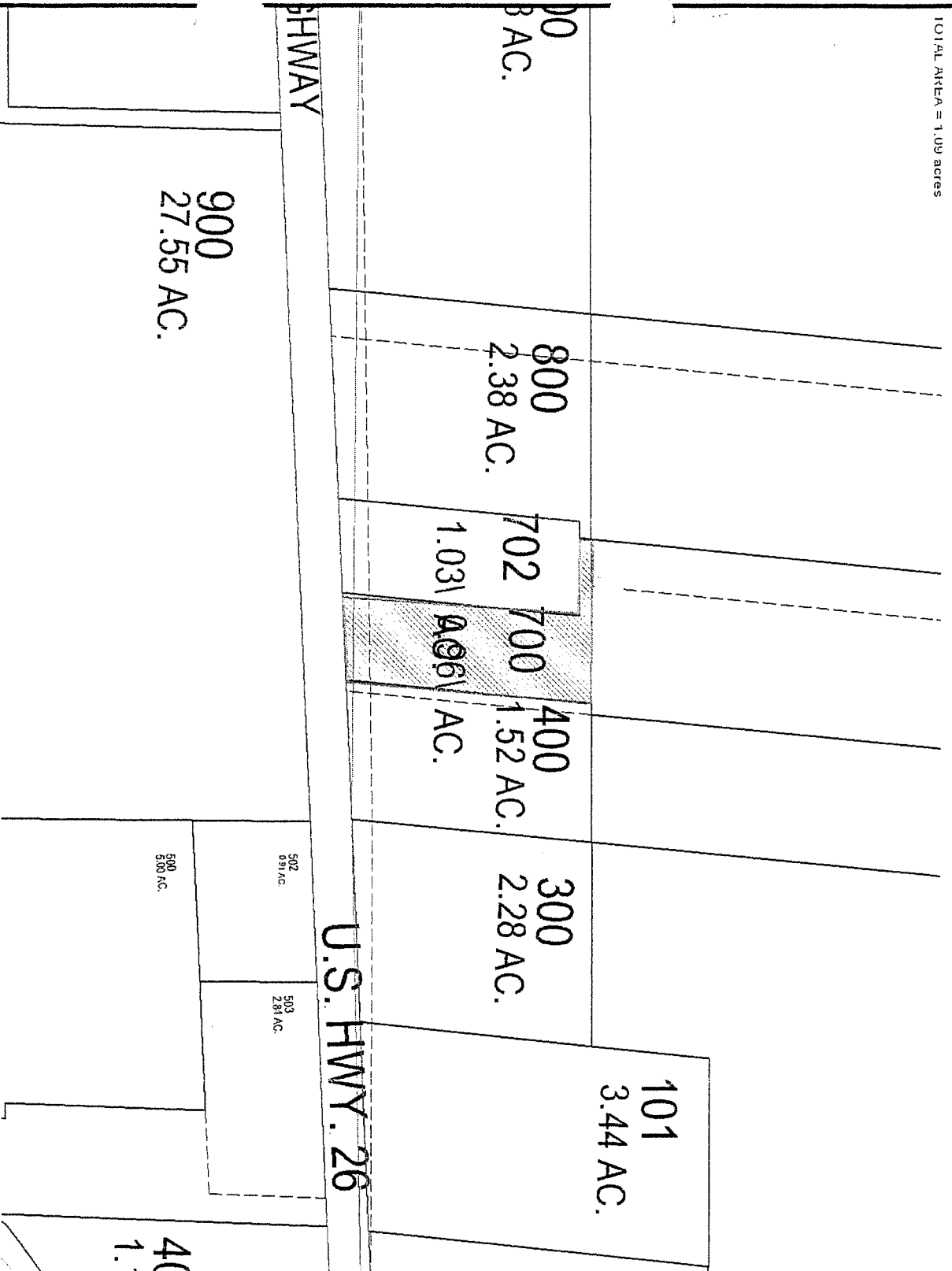


TOTAL AREA = 1.09 acres

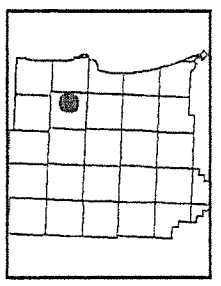


This map was produced using the Clatsop County GIS data. The GIS data is maintained by the county to support its governmental activities. The County is not responsible for map errors, omissions, misuse or misinterpretation.

1 in. = 212 ft.

Clatsop County Assessment & Taxation

- PLS
- PLS Townships
- Tax Lot Arrows
- Tax Map
- Water Body
- River
- Creek
- Parcel Boundary
- Supplemental Boundary
- 34
- DLC
- Road R-O-W
- RR R-O-W



8/1/2005



PUBLIC NOTICE
CLATSOP COUNTY COMMUNITY DEVELOPMENT

NOTICE IS HEREBY GIVEN that the Clatsop County Community Development (Planning) Department, 800 Exchange Street, Suite 100, Astoria, Oregon 97103, has received the following applications listed below. Under Sections 2.020 of the Land and Water Development and Use Ordinance 80-14 the Department may administratively approve the request provided it conforms to the applicable standards and policies below and no written objections are received in this office prior to 4:00 p.m. on August 10, 2005. Written comments may be sent via FAX at 503-338-3666 or sent to the address above by the same date and time noted.

If written objections are received on how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the request may be placed on the next appropriate agenda for review by the County Hearings Officer. Failure to raise an issue in person or by letter precludes appeal and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion (see below*) to which the issue is directed must be specified.

Planning representative for the applications listed below is Teri Allen, (503) 325-8611.

1. A Conditional Use Permit request by Barry Vanderzanden on property owned by Carol Glebe on Highway 26 to fabricate and sell birdhouses in an existing building in the Seaside Rural planning area. The property is zoned TC (Tourist Commercial) and is further described as Township 5, Range 9, Section 17 Tax lot 700 (0.96 acre). *Applicable Zoning Ordinance criteria: Sections 1.010-1.050 (Definitions), 2.020 (Type II procedure), 2.120 (Procedure for Mailed Notice), 3.320 (Tourist Commercial), 5.000 (Conditional Development and Use), 5.350 (Transportation System Impact Review), and Standards Document Chapter 2 (Site Oriented Improvements), and Seaside Rural Community Plan.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Date Mailed: August 1, 2005

48848

Control No.

STATE OF OREGON

ERMIT NO. 97-23

DEPARTMENT OF ENVIRONMENTAL QUALITY

\$ 490.00

Fee

New Construction

Repair

Other

Permit Issued To Lewis Stewart 5N 9W 17 600/700 Clatsop
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

Highway 26 Seaside [Signature] 2-28-97
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE February 28, 1998 TYPE OF SYSTEM Standard

EQUALIZER 24 Design Sewage Flow 450 Gallons/Day

Tank Volume 1000 Gallons Disposal Trenches Seepage Bed(s) Square Feet

Maximum Depth 36 inches. Minimum Depth 24 inches. 425 Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches 10' on centers

Total Rock Depth - inches. Below Pipe - inches. Above Pipe - inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted. Septic tank to be set back a minimum of 10' to any water lines and 5' to any property lines or building foundation. 10' setback from any property lines, water lines or underground utilities from disposal field.

