



Community Development Department
PO Box 2460 16345 Sixth Street
La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462
Email: info@lapineoregon.gov

Partition Application

Fee \$ 1,600.00

File Number # _____

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name David Reed Phone (541)551-0057 Fax _____

Address PO BOX 1808 City Bandon State OR Zip Code 97411

Email Info@waywardstudio.com

Property Owner Ron La Franchi Phone (541)396-5571 Fax _____

Address 580 N. Central Blvd. City Coquille State OR Zip Code 97423

Email Joshlafranchi@yahoo.com

PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) Intersection of Hwy 97 and Morson.

Site Address: 51385 Hwy 97, La Pine OR 97739 22S-10E-15DA/TL 701

Tax lot number T-15 R-13 Section See above Tax Lot(s) See above

Zoning Traditional Commercial Total Land Area _____ (Square Ft.) 1.03 (Acres)

Present Land Use Commercial development - Motel (currently vacant)



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PROJECT DESCRIPTION

Describe Project: Request to partition the subject property into two lots for future commercial development.

Project is further described in the attached narrative.

PROFESSIONAL SERVICES

Surveyor/Engineer Terence Campbell Phone (530)408-9013 Fax

Address 5530 Palmer Dr. City Weed State CA Zip Code 96094

Email Bandonsurveyor@gmail.com

FOR OFFICE USE ONLY

Date Received: 8/22/2023

Rec'd By: Amanda Metcalf

Fee Paid: \$1,600.00

Receipt #: 152240680

SUBMITTAL REQUIREMENTS

REQUIRED ITEMS TO BE SUBMITTED FOR PARTITION REVIEW.

Note: additional information may be required depending on the actual project.

- Application. The application must be signed by the owner(s) and include information requested on the application form. If the owner does not sign, then a letter of authorization must be signed by the owner for the agent.
- Title Report or subdivision guarantee, including legal description of property.



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- ☒ Fee, Plus, if needed- Hearing (Specially Set); Non Hearings Officer ***DEPOSIT ONLY- Fee May Be Higher Based on Actual Cost of Services
- ☒ Burden of proof statement, three (3) copies addressing approval criteria
- ☒ A vicinity map.
- ☒ Supplemental information: All agreements with local governments that affect the land and proposed use of property.
- ☒ Electronic copy of all plans and burden of proof on CD (Adobe or Jpeg preferred).
- ☒ Tentative Plan. Seven (7) copies of the tentative plan which must be folded individually, or in sets to 8 ½" X 11" in size and one (1) 8 1/2" x 11" or 11" x 17" reduced copy of the tentative plan is required. The scale cannot be greater than 1 inch = 50 feet. The tentative plan shall be accurately drawn to scale, and shall include:
 - ☒ A north arrow, scale and date of map and property identified.
 - ☒ Location of the property by section, township and range, and a legal description defining the location and boundaries of the proposed tract to be divided.
 - ☒ Names, addresses, and telephone numbers of the property owner, applicant, and engineer or surveyor used.
 - ☒ Existing and proposed streets and alleys, including locations, name, pavement widths, rights-of-way width, approximate radius of curves, and street grades.
 - ☒ Adjacent property boundaries, property owners and land uses including zoning.
 - ☒ Access: The locations and widths of existing and proposed access points along with any off-site driveways effected by the proposal.
 - ☒ Easements: The locations, widths, and purposes of all existing and proposed easements on or abutting the property.
 - ☒ Utilities: The location of all existing and proposed public and private sanitary sewers, water lines and fire hydrants on and abutting the property.



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- ☒ Topography: Ground elevations shown 5 foot intervals for ground slopes 5% or greater.
- ☒ Trees: All trees with a diameter of 6+ inches at three feet above grade.
- ☒ Site features: Irrigation canals, ditches & areas subject to flooding or ponding, rock outcroppings, etc. shall be shown.
- ☒ Parcel dimensions: Dimensions of existing and proposed parcels.
- ☒ Parcel numbers: Parcel numbers for partitions numbers and blocks for land divisions.
- ☒ Setbacks from all property lines and present uses of all structures.
- ☒ All portions of land to be dedicated for public use.
- ☒ Zero lot line residential developments: All building footprints and setbacks shall be clearly indicated on the plan.

By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Please note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Owner: _____ Date: _____

Signature

Applicant: _____ Date: 8/14/2023

Signature

Please note: additional information may be required by the City prior to the application being deemed complete.

