P.O. BOX 5712
City GRANTS PASS
State OR
Zip 97527

(2) TYPE OF WORK:
New Well 1 Deepening 0 Alteration (repair/recondition) 0 Abandonment

(3) DRILL METHODS:
Rotary Air 0 Rotary Mud 0 Cable 0 Auger
0 Other

(4) PROPOSED USE:
Domestic 0 Community 0 Industrial 0 Irrigation
Thermal 0 Injection 0 Livestock 0 Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approved 0 Yes 0 No
Depth of Completed Well 190 ft.
Explosives used 0 Yes 0 No
Type
Amount

HOLE
Diameter
From
To
Material
From
To
Backfill
pounds

6
12
100

How was seal placed:
0 Method 0 A 0 B 0 C 0 D 0 E
0 Other

Pour
backfill placed from a to b
Material
Gravel placed from a to b
Size of gravel

(6) CASING/LINER:

Casing

0 0

Gauge Soil

0 0

Plastic
0 0

Welded
0 0

Threaded
0 0

Linier

0 0

Gauge Soil

0 0

Plastic
0 0

Welded
0 0

Threaded
0 0

Final location of shoe(s) 59'

(7) PERFORATIONS/SCREENS:

0 Perforations
Method SAWN

0 Screens
Type

From
0 0
0 0

Start Stop
0
0

Number
0 0
0 0

ID
0 0
0 0

Material
Telepipe
0 0
0 0

Casing
0 0
0 0

Linier
0 0
0 0

(8) WELL TESTS: Minimum testing time is 1 hour

Flowing

0 Pump

0 Air

0 Filling

0 Flowing

Drift size:

Top 0 0

0 0

Depth 0 0

Temperature of water 56

Depth Artesian Flow Found

Was a water analysis done? 0 Yes 0 By whom

Did any state contain water not suitable for intended use? 0 Yes 0 By whom

Salty 0 Muddy 0 Rainwater 0 Colored 0 Other

Depth of strata

(9) LOCATION OF WELL by legal description:
County JOSEPHINE
Locality
Longitude

Township
26 S
Range
06 W
Section
0
Sec.
0

Tax Lot
014
Lot
1A

Acreage
0
Acres
0

(10) STATIC WATER LEVEL:

Date 4-8-04

Artesian pressure 0 lb. per square inch.

(11) WATER BORING ZONES:

Depth at which water was first found 02

(12) WELL LOG:

Ground Elevation

Date started 4-7-2004

Completed 4-8-2004

Received

APR 2-8-2004

WATER RESOURCES DEPT.
SALEM, OREGON

(Handed) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WPC Number 1659

WPC Number 975

(Handed) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WPC Number 1659

WPC Number 975

Original & First Copy - Water Resources Department
Second Copy - Contractor
Third Copy - Customer

Exhibit A - 50
**Grants Pass Water Lab**

**Mail To:**
Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

**Date:**
August 19, 2019

**Address of Source:**
1174 Pleasant Valley Rd Tax Lot 700

**Sample ID #:**
21902965

**Project Name:**
None Provided

---

**Amended Analysis**

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC 17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service.

Sincerely,

Doree Schaalma
Doree Schaalma
Laboratory Director
Sample Information

Sample ID: 21902985  
Collector Name: Sean Allison

Address of Source: 1174 Pleasant Valley Rd Tax Lot 700  
Sample Point: Well Tap

Project Name: None Provided  
Source: Well

Received Date: 08/09/2019  
Treatment System: None

Microbiological (Bacteria) Results

Sample Notes: 

Collection Date: 08/09/19 8:00 AM

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>RESULTS</th>
<th>Units</th>
<th>Date Analyzed</th>
<th>Analyst</th>
<th>ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Coliform</td>
<td>COLILERT</td>
<td>&lt;100</td>
<td>100ml</td>
<td>8/9/2019 4:08:21 PM</td>
<td>EJS</td>
<td>AA</td>
<td>A</td>
</tr>
<tr>
<td>E. Coli</td>
<td>COLILERT</td>
<td>&lt;100</td>
<td>100ml</td>
<td>8/9/2019 4:08:21 PM</td>
<td>EJS</td>
<td>AA</td>
<td>A</td>
</tr>
</tbody>
</table>

For samples which do not conform, the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and re-sample in 7 days.


The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

DEFINITIONS AND DATA FLAGS

A  Analysis is covered under ORELAP scope of Accreditation
AA Analysis is covered under ISO scope of Accreditation
C Sample did not meet acceptance criteria
H Analysis performed outside method hold time
ID Subsample identifier for each Sample number
M Matrix Spike recovery is out of control limits due to matrix interference

The LC5 was in acceptance limits showing the analysis is in control and the data is acceptable

Results Color Key

White - No EPA Limit
Low Risk - Below EPA Limit
Medium Risk
High Risk - Exceeds EPA Limit
Call the Lab to Discuss

E Estimated Value
LOQ Reporting Limit
N/A Not Applicable
ND None Detected
S Sample Outsourced

Exhibit A - 52
Mail To: Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date: August 14, 2019
Address of Source: 1174 Pleasant Valley Rd
Tax Lot 200
Sample ID #: 21903003
Project Name: None Provided

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC 17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

[Signature]
Jessica Stark
Senior Chemist
Mail To:

Rogue Valley Pump Service

Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date: August 19, 2019

Address of Source: 1174 Pleasant Creek Rd
Tax Lot 200

Sample ID #: 21903085
Project Name: None Provided

Amended Analysis

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

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The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaalstra
Doree Schaalstra
Laboratory Director
Sample Information

Sample ID: 21903085
Collectors Name: John Dennis
Address of Source: 1174 Pleasant Creek Rd, Tax Lot 200
Sample Point: Well Tap
Project Name: None Provided
Source: Well
Received Date: 08/15/2019
Treatment System: None

