

VICINITY MAP
NOT TO SCALE

NOTES

1. AMERITITLE PRELIMINARY TITLE REPORT, POLICY NUMBER 1001124, REPORT NO. 2, DATED APRIL 23, 2025, WAS USED IN PREPARING THIS SURVEY

2. SITE ADDRESS: 93670 VIKING LN. NORTH BEND, OR 97459

BASIS OF BEARING AND HORIZONTAL DATUM

BEARINGS AND COORDINATES SHOWN ARE BASED ON OREGON STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83(2011) EPOCH 2010.0000 (APPLIED TO THE LINE BETWEEN FOUND MONUMENTS NUMBERED NGNO-G05 AND WM24S13W500540) ESTABLISHED BY THIS SURVEY, RESULTING IN A BEARING OF NORTH 88°18'33" WEST, 3007.90 FEET (GROUND). THIS SURVEY USES INTERNATIONAL FEET UNITS.

DISTANCES SHOWN ARE GROUND DISTANCES. THE COMBINED GROUND TO GRID SCALE FACTOR IS 0.99991051. THIS IS BASED ON AVERAGE OF THE TWO PRIMARY CONTROL POINTS WITHIN THE PROJECT AREA.

PROCEDURAL AND EQUIPMENT NOTES

THE FIELD SURVEY WAS PERFORMED USING A TRIMBLE S7 ROBOTIC TOTAL STATION, TWO TRIMBLE R12i GNSS RECEIVERS, ONE TRIMBLE TSC5 CONTROLLER WITH TRIMBLE ACCESS SOFTWARE, BASE-ROVER RTK AND CONVENTIONAL TOTAL STATION MEASUREMENTS WERE USED TO COLLECT THE FIELD DATA. TRIMBLE BUSINESS CENTER VERSION 5.70 WAS USED TO PROCESS THE FIELD DATA.

COOS COUNTY DEED REFERENCES

- D1 BARGAIN AND SALE DEED (CORRECTED) - MICROFILM RECORDS 75-08-117727
- D2 WATER UTILITY EASEMENT - MICROFILM RECORDS 92-08-1140
- D3 RIGHT OF WAY & UTILITY EASEMENT - MICROFILM RECORDS 95-06-0392
- D4 WATER UTILITY EASEMENT - INSTRUMENT NUMBER 2000-10849
- D5 ACCESS & ROAD MAINTENANCE AGREEMENT- INSTRUMENT NUMBER 2004-7989
- D6 UTILITY EASEMENT - INSTRUMENT NUMBER 2008-3828
- D7 STATUTORY WARRANTY DEED - MICROFILM RECORDS 95-09-0687

COOS COUNTY SURVEY RECORDS

- S1 - COOS COUNTY SURVEY *6B35
- S2 - COOS COUNTY SURVEY *7B7
- S3 - COOS COUNTY SURVEY *7A89
- S4 - COOS COUNTY SURVEY *7A111
- S5 - COOS COUNTY SURVEY *7B31
- S6 - COOS COUNTY SURVEY *7A12
- S7 - COOS COUNTY SURVEY *7B34
- S8 - COOS COUNTY SURVEY *7B48

PARTITION PLAT
SCHOOL DISTRICT 13 SITE

LYING WITHIN SECTION 11
TOWNSHIP 24 SOUTH, RANGE 13 WEST, W.M.
COOS COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, ANDREW SILBERNAGEL, PROFESSIONAL LAND SURVEYOR OF OREGON *79198, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE PARTITIONED LAND DESCRIBED BELOW BASED ON REFERENCE DEEDS AND SURVEYS, AND THAT I HAVE INDICATED THE DIMENSIONS AND TYPE OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS92.060(1).