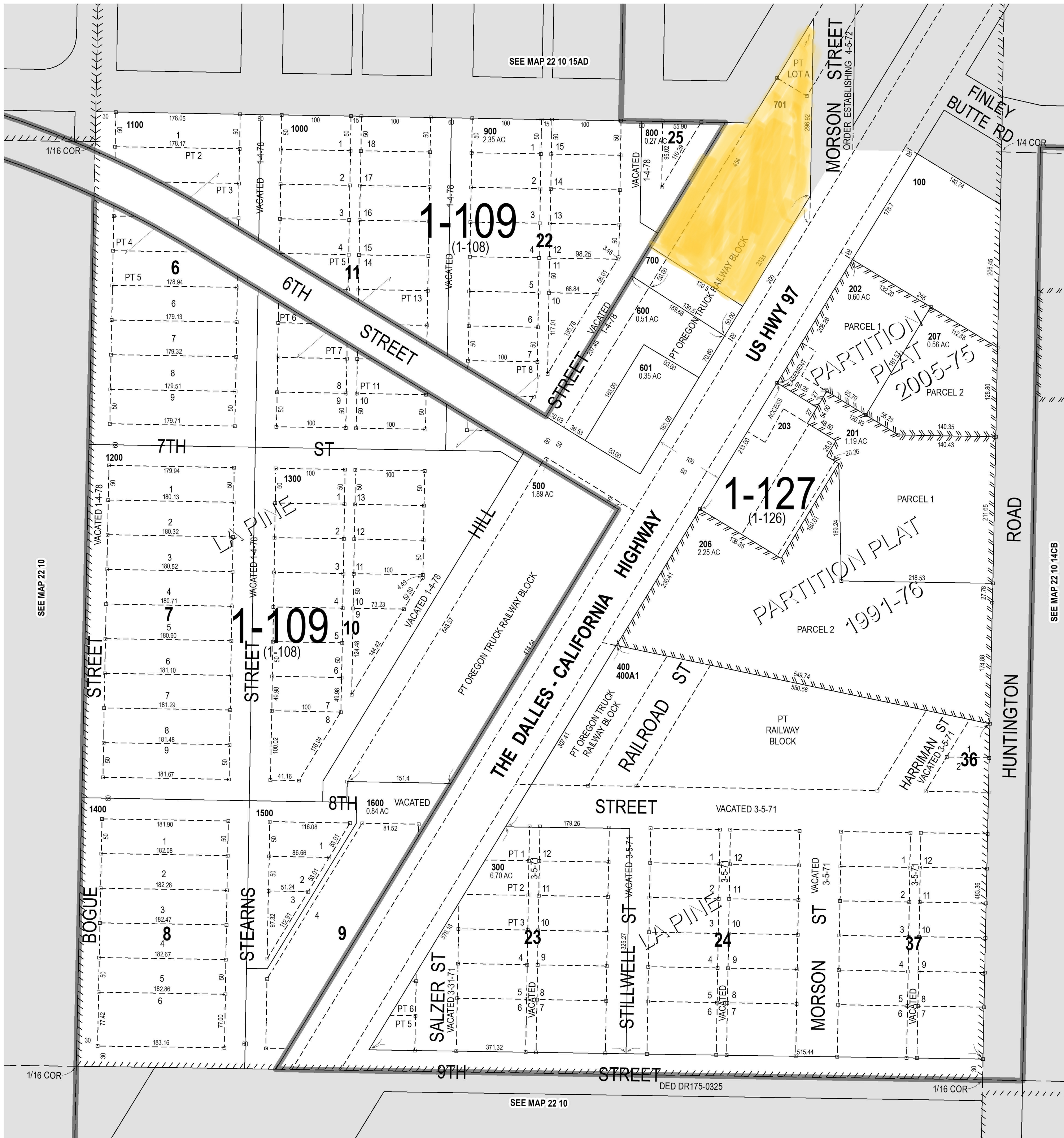
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.E. 1/4 S.E. 1/4 SEC. 15 T.22S. R. 10E. W.M.
DESCHUTES COUNTY

22 10 15DA

7/11/2022

1" = 100'



Cancelled Nos.
101
200
201A1
202A1
204
205
206A1
1700 thru 2000

22 10 15DA



SOUTH
COAST
CONSULTING
LLC

P.O. Box 134
Langlois, OR 97450
T: (559)708-8899

E: info@southcoastconsultingllc.com
W: www.southcoastconsultingllc.com

Land Use Consulting - Permitting Assistance - Feasibility & Project Analysis

City of La Pine

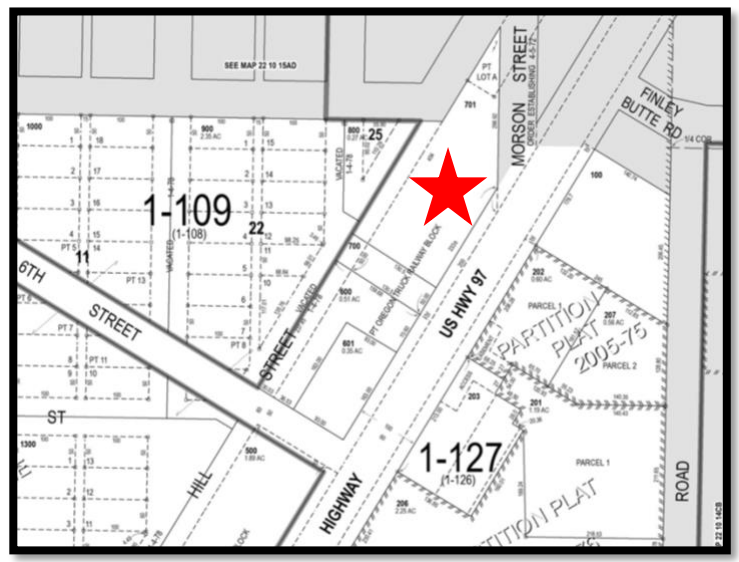
August 10, 2023

Attn: Community Development Department

P.O. Box 2460

La Pine, OR 97739

Re: Narrative and Burden of Proof for Minor Partition at 22S-10E-15, TL 701, property more commonly known as 51385 Hwy 97, La Pine, OR.