Results of Chemical Analysis

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>LOQ</th>
<th>RESULTS</th>
<th>Units</th>
<th>EPA Limit</th>
<th>Date Analyzed</th>
<th>Analyst ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nitrate</td>
<td>EPA 3000</td>
<td>0.5</td>
<td>ND</td>
<td>mg/L</td>
<td>10</td>
<td>08/15/19 8:00 pm</td>
<td>JNS AA</td>
<td>A</td>
</tr>
<tr>
<td>Arsenic</td>
<td>SM 3113 B</td>
<td>0.005</td>
<td>ND</td>
<td>mg/L</td>
<td>0.01</td>
<td>08/16/19 7:56 am</td>
<td>JNS AB</td>
<td>A</td>
</tr>
</tbody>
</table>

Definitions and Data Flags:
- **A**: Analysis is covered under ORELAP scope of Accreditation
- **AA**: Analysis is covered under ISO scope of Accreditation
- **C**: Sample did not meet acceptance criteria
- **H**: Analysis performed outside method hold time
- **ID**: Subsample Identifier for each Sample number
- **M**: Matrix Spike recovery is out of control limits due to matrix interference
- **E**: Estimated Value
- **LOQ**: Reporting Limit
- **N/A**: Not Applicable
- **ND**: None Detected
- **S**: Sample Outsourced

Results Color Key:
- White: No EPA Limit
- Orange: Within EPA Limit
- Red: High Risk
- Blue: Exceeds EPA Limit

Call the Lab to Discuss
Mail To:
Rogue Valley Pump Service
Attn: John Dennis
1699 Granite Hill Rd.
Grants Pass, OR 97526

Date: February 13, 2017
Address of Source: 6555 Hugo Rd
Sample ID #: 21700467
Project Name: None Provided

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of
the above named client.

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The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted
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the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service.

Sincerely,

Jessica Stark
Senior Chemist

Exhibit A - 56
Sample Information

Sample ID: 24700467  Collector's Name: Sean Allison
Address of Source: 8555 Hugo Rd  Sample Point: Inside Faucet
Project Name: None Provided  Source: Well
Received Date: 02/10/2017  Treatment System: None

Microbiological (Bacteria) Results

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>RESULTS</th>
<th>Units</th>
<th>Date Analyzed</th>
<th>Analyst</th>
<th>ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Coliform</td>
<td>COLILERT</td>
<td>Absent</td>
<td>100ml</td>
<td>2/10/2017 4:02:59 PM</td>
<td>PVS</td>
<td>AA</td>
<td>A</td>
</tr>
<tr>
<td>E. Coli</td>
<td>COLILERT</td>
<td>Present</td>
<td>100ml</td>
<td>2/10/2017 4:02:59 PM</td>
<td>PVS</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.


The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only, therefore, no definite conclusions should be drawn from a single test.

Definitions and Data Flags:

A - Analysis is covered under ORELP scope of Accreditation
AA - Analysis is covered under ISO scope of Accreditation
C - Sample did not meet acceptance criteria
H - Analysis performed outside method hold time
ID - Subsample identifier for each Sample number
M - Matrix Spike recovery is out of control limits due to matrix interference
The LCS was in acceptance limits showing the analysis is in control and the data is acceptable
E - Estimated Value
LOD - Reporting Limit
NA - Not Applicable
ND - None Detected
S - Sample Censored
Mail To: 
Rogue Valley Pump Service  
Attn: John Dennis  
1699 Granite Hill Rd.  
Grants Pass, OR 97526  

Date: December 07, 2018  
Address of Source: Russel Rd  
Sample ID #: 21804170  
Project Name: None Provided  

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schaafsma  
Doree Schaafsma  
Laboratory Director
Sample Information

Sample ID: 21804170
Address of Source: Russel Rd
Project Name: None Provided
Received Date: 12/05/2018

Collectors Name: Sean Allison
Sample Point: Well Tap
Source: Well
Treatment System: None

Microbiological (Bacteria) Results

Sample Notes: Collection Date: 12/05/18 1:00 PM

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>RESULTS</th>
<th>Units</th>
<th>Data Analyzed</th>
<th>Analyst ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Coliform</td>
<td>COLILERT</td>
<td>E. coli</td>
<td>100ml</td>
<td>12/5/2018 4:40:26 PM</td>
<td>KMB</td>
<td>AC</td>
</tr>
</tbody>
</table>

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.


The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

Results of Chemical Analysis

Sample Notes: Collection Date: 12/05/18 1:00 PM

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>LOQ</th>
<th>RESULTS</th>
<th>Units</th>
<th>EPA Limit</th>
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<th>Data Flags</th>
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<td>ND</td>
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<td>AA</td>
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</table>

DEFINITIONS AND DATA FLAGS
A Analysis is covered under ORELAP scope of Accreditation
AA Analysis is covered under ISO scope of Accreditation
C Sample did not meet acceptance criteria
H Analysis performed outside method hold time
ID Subsample identifier for each Sample number
M Matrix Spike recovery is out of control limits due to matrix interference
The LOQ was in acceptance limits showing the analysis is in control and the data is acceptable

Results Color Key
White - No EPA Limit
Low Risk - Within EPA Limit
Medium Risk
High Risk - Exceeds EPA Limit
Call the Lab to Discuss
Attachment E

DEQ Septic
Site Evaluations

Exhibit A - 60
**APPLICATION FOR SUBSURFACE SEWAGE DISPOSAL PERMIT**

Josephine County Environmental Health Services,
Josephine County Courthouse, Grants Pass, OR 97526

DEVELOPMENT PERMIT 89-89

<table>
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<tr>
<th>Date</th>
<th>4/7/89</th>
<th>SiteEval</th>
<th>Old Permit</th>
</tr>
</thead>
</table>

