

2025 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active
Property Type	Residential
Legal Description	P.P. 2022-037, PARCEL 3, ACRES 4.71
Alternate Account Number	-
Neighborhood	0190 Demaray
Map Number	36-06-34-00-000504-00
Property Use	400-HBU Tract; Zone Res; Vacant
Levy Code Area	03
Zoning	RR5

Linked Properties -

2025 OWNER INFORMATION

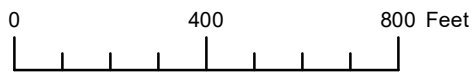
Owner Name	VALDEZ REVOCABLE LIVING TRUST, PETER
Mailing Address	3000 DEWOODY LN GRANTS PASS, OR 97527

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	400 Tract; Residential; Vacant	4.71 Acres
TOTALS		205167.60 Sq. ft / 4.71 acres

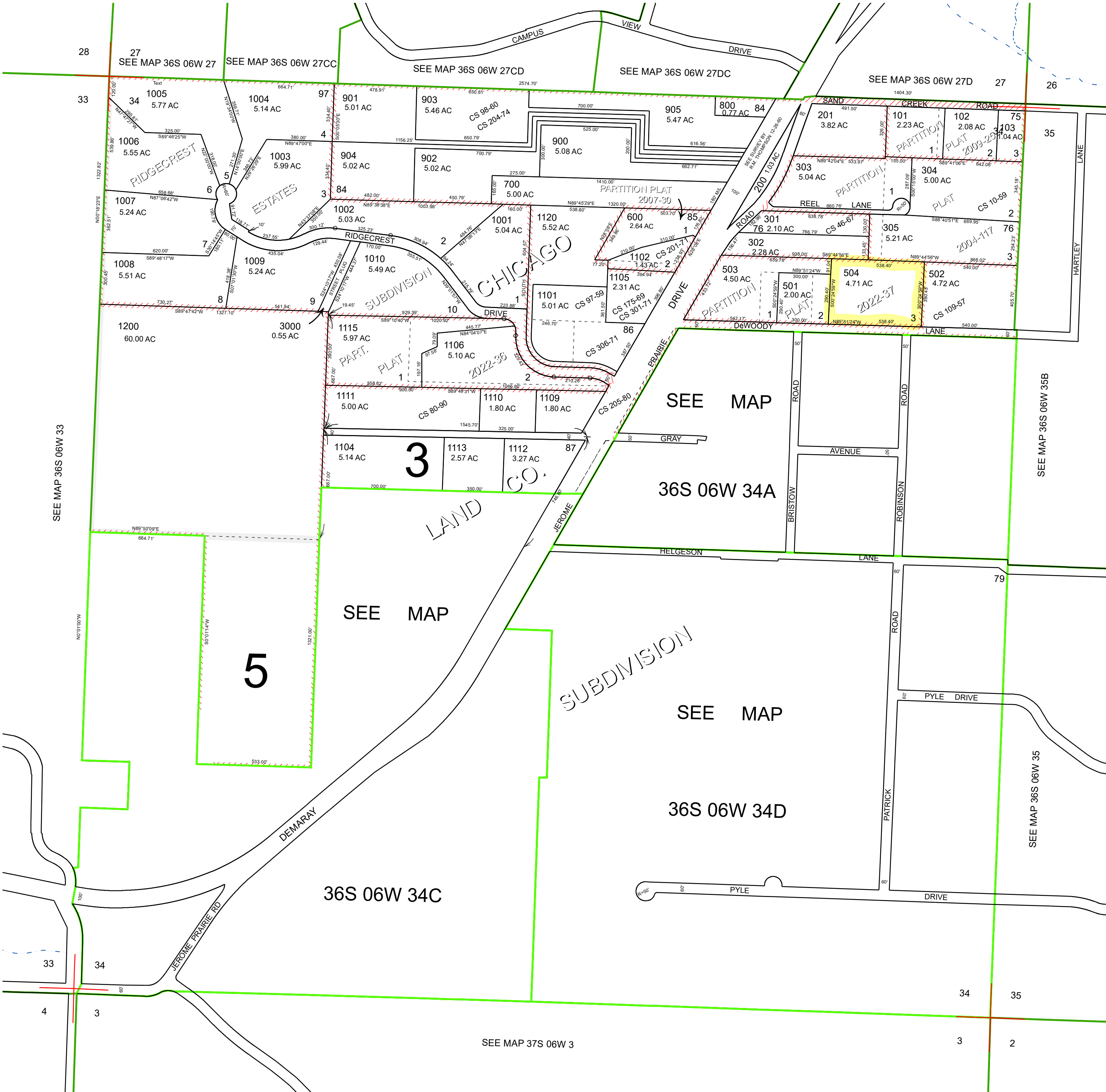
NOTE: PRIOR TO PARTITION ADDRESS
WAS 2925 JEROME PRAIRE, SINCE THEN
TAX LOT 503 WAS ASSINGED THE 2925
ADDRESS, TL 504 DOES NOT CURRENTLY
HAVE AN ADDRESS. 3/17/25

