

W. 15: C.



AGENDA COVER MEMO

DATE: July 12, 2006

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA 05-6796, Ellis)

I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached to this memo.

II. ISSUE OR PROBLEM

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value of the affected property interest resulting from enactment or enforcement of restrictive land use regulations or modify, remove, or discontinue application of those land use regulations to the subject property to allow Joanne Ellis to use the property as allowed at the time she acquired an interest in the property?

III. DISCUSSION

A. Background

Applicant: Joanne Ellis.

Current Owner: Joanne Ellis.

Agent: None.

Map and Tax lot: 18-05-07 #1802.

Acreage: Approximately 8.7 acres.

Current Zoning: RR5 (Rural Residential).

Date Interest Acquired in Property: February 19, 1959 (Warranty Deed 33594).

Date claim submitted: December 20, 2005. The applicant placed this claim on hold that same day. The 180-day processing deadline is August 30, 2006.

Land Use Regulations in Effect at Date of Acquisition: Unzoned.

Restrictive County land use regulation: Minimum parcel size of the RR5 (Rural Residential) zone.

B. Specific Relief Sought:

On December 20, 2005, Joanne Ellis submitted a Measure 37 Claim. The applicant has requested compensation, or a waiver of the RR5 (Rural Residential) zone regulations that prohibit the division of the property into parcels as small as one-acre.

C. Lane Code Submittal Requirements

The applicant has submitted information addressing all of the Lane Code submittal requirements, including a title report, a deed, and evidence of a reduction in value.

D. Analysis

The property contains one dwelling, approximately 8.7 acres and is zoned RR5 (Rural Residential). This zone requires new parcels to contain at least five acres. The applicant wishes to divide the property into parcels as small as one acre and place a dwelling on each parcel. The property was unzoned when Joanne Ellis acquired an interest in 1959.

As evidence of a reduction in value, the applicant has submitted listings of what she considers comparable properties. The Board must determine if the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

1. Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and
2. The restrictive land use regulation has the effect of reducing the fair market value of the property, and
3. The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

Restrictive Regulations

The current owner acquired an interest in the property on February 19, 1959 when it was unzoned. The current RR5 zone requires new parcels to contain at least five acres. Because of this, Joanne Ellis is prevented from developing the site as might have been allowed in 1959.

Reduction in Fair Market Value

As evidence of a reduction in value, the applicant has submitted listings of what she considers comparable properties. Based on her analysis, she alleges a reduction in value of \$440,000. The Board must determine if the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

Exempt Regulations

The RR5 (Rural Residential) zone minimum parcel size of five acres does not appear to be an exempt regulation described in Measure 37 or LC 2.710.

E. Conclusion/County Administrator Recommendation

It appears this is a valid claim if the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

IV. ALTERNATIVES/OPTIONS

The Board has these options:

1. Determine the application appears valid and adopt the order attached to this report.
2. Require more information regarding the reduction in value.
3. Conclude the application is not a valid claim and direct the issuance of a final written decision by the County Administrator denying the Claim.

V. RECOMMENDATION

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, the County Administrator recommends alternative #1.

VI. ATTACHMENTS

Order to approve the Measure 37 claim of Joanne Ellis.

Vicinity map.

Written claim dated December 20, 2005.

BOLTON HILL
8TH ST

Veneta

TERRITORIAL RD

STRAWBERRY

CHENEY DR
LECK DR
BERRY
PERKINS
PERKINS
ERDMAN
ERDMAN
BOLTON HILL

Ellis M37 Claim
PA05-6796

MILLO

West Fork Coyote Creek

CINNEBAR

BIGGS

MILLER

Job Swale Creek

FLECK

Subject Property

MUIRLAND

THOMS

GRAY

GREEN RIDGE

WHEATON

Legend

- City Limits
- UGB
- Roads
- Water
- Ellis





LAND MANAGEMENT DIVISION

Measure 37 Claim Form

125 E 8th AVENUE, EUGENE OR 97401

PLANNING: 682-3507

For Office Use Only, FILE #QA05-6796

CODE: PLN-M37

FEE: \$850

This completed form, supporting documentation and processing fee must be submitted to the Lane County Land Management Division for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply.

LOCATION

18 SW 7459257 1802 map# 18-05-07
Township Range Section qtr section Taxlot

87114 Green Ridge DR Uenta, OR 97487
Site address

Applicant (print name): JOANNE L ELLIS

Mailing address: 87114 Green Ridge DR Uenta, OR 97487

Phone: 338-8534 Email:

Applicant Signature: Joanne L Ellis

Agent (print name):

Mailing address:

Phone: Email:

Agent Signature:

Land Owner (print name): JOANNE L. ELLIS

Mailing address: 87114 Green Ridge DR Uenta, OR, 97487

Phone: 338-8534 Email:

Land Owner Signature: Joanne L. Ellis

By signing this application, the applicant, agent and landowner(s) certify the following: I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owners(s) agree to this claim as evidenced by the signature of those owners. (Include additional signatures as necessary.)

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 2004).

Additional land owners, lien holders, trustees, lessees or anyone with an interest in the subject property. Describe the ownership interest. Attach more pages if necessary.

Name	Signature	Address
Name	Signature	Address
Name	Signature	Address
Name	Signature	Address

Submit the following documents:

- **Title Report.** This report must identify the current land owner(s) and the date the current land owner(s) acquired the property or an interest in the property.
- **Description Card and deeds.** The description card is available in the Tax Assessor's Department. Submit all the deeds listed on the card from the date the current owner acquired an interest in the property. The deeds must verify the current land owner, as listed on the Title Report, and demonstrate continuous ownership by that owner since the date of acquisition.
- **If the property is in a Trust, LLC or other type of ownership,** submit documentation regarding the ownership. These document must show whether the Trust, LLC or other type of ownership is revocable and identify all persons with an interest in the ownership.
- **If the property was acquired through a land sale contract,** identify the original land owner and each person who assumed the contract prior to the current land owner. Include the documentation that demonstrates when the contract was conveyed. Also, submit the document(s) demonstrating the contract was completed and ownership was conveyed to the current owner.
- **Leases, covenants, conditions or restrictions** applicable to the subject property.
- **Reasonable and competent evidence of a reduction in fair market value from a land use regulation.**

Current Zoning: RR5

Acreage: 8.78

When did the current land owner acquire an interest in the property? 1959

When did the family acquire an interest in the property? 1959

Current fair market value of property: 225,000

Alleged reduction in fair market value: 440,000

EXISTING IMPROVEMENTS Identify any existing improvements to the property such as any homes, roads, other structures, etc.
Home,

What relief is being sought? Are you requesting monetary compensation or a waiver of a land use regulation(s)? If a waiver is desired, what is the desired use and/or how do you want to develop the property?

I am seeking a waiver
See Attachement

APPROVAL CRITERIA

Lane Code 2.740(1)

The County Administrator shall make a determination as to whether the application qualifies for Board compensation consideration. An application qualifies for compensation consideration if the applicant has shown that all of the following criteria are met:

- (a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;
- (b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;
- (c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and
- (d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Answer the following questions. Attach additional pages if necessary.

