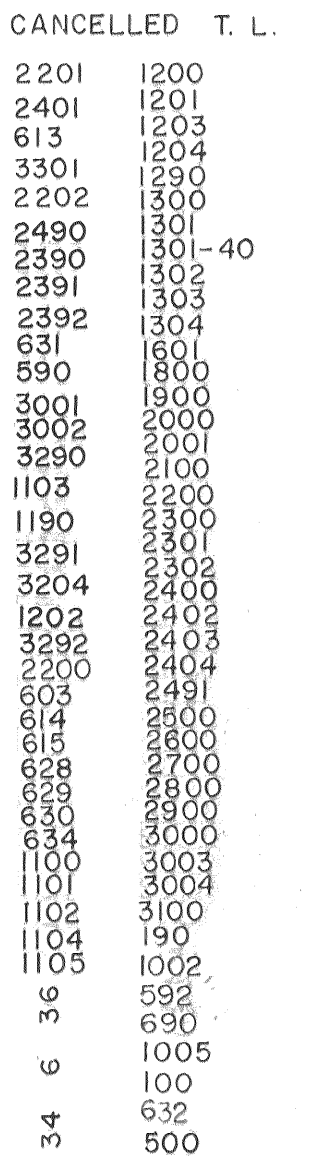




34 6 35

3000

34 6 35 C

SEE MAP 35 6 2

INITIAL POINT
Northwest Corner of
Government Lot 1
Fd. 5/8" Iron Rod
per Survey No. 18-91

[Rec. = S 89°10'57" E, 604.55' per C.S. 69-91]
S 89°10'24" E, 604.26'

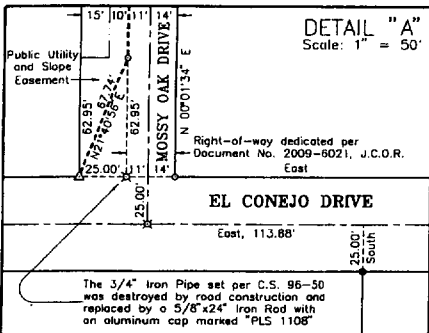
Found 5/8" Iron Rod
per C.S. 69-91

Section 26
Section 35

EASEMENTS OF RECORD-NOT SHOWN:

Vol. 127, Pg. 518, Jo. Co. Deed Records:
30 ft. wide underground conduit easement.
No specific location given.

Document No. 2006-16100, Jo. Co. Official Records:
10 ft. wide power easement. This easement is
located within the Mossy Oak Drive right-of-way
and the flagpole portion of Parcel 2.



LEGEND:

- Set 5/8"x30" Iron Rod with a red plastic cap marked "G.D. WICKS PLS 1108"
- ✕ Set 5/8"x24" Iron Rod with an aluminum cap marked "PLS 1108"
- Found 3/4" I.D. Iron Pipe per Survey No. 96-63 (Unless shown otherwise)
- Δ Found 5/8" Iron Rod per Survey No. 53-95
- {xxx} Record data per Survey No. 96-63
- {xxx} Record data per Survey No. 53-95
- {xxx} Record data per Survey No. 89-91

10' Wide Public Utility and Slope Easement (hereby dedicated)

Existing wire fence

Access Control Line

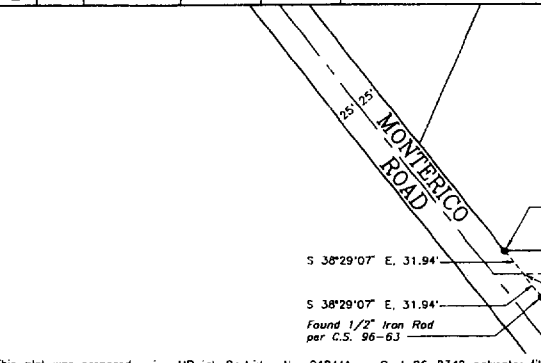
J.C.O.R. Josephine County Official Records

BASIS OF BEARINGS:

Record bearing of "East" for the North right-of-way line of
El Conejo Drive (Farview Road) per Survey No. 96-63.

CURVE DATA

NO.	DELTA	RADIUS	ARC	LONG CHORD
C1	13°21'58"	275.00'	64.15'	N 06°39'25" W, 64.01'
C2	67°37'27"	25.00'	29.51'	N 33°47'10" W, 27.82'
C3	141°47'36"	50.00'	123.74'	N 03°17'55" E, 94.49'
C4	28°57'46"	50.00'	25.27'	N 88°40'36" E, 25.01'
C5	128°36'06"	50.00'	112.23'	S 12°32'28" E, 90.11'
C6	51°44'01"	25.00'	22.57'	S 25°53'34" W, 21.81'



This plat was prepared using HP Ink Cartridge No. C4844A on Oca 86-8342 polyester film.

PROJECT NO. 968-06-465	REGISTERED PROFESSIONAL LAND SURVEYOR GARY D. WICKS	3754	FINAL PLAT PARTITION PLAT	Tax Lot 500, Map No. 34-6-35
DRAWING NO. 679-18.24	DATE July 15, 2009	SURVEYED FOR David Holman 437 Cumberland Drive Grants Pass, Oregon 97527 Tel. (541) 476-9306	LOCATED IN Government Lots 1 & 2 of Section 35 Township 34 South, Range 6 West, W.M. Josephine County, Oregon	SURVEYED BY WICKS ENGINEERING & SURVEYING 311 N.E. "D" Street Grants Pass, Oregon 97526 Tel. 541-479-3436 Fax: 541-479-1014
SCALE 1" = 100'	RENEWAL DATE 6-30-10			

SURVEYOR'S CERTIFICATE

I, Gary D. Wicks, Oregon Professional Land Surveyor No. 1108, hereby certify that I have accurately surveyed and marked with proper monuments the land represented on this partition plat. I have designated a 5/8 inch diameter iron rod monumenting the Northwest Corner of Government Lot 1 as the Initial Point of this Partition Plat. Said parcel of land is located in Government Lots 1 and 2 within the Northwest Quarter of Section 35, Township 34 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon and is more particularly described as follows:

Beginning at the Northwest Corner of Government Lot 1 of said Section 35, the INITIAL POINT of this Partition Plat; thence South 89°10'24" East along the North Line of said Section 35, 604.26 feet to the Northeast Corner of the West Half of said Government Lot 1; thence South 00°00'23" East along the East Line of the West Half of said Government Lot 1, 1173.72 feet to the Northeast Corner of Parcel 3 of Document No. 2004-25611, Josephine County Official Records; thence North 89°12'26" West along the North Line of said Parcel 3, 315.04 feet to the Northwest Corner of the twenty-five foot wide public right-of-way dedicated to Josephine County in Document No. 2009-6021, Josephine County Official Records; thence South 00°01'34" West, along the West Line of said public right-of-way, 604.44 feet to the North right-of-way line of El Conejo Drive (formerly Farview Road) at the Southeast Corner of the tract of land described in Volume 325, Page 511 of the Josephine County Deed Records; thence West along said North right-of-way line, 25.00 feet; thence, leaving said North right-of-way line, North 00°01'34" East, parallel with the East Line of said tract, 612.79 feet to a point 53.00 feet North of the North Line of the tract of land described in Volume 325, Page 511 of the Josephine County Deed Records; thence North 89°12'26" West, parallel with said North Line, 268.55 feet to the West Line of said Government Lot 1; thence North 00°12'24" West along said West Line, 1166.02 feet to the point of beginning, containing 16.64 acres, more-or-less.

Gary D. Wicks
Gary D. Wicks, P.L.S. 1108

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS that Mathew D. Tibbits and Nicole J. Tibbits, husband and wife as tenants by the entirety, as to an undivided 50% interest, and David J. Holman, as to an undivided 50% interest, all as tenants in common are the owners of the land described in the "Surveyor's Certificate." Beneficiary interest in said parcel is held by Dorothy McClung, Trustee of the McClung Marital Trust by virtue of a Deed of Trust recorded as Document No. 2006-905 of the Josephine County Official Records. We have caused the same to be surveyed and partitioned into the parcels as shown on Sheet No. 1 of 2. Mossy Oak Drive, the public utility easement and the road slope easement are hereby dedicated to the public forever.

Mathew D. Tibbits
David J. Holman

Nicole J. Tibbits
Nicole J. Tibbits



STATE OF OREGON, County of Josephine } ss.

This is to certify that on the above dates beginning the 24 day of August, 2009 and ending on the 24 day of August, 2009 before me personally appeared the above named people, known to me to be the identical persons described in and who executed the above declaration. They acknowledge the foregoing instrument to be their voluntary act and deed. In testimony whereof I hereby affix my signature this 24 day of August, 2009.

Linda M. Gay
Notary Public - Oregon (Printed)

Linda M. Gay
Notary Public - Oregon (Signature)

Commission No. 440600

My Commission Expires June 28, 2013

PARTITION PLAT CONSENT AFFIDAVIT

From Dorothy McClung, Trustee of the McClung Marital Trust, recorded as Document No. 2006-905, Josephine County Official Records.

