



RECORD No. 217 25 - 000150 For Office Use Only **PLNG**

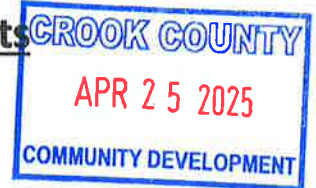
**Crook County Community Development
Planning Division**

300 NE 3rd Street, Room 12, Prineville Oregon 97754
541-447-3211

plan@co.crook.or.us
www.co.crook.or.us

Subdivisions and Planned Unit Developments

(Incomplete applications will not be accepted)



PROPERTY OWNER

Last Name: MUELLER First Name: SEAN & SHAWNTELLE
Mailing Address: PO BOX 2707
City: BIG FORK State: MT Zip: 59911
Day-time phone: (406) 250 - 1986 Cell Phone: () - -
Email: SS.Mueller@hotmail.com

AGENT / REPRESENTATIVE

Last Name: KELSO First Name: GREG
Mailing Address: greg @ crest view cable . com 765 NW THIRD ST.
City: PRINEVILLE State: OR Zip: 97754
Day-time phone: () - - Cell Phone: (541) 420 - 8057
Email: greg @ crest view cable . com

RRMS

PROPERTY LOCATION

Township 16 South, Range 17 East WM, Section 20B Tax lot 8600
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Size of property: _____ Acres Zoning: _____

DEVELOPER

Last Name: MUELLER First Name: SEAN + SHAWNTELLE
 Mailing Address: PO Box 2707
 City: BIG FORK State: MT Zip: 59911
 Day-time phone: (406) 250 - 1986 Cell Phone: () -
 Email: ss.mueller@hotmail.com

ENGINEER OR SURVEYOR

Firm Name: KELSO LAND SURVEYING Contact Name: GREG KELSO
 Mailing Address: 765 NW THIRD ST.
 City: PRINEVILLE State: OR Zip: 97754
 Day-time phone: (541) 420 - 8057 Cell Phone: () -
 Email: greg@crestviewcable.com

MORTGAGEE, if applicable

Firm Name: _____ Contact Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Day-time phone: () - Cell Phone: () -
 Email: _____

PROPOSED SUBDIVISION

IMPORTANT: Per 17.12.030 – The Subdivision Committee is required to review & examine all “tentative” subdivision plans and make recommendations to the Planning Commission prior to submitting this application.

Per Crook County Code (CCC) Title 17, the Crook County Planning Director shall schedule a meeting with the Subdivision Review Committee. See Crook County Code (CCC) Title 17 - 17.12.060 for Subdivision Committee Review for applicable criteria.

Proposed Number of Lots: 7
 Proposed Number of Phases: 1
 Proposed Name of Subdivision: MUELLER SUBDIVISION

Check Only One:

☐ Outline Development Plan

☒ Tentative Plan

Adequacy of Public Services, Water and Site Safety

Road access, fire and police services and utility systems (i.e., electrical and telephone) are adequate for the use.

Describe what access the property has to public roads. Describe the number of trips per day you believe would be made by residents of the proposed subdivision or planned unit development. Each house represents 4 trips per day by residents (PADT – Potential Average Daily Traffic). If other usage or traffic is expected, make sure to include this information within this statement. (Use a separate sheet of paper if needed)

SUBJECT PROPERTY IS BOUNDED BY SE PRAIRIE SCHOOVER RD
AND SE JUNIPER CANYON ROAD. WE PROPOSE CREATING A
ACCESS ROAD INTO THE SUBDIVISION FROM SE JUNIPER CANYON RD
EXPECTED PADT = 28

To help County staff make a proper determination of traffic impact, please list the number of lots or uses currently taking primary access from the road. (For example, 10 residences, 2 businesses, etc.)

Number of residences: 7

Number of businesses: 0

The subject road is a:

☐ State Highway ☒ County Maintained Road

☒ Public Road, not maintained by the county (*)

☐ Private Road (*)

NOTE: (*) If it's public or private road, submit recorded easement that shows access to and across the subject property to public roads. In addition, submit a drawing showing the recorded right-of-way widths across the private portion of road to the subject property.

The subject road is designated as a:

____ State Highway ____ Arterial
____ Collector X Local
____ Partition Road ____ Easement Road
____ Other: _____

What is the width of the proposed roadway right-of-way? 60 feet

Do you currently have a "Road Maintenance Agreement" for the subject road? Yes X No ____

If yes, provide a copy of a recorded road maintenance agreement.

If no, why not?

Describe what your source of domestic drinking water.

WE PROPOSE INDIVIDUAL WELLS FOR EACH LOT. COPIES
OF WELL REPORTS FOR ALL ADJACENT PROPERTIES ARE
INCLUDED WITH THIS APPLICATION. A LETTER CONFIRMING
SERVICE FROM A WELL PURVEYOR IS ALSO INCLUDED.

Describe how fire protection will be provided to the property. If the subject property is located outside of the Crook County Fire Department Fire Protection District indicate how you would provide protection, including water source and fire prevention.

FIRE PROTECTION WILL BE PROVIDED BY JUNIPER CANYON
FIRE PROTECTION DISTRICT. A LETTER FROM THE FIRE
MARSHALL CONFIRMING SERVICE IS PROVIDED WITH THIS APPLICATION.

IRRIGATION WATER

Does the property have irrigation water right? Yes _____ No X

If yes, a sign-off from State Watermaster and/or the relevant irrigation district is required?

If yes, what is the number of acres of irrigation water right? _____ acres.

Amount of water right acres to be transferred? _____

Is there an irrigation ditch and/or an underground pipeline that runs through the property? Yes ____ No X

Is there a distribution point for irrigation located on the property? Yes ____ No X

Does the property have of in-stream and/or agriculture well state? If so, please explain under comments.

If the property has irrigation water rights, who is the supplier:

_____ Central Oregon Irrigation District - 541-548-6047

_____ Ochoco Irrigation District - 541-447-6449

_____ Water Resources Department - 541-306-6885

_____ People's Irrigation District - 541-771-6089 John Riley

_____ Other: _____

Watermaster Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

Irrigation District Signature: _____ **Date:** _____

Print Name Clearly: _____ **Phone:** _____

COMMENTS: _____

WILDLIFE WINTER RANGE / SENSITIVE BIRD HABITAT

When the lot or parcel on which the non-farm dwelling will be sited lies within an area designated in an acknowledged comprehensive plan as habitat for big game, the siting of the dwelling must be consistent with the limitations on density upon which the acknowledged comprehensive plan and land use regulations intended to protect the habitat are based.

This section needs to be completed and signed by Oregon Department of Fish & Wildlife.

Is the subject property located within a "Winter Wildlife" overlay zone?

Yes ____ No X

If yes, please check the appropriate box(s):

____ Critical Deer Winter Range

____ General Deer Winter Range

____ Elk Winter Range

____ Antelope Winter Range

Is the property located in within a "Sensitive Bird Habitat" overlay zone?

Yes ____ No X

If yes, which area: Nest ____ Roust ____ Type ____

ODF&W Signature: _____ Date: _____

Print Name: _____ Day-time Phone: _____

Comments:

(Use a separate sheet of paper if needed)

WEED CONTROL

This section needs to be completed and signed by the Weed Master.

Weed Master Signature: _____ Date: _____

Print Name: _____ Day-time Phone: _____

Comments: _____

(Use a separate sheet of paper if needed)

NOTICE TO ALL APPLICANTS: The Crook County Planning Department is required to review all applications for accuracy and to determine whether the staff and/or Planning Commission have the information needed to make a decision. County Ordinances allow the County 30 days to determine whether the application is complete. If the Planning Department determines that your application is incomplete, you will be requested, in writing, to provide the necessary missing information, and a decision on your application will be postponed until the information is received. State Law requires that information to support an application be available for public inspection at our office 20-days before a public hearing. Any information submitted after this date may require a postponement of the hearing date if necessary. Please make sure your application is complete. The burden of proof lies with the applicant.

SIGNATURES

I agree to meet the standards governing the laws as outlined in the State of Oregon's DAR, ORS, Crook County Code, and Crook County - Prineville Comprehensive Plan. I agree that all the information contained in this application is true to the best of my knowledge.

Property Owner Signature: Sean Mueller Date 4/10/25

Print name: SEAN MUELLER

Property Owner Signature: Shawntelle Mueller Date 4/10/25

Print name: SHAWNTELLE MUELLER

Agent/Representative Signature: Greg Kelso Date 4/10/25

Print name: GREG KELSO

WEED CONTROL

This section needs to be completed and signed by the Weed Master.