I. REQUEST

The owner of the subject property is requesting approval from the City of La Pine for a minor partition, to split the subject lot into two parcels for future commercial development. A motel currently exists on the property. The subject property is approximately 1.03 acres in size and is zoned Traditional Commercial. The proposed partition would create a parent parcel, Parcel 1, approximately 0.77 acres (33,366 square feet) in size with the existing motel on-site, and a second parcel, Parcel 2, 0.26 acres (11,426 square feet) in size abutting Morson Street. No new commercial development or change in zoning designation is proposed in this request.

Each proposed parcel has access to an existing public street and/or highway, through Highway 97, Hill Street, or Morson Street. There are no new roads or streets proposed in this request. Additionally, the proposed access easement through proposed Parcel 2, to maintain the existing commercial driveway, is less than 100 feet in length. The request complies with the definition of a minor partition, for review through the administrative Type II processing under §15.204.020.

Sec. 15.12.020. - Definitions.

“Partition, minor, means a partition where each lot or parcel created has access to an existing public road, street, highway or way; that is, a partitioning that does not include the creation of a new road or street for access to one or more of the lots or parcels being created. For the purposes of this definition and this definition only, an easement for access of more than 100 feet in length shall be considered a street or road.”

The goal of this request is to divide the subject property for future commercial use and development, creating new commercial property in the City of La Pine for future, additional small scale commercial development.

II. APPLICABLE CRITERIA – BURDEN OF PROOF

This request complies with all applicable criteria of the La Pine Code of Ordinances, as identified and described below:

A. ARTICLE 9 - LAND DIVISIONS

1. Chapter 15.402 – GENERAL PROVISIONS

Sec. 15.402.020. - Applicability.

No person may subdivide, partition or otherwise divide land, or create a planned unit or cluster development, or create a street for the purpose of developing land except in accordance with the provisions of this article 9, this chapter and ORS 92.012 and 227.100.

Applicant’s Finding: This request is an application for a minor partition land division. The request and tentative partition plat comply with the requirements of Article 9 and ORS 92.012, 227.100.

2. Chapter 15.410 – LAND PARTITIONS

Sec. 15.410.030. - Decisions - partitions.

E. Requirements for approval. No partitioning shall be approved unless the following requirements are met:

1. The proposal is in compliance with the applicable zoning regulations. All lots conform to the applicable lot standards of the zoning district, including density, lot area, dimensions, setbacks, and coverage.

Applicant’s Finding: No new development or change to existing approved commercial

development is proposed in this land division request; however, the proposed parcels comply with the development standards listed in Table 15.22-2, *Development Standards in the Commercial and Mixed- Use zones*. Location and size of the proposed partitioned parcels guarantee that existing and future commercial development can comply with the development standards and additional development standards described in § 15.22.400 and § 15.22.500. This approval criteria is met.

2. Each parcel is suited for the use intended or to be offered, including, but not limited to, sewage disposal, water supply, guaranteed access and utilities.

Applicant's Finding: No specific use or development is proposed in this land division request beyond what exists on-site. The property owner intends to maintain the property's commercial zoning for continued and future commercial use. Each parcel is of adequate size for the existing and future commercial development and is accessible by existing transportation and public facility systems. This approval criteria is met.

3. All public services deemed necessary are reasonably available or are proposed to be provided by the partitioner.

Applicant's Finding: The subject property is currently developed with an aging motel. Services to the property are established but could be improved or installed to accommodate future additional development or re-development. Public water and sewer are located in both Hwy 97 and Morson Street. This approval criteria is met.

4. Proposal will not have identifiable adverse impacts on adjoining or area land uses, public services and facilities, resource carrying capacities or on any significant resources.

Applicant's Finding: No new development is proposed in this land division request. The proposed partition will not have identifiable adverse impacts on adjoining or area land uses, public services/facilities, or resource carrying capacities. While it could be argued that dividing the property into two lots could add additional loading or impact to these elements, the size of proposed Parcel 2 and its location fronting Morson Street, significantly limit the size and scale of future commercial development. Additionally, existing overlay zoning in this area further restrict future commercial development potential. This approval criteria is met.

B. ARTICLE 3 – ZONING

1. Chapter 15.22 – COMMERCIAL ZONING

Sec. 15.22.200. - Characteristics of the commercial and mixed-use zones.

A. *Traditional Commercial Zone (C)*. The C zone allows the widest range of commercial uses and limits residential uses in order to preserve land for commercial needs and maintain compatibility between adjacent uses. A portion of the C zone is located in the Downtown La Pine Overlay Zone. The overlay zone restricts some uses and establishes additional design standards to facilitate the development of a pedestrian-oriented downtown area.

Applicant's Finding: No development request is included in this land division application; however, the desired outcome of this request is to create additional commercial property in the City of La Pine

for future commercial development. This goal and request align with the characteristics and purpose of the commercial zone and the Downtown La Pine Overlay Zone.

Sec. 15.22.400. - Development standards.