- What land use regulation(s) has been enacted since the current owner acquired the property that reduced the fair market value of the property?
- How has the identified regulation(s) reduced the fair market value of the property?
- What evidence are you providing that demonstrates the value reduction? Explain the evidence.

① when bought the property in 1959 there was no zoning. zoning was changed in 1984 to RRS. See Attachement.

② splitting it up into 1 and 2 parcels would bring more value in stead of home with 8.78 AC. at a value of 225,000 I would have a value of 440,000 by splitting of parcels.

③ ~~the property was bought in 1959~~ I have provided comparable home 8.00 AC size comparable home with 2.00 AC value and 1 to 2 acre parcel value land that has been sold. See Attachement

Recorded at Request of.....

atM. Fee Paid \$.....

By Dep. Book..... Page..... Ref.:.....

Mail tax notice to..... Address.....

33594

WARRANTY DEED

M O

Vernon J. Clay and Esther P. Clay, wife
of Kaysville, County of Davis, State of Utah, hereby

CONVEY and WARRANT to
Charles F. Ellis 1st and Joanne L. Ellis or Survivor

grantee
of Eugene, County of Lane, State of ~~Utah~~ Oregon

for the sum of \$5,100 and 00/100----- DOLLARS,
plus 6% Interest

the following described tract of land in Lane County,

Oregon
State of ~~Utah~~, to-wit:

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO.

OLD NUMBER					CODE NO.	
MAP NO. 7	TAX LOT NO. 1802	SECTION 7	TOWNSHIP 18 S.	RANGE 36 W.M.	AERIAL	
ACCOUNT	NUMBER	ADDITION			CITY	
LOT NO.	BLOCK NO.					

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		AC REM/
		DATE OF ENTRY	DEED NUMBER	
	Parcel #2 Beg. at the 1/4 Sec. cor. on the N. In. of Sec. 7, T18S., R36W., 121., run th S 0°00' E 25.00 ft., th S 89°45' W 27.79 ft., th S 0°40' E 210.0 ft. th N 89°52' E 510.00 ft. to the true POB, run th N 89°52' E 370.93 ft., th S 10°45' E 377.33 ft., th S 89°52' W 514.24 ft., th N 0°40' E 126.79 ft., th S 89°52' W 10.32 ft., th N 0°40' E 435.63 ft. to the true POB, LOC. Cont. 1/1	1966	320,1/201	

STATE OF UTAH, }
ss.

33594

State of Oregon,
County of Lane—ss.

I, D. M. Penfold, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1972 DEC 22 AM 8 54.7

Reel
617R

Lane County OFFICIAL Records.

D. M. PENFOLD, Director of the
Department of Records & Elections.

By Michelle Beckel
C29-083-05 Deputy

Return to:
Charles Elliot
717 Packman Lane
Sun River, Oregon
97701

<p>Parcel #2 Beg. at the $\frac{1}{4}$ Sec. cor. on the N ln. of Sec. 7, T18S., R5W., M1., run th S $0^{\circ}09'E$ 25.00 ft., th S 89° 49'W 29.78 ft., th S $0^{\circ}40'E$ 840.0 ft. th N $89^{\circ}52'E$ 500.00 ft. to the true POB, run th N $89^{\circ}52'E$ 370.93 ft., th S $10^{\circ}45'E$ 877.33 ft., th S $89^{\circ}52'W$ 514.24 ft., th N $0^{\circ}40'W$ 126.79 ft., th S $89^{\circ}52'W$ 10.32 ft., th N $0^{\circ}40'W$ 435.60 ft. to the true POB, LCO. Cont. n/1</p>	1966	R264/2311
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[Handwritten signatures and notes]

STATE OF UTAH,
County of Davis } ss.

On the 19th day of February A. D., 19 59 personally
appeared before me Vernon J. Clay and Esther P. Clay, wife

the signers of the within instrument who duly acknowledged
to me that they executed the same

My Commission expires Oct 19, 1969 My residence is Keyssville, Utah
Notary Public

THIS DEED PRINTED ESPECIALLY FOR PHOTO RECORDING. USE BLACK INK AND TYPE.

February 12, 1962

PROPERTY DESCRIPTION FOR CHARLES ELLIS

PARCEL # 3

BEGINNING at the one-quarter section corner on the North line of Section 7, in Township 18 South, Range 5 West, Willamette Meridian, run thence South $0^{\circ} 09'$ East 25.00 feet; thence South $89^{\circ} 49'$ West 29.78 feet; thence South $0^{\circ} 40'$ East 840.0 feet; thence North $89^{\circ} 52'$ East 500.00 feet to the TRUE POINT OF BEGINNING, run thence North $89^{\circ} 52'$ East 370.93 feet; thence South $10^{\circ} 45'$ East 877.33 feet; thence South $89^{\circ} 52'$ West 514.24 feet; thence North $0^{\circ} 40'$ West 426.79 feet; thence South $89^{\circ} 52'$ West 10.32 feet; thence North $0^{\circ} 40'$ West 435.60 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

- partition a piece of property -



Lane County

LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401
PHONE: 541-682-3823
FAX: 541-682-3947

Kent Howe
682-3734

April 13, 2006

Joanne Ellis
1943 1/2 Agate Street
Eugene OR 97403

Re: Ballot Measure 37 Claim (PA05-6796, Ellis).

Dear Applicant:

This letter will acknowledge receipt of your claim filed December 20, 2005, and placed on hold that same day. At this time, however, we are unable to process your claim because it does not meet the following requirements of Lane Code 2.700-2.770. That procedure went into effect on December 1, 2004, and we think it fairly expresses the basic information required to evaluate a compensation demand made under Ballot Measure 37 (November 2004).

Ballot Measure 37 requires that a claimant state the amount of alleged reduction in fair market value resulting from enactment or enforcement of the challenged land use regulation(s). As directed by the County Commissioners, an appraisal is not required to submit a claim, but an analysis relying solely upon the County Assessor's value is not adequate. Any reasonable and competent evidence can be used to demonstrate the required reduction. This evidence must show how a land use regulation has reduced the fair market value of the subject property, by what amount it was reduced, and how that amount was determined.

Also missing is a Title Report and deeds. This report and the associated deeds must identify the current land owner, the date the current land owner acquired the property or an interest in the property, and demonstrate continuous ownership since the date of acquisition. If the property is in a Trust or other type of ownership, submit documentation regarding that ownership. These documents identify the type of ownership and all persons with interest in that ownership.

We also request you submit copies of any leases or covenants, conditions, or restrictions that may otherwise apply to your property and which could affect its development or value. This relates to the fair market value and any alleged reduction occurring as a result of land use regulation(s) restricting the use of your property.

Finally, it would help to have some clarification of the relief sought. Would you like to divide the property and place homes on the new lots, or develop the property in some other manner?

We recognize this information requires a certain level of preparation. Without it, Lane County cannot properly evaluate this claim. We believe it is the same information that a circuit court would need to evaluate any claim made under Ballot Measure 37 if a land use regulation remains applicable more than 180 days after a valid written demand for compensation. In that sense we do not believe it is burdensome but in fact appropriate and consistent with what a circuit court would similarly require.