Weed Master Signature: _____ Date: _____

Print Name: _____ Day-time Phone: _____

Comments:

(Use a separate sheet of paper if needed)

NOTICE TO ALL APPLICANTS: The Crook County Planning Department is required to review all applications for accuracy and to determine whether the staff and/or Planning Commission have the information needed to make a decision. County Ordinances allow the County 30 days to determine whether the application is complete. If the Planning Department determines that your application is incomplete, you will be requested, in writing, to provide the necessary missing information, and a decision on your application will be postponed until the information is received. State Law requires that information to support an application be available for public inspection at our office 20-days before a public hearing. Any information submitted after this date may require a postponement of the hearing date if necessary. Please make sure your application is complete. The burden of proof lies with the applicant.

SIGNATURES

I agree to meet the standards governing the laws as outlined in the State of Oregon's OAR, ORS, Crook County Code, and Crook County – Prineville Comprehensive Plan. I agree that all the information contained in this application is true to the best of my knowledge.

Property Owner Signature: Sean Mueller Date _____

Print name: SEAN MUELLER

Property Owner Signature: _____ Date _____

Print name: _____

Agent/Representative Signature: _____ Date _____

Print name: _____

APPLICATION REQUIREMENTS

- A completed "Subdivision and PUD" application form with the appropriate signatures.
- A copy of the Vicinity Map(s).
- A copy of the earliest deed or contract that describes the property in its current configuration. (Available from the Crook County Clerk's Office.)
- Submit the correct application fee.
- A Preliminary Status of Title Report. (Must be 6 months or newer from the filing date.)
- Signature and comments from Oregon Department of Fish & Wildlife regarding Wildlife Winter Range and Sensitive Bird Habitat.
- Signature and comments from Crook County Weed Master.
- A letter from the electric utility serving the area affirming the ability to serve.
- A letter from any other appropriate utilities affirming their ability to serve, i.e., phone, gas, cable, etc.
- A letter from the Fire District or other entity affirming that the district or entity is able to serve. If you are not in a fire protection district, provide a fire protection plan including water source and fire prevention.
- Source, method, and preliminary plans for domestic and other water supplies, sewage disposal, solid waste, and all utilities.
- Where a tract of land is within the boundaries of an irrigation district, application shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the district Watermaster or his representative serving the Crook County area.
- One (1) copy of the tentative plan and an electronic copy.
- Plot Plan that includes north point, scale and date of map, and property identification by tax lot, section, township, and range.
- Statement regarding past, present and intended use of the parcel(s) to be created, or the use for which the parcel(s) are to be offered.
- A written "Burden of proof" statement stating how all of the applicable county code requirements will be satisfied by the subdivision or planned unit development.
- A "Sign" application if proposing to place a sign with the name of the subdivision at the entrance of the proposed subdivision.

SUPPLEMENTAL INFORMATION

Subdivisions and Planned Unit Developments: Subdivisions involve the creation of four (4) or more lots in a calendar year. Subdivisions and PUD's are regulated by Title 17 of the Crook County Code. Approval of a tentative plan showing streets, lots, existing structures, and available utilities are required. Improvements to adjacent existing roads may be required; improvements to any proposed roads are required. NO road improvements shall be made without APPROVED Road Construction Plans.

Special Note: All proposed lots or parcels must have a direct frontage (a minimum of 60 feet) on a street, other than an alley, as required by Title 18, Chapter 18.124, Section 18.124.010.

APPLICABLE CRITERIA

Any person proposing a subdivision within Crook County, or his authorized agent or representative, shall include with an application for a subdivision either an "Outline Development Plan" as described in CCC 17.16.030 OR a "Tentative plan" as set forth in CCC 17.16.040 through 17.16.080 for the proposed subdivision together with improvement plans and other supplementary material as may be required, and shall submit 15 copies of said plan together with all required accompanying material to the planning department. An "Outline Development Plan" or "Tentative Plan" for a subdivision shall be accompanied by an application for a subdivision as provided by the planning department, together with the appropriate fee.

Other applicable criteria: Make sure to use the correct standards. The County web site is www.co.crook.or.us - click on Crook County Code

- A. Title 17, Chapter 17.12 – General Requirements & Subdivision Review Committee.
- B. Title 17, Chapter 17.16 – Tentative Plans
- C. Title 17, Chapter 17.20 – Final Plat
- D. Title 17, Chapter 17.28 – Planned Unit Development, if applicable
- E. Title 17, Chapter 17.36 – Road Designs
- F. Title 17, Chapter 17.36 – Improvements
- G. Title 17, Chapter 17.56 – County Roads
- H. Title 17, Chapter 17.60 – Fees
- I. Crook County Transportation Plan

In addition, the zoning criterion is also applicable, i.e., R5, RRM5, RR1, SR1, SRM1, and R10. Also, Chapter 18.124 – Supplementary Provisions (i.e., Access, Clear vision, Sign limitations & regulations, Rimrock setback, Riparian protection, etc) and 18.116 Destination Resort Overlay (if applicable).

ADDITIONAL INFORMATION OR ANALYSIS ADDRESSING THE CRITERIA

Please feel free to attach additional information or analysis which you believe demonstrates compliance with the requirements of subdivision or planned unit developments AND the county code requirements.



Community Development Department

300 NE 3rd Street RM 12, Prineville, OR 97754

Phone: (541) 447.3211

plan@co.crook.or.us

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AUTHORIZATION FORM

Let it be known that GREGORY D. KELSO

has been retained to act as my authorized agent to perform all acts for development on my property noted below: These acts include: Pre- application conference, filing applications and/or other required documents relative to all Permit applications.

Physical address of property: NO SITE ADDRESS, and described in the records of CROOK COUNTY as:

Township 16 South, Range 17 East, Section 20, Tax lot 8600

Township _____ South, Range _____ East, Section _____, Tax lot _____

The costs of the above actions, which are not satisfied by the agent, are the responsibility of the undersigned property owner.

PROPERTY OWNER

Signature: [Signature] Date: 4/10/25

Print Name: SEAN MUELLER

Mailing address: P.O. Box 2707

City: BIG LAKE State: ME Zip: 57911

Day time Phone: (406) 250 - 1986 Cell Phone: () -

Email: SS.MUELLER@HOTMAIL.COM

- ☒ Individual(s)
☐ Corporation
☐ Limited Liability Corporation
☐ Trust


IMPORTANT NOTE: Indicate whether property is owned in individual name(s), or by a business or other entity (e.g. Corporation, Limited Liability Company; or Trust). If property is owned by an entity, include names of all authorized signers. For Example:

If the owner is a Corporation, Limited Liability Corporation or Trust, the following information is required as part of this form.

- If a Corporation ~ please provide the name of President or other authorized signor(s).
- If a Limited Liability Corporation ~ provide names of **ALL** members & managers.
- If a Trust ~ provide the name of current Trustee(s)

In addition, you will need to include a copy of Bylaws (Corporations); an Operating Agreement (Limited Liability Company); or Certificate of Trust (Trusts) that verifies authority to sign on behalf of the entity.

AGENT

Signature:  Date: 4/10/25

Print Name: GREGORY R. KELSU

Mailing address: 765 NW THIRD ST.

City: PRINEVILLE State: OR Zip: 97754

Day Time Phone: (541) 420-8057 Cell Phone: () -

Email: greg @ crestview cable . com

Kelso Land Surveying, LLC

765 NW Third Street, Prineville, OR 97754 - (541) 420-8057 phone - greg@crestviewcable.com

BURDEN OF PROOF STATEMENT FOR THE TENTATIVE PLAN OF MUELLER SUBDIVISION, LOCATED IN SECTION 20, T.16S., R.17E., W.M., CROOK COUNTY, OREGON.

Applicant: Sean Mueller and Shawntelle Mueller
PO Box 2707
Big Fork, MT 59911
(406) 250-1986

Property Owner: Sean Mueller and Shawntelle Mueller
PO Box 2707
Big Fork, MT 59911
(406) 250-1986

Surveyor and Agent: Greg Kelso
765 NW Third St.
Prineville, OR 97754

Subject: Request for Tentative Plan Approval to allow seven single family residential lots on land zoned RRM5.

1) Introduction

Sean and Shawntelle Mueller propose development of Parcel 1 of Partition Plat 2024-06, as recorded at Instrument No. 2024-326133 on March 20, 2024, Records of Crook County, Oregon. Subject property is under the jurisdiction of Crook County. Mueller proposes a single-phase development of seven single-family residential lots encompassing the entire property. Mueller is the owner, applicant and developer of subject property. Greg Kelso is the agent and the surveyor of the proposed development.

A) Request

Mueller seeks Tentative Plan approval from Crook County for the development of Parcel 1 of Partition Plat 2024-06. The proposed residential Tentative Plan includes seven residential lots. Access to the development is provided by a proposed 60.00 feet wide right-of-way road off of the existing County-owned SE Juniper Canyon Road.