**PROPERTY OWNER**

PARSONS, CARTER

**MAILING ADDRESS**

1730 RUSSELL RD., Merlin, OR 97532

**INSTALLATION ADDRESS**

SAME

**DESCRIPTION OF PROPERTY**

<table>
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<th>Acres</th>
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</tbody>
</table>

**PERMIT REQUESTED**

New X Repair Authorization Notice Other

**BUILDING INFORMATION**

Home Mobile Home X No. of Bdrms. 3

Commercial No. Employees Other

**PROPOSED WATER SUPPLY**

DEQ SURCHARGE $ 5.00 Private X Community Public Other

**PERMIT FEE**

55.00 = $60.00 (TOTAL FEE)

Permit Fee Paid / Clerk / Date (CK) 4/7/89 fa Applicants Signature

**SUBSURFACE SEWAGE DISPOSAL PERMIT:** X Approved Disapproved

**MINIMUM SEPTIC TANK CAPACITY IN GALLONS:** 1000

**TRENCHES:** Square Feet 600 Width 24" Length 30' Depth 24 36

**SPECIAL INSTRUCTION**

[Handwritten note]

**DATE ISSUED:** 4/10/89 **THIS PERMIT EXPIRES ON:** 4/10/90

**CERTIFICATE OF SATISFACTORY COMPLETION**

Installer Littlegold

Disposal Trenches 600 Sq.Ft. 30' @ 1meal Fc.

Tank Size: 1000 Gallons

System Designed to Serve 4 GALS/DAY or 4 Bdrms

**DATE APPROVED:** 4/13/89 **SIGNED:** [Signature]

THIS PERMIT AND THE ENCLOSED RECORD FORM MUST BE POSTED IN A CONSPICUOUS PLACE AT THE BUILDING SITE WHEN THE FINAL INSPECTION IS REQUESTED.

Exhibit A - 61
No graphic representation is available for this document as it contains a sketch of the actual system as constructed. Please prepare an accurate, detailed drawing of the constructed subsurface sewage system that includes the following required information:

1. Location of "North".
2. Location of roads/driveways.
3. Specific description of the installed subsurface sewage system (tank(s) and drainfield), including all dimensions together with distances from water sources, streams, buildings, etc.
4. Specifically identify the septic tank and location.

(Please use permanent/stationary landmarks as reference points when identifying distances.)
August 17, 2007

Gary Wallace
725 Oakridge Drive
Grants Pass, OR 97526

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
-This is not a construction permit-

RE: Site Application #0417-142 Results – Site Approval With Conditions
Township/Range/Section: 35-06-09, Tax Lot Number: 700 (Lot #4) REVISED
Parsons Way, Grants Pass, Josephine County

Dear Mr. Wallace:

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s): 8/15/07. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Standard, 300 linear feet drainfield (SEE CONDITIONS PG 3)

Replacement system: Standard, 300 linear feet drainfield (SEE CONDITIONS PG 3)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by DEQ before you can start construction.

Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of $440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of $1340. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (541) 471-2850, ext. 225

Sincerely,

Donald L. Josie
On-Site Wastewater Specialist

Enclosure
Site Evaluation Report

Exhibit A - 63
July 13, 2004

Darrell & Gail Shoemaker
1341 Sunny Slope Dr.
Grants Pass, OR 97527

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
-This is not a construction permit-

RE: Site Evaluation #0417-143 Results – Site Approval With Conditions
Township/Range/Section: 35-06-09, TaxLot Number: 700 – Lot 15
Russell Rd., Grants Pass, OR 97526 - Josephine County

Dear Mr. & Mrs. Shoemaker:

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s):
7/12/04. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Standard, 300 linear feet drainfield (SEE CONDITIONS PG 3)

Replacement system: Standard, 300 linear feet drainfield (SEE CONDITIONS PG 3)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by DEQ before you can start construction.

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Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (541) 471-2850, ext. 25.

Sincerely,

Donald L. Jossie, R.S.
On-Site Wastewater Specialist

Enclosure
Site Evaluation Report

Exhibit A - 64
August 17, 2007

Gary Wallace
725 Oakridge Drive
Grants Pass, OR 97526

IMPORTANT DOCUMENT ~ PLEASE READ CAREFULLY
-This is not a construction permit-

RE: Onsite #404570 Results – Site Approval With Conditions
Township/Range/Section: 35-06-09, Tax Lot Number: 700 (Lot #6)
Parsons Way, Grants Pass, Josephine County

Dear Mr. Wallace:

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s):
8/15/07. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

Replacement system: Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by DEQ before you can start construction.

Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of $440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of $1340. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (541) 471-2850, ext. 225.

Sincerely,

[Signature]
Donald L. Jossie
On-Site Wastewater Specialist

Enclosure
Site Evaluation Report

Exhibit A - 65
August 17, 2007

Gary Wallace
725 Oakridge Drive
Grants Pass, OR 97526

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
- This is not a construction permit -

RE: Onsite #404569 Results – Site Approval With Conditions
Township/Range/Section: 35-06-09, Tax Lot Number: 700 (Lot #7)
Parsons Way, Grants Pass, Josephine County

Dear Mr. Wallace:

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s): 8/15/07. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

Replacement system: Standard, 375 linear feet drainfield (SEE CONDITIONS PG 3)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

Next Step – Applying for a Construction/Installation Permit

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by DEQ before you can start construction.

Request for Site Evaluation Report Review or Request for Variance

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of $440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of $1340. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (541) 471-2850, ext. 225.