Applicant’s Finding: This section of the Code is immaterial to this request, as no new development or alteration of existing development is currently proposed. However, it is worth noting that the existing development on-site is not made non-conforming to these standards by this land division request. The proposed size of the partitioned parcels can easily satisfy the development standards contained in Table 15.22-2, accommodating a wide range of future commercial uses.

Table 15.22-2. Development Standards in the Commercial and Mixed-Use Zones

Standard	C	CRMX	CMX	CN
Minimum lot width	None	None	None	25 feet
Minimum setbacks	—	—	—	—
- Front or street-side yard	20 feet	20 feet	20 feet	20 feet
- Side yard	None	10 feet; None for townhomes	10 feet; None for townhomes	10 feet; None for townhomes
- Rear yard	None	10 feet	10 feet	15 feet
Maximum building height	70 feet	45 feet	45 feet	45 feet
Maximum lot coverage	80%	60%	60%	50%
Minimum landscaped area	See 15.18.500 and chapter 15.82			
Minimum and maximum density	Residential and mixed-use developments are subject to the minimum and maximum density standards of the RMF zone (see section 15.18.500).			

Sec. 15.22.500. - Additional standards

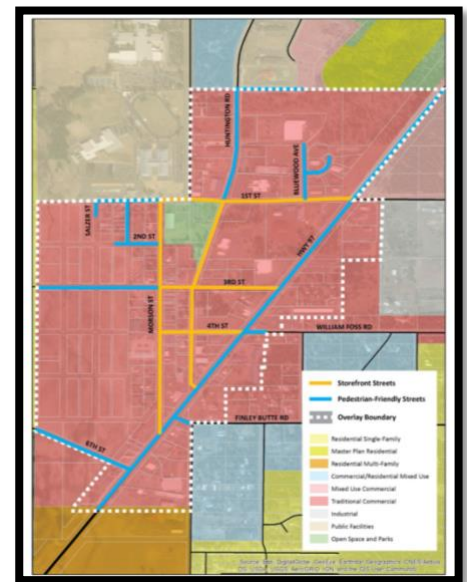
Applicant’s Finding: This section of the Code is immaterial to this request, as no new development or alteration of existing development is currently proposed.

C. ARTICLE 4 – OVERLAY ZONING

1. Chapter 15.40. - DOWNTOWN OVERLAY ZONE

Sec. 15.40.020. - Applicability.

Applicant’s Finding: The subject property and both proposed parcels, should this partition request be approved, are located in the Downtown La Pine Overlay Zone and are subject to the specific development standards of the overlay zone as well as the requirements of the property’s base commercial zoning. No new development or alteration of the existing approved development is proposed in this land division request. This section of the code is immaterial to the land division request.



D. ARTICLE 5 – DEVELOPMENT STANDARDS

1. Chapter 15.80 – DEVELOPMENT STANDARDS GENERALLY

Sec. 15.80.020. - Applicability.

Any land division or development, and the improvements required therefore, shall be in

compliance with the development, design and improvement standards and requirements set forth in this article. Other provisions of this Development Code, other city ordinances, or state statutes or administrative rules may also apply.

Applicant's Finding: This land division application proposes no new development or alteration of existing development on the subject property, therefore the development standards 15.82-15.90 are inapplicable to the request. The property owner understands and acknowledges that these standards will apply to all future development requests.

2. Chapter 15.92 – ADDITIONAL STANDARDS FOR LAND DIVISIONS

Sec. 15.92.010. - Lots and blocks.

A. *Blocks.* The resulting or proposed length, width and shape of blocks shall take into account the requirements for adequate building lot sizes, street widths, access needs and topographical limitations.

1. No block shall be more than 660 feet in length between street corner lines with a maximum 1,400-foot perimeter unless it is adjacent to an arterial street, or unless topography or the location of adjoining streets justifies an exception, and is so approved by the reviewing authority.

2. The recommended minimum length of a block along an arterial street is 1,260 feet.

3. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception; a standard exception is a block in which the building lots have rear yards fronting on an arterial or collector street.

Applicant's Findings: No blocks are proposed in this partition request.

B. *Lots.* The resulting or proposed size, width shape and orientation of building lots shall be appropriate for the type of development, and consistent with the applicable zoning and topographical conditions, specifically as lot sizes are so designated for each zoning district in the City of La Pine Development Code.

Applicant's Findings: The proposed lot sizes conform to the development standards of the Traditional Commercial and Downtown La Pine Overlay Zone and are adequate for continued and future commercial use.

C. Access. Each resulting or proposed lot or parcel shall abut upon a public street, other than an alley, for a width of at least 50 feet except as otherwise provided for in this Development Code (e.g., for townhomes). For lots fronting on a curvilinear street or cul-de-sac, the city may approve a reduced width, but in no case shall a width of less than 35 feet be approved.

Applicant's Findings: Both proposed parcels have adequate street frontage and lot depth to satisfy this requirement. The existing driveways to the motel on-site comply with this provision.

D. *Side lot lines.* The side lines of lots and parcels, as far as practicable, shall run at right angles to the street upon which they front; except that on curved streets they shall be radial to the curve.

Applicant's Findings: All side lot lines run at right angle to the streets upon which they front.

E. *Division by boundary, ROW and drainage ways.* No lot or parcel shall be divided by the boundary line of the city, county or other taxing or service district, or by the right-of-way of a street, utility line or drainage way, or by an easement for utilities or other services, except as approved otherwise.