B) Land Use History

Subject property was partitioned from a larger tract as per Partition Plat 2024-06, C.S. 4700, recorded at Instrument No. 2024-326133 on March 20, 2024, Records of Crook County, Oregon, under Crook County Planning Decision 217-23-001641-PLNG, dated October 2, 2023.

2) Compliance with Crook County Tentative Plan Approval Criteria

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17.16.010 Application Submission

Any person proposing a subdivision, or their authorized agent or representative, shall include with an application for a subdivision either an outline development plan as described in CCC 17.16.030 or a tentative plan as set forth in CCC 17.16.040 through 17.16.080 for the proposed subdivision together with improvement plans and other supplementary material as may be required, and shall submit 15 copies of said plan together with all required accompanying material to the planning department at least 30 days prior to the planning commission meeting at which submittal of the plan is desired. The county shall take final action within 120 calendar days for the land located within an urban growth boundary or 150 calendar days for all others as required by state law upon receipt of a complete application. An outline development plan or a tentative plan for a subdivision shall be accompanied by an application for a subdivision as provided by the planning department, together with the appropriate filing fee. The date of filing shall be the date when the outline development plan or the tentative plan was submitted in completed form, together with the appropriate filing fee, required supplemental material and subdivision form, are actually received by the planning department. (Ord. 231 § 1 (Exh. A), 2010; Ord. 19 § 3.010, 2003)

Mueller has compiled this Tentative Plan application, including reference to supplemental materials to describe the proposed development and adequate detail to allow Crook County review and analysis, under the requirements set forth in the Subdivision Ordinance.

17.16.020 Required findings for approval

The commission shall not approve an outline development plan or a tentative plan for a proposed subdivision unless the commission finds, in addition to other requirements and standards set forth in this title, that the subdivision as proposed or modified will satisfy the intent of this title relating to subdivision development, the intent and requirements of the applicable zoning regulations, will be in compliance with the comprehensive plan, and the standards set forth in this chapter; such findings shall include the following:

- 1) The subdivision is an effective, efficient and unified treatment of the development possibilities on the project site while remaining consistent with the comprehensive plan relative to orderly development and land use patterns in the area and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features, agricultural and forest lands, and other natural resources.**

The lot lines of the proposed subdivision are designed around existing terrain features. The at least 5-acre lot sizes provide ample open space around homesites and preserve the existing landscape and vegetation outside of these building areas. There is no possibility of agriculture or grazing in this area, so it is apparent that large-lot residential use is the highest and best use of the land.

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- 2) The subdivision will be compatible with the area surrounding the project site and will not create an excessive demand on public facilities and services required to serve the development.**

The proposed subdivision was designed to be compatible with the surrounding areas by not adding to the traffic burden of Prairie Schooner Road. This proposed development provides its own access. Additionally, it is very similar in design and utilities to the adjoining Ridgeview Estates Subdivision to the South. The proposed subdivision will contribute to the development of that area by breaking up large, non-farmable lots into residential lots and will ease the traffic burden on the poorly developed Prairie Schooner Road.

- 3) Proof that financing is available to the applicant sufficient to assure the completion of the subdivision as proposed or required.**

Client is self-funding development through a HELOC and has sufficient funding to complete development as proposed.

- 4) That there will not be any adverse impacts on neighboring properties, natural resource quality, area livability and public services and facilities. (Ord. 19 § 3.202, 2003)**

The proposed subdivision will not impact the neighboring properties. Ridgeview Subdivision, the adjoining development to the South, can be used as evidence of the lack of general impact of development in this area. No natural resources will be significantly affected. Utilities will not be significantly burdened by the additional residences proposed as per this subdivision.

17.16.040 Tentative Plan Required

Following submittal and approval of an outline development plan and subdivision application or an initial subdivision application, any person proposing a subdivision shall prepare and submit a tentative plan for the proposed subdivision in accordance with CCC 17.16.050 through 17.16.080. (Ord. 231 § 1 (Exh. A), 2010; Ord. 19 § 3.040, 2003)

A tentative plan has been prepared and submitted, including this Burden of Proof document in accordance with CCC 17.16.050 through 17.16.080.

17.16.050 Scale of tentative plan

The tentative plan of a proposed subdivision shall be drawn on a sheet 18 by 24 inches in size or a multiple thereof at a scale of one inch equals 50 feet for subdivisions up to 10 acres in size, one inch equals 100 feet for subdivisions up to 50 acres in size, one inch equals 200 feet for subdivisions up to 100 acres in size and for subdivisions more than 100 acres in size, a scale not greater than one inch equals 400 feet. (Ord. 19 § 3.050, 2003)

The tentative plan of the 58.72 acre parcel is drawn at a scale of one inch equals 200 feet and included with this application.

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17.16.060 Informational Requirements

The following information shall be shown on the tentative subdivision plan or provided in accompanying materials. No tentative plan shall be considered “complete” unless all such information is provided:

- 1) General Information Required.**
 - a) Proposed name of the subdivision.
 - b) Names, addresses and phone numbers of the owner of record and subdivider, authorized agents or representatives, engineer or surveyor and any assumed business names filed or to be filed with the corporate commissioner by the owner or subdivider, which will be used in connection to the subdivision.
 - c) Date of preparation, north point, scale and gross area of the proposed subdivision.
 - d) Appropriate identification of the drawing as a tentative plan for a subdivision.
 - e) Location and tract designation sufficient to define its location and boundaries, and legal description of the tract boundaries in relation to existing plats and streets.
- 2) Information concerning existing conditions.**
 - a) Location, names and widths of existing improved and unimproved streets and roads within and adjacent to the proposed subdivision.
 - b) Location of any existing features such as section lines, section corners, city and special district boundary lines and survey monuments.
 - c) Location of existing structures, irrigation canals and ditches, pipelines, waterways, railroads and any natural features such as rock outcroppings, marshes, wooded areas and natural hazards.
 - d) Location and direction of watercourses and the location of areas subject to flooding and high water tables.
 - e) Location, width and use or purpose of any existing easement or right-of-way within and adjacent to the proposed subdivision.
 - f) Existing sewer lines, water mains, culverts and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades and locations.
 - g) Contour lines related to some established benchmark or other engineering acceptable datum and having minimum intervals of two feet for sloped of less than five percent, five feet for slopes of five to 15 percent, ten feet for slopes of 15 to 20 percent and 20 feet for slopes greater than 20 percent.
 - h) Zoning classification of lands within and adjacent to the proposed subdivision.
 - i) Names and addresses of all adjoining property owners.
- 3) Information concerning the proposed subdivision**
 - a) Location, names, width, typical improvements cross-sections, approximate grades, curve radii and lengths of all proposed street and the relationship to all existing and projected streets.
 - b) Location, width and purpose of all proposed easements or rights-of-way and relationship to all existing easements and rights-of-way.
 - c) Location of at least one temporary benchmark within the proposed subdivision boundary.

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- d) Location, approximate area and dimensions of each lot and proposed subdivision boundary.
- e) Location, approximate area and dimensions of any lot or area proposed for public use, the use proposed and plans for improvement or development thereof.
- f) Proposed use, location, approximate area and dimensions of any lot which is intended for non-residential use.
- g) An outline of the area proposed for partial recording is contemplated or proposed
- h) Source, method and preliminary plans for domestic and other water supplies, sewage disposal, solid waste disposal and all utilities.
- i) Description and location of any proposed community facility.
- j) Storm water and other drainage facility plans.
- k) Legal access to proposed subdivision. (Ord. 231 § 1(Exh. A), 2010; Ord. 19 § 3.060, 2003)

17.16.080 Supplemental information required

The following information shall be submitted with the tentative plan for subdivision. If such information cannot be shown practically on the tentative plan of a proposed subdivision, it shall be submitted in separate documents accompanying the plan at the time of filing.

- 1) Proposed deed restrictions or protective covenants, if such are proposed to be utilized for the proposed subdivision.

There are no proposed deed restrictions or covenants.

- 2) Two copies of a letter from a water purveyor providing a water supply system serving domestic water or a letter from a licensed well driller or registered engineer. The letter shall state the source, name of supplier and known quantity and quality of water available, and that the system will be installed in accordance with all applicable regulations. In addition, the letter from a water purveyor providing a domestic water system shall state that they are able and willing to serve each and every lot within the proposed subdivision and that the conditions and estimated cost of providing such service be set forth. A letter from a water purveyor shall further indicate that the water supply system proposed for the subdivision is adequate to meet the fire protection needs set forth by the appropriate fire protection agency.