PRE-COVER INSPECTION REQUIRED — CONTACT North Coast Branch Office -- 861-3280.

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer Seacoast Nursery Const.

See as-built plot plan submitted by installer.

Final Insp. Date 4-3-97

Inspected By Bruce W. Henderson

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

[Signature]
(Authorized Signature)

Environmental Specialist
(Title)

4-3-97
(Date)

DEQ, NWR, Portland
(Office)

OK to cover system - Reinspection not required

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
ON-SITE SEWAGE SYSTEM INSTALLATION

~~Inspection~~ **CORRECTION NOTICE**

An inspection of this On-Site Sewage System has identified the following deficiencies:

- 1) Recheck level of header lines out of D-box - appears that 1st 2 lines are ~ 1 1/2" to 2" lower than last two lines - if needed, relevel header lines & infiltrators so that everything out of box is level ± 1/4"
- 2) Exclude rock ≥ 6" diameter from trench backfill - may need extra soil for backfill
- 3) Recommend digging up cover on dirt roadway crossing of effluent sewer line + removing large rocks from backfill - also, recommend using schedule 40 pipe under roadway

Under the provisions of the OREGON ADMINISTRATIVE RULES, all deficiencies listed above must be corrected within 30 days, and a CERTIFICATE OF SATISFACTORY COMPLETION must be issued prior to use of this system. When corrections have been completed, call for inspection.

PERMIT NO. 97-23 5N 9W 17 600/300/003
Township Range Section Tax Lot / Acct. No.

INSPECTION:

TIME 5:00 P.M.

DATE 4/3/97

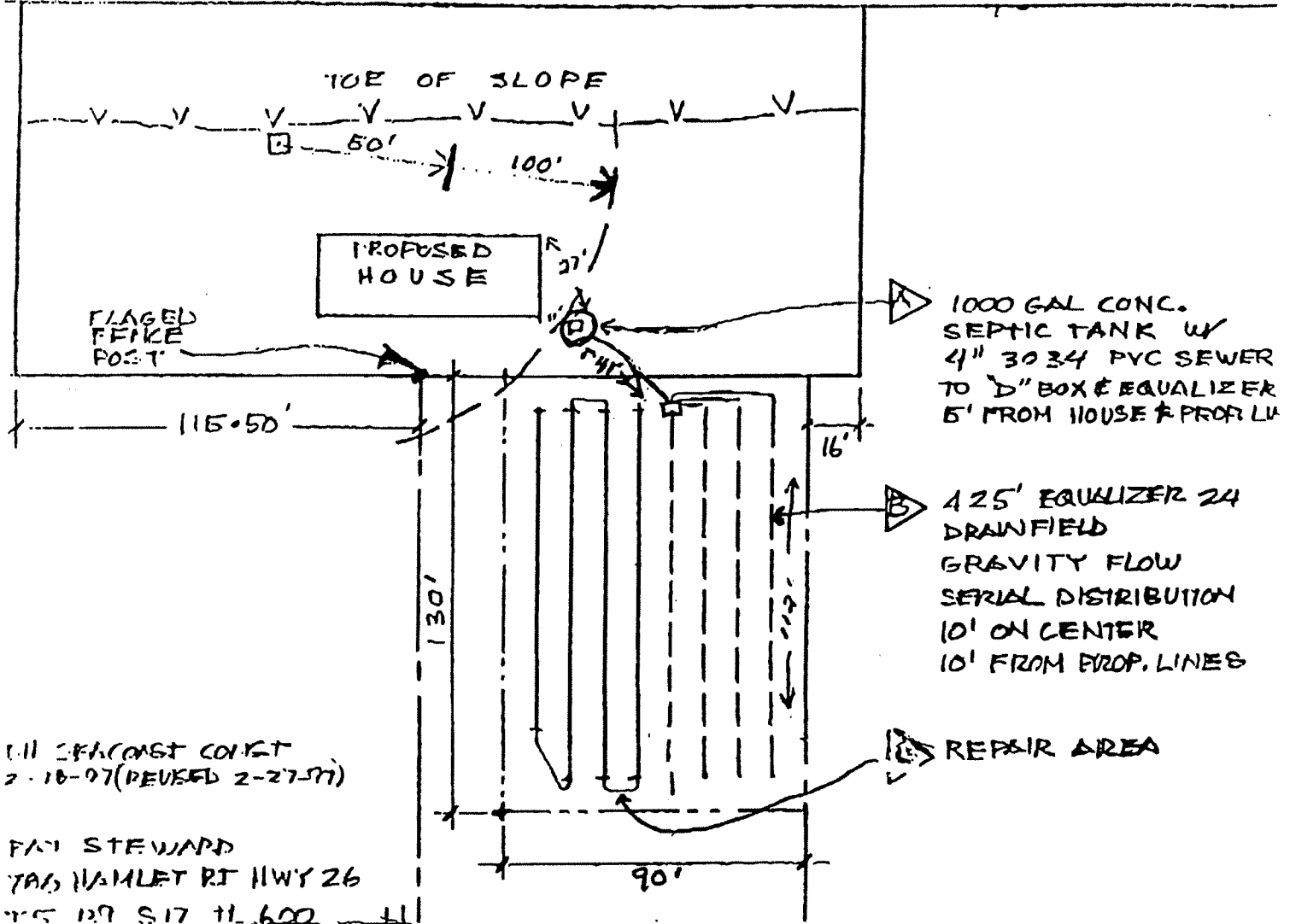
BY Brian W. Remington
(Signature) 503.229.5616

CONTACT: NCBD - Warrenton
503.861.3280

DO NOT REMOVE THIS NOTICE FROM SITE

Property Owner Pat Stewart Permit Number 97-23 County Clatsop

SECTION 3: AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



SECTION 4: CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)

Sewage Disposal Service Business: Sewercoast Nursery Co, 33029
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (GAR Chapter 340, Divisions 71 and 73).

David [Signature]
(System Installer's Signature)

Dean
(Title)

4/2/92
(Date)

09702224

97 MAR -7 PM 4:21

B0927P688

REC'D BY: LORI DAVIDSON.

CLATSOP COUNTY CLERK T

CAROL A. & OR
L.P. Stewart

WHEREAS L.P. Stewart ("GRANTOR") is the owner of the following two lots (or parcels) of real property located in CLATSOP County, Oregon, to wit:

Lot I: T5 R9 S17 TL 600 & 700

Lot II: T5 R9 S17 TL 600

WHEREAS GRANTOR has applied to the State of Oregon through its Department of Environmental Quality ("State" or "GRANTEE") for a report of site evaluation for the proposed construction of an individual on-site sewage disposal system ("Report") on Lot I intended to serve Lot II; and

WHEREAS Oregon Administrative Rules, 340-71-130(11)(b) and 340-71-150(4)(a) require GRANTOR to execute an easement and covenant in favor of the State as a condition precedent to issuance of a favorable report concerning the construction of a system on one lot intended to serve another lot;

NOW THEREFORE, in consideration of the issuance of the report to GRANTOR by the State, and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby conveys to the State ("GRANTEE"), its successors and assigns, a perpetual, non-exclusive, appurtenant easement in, upon, and running with Lot I allowing the GRANTEE'S officers, agents, employees and representatives to enter and inspect, including by excavation, the on-site sewage disposal system on Lot I serving Lot II.

