



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

August 30, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Coos County Plan Amendment
DLCD File Number 002-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 14, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Dave Perry, DLCD Regional Representative
Patty Evernden, Coos County

<paa> yal



FORM 2

DEPT OF

AUG 25 2006

DLCD NOTICE OF ADOPTION

This form **must be mailed** to DLCD **within 5 working days after the final decision**
Per ORS 197.610, OAR Chapter 660 - Division 18

**LAND CONSERVATION
AND DEVELOPMENT**

(See reverse side for submittal requirements)

Jurisdiction: Coos County Local File No.: AM-06-02/RZ-06-02
(if no number, use none)

Date of Adoption: August 23, 2006 Date Mailed: August 24, 2006
(Must be filled in) (Must be filled in)

Date the Notice of Proposed Amendment was mailed to DLCD: May 15, 2006

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

To rezone a portion (approximately 8.5 acres) of the subject property from Exclusive Farm Use (EFU) to Forest Mixed Use (FMU).

Describe how the adopted amendment differs form the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."
No language changes to the Comprehensive Plan or Zoning and Land Development Ordinance. Map update only.

Plan Map Changed from: EFU to F

Zone Map Changed from: EFU to F

Location: Township 29, Range 15, Section 13, Tax Lot 400 Acres Involved: 89.13 acres

Specified Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 3 & 4

Was an Exception Adopted? Yes: _____ No: X

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No: _____

If no, do the Statewide Planning Goals apply. Yes: _____ No: _____

If no, did the Emergency Circumstances Require immediate adoption. Yes: _____ No: _____

Affected State or Federal Agencies, Local Governments or Special Districts: Coos Forest Protective Association, DOF, DOA, ODF&W, Coquille Indian Tribe

Local Contact: Patty Evernden, Director Area Code + Phone Number: (541) 396-3121 ext. 210

Address: Coos County Planning Department, Coos County Courthouse

City: Coquille Zip Code + 4: 97423

DLCD File No.: 002-06 (15240)

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BOARD OF COMMISSIONERS
COUNTY OF COOS
STATE OF OREGON

IN THE MATTER OF AMENDING)
THE COOS COUNTY COMPREHENSIVE)
PLAN AND ZONING AND LAND) ORDINANCE 06-05-003PL
DEVELOPMENT ORDINANCE)
(Boak Application))

The Board of Commissioners for the County of Coos ordains as follows:

SECTION 1. TITLE

This Ordinance shall be known as "Coos County Ordinance No. 06-05-003PL".

SECTION 2. AUTHORITY

This Ordinance is enacted pursuant to the provisions of ORS 203.035 and Chapter 215.

SECTION 3. PURPOSE

The purpose of this Ordinance is to amend Volume I of the acknowledged Coos County Comprehensive Plan; this Ordinance therefore amends Coos County Ordinance 82-12-022L, and amendments thereto, which adopts Volume I of the Coos County Comprehensive Plan. The purpose of this Ordinance is also to amend Coos County Ordinance 85-03-004L and amendments thereto, which is the Coos County Zoning and Land Development Ordinance (CCZLDO) that implements Volume I of the Coos County Comprehensive Plan; this Ordinance therefore amends Ordinance 85-03-004L.

These amendments are necessary to reflect the forest suitability and predominant characteristics, and the subordinate agricultural characteristics which exist on the rezone area.

Rupert and Alice M. Boak Trust, owner, Alice M. Boak, Trustee, of the subject property, filed an application (AM-06-02/RZ-06-02) seeking re-designation of a portion of the subject property to "Forest" plan and zone designation from the existing "Exclusive Farm Use" and "Agriculture" plan and zone designations. The applicant proposes to add the subject property to the Comprehensive Plan

1 inventory "Mixed Agricultural-Forest Use Areas". See attached map at Map 1.

2 SECTION 4. FINDINGS

3
4 The review criteria for the proposed action are set forth in Attachment A, attached
5 hereto and incorporated herein by this reference, together with the findings of fact
6 and conclusions that the criteria have been satisfied. The Board of Commissioners
7 hereby adopts the findings and conclusions set forth in Attachment A.

8 SECTION 5. AMENDMENTS TO THE COOS COUNTY
9 COMPREHENSIVE PLAN AND TO THE COOS COUNTY ZONING AND
10 LAND DEVELOPMENT ORDINANCE

11 Ordinance 82-12-022L and amendments thereto adopting Volume I of the Coos
12 County Comprehensive Plan, and the Plan's map designation described in Section
13 3, above, are amended as necessary to change the Plan designation of the subject
14 property to "Forest". Also, Ordinance 82-12-022L and amendments thereto
15 adopting Volume I of the Coos County Comprehensive Plan are amended to
16 change the "Mixed Agricultural-Forest Use Areas" inventory map to include the
17 rezone area. Ordinance 85-03-004L and amendments thereto implementing
18 Volume I of the Coos County Comprehensive Plan are amended as necessary to
19 change the official zoning map to reflect the rezone of the subject property to
20 "Forest" Mixed Use.

21 SECTION 6. REPEAL OF INCONSISTENT ORDINANCES

22 Coos County Ordinance 82-12-022L and amendments thereto and Ordinance 85-
23 03-004L and amendments thereto are repealed to the extent that they conflict with
24 this Ordinance. Said Ordinances shall remain in full force and effect in all other
25 respects.

26 SECTION 7. SEVERANCE CLAUSE


27 If any section, subsection, provision, clause, or paragraph of this Ordinance shall
28 be adjudged or declared by any court of competent jurisdiction to be
unconstitutional or invalid, such judgment shall not affect the validity of the
remaining portions of this Ordinance; and it is hereby expressly declared that
every other section, subsection, provision, clause or paragraph this Ordinance
enacted, irrespective of the enactment or validity of the portion thereof declared to
be unconstitutional or invalid, is valid.

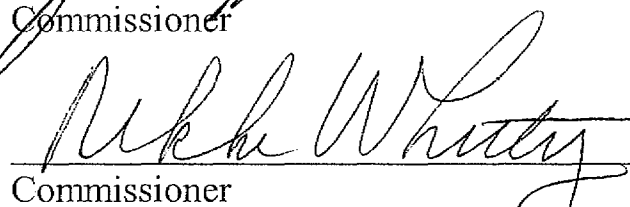
1 SECTION 8. EMERGENCY CLAUSE

2 The Board of Commissioners for the County of Coos deems this Ordinance
3 necessary for the immediate preservation and protection of the public peace,
4 safety, health, and general welfare for Coos County and declares an emergency
5 exists, and this Ordinance shall be in full force and effect upon its passage.

6 ADOPTED this 23 day of AUGUST, 2006.

7 BOARD OF COMMISSIONERS

8 
9 _____
10 Commissioner

11 
12 _____
13 Commissioner

14 
15 _____
16 Commissioner

17 ATTEST:

18 
19 _____
20 Recording Secretary

21 APPROVED AS TO FORM:

22 
23 _____
24 Office of County Counsel

25 SIGNED this 23RD day of AUGUST, 2006.

26 1st Reading: AUGUST 9, 2006

27 2nd Reading: AUGUST 23, 2006

28 Emergency Adoption: AUGUST 23, 2006

Effective Date: AUGUST 23, 2006

ATTACHMENT A

Application and Supplemental Information

Zone Amendment

Proposal: Amendment to the Coos County Land Development map to rezone property from Exclusive Farm Use, (EFU) to Forest Mixed Use (FMU).

Submitted to: Coos County Planning Department

Subject Property: T29S, R15W, Sec. 13, TL 400

Applicant: Alice M. Boak, Trustee
P.O. Box 897
Bandon, OR 97411
Phone: 541-347-3597

Applicant's Representatives:

Dave Boak, (Son of Owner)
Property Manager

Shoji Planning and Development, LLC
P.O. Box 462
Coos Bay, OR 97420
Phone: 541-267-2491

Submittal Date: April 10, 2006

Background

Subject property described as T29S, R15W, Sec 13, TL 400, is an 89.13-acre tract, lying south of Bandon, south of Bradley Lake, west of Highway 101, and east of the Pacific Ocean. The request is to rezone approximately 8½ acres located on the east side of the 89.13-acre tract from EFU to FMU to more accurately reflect the use and capability of that portion of the property. The 8½-acre parcel is separated from the remainder of the property by a road/easement. The road easement divides the property along the lines of resource capability, topography and use, and serves as an access to property lying north of the 89.13-acre tract and south of Bradley Lake.