Two copies of a letter from a well purveyor have been included with this application.

- 3) Statement from each serving utility company proposed to serve the subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of such service shall be set forth.

Copies of letters from relevant utilities have been included with this application.

- 4) Proposed fire protection system for the proposed subdivision and written approval thereof by the appropriate serving fire protection agency.

Kelso Land Surveying, LLC

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Subject property falls under the Juniper Canyon Fire protection District. A letter from the relevant authority has been included with this application.

- 5) **Title or subdivision guarantee report from a licensed title company stating the record owner(s) of the land proposed to be subdivided and setting forth all encumbrances relative to the subject property.**
- 6) **Reasons and justifications for any variances requested to the provisions of this or any other applicable ordinance or regulation.**

No variances are being requested.

- 7) **Every application for division of property shall be accompanied by a water procurement plan approved by the county watermaster or their representative. Such plan shall explain in detail the proposed manner of providing domestic water. If irrigation water is to be provided, the water procurement plan shall also explain the manner of providing such water.**

8)

Water will be provided by domestic wells. No water rights exist for subject property. Well logs for adjoining properties have been included in supplementary documents.

- 9) **Where a tract of land has water rights, an application for division of the tract shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the district watermaster or their representative serving the county area. Every plat and tentative plan shall indicate the water right that is to be transferred to each parcel or lot. (Ord. 231 § 1 (Exh. A), 2010; Ord. 19 § 3.080, 2003.)**

The requirements of CCC 17.16.050 through 17.16.080 have been met and included as part of the tentative plan, either on the tentative map or included as separate documents. 17.16.070 does not apply to this proposed subdivision.

17.16.100 Specific approval requirements

In addition to the requirements set forth by the provisions of this title and applicable local and state regulations, specific requirements for tentative plan approval are as follows:

- 1) **No tentative plan of a subdivision shall be approved which bears a name using a word which is the same as, or similar to or pronounced the same as a word in the name of any other subdivision in the same county, except the words "town," "city," "place," "court," "addition," or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the lot and block numbers of the plat of the same name, last filed.**

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Mueller Subdivision is a unique name not used anywhere else in the county.

- 2) **No tentative plan for a proposed subdivision shall be approved unless:**
- a) **The streets and roads are laid out so as to conform to the plats of subdivisions and maps of partitions already approved for adjoining property as to width, improvements, general direction and in all other respects, unless the planning commission determines it is in the public interest to modify the street and road pattern.**

Adjacent developments are similar in design and width to the proposed Southeast Ridgeline Court design. The adjacent Idleway Acres was designed and platted before current road standards were in effect and should not be used as an example.

- b) **Streets and roads to be held for private use are approved by the planning commission and are clearly indicated on the tentative plan and all reservations or restrictions relating to such private streets and roads are set forth thereon, such as ownership and maintenance responsibilities.**

The proposed Southeast Ridgeline Court will not be held for private use.

- c) **The tentative plan complies with the zoning ordinance.**

The proposed roadway conforms to the ordinances of the RRM5 zone.

- d) **The tentative plan complies with the standards for traffic impact analysis in CCC 18.176.010.**

- 3) **No tentative plan for a proposed subdivision or planned unit development located within the urban growth boundary, but outside the city, shall be approved unless the subject proposal has been submitted to the city planning commission for review and until such time that a written review and recommendation therefrom has been received and considered.**

The subject property is not located within an urban growth boundary.

- 4) **Approval or denial shall take into consideration the subdivision review committee and city planning commission's (when applicable) recommendations and the factors listed in CCC 17.12.060. (Ord. 303 § 1 (Exh. C), 2017; Ord. 231 § 1 (Exh. A), 2010; Ord. 19 § 3.100, 2003)**

The subject property is not located within city boundaries and is not subject to City review or approval.

17.20.010 Submission of the final plat

Kelso Land Surveying, LLC

765 NW Third Street, Prineville, OR 97754 - (541) 420-8057 phone - greg@crestviewcable.com

- 1) **Filing Time Period Requirements.** Within two years after the date of approval of the tentative plan for a subdivision, the subdivider shall prepare and submit a final plat that is in conformance with the tentative plan as approved. The subdivider shall submit the original drawing, five prints, and any supplementary information required by this title and the commission. If the subdivider fails to proceed with the subdivision before the expiration of the two-year period following the approval of the tentative plan, the plan approval shall be void and the subdivider may submit a new plan together with the appropriate filing fee.
- 2) **Time Period Extension.** The county may grant one-year extensions to the two-year time period set forth in subsection (1) of this section as planning director decisions pursuant to CCC 18.172.060(2). (Ord. 216 § 1, 2009; Ord. 19 § 4.010, 2003)

Kelso Land Surveying, LLC. has been retained to complete the survey and mapping requirements of this project.

17.36.020 Road Standards

1)

a) **General.** The location, width and grade of streets shall be considered in their relation to existing roads, to topographical conditions, to public convenience and safety and to the proposed use of land to be served by the road. The road system shall assure an adequate traffic circulation system with the intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. The proposed road location and pattern shall be shown on a development plan and the arrangement of roads shall either:

i) Provide for the continuation or appropriate projection of existing roads in surrounding areas; or

ii) Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing roads impractical.

The proposed Southeast Ridgeline Court conforms to county standards for a public road with an expected PADT of 0-20 as per CCC 17.36.030. Design information has been provided in a supplementary document.

17.40.010 Improvement Procedures

In addition to other land use and permitting requirements, improvements to be installed by an owner and/or developer, either as a requirement of this title, a land use permit, or other applicable regulations, shall conform to the requirements of this chapter.

- 1) **Plan Review and Approval:** Improvement work shall not be commenced until plans therefor have been reviewed and approved by Crook County (hereinafter "County") or a designated representative thereof. Such review and approval shall be at the expense of the owner/developer. To the extent necessary for evaluation of a proposed development, such improvement plans shall be required before approval of the tentative plan of a subdivision or the preliminary development plan of a planned unit development.

Kelso Land Surveying, LLC

765 NW Third Street, Prineville, OR 97754 - (541) 420-8057 phone - greg@crestviewcable.com

3) Improvements as Platted: Improvements shall be designed, installed and constructed as platted and approved, and plans thereof shall be filed with the final plat at the time of recordation or upon completion.

Completion of roads and utilities will be completed prior to final plat approval. Crook County Road Department may choose to review road construction plans prior to construction.

17.60 Fees

Mueller has included submittal fees for this application in accordance with the Crook County Code fee resolution and discussions with Crook County planning staff.

3) Conclusion

This Tentative Plan Application demonstrates compliance with applicable Crook County approval criteria and requests no variances. Mueller respectfully requests the Crook County Planning Commission approve the Tentative Plan application for Mueller Subdivision.



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Kelso Land Surveying, LLC
Phone No.: (541)420-8057

Date Prepared: April 24, 2025
Effective Date: April 18, 2025 / 05:00 PM
Charge: \$300.00
Order No.: WT0273408
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Crook, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0273408

EXHIBIT "A"
(Land Description)

Parcel 1 of Partition Plat 2024-06, recorded March 20, 2024, Document 326133, Crook County, Oregon.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0273408

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 4375 as well as Tax/Map ID(s) 161720B0-08600

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0273408

EXHIBIT "C"
(Vesting)

Sean Mueller and Shawntelle Mueller, as tenants by the entirety

EXHIBIT "D"
(Liens and Encumbrances)

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Antelope Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Antelope Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

2. Rights of the public to any portion of the Land lying within the area commonly known as Prairie Schooner Road.
3. Apparent access to the herein described property appears to be derived from unrecorded Right of Way grant, including the terms and provisions thereof,

Between: USDA Interior Department, Bureau of Land Management
And: Crook County
Serial Number: OR 53360

4. Reservations contained in the Patent

From: The United States of America
To: Werner Schmidt
Recording Date: March 28, 1902
Recording No: 9-71

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

5. Reservations contained in the Patent

From: The United States of America
To: Alfred Carey
Filed Date: October 26, 1920
Patent No: 779191

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Central Electric Cooperative, a cooperative corporation
Purpose: Right of Way
Recording Date: March 4, 1960
Recording No: 83-146

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Warranty Deed
In favor of: Maurice E. Pruitt and Helen Pruitt, husband and wife and Sandra Graves
Purpose: Ingress and egress
Recording Date: September 26, 1979
Recording No: 52921

Easement Amendment including the terms and provisions thereof,

Recording Date: October 7, 2010
Recording No: 243231
Between: Darlene H. Gardener, as Trustee of the Darlene H. Gardener Revocable Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A dated April 23, 2003
And: Michael Street and Jana Street, husband and wife