Recorded as Document No. _____

ROAD MAINTENANCE AGREEMENT

Mossy Oak Drive is a privately maintained county road. The property owners, their heirs, successors and assigns of the parcels created by this plat shall be responsible for the maintenance of said Mossy Oak Drive. This responsibility shall be shared equally among said parcels. In the event any property owner fails or refuses to pay his/her equal share of the maintenance costs, the party or parties who have paid their share shall make written demand upon the property owner who failed to pay his/her share. In the event the property owner has not paid within ten days after receipt of said written demand, the property owners who have paid their share may institute suit or action to enforce this condition and covenant which shall run with the land. In addition to the costs and disbursements allowed by law, the owner or owners seeking reimbursement shall be entitled to recover from the defrauding defendants such sums as the Court may judge reasonable as attorney fees in said suit or action. Additionally, the future owners of Tax Lots 400 and 581, Map No. 34-6-35 shall be included in this maintenance agreement and shall have an equal (25%) share in this responsibility as set forth in the terms and conditions of the Agreement recorded as Document No. 2009-012194, Josephine County Official Records.

NARRATIVE

PURPOSE: To partition and create Mossy Oak Drive from Tax Lot 500, Map No. 34-6-35 as shown.

PROCEDURE:

A closed loop traverse was surveyed around the perimeter of Tax Lot 500 with side shot ties to found monuments as shown on Sheet No. 1 of 2. The traverse was then extended East and West along El Conejo Drive with side shot ties to found monuments. The right-of-way of El Conejo Drive was determined by the line of best fit of the found monuments per Survey No. 96-63. Monuments found per Surveys No. 96-63, 69-91 and 53-95 were accepted to establish the perimeter of Tax Lot 500. The parcels and Mossy Oak Drive were then surveyed as shown on Sheet No. 1 of 2.

DOCUMENTS USED:

Josephine County Deed Records: Vol. 184, Pg. 287; Vol. 188, Pg. 454; Vol. 291, Pg. 388; Vol. 325, Pg. 511; Vol. 327, Pg. 706; Vol. 327, Pg. 1967

Josephine County Book of Records: Documents 90-19845 and 91-6333

Josephine County Official Records:

Documents No. 2004-25611, 2006-903 and 2009-6021

INSTRUMENTS USED:

Wild T-1600 Theomat and a Distomat DI-1600 E.D.M.I. with a combined accuracy of 1 second and 3mm ± 2 ppm.

BASIS OF BEARINGS:

North Right-of-Way line of El Conejo Drive (Farview Road) per Survey No. 96-63

APPROVALS

We, the undersigned, do hereby approve this plat and declaration for true and legal form:

County Surveyor _____ this _____ day of _____, 2009

Donna B. Baker this 26th day of August, 2009
County Planner

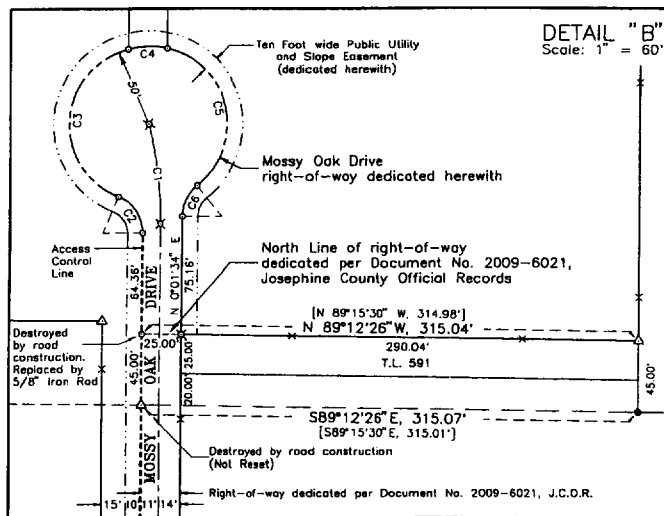
All taxes, fees, assessments, or other charges as provided by O.R.S. 92.095 have been paid this _____ day of _____, 2009.

Josephine County Assessor or Deputy

STATE OF OREGON } ss.
County of Josephine }

I hereby certify that this Partition Plat was filed for record on this _____ day of _____, 2009 at _____ O'Clock _____ M and recorded as Partition Plat No. _____ of the Official Records of Josephine County, Oregon.

Josephine County Clerk or Deputy



This plat was prepared using HP ink Cartridge No. C4844A on Oca' 86-8342 polyester film.

SHEET NO. 3754	PROJECT NO. 968-06-465	REGISTERED PROFESSIONAL LAND SURVEYOR <u>Gary D. Wicks</u> OREGON JULY 18, 1997 GARY D. WICKS 1108	SURVEYED FOR: David Holman 437 Cumberland Drive Grants Pass, Oregon 97527	LOCATED IN Government Lots 1 & 2 of Section 35 Township 34 South, Range 6 West, W.M.	SURVEYED BY: WICKS ENGINEERING & SURVEYING 311 N.E. "D" Street Grants Pass, Oregon 97526
	DRAWING NO. 680-18.24				
	DATE July 15, 2009				
	FINAL PLAT PARTITION PLAT				

State of Oregon

Department of Environmental Quality

Onsite Permit ID: OS407829

Certificate of Satisfactory Completion

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS407829 as follows:

PROPERTY INFORMATION

Property Owner: **David J Holman** Township **34S, Range 06W, Section 35**
Property Location: **180 El Conejo Dr., Grants Pass** Tax Lot **500 - parcel 1**
Facility Type: **Single Family Dwelling** Josephine County
4 Bedrooms County Worksheet #09-044

SPECIFICATIONS AND REQUIREMENTS**System type: Standard**

Design Flow:	450 gals/day	GWI Trench Depth:	30 inches
Minimum Septic Tank Size:	1000 gals	GWI Media Depth:	24 inches
Total Trench Length:	375 Linear feet		
Trench Spacing:	8 feet*		
Maximum Trench Depth:	30 inches		
Minimum Trench Depth:	24 inches		

*Minimum undisturbed soil between trenches

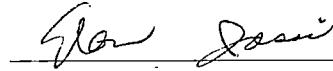
ADDITIONAL CONDITIONS

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
- 6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

SYSTEM INSPECTIONS AND COMPLETION DATES

Pre-Cover Inspection by Don Jossie on 7/14/2009

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.



Onsite Wastewater Specialist

7/15/2009

Authorized Agent:

Title

Date CSC Issued

Don Jossie

Department of Environmental Quality
Western Region - Grants Pass Office

302 SE H Street

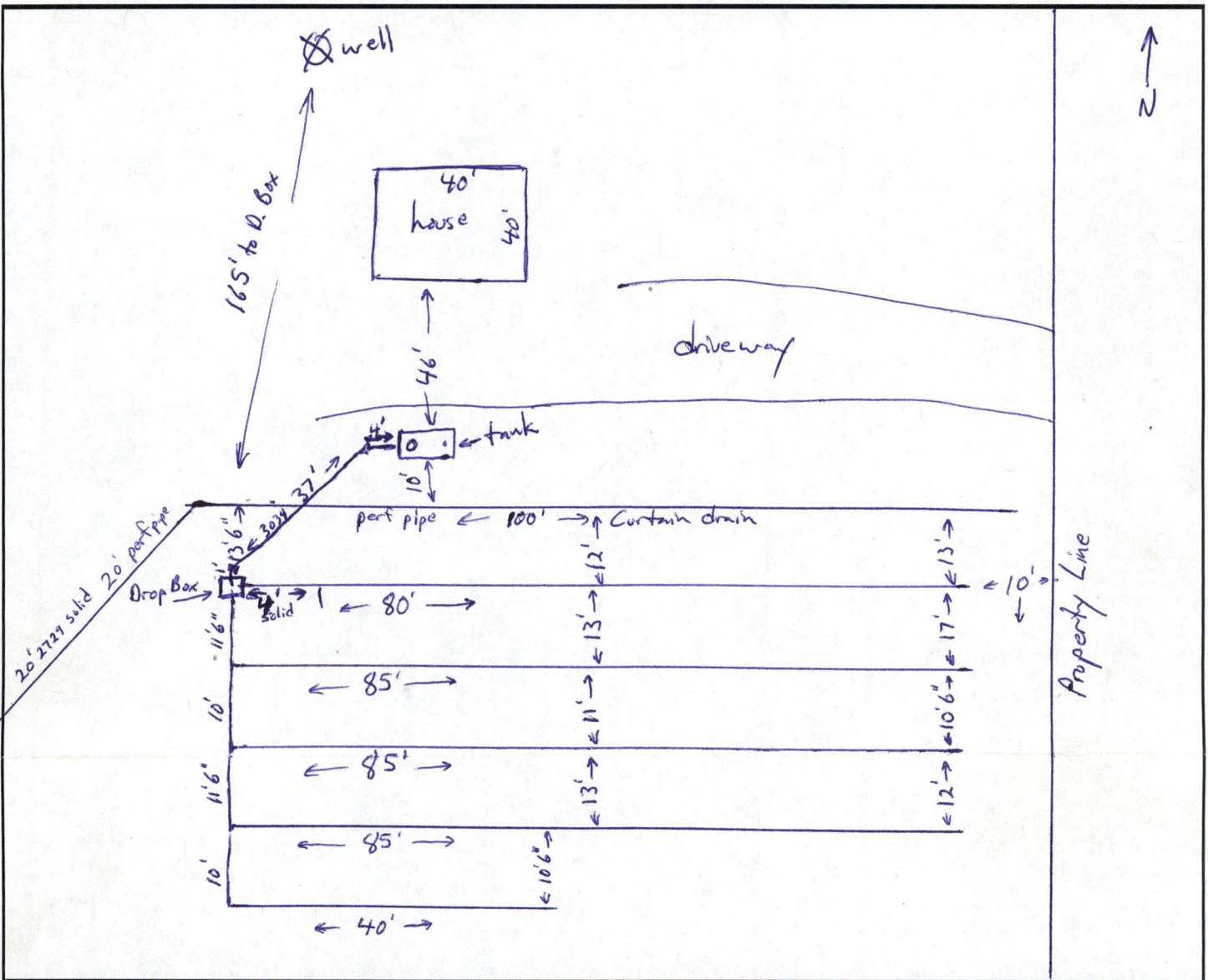
Grants Pass, OR 97526

Phone: (541) 471-2850 X225

Fax: (541) 479-2764

SECTION 3 - As Built Plan

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:	Print Name:	C.B.S. Inc	
Licensed Installer:	Yes ☒ No ☐	License#:	36803
		Certification#:	RT 118
Owner/ Certified Installer:	Signature:	Date:	Phone#:
	Shum Harley C.B.S. Inc	7-9-09	582-2583

SECTION 5 - Office Use Only:

Notice Accepted	Yes ☒ No ☐	Date:	7-15-09
-----------------	---	-------	---------

Installer/Owner (Permittee) Notified:	Yes ☒ No ☐	Date:	7-15-09
---------------------------------------	---	-------	---------

If No, Reason for Non Acceptance: _____

Comment: _____

Final Inspection Request and Notice - Onsite ID: 407829

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: Owner/Permittee Information:

Name: David J Holman
Property Address: 180 El Conejo Dr., Grants Pass

Township 34S, Range 06W, Section 35
 Josephine County TaxLot#: Tax Lot 500 - parcel 1
 County Planning Approval #: 09-044

SECTION 2: System Component Specifications:

A. Tanks/Pumps		System Type: Standard		Water tight verification*
Tanks(1)	Volume: 1000 gals	Compartments: none	Manufacturer: Riverside Ready Mix	Date: 7-9-09
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:
Pump(s)	HP:	Model/Manuf.	Float(s)Type(1):	Model/Manuf.
			Float(s)Type(2):	Model/Manuf.

B. Piping

Effluent Sewer (tank to drainfield)	Yes ☒	No	Diameter: 4"	ASTM#/Other: 3034	Length: 42'
Pressure Transport Pipe	Yes	No	Diameter:	ASTM#/Other:	Length:

C. Secondary Treatment Unit:

Sand Filter**	Yes	No	Type:	Container Dimensions:
Underdrain pipe	Diameter: 4"		ASTM#/Other: 2729	Length: 375'
Manifold piping	Diameter:		ASTM#/Other:	Length::
Internal Pump	HP:		Model/Manufacturer	
Floats(1)	Type:		Model/Manufacturer	
Floats(2)	Type:		Model/Manufacturer	
ATT	Yes	No	Model:	
Certified Maint.	Provider Name:			
Operation and Maint.	Contract Received?	Yes	No	

D. Drainfield Media

Type	(Gravel, Pipe or alternative?) Gravel 1 1/2" clean			
Distribution Box	Yes	No ☒		
Drop Box	Yes ☒	No		
Distribution Pipe	Yes ☒	No	Diameter: 4"	ASTM#/Other: 2729 Length: 10'
Comment				

*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)

**Attach sieve analysis for Underdrain Media and Filter Sand

State of Oregon

Department of Environmental Quality

Onsite ID: OS407829
Expiration Date: 6/29/2010

Construction-Installation Permit

This Construction-Installation Permit OS407829 authorizes the property owner to construct an onsite wastewater system as follows:

PROPERTY INFORMATION

Property Owner:	David J Holman	Josephine County
Property Location	180 El Conejo Dr., Grants Pass	Township 34S, Range 06W, Section 35
Facility Type:	Single Family Dwelling	Tax Lot 500 - parcel 1
	4 Bedrooms	County Planning Approval #: 09-044

SPECIFICATIONS AND REQUIREMENTS

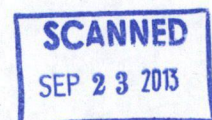
System Type: Standard

Design Flow:	450 gals/day
Minimum Septic Tank Size:	1000 gals
Total Trench Length:	375 Linear feet
Trench Spacing:	8 feet*
Maximum Trench Depth:	30 inches
Minimum Trench Depth:	24 inches

*Minimum undisturbed soil between trenches

ADDITIONAL CONDITIONS

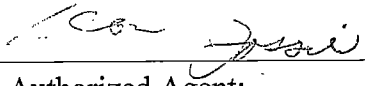
- ¹ Each trench to be level and on contour.
- ² Meet all required setbacks.
- ³ The system must be installed by the property owner or a licensed sewage disposal business (installer).
- ⁴ The system must be installed in accordance with the plan approved by the agent, including any changes made by the agent.
- ⁵ Vehicular traffic and livestock must be restricted from the system area.
- ⁶ All roof drains must be directed away from the system.
- ⁷ All work is to conform to Oregon Administrative Rules, Chapter 340, Divisions 071 and 073. Make no changes in system location or specifications without written approval from the permit issuing agent.



INSPECTION REQUIREMENTS

- ¹ A final inspection request and notice form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- ² A pre-cover inspection of the installed absorption facility (prior to backfill) is required.

For pre-cover inspection information, contact your agent below:

	Onsite Wastewater Specialist	6/29/2009	6/29/2010
Authorized Agent:	Title	Date Issued	Expiration Date

Don Jossie

Department of Environmental Quality

Western Region, Grants Pass Office

302 SE H Street

Grants Pass, OR 97526

Phone: (541) 471-2850 X225

Fax: (541) 479-2764

See the Attachment 1 for additional information about your permit.

↑



120

C.B.C Inc
6-29-09
Shm Hacks



State of Oregon
Department of
Environmental
Quality

Application for On-Site Sewage Treatment System

Department of Environmental
Quality

510 N.W. 4TH St.
Grants Pass, OR 97526

Phone: (541) 471-2850

Fax: (541) 479-2764

CWR 660-6453

Requirements:

- Plot Plan ☒
Vicinity and Tax Lot Map ☒
Test Pits—5 feet deep ☐
Zoning Clearance ☒
(County Planning Approval)
Included:
Plot Plan ☐
Vicinity and Tax Lot Map ☐
Test Pits—5 feet deep ☐
Development Permit ☐

For DEQ Use Only:

Date Received 6-29-09
Fee Paid \$4089.00
Receipt Number 139379
Application Number 408900
Date of 1st Response _____
Date of 2nd Response _____
Date of Final Response _____
Date of Completion _____
☐ Scanned ☐ Data Entry
Underground Utility Locate Number
1-503-232-1987 or 1-800-332-2344

A. Property Owner Information

DAVID J Holman 437 Cumberland Dr. G.P. Or. 97527 541-660-6453
Name Mailing Address City State Zip Code Phone Number

B. Legal Property Description

34 06 35 500 Lot 1 16.68 Josephine
Township Range Section Tax Lot Acreage or Lot Size County
Property Address: 180 El Conejo Dr. Grants Pass Or. 97526
Address City State Zip Code

Directions to Property: I-5 North to Hugo exit - left on Monument right on Three Pines
right on Oxyoke right on Monterico - left on El Conejo

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms _____

☐ Other _____

Proposed Facility:

☒ Single Family Residence

Number of Bedrooms _____

☐ Other _____

Water Supply:

☐ Public

Name _____

☒ Private

well
Well, Spring, Shared

D. Type of Application

- ☐ Site Evaluation ☐ Renewal Permit ☐ Authorization Notice for:
☒ Construction Permit ☐ Existing System Evaluation ☐ Connecting to an Existing System Not in Use
☐ Repair Permit ☐ Permit Transfer ☐ Replacing a Mobile Home or House with Another Mobile Home or House
☐ Major ☐ Minor ☐ Permit Reinstatement ☐ The Addition of One or More Bedrooms
☐ Alteration Permit ☐ Personal Hardship ☐ Temporary Housing
☐ Major ☐ Minor ☐ Other - Please Specify _____

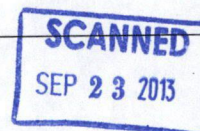
If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a sign with your name and address at the entrance to the property. Flag route to site and indicate lot and test hole numbers.