Approximately half of the 89.13-acre tract is managed for cranberry production with cranberry bogs. The east portion of the property that is proposed to be rezoned has standing timber including Cedar and Douglas fir along with wild Rhododendrons and brush. The east 8½-acre portion of the property is not in farm use, it has no structures, and it slopes to the north along Bradley Lake. See “subject property” and “proposed portion for rezone,” on the tax lot map, Attachment A. The aerial photo is included as Attachment B.

The Boak family has owned subject property since the 1890’s when it was obtained as part of a land grant under the presidency of President McKinley. At that time there was additional property in the ownership. The Boaks developed the cranberry bogs in the early 1930’s, and the property has remained in family ownership.

Adjacent Uses and Zoning

There are a number of residential, farm and recreational properties within the vicinity:

- Residential uses with RR-2 zoning are adjacent and east of subject property.
- One 3.68-acre residential property, and a 39-acre parcel owned by the State of Oregon (ODFW) and managed by Coos County lies to the east. These properties are zoned Forest (F). These properties are directly adjacent to and east of the proposed 8½-acre parcel that is proposed for the rezone. An easement for the Bradley Lake Boat ramp runs into the northeast corner of the proposed 8½-acre parcel. Bradley Lake and sand dunes lie to the north.
- A residence on a 1.35-acre parcel lies adjacent to and north of the subject property; this residence is also adjacent to and west of the proposed 8½-acre parcel proposed for the rezone. This parcel is zoned EFU.
- Sandhills with Recreation (REC) zoning lie to the west.
- Alice Boak, the owner and applicant of subject property, has a residence on a 2.84-acre parcel that is surrounded by the 89.13-acre tract; this parcel with the residence is zoned EFU. Another residence lies north of Boak Road and to the south of subject property on a 25.54-acre parcel that is split by Boak Road; a residence owned by Margaret C. Boak, Trustee is on an 5.88-acre parcel (tax lot 900) south of subject property. All properties south of subject property are zoned EFU. Cranberry bogs are managed on subject property, and to the west of subject property.

- A number of residential properties are along the shores of Bradley Lake, and except for the 1.35-acre parcel to the north, all are zoned RR-2.

Finding: Adjacent uses and the adjacent zoning are mixed, including residential to the east and north, farm to the north, west and south, recreation to the north and west, and forest and recreation to the east.

Ownerships and zoning are shown Attachment C.

Justification

- (1) *Were the lots or parcels for which the rezone request is made, physically developed for a non-farm use prior to February 16, 1983?*

Finding: The portion of subject property that is proposed for the rezone has no development, and has never been developed for farm use. The only use is trees and brush.

- (2) *Will the rezone conform with the comprehensive plan?*

Finding: The Coos County Comprehensive Plan, Volume 1, Part 2, Setting 3.2(5) sets forth criteria used to designate mixed agricultural and forest use areas as follows:

- 1) *Mixed-use areas are those areas with soil, aspect topographic features and present ground cover that are best suited to a combination of forest and agricultural uses.*

Finding: The Soils Report provided by the Natural Resources Conservation Service, Coquille Field Office utilizing the Soil Survey of Coos County, Oregon shows two predominant soil types on the eastern 8½-acres with the following characteristics. See Attachment D for Soils Report. The following has been extrapolated from the report:

- Bullards sandy loam 8E, with 30 – 50 percent slopes is predominant on the northern portion. The soil is loamy and well drained, occurring on terraces, with a potential hazard of water erosion. This land has a Capability Subclass NIRR (nonirrigated) of 6e and is shown to be not suitable for crops or cranberry production with or without irrigation. Erosion is a problem. The soil has a pasture rating of 4.0 AUM (Animal-unit-month) without irrigation.

For 8E Bullards soils, the Forest Productivity Table lists common trees as Douglas-fir, Pacific madrone, red alder, shore pine, Sitka spruce, western hemlock and western redcedar. Douglas-fir, Sitka spruce and western hemlock are listed as “Trees to Manage.” The site index number indicates the height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 104 feet for Douglas fir, and 157 feet for Sitka spruce at 100 years.

- Bullards sandy loam 8C, with 7 – 12 percent slopes is predominant on the southern portion. The soil is loamy and well drained, occurring on terraces with a potential hazard of water erosion. This land has a Capability Subclass NIRR (nonirrigated) of 3e, and is shown to be suitable for cranberry production with irrigation. Erosion is a problem. The soil has a pasture rating of 4.0 AUM without irrigation, and 10 AUM with irrigation.

For 8C Bullards soils, the Forest Productivity Table lists common trees including Douglas-fir, Pacific madrone, red alder, shore pine, Sitka spruce, western hemlock and western redcedar. Douglas –fir, Sitka spruce and western hemlock are listed as “Trees to Manage.” The site index number indicates the height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 104 feet for Douglas fir, and 157 feet for Sitka spruce at 100 years.

Finding: Forest productivity is shown to be the same on both the Bullards 8E and 8C soils.

Finding: A telephone conversation with Coos County Watermaster Mitch Lewis on March 23, 2006 confirmed that the 8½- acre portion of subject property that is proposed for the rezone has no water rights. In response to my question about the availability of water rights for this portion of the property, he noted that everyone has a right to file, but that obtaining additional water rights is unlikely. He explained that there has been a “lid on the issuance of new water rights” due to fisheries and other concerns.

Finding: No portion of the 8½-acre parcel proposed for the rezone is suitable for cranberry production, according to Dave Boak who manages the tract because the slope makes it difficult to build bogs, and clearing the land problem would exacerbate soil erosion. The topography of the 8½-acre parcel is linked with Bradley Lake.

Finding: Where subject property is designated as 8E, the class VI soils are described under the heading of Land Capability Classification in the Soils Survey as follows:

Class VI soils have severe limitations that make them generally unsuitable for cultivation.

Finding: Where subject property is designated as 8C, the class III soils are described under the heading of Land Capability Classification in the Soils Survey as follows:

Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices or both.

Finding: The Bullards sandy loam 8E soil is not suitable for cranberry growing with or without irrigation, and the Bullards sandy loam 8C soil is only suitable for cranberry growing with irrigation, but the Coos County Watermaster has confirmed that irrigation is not available.

Finding: The Soil Survey confirms that the 8½ acres proposed to be rezoned is suitable for the production and management of forest species, though there may be limitations on the northern portion of this portion of the property due to steepness of slopes.

Finding: The Soil Survey points out erosion hazards on both the 8C and 8E soils.

Finding: The Soil Survey contains the following information in the description of 8C shown to be predominate on southern portions of the property.

The unit is used mainly for timber production, wildlife habitat, and homesite development. It is also used for pasture and recreation.

Finding: The rezone will conform to Section 3.2(5) of the Coos County Comprehensive Plan because the eastern 8½-acre parcel proposed for the rezone is predominantly standing timber including Cedar and Douglas-fir along with wild Rhododendrons and brush, and the Soil Survey information including classification, slope, erosion factors, windthrow factors, and the lack of available irrigation confirms that this portion of subject property is not suitable for row crops or cranberry production.

2) *Mixed-use areas are those generally managed to maintain enough upland acreage to sustain livestock during the winter months due to flooding of lowland areas.*

Finding: The Soil Survey addresses pasture as one of the options for the 8½-acre parcel, along with timber production, wildlife habitat, homesite development and recreation.

3) *Mixed use areas are those areas predominantly co-managed for both farm and forest uses.*

Finding: The eastern 8½ acres of subject property is not currently utilized except that there is standing timber. It could be utilized for timber production, and a portion of the property could be used for grazing. The farm and forest use combination makes subject property suitable for mixed use.

Finding: The Coos County Comprehensive Plan, Volume 1, Policy 5.4(8) sets forth criteria for approving and justifying changes from agriculture to forestry zoning districts:

5.4(8) Coos County shall consider, and approve where appropriately justified, changes from forestry to agriculture zoning districts, and vice-versa, upon findings which establish:

- a. *That the proposed rezone would be at least as effective at conserving the resource as the existing zone.*

Finding: The proposed rezone will designate the eastern portion of subject property to reflect the current use and the best use of subject property as confirmed by the Soils Survey which makes reference to growing trees, and hillside grazing.

Finding: The reference in the Soils Survey to Bullards soil classifications 8C and 4E is in Table E1a. – Forest Productivity and forest use capabilities are confirmed.

Finding: The reference to yield for crops and pasture is in Table 5 – Yields Per Acre of Crops and Pasture.