SAID TRACT OF LAND CONVEYED IN DEED _____ IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT BEING MARKED BY AN IRON ROD WITH YELLOW PLASTIC CAP; THENCE SOUTH 83°41'22" EAST 842.75 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°47'26"E 471.03 FEET TO A 1/2 INCH IRON PIPE, THENCE SOUTH 88°15'25" EAST 329.15 FEET TO THE WESTERLY BOUNDARY OF THE VALLEY CREST PLANNED COMMUNITY AS DESCRIBED IN THE FINAL PLAT IN VOLUME 12 PAGE 9, COOS COUNTY DEEDS AND RECORDS, SAID POINT BEING MARKED BY AN IRON ROD WITH YELLOW PLASTIC CAP; THENCE SOUTH 01°42'02" WEST 550.00 FEET ALONG SAID WESTERLY BOUNDARY TO AN IRON ROD WITH YELLOW PLASTIC CAP; THENCE NORTH 87°58'56" WEST 800.00 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP; THENCE NORTH 01°42'02" EAST 550.00 FEET TO THE POINT OF BEGINNING.

COUNTY SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 8.1 AND THAT ALL MONUMENTS HAVE BEEN SET PURSUANT TO THIS ORDINANCE.
SIGNED THIS _____ DAY OF _____, 2025.

MICHAEL L. DADO
COUNTY SURVEYOR _____

COUNTY ASSESSOR'S CERTIFICATE

I HERBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN UPON THE PARCEL HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.
SIGNED THIS _____ DAY OF _____, 2025.

JASON E. CORBUS
COUNTY ASSESSOR _____

COUNTY CLERK'S CERTIFICATE

I, JULIE A. BRECKE, COUNTY CLERK OF COOS COUNTY, OREGON HERBY CERTIFY THAT THIS LAND PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN

MICROFILM NO. _____ CABINET _____ PAGE _____

RECORD OF PLATS, THIS _____ DAY OF _____, 2025

JULIE A. BRECKE
COUNTY CLERK
COOS COUNTY, OREGON _____

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SHOWN PLAT IS IN CONFORMITY WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

JILL ROLFE _____

COUNTY ROADMASTER'S CERTIFICATE

I HEREBY CERTIFY THAT THE SHOWN PLAT IS IN CONFORMITY WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

PAUL SLATER _____

SHEET INDEX

1. VICINITY MAP, LEGAL DESCRIPTION, & REFERENCES
2. SURVEY NARRATIVE & MONUMENT TABLES
3. SURVEY SHEET

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT SCHOOL DISTRICT 13 IS THE OWNER OF RECORD OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

- 1). THE UNDERSIGNED HEREBY AGREE THAT THEY WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR THE ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.
- 2). HEREBY CREATE NON-EXCLUSIVE 60' WIDE ACCESS EASEMENT ALONG VIKING LANE AS SHOWN ON SAID PLAT.

OWNERS

SCHOOL DISTRICT 13
COOS COUNTY, OREGON _____

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENT THAT SCHOOL DISTRICT 13 IS THE OWNER OF RECORD OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

- 1). THE UNDERSIGNED HEREBY AGREE THAT THEY WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR THE ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.
- 2). HEREBY CREATE NON-EXCLUSIVE 40' WIDE ACCESS EASEMENT ALONG VIKING LANE AS SHOWN ON SAID PLAT.

STATE OF OREGON)
COUNTY OF COOS) SS
ON THIS _____ DAY OF _____, 2025,
BEFORE ME, PERSONALLY APPEARED _____, AND
ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND
DEED ON BEHALF OF _____

NOTARY PUBLIC _____

PRINTED NAME: _____

NOTARY PUBLIC - STATE OF _____

COMMISSION NO: _____

MY COMMISSION EXPIRES _____

FILE NAME: WO_573938-04_PP.dgn



3500 Chad Drive, Suite 200
Eugene, Oregon 97408
541-683-6090

SCHOOL
DISTRICT 13 SITE
PARTITION PLAT
COOS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2026
SIGNED: _____

JUNE, 2025		NO SCALE SHEET 1 OF 3
DESIGNED: N. KANZIG		PROJ. NO. 2582.80092.62
N. KANZIG	CHK'D: A. SILBERNAGEL	SER. NO. 356298-C

PARTITION PLAT
SCHOOL DISTRICT 13 SITE
LYING WITHIN SECTION 11
TOWNSHIP 24 SOUTH, RANGE 13 WEST, W.M.
COOS COUNTY, OREGON

SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF BONNEVILLE POWER ADMINISTRATION (BPA). THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF A PROPOSED NEW MAINTENANCE HEADQUARTERS SITE. THE SITE IS LOCATED IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, COOS COUNTY, OREGON. THIS SITE IS IN THE UNINCORPORATED COMMUNITY OF HAUSER, OREGON, AND HAS BEEN COMMONLY REFERRED TO AS THE SCHOOL DISTRICT 13 SITE, BY THIS PROJECT.