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

Easement Amendment including the terms and provisions thereof,

Recording Date: January 11, 2011
Recording No: 244730
Between: Darelene H. Gardener, as Trustee of the Darlene H. Gardener Revocable Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A dated April 23, 2003
And: Amanda Solomon and Barbara Solomon

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Louise Womack
Purpose: Ingress and egress
Recording Date: October 29, 1987
Recording No: 85045

Easement Amendment including the terms and provisions thereof,

Recording Date: October 7, 2010
Recording No: 243232
Between: Darlene H. Gardener, as Trustee of the Darlene H. Gardener Revocable Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A dated April 23, 2003
And: Mark Solomon and Barbara Solomon, husband and wife

9. Easements, conditions, restrictions and notes as delineated on or as offered for dedication on the recorded plat.

Plat: Partition Plat 1991-25
Recording Date: October 28, 1991
Recording No: 101559

10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, of appurtenant Waterline Easement contained in Partition Plat No. 1991-25

Recording Date: October 28, 1999
Recording No.: 101559

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Warranty Deed
In favor of: George E. Rimer and Marjorie A. Rimer, husband and wife
Purpose: Ingress and egress
Recording Date: June 20, 1997
Recording No: 134646

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

12. Conditions and restrictions as established by the City of Crook County Court:

Purpose: Rural Fire Protection District
Ordinance No. / File No.: Order No. 97-13
Recording Date: September 5, 1997
Recording No.: 136144

13. Effect, if any of Declaration of Easement,

Recording Date: June 18, 2001
Recording No: 163161
Between: Darlene Gardner
And: Public

14. Conditions and restrictions as established by the Crook County Court:

Purpose: Order Vacating a Portion of a Road Dedicated to the public
Ordinance No. / File No.: 2010-24
Recording Date: March 25, 2016
Recording No.: 273285

Said roadway was never dedicated to the public. A Declaration of Easement was recorded June 18, 2001 as Document No. 163161.

15. Conditions and restrictions as established by the Crook County Court:

Purpose: Matter of Acknowledging and Memorializing Legal Access Through
Prairie Schooner Road to Juniper Canyon Road
Ordinance No. / File No.: 2018-75
Recording Date: August 21, 2018
Recording No.: 288866

16. Easements, conditions, restrictions and notes as delineated on Partition Plat 2024-06.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2024-2025
Amount: \$1,265.46
Levy Code: 0021
Account No.: 4375
Map No.: 161720B0-08600

Please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0273408

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.


CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

RE-RECORDING COVER SHEET ORS 205.244

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

Crook County Official Records	2024-326178
DEED-D	03/22/2024 03:34:01 PM
Pgs=8	\$129.00
\$40.00 \$2.00 \$11.00 \$10.00 \$61.00	
\$5.00	
I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Cheryl Seely - County Clerk	



AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

NAME: Sean Mueller and Shawntelle Mueller

ADDRESS: PO Box 2707

CITY/STATE/ZIP: Bigford, MT 59911

RE-RECORDED AT THE REQUEST OF: Western Title & Escrow

TO CORRECT: APN: 4375 / MAP: 161720B0-08600

PREVIOUSLY RECORDED IN BOOK: PAGE #

OR AS FEE NUMBER: 2024-326173

The undersigned hereby certifies the above information to be true and correct.

SIGNATURE

Elvia Holmes, Escrow Officer

PRINTED NAME & TITLE

SEND TAX STATEMENTS TO: ORS 205.234(1)(c)

No Change

DOCUMENT TITLE: Statutory Warranty Deed

ORS 205.234(1)(a)

NAME(S) of DIRECT party(s): ORS 205.234(1)(b)

(i.e. DEEDS: Seller/Grantor - MORTGAGES: Beneficiary/Lender - LIENS: Creditor/Plaintiff)

Dean B. Barnhouse and Darlene H. Gardener

NAME(S) of INDIRECT party(s): ORS 205.234(1)(b)

(i.e. DEEDS: Buyer/Grantee - MORTGAGES: Grantor - LIENS: Debtor/Defendant)

Sean Mueller and Shawntelle Mueller, as tenants by the entirety

TRUE AND ACTUAL CONSIDERATION \$ 335,000.00

ORS 205.234(1)

OTHER VALUE:

LIEN DOCUMENTS: Amount of lien \$

ORS 205.234(1)(f)

ALL DOCUMENTS REQUIRING A REFERENCE NUMBER: ORS 205.160(6)(7)(j)

Original recording information: BOOK: PAGE: INSTRUMENT# 2024-326173

RECORDING REQUESTED BY:

Western Title & Escrow

446 NW 3rd Street, Suite 107
Prineville, OR 97754

AFTER RECORDING RETURN TO:

Order No.: WT0252984-EH
Sean Mueller and Shawntelle Mueller
PO Box 2707
Bigfork, MT 59911

SEND TAX STATEMENTS TO:

Sean Mueller and Shawntelle Mueller
PO Box 2707
Bigfork, MT 59911

APN:4554

4375

Map: 161720A0-02600

161720B0-08600

Crook County Official Records		2024-326173
DEED-D		
Pgs=7	03/22/2024 01:10:01 PM	
\$35.00 \$2.00 \$11.00 \$10.00 \$61.00	\$124.00	
\$5.00		
I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Cheryl Seely - County Clerk		



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dean B. Barnhouse and Darlene H. Gardener, Grantor, conveys and warrants to **Sean Mueller and Shawntelle Mueller**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Crook, State of Oregon:

Parcel 1 of Partition Plat 2024-06, recorded March 20, 2024, Document 326133, Crook County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$335,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/21/2024

Dean B. Barnhouse
Dean B. Barnhouse

Darlene H. Gardener
Darlene H. Gardener

State of AZ
County of Maricopa

This instrument was acknowledged before me on March 21, 2024 by Dean B. Barnhouse and Darlene H. Gardener.

JW Meyer
Notary Public - State of AZ Maricopa

My Commission Expires: 3/19/2027

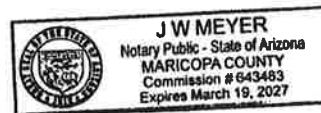


EXHIBIT "A"
Exceptions

Subject to:

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Antelope Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Antelope Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

2. Rights of the public to any portion of the Land lying within the area commonly known as Prairie Schooner Road.
3. Apparent access to the herein described property appears to be derived from unrecorded Right of Way grant, including the terms and provisions thereof,

Between: USDA Interior Department, Bureau of Land Management
And: Crook County
Serial Number: OR 53360

4. Reservations contained in the Patent

From: The United States of America
To: Werner Schmidt
Recording Date: March 28, 1902
Recording No: 9-71

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

EXHIBIT "A"
Exceptions

5. Reservations contained in the Patent

From: The United States of America
To: Alfred Carey
Filed Date: October 26, 1920
Patent No: 779191

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Central Electric Cooperative, a cooperative corporation
Purpose: Right of Way
Recording Date: March 4, 1960
Recording No: 83-146

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Warranty Deed
In favor of: Maurice E. Pruitt and Helen Pruitt, husband and wife and Sandra Graves
Purpose: Ingress and egress
Recording Date: September 26, 1979
Recording No: 52921

EXHIBIT "A"
Exceptions

Easement Amendment including the terms and provisions thereof,

Recording Date: October 7, 2010

Recording No: 243231

Between: Darlene H. Gardener, as Trustee of the Darlene H. Gardener

Revocable

Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as
Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A

dated

April 23, 2003

And: Michael Street and Jana Street, husband and wife

Easement Amendment including the terms and provisions thereof,

Recording Date: January 11, 2011

Recording No: 244730

Between: Darlene H. Gardener, as Trustee of the Darlene H. Gardener

Revocable

Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as
Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A

dated

April 23, 2003

And: Amanda Solomon and Barbara Solomon

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Louise Womack

Purpose: Ingress and egress

Recording Date: October 29, 1987

Recording No: 85045

Easement Amendment including the terms and provisions thereof,

Recording Date: October 7, 2010

Recording No: 243232

Between: Darlene H. Gardener, as Trustee of the Darlene H. Gardener

Revocable

Living Trust, U/T/A dated April 23, 2003 and Dean B. Barnhouse, as
Trustee of the Dean H. Barnhouse Revocable Living Trust, U/T/A

dated

April 23, 2003

And: Mark Solomon and Barbara Solomon, husband and wife

EXHIBIT "A"

Exceptions

9. Easements, conditions, restrictions and notes as delineated on or as offered for dedication on the recorded plat.

Plat: Partition Plat 1991-25
Recording Date: October 28, 1991
Recording No: 101559

10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, of appurtenant Waterline Easement contained in Partition Plat No. 1991-25

Recording Date: October 28, 1999
Recording No.: 101559

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Warranty Deed
In favor of: George E. Rimer and Marjorie A. Rimer, husband and wife
Purpose: Ingress and egress
Recording Date: June 20, 1997
Recording No: 134646

12. Conditions and restrictions as established by the City of Crook County Court:

Purpose: Rural Fire Protection District
Ordinance No. / File No.: Order No. 97-13
Recording Date: September 5, 1997
Recording No.: 136144

13. Effect, if any of Declaration of Easement,

Recording Date: June 18, 2001
Recording No: 163161
Between: Darlene Gardner
And: Public

EXHIBIT "A"
Exceptions

14. Conditions and restrictions as established by the Crook County Court:

Purpose: Order Vacating a Portion of a Road Dedicated to the public
Ordinance No. / File No.: 2010-24
Recording Date: March 25, 2016
Recording No.: 273285

Said roadway was never dedicated to the public. A Declaration of Easement was recorded June 18, 2001 as Document No. 163161.