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 34 T.36S. R.6W. W.M.
JOSEPHINE COUNTY
1 " = 400 '

36 06 34



- CANCELLED:
- 2500
 - 1701
 - 2303
 - 1502
 - 1503
 - 1601
 - 1700
 - 1702
 - 1800
 - 1801
 - 1900
 - 2000
 - 2100
 - 2200
 - 2300
 - 2301
 - 2302
 - 2304
 - 2401
 - 2402
 - 2403
 - 2404
 - 2405
 - 2406
 - 3000
 - 1107
 - 1108
 - 890
 - 1600
 - 1117
 - 1118
 - 1119
 - 1190
 - 1191
 - 1116
 - 1103
 - 1000
 - 1192
 - 1193
 - 2800
 - 1590
 - 1501
 - 2790
 - 1300
 - 300
 - 400
 - 100
 - 2400
 - 1114
 - 1100
 - 1121
 - 1122
 - 1301
 - 1302
 - 1303
 - 1304
 - 1400
 - 1500
 - 1504
 - 2407
 - 2408
 - 2409
 - 2410
 - 2411
 - 2600
 - 2601
 - 2700
 - 2701
 - 2900
 - 2901
 - 500

36 06 34

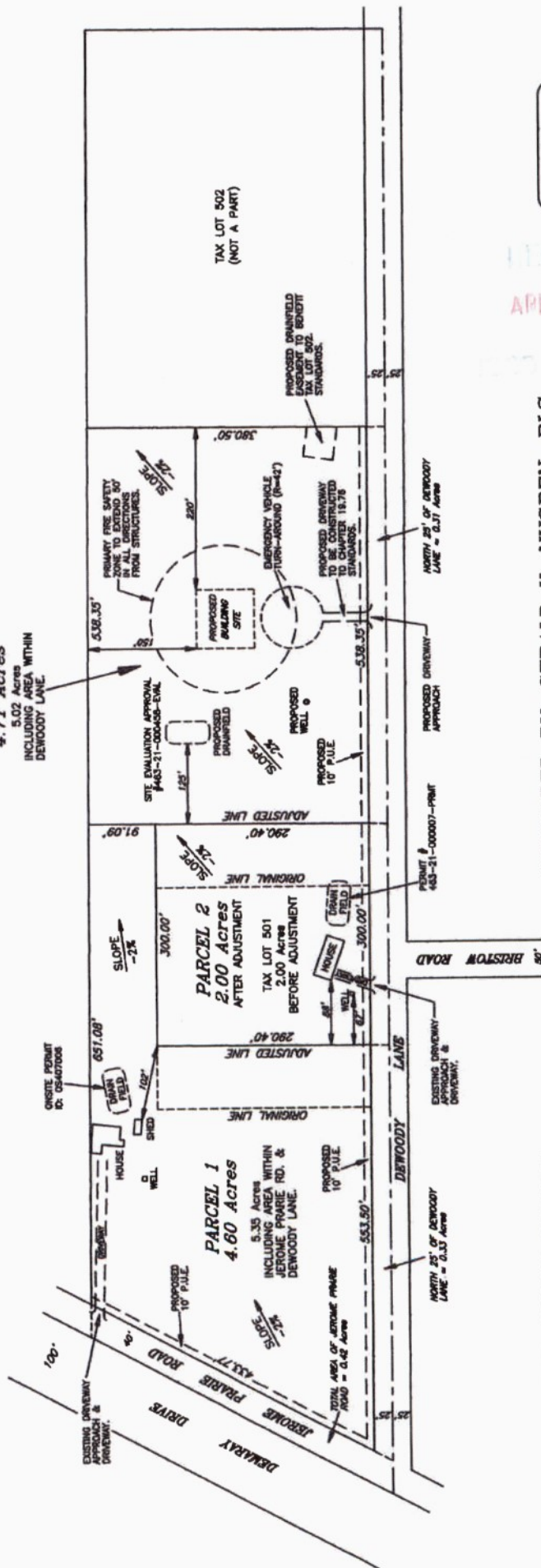
EXHIBIT

A

TENTATIVE PLAN FOR A PROPOSED PROPERTY LINE ADJUSTMENT & LAND PARTITION SITUATED IN THE NE1/4 OF SEC. 34, T.36S., R.6W., W.M., JOSEPHINE COUNTY, OREGON. (ASSESSOR'S MAP 36-6-34, TL's 500 & 501)