Lane County stands ready to review and determine the validity of your claim when we have the necessary information to do that evaluation. To the extent land use regulations that allegedly reduce your property value are state enacted, you will need to make a claim with the State of Oregon by filing with Department of Administrative Services, Risk Management-State Services Division, 1225 Ferry Street SE, U150, Salem OR 97301-4287.

We also note that the initial \$850.00 application processing and notification fee was not included with your claim. Payment of the fee is necessary in order for Lane County staff to process the application. If Lane County elects to pay compensation, the fee will be refunded. Please submit the requested information within thirty days of the date of this letter. If I do not receive any communication from you by that date, your claim will be processed using the information that was originally submitted. You will receive a final decision regarding your claim no later than August 30, 2006.

If you have any questions with regard to the specifics of the information requested, please do not hesitate to contact Steve Hopkins. He can be contacted by phone at 682-3159 or by email at: steve.hopkins@co.lane.or.us.

Sincerely yours,



Kent Howe, Planning Director
Lane County Land Management Division

cc: Stephen Vorhes, Assistant County Counsel



Property Account Summary

Alternate Property Number: 1805070001802

Account Type: Real Property

TCA: 02800

Address: [redacted], OR

Legal: Section 07 Township 18 Range 05 Quarter 00 TL 01802

Parties:

[redacted]
87114 GREENRIDGE DR
VENETA, OR 97487
[redacted]
87114 GREENRIDGE DR
VENETA, OR 97487

Property Values:

Value Name	2005	2004	2003
MKTTL	\$47,988	\$44,026	\$38,624
AVR	\$24,558	\$23,843	\$23,149
TVR	\$24,558	\$23,843	\$23,149

Property Characteristics:

Characteristic	Value
2005 Property Class	401 Rural residential improved
Change Property Ratio	4XX Tract
Fire Patrol Acres	8.74
Neighborhood	31062

→ = 's total acres for entire tax lot 1802..

Exemptions:

(End of Report)



LANE COUNTY

Property Account Summary

tax lot

Account No.: 0745925

Alternate Property Number: 1805070001802

Account Type: Real Property

TCA: 02802

Situs Address: 87114 GREENRIDGE DR
VENETA, OR 97487

Legal: Section 07 Township 18 Range 05 Quarter 00 TL 01802

Parties:

Role	Name & Address
Owner	ELLIS JOANNE L 87114 GREENRIDGE DR VENETA, OR 97487
Taxpayer	ELLIS JOANNE L 87114 GREENRIDGE DR VENETA, OR 97487

Property Values:

Value Name	2005	2004	2003
MKTTL	\$112,653	\$92,105	\$99,274
AVR	\$112,653	\$92,105	\$99,274
TVR	\$102,193	\$81,945	\$99,274

Property Characteristics:

Tax Year	Characteristic	Value
2005	Property Class	401 Rural residential improved
	Change Property Ratio	4XX Tract
	Size	5.0
	Code Split	Y
	Neighborhood	31062

Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2005	Veteran 1	1	\$10,460	AVR
2004	Veteran 1	1	\$10,160	AVR

(End of Report)

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

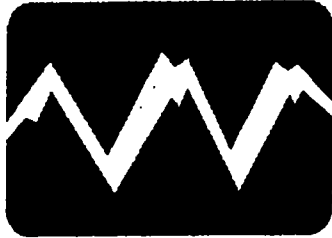
OLD NUMBER

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO.

MAP NO. 18 05 07	TAX LOT NO. 1802	745 925 7 SECTION	18 TOWNSHIP S.	5W RANGE W.M.	AERIAL PHOTO
ACCOUNT	NUMBER	ADDITION			CITY
LOT NO.	BLOCK NO.				

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	Parcel #2 Beg. at the $\frac{1}{4}$ Sec. cor. on the N ln. of Sec. 7, T18S., R5W., W.M., run th S 0°09'E 25.00 ft., th S89°49'W 29.78 ft., th S 0°40'E 840.0 ft. th N89°52'E 500.00 ft. to the true POB, run th N89°52'E 370.93 ft., th S10°45'E 877.33 ft., th S89°52'W 514.24 ft., th N 0°40'W 426.79 ft., th S89°52'W 10.32 ft., th N 0°40'W 435.60 ft. to the true POB, LCO. Cont. m/l	1966 1973	R264/2311 R617/33594	8.74



WESTERN
TITLE & ESCROW COMPANY
OF LANE COUNTY

497 Oakway Road Suite 340 Eugene, OR 97401
Phone: [541] 485-3588 Fax: [541] 485-3597

Prepared For:

JOANNE ELLIS

Order Number:

50-0159906
LOT BOOK REPORT

Buyer/Address:

Preliminary Title Report Enclosed

Western Title & Escrow of Lane Coun
296 SW Columbia, Suite A
Bend, OR 97702
(541) 389-5751

Joanne L. Ellis
87114 Greenridge Drive
Veneta
OR 97487

Invoice No: 0003698-IN
Invoice Date: 05/03/06

Customer No: JELLIS
Order No: 50-0159906

Contact:

SALES CD	DESCRIPTION	AMOUNT
504040	Lot Book Report	200.00
504150	Government Service Fee- Eugene	25.00
504160	87114 Greenridge Drive	.00
504160	Veneta, OR 97487	.00

Description: Charles F. & Joanne L. Ellis

Please reference our invoice number with payment.
Thank you.

NET INVOICE: 225.00

WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY
EUGENE OFFICE • 497 OAKWAY ROAD, SUITE 340 • PO BOX 10960 • Eugene, Oregon 97440 • (541) 485-3588 • FAX (541) 485-3597

Date: May 2, 2006

JOANNE L. ELLIS
ATTN: JOANNE L. ELLIS
87114 GREENRIDGE DRIVE
VENETA, OR 97487

Report No: 50-0159906
Your No: --

LOT BOOK SERVICE **\$200.00**
GOVERNMENT SERVICE FEE **\$25.00**

LOT BOOK REPORT

We have searched our Tract Indices as to the following described real property:

The Property described in **Exhibit "A"** attached hereto and made a part hereof.

and dated as of April 27, 2006 at 5:00 p.m.

We find that the title is vested in:

CHARLES F. ELLIS 1ST AND JOANNE L. ELLIS or survivor

We also find the following apparent encumbrances prior to the effective date hereof:

1. Unpaid taxes for the year 2005-2006
 Original Amount: **\$1,194.89**
 Unpaid Balance: **\$398.30 DUE**
 Tax Lot No.: **18 05 07 00 01802**
 Account No.: **0745925, Code 28-02**

2. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
 Exemption: **Veteran 1**
 Account No.: **0745925**

3. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.

4. An easement created by instrument, including the terms and provisions thereof,
Recorded: January 9, 1941
Document No.: 91736, Deed Records
In favor of: Mountain States Power Company

NOTE: Taxes paid in full for the year 2005-2006
Original Amount: \$310.76
Tax Lot No.: 18 05 07 00 01802
Account No.: 1566072, Code 28-00

This report is to be utilized for information only. Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability of Western Title & Escrow Company of Lane County is limited to the addressee and shall not exceed the premium paid hereunder.

Any questions concerning this Lot Book Report should be directed to Jerrilyn Egger, at (541) 431-3710.