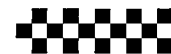
By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

DAVID J Holman 6-29-09
Signature Date
DAVID HOLMAN 541-660-6453 none
Applicant's Name - Please Print Legibly Applicant's Phone Number Applicant's E-mail Address
437 Cumberland Dr. Grants Pass, Or. 97527
Applicant's Mailing Address

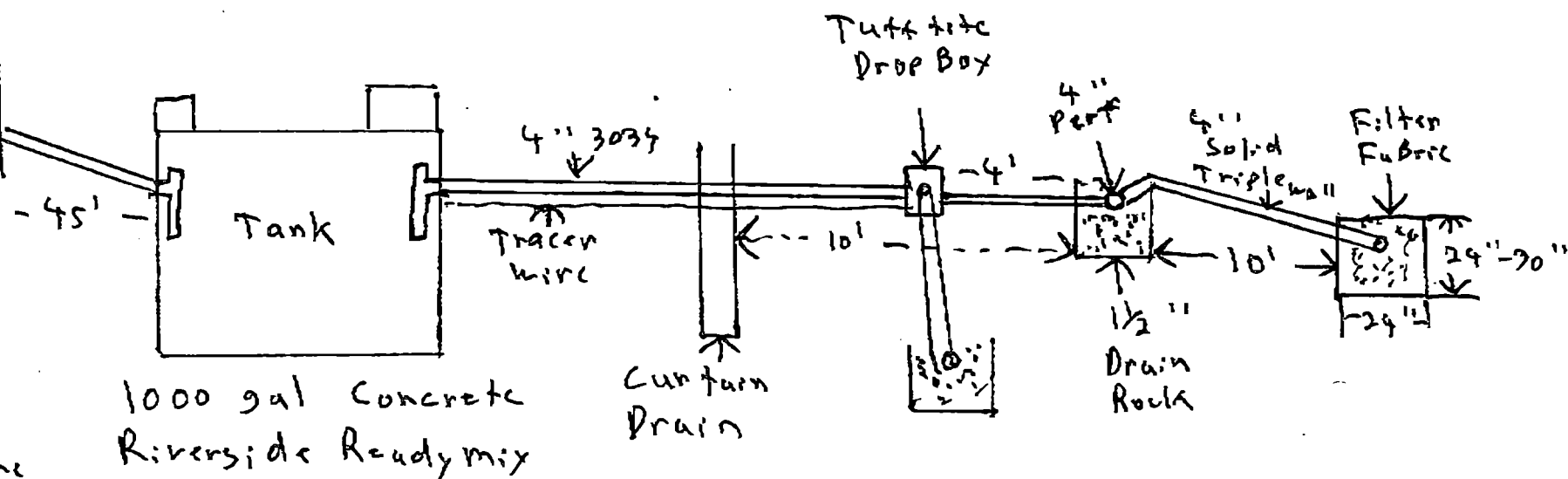
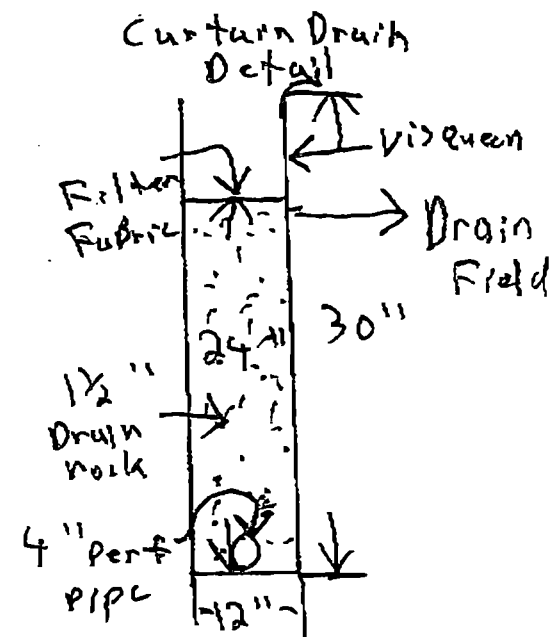
Applicant is the ☒ Owner ☐ Authorized Representative ☐ Licensed Septic Installer
☐ Authorization Attached

Installer's Name _____





34-06-35-TL500



CBC Inc

6-24-09

John Heulin

JOSEPHINE COUNTY DEVELOPMENT PERMIT

NON-REFUNDABLE

FEE: \$275 CHECK: _____ CASH: ownerPERMIT NUMBER: 09-044TWN: 34 RNG: 06 SEC: 35 QQ: 00 TAXLOT 500
SITUS: 180 EL CONEJO DR

ACRES: 16.68

ZONE: RR4

Applicant: TIBBITS, MATTHEW D & TIBBITS, NICOLE J & Applicant Phone: 660 2293

Applicant Address: 437 CUMBERLAND DR GRANTS PASS, OR 97527-9507

Owner: TIBBITS, MATTHEW D & TIBBITS, NICOLE J &

Owner Address: 437 CUMBERLAND DR GRANTS PASS, OR 97527-9507

SPECIAL REQUIREMENTS

YES NO

- | | | | |
|-------------------------------------|-------------------------------------|---|-----------------------------|
| ☐ | ☐ | Assigned Situs/Space Number _____ | Address Card _____ |
| ☒ | ☐ | County Road* _____ State Highway* _____ Other/NA ☒ | Access Permit in File _____ |
| ☐ | ☒ | Violation - Development Permit to resolve violation(s) _____ Comment: _____ | |
| ☐ | ☒ | Approximate Flood Hazard Area - Professional Certificate in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Floodway Fringe - Base Flood Elevation _____ ft. NA _____ Reason: _____ | |
| ☐ | ☒ | Floodway - Approved Engineer's "No-Rise" Study in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | LOMA (Letter of Map Amendment) on file | |
| ☐ | ☒ | Scenic Waterway - BLM Authorization in File _____ | |
| ☒ | ☐ | Stream - Name <u>Azalea Creek</u> _____ Class 1 Stream _____ Class 2 Stream ☒ | |
| ☐ | ☒ | Wetland - Division of State Lands Authorization in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Nesting Site - ODF&W Authorization in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Erosion Hazard - Plan in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Fire Hazard - Plan in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Aggregate - Restrictive Covenant/Aggregate Impact Area Agreement in File _____ | |
| ☐ | ☒ | Airport Overlay - Declaration in File _____ NA _____ Reason: _____ | |
| ☐ | ☒ | Enterprise Zone | |
| ☐ | ☒ | Historical - Historical Committee Review _____ | |
| ☐ | ☒ | Part of Total - map no. : _____ Acres: _____ | |
| ☐ | ☐ | Site Review Conditions - Comment: _____ | |

EXISTING STRUCTURES

GARAGE DETACHED

PROPOSAL

Conventional Residence- 2bdrm/2bth

replacing Development Permit# 08-649
to move home site, change # of bdrms &
remove attached garage from permit**SETBACKS**

Front Setback: 30

Side Setback: 10

Rear Setback: 25

Stream Setback: 25

Height: 35 ft.

Additional Terms:

Building and Safety note: Fire Safety Plan must be implemented prior to issuing the Certificate of Completion.

OTHER PERMITS REQUIRED: ACCESS PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT OR STATE HIGHWAY DIVISION. ALL STRUCTURES APPROVED BY THIS PERMIT MUST ALSO BE AUTHORIZED BY SEPARATE PERMITS FROM THE DEPARTMENTS OF BUILDING SAFETY AND ENVIRONMENTAL QUALITY. FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT WILL RESULT IN REVOCATION. FALSIFICATION OF INFORMATION IS A VIOLATION OF STATE LAW.

Signature: Matthew TibbitsContractor Name: Valerie MontagueApproved: Valerie MontagueDate: 2-9-09

License#:

Date: February 9, 2009

Date: Thursday, March 16, 2006

Name: TIBBITS, MATTHEW D & TIBBITS,

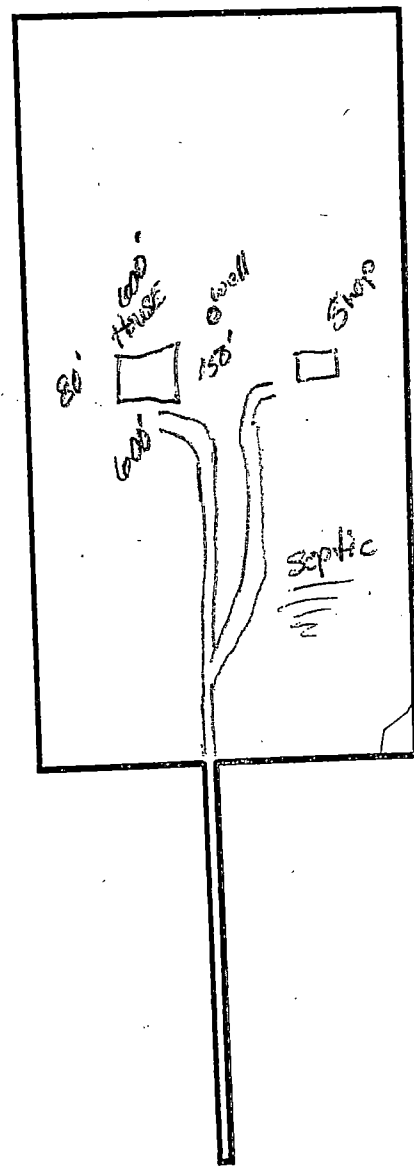
Plot Plan

T 34, R 06, SEC 35 - 00, TL# 000500

Address: 1800 EL CONEJO DR

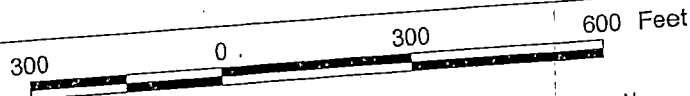
NICOLE J & HOL

Plot Plan



OK *[Signature]*
Permit
400785

El Conejo Dr.