NOTES:
THE PROPOSED PROPERTY LINE ADJUSTMENT/LAND PARTITION
DOES NOT CONFLICT WITH ANY PUBLIC OR PRIVATE EASEMENTS.
THE PROPOSED IMPROVEMENTS SHOWN ON PARCEL 3 ARE FOR
CONCEPTUAL PURPOSES ONLY AND DO NOT REPRESENT EXACT
LOCATION.
A SHED AS SHOWN ON PREVIOUS DRAWINGS ENCRDACHING OVER
THE NORTH LINE OF PARCEL 2 HAS BEEN REMOVED.
WELL FLOW AND WATER QUALITY REPORTS WERE SUBMITTED FOR
BOTH EXISTING WELLS. (PARCEL 1 & PARCEL 2)

SCALE: 1" = 100'



PREPARED FOR: PETER VALDEZ
3000 DEWOODY LANE
GRANTS PASS, OR 97527
PH: 541-441-5435

PREPARED BY: GERALD V. NYGREN, PLS
522 BARKER DRIVE
MERLIN, OR 97532
PH: 541-476-7034



RECEIVED
APR 01 2022
COUNTY CLERK

DATE: MARCH 28, 2022



Residential Septic Site Evaluation Approval

463-21-000458-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 01/19/2022

Application status: Site Evaluation Approved

Work description: SITE EVALUATION

Applicant: VALDEZ REV LIV TRUST, PETER

%VALDEZ, PETER TRUSTEE

Phone: 5414415435

Owner: VALDEZ REV LIV TRUST, PETER
Address: %VALEDEZ, PETER
TRUSTEETHOMPSON LIV TRUST,
GLO
%VALEDEZ, PETER TRUSTEE &
THOMPSON LIV TRUST, GLORIA J
ET AL
GRANTS PASS OR 97527

Property address: 2925 Jerome Prairie Rd, Grants
Pass, OR 97527

Parcel: 3606340000050000 - Primary

Lot size: N/A

Zoning: N/A

Directions to Property: Redwood HWY West to Demaray Drive to Sand Creek Road to Hartly Lane.
Turn right on Hartly Lane to Dewoody Lane turn right after 250 yards to pink flagging on right

Water supply: Well

City/County/UGB: County

Proposed use of structure: SFR

Category of construction: Single Family Dwelling

General Specifications

Max peak design flow: 450 gpd.

Min septic tank volume: 1000 gal.

Special tank reqmts: Depending on tank placement location, pump may be required.

Comments: *Curtain Drain required

Proposed gallons per day: 450 gpd.

Min dosing tank volume: N/A

System Specifications

System type:

System distribution type:

Distribution method:

Trench Specifications

Trench linear feet:

Max depth:

Min depth:

Special Requirements

Initial System

Standard

Serial

Serial

Initial System

300 linear ft.

30 in.

24 in.

Initial System

Replacement Area

Standard

Serial

Serial

Replacement Area

300 linear ft.

30 in.

24 in.

Replacement Area

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

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 01/19/2022**Application status:** Site Evaluation Approved**Work description:** SITE EVALUATION

Stakeout required:	Yes	Yes
Groundwater interceptor:	Yes	Yes
Groundwater interceptor depth:	48 in.	48 in.
Drainfield type:	Standard	Standard