Sincerely,

[Signature]
Donald L. Josie
On-Site Wastewater Specialist

Enclosure
Site Evaluation Report

Exhibit A - 66
Residential Septic Site Evaluation
Approval
243-19-000704-EVAL

Date issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #14)

Applicant: WEST, JOHN
Address: 116 CAMBRIDGE DR
GRANTS PASS OR 97526
Phone: 5416898541
Email: JWEST1249@GMAIL.COM

Owner: JOHN WEST
Address: 116 CAMBRIDGE
GRANTS PASS OR 97526
Parcel: 35060900000100 - Primary

Property address: 1760 Russell Rd, Merlin, OR 97532
Township: 35
Range: 06
Section: 9

Lot size: N/A
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
County: Josephine
Directions to Property: MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR., GREEN FARM GATE ON RIGHT
Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

General Specifications
Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.
Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A

System Specifications
Initial System
System type: Standard
System distribution type: Equal
Distribution method: Equal
Tranch Specifications
Trench linear feet: 225 linear ft.
Max depth: 30 in.
Min depth: 18 in.
Special Requirements
Initial System
Drainfield type: Standard

CALL 811 BEFORE YOU DIG... IT'S THE LAW
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administrative Rules. You may obtain copies of these rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-333-7044.)
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/Installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
11/13/19
Residential Septic Site Evaluation
Approval
248-19-000703-EVAL

Data issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #15)

Applicant: WEST, JOHN
Address: 116 CAMBRIDGE DR.
GRANTS PASS OR 97526
Phone: 541-680-9641
Email: JWES71249@GMAIL.COM

Owner: JOHN WEST
Address: 116 CAMBRIDGE DR.
GRANTS PASS OR 97526
Parcel: 36060900000100 - Primary

Property address: 1760 Russell Rd, Merlin, OR 97532
Township: 35
Range: 06
Section: 9

Lot size: N/A
Zoning: N/A

Water supply: Well
City/County/UGB: N/A
County: Josephine

Directions to Property: MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR., GREEN FARM GATE ON RIGHT

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.
Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A

Initial System
Replacement Area
System type: Standard
System distribution type: Equal
Distribution method: Initial System
Trench Specifications
Trench linear feet: 225 linear ft.
Max depth: 30 in.
Min depth: 18 in.
Replacement Area

Drainfield type: Standard

CALL BEFORE YOU DIG...IT'S THE LAW
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules. You may obtain copies of these rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2544.)

Exhibit A - 69
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/Installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of walls or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 80 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 8C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
11/13/19
Residential Septic Site Evaluation
Approval
248-19-000702-EVAL

Data issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #16)

Applicant: WEST, JOHN
Address: 116 CAMBRIDGE DR.
GRANTS PASS OR 97526
Phone: 541-680-9641
Email: JWEST1249@GMAIL.COM

Owner: JOHN WEST
Address: 116 CAMBRIDGE DR.
GRANTS PASS OR 97526
Parcel: 3506090000200 - Primary

Property address: 1760 Russell Rd, Merlin, OR 97532
Township: 35
Range: 06
Section: 9
Lot size: N/A
Zoning: N/A
Water supply: Well
City/County/UGS: N/A
County: Josephine

Directions to Property: MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR., GREEN FARM GATE ON RIGHT.

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.

Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A

System Specifications
System type: Standard
System distribution type: Equal
Distribution method: Initial System
Trench Specifications
Trench linear feet: 225 linear ft.
Max depth: 30 in.
Min depth: 18 in.

Initial System
Replacement Area
Standard
Equal
Equal

Special Requirements
Drainfield type: Standard

CALL BEFORE YOU DIG...IT'S THE LAW
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-333-2044.)

9/15/19: 04718BAK
Page 1 of 2
CHS_CreatEvaluation_pr

Exhibit A - 71
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 80 days after the site evaluation report issue date and must include the site evaluation review fee in QAR 340-071-01-40 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in QAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
11/13/19

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules, You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)
Residential Septic Site Evaluation Approval
248-19-000701-EVAL

Data issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #17)

| Applicant: | WEST, JOHN |
| Address: | 116 CAMBRIDGE DR. GRANTS PASS OR 97526 |
| Phone: | 541860-9541 |
| Email: | JWES1249@GMAIL.COM |

| Owner: | JOHN WEST |
| Address: | 116 CAMBRIDGE DR. GRANTS PASS OR 97526 |
| Parcel: | 35060800000200 - Primary |
| Property address: | 1760 Russel Rd. Merlin, OR 97532 |
| Townshipt: | 35 |
| Range: | 06 |
| Section: | 9 |
| Lot size: | N/A |
| Zoning: | N/A |
| Water supply: | Well |
| City/County/UGB: | N/A |
| County: | Josephine |
| Directions to Property: | MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR., GREEN FARM GATE ON RIGHT |

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

**General Specifications**

| Max peak design flow: | 450 gpd. |
| Min septic tank volume: | 1000 gal. |
| Proposed gallons per day: | 450 gpd. |
| Min dosing tank volume: | N/A |

**System Specifications**

| System type: | Standard |
| System distribution type: | Equal |
| Distribution method: | Initial System |
| Trench Specifications | |
| Trench linear feet: | 225 linear ft. |
| Max depth: | 30 in. |
| Min depth: | 18 in. |
| Special Requirements | Initial System |
| Drainfield type: | Standard |
| Replacement Area | |
| System type: | Standard |
| System distribution type: | Equal |
| Distribution method: | Replacement Area |
| Trench linear feet: | 225 linear ft. |
| Max depth: | 30 in. |
| Min depth: | 18 in. |
| Special Requirements | Replacement Area |
| Drainfield type: | Standard |

CALL BEFORE YOU DIG...IT'S THE LAW
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-333-3344.)