Finding: Bullards soil 8C is referenced in Table 5. -- Yields Per Acre of Crops and Pasture, confirming that the 8C portion of subject property is suitable for pasture, grass-legume hay and cranberries, when there is irrigation. Table 5 shows the amount of forage or feed required to feed one animal unit such as one cow, five sheep or five goats for 30 days at 4 AUM for nonirrigated soil, and 10 AUM for irrigated soil.

Finding: References to irrigation in Table 5 are not applicable to subject property because the Watermaster has confirmed that there is no irrigation available to the eastern 8½ acres that is proposed for the rezone.

Finding: Bullards soil 8E is not referenced in Table 5. – Yields Per Acre of Crops and Pasture, because the soil is not suitable for crops and pasture. The chart's absence of a yield for grass hay, grass-legume hay and cranberries indicates that the soil is not suited to such crops, and the absence of AUM ratings indicates that animals cannot be fed on the soil.

Finding: Subject property is forestland as defined by the Coos County Soils Survey, and forestland is the current use. Designating subject property as FMU is appropriate, and it will not compromise the use because the FMU designation is also for resource uses, and as such it protects those uses that are appropriate.

Finding: Appendix 1, Volume 1 of The Coos County Comprehensive Plan, Policy 5.4 (1) states the following:

Coos County shall conserve those resources designated as "Forest Lands" on the Comprehensive Plan map by regulating uses and activities in such areas through requirements stipulated in the forest zone ("F").

This strategy recognizes that Coos County's forestlands are an extremely valuable resource, and that the above-referenced zones are: (1) necessary and reasonable to respond to the varying situational characteristics addressed in the inventory, and (2) adequate to conserve the County's forest lands for forest uses.

Finding: The Comprehensive Plan indicates that the Forest (F) zone has been established to protect forest resources. Implementing the Mixed-Use overlay recognizes the existence of agricultural uses such as grazing in conjunction with growing trees. The Mixed-Use Overlay is appropriate for subject property due to its current use and its capability.

b. That the proposed rezone would not create a non-conforming use.

Finding: There are no structures or uses existing on the proposed 8½-acre parcel, and the only structures on the remainder of the 89.13-acre tract are south of Tax Lot 800, and not in the vicinity of the proposed zone change. Thus there is no reason that such structures would become nonconforming uses due to setbacks, uses or other reasons a result of the change to FMU.

c. That the applicant for the proposed rezone has certified that he/she understands that the rezone, if granted, could have significant tax consequences.

Finding: The applicant understands that the rezone (if granted) could have significant tax consequences, and has signed the certification to indicate this understanding. See Attachment E.

Finding: The proposed rezone will comply with all applicable aspects of the Coos County Comprehensive Plan.

(3) *Will the rezone seriously interfere with the permitted uses on other nearby parcels?*

Finding: The rezone will not interfere with the permitted uses on other nearby parcels because the rezone is to change to another resource use that complies more closely with the actual use and capabilities of subject property as indicated by the soils survey, and also as described by Mr. Dave Boak, and shown on the aerial map.

Finding: The rezone is compatible with adjacent uses because there are a number of uses and zones on adjacent properties and the spatial relationships described on pages 2 and 3 of this document show that the applying the FMU zone to the proposed 8½ acre parcel east of the road will connect with the forest designation that is to the east of subject property and be compatible with the topography of subject property.

Finding: The rezoning will not interfere with other farm uses because the applicant manages the only adjacent farm uses. The applicant's farm use has not been negatively affected by adjacent residential, forest or recreation uses, and there is no reason to anticipate that the rezone to FMU will cause any interference with the existing adjacent farm use.

(4) *Will the rezone comply with other adopted plan policies and ordinances.*

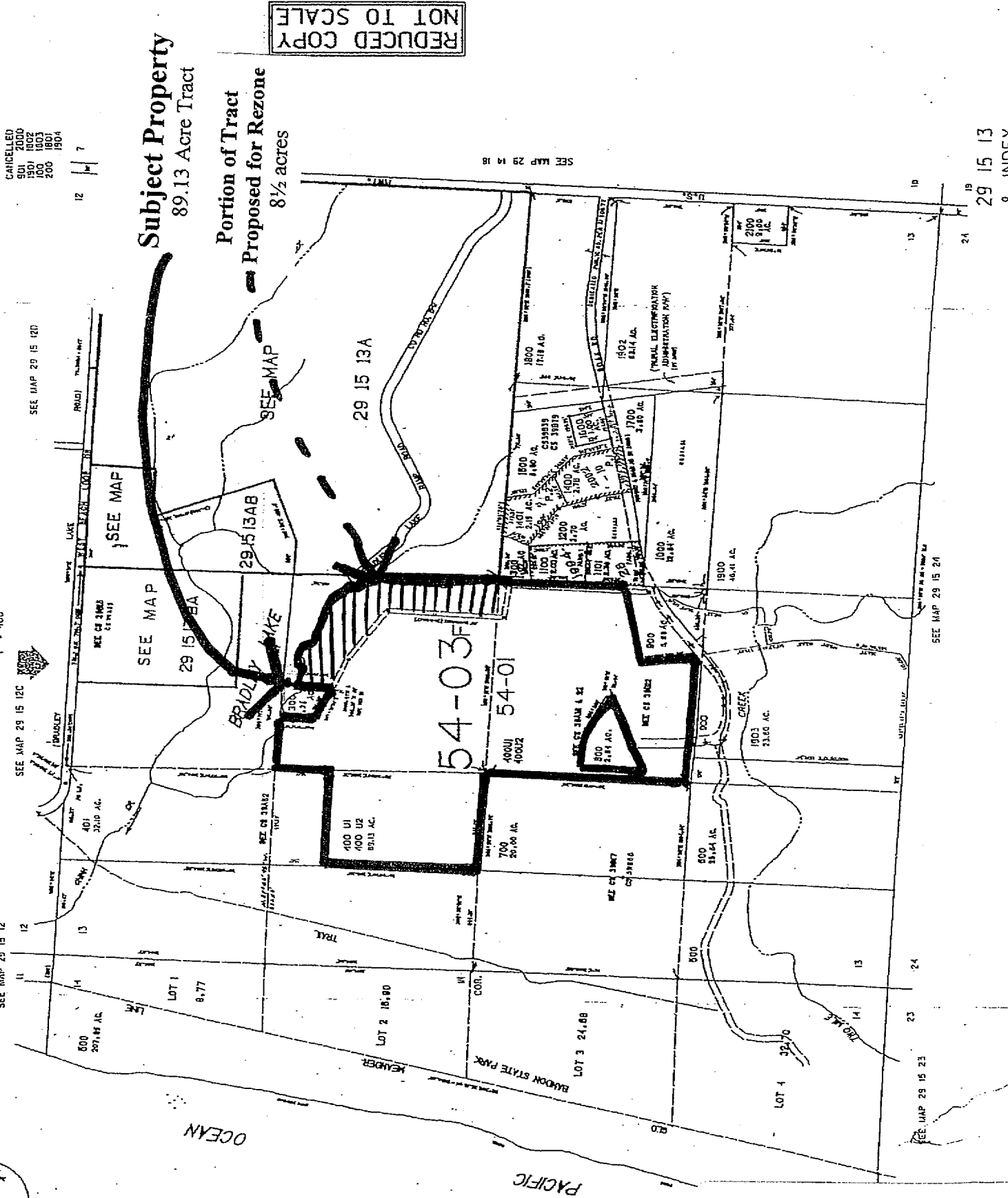
Finding: Findings included in this application have confirmed the eastern 8½ acres of subject property are best suited to the Forest Mixed Use zone, and that the rezone will comply with all applicable adopted plan policies.