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

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

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

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

Danielle Morvan

1/19/22

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

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Township: 36 S Range: 6 W

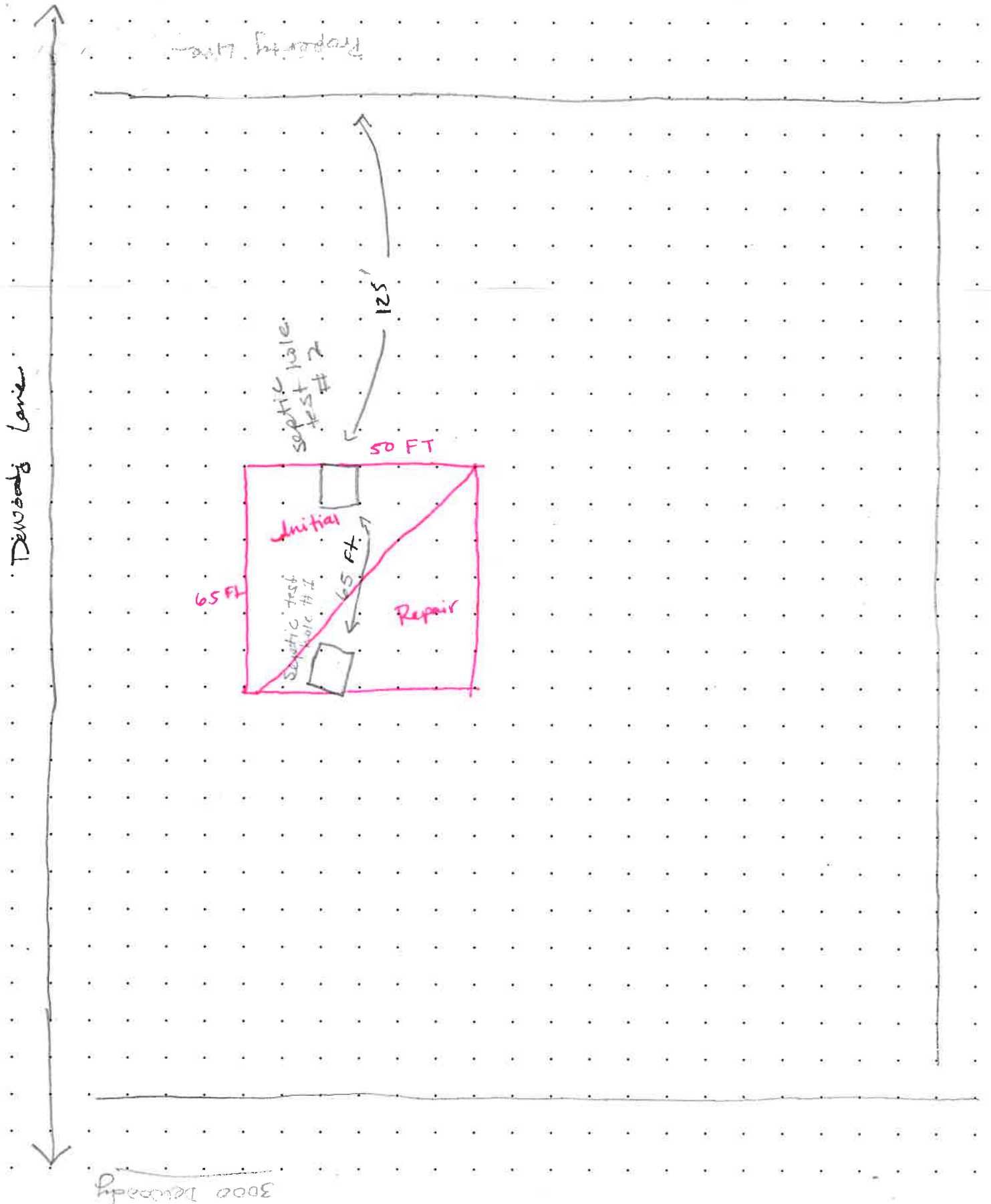
Section: 34 Property ID: _____

Owner/Applicant: Peter Valdez

Evaluator: Danielle Morvan

Inspection Date(s): _____

Application Number: 463-21-000458-EVAL



SITE EVALUATION FIELD WORKSHEET

Township: 34 Range: 06 Section: 34 Property ID: TL 501
 Owner/Applicant: Peter Valdez Evaluator: Daniella Morvan
 Inspection Date(s): _____ Application Number: 463-21-000458-EVAL

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0-8	SL	^{Roots} 3-VF, fine; ^{Latex} 10YR 3/1; wsbk
	9-20	SL	2-VF, fine; 10YR 4/2; wsbk
	21-47	coat ss SL	1-VF, fine; 10YR 5/3; wsbk
Pit 2			Similar to test pit 1
Pit 3			
Pit 4			

Landscape Notes: Curtain Drain Required

Slope: 2-7.1% Aspect: _____ Groundwater Type: _____

Other Site Notes: According to topographical map, sand creek runs through neighboring tax lot

SYSTEM SPECIFICATIONS

Design Flow: 450 gpd

Initial System: _____

Disposal Facility: 300 linear feet/square feet Maximum Depth: 30 inches Minimum Depth: 24 inches

Replacement System: _____

Disposal Facility: 300 linear feet/square feet Maximum Depth: 30 inches Minimum Depth: 24 inches

Special Conditions: Curtain Drain + stake out required



Application for Onsite Sewage Treatment System

700 NW Dimmick
Street, Suite B
Grants Pass, OR 97526
541-474-5444

For ONSITE SEPTIC Use Only:

Date received _____
Fee paid _____
Receipt number _____
Application number _____
Date of 1st response _____
Date of 2nd response _____
Date of final response _____
Date of completion _____

Scanned

Data Entry

Date Stamp

A. Property Owner Information

Name Peter B. Valdez Mailing Address (Street or PO Box, City, State, Zip Code) 3000 DeWoody Lane, Grants Pass, OR 97527 Phone Number 541 441 5435

B. Legal Property Description

Township 36 S Range 6 W Section 34 Tax Lot Part of 500 Tax Account Number R321101 Acreage or Lot Size 9.51
County Josephine Subdivision Name _____ Lot _____ Block _____

Property Address: 3000 DeWoody Lane, Grants Pass, OR 97527
Address City State Zip Code

Directions to Property: From Grants Pass - Redwood Hwy west - Remaray drive - sandcreek Rd - Hartly Lane
Turn Rt(S) on Hartly Lane - DeWoody LN - Rt 250 yds to Pink flagging on Right

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:

☐ Single Family Residence

Number of Bedrooms _____

☐ Other _____

Proposed Facility:

☒ Single Family Residence

Number of Bedrooms 2

☐ Other _____

Water Supply:

☐ Public

Name _____

☒ Private

Well, Spring, Shared

D. Type of Application

☒ Site Evaluation

☐ Construction

☐ Permit Repair

☐ 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 Josephine County Onsite Septic and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature

Date

Applicant's Name - Please Print Legibly

Applicant's Phone Number

Applicant's E-mail Address

Applicant's Mailing Address

Applicant is the

☒ Owner

☐ Authorized Representative

☐ Licensed Septic Installer

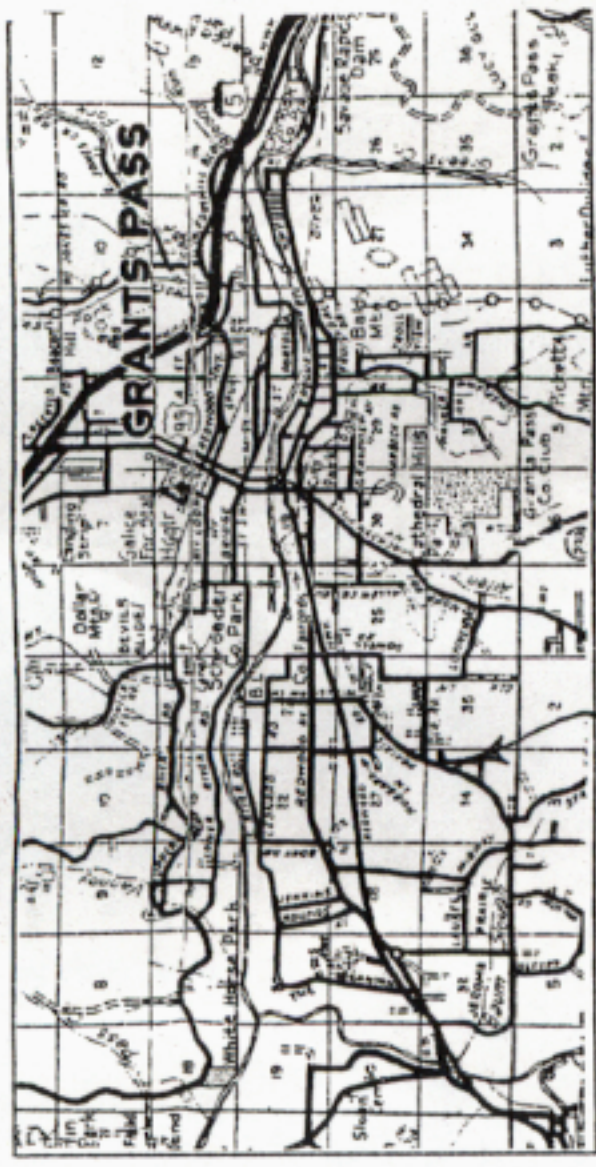
☐ Authorization
Attached

Installer's Name

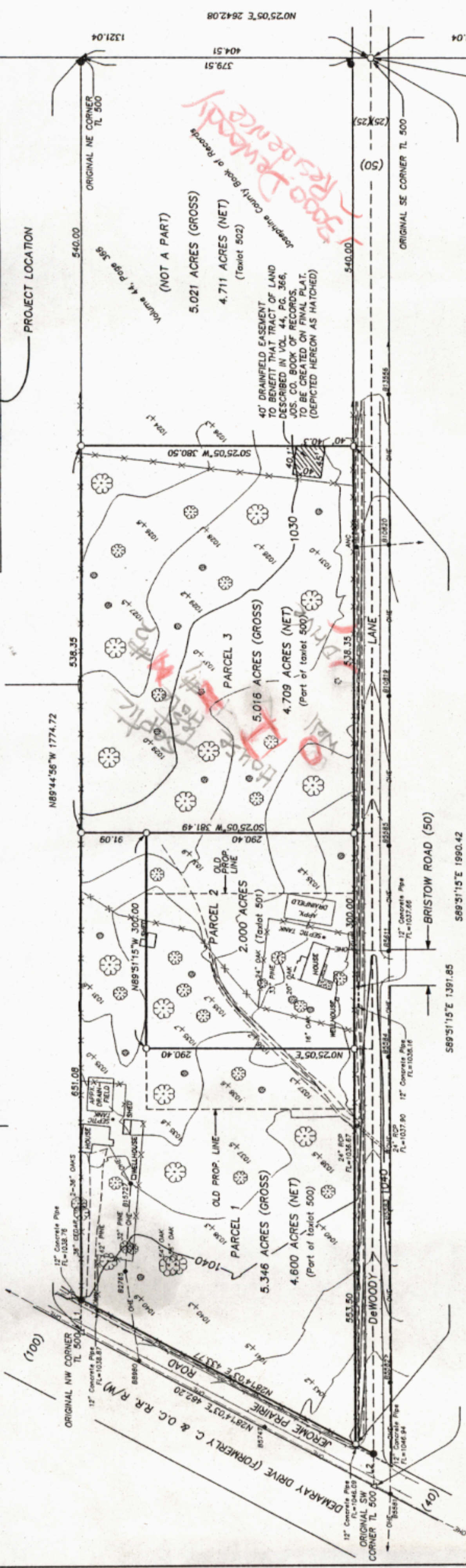
"PRE-APPLICATION" DRAWING OF PROPOSED PROPERTY LINE ADJUSTMENT & LAND PARTITION

LOCATED IN TRACT 76, CHICAGO LAND COMPANYS SUBDIVISION
SITUATED IN THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON (2925 JEROME PRAIRIE ROAD & 3250 DEWOODY LANE, GRANTS PASS, OREGON, 97527)

VICINITY MAP



PROJECT LOCATION



LEGEND/NOTES

SCALE: 1 INCH = 100 FEET
DATE: JANUARY 29, 2014
BASIS OF BEARINGS: PARTITION PLAT NO. 2004-117
BASIS OF ELEVATIONS: NGVD '29 (JOSEPHINE CO. / CITY OF GRANTS PASS BM "SAND")
CONTOUR INTERVAL: 2 FEET (MINOR) 10 FEET (MAJOR)
● = FOUND MONUMENT OR PROPERTY CORNER
○ = PROPERTY CORNER TO BE SET ON FINAL PLAT.
Δ = CALCULATED OR COMPUTED POSITION, NOTHING FOUND OR SET.
--- = 4 FT. WIRE FENCE
--- = OVERHEAD ELECTRIC POWER & COMMUNICATION
--- = COMMUNICATION PEDESTAL
--- = GRAVEL ROAD / DRIVEWAY
--- = PAVED ROAD / DRIVEWAY
--- = TREE (SIZE & TYPE)
M/L = MORE OR LESS
EXISTING USE: PARCELS 1 & 2: IMPROVED (RESIDENTIAL)
PARCEL 3: UNIMPROVED
ZONING: RURAL RESIDENTIAL (RR-5)

DRAWING PREPARED BY: JOHN J. VOORHEIS, LS 2635
POST OFFICE BOX 1439
MERLIN, OREGON 97532-1439
(541) 476-0601

OWNER TAXLOT 500: PETER BERNARDINO VALDEZ, ELSIE M. COOK, GLORIA J. THOMPSON
LIVING TRUST (GLORIA J. THOMPSON, TRUSTEE)
3000 DEWOODY LANE
GRANTS PASS, OR 97527

OWNER TAXLOT 501: GLORIA J. THOMPSON LIVING TRUST
(GLORIA J. THOMPSON, TRUSTEE)
3250 DEWOODY LANE
GRANTS PASS, OR 97527

APPLICANT: PETER B. "BEN" VALDEZ
3000 DEWOODY LANE
GRANTS PASS, OR 97527
(541) 441-5435

SCHOOL DISTRICT: THREE RIVERS
WATER SOURCE: PRIVATE WELLS
SEWAGE DISPOSAL: SUBSURFACE
NOTE: PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
TOTAL SITE AREA: 11.31 ACRES M/L

REVISION TO MAP PRIOR TO SUBMITTAL (MAY 23, 2014):
1) ADDED PROPOSED DRAINFIELD EASEMENT LOCATED NEAR THE SE CORNER OF PROPOSED PARCEL 1 & BENEFITTING THE ADJOINING PROPERTY DESCRIBED IN VOL. 44, PG. 366, JOS. CO. BOOK OF RECORDS.