NOTE: For copies of exceptions please call our Customer Service Department at (541) 284-8011 or email your request to eugene@westerntitle.com

EXHIBIT "A"

Beginning at the one-quarter section corner on the North line of Section 7, in Township 18 South, Range 5 West, Willamette Meridian, run thence South $0^{\circ} 09'$ East 25.00 feet; thence South $89^{\circ} 49'$ West 29.78 feet; thence South $0^{\circ} 40'$ East 840.0 feet; thence North $89^{\circ} 52'$ East 500.00 feet to the true point of beginning, run thence North $89^{\circ} 52'$ East 370.93 feet; thence South $10^{\circ} 45'$ East 877.33 feet; thence South $89^{\circ} 52'$ West 514.24 feet; thence North $0^{\circ} 40'$ West 426.79 feet; thence South $89^{\circ} 52'$ West 10.32 feet; thence North $0^{\circ} 40'$ West 435.60 feet to the true point of beginning, in Lane County, Oregon.



Lane County

LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401
PHONE: 541-682-3823
FAX: 541-682-3947

May 15, 2006

Joanne Ellis
1943 ½ Agate
Eugene OR 97403

Re: PA06-5642. Research request.

Dear applicant,

On April 21, 2006, you submitted a research request for map 18-05-07; tax lot 1802. Your letter indicated you want to know the zoning of the property on February 1959. This letter contains our findings.

On February 1, 1959, the property was unzoned. On September 29, 1984, the property was zoned RR5 (Rural Residential) and has not been changed since that date. This zone requires five acres for new lots. The regulations for this zone are located in Lane Code 16.290.

If you have any questions, I can be contacted at 682-3159 or by email at steve.hopkins@co.lane.or.us.

Sincerely,

Steve Hopkins, AICP
Planner

Lane County Land Management Division

lane county:
working
for you

Comparable home's with about the same sq footage & Acreage have sold for about \$225.000

Comparable home with about the same Sq footage with 2 Acres sold for around \$275.000

Comparable one Acre parcels are selling for \$75.000 and up.

Comparable two Acre parcels are selling for 120.00 and up.

At this point my home with 8 Acres would sell for about \$225.000

By splitting it off

Home with 2.78 Acres \$275.000

One Acre parcel = \$75.000 X 2 = \$150.000

Two Acre parcel = \$120.000 X 2 = \$240.000

**Restriction that have been imposed by the State/ County After we acquired
The property in 1959 has reduced our resale value by at least \$440.000**



42995



Presented By: Larry Alberts
Keller Williams Rity Mid Wmte

RESIDENTIAL
 ML#: 6022683
 Addr: 87476 MILLER RD
 City: Veneta
 Map Coord: 9/C7
 County: Lane
 Elem: CENTRAL
 High: ELMIRA
 Nhood:
 Legal: 180505000070300

Status: SLD 5/2/2006
 Area: 236
 Zip: 97487
 Zoning:
 Tax ID: 1385432

List Price: 305.0
 U
 Condo Loc/
 Middle: FERI
 PropType: RES
 #Image: 8

GENERAL INFORMATION

Lot Size: 5-9.99AC # Acres: 5.43 Lot Dimensions:
 Waterfront: View: Lot Desc: BUSLINE
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: #Bdrms/#Lvl: 3 / 1 Year Built: 1963 /
 Main SQFT: 1710 TotUp/Mn: 1710 Style: RANCH Home Wrnty: 55+ w/Affidavit
 Lower SQFT: 0 Parking: #Garage: 0 / #Fireplaces: / PROPANE
 Total SQFT: 1710 Roof: COMP Exterior: LAP Bsmt/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 15 X 22 /	Mstr Bd: M / 16 X 15 /	Ba
Kitchen: M / 12 X 9 /	2nd Bd: M / 9 X 12 /	Upper
Dining: / /	3rd Bd: M / 11 X 11 /	Main l
Family: M / 20 X 13 /	/ /	Lower
/ /	/ /	Total i

REMARKS

XSt/Dir: W 11th L on Central, to Perkins L to Seavy Miller
Remarks:

FEATURES AND UTILITIES

Kitchen: BI-MICO, DISHWAS, DISPOSL
 Interior: HARDWOD
 Exterior: BARN, COVPATI, GARDEN, POOL, BI-HTUB

Accessibility:
 Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT
 Water: WELL Sewer: SEPTIC Insul:

FINANCIAL

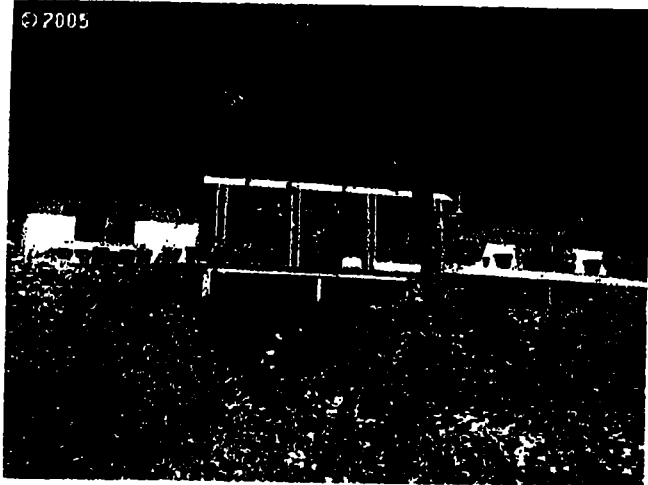
PTax/Yr: 94.66 Rent, If Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

O/Price: \$305,000 Sold:

Comparable
 Home size
 with large Acre
 parcels

ED AND SHOULD BE VERIFIED.
 ED AREAS - CONSULT BROKER FOR INFC
 GE.



Presented By: Larry Alberts
Keller Williams Rity Mid Wmte

RESIDENTIAL
 ML#: 5040188 Status: SLD 5/2/2006
 Addr: 83039 TERRITORIAL HWY Area: 236 List Price: 229.9k
 City: Eugene Zip: 97405 Condo Loc
 Map Coord: 90/E/8 Zoning: F2
 County: Lane Tax ID: 1363488
 Elem: APPLGATE Middle: CRO
 High: CROW PropType: RES
 Nhood: #image: 8
 Legal: T1 00900

GENERAL INFORMATION

Lot Size: 5-9.99AC # Acres: 7 Lot Dimensions:
 Waterfront: View: TREES, MNTAIN Lot Desc: SECLDED, TREES
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: SELLERS #Bdrms/#Lv: 4 / 1 Year Built: 1977 / NEW
 Main SQFT: 1863 TotUp/Mn: 1863 Style: DBL-WDE Home Wrnty: N 55+ w/Affidavit
 Lower SQFT: 0 Parking: PAD #Garage: 0 / #Fireplaces: 1 / STOVE
 Total SQFT: 1863 Roof: COMP Exterior: METAL Bsm/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: / /	Mstr Bd: M / /	Ba
Kitchen: / /	2nd Bd: / /	Upper
Dining: / /	3rd Bd: / /	Main l
Family: / /	BONUS M / 24 X 12 / VAULTED	Lower
		Total l

REMARKS

XSt/Dir: LORANE HWY, L (5 M.) ON TERRITORIAL OR 4.5 M. SOUTH OF CROW RD.
 Remarks: JUST REDUCED-PRIVATE, SERENE SETTING W/HIGH QUALITY ADDITIONS AND GREAT VIEWS. POSSIB TERMS!