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& INDEX

SECTION 13 T.29S. R.15W. W.M.
COOS COUNTY

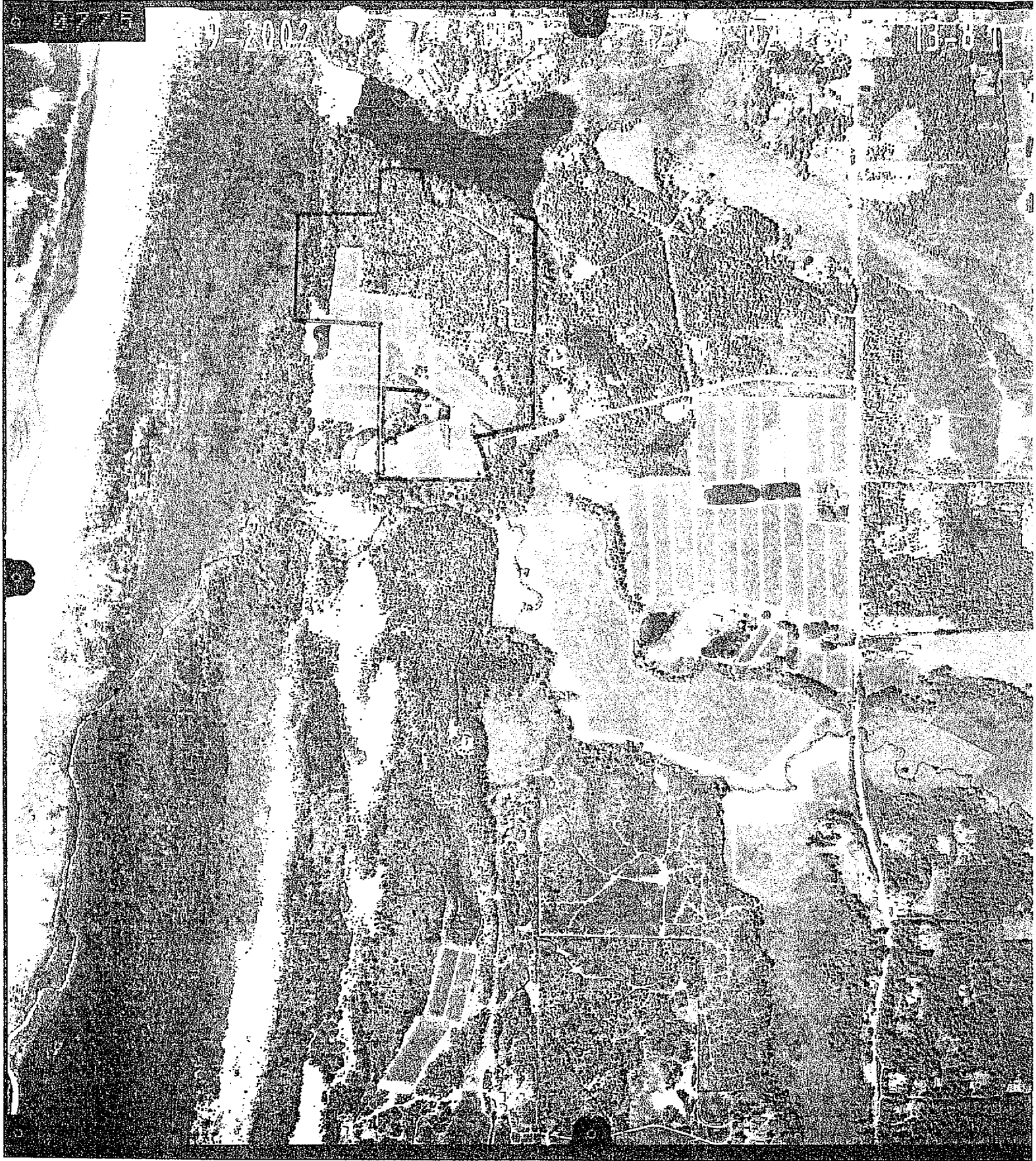
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