GRANTORS, for themselves and their heirs, successors and assigns, covenant and agree:

1. To grant or reserve, and record a utility easement, in a form approved by the GRANTEE, in favor of the owner of Lot II upon severance of the above described lots; and

OK# 3433
40 -

2. That Lot I shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including an administrative rule) applicable to the permitted system.

IN WITNESS WHEREOF, the GRANTOR executed this easement on this 7th day of March, 1997.

(Grantors)

Carol A. Stewart

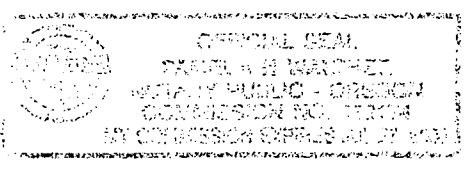
STATE OF OREGON)
County of Clatsop)
MARCH 7, 1997)
)
)
)
)
)
)

ss

Personally appeared the above-named CAROL A. STEWART
(her) and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Paula Sulatter
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-27-00



XL3443

*Hamlet Rt. Box 786
Seaside, OR 97138*



CLATSOP COUNTY

"Striving To Be First In Quality Service"

DEPARTMENT OF PLANNING AND DEVELOPMENT
800 EXCHANGE, SUITE 100 • ASTORIA, OREGON 97103 • (503) 325-8611 • FAX 325-8606

AGENCY REVIEW & APPROVAL FORM (STRUCTURE AND MOBILE HOME PLACEMENT)

JOB SITE INFORMATION:

Job Site Address: Hamlet Rt (HCR) Bx 786 City: Seaside
 Owner: Lewis P. & Carol A. Stewart Phone: 738-5930
 Owners Address: Hamlet Rt. Bx 786 Seaside Ore.
 Proposed Development/Construction: Single family dwelling

STATE DEQ (DEPARTMENT OF ENVIRONMENTAL QUALITY)

Legal Description: T SW R 9th SEC. 17 Tax Lot 600/700
 Permit Needed - Yes () No () Site Approved - Yes () No ()
 Signature: [Signature] Date: 3-3-97
 Remarks: PERMIT # 97-23

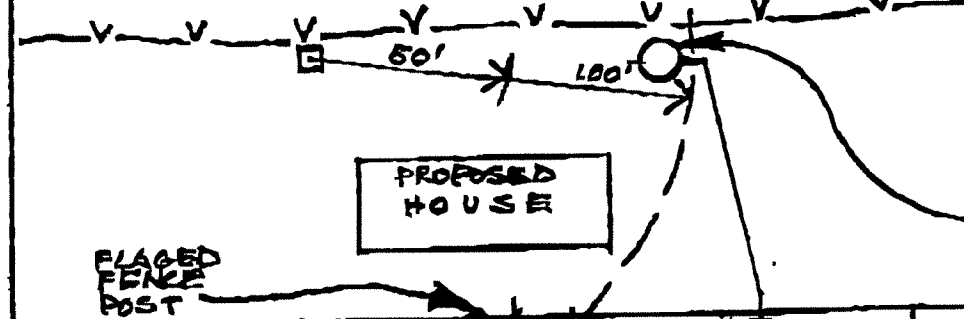
DEQ North Coast Branch Office, 19 North Highway 101, Warrenton, Oregon 97146 Phone: (503) 861-3280

CLATSOP COUNTY PLANNING DEPARTMENT

Legal Description: T R SEC. Tax Lot
 Zone: _____ Overlay District: _____
 Development Permit - Yes () No () # _____
 Flood Plain - Yes () No () Elevation Requirements: _____
 Signature: _____ Title: _____ Date: _____
 Remarks: _____

LOT 600
5.67 AC

TOE OF SLOPE



FLAGGED
FENCE
POST

PROPOSED
HOUSE

1000 GAL CONC.
SEPTIC TANK W/
4" 30 3/4 PYC SEWER
TO 2" BOX EQUALIZER 24
5' FROM HOUSE & PROP LINE

115.50'

425' EQUALIZER 24
DRAWFIELD
GRAVITY FLOW
SERIAL DISTRIBUTION
10' ON CENTER
10' FROM PROP. LINES

130'

REFUR AREA

BH SEACREST CONST
2-18-97 (REVISED 2-27-97)
* 2-28-97

PAT STEWARD
786 HAMLET RT HWY 26
T5 R9 S17 TL 600

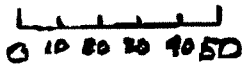
Approved
D.L.
2/28/97

90'

116'

330' ±

SCALE
1" = 50'



DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

FEB 28 1997

NORTH COAST BRANCH OFFICE
WARRENTON

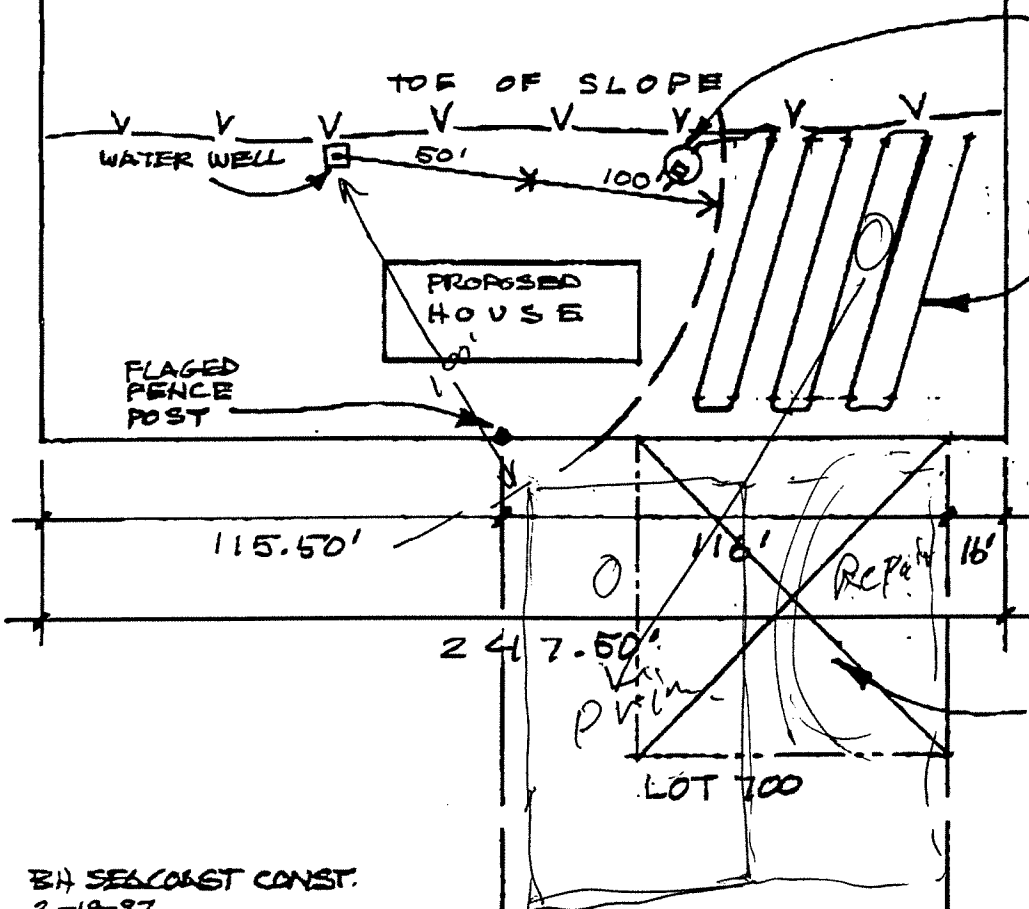
POWER
POLE

TO PORTLAND

TO SEASIDE

786 HAMLET RT HWY 26

LOT 600
5.67 AC



- (A) 1000 GGL CONC. SEPTIC TANK W/ 4" 3034 PVC SEWER TO EQUALIZER FIELD 5' FROM HOUSE
- (B) 425' EQUALIZER 24 DRAINFIELD GRAVITY FLOW SERIAL DISTRIBUTION 10' FROM PROP. LINES 10' FROM HOUSE 10' FROM TANK

80' X 80' REPAIR AREA

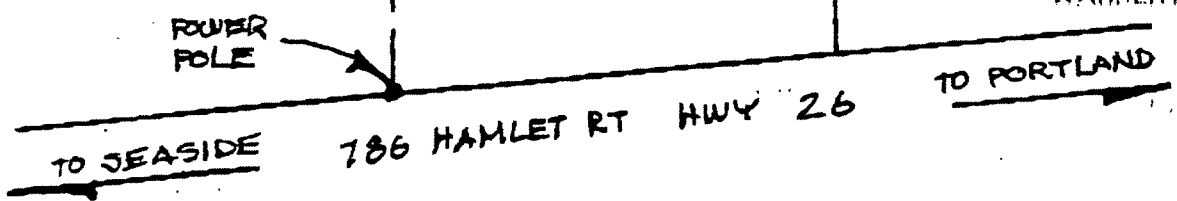
BH SEACREST CONST.
2-18-97

PAT STEWARD
786 HAMLET RT HWY 26
T5 R9 S17 TL 600



SCALE
1" = 50'

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED
FEB 19 1997
NORTH COAST BRANCH OFFICE
WARRENTON



STATE OF OR.
DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTH COAST OFFICE
19 N. Highway 101
Warrenton, OR 97146
(503) 861-3280

OFFICE USE ONLY
Date Rec'd 2-19-97
Date Completed 2-28-97
Required Fee 490.00
Receipt No. 77740
Control No. 48848

FOR APPLICANT'S USE - (PLEASE PRINT)

5.67 AC

Lot Size (Acreage or Dimensions)

PAT STEWARD

(Property Owner's Name)

SEACOAST CONSTRUCTION

(Applicant's Name if Different from Owner)

Legal Description
of Property

5
(Township)

9
(Range)

17
(Section)

600
(Tax Lot/Acct. No.)

CLATSOP
(County)

For Parcels in Platted
Subdivisions, Indicate

(Subdivision Name)

(Lot Number)

(Block Number)

Proposed Facility

Water Supply

Single Family Residence 4
(Number of Bedrooms)
 Other _____
(Specify)

Public (Community System)
 Private WELL
(Indicate: Well, Spring, Etc.)

Existing Facility

Single Family Residence _____
(Number of Bedrooms)
 Other _____
(Specify)

APPLICATION FOR:

Site Evaluation Report
 Permit to Construct On-Site Sewage Disposal System
 Permit to Repair On-Site Sewage Disposal System
 Permit for Alteration of On-Site Sewage Disposal System
 Permit Renewal
 Existing System Report
 Plan Review
 Other (Specify) _____

Authorization Notice
Purpose of Authorization Notice
 Connect to an existing system
not currently in use
 Replace one mobile home with
with another or a house
 Replace or rebuild a house
 Addition of one or more bedroom
 Personal hardship
 Temporary housing
 Other (Specify) _____

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

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

Bell
(Signature)

2-19-97
(Date)

Authorized Representative
 Licensed Installer
License No. 33079

Owner's Mailing Address

PAT STEWARD
706 HAMLET RT HWY 26
SEASIDE OR 97138

Phone 503-738-5930

Applicant's Mailing Address (if different)

SEACOAST CONSTRUCTION
3111 HWY 101 NORTH
SEASIDE OR. 97138

Phone 503-738-6401 IW\WC8\WC8690 (7-19-91)

NCB-DEQ

Oregon

March 6, 1997

PAT STEWART
786 HAMLET RT
SEASIDE OR 97138

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

RE: OSS:NWR: CLATSOP COUNTY: SITE
EVALUATION REPORT: TWN 5N, RNG 9W, SEC 17,
TAX LOT 600.

Dear Mr. House:

In response to your recent application for site evaluation, the above-described property was examined on February 13, 1997, to determine the methods of on-site sewage disposal for which it is suited. The site was found to comply with established criteria for a standard septic tank-disposal field system.

The system would have the capacity to serve a single family dwelling, with no more than 4 bedrooms. Peak daily sewage flow into the system is limited to 450 gallons, with an average daily sewage flow of not more than approximately 225 gallons per day. Premature system failure may occur if either flow limit is exceeded. If you expect your family's water use to exceed these flows, it is recommended that the system be made larger.

Please refer to the enclosed field worksheet for information about the site observations and location of the disposal system (including the future repair/replacement disposal system). **The initial system will consist of a 1000 gallon septic tank and 425 feet of drainfield, installed using equal distribution. The drainfield trench depths must not exceed 36 inches. The replacement system when needed in the future, will consist of the same type system as the initial.**

A construction-installation permit has been issued for this system.

This approval is given on the basis that the lot or parcel described above will not be further partitioned or subdivided, and that conditions on the subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with ORS 454.605 through 454.745 and Administrative Rules of the Environmental Quality Commission (EQC). Any such subdivision, partitioning or alteration may void this report.

John A. Kitzhaber
Governor



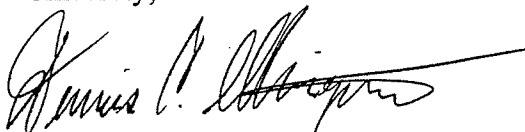
2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

March 6, 1997

Page 2

WARNING: This is a technical report for on-site sewage disposal only. It may be converted to a permit **only** if, at the time of permit application, the property has been found to be compatible with applicable LCDC-acknowledged local comprehensive land use plans and implementing measures or the Statewide Planning Goals. The report will remain valid until an on-site sewage system is installed pursuant to a construction permit obtained from the Department of Environmental Quality, or until earlier cancellation, pursuant to EQC rules, with written notice thereof by the Department to the owners according to DEQ records or the County tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis C. Illingworth", with a long horizontal flourish extending to the right.