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, PANTRY
 Interior: SMOKDET, WASHDRY
 Exterior: DECK, SATDISH, SHOP, PRIVRD
 Accessibility: 1LEVEL, PARKING
 Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP, WOODSTV Fuel: ELECT, W
 Water: WELL Sewer: SEPTIC Insul: UNKNOWN

FINANCIAL

PTax/Yr: 706.62 Rent, If Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 10/1/2005 DOM: 114 Sold: 10/31/2005 Terms: CONV O/Price: \$239,900 Sold:

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFC
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



No Photo Available

Presented By: Larry Alberts
Keller Williams Rity Mid Wmte

RESIDENTIAL
 ML#: 5046489
 Addr: 26162 Perkins RD
 City: Veneta
 Map Coord: 15/D/8
 County: Lane
 Elem: VENETA
 High: ELMIRA
 Nhood:
 Legal: 18 05 04 00 00906

Status: SLD
 Area: 236
 Zip: 97487
 Zoning:
 Tax ID: 1659562

5/2/2006
 List Price: 239.9K
 U
 Condo Loc/
 Middle: FER
 PropType: RES
 #Image: 0

GENERAL INFORMATION

Lot Size: 5-9.99AC # Acres: 9.77 Lot Dimensions: Approx. 239 X 171
 Waterfront: View: Lot Desc: LEVEL
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: #Bdrms/#Lv: 3 / 1 Year Built: 1992 /
 Main SQFT: 1716 TotUp/Mn: 1716 Style: MANUFHS Home Wrnty: N 55+ w/Affidavit
 Lower SQFT: 0 Parking: #Garage: 2 / CARPORT #Fireplaces: 1 / PELLSTV
 Total SQFT: 1716 Roof: METAL Exterior: MANMADE Bsm/Fnd: NO-BAS

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 12 X 16 /	Mstr Bd: M / 12 X 12 /	Ba
Kitchen: M / 11 X 12 /	2nd Bd: M / 11 X 12 /	Upper
Dining: M / 10 X 11 /	3rd Bd: M / 11 X 12 /	Main L
Family: M / 12 X 14 /	/ /	Lower
/ /	/ /	Total I

REMARKS

XSt/Dir: Hwy. 126, Left on Central, Right on Perkins
 Remarks: Close-in country property with over nine usable acres. Shop, covered boat storage, hay storage, horse pasture, & small barn. Home is 1992 Golden West with metal roof.

FEATURES AND UTILITIES

Kitchen: BI-RANG, DISHWAS
 Interior:
 Exterior: BARN, DECK, FENCED, OUTBULD, RV-PARK, BI-HTUB
 Accessibility: 1LEVEL
 Cool: NONE Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT
 Water: SH-WELL Sewer: SEPTIC Insul: FULLY

FINANCIAL

PTax/Yr: 1624 Rent, if Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

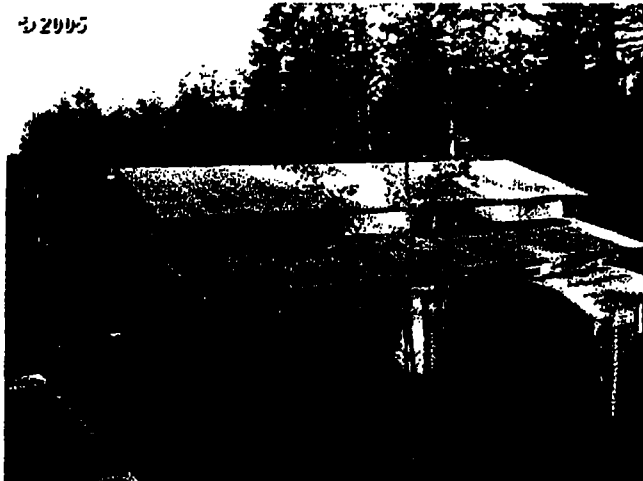
COMPARABLE INFORMATION

Pend: 7/2/2005 DOM: 2 Sold: 8/29/2005 Terms: CONV O/Price: \$239,900 Sold:

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



32995



Presented By: Larry Alberts
Keller Williams Rity Mid Wmte

RESIDENTIAL
ML#: 5083927
Addr: 25852 JEANS RD
City: Veneta
Map Coord: 0/B/6
County: Lane
Elem: VENETA
High: ELMIRA
Nhoo: 1705292002600
Legal: 1705292002600

Status: SLD
Area: 236
Zip: 97487
Zoning:
Tax ID: 499135

4/28/2006
List Price: 315.00
U
Condo Loc
Middle: FER
PropType: RES
#mage: 8

GENERAL INFORMATION

Lot Size: 1-2.99AC # Acres: 2.16 Lot Dimensions:
Waterfront: View: TREES Lot Desc: CORNER, LEVEL, TREE
River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 1144 SFSrc: county #Bdrms/#Lv: 4 / 2 Year Built: 1965 /
Main SQFT: 0 TotUp/Mn: 1144 Style: CONTEMP, 2STORY Home Wrnty: 55+ w/Affidavit
Lower SQFT: 624 Parking: #Garage: 2 / ATTACHD #Fireplaces: 2 / INSERT, WOOD
Total SQFT: 1768 Roof: COMP Exterior: LAP, T-111 Bsmt/Fnd:

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: U / /	Mstr Bd: U / /	Ba
Kitchen: U / /	2nd Bd: U / /	Upper
Dining: U / /	3rd Bd: U / /	Main L
Family: L / /	UTILITY / /	Lower
		Total I

REMARKS

XSt/Dir: W 11th (Hwy 126) to Ellmaker (Veneta) Rt, to Jeans turn left
Remarks: PC2985 This is a diamond in the rough! Beautiful setting, gardens, fruit trees, huge shop/loft for storage, work room doors, well built with some updating/newer cabinets in kit., deck, attached, finished garage. over 2 ac, call listing: info and appointment.

FEATURES AND UTILITIES

Kitchen: DISHWAS, DISPOSL, PANTRY, FS-RANG, FS-REFR
Interior: WASHDRY, WW-CARP
Exterior: DECK, FENCED, RV-PARK, SHOP, SPRNKLR, TL-SHED
Accessibility:
Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT
Water: WELL Sewer: SEPTIC Insul:

FINANCIAL

PTax/Yr: 2276.43 Rent, If Rented:

Comparable
home size
with APPROXIMATE
2 acres

W O/Price: \$315,000 Sold:

NEED AND SHOULD BE VERIFIED.
HED AREAS - CONSULT BROKER FOR INFC
VGE.