COPY

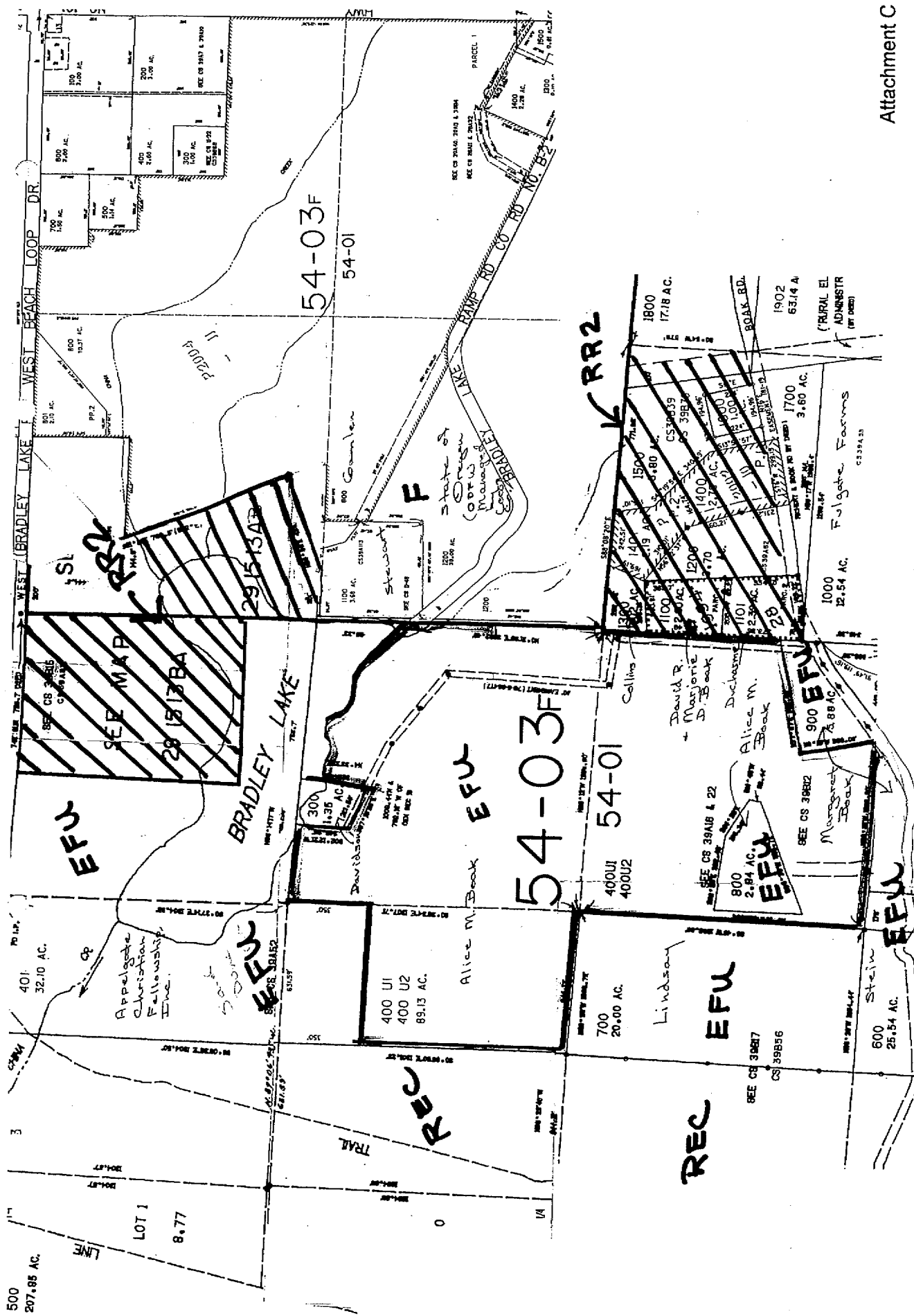


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& INDEX

Attachment A



Attachment B



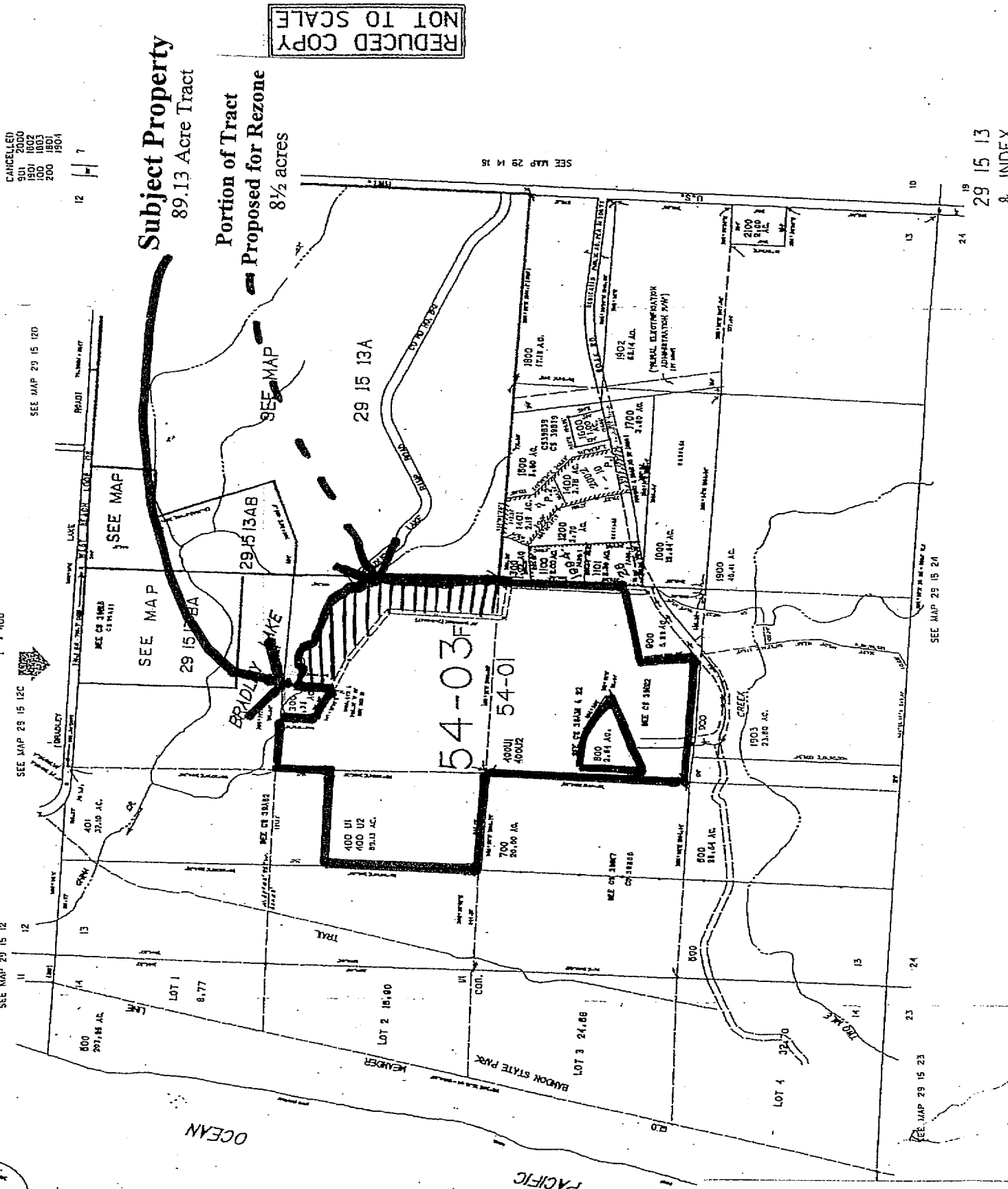
Attachment C

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& INDEX

SECTION 13 T.29S. R.15W. W.M.
COOS COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

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REDUCED COPY
NOT TO SCALE

Subject Property
89.13 Acre Tract

Portion of Tract
Proposed for Rezone
8 1/2 acres

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Attachment A

Soils Report

Capability Class – Definition

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, and for engineering purposes.

In the capability system, soils are generally grouped at three levels – capability class, subclass, and unit. Only class and subclass are included in this dataset.

Capability classes, the broadest groups, are designated by numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class VI soils have severe limitations that make them generally unsuitable for cultivation.

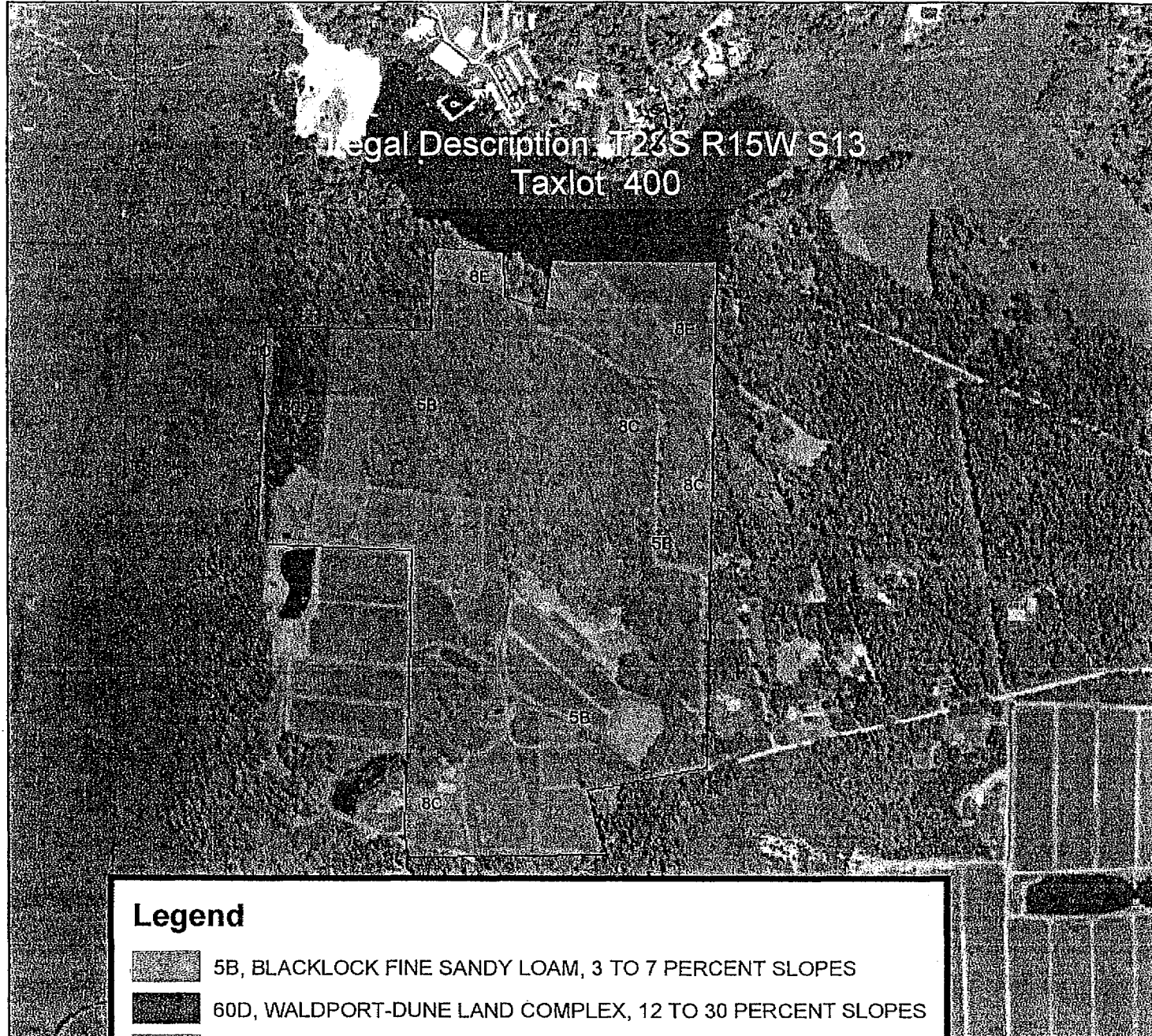
Class VII soils have very severe limitations that make them unsuitable for cultivation.

Class VIII soils and miscellaneous areas have limitations that nearly preclude their use for commercial crop production.

Soils

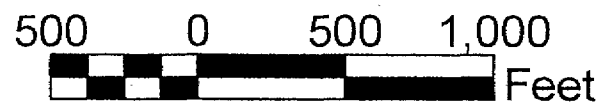
District: COOS SOIL & WATER CONSERVATION DISTRICT
Field Office: COQUILLE SERVICE CENTER
Assisted By: Pat Jones

Date: 11/18/2005
Approximate Acres: 89



Legend

- 5B, BLACKLOCK FINE SANDY LOAM, 3 TO 7 PERCENT SLOPES
- 60D, WALDPOR-T-DUNE LAND COMPLEX, 12 TO 30 PERCENT SLOPES
- 8C, BULLARDS SANDY LOAM, 7 TO 12 PERCENT SLOPES
- 8E, BULLARDS SANDY LOAM, 30 TO 50 PERCENT SLOPES



Non-Technical Descriptions

Coos County, Oregon

[Only those map units that have entries for the selected non-technical description categories are included in this report]

Map unit: 5B - Blacklock fine sandy loam, 3 to 7 percent slopes

Description category: SOI

The Blacklock soil is over 60 inches deep to bedrock, a hardpan is at 12 to 20 inches. It is sandy, poorly drained and occurs on terraces. Permeability is very slow. A water table is present during fall, winter and spring. This is a hydric soil.