Applicant's Findings: This application is a request for a Minor Partition in conformance with the requirements of Article 9 of the La Pine Code of Ordinance and ORS 92.

F. *Grading, cutting and filling of building lots or sites.* Grading, cutting and filling of building lots or sites shall conform to the following standards unless physical conditions warrant other standards as demonstrated by a licensed engineer or geologist, and that the documentation justifying such other standards shall be set forth in writing thereby:

1. Lot elevations may not be altered to more than an average of three feet from the natural pre-existing grade or contour unless approved otherwise by the city.

2. Cut slopes shall not exceed one foot vertically to 1½ feet horizontally.

3. Fill slopes shall not exceed one foot vertically to two feet horizontally.

4. Where grading, cutting or filling is proposed or necessary in excess of the foregoing standards, a site investigation by a registered geologist or engineer shall be prepared and submitted to the city as a part of the tentative plan application.

a. The report shall demonstrate construction feasibility, and the geologist or engineer shall attest to such feasibility and shall certify an opinion that construction on the cut or fill will not be hazardous to the development of the property or to surrounding properties.

b. The planning commission shall hold a public hearing on the matter in conformance with the requirements for a conditional use permit, however, such may be included within the initial hearing process on the proposed development.

c. The planning commission's decision on the proposal shall be based on the following considerations:

(1) That based on the geologist's or engineer's report, that construction on the cut or fill will not be hazardous or detrimental to development of the property or to surrounding properties.

(2) That construction on such a cut or fill will not adversely affect the views of adjacent property(ies) over and above the subject site without land alteration, or that modifications to the design and/or placement of the proposed structure will minimize the adverse impact.

(3) That the proposed grading and/or filling will not have an adverse impact on the drainage on adjacent properties, or other properties down slope.

(4) That the characteristics of soil to be used for fill, and the characteristics of lots made usable by fill shall be suitable for the use intended.

Applicant's Findings: No development, including cutting, grading, filling, or other ground disturbance is proposed in this application. This request is for a Minor Partition, reviewed through the Type II, administrative review process.

G. Through or double-frontage lots and parcels. Through or double-frontage lots and parcels are to be avoided whenever possible, except where they are essential to provide separation of residential development and to avoid direct vehicular access from major traffic arterials or collectors, and from adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. When through or double-frontage lots or parcels are desirable or deemed necessary, a planting screen easement of at least four to six feet in width, and across which there shall be no right of vehicular access, may be required along the line of building sites abutting such a traffic way or other incompatible uses.

Applicant's Findings: Proposed Parcel 2 would be a double-frontage lot, with frontage on Morson Street and Hill Street, should the Hill Street right-of-way be opened and improved in the future. At this time, Hill Street is an unopened and unimproved right-of-way. Future development of this site could be conditioned to satisfy these concerns.

H. *Special building setback lines.* If special building setback lines, in addition to those required by the applicable zoning, are to be established in a development, they shall be shown on the final plat of the development and included in the deed restrictions.

Applicant's Findings: The proposed tentative plat features all existing development and elements of the subject property, including setback lines.

I. *Large building lots; redivision.* In the case where lots or parcels are of a size and shape that future redivision is likely or possible, the city may require that the blocks be of a size and shape so that they may be redivided into building sites as intended by the underlying zone. The development approval and site restrictions may require provisions for the extension and opening of streets at intervals which will permit a subsequent redivision of any tract of land into lots or parcels of smaller sizes than originally platted.

Applicant's Findings: The subject property is not a large building lot and would have no redivision potential beyond this request.

Sec. 15.92.020. - Easements.

A. *Utility lines.* Easements for sewer lines, water mains, electric lines or other public utilities shall be as required by the serving entity, but in no case be less than ten feet wide and centered on a rear and/or side lot line unless approved otherwise by the city. Utility pole tie-back easements may be reduced to five feet in width.

Applicant's Findings: The property owner acknowledges and understands this requirement.

B. *Water courses.* If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the water course, and such further widths as deemed necessary.

Applicant's Findings: The subject property is not traversed by a water course.

C. *Pedestrian and bicycle ways.* When desirable for public convenience, a pedestrian and/or bicycle way of not less than ten feet in width may be required to connect to a cul-de-sac or to pass through an unusually long or oddly shaped block, or to otherwise provide appropriate circulation and to facilitate pedestrian and bicycle traffic as an alternative mode of transportation. Improvement of the easement with a minimum five-foot wide paved or other suitable surface will be required.

Applicant's Findings: No pedestrian or bicycle ways are proposed in this land division request. The property owner understands and acknowledges this potential requirement.

D. *Sewer and water lines.* Easements may also be required for sewer and water lines, and if so required, shall be provided for as stipulated to by the city public works department and/or water and sewer district.

Applicant's Findings: The property owner understands and acknowledges this potential requirement.

III. SUMMARY – RESTATED REQUEST

This request for a Minor Partition of commercial property complies and conforms with all applicable approval criteria of the La Pine Code of Ordinances and requirements of a Partition under ORS 92. The property owner acknowledges that because no development request for a specific use is including in this application, many of the development standards in the La Pine Code of Ordinances do not clearly apply or are inapplicable to the request. The property owner understands that these use specific development standards will apply to all future development applications.