THE REQUESTED PROPERTY IS COOS COUNTY TAX LOT 900 ON TAX ASSESSOR'S MAP *24-13-1 AND IS CURRENTLY OWNED BY SCHOOL DISTRICT 13. THE CURRENT VESTING DEED FOR THE PROPERTY IS THE BARGAIN AND SALE DEED TO SCHOOL DISTRICT 13, RECORDED AUGUST 19 , 1975 IN THE BOOK OF RECORDS OF COOS COUNTY, AS MICROFILM REEL NO. 75-8-117727, AND IS DESCRIBED IN PARCELS 1, 2, 3, AND 4. THE INITIAL FIELD WORK FOR THIS SURVEY WAS PERFORMED IN MARCH OF 2024.

BELOW IS AN EXPLANATION OF HOW THE BOUNDARY LINES WERE RESOLVED.

BOUNDARY RESOLUTION

IN 1965, THE SUBJECT PROPERTY WAS SURVEYED BY RONALD L. DURHAM OF LSWD CONSULTANTS AND SURVEYORS, AS COOS COUNTY SURVEY 7B-7 RECORDED AUGUST 30, 1965. THIS SURVEY USES SAID SURVEY AS THE MAIN SOURCE OF THE RESOLUTION. THIS SURVEY RECOVERED AS MANY OF THE BOUNDARY MONUMENTS FROM SAID SURVEY AS POSSIBLE. WHERE THERE WAS A BOUNDARY MONUMENT ON SAID PLAT, AND THIS SURVEY DID NOT RECOVER, THERE WERE SIGNS OF GROUND DISTURBANCE.

WHEN THERE WERE MONUMENTS IN GOOD CONDITION, THEY WERE HELD. WHEN THEY WERE MISSING SAID SURVEY ALONG WITH THE DEED RECORDS WERE HELD TO CALCULATE THE POSITIONS, AS NOTED ON SHEET 3.

CONTROL MONUMENT TABLE

PT ID	GRID NORTHING	GRID EASTING	SET DATE	DESCRIPTION
NBNO-G01	690427.14	3935777.04	03/05/2024	FOUND 5/8" IRON ROD W/ OPC Stamped "OBECC"
NBNO-G02	690861.76	3935756.10	03/05/2024	FOUND 5/8" IRON ROD W/ OPC Stamped "OBECC"
NBNO-G05	690884.47	3937233.75	03/05/2024	SET 5/8" IR W/ OPC STAMPED "DOWL CONTROL"

SET MONUMENT TABLE

PT ID	GRID NORTHING	GRID EASTING	SET DATE	DESCRIPTION
NBNO-PC01	690782.23	3937764.72	XX/XX/XXXX	TBD
NBNO-PC02	690232.52	3937748.40	XX/XX/XXXX	TBD
NBNO-PC03	690204.35	3938547.83	XX/XX/XXXX	TBD