15. Conditions and restrictions as established by the Crook County Court:

Purpose: Matter of Acknowledging and Memorializing Legal Access
Through
Prairie Schooner Road to Juniper Canyon Road
Ordinance No. / File No.: 2018-75
Recording Date: August 21, 2018
Recording No.: 288866

16. Easements, conditions, restrictions and notes as delineated on the recorded plat.

TL 161717C100

township		16
township_char	S	
range		17
range_char	E	
sctn		17
tax_lot		100
wl_nbr		54229
wl_version		1
well_tag_nbr		113977
name_first	TERRY	
name_last	BUCKMASTER	
current_owner	Ian Shideler	
street	10611 SE PRAIRIE SCHOONER ROAD	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		421
depth_drilled		710
completed_depth		710
post_static_water_level		421
start_date		1/16/2015
complete_date		1/27/2015
received_date		4/30/2015
startcard_nbr		1025211
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	SE	
qtr40	SE	
street_of_well	10611 SE PRAIRIE SCHOONER ROAD, PRINEVILLE, OR 97754	
location_county	CROO	
longitude		-120.7110757
latitude		44.17765812
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company	MAPHET WELL DRILLING & PUMP	
max_yield		30

TL 161717C300

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		300
wl_nbr		55268
wl_version		1
well_tag_nbr		146981
name_first	LYNDA	
name_last	SWANEY	
current_owner	Ian Shideler	
street	10919 SE PRAIRIE SCHOONER RD	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		
depth_drilled		912
completed_depth		912
post_static_water_level		427
start_date		8/10/2022
complete_date		8/16/2022
received_date		9/15/2022
startcard_nbr		1057879
bonded_license_nbr		2076
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	NE	
qtr40	NE	
street_of_well	10919 SE PRAIRIE SCHOONER RD, PRINEVILLE, OR 97754	
location_county	CROO	
longitude		-120.709902
latitude		44.1754736
bonded_name_last	DAVIS	
bonded_name_first	GLENN	
bonded_name_company	EDGE WELL DRILLING LLC	
max_yield		5

TL 161720A2600 (PREV. 2000)

township		16	16	16
township_char	S	S	S	
range		17	17	17
range_char	E	E	E	
sctn		20	20	20
tax_lot		2000	2000	2000
wl_nbr		50571	50734	53535
wl_version		1	1	1
well_tag_nbr		21750	25249	25249
name_first			DAVE	
name_last			BERGSTROM	
name_company	GOLD LEAF INVESTMENTS	GOLD LEAF INVESTMENTS		
street	PO BOX 1330	PO BOX 1330	11136 SE SPOKE LN	
city	SCAPPOOSE	SCAPPOOSE	PRINEVILLE	
state	OR	OR	OR	
zip		97056	97056	97754
type_of_log	W	W	W	
depth_first_water		120	295	260
depth_drilled		200	550	1000
completed_depth		200	550	1000
post_static_water_level		160	275	260
start_date		5/11/1998	8/31/1998	11/21/2007
complete_date		5/12/1998	9/5/1998	11/28/2007
received_date		5/21/1998	10/5/1998	11/29/2007
startcard_nbr		90467	115603	1002674
bonded_license_nbr		1555	1677	584
work_new	X	X		
work_abandonment				
work_deepening			X	
work_alteration				
work_other				
use_domestic	X	X	X	
use_community				
qtr160	SE	SW	SW	
qtr40	SE	SW	SW	
street_of_well	IDLEWAY ACRES, PRINEVILLE	IDLEWAY ACRES, PRINEVILLE	14851 WAGON WHEEL LN, PRINEVILLE, OREGON 97754	
location_county	CROO	CROO	CROO	
longitude				
latitude				
bonded_name_last	CUMMINGS	DAVIS	MAPHET	
bonded_name_first	WILLIAM F	DANIEL N	DARRELL	
bonded_name_company	CUMMINGS WELL DRILLING	DRY GULCH DRILLING	MAPHET WELL DRILLING AND PUMP	
max_yield		1	3	10

TL 1617420B300

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		300
wl_nbr		55268
wl_version		1
well_tag_nbr		146981
name_first	LYNDA	
name_last	SWANEY	
CURRENT OWNER	JOSEPH SCHOLL	
street	10919 SE PRAIRIE SCHOONER RD	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		
depth_drilled		912
completed_depth		912
post_static_water_level		427
start_date		8/10/2022
complete_date		8/16/2022
received_date		9/15/2022
startcard_nbr		1057879
bonded_license_nbr		2076
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	NE	
qtr40	NE	
street_of_well	10919 SE PRAIRIE SCHOONER RD, PRINEVILLE, OR 97754	
location_county	CROO	
longitude		-120.709902
latitude		44.1754736
bonded_name_last	DAVIS	
bonded_name_first	GLENN	
bonded_name_company	EDGE WELL DRILLING LLC	
max_yield		5

TL 161720B500

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		500
wl_nbr		244
wl_version		1
well_tag_nbr		
name_first	DORIS	
name_last	TOMAC (ANDERSON)	
CURRENT OWNER	JASON & DAWN WILSON	
street	1300 N HARMON RD	
city	FALLON	
state	NV	
zip		89406
type_of_log	W	
depth_first_water		
depth_drilled		540
completed_depth		540
post_static_water_level		378
start_date		7/5/1990
complete_date		7/8/1990
received_date		2/27/1991
startcard_nbr		
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160		
qtr40		
street_of_well		
location_county	CROO	
longitude		
latitude		
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company		
max_yield		

TL 161720B800

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		800
wl_nbr		52380
wl_version		1
well_tag_nbr		71635
name_first	DAVE	
name_last	BERGSTROM	
CURRENT OWNER	RICHARD BANKS	
street	11136 SE SPOKE LANE	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		750
depth_drilled		1005
completed_depth		1005
post_static_water_level		450
start_date		9/16/2004
complete_date		9/23/2004
received_date		10/13/2004
startcard_nbr		155536
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	SE	
qtr40	NE	
street_of_well	11136 SE SPOKE LANE	
location_county	CROO	
longitude		
latitude		
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company	MAPHET WELL DRILLING AND PUMP	
max_yield		5

TL 161720B900

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		900
wl_nbr		51146
wl_version		1
well_tag_nbr		31984
name_first	MONTY	
name_last	FAIRCHILD	
CURRENT OWNER	SCOTT & ANNA CORBETT	
street	3042 S RIVER RD	
city	GRANTS PASS	
state	OR	
zip		97527
type_of_log	W	
depth_first_water		
depth_drilled		820
completed_depth		820
post_static_water_level		780
start_date		8/9/1999
complete_date		8/11/1999
received_date		10/27/1999
startcard_nbr		68570
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	SE	
qtr40	NW	
street_of_well	PRAIRIE SCHOONER RD	
location_county	CROO	
longitude		
latitude		
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company	MAPHET WELL DRILLING AND PUMP	
max_yield		0

TL 161720B1300

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		1300
wl_nbr		51659
wl_version		1
well_tag_nbr		46158
name_first	DANIEL	
name_last	BROWNING	
Current Owner	Crook County	
street	10948 SE CONESTOGA LANE	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		585
depth_drilled		1025
completed_depth		1025
post_static_water_level		307
start_date		3/6/2001
complete_date		4/25/2001
received_date		7/13/2001
startcard_nbr		136315
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	NE	
qtr40	SE	
street_of_well	10948 SE CONESTOGA LANE	
location_county	CROO	
longitude		
latitude		
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company	MAPHET WELL DRILLING AND PUMP	
max_yield		10