TENTATIVE PARTITION APPLICATION MAP FOR RON La FRANCHI

PROPERTY LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 15,
 TOWNSHIP 22 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
 CITY OF La PINE, DESCHUTES COUNTY, OREGON
 SITUS ADDRESS: 51385 HWY 97, La PINE, OR 97739
 DEED INST. # 2021-48656
 APN DESIGNATION: TAX LOT 701 MAP: 22-10-15DAD
 ZONING DESIGNATION: TRADITIONAL COMMERCIAL (C)

PREPARED FOR
 RON La FRANCHI (OWNER)
 580 N. CENTRAL BLVD.
 COQUILLE, OR 97423
 541-396-5571

PREPARED BY:
 DAVID REED
 WAYWARD R STUDIO
 PO BOX 1808
 BANDON, OR 97411
 541-551-0057

LAND SURVEYOR
 TERENCE CAMPBELL
 5530 PALMER DRIVE
 WEED, CA 96094
 530-408-9013

DRAFT

LEGEND

	PROPERTY CORNER PER SURVEY MAP 20943		WATER LINE PER La PINE GIS MAP
	RECORD DIMENSION PER SURVEY MAP 20943		WATER VALVE
	PROPERTY LINE		FIRE HYDRANT
	SEPTIC TANK		LIGHT POLE
	TELECOM. PEDISTAL		POWER POLE
	LANDSCAPING		OVERHEAD POWER LINE
	CONCRETE		TREE

SIXTH STREET
 (UNIMPROVED 60' RIGHT-OF-WAY)

PARCEL 2
 0.26 ACRES
 11,426 SQR FEET

La FRANCHI
 TAX LOT 800
 RAW UNDEVELOPED LAND
 ZONING DESIGNATION:
 TRADITIONAL COMMERCIAL

PARCEL 1
 0.77 ACRES
 33,366 SQR. FEET

La FRANCHI
 TAX LOT 701
 ZONING DESIGNATION:
 TRADITIONAL COMMERCIAL

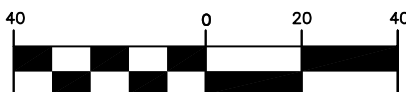
MEEUWSEN
 TAX LOT 700
 COMMERCIAL BUSINESS
 ZONING DESIGNATION: TRADITIONAL COMMERCIAL

STEARNS LAND CO.
 TAX LOT 900
 RAW UNDEVELOPED LAND
 ZONING DESIGNATION:
 TRADITIONAL COMMERCIAL

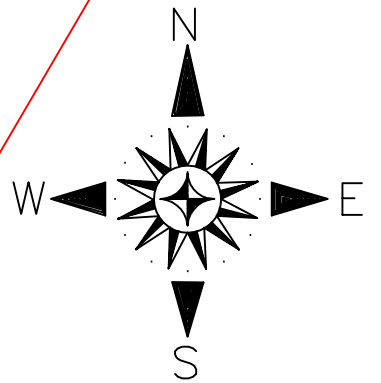
DRAFT

DRAFT

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.



51385 HWY 97, La PINE, OR 97739
 TAX LOT 701, MAP 22-10-15DA

PARTITION APPLICATION MAP
 FOR RON La FRANCHI

SCALE: 1" = 40'
 DATE: JULY 21, 2023

DRAWN BY: T. CAMPBELL
 PAGE: 1 OF 1

P.O. BOX 1808
 BANDON, OREGON 97411
 541-551-0057
 INFO@WAYWARDRSTUDIO.COM



Deschutes County Property Information

Report Date: 3/28/2023 12:23:12 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: LAFRANCHI, RON
Map and Taxlot: 221015DA00701
Account: 115195
Tax Status: Assessable
Situs Address: 51385 HWY 97, LA PINE, OR 97739

Property Taxes

Current Tax Year: \$6,567.88
Tax Code Area: 1127

Assessment

Subdivision: LAPINE
Lot: 0
Block: 0
Assessor Acres: 1.08
Property Class: 201 – COMMERCIAL

Ownership

Mailing Address:
LAFRANCHI, RON
580 N CENTRAL BLVD
COQUILLE, OR 97423

Valuation

Real Market Values as of Jan. 1, 2022

Land \$403,590
Structures \$79,860
Total \$483,450

Current Assessed Values:

Maximum Assessed \$384,940
Assessed Value \$384,940
Veterans Exemption

Warnings, Notations, and Special Assessments

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are no special tax, assessment or property development related notations associated with this account. However, independent verification of the presence of other Deschutes County tax, assessment, development, and additional property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023
Real Market Value - Land	\$364,750	\$339,220	\$373,140	\$388,070	\$403,590
Real Market Value - Structures	\$72,180	\$67,130	\$73,840	\$76,790	\$79,860
Total Real Market Value	\$436,930	\$406,350	\$446,980	\$464,860	\$483,450
Maximum Assessed Value	\$342,030	\$352,290	\$362,850	\$373,730	\$384,940
Total Assessed Value	\$342,030	\$352,290	\$362,850	\$373,730	\$384,940
Veterans Exemption	\$0	\$0	\$0	\$0	\$0

