

MASTER PLAN
GRANDRIDGE SUBDIVISION
 LOCATED IN PORTIONS OF SECTIONS 8, 9,
 16, AND 17, T.15S., R.16E.,
 W.M., CROOK COUNTY, OREGON
 W.O. 2020-5415

OWNER/DEVELOPER

BOBBY KENNEDY II
 P.O. BOX 893
 PRINEVILLE, OR 97754
 (541) 903-0489

PREPARED BY

ARMSTRONG SURVEYING, INC.
 267 NE SECOND ST. STE. 100
 PRINEVILLE, OR 97754
 (541) 447-7791

SURVEYOR

ARMSTRONG SURVEYING, INC.
 SURVEYOR CONTACT: TODD R. CATTERSON, LS53270
 267 NE SECOND STREET STE. 100
 PRINEVILLE, OR 97754
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DOMESTIC WATER

INDIVIDUAL OR SHARED WELLS WITH UP TO THREE SERVICES PER WELL. EACH WELL WILL HAVE A CISTERN. WELL AND CISTERN WILL BE CONSTRUCTED BY DEVELOPER AND INCLUDING PREPARATION OF AGREEMENT FOR SHARED WELLS. LINES WILL BE INSTALLED TO PROPERTY LINE FOR WELLS NOT ON OR ADJACENT TO SERVED LOTS. THE LOT PURCHASER WILL BE RESPONSIBLE FOR PUMP INSTALLATION, CONSTRUCTION OF ACCESSORY OUTBUILDINGS AND HOUSE CONNECTION.

SUBJECT PROPERTY

PARCEL 3
 PARTITION PLAT NO. 2020-16
 802.64 AC.±

FIRE PROTECTION

CROOK COUNTY FIRE DISTRICT
 DEDICATED CISTERN FOR FIRE USE AND OR SPRINKLER SYSTEM IN HOUSES

ZONING

R10 - RURAL RESIDENTIAL
 ALL LOTS WILL CONTAIN A MINIMUM OF TEN ACRES NET WHEN PLATTED.

ROAD CONSTRUCTION

ALL ROADS WITHIN THE SUBDIVISION WILL BE DEDICATED TO THE BENEFIT OF ALL LOTS IN PHASES 1, 2 AND 3 AND BE CONSTRUCTED TO COUNTY ROAD STANDARD "C" AS APPROVED BY ROADMASTER. SOUTHWEST KENNEDY WAY TO BE DEDICATED IN PHASE 1.

EXISTING USE

BARE GROUND, NO EXISTING STRUCTURES.

ELECTRICAL POWER

CENTRAL ELECTRIC COOPERATIVE
 ALL LOTS EXCEPT LOT 5.
 DEVELOPER WILL CONTRACT FOR INSTALLATION OF BACKBONE UNDERGROUND POWER LINES LOCATED IN DEDICATED EASEMENTS AND ROAD RIGHT-OF-WAYS.
 PACIFIC POWER
 LOT 5
 DEVELOPER WILL CONTRACT FOR INSTALLATION OF BACKBONE UNDERGROUND POWER LINES LOCATED IN DEDICATED EASEMENTS AND ROAD RIGHT-OF-WAYS.

IRRIGATION WATER

NONE.

SANITARY SEWER

ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS INSTALLED BY RESIDENTIAL BUILDER. THE DEVELOPER WILL HAVE ON-SITE EVALUATION AND FEASIBILITY APPROVAL BY COUNTY SANITARIAN BEFORE FINAL PLAT APPROVAL.

PHASING PLAN

PHASE 1 - LOTS 1 THROUGH 7

PHASE 2 - LOTS 8 THROUGH 15

PHASE 3 - LOTS 16 THROUGH 20

LOT SIZES RANGE FROM 10 ACRES TO 79 ACRES