LINE	DISTANCE	BEARING
L1	45.30	N89°44'56"W
L2	45.34	N89°51'15"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JOHN J. VOORHEIS
JULY 26, 1993
2635

LICENSE RENEWAL DATE: JUNE 30, 2016
VOORHEIS LAND SURVEYING
JOHN J. VOORHEIS, LS 2635
POST OFFICE BOX 1439
MERLIN, OREGON 97532
(541) 476-0601



Josephine County, Oregon

Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

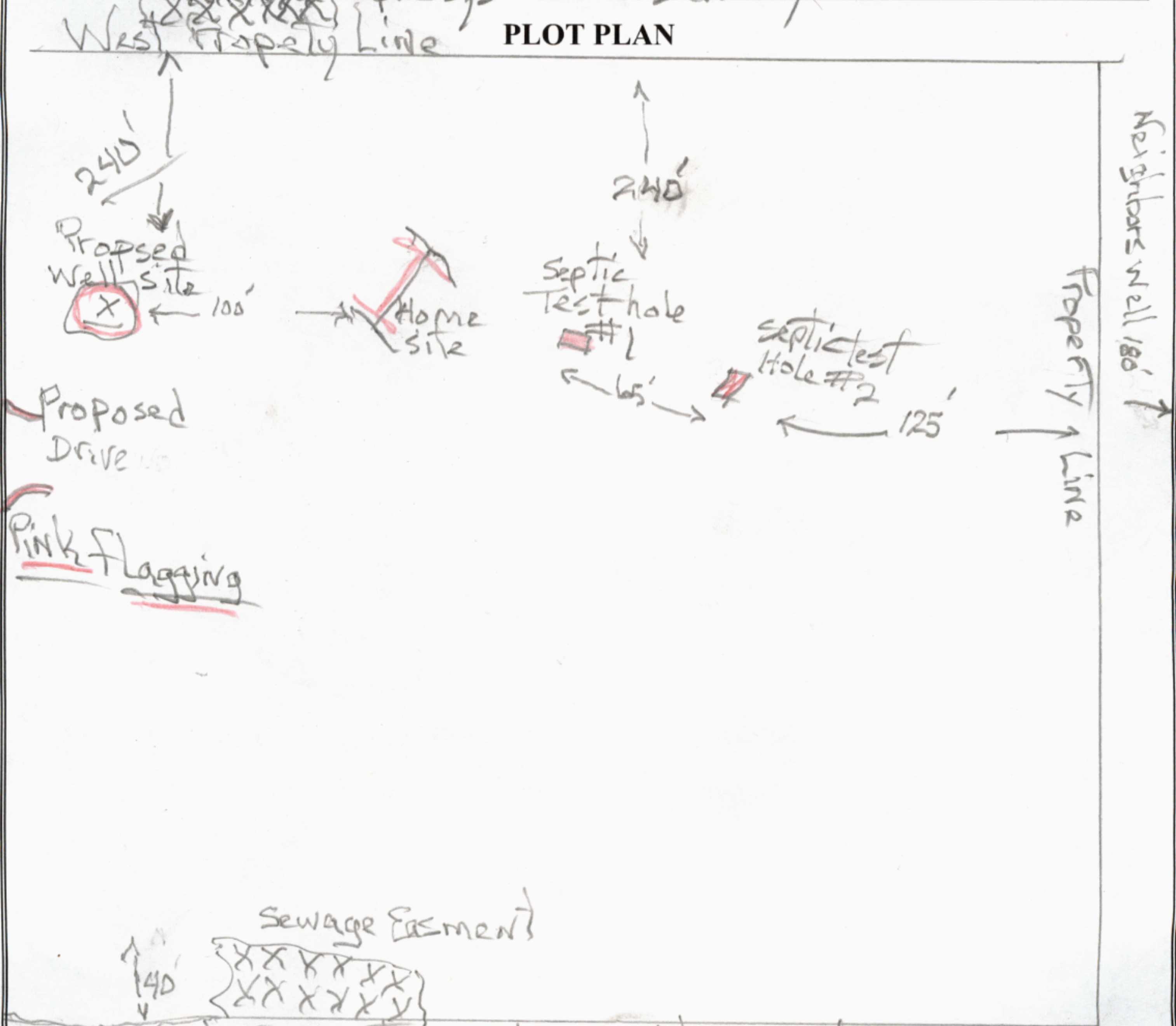
E-mail: planning@co.josephine.or.us

DATE: 11-15-21 TWN 36 S RNG 6 W SEC 34 ^{NE 1/4} QQ TL

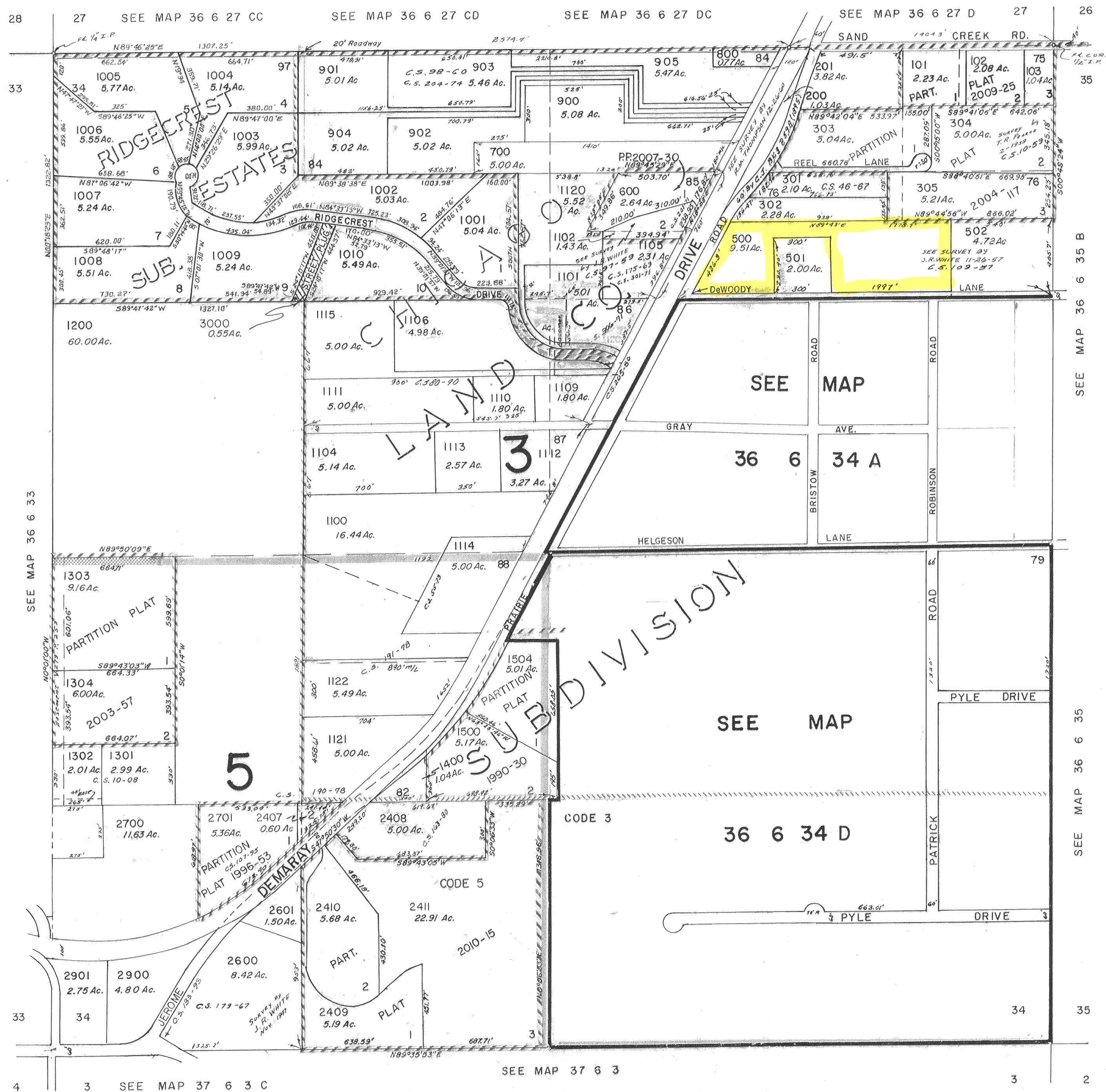
OWNER'S NAME: Peter B. Valdez

ADDRESS: 3000 DeWoody Lane

PLOT PLAN



SIGNATURE: Peter B. Valdez DATE: 11-15-21

$$I'' = 400'$$


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