Legal Description for Partition Application

Page 3 Statutory Warranty Deed
Escrow No. 464858AM

EXHIBIT 'A'

File No. 464858AM

PARCEL 1:

A parcel of land lying in the Oregon Trunk Railway Block in town of La Pine, recorded August 1, 1918, in Cabinet A, Page 55, Deschutes County, Oregon, described as follows:

Beginning at a point where the West line of Morrison Street and the East line of Hill Street intersect, if Morrison Street were extended, said point being 275.00 feet West and 187.86 feet North of the East Quarter of Section Fifteen (15), Township Twenty-two (22) South, Range Ten (10), East of the Willamette Meridian, Deschutes County, Oregon, then South 269.92 feet more or less to a point on the Westerly right of way line of the Dalles-California Highway, the said point being at right angles and 50.00 feet distance to the center line of said highway; then South $30^{\circ}28'$ West, 233.00 feet more or less along said Westerly right of way line to a point; thence North $59^{\circ}04'$ West, 130.50 feet to the Easterly line of Hill Street to a point; then North $30^{\circ}28'$ East, 454.00 feet along the Easterly line of Hill Street to the point of beginning; EXCEPTING the South 50.00 feet of the above described property.

Together with that portion of Vacated Hill Street that inured thereto.

MAP OF SURVEY

LOCATED IN:

THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4
OF SECTION 15, T22S, R10E, WILLAMETTE MERIDIAN, CITY OF
LAPINE, DESCHUTES COUNTY, OREGON TAX LOTS 701 & 800
(22S 10E 15DA) 51385 HWY 97, LAPINE, OREGON

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

PURPOSE OF SURVEY: TO LOCATE AND MONUMENT THE BOUNDARY OF TAX LOTS 701 & 800, MAP NO. 22 10 15DA, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OR., AS DESCRIBED PER INSTRUMENT NO. 2021-48656, DESCHUTES COUNTY OFFICIAL RECORDS AND AS PER THE CLIENTS REQUEST.

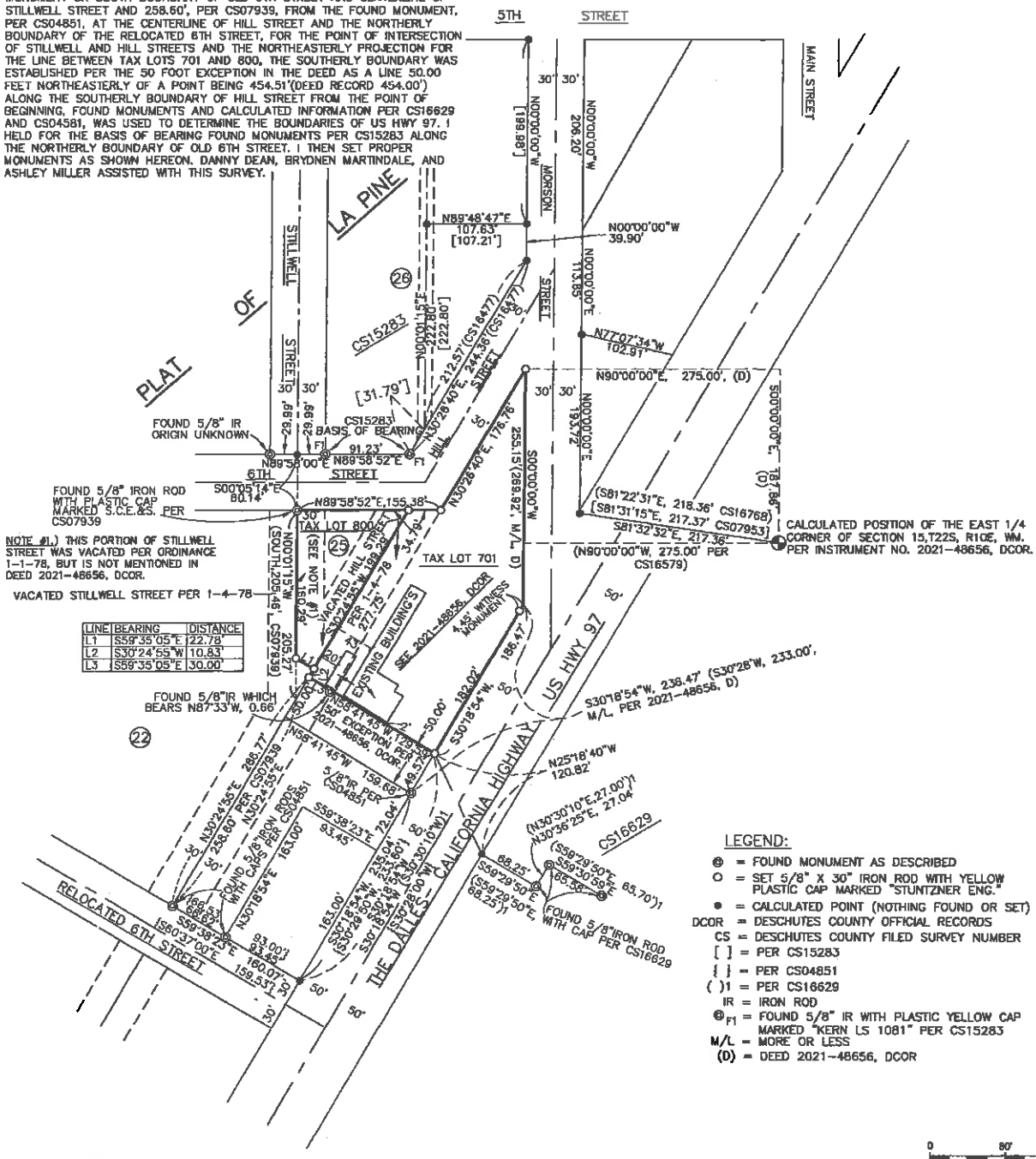
PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION FROM CS07939, CS04754, CS04750, CS15283, CS16477, CS04851, CS16768, CS07953, CS18579, CS07934 (THE PLAT OF LAPINE), FOR CONTROL, A TRAVERSE WAS RUN WITH AN ELECTRONIC TOTAL STATION TO RE AND VERIFY THE POSITION OF THE FOUND MONUMENTS. THE NORTHERLY BOUNDARY OF THE PROPERTY WAS ESTABLISHED AND CALCULATED USING THE FOUND MONUMENTS PER CS15283, CS16477 AND CS07939. THE WESTERLY BOUNDARY, I HELD FOUND MONUMENT ON SOUTH BOUNDARY OF OLD 6TH STREET AND CENTERLINE OF STILLWELL STREET AND 258.60', PER CS07939, FROM THE FOUND MONUMENT, PER CS04851, AT THE CENTERLINE OF HILL STREET AND THE NORTHERLY BOUNDARY OF THE RELOCATED 6TH STREET, FOR THE POINT OF INTERSECTION OF STILLWELL AND HILL STREETS AND THE NORTHEASTERLY PROJECTION FOR THE LINE BETWEEN TAX LOTS 701 AND 800, THE SOUTHERLY BOUNDARY WAS ESTABLISHED PER THE 50 FOOT EXCEPTION IN THE DEED AS A LINE 50.00 FEET NORTHEASTERLY OF A POINT BEING 454.51'(DEED RECORD 454.00') ALONG THE SOUTHERLY BOUNDARY OF HILL STREET FROM THE POINT OF BEGINNING. FOUND MONUMENTS AND CALCULATED INFORMATION PER CS16629 AND CS04581, WAS USED TO DETERMINE THE BOUNDARIES OF US HWY 97. I HELD FOR THE BASIS OF BEARING FOUND MONUMENTS PER CS15283 ALONG THE NORTHERLY BOUNDARY OF OLD 6TH STREET. I THEN SET PROPER MONUMENTS AS SHOWN HEREON. DANNY DEAN, BRYNDEN MARTINDALE, AND ASHLEY MILLER ASSISTED WITH THIS SURVEY.