TL 161720B008300

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		8300
wl_nbr		54054
wl_version		1
well_tag_nbr		111976
name_first	ROBERT	
name_last	WRIGHT	
Current Owner	Wright Robert & Katherine Rev. Trust	
street	14532 SE JUNIPER CANYON RD	
city	PRINEVILLE	
state	OR	
zip		97754
type_of_log	W	
depth_first_water		400
depth_drilled		430
completed_depth		430
post_static_water_level		149
start_date		5/29/2013
complete_date		5/31/2013
received_date		6/1/2013
startcard_nbr		1019965
bonded_license_nbr		1583
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	NW	
qtr40	SE	
street_of_well	14532 SE JUNIPER CANYON RD	
location_county	CROO	
longitude		-120.721807
latitude		44.1721381
bonded_name_last	SCHLICHTING	
bonded_name_first	DAVID A	
bonded_name_company	D & D WELL DRILLING LLC	
max_yield		75

TL 161720B8400&8403 (PREV. 8400)

township		16
township_char	S	
range		17
range_char	E	
sctn		20
tax_lot		8400
wl_nbr		53255
wl_version		1
well_tag_nbr		87053
name_first	MEL	
name_last	MCCONNELL	
name_company	MCCONNELL, PAM	#1
street	PO BOX 6481	
city	BEND	
state	OR	
zip		97708
type_of_log	W	
depth_first_water		80
depth_drilled		700
completed_depth		700
post_static_water_level		80
start_date		9/20/2006
complete_date		9/26/2006
received_date		10/11/2006
startcard_nbr		186210
bonded_license_nbr		584
work_new	X	
work_abandonment		
work_deepening		
work_alteration		
work_other		
use_domestic	X	
use_community		
qtr160	NW	
qtr40	SE	
street_of_well	JUNIPER CANYON, PRINEVILLE; PARCEL 2	
location_county	CROO	
longitude		
latitude		
bonded_name_last	MAPHET	
bonded_name_first	DARRELL	
bonded_name_company	MAPHET WELL DRILLING AND PUMP	
max_yield		32

Greg

From: "David Schlichting" <dave@dndwelldrilling.com>
Date: Tuesday, August 6, 2024 6:46 PM
To: <ss.mueller@hotmail.com>
Subject: Water Wells

Hello Sean Mueller,

I have drilled wells on the north, west and south side of the lot's 161720B008600 and 161720A002600. The closest wells range in depth from 300' to 700' and the GPM range from 3 to 300 GPM.

David Schlichting
D&D Well Drilling, LLC



CENTRAL ELECTRIC
COOPERATIVE, INC.

www.cec.coop • P.O. Box 846, Redmond, OR 97756 • Office: 541.548.2144 • Fax: 541.548.0366

August 8, 2024

Sean Mueller
P.O. Box 2707
Bigfork, MT 59911

RE: Will Serve Letter for Tax Lot ID: 161720B008600

In response to your inquiry, please be advised that the property located at Tax Lot ID: 161720B008600 in Crook County, Oregon, is within the service area of Central Electric Cooperative, Inc.

Central Electric Cooperative has reviewed the provided information associated with the submitted new services and has determined that this service will require system upgrades to our facilities in the area. Central Electric Cooperative is willing and able to serve this location in accordance with the rates and policies of Central Electric Cooperative.

Sincerely,

Engineering Service Representative



CROOK COUNTY FIRE & RESCUE

Est. 1884

February 27, 2025

Jordan Fletcher
765 NW 3rd Street
Prineville, OR 97754

Mr. Fletcher,

This letter is to confirm the property located at tax lot 161720B008600, in Prineville, Oregon, is located within Crook County Fire and Rescue's fire protection district. The Fire District will respond to structure fire and other emergencies at this location.

Thank you,

A handwritten signature in black ink, appearing to read "R. Deboodt". The signature is fluid and cursive.

Russell Deboodt
Division Chief - Fire Marshal
(541) 447- 5011

ROAD MAINTENANCE AGREEMENT

WHEREAS, each of the parties hereto owns one or more lots within the subdivision described or depicted in Exhibit "A" that will be benefitted by the roadways, utilities and drainage facilities on easements described on Exhibit "B" attached hereto and incorporated herein:

NOW THEREFORE, it is mutually agreed by the Parties hereto as follows:

1. Proportionate Payment of Expenses.

For so long as the above-mentioned roadways, utilities and drainage facilities ("works") shall exist in private ownership, the Parties hereto, their successors and assigns, shall bear the expenses of the reasonable maintenance and repair of such works. It is agreed that the costs of maintaining said works shall be paid by the Parties hereto, their successors and assigns, in proportion to the number of lots/parcels owned by each owner and/or their successors and assigns, and each owner will, upon written demand, contribute and pay his proportionate share of any monies paid out or of any obligation incurred for the reasonable maintenance or repair of said works under the terms and conditions as set forth herein.

2. Reasonable Maintenance and Repair Defined.

"Reasonable maintenance and repair" shall include such maintenance and repair as is necessary to maintain said works in good, usable condition under all traffic and weather conditions, but shall not include the enlargement of said works. This agreement shall not be construed to require any owner to contribute to the cost of any enlargement of said works.

3. Majority Agreement Conclusive: Accepting Low Bid.

For the purposes of this agreement, the written agreement of the owners of a majority of the lots/parcels to the effect that specified repair or maintenance work is necessary shall be conclusive on the remaining owners. Pursuant to said majority written agreement, agreeing owners shall obtain three bids from licensed contractors and shall accept the lowest of said three bids and shall then initiate the necessary repair or maintenance work. Each owner of a lot/parcel

within the subdivision shall bear his or her pro rata share of the costs there, regardless whether such owner shall have concurred in said majority agreement or not.

4. Responsibility for Damages.

Every owner who shall cause or allow said works to be damaged, excluding fair wear and tear from normal usage, as may be determined by the owners of a majority of the lots/parcels, shall bear as his or her responsibility the costs and expenses of repairing such damage.

5. Collection Action; Attorney Fees.

If any owner shall fail or refuse to pay his or her pro rata share of the costs of maintenance and repair work or damages hereunder within 30 days of a bill for the same being mailed to him or her, any other owner shall be entitled without further notice to institute legal action for the collection of funds advanced on behalf of such defaulting owner for the necessary maintenance and repair work in accordance with the provisions of law. The prevailing party in such action shall be entitled to recover in addition to the funds advanced, interest thereon at the current prime rate of interest, until paid, all costs and disbursements of such action, including such sum or sums as the court may fix as and for reasonable attorneys' fees.

6. Maintenance and Repair Account.

The owners of a majority of the lots/parcels may authorize the creation of a maintenance and repair account in a savings and loan association or bank. Monies deposited therein shall be expended only for maintenance and repair of the above referenced works, and the number of signatures required to withdraw monies shall be specified at the time said account is authorized.

7. Receipts.

Receipts for all monies received and of all expenditures made shall be preserved and made available for inspection and copying by any owner, in person or by agent, for a period of one year.

8. "Owner" Defined.

The word "owner", as used herein, shall mean one person whom sole title is vested. It shall also mean two or more persons who hold a unity of interest as joint tenants, as tenants in common, as partners, or as husband and wife with title vested "as their community property". For the purpose of determining if the owners of a majority of the lots/parcels are in favor of a proposal, the affirmative vote of any spouse, joint tenant, or tenant in common shall constitute approval by that lot/parcel, irrespective of the number of co-owners of that lot/parcel.

9. Termination.

This agreement may be terminated at any time by the vote of the owners of two-thirds of the lots/parcels or by acceptance of the road by a governmental agency as a public road to be maintained by said agency for public road purposes. Upon termination of this agreement, any monies remaining unexpended shall be distributed to the then owners of all lots/parcels in the same proportions as received.

10. Covenant Running with Land; Binding on Successors.

This agreement is to be construed as a covenant running with the land, and it is further understood and agreed that this agreement shall inure to and bind the successors in interest of the lots/parcels owned by all the parties hereto, whether by way of sale, assignment, inheritance or otherwise, and it shall be applicable to such smaller lots/parcels as may be created by subsequent divisions of said lots/parcels.

Signature

Date

Typed or printed name of owner

Lots/Parcels Owned

Owner's Address

Signature

Date

Typed or printed name of owner

Lots/Parcels Owned

Owner's Address

ALL SIGNATURES MUST BE NOTARIZED.