Dennis C. Illingworth, R.S.
Environmental Specialist

DCI:dcj

Cc: NCBO:DEQ

Enclosure

COUNTY Clatsop

SITE EVALUATION - FIELD NOTES

T 5N R 9W S 17 TL 600 APPLICANT Stewart, P

SIZE 5.67ac EVALUATOR Illingworth DATE 2/13

st -stones & stony	fs -fine sand	sl -sandy loam	scl -sandy clay loam	w -weathered	pl -platy
cob -cobble & cobbly	vfs -very fine sand	fsl -fine sandy loam	cl -clay loam	fx -fractured	pr -prismatic
g -gravel & gravelly	lcos -loamy coarse sand	vfsl -very fine loamy sand	sicl -silty clay loam	sed -sedimentary	bk -blocky
vcos -very coarse sand	ls -loamy sand	l -loam	sc -sandy clay	0 -no structure	abk -angular
cos -coarse sand	lfs -loamy fine sand	si -silt	sic -silty clay	1 -weak	blocky
s -sand	cosl -coarse sandy loam	sil -silt loam	c -clay	2 -moderate	sbk -subangular
			llesd -layer limiting effective soil depth	3 -strong	blocky

NOTES: structure, % loose rock, roots, redoximorphic features, water, llesd, etc.

DEPTH (inches) TEXTURE COLOR

1 0-48 rocky sicl 10yr 1/4 - sbk - 80% rock
48-54 " " 10yr 1/2 w/ 1/3 intermixed
54 H2O

notes Temp H2O

2 0-28 rocky sicl 10yr 1/4 - old fill f.v.f. roots - 50% rock
28-32 rocky " 10yr 1/3 - ~60% rock w/ 10yr 1/2 (not associated with H2O)
32-60 rocky " 10yr 1/4 - sbk - 75% rock

notes

SLOPE ~1% ASPECT W

GROUNDWATER NA; TEMPORARY PERMANENT

SYSTEM TYPE: design sewage flow 450 gpd

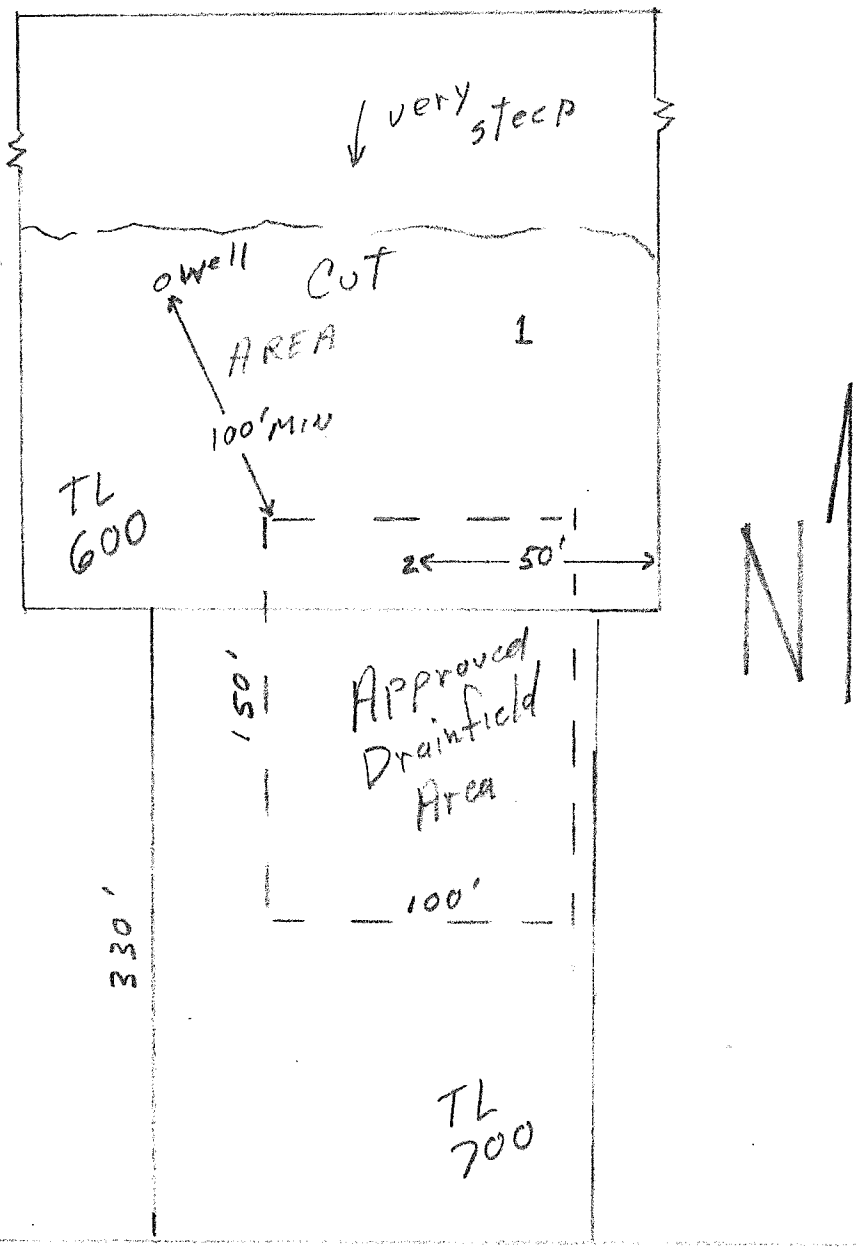
initial: standard replacement: same

disposal field sizing: 425/450g /150 g disposal field sizing: same /150 g

max. depth absorption facility: 36 inches max. depth absorption facility: 36 inches

special conditions:/comments Area was cut many years ago - System sized due to rocky conditions. - Easement needed to cross onto TL700 - same property owner

NAME Steward T 5N R 9W S 17 TL 600



Hwy 26

Additional pits

Notes

Notes

SEP 23 1996 01:41PM BLDG CODEL DEQ
DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTH COAST OFFICE
19 N. Highway 101
Warrenton, OR 97146
(503) 861-3280

P.1/1
FOR OFFICE USE ONLY
Date Rec'd 2-10-97
Date Completed _____
Required Fee 365.00
Receipt No. 77731
Control No. _____

FOR APPLICANT'S USE - (PLEASE PRINT)

PAT STEWART
(Property Owner's Name)

5.67 AC 5.63
Lot Size (Acreage or Dimensions)
SEACOAST CONSTRUCTION
(Applicant's Name if Different from Owner)

Legal Description of Property 5 9 17 600 CLATSOP
(Township) (Range) (Section) (Tax Lot/Acct. No.) (County)

For Parcels in Platted Subdivisions, Indicate (Subdivision Name) (Lot Number) (Block Number)

Proposed Facility
 Single Family Residence 4
(Number of Bedrooms)
 Other _____
(Specify)

Water Supply
 Public (Community System)
 Private WELL
(Indicate: Well, Spring, Etc.)