SURVEY FOR:

RON LAFRANCHI
580 N. CENTRAL BLVD.
COQUILLE, OR. 97423

SURVEY BY:

DOUGLAS C. MCMAHAN, PLS
STUNTZNER ENG. & FORESTRY
P.O. BOX 118
COOS BAY, OR. 97420
(541-267-2872)



LINE	BEARING	DISTANCE
L1	S59°35'05"E	22.78
L2	S30°24'55"W	10.83
L3	S59°35'05"E	30.00

LEGEND:

- ⊙ = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
- = CALCULATED POINT (NOTHING FOUND OR SET)
- DCOR = DESCHUTES COUNTY OFFICIAL RECORDS
- CS = DESCHUTES COUNTY FILED SURVEY NUMBER
- [] = PER CS15283
- { } = PER CS04851
- () = PER CS16629
- IR = IRON ROD
- ⊙ F1 = FOUND 5/8" IR WITH PLASTIC YELLOW CAP MARKED "KERN LS 1081" PER CS15283
- M/L = MORE OR LESS
- (D) = DEED 2021-48656, DCOR

DESCHUTES COUNTY SURVEYOR
FILED 10/11/2022 BY Collins

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
DOUGLAS C. MCMAHAN
NO. 1913
RENEWS 12/31/22

Stuntzner
Engineering & Forestry, LLC
700 S. 6TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-4888
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 1223-038
DATE: SEP 29, 2022
DRAWN BY: DCM
CHECKED BY: ARM
FILE NAME: map of survey.dwg

PREPARED FOR:
JOSE LAFRANCHI
580 N. CENTRAL BLVD.
COQUILLE, OR. 97423

SHEET 1 OF 1

Information for Western neighbor.

**DESCHUTES COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 115193
Map 221015DA 00900
Owner STEARNS LAND CO LIMITED PARTNERSHIP
910 NE JOHNSON CREEK RD
PRINEVILLE OR 97754

Name Type	Name	Ownership Type	Own Pct
OWNER	STEARNS LAND CO LIMITED PARTNERSHIP	OWNER	

Information for southern neighbor.

**DESCHUTES COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 115196
Map 221015DA 00700
Owner MEEUWSEN, ANDREW W & HEATHER D
PO BOX 1284
LA PINE OR 97739

Name Type	Name	Ownership Type	Own Pct
OWNER	MEEUWSEN, ANDREW W	OWNER	100.00
OWNER	MEEUWSEN, HEATHER D	OWNER	100.00