11/13/19 9:13:50AM Page 1 of 2 OHS_CruepsEvaluat@on_pr

Exhibit A - 73
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

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You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
11/13/19
Residential Septic Site Evaluation
Approval
248-19-000700-EVAL

Data issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #13)

Applicant: WEST, JOHN
Address: 116 CAMBRIDGE DR.
          GRANTS PASS OR 97526
Phone: 5416609541
Email: JWES1249@GMAIL.COM

Owner: JOHN WEST
Address: 116 CAMBRIDGE DR.
          GRANTS PASS OR 97526
Parcel: 35090900000700 - Primary
Property address: 1760 Russell Rd, Merlin, OR 97532

Township: 3S
Range: SW
Section: 9

Lot size: N/A
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
County: Josephine
Directions to Property: MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR., GREEN FARM GATE ON RIGHT.

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

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<tr>
<th>General Specifications</th>
<th>Initial System</th>
<th>Replacement Area</th>
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<tbody>
<tr>
<td>Max peak design flow:</td>
<td>450 gpd.</td>
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</tr>
<tr>
<td>Min septic tank volume:</td>
<td>1000 gal.</td>
<td>N/A</td>
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<tr>
<th>System Specifications</th>
<th>Initial System</th>
<th>Replacement Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>System type:</td>
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</tr>
<tr>
<td>System distribution type:</td>
<td>Equal</td>
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<td>Distribution method:</td>
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<td>Trench linear feet:</td>
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<td>Max depth:</td>
<td>30 in.</td>
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<td>Min depth:</td>
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<th>Special Requirements</th>
<th>Initial System</th>
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<tr>
<td>Drainfield type:</td>
<td>Standard</td>
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</tbody>
</table>

CALL BEFORE YOU DIG...IT'S THE LAW
ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)
THIS IS NOT YOUR PERMIT. A Construction/installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easler
Onsite Wastewater Specialist

11/13/19
Residential Septic Site Evaluation Approval
248-19-000699-EVAL

Date issued: 11/13/2019
Application status: Site Evaluation Approved
Work description: SITE EVALUATION (LOT #18)

Applicant: WEST, JOHN
Address: 116 CAMBRIDGE DR.
         GRANTS PASS OR 97526
Phone: 541-680-9541
Email: JWEST1249@GMAIL.COM

Owner: JOHN WEST
Address: 116 CAMBRIDGE DR.
         GRANTS PASS OR 97526
Parcel: 3506090000700 - Primary

Property address: 1750 Russell Rd, Merlin, OR 97532
Township: 35S
Range: 8W
Section: 9
Lot size: N/A
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
County: Josephine
Directions to Property: MERLIN TO PLEASANT VALLEY RD. TO RUSSELL RD. TO COMBS DR. GREEN FARM GATE ON RIGHT.

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

General Specifications
Max peak design flow: 450 gpd
Min septic tank volume: 1000 gal
Proposed gallons per day: 450 gpd
Min dosing tank volume: N/A

System Specifications
System type: Initial System
System distribution type: Standard
Distribution method: Equal
Tranch Specifications
Tranch linear feet: 225 linear ft.
Max depth: 30 in.
Min depth: 18 in.

Initial System
Replacement Area
Standard
Equal
Replacement Area
Initial System
225 linear ft.
30 in.
18 in.
Replacement Area
Standard

CALL BEFORE YOU DIG....THE LAW
ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. These rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling this center. Note: The telephone number for the Oregon Utility Notification Center is 1-800-832-0344.

Exhibit A - 77
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval. If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation report fee in OAR 340-071-0542 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
11/13/19
WILDFIRE SAFETY PLAN CCR
FOR RUSSELL ESTATES SUBDIVISION

§19.76.020 Application of wildfire and emergency safety standards

A. All lots within the subdivision will comply with wildfire mitigation plan requirements that will assure the safety of the whole development and individual lots as follows:

§19.76.030 – Site Development and Construction Standards

A. Steep Slopes. Proposed driveways and homesites will not be located on slopes exceeding 15%.

B. Construction of Structures. Proposed dwellings and other structures shall implement the following construction features:

1. Roofing materials shall meet Fire Rating Class A or B as established by the National Fire Protection Association. Exterior wood roofing of any type is prohibited.

2. Chimneys and stove pipes shall be capped with a spark arrester that meets the standards established by the National Fire Protection Association.

3. The exposed undersides of porches, decks and balconies 3' or less above the ground shall be enclosed with 1/4" or smaller, non-combustible, corrosion resistant metal mesh.

4. Areas beneath decks, porches, balconies and roofs greater than 3' above the ground shall be maintained free of combustible materials.

5. Attic openings, soffit vents, foundation louvers and vents and other direct openings in outside walls, overhangs and roofs shall be no larger than 144 square inches and shall be covered with 1/4" noncombustible, corrosion resistant metal mesh.

§19.76.040 – Access

A. Driveways

1. The driveways shall be developed to within 50’ of all dwellings and to within 150’ of all other proposed structures.

2. The driveways shall meet all of the following minimum standards:

   a. WIDTH. The driveways shall be at least 12’ wide in straight sections and at least 14’ wide in all curves that have a centerline radius at any point less...
than 150'; possibly further increasing the width of driveways in some curves to assure that emergency equipment remains on the developed surface throughout the entire turn.

b. TURNING DIMENSIONS. Driveway curves shall have a minimum curve radius of 48", and the driveway approaches to the public road shall have an inner radius of 20' in both directions.

c. GRADE. The driveway shall comply with the following grade limitations:

[1] Driveway development will not disturb areas with slopes at or above 15% and no granitic soils are involved.

[2] No portion of the driveways have grades that exceed 15%.

[3] All areas within curves that have a centerline radius of less than 150' shall not exceed a 15% grade.

[4] Changes in grades within driveways shall not exceed 1% in 3'.

d. CLEARANCES. Areas around the driveways shall be cleared as follows:

[1] The area above the entire length and width of the driveways shall be cleared and kept clear of all obstructions for a minimum vertical distance of 4.5'.