Existing Facility
 Single Family Residence _____
(Number of Bedrooms)
 Other _____
(Specify)

APPLICATION FOR:

- Site Evaluation Report
- Permit to Construct On-Site Sewage Disposal System
- Permit to Repair On-Site Sewage Disposal System
- Permit for Alteration of On-Site Sewage Disposal System
- Permit Renewal
- Existing System Report
- Plan Review
- Other (Specify) _____

- Authorization Notice Purpose of Authorization Notice
- Connect to an existing system not currently in use
- Replace one mobile home with another or a house
- Replace or rebuild a house
- Addition of one or more bedroom
- Personal hardship
- Temporary housing
- Other (Specify) _____

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

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


(Signature)

2-10-97
(Date)

Authorized Representative
Licensed Installer
License No. 33079

Owner's Mailing Address
PAT STEWART
786 HAMLET RT HWY 26
SEASIDE OR

Applicant's Mailing Address (if different)
SEACOAST CONSTRUCTION
3111 HWY 101 NORTH
SEASIDE OR 97138

Phone 503-738-5930

Phone 503-738-6401 IW\WCR\WCR600 (7-10-01)

FOR DEQ USE ONLY

LAND USE COMPATIBILITY STATEMENT
FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

APPLICANT'S NAME PAT STEWARD	MAILING ADDRESS PAT STEWARD 786 HAMLET RT. HWY 26 SEASIDE OR. CITY STATE ZIP	PHONE 503-738-5930
----------------------------------------	---------------------------------------------------------------------------------------------------------------	------------------------------

TOWNSHIP 5	RANGE 9	SECTION 17	TAX LOT OR ACCT NO 600 * 700
SUBDIVISION/PROJECT	LOT	BLOCK	COUNTY CLATSOP

PROPERTY IS A LOT OF RECORD CREATED BEFORE AUGUST 1, 1981.

* PROCEED WITH PERMITS AT PLANNING. SHE WILL ADD 700 TO TAX LOT.

PROPOSED LAND USE
Single family Septic system

STATEMENT OF COMPATIBILITY FROM APPROPRIATE LAND USE AUTHORITY
(An equivalent statement may be provided in lieu of this form)

PROPERTY'S ZONING DESIGNATION
RA-5

ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:

COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN

CONSISTENT WITH THE STATEWIDE PLANNING GOALS

NOT COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN

NOT CONSISTENT WITH THE STATEWIDE PLANNING GOALS

OR

REASON FOR FINDING OF COMPATIBILITY / INCOMPATIBILITY

ONE RESIDENCE IS PERMITTED AS AN ALLOWED USE

PROPERTY IS LOCATED: (check one)

INSIDE CITY

INSIDE URBAN GROWTH BOUNDARY OUTSIDE CITY LIMITS

OUTSIDE URBAN GROWTH BOUNDARY

LAND USE AUTHORITY

CLATSOP COUNTY

SIGNATURE

TITLE
PLANNER

DATE
2-10-97

CITY/COUNTY CONCURRENCE IF INSIDE URBAN GROWTH BOUNDARY

SIGNATURE

TITLE

DATE

E A S E M E N T

WHEREAS PAT STEWARD ("GRANTOR") is the owner of the following two lots (or parcels) of real property located in _____ County, Oregon, to wit:

Lot I: T5 R9 S17 TL 600 + 700
80' X 80' REPAIR AREA

Lot II: T5 R9 S17 TL 600
~~NEW SEPTIC SYSTEM AREA~~

WHEREAS GRANTOR has applied to the State of Oregon through its Department of Environmental Quality ("State" or "GRANTEE") for a report of site evaluation for the proposed construction of an individual on-site sewage disposal system ("Report") on Lot I intended to serve Lot II; and

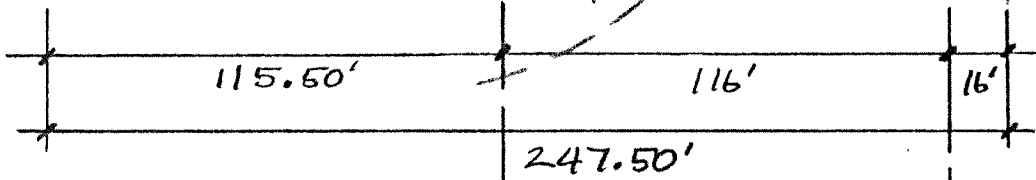
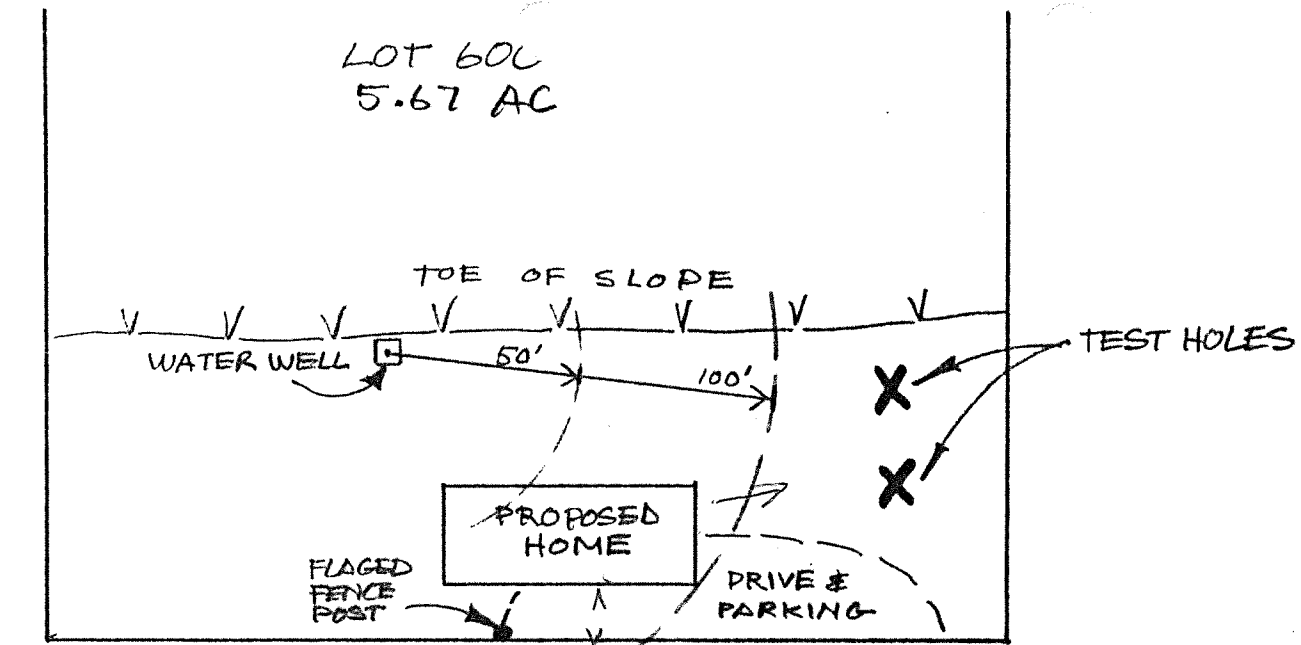
WHEREAS Oregon Administrative Rules, 340-71-130(11)(b) and 340-71-150(4)(a) require GRANTOR to execute an easement and covenant in favor of the State as a condition precedent to issuance of a favorable report concerning the construction of a system on one lot intended to serve another lot;

NOW THEREFORE, in consideration of the issuance of the report to GRANTOR by the State, and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby conveys to the State ("GRANTEE"), its successors and assigns, a perpetual, non-exclusive, appurtenant easement in, upon, and running with Lot I allowing the GRANTEE'S officers, agents, employees and representatives to enter and inspect, including by excavation, the on-site sewage disposal system on Lot I serving Lot II.