Map unit: 8C - Bullards sandy loam, 7 to 12 percent slopes

Description category: SOI

The Bullards soil is over 60 inches deep to bedrock. It is loamy, well drained and occurs on terraces. Water erosion is a potential hazard.

Map unit: 8E - Bullards sandy loam, 30 to 50 percent slopes

Description category: SOI

The Bullards soil is over 60 inches deep to bedrock. It is loamy, well drained and occurs on terraces. Water erosion is a potential hazard.

Map unit: 60D - Waldport-Dune land complex, 12 to 30 percent slopes

Description category: SOI

The Waldport thin surface soil is over 60 inches deep to bedrock. It is sandy, excessively well drained and occurs on sand dunes. Permeability is very rapid. Water and wind erosion are potential hazards. Dune land is over 60 inches deep to bedrock. It is sandy, somewhat excessively drained, and occurs on ridges and intervening troughs. Permeability is rapid. Wind erosion is a potential hazard.

Table B6 - Land Capability Classification

Coos County, Oregon

NIRR is for nonirrigated conditions. IRR is for irrigated conditions.

Map Symbol: Mapunit Name and Soil Name	Percent Composition	Land Capability Subclass - NIRR	Land Capability Subclass - IRR
5B: Blacklock fine sandy loam, 3 to 7 percent slopes Blacklock	75	6w	4w
8C: Bullards sandy loam, 7 to 12 percent slopes Bullards	75	3e	—
8E: Bullards sandy loam, 30 to 50 percent slopes Bullards	80	6e	—
60D: Waldport-Dune land complex, 12 to 30 percent slopes Waldport	60	7e	—
Dune land	30	8	—

Component Yields, Irrigated & Non-Irrigated (B)

Coos County, Oregon

[Yields in the "N" columns are for nonirrigated areas; those in the "I" column are for irrigated areas. Yields are those that can be expected under a high level of management. Absence of a yield indicates that the soil is not suited to the crop or the crop generally is not grown on the soil]

Map symbol and soil name	Land capability		Cranberries		Pasture			
	N	I	N	I	N	I		
			Tons	Tons	AUM	AUM		
5B: Blacklock	6w	4w	---	8.00	---	---		
8C: Bullards	3e	---	---	8.00	4.0	10.0		
8E: Bullards	6e	---	---	---	4.0	---		
60D: Walldport	7e	---	---	---	---	---		
Dune land	8	---	---	---	---	---		

Table E1a. - Forest Productivity

Coos County, Oregon

Map Symbol and Soil Name	Potential Productivity				Trees to Manage
	Common Trees	Site Index (ft)	Site Index Base Age (yrs)	Volume of Wood Fiber (CMAI)	
Cu FVAcre/Yr					
5B:					
Blacklock	Port Orford cedar	---	---	---	Port Orford cedar
	shore pine	90	100	72	shore pine
	Sitka spruce	---	---	---	Sitka spruce
	western hemlock	---	---	---	western hemlock
8C:					
Bullards	Douglas-fir	104	50	143	Douglas-fir
	Pacific madrone	---	---	---	Sitka spruce
	red alder	---	---	---	western hemlock
	shore pine	---	---	---	
	Sitka spruce	157	100	229	
	western hemlock	---	---	---	
	western redcedar	---	---	---	
8E:					
Bullards	Douglas-fir	104	50	143	Douglas-fir
	Pacific madrone	---	---	---	Sitka spruce
	red alder	---	---	---	western hemlock
	shore pine	---	---	---	
	Sitka spruce	157	100	229	
	western hemlock	---	---	---	
	western redcedar	---	---	---	
60D:					
Waldport					---
Dune land					---

TABLE 5.--YIELDS PER ACRE OF CROPS AND PASTURE

[Yields in the N columns are for nonirrigated soils; those in the I columns are for irrigated soils. Yields are those that can be expected under a high level of management. Absence of a yield indicates that the soil is not suited to the crop or the crop generally is not grown on the soil. Only the soils suited to crops and pasture are listed]

Soil name and map symbol	Pasture		Grass hay		Grass-legume hay		Cranberries	
	N AUM*	I AUM*	N Tons	I Tons	N Tons	I Tons	N Tons	I Tons
1B, 1C----- Bandon	3.0	10	---	---	---	---	---	8
1D----- Bandon	3.0	---	---	---	---	---	---	---
2C----- Bandon-Blacklock	---	---	---	---	---	---	---	8
5A, 5B----- Blacklock	---	---	---	---	---	---	---	8
8B, 8C----- Bullards	4.0	10	---	---	2.0	4.0	---	8
8D----- Bullards	4.0	---	---	---	---	---	---	---
9----- Chetco	1.5	6	2	3.5	---	---	---	---
10A, 10B----- Chismore	6.0	12	---	---	2.5	4.5	---	---
10C----- Chismore	6.0	---	---	---	---	---	---	---
11----- Clatsop	1.5	---	---	---	---	---	---	---
12----- Coquille	6.0	10	2	3.5	---	---	---	---
13C----- Dement	7.0	---	---	---	---	---	---	---
13D----- Dement	6.0	---	---	---	---	---	---	---
13E----- Dement	5.0	---	---	---	---	---	---	---
17B----- Eilertsen	8.0	15	---	---	---	4.5	---	---
18E----- Etelka	2.0	---	---	---	---	---	---	---
20D----- Etelka-Rinearson- Orford	3.0	---	---	---	---	---	---	---
20E----- Etelka-Rinearson- Orford	2.0	---	---	---	---	---	---	---

See footnote at end of table.

suitable method of applying water. Use of this method permits the even, controlled application of water. Water should be applied in amounts sufficient to wet the root zone but small enough to minimize the leaching of plant nutrients. Applications of water should be adjusted to the available water capacity, the water intake rate, and the crop needs.

Fertilizer is needed to ensure optimum growth of grasses and legumes. Grasses respond to nitrogen, and legumes respond to sulfur and phosphorus. Proper stocking rates and pasture rotation help to keep the pasture in good condition and to protect the soil from erosion. Periodic mowing and clipping help to maintain uniform growth, discourage selective grazing, and reduce clumpy growth.

This unit is well suited to recreational development. It has few limitations.

This map unit is in capability subclass IIIe.

8C—Bullards sandy loam, 7 to 12 percent slopes.

This deep, well drained soil is on dissected marine terraces. It formed in mixed eolian and marine deposits. The native vegetation is mainly conifers, shrubs, forbs, and hardwoods. Elevation is 50 to 600 feet. The average annual precipitation is 55 to 75 inches, the average annual air temperature is 51 to 53 degrees F, and the average frost-free period is 200 to 240 days.

Typically, the surface is covered with a mat of undecomposed organic matter 3 inches thick. The surface layer is very dark grayish brown sandy loam 7 inches thick. The subsoil is dark reddish brown, dark brown, and strong brown gravelly sandy loam 34 inches thick. The substratum to a depth of 60 inches or more is yellowish brown sand.

Included in this unit are small areas of Bandon and Templeton soils. Also included are small areas of Blacklock soils. Included areas make up about 25 percent of the total acreage.

Permeability of this Bullards soil is moderate. Available water capacity is about 4.0 to 5.5 inches. Effective rooting depth is 60 inches or more. Runoff is medium, and the hazard of water erosion is moderate. The hazard of soil blowing is severe.

This unit is used mainly for timber production, wildlife habitat, and homesite development. It is also used for pasture and recreation.

This unit is suited to the production of Douglas fir. Among the other species that grow on this unit are Sitka spruce, western hemlock, western redcedar, shore pine, and red alder. The understory vegetation is mainly evergreen huckleberry, creambush oceanspray, salal, Pacific rhododendron, cascara, and western swordfern.

On the basis of a 100-year site curve, the mean site index for Douglas fir is 132. At the culmination of the mean annual increment (CMAI), the production of 60-year-old Douglas fir trees 1.5 inches in diameter or more at breast height is 133 cubic feet per acre per year. On the basis of a 50-year site curve, the mean site index for Douglas fir is 105.

The main limitations for the management of timber on this unit are the hazard of windthrow and plant competition. Careful use of wheeled and tracked equipment reduces the disturbance of the protective layer of duff.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Logging roads require suitable surfacing for year-round use. Rock for road construction is not readily available in this unit.

Windthrow is a hazard when the soil is wet and winds are strong. When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants reduce natural or artificial reforestation unless intensive site preparation and maintenance are provided. Reforestation can be accomplished by planting Douglas fir, Sitka spruce, and western hemlock seedlings.