Presented By: Larry Alberts
Keller Williams Rity Mid Wmte

RESIDENTIAL
 ML#: 6014680 Status: PEN 4/28/2006
 Area: 236 List Price: 274.50
 Addr: 26171 FLECK RD
 City: Veneta Zip: 97487 U/
 Map Coord: 15/D/8 Zoning: Condo Loc/
 County: Lane Tax ID: 742138
 Elem: VENETA Middle: FERI
 High: ELMIRA PropType: RES
 Nhood: Chinquapin #Image: 8
 Legal: 18S 5W 04 00 01114

GENERAL INFORMATION

Lot Size: 1-2.99AC # Acres: 1.93 Lot Dimensions: irregular
 Waterfront: CREEK View: TREES, CREEK Lot Desc: LEVEL, TREES
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: assessor #Bdrms/#Lv: 3 / 1 Year Built: 1966 / REMOD
 Main SQFT: 1913 TotUp/Mn: 1913 Style: RANCH Home Wrnty: Y 55+ w/Affidavit
 Lower SQFT: 0 Parking: OTHER #Garage: 2 / OVRSIZE #Fireplaces: 1 / WOOD
 Total SQFT: 1913 Roof: COMP Exterior: T-111 Bsmt/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M /	/		Mstr Bd:	M /	/		Ba
Kitchen:	M /	/		2nd Bd:	M /	/		Upper
Dining:	/	/		3rd Bd:	M /	/		Main L
Family:	M /	/	DECK, FIREPL	ENTRY	M /	/		Lower
	/	/			/	/		Total I

REMARKS

XS/Dir: West 11th, at Perkins Point left on Central, R on Fleck
 Remarks: Country Home, nicely updated, wood parquet in FR, neat, clean, vaulted entry, large covered deck, beautiful gro trees, Gazebo, RV parking aplenty, creek w/ footbridge to pasture, os garage w/shop, shop building, garden builc house and so much more

FEATURES AND UTILITIES

Kitchen: BI-MICO, BI-RANG, DISHWAS, BI-OVEN
 Interior: LAM-FL, WOODFLR
 Exterior: DECK, FENCED, GARDEN, GAZEBO, OUTBULD, RV-PARK, PAVEDRD, 2ND-GAR
 Accessibility: 1LEVEL
 Cool: NONE Hot Water: ELECT Heat: CEILING, WALL Fuel: ELECT
 Water: WELL Sewer: SEPTIC Insul: CEILING, FLOOR, WALL

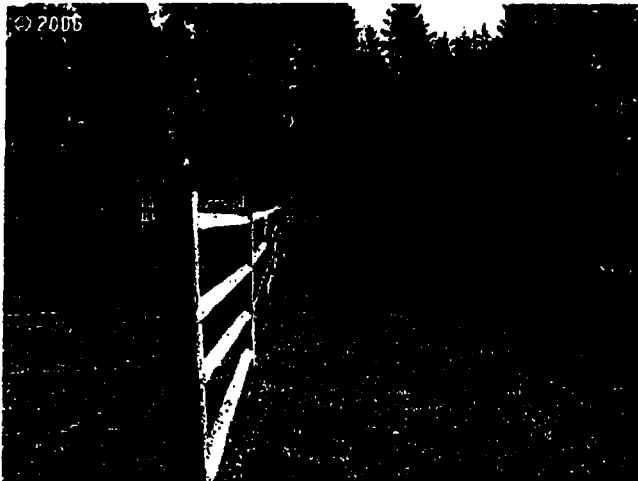
FINANCIAL

PTax/Yr: 2086.97 Rent, if Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 3/5/2006 DOM: 6 Sold: Terms: O/Price: \$274,500 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Larry Alberts
Keller Williams Rty Mid Wmte

RESIDENTIAL
 ML#: 6029029
 Addr: 26241 FLECK RD
 City: Veneta
 Map Coord: 2/D/8
 County: Lane
 Elem: VENETA
 High: ELMIRA
 Nhood:
 Legal: to be given prior to coe

Status: PEN
 Area: 236
 Zip: 97487
 Zoning: RR5
 Tax ID: 742039

4/28/2006
 List Price: 279,000
 U
 Condo Loc/
 Middle: FER/
 PropType: RES
 #Image: 4

GENERAL INFORMATION

Lot Size: 1-2.99AC # Acres: 1.93 Lot Dimensions:
 Waterfront: View: Lot Desc: CORNER
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 0 SFSrc: county #Bdrms/#Lvl: 3/1 Year Built: 1983 / APPROX
 Main SQFT: 1739 TotUp/Mn: 1739 Style: RANCH Home Wrnty: N 55+ w/Affidavit 1
 Lower SQFT: 0 Parking: OTHER #Garage: 2 / DETACHD #Fireplaces: 3/ PELLSTV, WOOL
 Total SQFT: 1739 Roof: COMP Exterior: CEDAR Bsmt/Fnd: CRAWLSP

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M / 17 X 13 / BLT-INS, FIREPL	Mstr Bd: M / 12 X 12 / HARDWOD	Ba
Kitchen: M / 12 X 8 /	2nd Bd: M / 10 X 9 / HARDWOD	Upper
Dining: M / 14 X 11 /	3rd Bd: M / 13 X 10 / HARDWOD	Main l
Family: M / 23 X 14 /	/ /	Lower
/ /	/ /	Total l

REMARKS

XSt/Dir: 126 to Central to Fleck
 Remarks: Horse property large 3 stall barn with tack room. Floors are hardwood, tile, and laminate. Fireplaces and pellet st wood stove in oversized garage.

FEATURES AND UTILITIES

Kitchen: DISHWAS
 Interior: HARDWOD, TILE-FL, LAM-FL
 Exterior: BARN, DECK, FENCED, GARDEN, SATDISH, CORRAL
 Accessibility: 1LEVEL
 Cool: NONE Hot Water: ELECT Heat: CEILING Fuel: ELECT
 Water: PRIVATE Sewer: SEPTIC Insul: CEILING, WALL

FINANCIAL

PTax/Yr: 1836.01 Rent, If Rented:
 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 4/20/2006 DOM: 2 Sold: Terms: O/Price: \$279,000 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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Presented by: Larry Alberts
 Keller Williams Rity Mid Wmte

LOTS AND LAND Status: PEN 4/28/2006
 ML#: 5040222 Area: 236 List Price: 94.90

Address: 83039 TERRITORIAL HWY
 City: Eugene Zip:
 Additional Parcels: /
 Map Coord: 90/E/8 Zoning: F2
 County: Lane Tax ID: 1363488
 Subdivision:
 Manufhs Okay: CC&Rs: #image: 6
 Elem: APPLGATE Middle: CROW
 High: CROW Prop Type: RESID
 Legal: T1 00900

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.49	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #1
Perc Test: /	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View: TREES, MNTAIN
Lot Desc: CLEARED, PRIVATE, SECLDED, TREES, WOODED, PRIVRD		Soil Type/Class:
Topography: GRADED		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: NONE
 Existing Structure: Y / DRIVEWAY

REMARKS

XStDir: LORANE HWY, L (.5 M.) ON TERRITORIAL OR 4.5 M. SOUTH OF CROW RD.
 Remarks: RARE, PRIVATE, SERENE BUILDING SITE WITH STANDARD SEPTIC APPROVAL AND NEW WELL! 20 MIN EUGENE

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:
 HOA Incl:

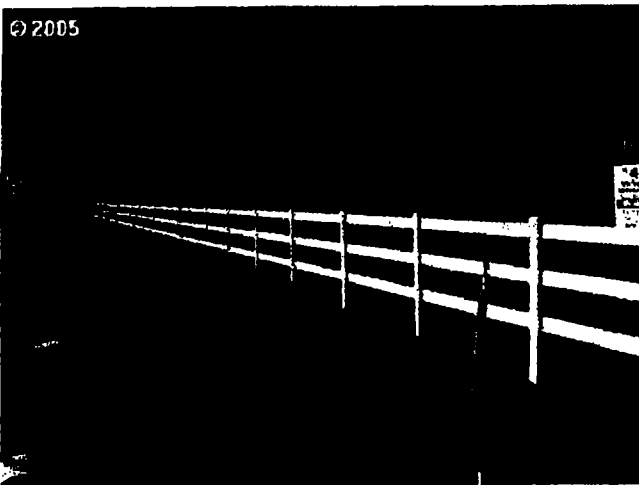
COMPARABLE INFORMATION

Pend: 6/24/2005 DOM: 15 Sold: Terms: O/Price: \$84,900 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparable
 one and two
 Acre Parcels

X



Presented by: Larry Alberts
 Keller Williams Rty Mid Wmte

LOTS AND LAND Status: SLD 4/28/2006
 ML#: 5071298 Area: 236 List Price: 119.50

Address: Forest Meadows LN
 City: Veneta Zip:
 Additional Parcels: /
 Map Coord: 66/A2 Zoning:
 County: Lane Tax ID: 1082765
 Subdivision:
 Manufhs Okay: N CC&Rs: #image: 4
 Elem: ELMIRA Middle:
 High: ELMIRA Prop Type: RESID
 Legal: Lot 1 Forest Meadows

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 1.51	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #
Perc Test: Y / APPROVED	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View:
Lot Desc: PASTURE, TREES		Soil Type/Class:
Topography: LEVEL		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: POWER, SPT-APP, UG-UTIL, WAT-AVL
 Existing Structure: N / FENCED

REMARKS

XSt/Dir: Jeans rd. to Forest Meadows
 Remarks:

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 11/18/2005 DOM: 57 Sold: 2/3/2006 Terms: CONV O/Price: \$125,000 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



No Photo Available

Presented by: Larry Alberts
 Keller Williams Rity Mid Wmte

LOTS AND LAND Status: SLD 4/28/2006
 ML#: 5013529 Area: 236 List Price: 150.00
 Address: 0 FOREST MEADOWS LN
 City: Veneta Zip:
 Additional Parcels: Y/
 Map Coord: 66/A/2 Zoning: RR-2
 County: Lane Tax ID: 1082765
 Subdivision:
 Manufhs Okay: N CC&Rs: Y #Image:
 Elem: ELMIRA Middle: FERN RIDGE
 High: ELMIRA Prop Type: RESID
 Legal: LOT 3 FOREST MEADOWS

GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 2.6
 Waterfront: / River/Lake:
 Perc Test: Y / APPROVED RdFrntg:
 Seller Disc: EXEMPT Other Disc:
 Lot Desc: PASTURE, SECLDED, PRIVRD
 Topography: LEVEL
 Soil Cond: NATIVE

Lot Dimensions: 300 X 363
 Availability: SALE #
 Rd Surf: PAVEDRD
 View: TREES
 Soil Type/Class:
 Present Use: RAWLAND

IMPROVEMENTS

Utilities: POWER, UG-UTIL, WELL, STD-SEP
 Existing Structure: N /

REMARKS

XSt/Dir: 126 TO VENETA RT ON TERRITORIAL RT ON JEANS TO FOREST MEADOW
 Remarks: 2.6 ACRE ESTATE HOME SITE. SELLER TO PROVIDE WELL AND SEPTIC APPROVAL. PAVED PRIVATE R/VINYL THREE RAIL FENCING. GREAT SUN EXPOSURE WITH LIMITED TREES ON THIS SITE. CC& RS FOR PROTECTION

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:
 HOA Incl:

COMPARABLE INFORMATION

Pend: 6/23/2005 DOM: 114 Sold: 10/31/2005 Terms: CONV O/Price: \$150,000 Sold:

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFC
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



52995



Presented by: Larry Alberts
 Keller Williams Rity Mid Wmte

LOTS AND LAND Status: ACT 4/28/2006
 ML#: 6027611 Area: 236 List Price: 205,000

Address: Forest Meadows Lot 3
 City: Veneta Zip:

Additional Parcels: /
 Map Coord: 66/A2 Zoning:
 County: Lane Tax ID: 1082765
 Subdivision: Forest Meadows
 Manufhs Okay: N CC&Rs: Y #Image: 4
 Elem: ELMIRA Middle: FERN RIDGE
 High: ELMIRA Prop Type: RESID
 Legal: Lot 3 Forest Meadows

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.6	Lot Dimensions: 300x363
Waterfront: N /	River/Lake:	Availability: SALE #
Perc Test: /	RdFrntg:	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: TREES
Lot Desc:		Soil Type/Class:
Topography: LEVEL		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: POWER, UG-UTIL, WELL, STD-SEP
 Existing Structure: N /

REMARKS

XSt/Dir: 126 to Right on Territorial to Right on Jeans to Forest Meadows on Left
 Remarks: 2.6 acre beautiful homesite. Nothing like it available. Paved private road that ends at lake. White vinyl three rail fence installed and separates all lots! Large open lot with limited trees. Great place to build with lots of sun exposure. N for upscale homes!

FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:
 HOA Incl:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

I am seeking a waiver on the regulation that have been imposed on my Property.