[2] A strip at least 2' wide along both sides of the prescribed width of the driveways, and for their entire lengths, shall be established to the standards for Secondary Safety Zones in Section 76.080.C.2. Vegetation in these areas shall not exceed 6" in height.

e. SURFACES. The driveways shall be surfaced as follows:

[1] The driveways have slopes below 15% and shall be constructed as follows:

[a] A base course of 6"- 8" of pit run rock; and

[b] A leveling course of 2" - 3" of 3/4" minus angular gravel; and

[c] Compacted by proof-rolling the rocked and graved courses with a fully loaded 10 cubic yard dump truck or other vehicle with equivalent weight; or

[d] Limpy Creek Road is not a Restricted Residential Road; or

Page 2 - Russell Road Estates Wildfire Safety Plan CCR

Exhibit A - 81
Standards will not be different from the ones specified in subsection [a] through [c] above.

The driveway is not located on granitic soils or with slopes of 15% or greater. Driveway construction plan will be certified by a registered engineer that the driveway surfaces, as built, will support 50,000 pounds, provide adequate drainage and traction and prevent significant degradation or deterioration as a result of rain or freezing and thawing.

In the case of transitions from dirt, rock or gravel to hardened surfaces, hardened surfaces shall be extended 25' on each end beyond the slope to minimize dig outs and other deterioration of the surfaces.

STRUCTURES. The creek is crossed by pre-existing roads. Any required structure will have the same width as the width required for the driveway at the structure or fill and culvert location. No bridge will be necessary.

TURNAROUNDS. Driveways leading to structures or to water sources used for fire suppression shall terminate in a turnaround area that is surfaced consistent with the surface requirements for the connecting driveways and shall have a minimum inner radius of 27' and a minimum outer radius of 42'.

TURNOUTS. The driveways exceed 600' and will have vehicle turnouts at a maximum spacing of every 400'. Turnouts will consist of a 12' wide by 25' long driving area immediately adjacent to the driveways. Turnouts will be surfaced with the same surface as the adjoining driveway.

GATES. No gates are proposed at this time. Gates on private driveways involving future development shall provide a clear opening of at least 12' on straight stretches and 14' on all curves. Gates will be set back at least 30' from the public road or highway to allow emergency vehicles to clear the roadway when stopped at the gate.

MAINTENANCE: Driveways shall be maintained to these standards in order to assure the accessibility of property and to protect fire fighters and other emergency personnel.

§19.76.060 – Fire Protection Service

Future homsite development shall provide proof of fire protection service.
§19.76.070 – On Site Water for Fire Protection

A. Water Source. Individual wells shall provide fire protection for future homesites on individual lots.

B. Authorization. Future homesite development shall include a written statement for the Oregon Water Resources Department verifying that permits or registrations have been obtained or are not required.

C. Access. The driveways shall be developed to within 10' of the all water sources and will include turnarounds.

D. Sign. Permanent signs meeting the requirements of Section 76.055 shall be posted along each driveway to direct emergency vehicles to approved water sources. “No Parking” signs shall be posted and maintained to prevent interference with equipment attempting to gain access to each water source.

§19.76.080.C – Fire Safety Zones Fuel Mitigation

1. PRIMARY SAFETY ZONE

a. The ground cover within the primary safety zones shall consist of one or more of the following conditions:

[1] An area of asphalt, bare soil, concrete, rock or other nonflammable material; or

[2] An area of dead grass cut to 4" or less, leaves, needles, twigs and other similar flammable materials, provided such materials do not create a continuous fuel bed and are at least 4' away from structures; or

[3] An area of low growing vegetation species such as green grass, ivy, succulents and other similar species, provided that it is maintained in a green condition and substantially free of dead plant material.

b. Other vegetation within the primary safety zones shall consist of single specimens or isolated groupings of native trees and shrubs, and fire-resistant ornamental trees, shrubs and other plants that will be:

[1] Maintained in a green condition;

[2] Maintained substantially free of dead plant material;

[3] Pruned and maintained so that crowns are separated by a distance of 15' and limbs below 8' in height are removed; and
Pruned and maintained so that no limbs touch a structure or overhang a roof or are within 15’ of a chimney or stovepipe.

Live fruit trees shall not be required to meet the requirements of Subsections [3] and [4] above.

c. Open firewood storage shall not occur within 30’ from structures.

2. SECONDARY SAFETY ZONE. Trees within the secondary safety zones shall be pruned and maintained so that trunks are separated by a distance of 15’ and any branches below 8’ in height shall be removed with the exception of live fruit trees. Small trees, brush growing underneath the remaining trees and dead vegetation and other debris shall be removed.

3. FIRE RESISTANT PLANTS. Every effort shall be made to plant fire-resistant plants around future dwellings and other structures wherever possible.
EXHIBIT "B"

JO. CO. PUBLIC WORKS CONDITIONS
dated 2/5/2020
February 5, 2020

TO: KAYLA WALLACE: PLANNING

FROM: ERIC HEESACKER: PUBLIC WORKS

RE: RUSSELL ROAD ESTATES SUBDIVISION FINAL COMMENTS: 35-08-18.B0/100,200,700

1) Prior to commencing construction, the applicant shall submit a plan and profile with cross sections every 50’ for the portion of Ellison Loop abutting the north property line prepared by a design professional licensed to practice in the State of Oregon for Public Works approval.

2) Prior to commencing construction and Final Plat approval, the applicant shall confirm that intersection sight distance at Ellison Loop and Russell Road meets minimum standards with plan and profile exhibits clearly showing existing and proposed grades prepared by a design professional licensed to practice in the State of Oregon and approved by Public Works.

3) The proposed street plug shall be aligned 10’ easterly of the currently proposed location to allow the 10’ public utility easement to align with the west boundary of Tax Lot 1200.

4) The proposed street plug subgrade shall be constructed to a double lane width.