If this unit is used for homesite development, the main limitations are slope and droughtiness in summer. Absorption lines should be installed on the contour. In summer, irrigation is needed for lawn grasses, shrubs, vines, shade trees, and ornamental trees.

If this unit is used for pasture, the main limitation is droughtiness in summer. Supplemental irrigation is needed for maximum production. Sprinkler irrigation is a suitable method of applying water. Use of this method permits the even, controlled application of water. Water should be applied in amounts sufficient to wet the root zone but small enough to minimize the leaching of plant nutrients. Applications of water should be adjusted to the available water capacity, the water intake rate, and the crop needs.

Fertilizer is needed to ensure optimum growth of grasses and legumes. Grasses respond to nitrogen, and legumes respond to sulfur and phosphorus. Proper stocking rates and pasture rotation help to keep the pasture in good condition and to protect the soil from erosion. Periodic mowing and clipping help to maintain uniform growth, discourage selective grazing, and reduce clumpy growth.

If this unit is used for recreational development, the main limitation is steepness of slope. Slope may restrict some kinds of activities and increase the cost of constructing facilities.

This map unit is in capability subclass IIIe.

Rock for road construction is not readily available in this unit.

Windthrow is a hazard when the soil is wet and winds are strong. When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants reduce natural or artificial reforestation unless intensive site preparation and maintenance are provided. Reforestation can be accomplished by planting Douglas fir, Sitka spruce, and western hemlock seedlings.

If this unit is used for pasture, the main limitation is droughtiness in summer. Supplemental irrigation is needed for maximum production. Sprinkler irrigation can be used in the less sloping areas of the unit. Use of this method permits the even, controlled application of water, reduces runoff, and minimizes the risk of erosion. Applications of water should be adjusted to the available water capacity, the water intake rate, and the crop needs. Fertilizer is needed to ensure optimum growth of grasses and legumes. Grasses respond to nitrogen, and legumes respond to sulfur and phosphorus. Proper stocking rates and pasture rotation help to keep the pasture in good condition and to protect the soil from erosion.

If this unit is used for recreational development, the main limitations are steepness of slope and the hazard of erosion. Slope limits the type of recreational facilities that are suited to the unit. The risk of erosion is increased if the soil is left exposed during site development. Erosion and sedimentation can be controlled and the beauty of the area enhanced by maintaining adequate plant cover.

This map unit is in capability subclass IVe.

X 8E—Bullards sandy loam, 30 to 50 percent slopes. This deep, well drained soil is on dissected marine terraces. It formed in mixed eolian and marine deposits. The native vegetation is mainly conifers, shrubs, forbs, and hardwoods. Elevation is 50 to 600 feet. The average annual precipitation is 55 to 75 inches, the average annual air temperature is 51 to 53 degrees F, and the average frost-free period is 200 to 240 days.

Typically, the surface is covered with a mat of undecomposed organic matter 3 inches thick. The surface layer is very dark grayish brown sandy loam 7 inches thick. The subsoil is dark reddish brown, dark brown, and strong brown gravelly sandy loam 34 inches thick. The substratum to a depth of 60 inches or more is yellowish brown sand.

Included in this unit are small areas of Templeton soils. Included areas make up about 20 percent of the total acreage. The percentage varies from area to area.

Permeability of this Bullards soil is moderate. Available water capacity is about 4.0 to 5.5 inches. Effective rooting depth is 60 inches or more. Runoff is rapid, and the hazard of water erosion is high. The hazard of soil blowing is severe.

This unit is used mainly for timber production and wildlife habitat. It is also used for recreation.

This unit is suited to the production of Douglas fir. Among the other species that grow on this unit are Sitka spruce, western hemlock, western redcedar, shor pine, and red alder. The understory vegetation is mainly evergreen huckleberry, creambush oceanspray, salal, Pacific rhododendron, cascara, and western swordfern.

On the basis of a 100-year site curve, the mean site index for Douglas fir is 132. At the culmination of the mean annual increment (CMAI), the production of 60-year-old Douglas fir trees 1.5 inches in diameter or more at breast height is 133 cubic feet per acre per year. On the basis of a 50-year site curve, the mean site index for Douglas fir is 105. High winds from the Pacific Ocean may seriously limit the growth of trees unless they are in a protected area.

The main limitations for the management of timber on this unit are steepness of slope, the hazard of erosion, the hazard of windthrow, and plant competition. Careful use of wheeled and tracked equipment reduces the disturbance of the protective layer of duff. Highlead or other logging systems that fully or partially suspend load damage the soil less and generally are less costly than tractor systems.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Cut and fill areas are subject to erosion unless treated. Seeding, mulching, benching, and compacting the soil can reduce erosion. Logging roads require suitable surfacing for year-round use. Rock for road construction is not readily available in this unit. Steep yarding path skid trails, and firebreaks are subject to rilling and gulying unless they are provided with adequate water bars or are protected by plant cover, or both.

Windthrow is a hazard when the soil is wet and winds are strong. When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants reduce natural or artificial reforestation unless intensive site preparation and maintenance are provided. Reforestation can be accomplished by planting Douglas fir, Sitka spruce, and western hemlock seedlings.

If this unit is used for recreational development, the main limitations are slope and the hazard of erosion. Slope limits the use of areas of this unit mainly to a few paths and trails, which should extend across the slope. The risk of erosion is increased if the soil is left exposed during site development. Revegetating disturbed areas around construction sites as soon as feasible helps to control erosion.

This map unit is in capability subclass VIe.

Alice M. Boak
P.O. Box 897
Bandon, OR 97411

TO: Coos County Planning Department

SUBJECT: Tax Consequences of Rezone

I have spoken with Joy King of the Coos County Assessor's office regarding the tax consequences of rezoning my property south of Bradley Lake from EFU to FMU.

Alice M. Boak

Alice M. Boak
Signature

4/04/06

Date

Attachment E

COOS COUNTY, OREGON
TERRI TURI, CMC, COUNTY CLERK

REC \$31.00

10/23/2001 #2001-12622
03:27:14PM 1 OF 2

WHEN RECORDED RETURN TO:

Foss, Whitty, Littlefield, McDaniel & Bodkin, LLP
P.O. Box 1120
Coos Bay, OR 97420

MAIL TAX STATEMENTS TO:

Margaret C. Boak
P.O. Box 37
Bandon, OR 97411

CONSIDERATION: There is No consideration paid for this deed, which is given as a part of the liquidation of a partnership in which the Grantors are the sole partners.

DEED

Margaret C. Boak, Trustee of the Margaret Boak Survivor's Trust under agreement dated September 29, 1992 and Alice M. Boak, Surviving Trustee of the Rupert G. Boak and Alice M. Boak Family Trust under agreement dated February 26, 1997, Grantors, convey to

Margaret C. Boak, Trustee of the Margaret Boak Survivor's Trust under agreement dated September 29, 1992 as to a forty point seven six percent (40.76%) interest and to Alice M. Boak, Surviving Trustee of the Rupert G. Boak and Alice M. Boak Family Trust under agreement dated February 26, 1997, as to an undivided fifty-nine point two four percent (59.24%) interest

all the right and interest of the Grantors, of whatever kind or nature and including interests as partners, in and to the following described real property situated in Coos County, Oregon:

The East ½ of the West ½ of the Northwest ¼; the Southeast ¼ of the Northwest ¼; and the Northeast ¼ of the Southwest ¼ of Section 13, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT that portion described in Deed to Melvin Boak, recorded May 21, 1959 in Book 265, Page 257, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in Deed to Rupert G. Boak and Alice M. Boak, recorded April 6, 1959, in Book 270, Page 771, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in a deed to Ben E. Grant and Carol E. Grant, recorded February 20, 1969, in Microfilm Reel No. 69-2-26400, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in a deed to Applegate Christian Fellowship, Inc., an Oregon corporation, recorded September 4, 1997, under Microfilm Reel No. 97-09-0167, Records of Coos County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY

DEED - 1

Attachment F

COOS COUNTY, OREGON
TERRI TURI, CMC, COUNTY CLERK

REC \$31.00

10/23/2001 #2001-12622
03:27:14PM 2 OF 2

PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: September 10, 2001

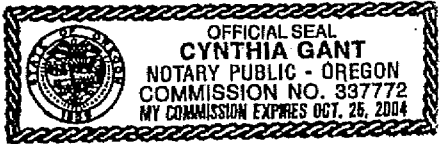
** Margaret C. Boak*
Margaret C. Boak, Trustee of the Margaret Boak Survivor's Trust u/a/d September 29, 1992

Oct. 11
DATED: ~~September~~ 11th, 2001

Alice M. Boak
Alice M. Boak, Surviving Trustee of the Rupert G. Boak and Alice M. Boak Family Trust u/a/d February 26, 1997

STATE OF OREGON)
) ss.
County of Coos)

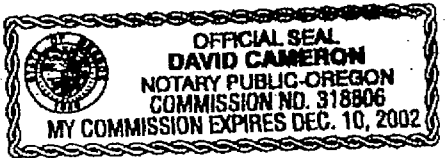
This instrument was acknowledged before me on September 10, 2001, by Margaret C. Boak, Surviving Trustee of the Melvin and Margaret Boak Trust u/a/d September 29, 1992.