**TENTATIVE PLAN FOR THE PROPOSED MUELLER SUBDIVISION BEING PARCEL 1 OF PARTITION PLAT 2024-06,
LOCATED IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 17 EAST, W.M. CROOK COUNTY, OREGON.
B.O. 1620**

LEGEND

1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ADJOINING PROPERTY OWNERS			
NO.	SECTION	OWNER	FILE NO.
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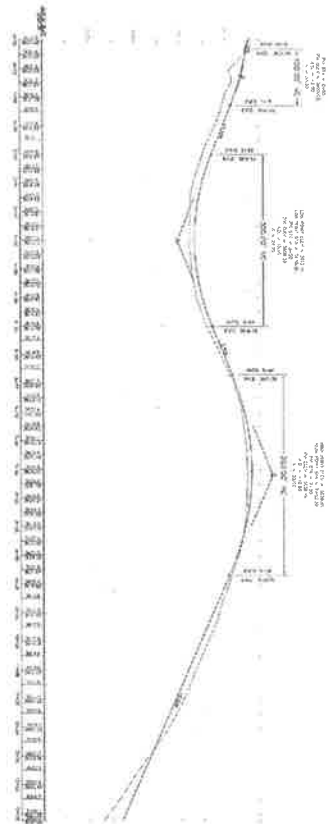
PREPARED FOR
MUELLER SUBDIVISION
B.O. 1620

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TENTATIVE PLAN FOR THE PROPOSED MITTLER SUBDIVISION BEING PARCEL 1 OF PARTITION PLAT 2024-06, LOCATED IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 17 EAST, W.M., CROOK COUNTY, OREGON.
W.O. 1620

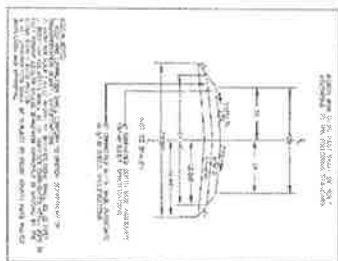
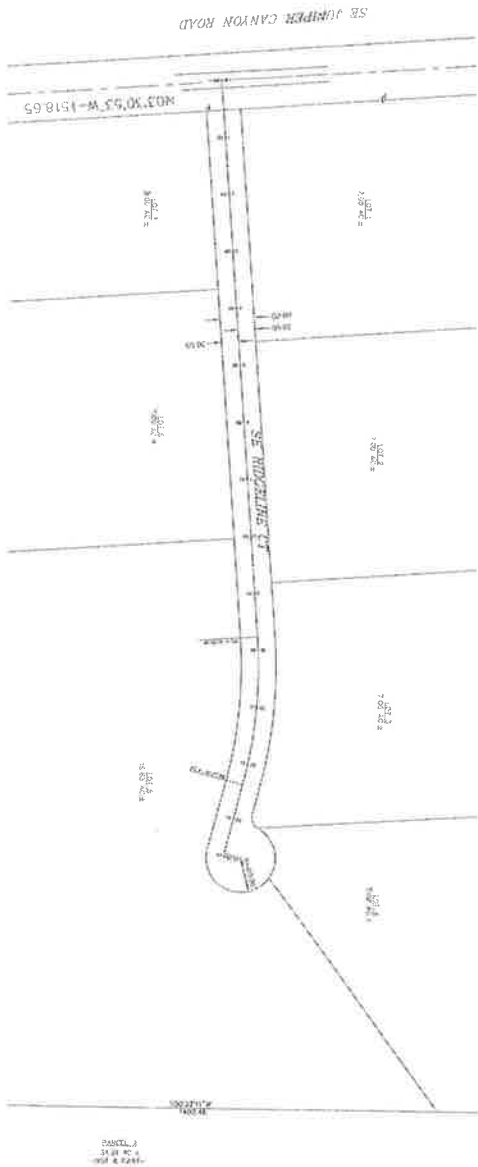
PROPOSED VEHICLE PROFILE - SE RIDGELINE GT



PROPOSED WINE TABLE
SE. RIDGEMAN, CT

A large grid of 100 small musical staves, each containing a single note, arranged in 10 rows and 10 columns. The notes are of various musical symbols, including eighth notes, quarter notes, and beamed notes, all in black ink on a white background.

PROPOSED PLAN VIEW - ST. EUGENIE CT.



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Land Use Application Checklist for Crook County

Submitting a land use application involves multiple steps to ensure compliance with state and local regulations.

1. Pre-Application Requirements

Applicant	Staff only	
✓		Site Visit: Has there been a site visit to assess the property.
✓		Research Zoning Requirements: Review the property's zoning code to ensure your proposal aligns with Crook County zoning code.
✓		Determine the Type of Application: Identify whether you need a site plan review, conditional use permit, variance, rezoning, or other land use approval. Verify with planning staff the appropriate application, criteria to meet and respond to with your narrative or burden of proof, and appropriate fee.
✓		Consult with an Attorney or Land Use professional (If needed): Review your application with a professional to ensure all legal requirements are met.
✓		Pre-Application Conference: Schedule a meeting with the planning department to review the project and process.

2. Prepare Required Documents

Applicant	Staff only	
✓		Completed Application Form: Complete the appropriate land use application form.
✓		Narrative or burden of proof: Draft a narrative or burden of proof that responds to and demonstrates how your proposal meets the required criteria.
✓		Site Plan: Submit a detailed site plan showing all required items, such as existing and proposed improvements, setbacks, utilities, access points, easements, etc.
✓		Documentation of ownership: Warranty Deed and proof of authorized signers, if under a Trust, LLC, or corporation.
✓		Access information: Property access permit number or copies of access easement or plat.
N/A		Development Drawings/Architectural Plans: If applicable, provide detailed development plans, such as building elevations, clearly labeled floor plans, etc.
N/A		Lighting cut sheets/information: All new or replacement outdoor fixtures cut sheets/information are required demonstrating the fixture is fully shielded and downcast or meets approved exemptions.

3. Documents you may need depending on the application

Applicant	Staff only	
N/A		Homeowners Association: If applicable, include approval of HOA, Design Review committee approval/comments.
N/A		Shared well agreement or easements: Copies of shared well agreement or easements pertaining to your property.

N/A		Well information: If in the PBR20 zone, submit well logs for the property and/or neighboring well logs.
N/A		Farm Operation Plan: Supplement documenting current farming operations
✓		Title Report: Status of Record title (SORT)– anytime creating a new parcel, must be within 30 days of application submittal
N/A		Floodplain Development Application: if development is located in mapped flood area
✓		Compliance with Comprehensive Plan: Ensure the proposed land use complies with Crook County's comprehensive plan.
N/A		Traffic Impact: If necessary, submit a traffic impact analysis, or traffic analysis letter.
N/A		Stormwater Management Plan: For larger developments, provide a stormwater management plan if required.

Fire Sprinkler System Plans

Residential Fire Sprinkler System Plans shall be submitted with Building Plans		
Brasada Ranch Phase 14	Falcon Ridge	Mountain Ridge Estates
Brasada Ranch Phase 15	Grandridge	Redtail Meadows
Breese Ranch	Lake Ridge	Ridgeview
Cimarron Hills	Leitrim Landing	Roundtree
Conifer Heights	Longhorn Ridge	Sage Mountain Subdivision
Crescent Rim Estates	Lost Lake Estates	West Powell Butte Estates
Doris Howlett Sub.	Maury Ranch	

HOA & ARC Approval

Provide signature of applicable HOA, Architectural Review Committee, or Design Review Committee.	
Brasada Ranch (Site Plan and Modifications)	Ochoco West Subdivision (Site Plan and Modification)
Cimarron Hills	Properties along Majestic View Lane
Dry Creek Airpark	Redtail Meadow
Grandridge (Site Plan and Modifications)	Roundtree PUD
Grandview (Site Plan and Modifications; also requires non-remonstrance for farm activities)	West Powell Butte Estates
Longhorn Ridge	West Ridge Subdivision
Mountain Ridge Estates	

Well Logs

Provide copies of neighboring property well logs and have a completed well before issuing a certificate of occupancy.	
All Properties within PBR 20 zone	West Powell Butte Estates

4. Review & Submission

Applicant	Staff only	
		Double-Check for Completeness: Ensure that all required documents and forms are completed and included. It is the Applicant's responsibility to provide proof that the proposal meets the requirements.
		Submit Application: Submit the completed application, along with the necessary fee and all supporting documents, to the Planning Department in person, or via mail or e-mail.

5. Post-Submission

Applicant	Staff only	
		Respond to Additional Requests: Be prepared to provide additional information or modify your application if requested. By state law, the planning department has 30 days to deem the application complete.
		Attend Public Hearings: Attend any required public hearings or meetings where your application will be reviewed.

6. Approval/Appeal

Applicant	Staff only	
		Receive Final Decision: Once your application is processed, you will receive either an approval or denial. Review the decision and conditions of approval for further required actions. If applicable, review the appeal information.
		Appeal Process: If the decision is not in your favor, understand the process for appealing the decision, or the process should your application be appealed by another party.
		After the appeal process: Take action on any required conditions and move on to the next steps in the development process with Community Development.