GRANTORS, for themselves and their heirs, successors and assigns, covenant and agree:

1. To grant or reserve, and record a utility easement, in a form approved by the GRANTEE, in favor of the owner of Lot II upon severance of the above described lots; and

LOT 600
5.67 AC



247.50'

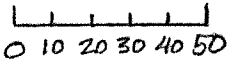
LOT 700



PAT STEWARD
786 HAMLET RT HWY 26
T5 R9 S17 TL 600

2-10-97

SCALE
1" = 50'



330' ±

FOUR
FOLE

TO SEASIDE

786 HAMLET RT HWY 26

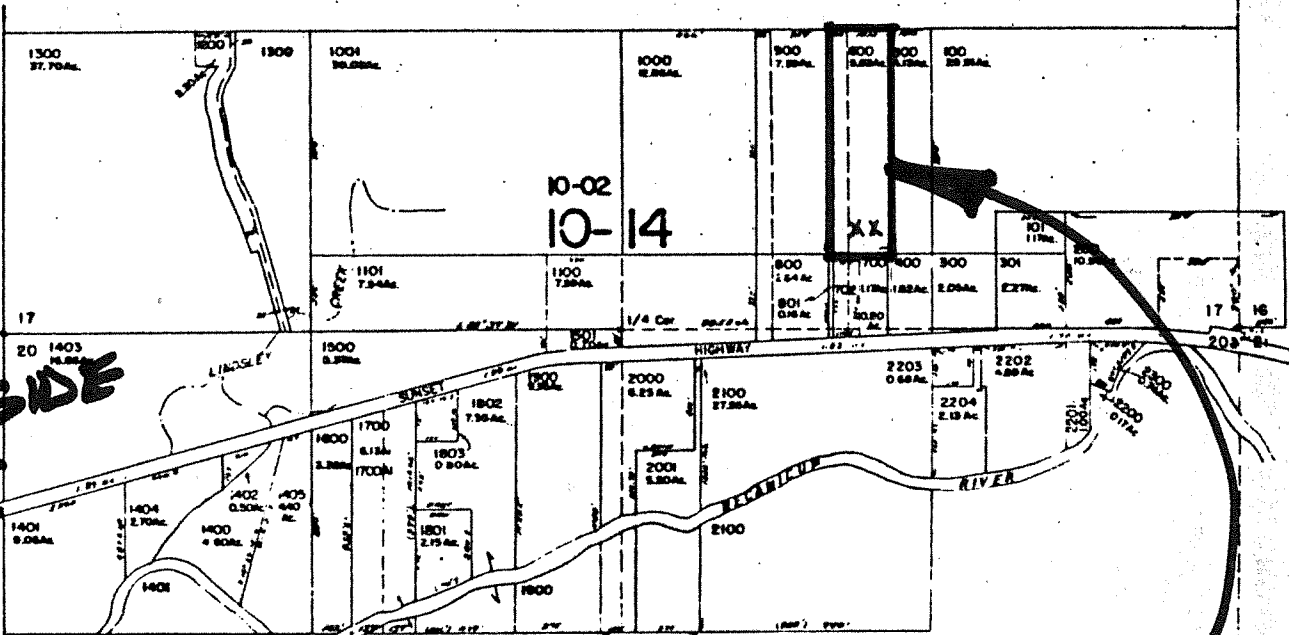
TO PORTLAND

CLATSOP COUNTY
Section 17 T5N R9W W.M.
1" = 400'

PROPERTY
OF THE
CLATSOP COUNTY
ASSESSORS OFFICE

5 9 17

CANCELLED
1900



TO
SEASIDE
←

**SITE WITH
TEST HOLES
AT XS**

PAT STEWARD
786 HAMLET RT
HWY 26
T5 R9 S17 TL 600

5 9 17

6 1/2 miles East of Cannon Beach Jet on left
2 story tan Building Directly in front of Property
If you go past hotel maint yard you want to for

JUST WEST OF MAINT. YARD

DOT 5 R 9 53

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET
P. O. Box 206
TELEPHONE 325-7441 EXT. 30
ASTORIA, OREGON 97103

July 6, 1973

Mr. Tom Laird
Hamlet Route, Box 786
Seaside, Oregon 97138

Re: Louis Tremo property at above address.

Dear Mr. Laird:

This letter is to confirm our conversation of June 29, 1973 regarding the installation of a second leachage line so that the subsurface sewage disposal system will be in compliance with the Rules and Regulations Governing Subsurface Sewage Disposal, page 36, section 7, subsection A.

The problem of placing of the disposal field has arisen because of your indicating to Mr. Camp that the building being used as a garage was to be removed and the majority of that area was to make up the area for the disposal field and replacement area. You also restated this to me in the presence of Mr. Camp on June 29, 1973. It has become quite clear to this department that your only reason for installing a subsurface sewage disposal system is simply to have somewhere to connect your trailer. If you had made this point clear to this department at the time of our initial investigation, we could have designed a system for your one bedroom trailer.

O.R.S. 446.002, subsection 4 defines a mobile home park as two or more mobile homes parked within 500 feet of one another on a lot, tract or parcel of land under the same ownership. Please find enclosed a copy of the Regulation of Mobile Home Parks. You should also contact the Planning Department in order to be sure you are in the proper zone for a mobile home park.

In reading the regulations, I do not feel that this department can authorize a line less than 50 feet long in a 36 inch wide trench which would be of the same dimension as the line already installed.

If we may be of any further service to you, please feel free to contact us.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes

G. Edward Barnes, R.S.
Clatsop County Sanitarian

Enclosure: 1

*Told 7-9-73 by Mr. Laird
system would not be used and there is
to be no additional work on system*

CC: Bud Darling
Terry Marden. Clatsop County Planning Department

July 6, 1973

Mr. Tom Laird
Hamlet Route, Box 786
Seaside, Oregon 97138

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Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes, R.S.
Clatsop County Sanitarian

Enclosure: 1

CC: Bud Darling
Terry Marden Clatsop County Planning Department

June 18, 1973

C
O
P
Y

Tom Laird
Hemlet Route, Box 786
Seaside, Oregon 97138

RE: Property owned by Mr. Louis Tremv

Dear Mr. Laird:

On June 1, 1973 Mr. Rex Camp, Sanitarian of the Clatsop County Health Department, sent a letter under my signature to you stating that you would be required to put in 150 square feet of leachage field per bedroom and a 1,500 gallon septic tank for the existing installation which is a large green two-story structure.