Cynthia Gant
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on ^{*October*} ~~September~~ 11, 2001, by Alice M. Boak, Surviving Trustee of the Rupert G. Boak and Alice M. Boak Family Trust u/a/d February 26, 1997.



David Cameron
Notary Public for Oregon

10/13/1999 11:07 REC FEE: \$38.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0001 OF 0002
INST#: 1999 12984 **

WHEN RECORDED RETURN TO:

Foss, Whitty, Littlefield,
McDaniel & Bodkin, LLP
P.O. Box 1120
Coos Bay, OR 97420

MAIL TAX STATEMENTS TO:

Margaret C. Boak, Trustee
P.O. Box 37
Bandon, OR 97411

CONSIDERATION: No consideration is being given for this deed. This deed is given to allocate the property described herein to the Margaret Boak Survivor's Trust in accordance with Trust Agreement dated 9-29-92, after the death of Melvin E. Boak.

DEED

Margaret C. Boak, surviving Trustee of the Melvin and Margaret Boak Trust under agreement dated September 29, 1992, Grantor, conveys to Margaret C. Boak, Trustee of the Margaret Boak Survivor's Trust under agreement dated September 29, 1992, Grantee, all of the interest of the Melvin and Margaret Boak Trust in the following described real property in Coos County, Oregon:

The East ½ of the West ½ of the Northwest ¼, the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ of Section 13, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT that portion described in Deed to Melvin Boak, recorded May 21, 1959 in Book 265, Page 257, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in Deed to Rupert G. Boak and Alice M. Boak, recorded April 6, 1959, in Book 270, Page 771, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in a Deed to Ben E. Grant and Carol E. Grant, recorded February 20, 1969, in Microfilm Reel No. 69-2-26400, Records of Coos County, Oregon.

ALSO EXCEPT that portion described in a Deed to Applegate Christian Fellowship, Inc., an Oregon corporation, recorded September 4, 1997, under Microfilm Reel No. 97-09-0167, Records of Coos County, Oregon.

Coos County Assessor's Account Nos. 12395.00, 12395.90, 12395.10, and 12395.91.

10/13/1999 11:07 REC...E: \$38.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

AGE #: 0002 OF 0002
INST#: 1999 12984

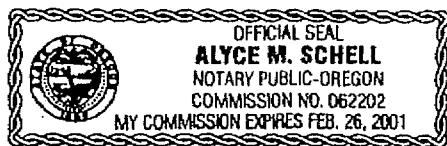
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: October 8, 1999.

Margaret C. Boak
Margaret C. Boak, Surviving Trustee of the
Melvin and Margaret Boak Trust UAD 9-29-92

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on October 8, 1999, by Margaret C. Boak, Surviving Trustee of the Melvin and Margaret Boak Trust UAD 9-29-92.



Alyce M. Schell
Notary Public for Oregon

69-2-36400

CORRECTION DEED

KNOW ALL MEN BY THESE PRESENTS, that we, MELVIN E. BOAK, MARGARET C. BOAK, husband and wife, RUPERT G. BOAK and ALICE M. BOAK, husband and wife, Grantors, for true and actual consideration in the sum of THREE THOUSAND FIVE HUNDRED (\$3,500) DOLLARS to us paid by BEN E. GRANT and CAROL E. GRANT, husband and wife, Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, all of the following described real property, to-wit:

A parcel of land located on the south of Bradley Lake in the Southeast quarter of the Northwest quarter (SE 1/4 NW 1/4) of Section 13, Township Twenty-nine South, Range Fifteen West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at a 5/8" rod located 1009.44 feet North and 762.18 feet west of the 3/4" pipe at the existing center of Section 13, Township Twenty-nine South, Range Fifteen West of the Willamette Meridian; go North 04° 33' 31" East 213.38 feet to a 1" pipe; thence continue North 04° 33' 31" East 10 feet to the south edge of Bradley Lake; thence continue North 04° 33' 31" East 99.29 feet, more or less, to the 1/16 line running through the center of the Northwest quarter of said Section 13; thence North 38° 14' 17" West 212.36 feet, along said 1/16 line; thence South 02° 12' 21" West 20.08 feet, more or less, to the South edge of said Bradley Lake; thence continue South 02° 12' 21" West 19 feet to a 5/8" rod; thence continue South 02° 12' 21" West 216.15 feet to a 5/8" rod; thence South 67° 16' 26" East 212.59 feet, to the point of beginning; containing 1.06 Acres, more or less, of land area and 0.29 Acres, more or less of water as part of Bradley Lake

ALSO an easement to construct and maintain a road over the existing 39 feet wide right of way which extends through the NE 1/4 SW 1/4 and the SE 1/4 NW 1/4 of Section 13, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, the centerline of which is described as follows:

Beginning at a point located in the centerline of an existing easement to Oregon State Highway 101, said point being 445.91 feet South and 39.32 feet West from the existing center of said Section 13; thence North 00° 34' East 364.24 feet; thence North 82° 38' 35" West 227.39 feet; thence North 01° 41' 58" East 713.45 feet; thence North 53° 30' 47" West 201.40 feet; North 55° 35' West 205.13 feet; thence North 46° 12' 17" West 234.43 feet; thence North 68° 51' 33" West 202.95 feet, to the above described property.

This deed is given as a correction deed for the purpose of correcting the description of the road easement to the above

69-2-36401

described property as previously deeded by the above named Grantors to the above named Grantees by deed dated the 18th day of November, 1967.

We, the Grantors, covenant to and with the Grantees that we are lawfully seized in fee simple of the above granted premises, free from all encumbrances; that we shall and our heirs, executors and administrators shall warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

Witness our hands this 14th day of February, 1969.

Melvin E. Boak Pupert G. Boak
Margaret C. Boak Alice M. Boak

STATE OF OREGON)
)ss
County of Coos)

On the dates appearing opposite their names, there appeared before me the aforementioned:

Melvin E. Boak 2-12-69, Margaret C. Boak 2-12-69

Pupert G. Boak 2-14-69, Alice M. Boak 2-14-69

each of whom personally acknowledged to me that he/she executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

Witness my hand and official seal the 14th day and year appearing above.

John C. [Signature]
Notary Public for Oregon

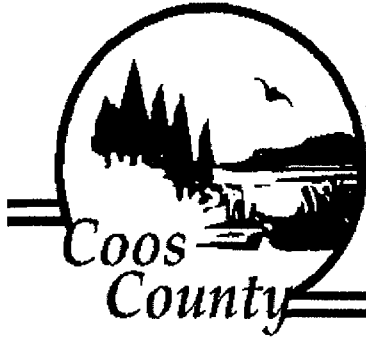


Commission expires: 1-2-1972

69-2-36401
State of Oregon
County of Coos
I hereby certify that the within instrument was filed for record

FEB 20 1 22 PM '69

and recorded in Book of Records
Microfilm Reel No.
of said County.
WITNESS my hand and Seal of County affixed.
Ray P. [Signature] County Clerk
By [Signature] Deputy



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210

FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

CERTIFIED MAIL 7000 0520 0015 6889 9462

August 24, 2006

Larry French
Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol St. NE, Ste. 150
Salem, Oregon 97301-2540

RE: Form 2, DLCD Notice of Adoption for AM-06-02/RZ-06-02, Alice Boak

Dear Mr. French:

Enclosed please find the Form 2 Green sheet with two (2) copies of the adopted Ordinance 06-05-003PL.

If you have any questions, or we can be of further service, please do not hesitate to phone the Department at (541) 396-3121, extension 210.

Sincerely,

COOS COUNTY PLANNING DEPARTMENT

Jan Mollé
Jan Mollé, Planning Secretary

c: David Perry
file