5) All proposed and/or existing driveways abutting Kinny Way and Ellison Loop shall meet access spacing requirements per Chapter 206.2 of the Josephine County Public Works Design and Construction Standards and Specifications. Accesses shall be constructed simultaneously with new road construction.

6) All public improvements shall be designed and constructed per the current Josephine County Public Works Design and Construction Standards and Specifications (DCSS).

7) Prior to commencing construction, the applicant’s engineer shall verify that intersection sight distance at all driveways is present or shall indicate what improvements are necessary to meet required distances.

8) Prior to commencing construction, the applicant shall submit construction plans to Public Works showing all driveway locations.

9) Prior to commencing construction, road construction drawings and specifications shall be submitted to Public Works for review and approval.

10) Prior to approval of the road construction drawings or Final Plat, the developer shall enter into a General Project Agreement with Public Works.

11) Prior to commencing construction, the applicant shall submit final storm drainage drawings and calculations by an Oregon registered professional engineer for Public Works approval. The calculations portion shall include a narrative addressing applicable code. Also included shall be copies of any materials, such as charts or graphs, which were used or referenced in calculations. The submittal must show adequate capacity of the proposed and
existing system during the 25-year/24-hour storm event. The “proposed and existing system” is defined as extending through the first offsite drainage facility and shall then continue either: (1) one-quarter mile downstream from the project site, or (2) until the new contribution is less than 10% of the total flow, whichever is less. All submittals, including calculations, shall be stamped and signed by an Oregon registered professional engineer.

12) Prior to commencing construction, the applicant shall submit plans prepared by respective utility companies showing the location of all proposed electricity, gas, water, telephone, cable television, electronic communications, or any other service or commodity. All utilities shall be placed within easements, not within the public right-of-way. All utilities shall be placed underground to the lot line of each lot during the construction of the new roads. Utilities shall be placed underground at the developer’s expense.

13) Prior to commencing construction, the applicant shall submit an Erosion and Sediment Control Plan for review by Public Works. The plan shall be prepared by an Oregon Registered Engineer and contain the required elements listed in Section 19.83.030. The plan shall be approved by Public Works prior to any grading or filling on slopes.

14) Prior to commencing construction, the applicant shall provide documentation that the requirements of the National Pollutant Discharge Elimination System have been met.

15) Ellison Loop shall be constructed to Rural Residential (RR) standards.

16) Kinny Way shall be constructed to the Rural Limited Residential (RRL) standards. The cul-de-sac on Kinny Way shall be constructed with a standard 50’ cul-de-sac radius.

17) Prior to Final Plat approval, the Applicant shall be required to remove all private improvements (fences, structures, signs, etc.) from all abutting county road rights-of-way.

18) Prior to Final Plat approval, the Final Plat shall show all easements of record.

19) Prior to Final Plat approval, a 10-foot PUE shall be dedicated along all existing and proposed public road frontages, as well as any slope easements required for public improvements.

20) Prior to Final Plat approval, as-built Mylar and electronic road construction plans shall be submitted to Public Works for approval.

21) Prior to Final Plat approval, an approved Road Approach Permit shall be issued for each lot by Public Works. All streets, driveways and approaches shall be completed, installed, and paved in accord with current standards. All shared approaches shall be shown on the Final Plat accompanied by a reciprocal access easement benefiting all parcels that are sharing those approaches.

22) The Final Plat shall substantially conform to the approved Tentative Plan.

23) All property corners adjacent to public right-of-way shall be marked with Carsonite markers indicating right-of-way width. All survey monuments located in paved areas shall be located within a monument box.

24) The developer shall make arrangements with Public Works to install all required signs and pavement markings, with all costs of materials and labor paid by the developer. The developer shall provide standard street name and stop signs at new intersections. The developer shall also provide other signs as required.

Exhibit B - 3
May 15, 2019

Ms. Kayla Wallace, Assistant Planner
Josephine County Comm. Development Dept.
700 NW Dimmick St
Grants Pass, OR 97526

RE: Subdivision name approval

Dear Ms. Wallace,

Per your Pre-Application review email to me today, May 15, 2019, I have reviewed and APPROVE the following subdivision name for use in a new subdivision application:

“Russell Road Estates” (Russell Road/Wildflower Drive, Grants Pass, OR 97526; Map No. 35-06-09-00, Tax Lots 700 & 1400; Map No. 35-06-16-B0, Tax Lots 100, 200 & 700).

Please feel free to contact me should you have any questions or require additional information.

Sincerely,

Please feel free to contact me should you have any questions or need further assistance.

Sincerely,

[Signature]

Peter D. Allen
Josephine County Surveyor

cc: (via email) County Surveyor’s Office (Cherie Crookston)

For reference: ORS 92.090: Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat. (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name.
EXHIBIT "D"

DEPARTMENT OF STATE LANDS dated 6/11/2019
Response Page

Department of State Lands (DSL) WNI
WN2019-0261

Responsible Jurisdiction

Staff Contact
Kayla Wallace

Jurisdiction Type
Count

Municipality
Josephine

Local case file #
PL19-00665

Activity Location

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Street Address
1760 Russell Road, 0 Russell road, 0 Wildflower Dr
Address Line 2

City
Merlin
Postal Zip Code
97532

State Province Region
OR

Country
Josephine

Latitude
42.530767

Longitude
-123.419861

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</table>

Street Address
Address Line 2

City
State Province Region
Postal Zip Code
Country

Latitude
42.535795

Longitude
-123.419169

Wetland/Waterway/Other Water Features

Exhibit D - 2
There may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

The National Wetlands Inventory shows wetland, waterway or other water features on the property.

The property includes or is adjacent to designated Essential Salmonid Habitat.

**Your Activity**

It appears that the proposed project may impact Essential Salmonid Habitat and, therefore, may require a State permit.

It appears that the proposed project may impact wetlands and may require a State permit.