We were also lead to believe at that time that a trailer would be hooked to this system.

On June 7, 1973 I was called and advised that the drainfield system was being installed that day and was to be inspected. At approximately 2:30 P.M. on that date I arrived at the site and found Mr. Bud Darling, a licensed and bonded subsurface sewage disposal worker, installing the system at that time. While putting in the disposal field line an existing water line was severed. In trying to work out this problem since no one apparently knew this line was where the drainfiãld was to go, the line was to be spliced at a point ten feet outside the drainfield to comply with the present regulations.

Inspection of the installation revealed that a 1,000 gallon septic tank was placed in the ground and located so that the elevation was approximately twelve inches above where the sewer came from the existing home. Consequently, it would be impossible to hook the present building to this septic tank. Also, there was only one 50 foot line which comprised 150 square feet of drain field placed in the ground. This does not comply with the Rules

Tom Laird
June 18, 1973

Page 2

and Regulations Governing Subsurface Sewage Disposal, page 36, section 7, subsection A which states the minimum number of lines per field usedg equal distribution shall be two.

Therefore, the system ~~is~~ it is in the ground at this time does not comply with the Rules and Regulations Governing Subsurface Sewage Disposal. If, at any time, the building is to become occupied and they wish to utilize the system there will have to be an appropriate amount of drainfield placed in the area.

At the present time, with the 1,000 gallon septic tank, the amount of bedrooms that would be accepted would be four in the building and the present trailer would not be allowed to hook to that system.

If this department may be of any further service to you please contact us.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes, R.S.
Clatsop County Sanitarian

CC: Bud Darling
Clatsop County Building Department

GEB/cw

C
O
P
Y

June 1, 1973

Tom Laird
Hamlet Route, Box 786
Seaside, Oregon 97138

Dear Mr. Laird:

On May 31, 1973, a sanitarian from the Clatsop County Health Department visited your property in order to evaluate the proposed lot, or partitioning with regard to the installation of subsurface sewage disposal. Observations were made on soil characteristics, slope, general topographic features, and depths to bedrock or other restrictive layers.

As a result of this evaluation, it is the opinion of this office that the lot, or partitioning, as above described, does meet with the requirements set forth in O.A.R., Chapter 333, Section 41-001 to 41-045, therefore a subsurface disposal system is feasible under the general conditions and circumstances of the property as outlined in the above mentioned rules and statutes. Any modification of the soil on the lot/lots may negate this approval.

In designing your drainfield you will be required to use a minimum of 150 square feet of leach field per bedroom and a 1500 gallon tank. The requirements we are giving you are for the trailer and the four bedroom apartment. Any further development will have to be evaluated at that time.

We hope that this will answer any questions you have concerning the property. If you have any further questions, please feel free to contact this office.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes, R.S.
Clatsop County Sanitarian

GEB/hj

Assessors Map

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JUL 24 1995

NORTH COAST BRANCH OFFICE
WARRENTON

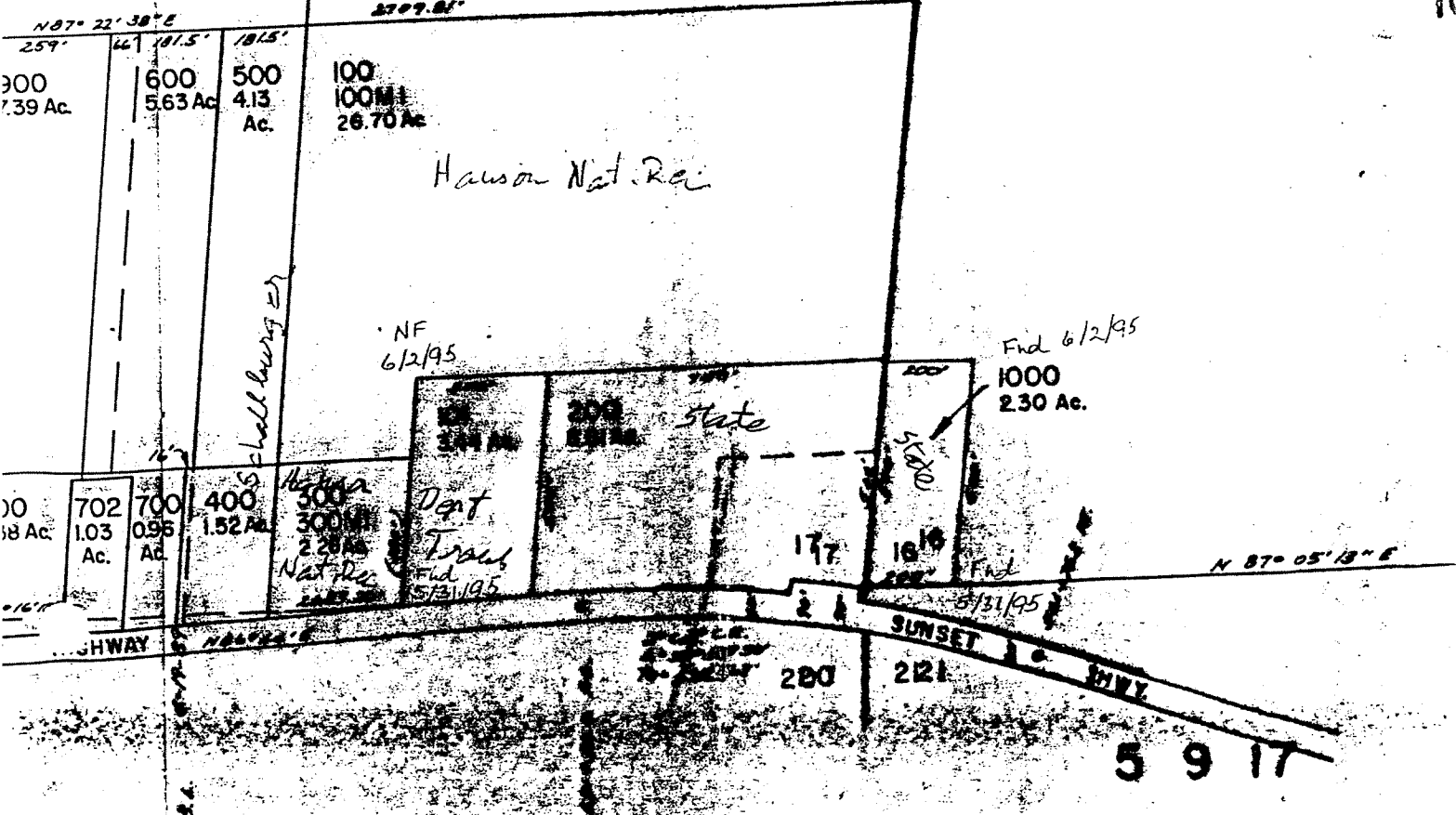
5 9 17

See Map 5 9 16

See Map

Hanson

10
10



5 9 17