Structure Location:
Zone: RR5 Minimum Setbacks:
Front: 30' Side: 10'
Rear: 25' Centerline: 60'
Stream: _____

The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Josephine County will not accept responsibility for any errors or inaccuracies in the depicted information.



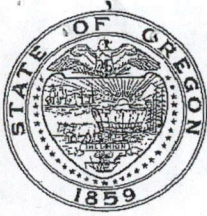
Scale
1:3600

Legend

- FEMA Flood Map
 - Approximate
 - Jackson Co. lots
 - Taxlots
- Water (line)
 - Class 1
 - Class 2
- Wetlands (Line)
 - Wetlands (Line)
- Wetlands (polygon)
 - Wetlands (polygon)

Planner: _____

Applicant Signature: _____



Oregon

Theodore Kulongoski, Governor

Department of Environmental Quality

Western Region Grants Pass Office

302 SE "H" Street

Grants Pass, OR 97526

(541) 471-2850

FAX (541) 479-2764

June 19, 2009

David J. Holman
437 Cumberland Drive
Grants Pass, OR 97526

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

RE: **Onsite #407760 Results – Site Approval With Conditions**
Township/Range/Section: 34-06-35, Tax Lot Number: 500 (Lot #1)
El Conejo Drive, Grants Pass, Josephine County

Dear Mr. Holman:

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s): 6/15/09. Based on this evaluation, the following on-site sewage disposal systems are approved:

Initial system: Standard, 375 linear feet drainfield (**SEE CONDITIONS PG 2 & 3**)

Replacement system: Standard, 375 linear feet drainfield (**SEE CONDITIONS PG 2 & 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

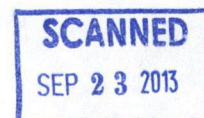
If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of \$440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$1360. If you are 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. Jossie
Natural Resources Specialist

Enclosure
Site Evaluation Report



Site Evaluation Report For On-Site Sewage Disposal System Suitability

Site Location: 34-06-35, Tax Lot Number: 500 (Lot #1)
El Canejo Drive, Grants Pass, Josephine County
Applicant: David J. Holman
Date(s) of Site Evaluation: 6/15/09
DEQ On-Site Specialist: Donald L. Jossie
Date of Report: June 19, 2009

Approved Systems

Based on the evaluation of the site conditions, the following on-site sewage disposal systems are approved:

Initial System: System Type: Standard
Minimum Septic Tank Size: 1000 gallons
Linear feet of drainfield: 375
Distribution Method: Serial
Trench Depths – Maximum: 30" and Minimum: 24"
1. 30" curtain drain required with rock to 24".

Replacement System: System Type: Standard
Minimum Septic Tank Size: 1000 gallons
Linear feet of drainfield: 375
Distribution Method: Serial
Trench Depths – Maximum: 30" and Minimum: 24"

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the site visit.

Additional Conditions of Site Approval

1. This site is approved for the type of disposal system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. This is normally sufficient to serve a single-family dwelling with a maximum of four bedrooms. Premature failure of the treatment system may occur if either of these flow quantities is exceeded. If for some reason you expect your domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.

Onsite #407760 (Lot #1)

June 19, 2009

Page 3

3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
4. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
5. This approval is site specific and intended to serve only one tax lot. Future lot line locations through or near the approved area may invalidate this approval.
6. Placement of a well within 100 feet of the approved areas may invalidate this approval.

This site approval is valid until the system approved above is constructed in accordance with a DEQ construction permit. Technical rule changes shall not invalidate this approval, but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the Department will attempt to notify in writing the current property owner as identified by the county assessor's records. The site approval runs with the land and will automatically benefit subsequent owners.

Attachment: Field Worksheet

SITE EVALUATION FIELD WORKSHEET

LOT 1

Township: 34 Range: 6 Section: 35 Tax Reference: 500 Parcel Size: 16.68 A
 Owner/Applicant: HOLMAN Evaluator: Jossie
 Inspection Date(s): 6-15-09 Application Number: 408712

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...			
Pit 1	0-10	C	10YR 3/2	3 fcbk	3 vst pores	3 vst R-0.15
	10-26	SCC	7.5YR 4/4	3 fsbk	3 vst	3 vst
	26-58	VST-CL	2.5Y 5/2	1 fsbk	1 vst	1 vst
Pit 2	0-17	ST-L	10YR 3/2			
	17-43	VST-L	7.5YR 4/4	SAME		
	43-60	DC	10YR 4/4			
		ESD: 43"				
Pit 3	0-17					
	17-33		SAME			
	33-60	DC				
		ESD: 33"				
Pit 4	0-17					
	17-33					
	33	DC				
		ESD: 33"				

Landscape Notes: 0-17 17-33 ESD: 33"

Slope: 10 Aspect: S Groundwater Type: TEMP

Other Site Notes:

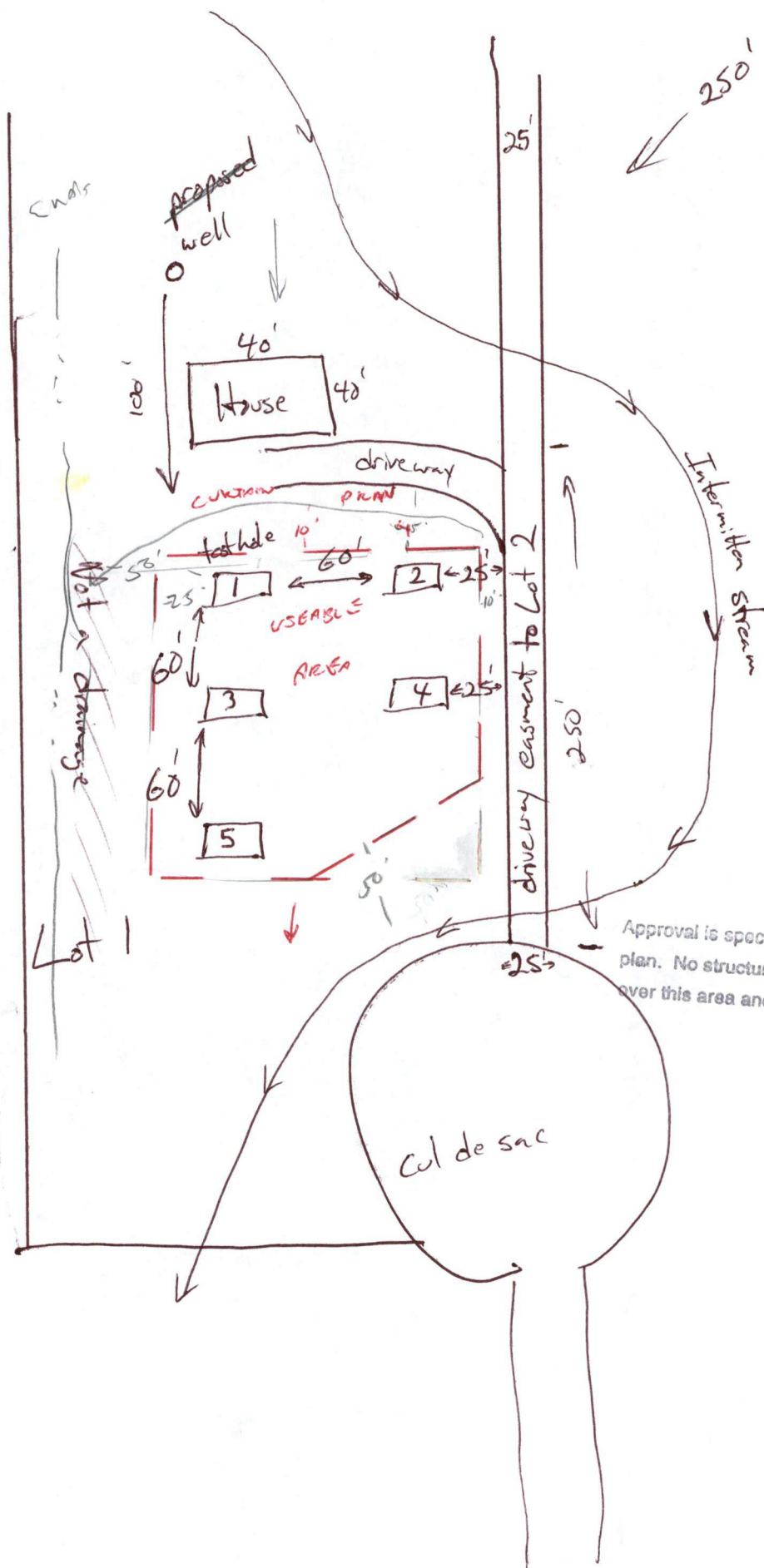
SYSTEM SPECIFICATIONS

Design Flow: 450 gpd
 Initial System: STANDARD ATT Treatment Standard: 1
 Disposal Facility: 375 linear feet/square feet Maximum Depth: 30 inches Minimum Depth: 24 inches
 Replacement System: STANDARD ATT Treatment Standard: 1
 Disposal Facility: 375 linear feet/square feet Maximum Depth: 30 inches Minimum Depth: 24 inches
 Special Conditions: C10 30" W/ 24" ROCK

Preliminary Site Development Plan
34-06-35 TL 500

North

neighbors
well



Preferred TH
#1 & 2

LA 3

Approval is specific only for area designated on plot plan. No structures, excavation or traffic is allowed over this area and no wells within 100 ft. of this area.