An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

**Applicable Oregon Removal-Fill Permit Requirement(s)**

A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

A state permit is required for any amount of fill removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

**Closing Information**

Additional Comments

The seasonal drainage in the northwestern portion of the property may be jurisdictional. In addition, this drainage connects to an Essential Salmonid water and Jumpoff Joe Creek has also been identified as ESH habitat. DSL will require a permit for any removal or fill activity. Outside of ESH, a permit will be required for removal or fill activities that are 50 cubic yards or greater. Therefore, an onsite inspection by a wetland consultant is recommended prior to construction. This report should be submitted to DSL for review and concurrence.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

**Contact Information**

**Exhibit D - 3**
For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: [http://www.oregon.gov/dsl/ww/pages/wwestaff.aspx](http://www.oregon.gov/dsl/ww/pages/wwestaff.aspx)

-The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: [https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf](https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf)

Response Date
5/11/2019

Response by: Chris Stevenson

Response Phone: 503-986-5246
Two fish bearing streams are present—Jumpoff Joe Creek and an unnamed tributary to Jumpoff Joe that parallels and moves back and forth under the railroad tracks.

The riparian ordinance must be followed on Jumpoff Joe Creek. The larger trees along Jumpoff Joe Creek on tax lot 100 are especially important for riparian resource protection. Erosion that threatens buildings is a periodic occurrence in the Jumpoff Joe Creek watershed due to past construction that was built too close to the creek. Developers may want to consider adding to required setbacks to reduce risk, especially given the increasing frequency of extreme weather events.

The riparian ordinance must also be implemented on the unnamed tributary. It is likely that fish use the creek farther upstream than has been documented to date.

Any stream crossings must follow removal fill law and meet ODFW fish passage criteria. Crossings should be right-sized in anticipation of extreme weather events.

Impervious surface impacts and stormwater should be managed onsite to minimize impacts to the watershed.

I think Oregon Department of State Lands has submitted information on the property.

Water use must follow water law. If county rules apply, landscaping that minimizes water needs could be a good addition for the development.

Dan Van Dyke
ODFW Rogue District Fish Biologist
1495 East Gregory Road
Central Point, OR 97502
541.826.8774 phone
Daniel.J.VanDyke@state.or.us
EXHIBIT "F"

PLANNING CONDITIONS OF APPROVAL
EXHIBIT "F"

PROPOSED CONDITIONS OF APPROVAL – RUSSEL ROAD ESTATES SUBDIVISION

1. The Final Plat shall substantially conform to the approved tentative plan map and accompanying detail sheets and shall meet or satisfy the following conditions of approval. [Section 19.56.040, JCC]

2. The property owner shall prepare covenants, conditions and restrictions (CC&Rs) to be reviewed and approved by the Josephine County Planning Division and then recorded in the Josephine County deed records. As a condition of final plat approval, the developer shall submit a copy of the approved CC&Rs to the planning office. The CC&Rs shall include, at a minimum, the following conditions A through E:

A. Prior to the issuance of a development permit and prior to any soil or vegetation disturbance on lands containing steep slopes or granitic soils, an erosion control/drainage plan prepared by a registered engineer shall be reviewed and approved by the Josephine County Planning Division. This condition does not prohibit septic site evaluation test holes. (Chapter 19.83, JCC)

B. Prior to the issuance of a development permit for any lot within the subdivision, a wildfire and emergency safety plan must be reviewed and approved by the Josephine County Planning Division. (Chapter 19.76, JCC)

C. Prior to the issuance of a development permit for any lot in the subdivision that is located within the Flood Hazard Areas of Jumpoff Joe Creek, is subject to the review requirements under Chapter 19.69A, JCC. (Chapter 19.69A, JCC)

D. All outdoor lighting shall be shielded from abutting properties. (Section 19.77.010, JCC)

E. The foregoing conditions A-D shall not be modified or removed from the approved and recorded CC&Rs without written authorization from Josephine County.

3. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel. These areas must also meet setbacks to buildings, wells and property lines (Section 19.50.050.B.2 JCC).

4. All new wells drilled shall not be located within five feet of a property line. Furthermore, all wells shall meet the location requirements of OAR Chapter 690, Division 210. (Section 19.84.080, JCC)

5. All new wells shall comply with the Water Quality Ordinance (Section 19.50.050.B & Chapter 19.84 JCC).

1

Exhibit F - 2
6. The Final Plat shall show all easements of record. A surveyor must certify that the development does not conflict with any legally established easements or access within or adjacent to the parcel configuration. (Sections 19.50.050.A.7, 19.50.060 & 19.56.050.C JCC).

7. The proposed lots shall be surveyed (Section 19.50.070 JCC).

8. The Final Plat Map shall be submitted in compliance with Chapters 19.56 and 19.57 of the JCC.

9. Prior to Final Plat approval, a Subdivision Guarantee shall be issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises (Section 19.56.050.D.1 JCC).

10. The approved tentative plan is valid for two years from the date of the approval. All conditions shall be completed and Final Plat map submitted within 2 years. An extension of this approval may be granted for an additional 2-year period by the Director in accordance with Section 19.41.030, JCC. (Section 19.50.100 JCC).

11. Tentative Plan approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the subdivision. Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this condition for tentative plan approval. (Section 19.41.040, JCC)

12. Prior to final plat approval, applicant shall submit the remaining evidence required for carrying capacity to include: chemical water quality test for the well on TL 700; water quality information for the well on TL 1400 (both chemical and microbiological). Although not required, staff recommends the applicant include water quality tests for salt levels as noted in the Staff Report.

13. Prior to development, applicant shall submit a copy of the DSL stamped and approved Wetland determination or delineation as applicable based on the comments received from Oregon Department of State Lands.

14. Prior to development, applicant shall obtain any required permits from outside agencies such as Department of State Lands (DSL).

15.

16.

17.

Exhibit F - 3