RECOVERED MONUMENT TABLE

PT ID	GRID NORTHING	GRID EASTING	DATE	DESCRIPTION
I00	690901.88	3936278.06	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "STUNTZNER ENG" EAST 0.5' OF 4"X5' PIPE
WM24S13W540540	690874.85	3936927.16	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "LS 2052"
I11	690846.85	3936147.58	3/5/2024	FOUND 5/8" REBAR, BENT
I12	690829.00	3936575.43	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "STUNTZNER ENG"
I13	690838.80	3936335.66	3/5/2024	FOUND 5/8" REBAR, NO CAP
WM24S13W560540	690823.59	3938237.34	3/5/2024	FOUND 3/4" IRON PIPE
I15	690749.23	3938709.29	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
I16	690771.18	3938640.40	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
I17	690784.03	3938565.13	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
I19	690849.27	3937577.01	3/5/2024	FOUND 1/2" IRON PIPE
I20	690789.55	3937575.04	3/5/2024	FOUND 5/8" IRON PIPE
I21	690814.00	3938565.93	3/5/2024	FOUND 2" ALUMINUM PIPE
I22	690754.06	3938564.37	3/5/2024	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "LS 2038"
I23	690845.27	3936179.15	3/5/2024	FOUND 1/2" IRON PIPE
WM24S13W565520	689479.75	3938526.32	3/5/2024	FOUND 2" ALUMINUM CAP "SILC-W-E-SE 1/256 1994 LS 2052"
I25	689464.47	3938199.00	3/5/2024	FOUND 2" ALUMINUM PIPE
I26	689671.51	3936153.46	3/5/2024	FOUND 1/2" IRON PIPE
I27	689640.38	3936648.41	3/5/2024	FOUND 1/2" IRON PIPE
I28	689717.78	3936701.50	3/5/2024	FOUND 1/2" IRON PIPE
WM24S13W540520	689555.02	3936895.16	3/5/2024	FOUND 1/2" IRON PIPE W/ T-FITTING
I30	689291.91	3936883.86	3/5/2024	FOUND 1/2" IRON PIPE
I31	689698.16	3936901.23	3/5/2024	FOUND 1/2" IRON PIPE
I32	690598.60	3936160.65	3/5/2024	FOUND 1/2" IRON PIPE
I33	690529.34	3936563.18	3/5/2024	FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP "STUNTZNER ENG"
I50	690764.07	3938235.40	3/5/2024	FOUND 1/2" IRON PIPE

FILE NAME: WO_573938-04_PP.dgn


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198
RENEWS: JUNE 30, 2026
SIGNED: -----



BONNEVILLE
POWER ADMINISTRATION

3500 Chad Drive, Suite 200
Eugene, Oregon 97408
541-683-6090



SCHOOL
DISTRICT 13 SITE
PARTITION PLAT
COOS COUNTY, OREGON

NO SCALE
SHEET 2 OF 3

DESIGNED: N. KANZIG

N. KANZIG

CHK'D: A. SILBERNAGEL

SER. NO. 356298-C

PROJ. NO. 2582.80092.62

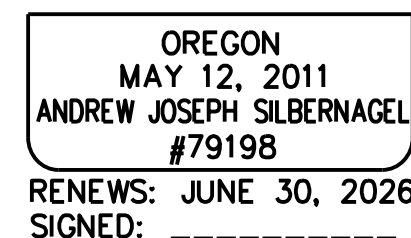
LYING WITHIN SECTION 11
TOWNSHIP 24 SOUTH, RANGE 13 WEST, W.M.
COOS COUNTY, OREGON





AREA OF PROPOSED PARCEL: 10.10 ACRES +/-

LAND PLANNER: BONNEVILLE POWER ADMINISTRATION (BPA)

=====	PLSS SECTION LINE
=====	PLSS 1/4 SECTION LINE
- - - - -	PLSS 1/16 SECTION LINE
- - - - -	PRIVATE PROPERTY LINE
- - - - -	RIGHT OF WAY LINE
- - - - -	CENTER LINE
- - - - -	PRIVATE EASEMENT
- - - - -	PROPOSED ACQUISITION



 DOWL	3500 Chad Drive, Suite 200 Eugene, Oregon 97408 541-683-6090
 BONNEVILLE POWER ADMINISTRATION	<h2 style="margin: 0;">SCHOOL</h2> <h2 style="margin: 0;">DISTRICT 13 SITE</h2> <h3 style="margin: 0;">PARTITION PLAT</h3> <h3 style="margin: 0;">COOS COUNTY, OREGON</h3>
SCALE: 1" = 200' SHEET 3 OF 3	
JUNE, 2025	
DESIGNED: N. KANZIG	PROJ. NO. 2582.80092.62
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