۷۲۶۹



State of Oregon
Department of
Environmental
Quality

Application for Onsite Sewage Treatment System

Department of Environmental Quality

302 SE "H" Street

Grants Pass, OR 97526

Phone/TTY: (541) 471-2850

Fax: (541) 479-2764

Requirements:

☒ Plot Plan
☒ Vicinity & Tax Lot Map
☒ Test pits—5 feet deep
☐ Development permit

Included:

☒ Plot Plan
☒ Vicinity & Tax Lot Map
☒ Test pits—5 feet deep
☐ Development permit

For DEQ Use Only:

Date Received 5-28-09
Fee Paid \$485.00
Receipt Number 139334
Application Number 408712
Date of 1st Response _____
Date of 2nd Response _____
Date of Final Response _____
Date of Completion _____
Scanned _____ Data Entry _____

A. Property Owner Information

DAVID J. HOLMAN
Name

437 Cumberland Dr. Grants Pass, Or. 97526
Mailing Address (Street or PO Box, City, State, Zip Code)

541-660-6453
Phone Number

B. Legal Property Description

34 06 35 TL 500 - parcel 1 16.68
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size

Josephine _____
County Subdivision Name Lot Block

Property Address: 180 El Conejo Dr. Grants Pass Or. 97526
Address City State Zip Code

Directions to Property: 7th st. to I-5 North, take Hugo exit make left on Monument Dr.
1/2 mile take right on Three Pines then right on Oxyoke - 1/2 mile right on Monterico then left on
El Conejo

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms _____

☐ Other _____

Proposed Facility:

☒ Single Family Residence

3-4
Number of Bedrooms

☐ Other _____

Water Supply:

☐ Public

Name _____
☒ Private well
Well, Spring, Shared

D. Type of Application

☒ Site Evaluation
☐ Construction Permit
☐ Repair Permit
☐ Major ☐ Minor
☐ Alteration Permit
☐ Major ☐ Minor

☐ Renewal Permit
☐ Existing System Evaluation
☐ Permit Transfer
☐ Permit Reinstatement

☐ Authorization Notice for:
☐ Connecting to an Existing System Not in Use
☐ Replacing a Mobile Home or House with Another Mobile Home or House
☐ The Addition of One or More Bedrooms
☐ Personal Hardship
☐ Temporary Housing
☐ Other - Please Specify _____

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

David Holman
Signature

5-27-09
Date

DAVID HOLMAN
Applicant's Name - Please Print Legibly

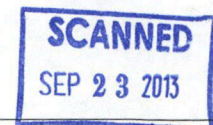
541-660-6453
Applicant's Phone Number

none
Applicant's E-mail Address

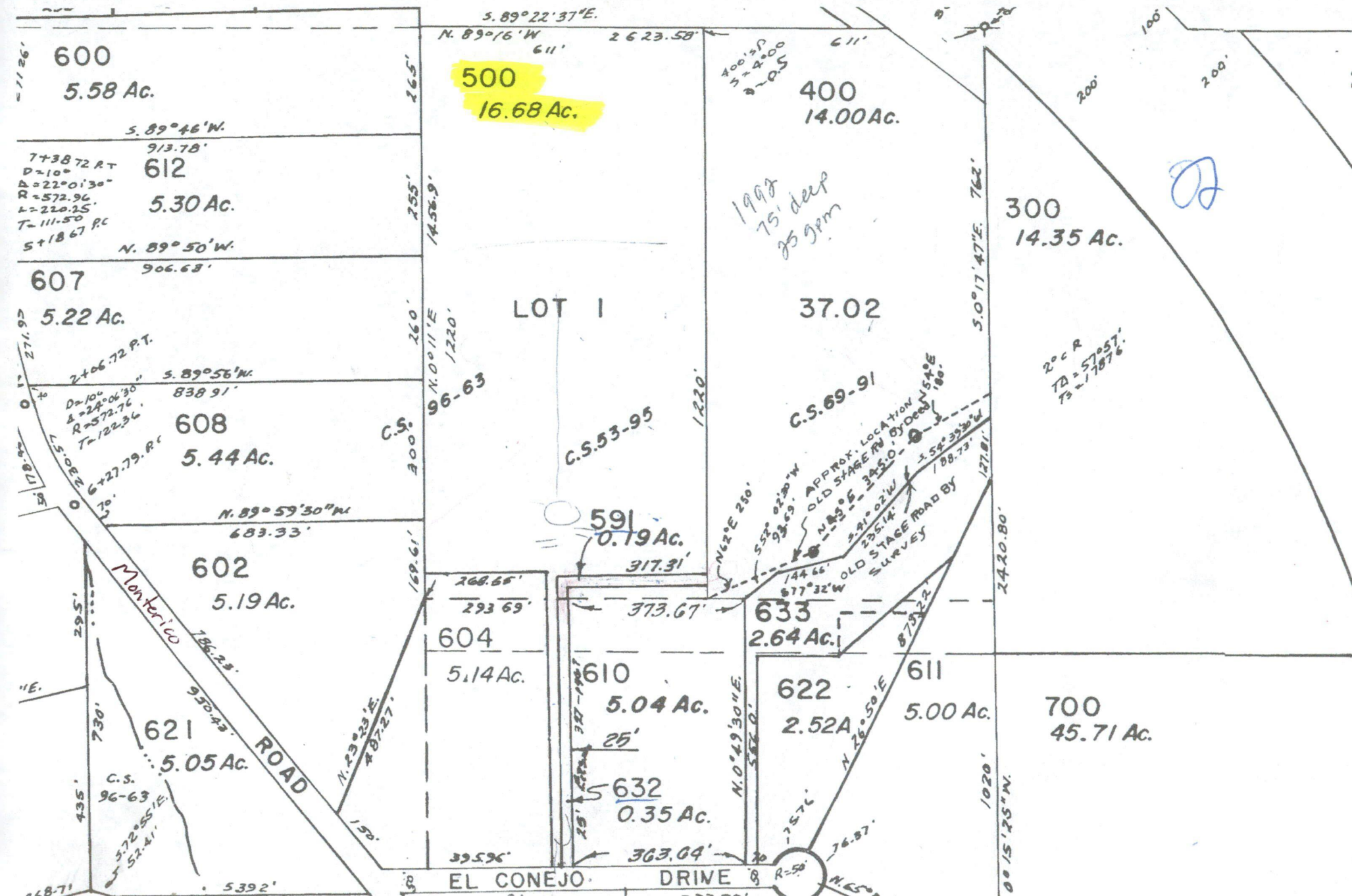
437 Cumberland Dr. Grants Pass, Or. 97527
Applicant's Mailing Address

Applicant is the ☒ Owner ☐ Authorized Representative ☐ Licensed Septic Installer
☐ Authorization Attached

Installer's Name _____



34-06-35 TL 500



VICINITY MAP
Scale = 1" = 1 mile

The map shows the proposed location of the new airport, indicated by a box labeled "PROPOSED LOCATION". The airport is situated near Hugo, Oklahoma, and Exit 66 on I-44. Major roads shown include I-44, I-75, and US-63. The map also shows the location of Merlin, Oklahoma, and a scale bar indicating 1 inch equals 1 mile.

OWNERS:

T.L. 800
David J. Helman
437 Cumberland Drive
Gravette, Penn. Oregon 87527
(241) 680-8453

T.L. 800
Matthew D. and Nicole J. Tibbitts
180 E. Canale Drive
Gravette, Penn. Oregon 87528
(241) 680-3293

T.L. 881 and 832
Kirkhoff Hall
136 E. Canale Drive
Gravette, Penn. Oregon 87528
(241) 680-2827

SITE:

180 El Conajo Drive
Gravette Pass, Oregon 97828

TRACT DESIGNATION:

Toy Lot 500, Map No. 34-08-30

ZONING: MS-4

CURRENT USE:

SANTARY SKWER:

Individual subsurface sewage disposal (Septic Tanks)

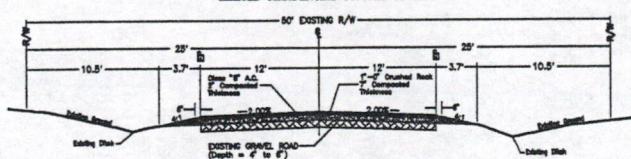
UTILITIES:

UTILITIES:
Great Communications
Pacific Power & Light Co.
Charter Communication

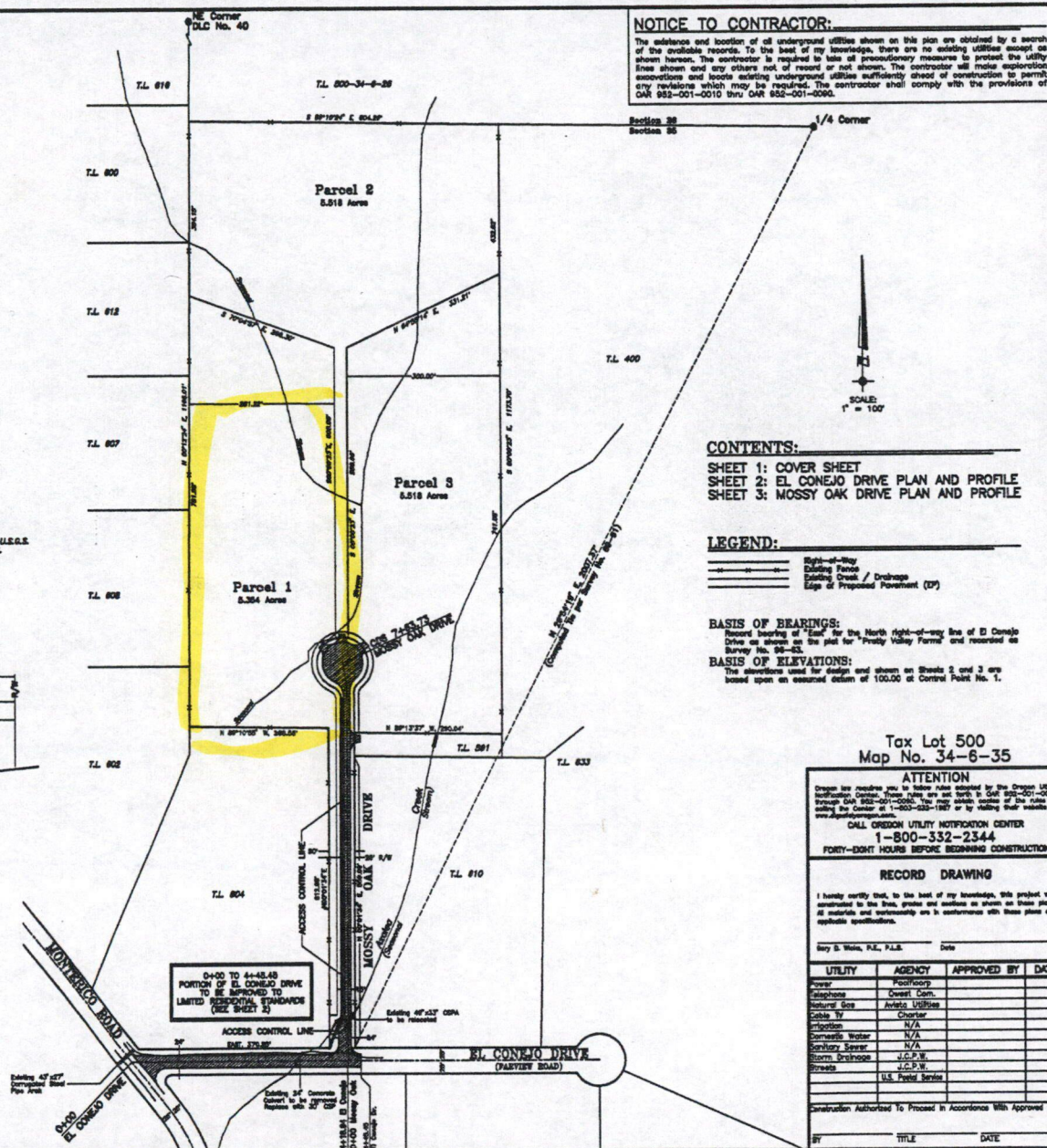
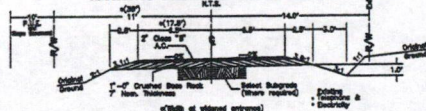
COMPREHENSIVE PLAN: Residential

Contour Interval = 20 feet
 Note: The contours were digitized from Meritt, Oregon U.S.G.S.
 contour map No. 42123-E4-TF-004 dated 1988.

EL CONEJO DRIVE
LIMITED RESIDENTIAL TYPICAL SECTION



MOSSY OAK DRIVE
RESTRICTED RESIDENTIAL TYPICAL SECTION



NOTICE TO CONTRACTOR:

The existence and location of all underground utilities shown on this plan are obtained by a search of the available records. To the best of my knowledge, there are no existing utilities except as shown hereon. The contractor is required to take all precautionary measures to protect the utility lines shown and any others not of record or not shown. The contractor will make explorations, excavations and locate existing underground utilities sufficiently ahead of construction to permit any revisions which may be required. The contractor shall comply with the provisions of GAR 552-001-0010 thru GAR 552-001-0060.

CONTENTS:

SHEET 1: COVER SHEET
SHEET 2: EL CONEJO DRIVE PLAN AND PROFILE
SHEET 3: MOSSY OAK DRIVE PLAN AND PROFILE

LEGEND:

 Right-of-Way
 Existing Fence
 Existing Creek / Drainage
 Edge of Proposed Pavement (UP)

BASIS OF BEARINGS:

Record bearing of "East" for the North right-of-way line of El Conejo Drive as shown on the plat for "Pebble Valley Farms" and recorded as Survey No. 98-63.

BASIS OF ELEVATIONS:

The elevations used for design and shown on Sheets 2 and 3 are based upon an assumed datum of 100.00 at Control Point No. 1.

Tax Lot 500
Map No. 34-6-35

ATTENTION

Oregon law requires you to follow rules adopted by the Oregon UN Notification Center. These rules are set forth in OAR 902-001-0000 through OAR 902-001-0090. You may obtain copies of the rules calling the Center at 1-800-233-1967 or by visiting their website www.dhsafetyoregon.com.

CALL OREGON UTILITY NOTIFICATION CENTER
1.800.333.8344

1-800-332-2344
FORTY-EIGHT HOURS BEFORE BEGINNING CONSTRUCTION

RECORD DRAWING

I hereby certify that, to the best of my knowledge, this project was contributed to the Bureau, grades and sections as shown on these plans. All materials and workmanship are in conformance with these plans and applicable specifications.

Jarry B. Wain, P.E., P.L.S.		Date
UTILITY	AGENCY	APPROVED BY
Power	Pool/Boat	
Telephone	Onest. Com.	
Natural Gas	Arietta Utilities	
Cable TV	Charter	
Irrigation	N/A	
Domestic Water	N/A	
Sanitary Sewer	N/A	
Storm Drainage	J.C.P.W.	
Streets	J.C.P.W.	
	U.S. Postal Service	

Construction Authorized To Proceed In Accordance With Approved Plan

BY	TITLE	DATE
----	-------	------

ENGINEERING & SURVEYING
311 N.E. 1st Street
Grants Pass, Oregon 97538
—479-3436 Fax 541-479-1014

David J. Holman
437 Cumberland Drive
Grants Pass, OR 97527
Tel: 541-479-9308

ROAD WITH PARTITION
LOCATED IN
Lots 1 and 2 (N1/4) of Section
34 South, Range 6 West, W.
Josephine County, Oregon

COVER SHEET

[illegible]

968-06-465
610-24.36
Mar. 9, 2009
1" = 100'

SHEET NO.
1 OF 3

NOTE: THIS S.E. NOT VALID UNLESS ZONE CLEARANCE CAN BE OBTAINED AND SETBACKS MAINTAINED. (SEE ALSO S.E. # 8571)

Nº 8009

Date Applied November 14, 1980

NAME OF PROPERTY OWNER

Henkens, Jim c/o Tim Donovan

MAILING ADDRESS

735 SE 7th St., Grants Pass, OR 97526

DIRECTIONS TO PROPERTY

180 El Conejo Drive

T 34 R 6 Sec. 35 TL 500

Acreage 16.68 Subdivision _____ Lot _____ Blk _____

TEST PITS PROVIDED ☒ PROPERTY FLAGGED ☒ PLOT PLAN SUBMITTED ☒ NO. SITES 1

Fee \$ 75.00 ck 11/15/80 ms Signature of Applicant Tim Donovan

476-8228
PHONE
ZIP

FIELD INFORMATION

General Topography 7% at 1+2

Relationship to Existing Domestic Water Sources none noted within 100'

Hydrology: Depth to Ground Watertable (representative) seasonal perched mostly 26"

Relationship to Surface Waters φ

Soil Profile 1. 0-31" scl
31" + rest clay/pc

2. 0-37" scl
37" + rest pc
pockets of db as high as 30"

250 ft
24-26"

Miscellaneous Information holes 1+2 acceptable, no other holes evaluated

Date 11-24-80

Sanitarian John W Blanshard

Evaluation Results: Acceptable _____ Cond. Acc. ☒ Not Acc. _____ Re-Eval. Date _____