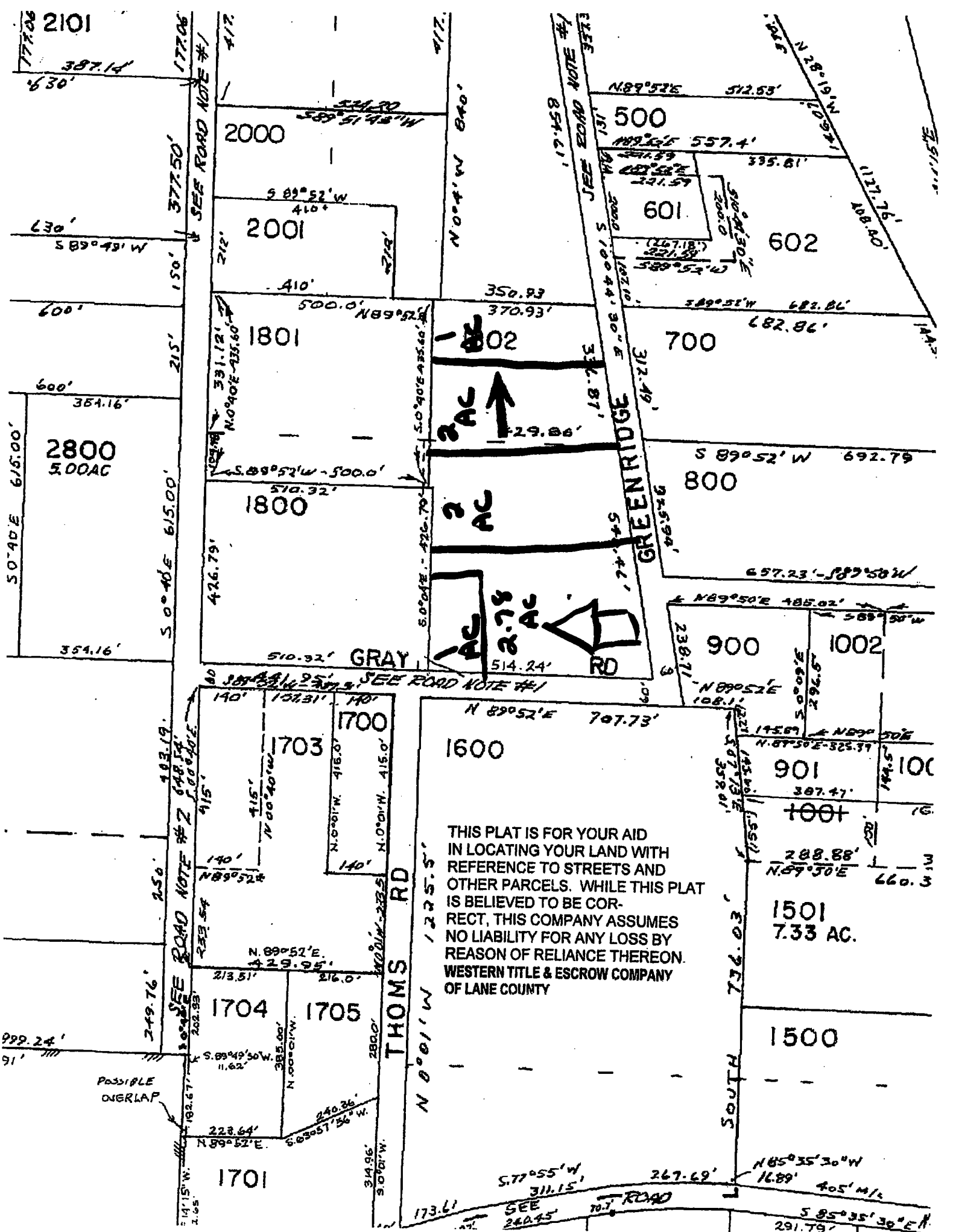
This is what I want to do with my Property.

Existing Home with 2.78 Acres

Make two 1 acre parcels

Make two 2 acre parcels

Totaling 8.78 acres



2101

2000

2001

1801

1800

2800
5.00AC

1 AC
2.73 AC
RD

GRAY

1600

900

1002

901

1001

1501
7.33 AC.

1500

1704

1705

1701

THOMS RD

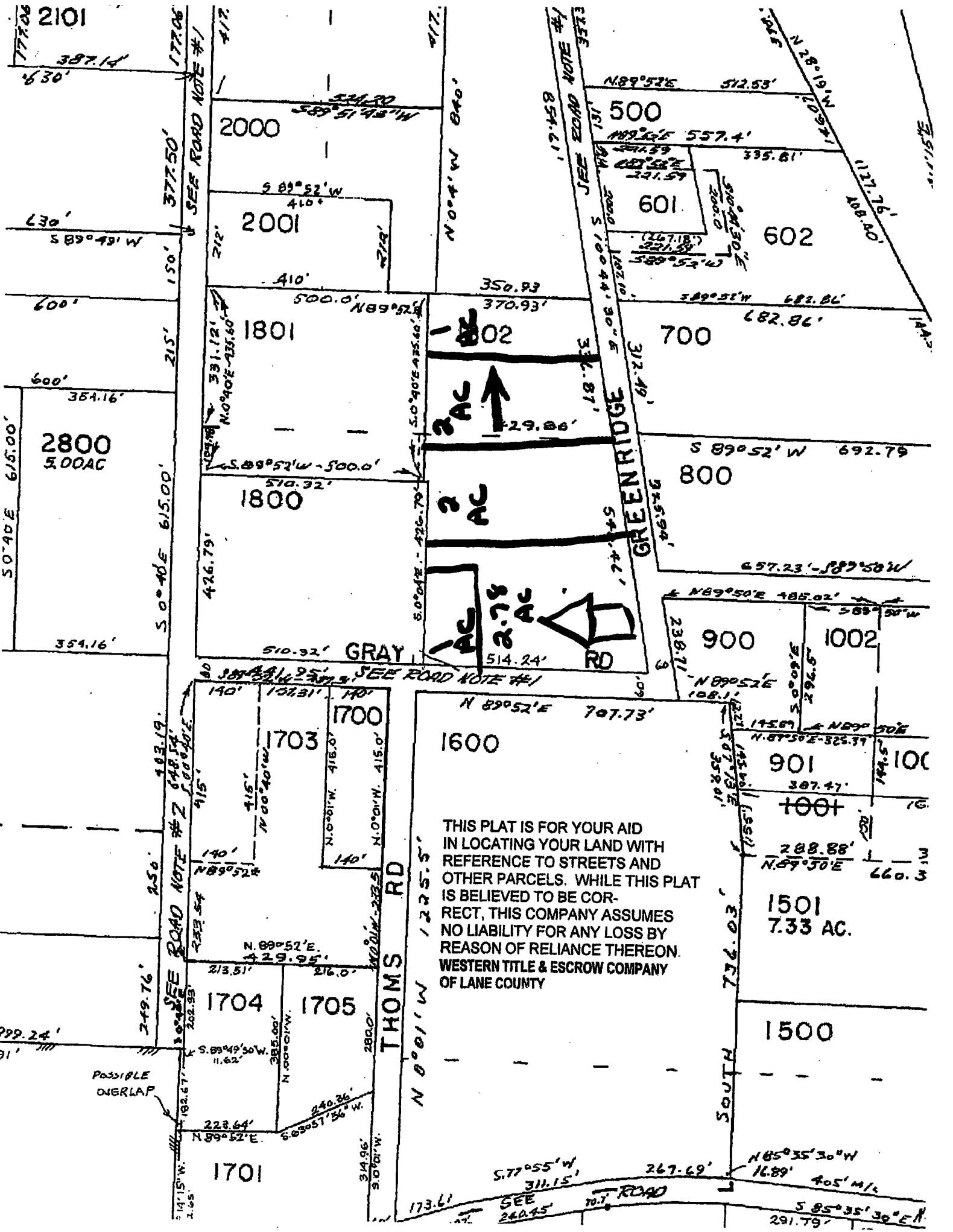
GREENRIDGE

SOUTH

THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. WHILE THIS PLAT
IS BELIEVED TO BE COR-
RECT, THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON.
WESTERN TITLE & ESCROW COMPANY
OF LANE COUNTY

POSSIBLE
OVERLAP

SEE ROAD



177.06

177.06

417

SEE ROAD NOTE #1

104.5

51.15

387.14
630'

630'
589°49'W

600'

600'
354.16'

2800
5.00AC

50°40'E 615.00'
50°40'E 615.00'

354.16'

183.19'
184°52'W 271.5'

249.76'
184°52'W 271.5'

249.76'
184°52'W 271.5'

999.24'
141°15'W 2.65'

141°15'W 2.65'

377.50'

150'

215'

215'

215'

215'

215'

215'

215'

215'

215'

215'

215'

215'

215'

215'

417

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

212'

417

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

410'

417

350.93

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

370.93'

417

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

331.12'

417

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

510.32'

417

514.24'

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