Special Conditions for Approval system is approved for holes 1+2

Sanitarian John W Blanshard

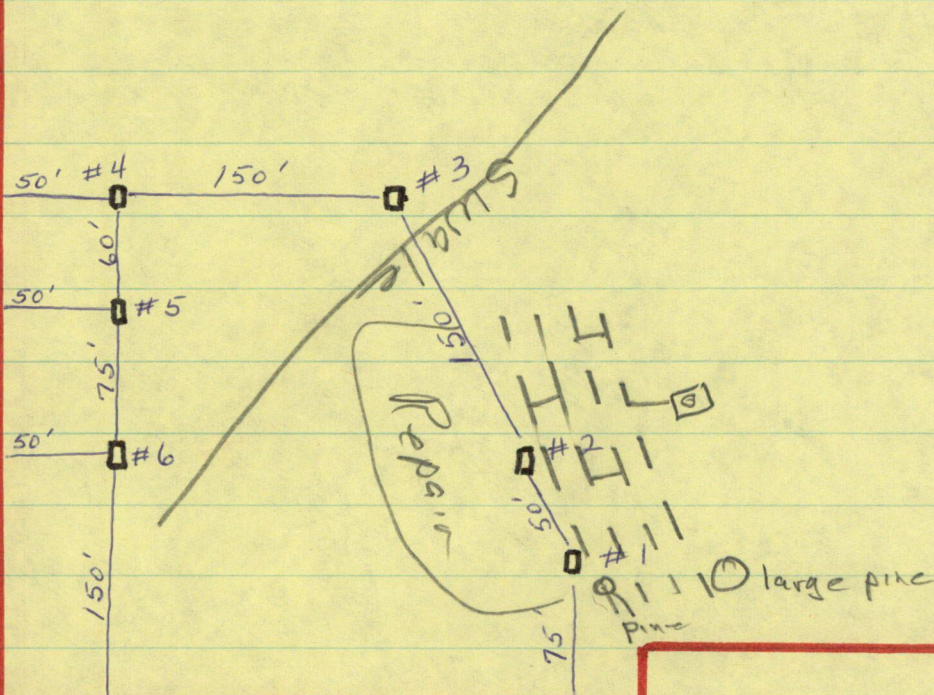
Date 11-25-80

Approval is specific only for area designated on plot plan. No structures, excavation or traffic is allowed over this area and no wells within 100 ft. of this area,

****THIS IS NOT A PERMIT FOR CONSTRUCTION****

PLOT PLAN

Henkens Property
34-6-35 T.L. 500
16.68 ACRES



— NOT TO SCALE —

LOCATION OF ANY ADJACENT WELLS
UNKNOWN

Plot plan
SE 8009
JWB
11-24-80

Approval is specific only for area designated on plot
plan. No structures, excavation or traffic is allowed
over this area and no wells within 100 ft. of this area.

EL CONEJO DRIVE

ZONING INFORMATION SHEET

LEGAL: Twnshp 34 Range 6 Section 35 Tax Lot 500

PROPERTY LOCATION - ADDRESS: 180 El Conejo Dr.

SUBDIVISION: _____ Lot _____ Block _____

SIZE OF PARCEL: ACRES 16.68 DIMEN: WIDTH ± 611 DEPTH ± 1220

OWNER: Jim Henkens TEL: _____

MAIL ADDRESS: _____

APPLICANT: Tim Donovan TEL: 476-8228

MAIL ADDRESS: 735 S.E. 7th St.

PARCEL WAS CREATED ☒ PRIOR TO ☐ AFTER ZONING.

COMPREHENSIVE PLAN MAP DESIGNATION: Farm Residential

CURRENT ZONING: SL-5 The zoning ☒ is ☐ is not in compliance with the Comprehensive Plan map designation. Compliance must be attained prior to partitioning of the land.

Based on the zoning of the property, it may be possible, subject to compliance with all appropriate ordinance standards currently in effect, to subdivide or partition this property into 3 lots or parcels.

Each lot must have 25 feet of ACCESS to a public road. A road approach permit may be required. MINIMUM LOT SIZE will be 5ac. MINIMUM LOT WIDTH at building line will be 300 feet.

ANY CONSTRUCTION ON THE PROPERTY MUST OBSERVE THE FOLLOWING SETBACKS:

From front lot line 30' * From centerline of street 60' *
From side lot lines 10' From rear lot line 20'

*In regard to the setback from the front property line and the setback from the centerline of a street, the greater setback shall govern.

Partitioning standards, as identified in the Subdivision Ordinance, are applicable to the creation of any lot. A lot or parcel may not be more than four times deeper than it is wide, exclusive of a "flagpole". A flagpole shall not be longer than twice the width or length of the lot, whichever is lesser.

PROPOSED LAND USE: SFR - Septic Site evaluation

This use is a ☒ permitted use ☐ provisional use within the zone. A provisional use may be established, subject to approval by the Planning Commission or Zoning Commission.

The property ☐ is ☒ is not subject to FLOOD HAZARDS as identified on the Flood Hazard Base Maps. Lands subject to flood hazards may necessitate compliance with the standards of the County Flood Hazard Ordinance. If the land is within the flood hazard area, ☐ contact the Army Corps of Engineers, Portland area office (221-6411) for a letter confirming the base flood (100 year) mean elevation at that location. This letter must be presented prior to issuance of development permit.

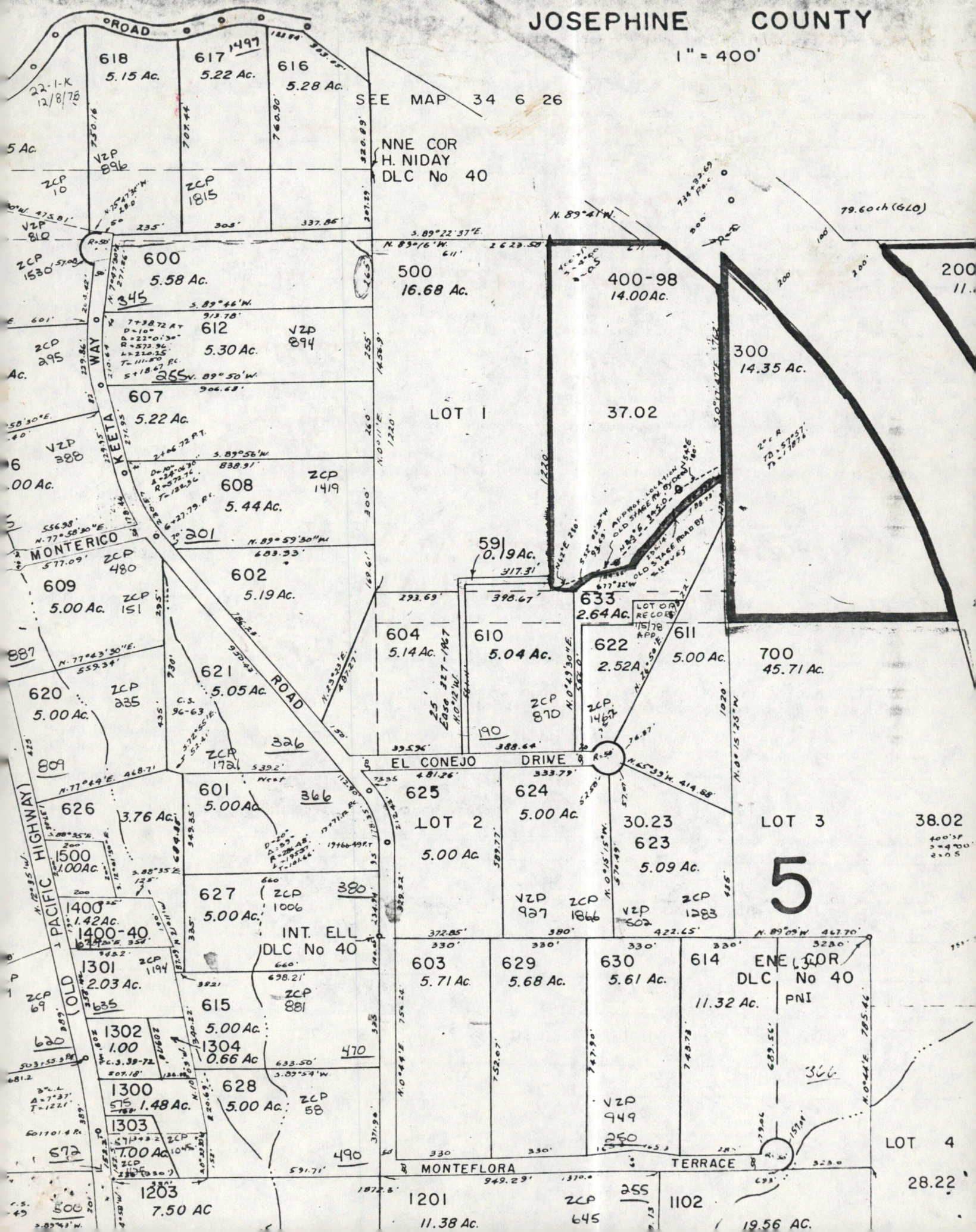
COMMENTS: _____

DATE: 11-14-80 Issued by: George Paul

Note: Submission of this form does not constitute approval of any lot, partition, or subdivision. Tax lots do not represent legal lots. Tax lots are parcel designations used for taxation purposes only.

Zoned Area II Number: 80-101

1" = 400'



NNE COR
H. NIDAY
DLC No 40

34-6-35 TL 500

