

Kerley Ranches, LLC - Agri-tourism Application

February 9, 2023

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CROOK COUNTY
FEB 10 2023
PLANNING DEPT

For Submittal February 9, 2023



RECORD No. 217 23-060113 - PLNG
For Office Use Only

Crook County Community Development Planning Division

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

CROOK COUNTY

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

FEB 10 2023

AGRI-TOURISM APPLICATION **PLANNING DEPT**

“Agri-tourism” means a common, farm-dependent activity that is incidental and subordinate to a working farm and that promotes successful agriculture and generates supplemental income for the owner. Such uses may include hayrides, corn mazes and other similar uses that are directly related to on-site agriculture. Agri-tourism may include farm-to-plate meals. Except for small, farm-themed parties, regularly occurring celebratory gatherings, weddings, parties or similar uses are not agri-tourism. No new permanent structures may be allowed.

PROPERTY OWNER

Name: Kerley Ranches, LLC Attn: Paul Kerley

Mailing Address: P.O. Box 5517

City: Salem State: OR Zip: 97394-0517

Day-time phone: (503) 585-0800 Cell Phone: N/A

Email: N/A

AGENT / REPRESENTATIVE

Name: Kilpatrick Consulting LLC, Attn: Craig Kilpatrick

Mailing Address: 13790 NW O'Neil Highway

City: Redmond State: OR Zip: 97756

Day-time phone: (541) 447- 2724 Cell Phone: (541) 420-0260

Email: On-file

PROPERTY LOCATION

Township 14 South, Range 14 East WM, Section (36), Tax lot 1400 160.71-acres

Township 14 South, Range 14 East WM, Section (25, 36), Tax lot 1405 283.22-acres

Township 14 South, Range 15 East WM, Section (31), Tax lot 205 154.89-acres

Township 14 South, Range 15 East WM, Section (31), Tax lot 700 298.63-acres

Size of property: Totaling 897.45 Acres Zoning: EFU-3, Powell Butte Area

Physical address: 11311 SW Cornett Loop, Powell Butte, OR 97753

TYPE OF ACTIVITY: (please check)

- Single event – expedited permit, one event during a calendar year (one year only); between 6:00 a.m. and 10 p.m.; fewer than 100 people/50 cars on 10 acres or more;
- A single event during a calendar year, less than 72 hours with fewer than 500 people/250 cars;
- Up to six agri-tourism events per year; less than 72 hours
- Large scale, multiple events up to 18 events per year. Parcel where events are held must meet minimum lot size in the Exclusive Farm Use Zone. Subject to review every four (4) years

REQUEST – DESCRIBE ACTIVITIES AND HOW THEY RELATE TO FARM OPERATION –

Please address the criteria in the supplement (attached) as well.

The subject farm operation involves livestock, cattle and horses, and hay production on multiple Powell Butte Area properties. The raising and management of beef cattle and the raising and training of horses for ranch work is directly related to the training and sports activities common to the farming and ranching communities in Central Oregon, and in the West. Creating opportunities to share ranching experiences and skills is wholly in spirit of the ordinance. In the attached Burden of Proof Statement, the applicant describes the proposed events in detail and how sharing the nature of those events benefits the industry and the community. See attached Burden of Proof Statement.

SOUND SYSTEM

Yes

If yes, please describe including hours of use Yes, 7:00 am to 10:00 pm.

No

TRAFFIC MANAGEMENT

Is there existing access to the property? Yes X No _____

If no, will the proposed access be from: County X Public _____ Private _____ State (ODOT) _____

_____*Please provide recorded easement or ODOT approval See Attached Road Approach

Permit RSP-13-0214

Describe provisions for parking on the event site; include how many vehicle spaces can be provided? All parking will take place on-site and not on the County roads, the applicant owns sufficient land to provide parking away from neighboring properties. See Proposed Site Plan Exhibit.

HEALTH AND SAFETY

Please describe the number and location of portable restroom facilities and handwashing stations: Each event will differ but the applicant has worked with the disposal company to determine the number and general location on an event-by-event basis. Portable restrooms and washing stations will be located in multiple locations and will not have adverse effects upon neighboring properties. See attached Proposed Site Plan Exhibit C.

IRRIGATION

Does the property have water rights? Yes No .

Does the property include an onsite district operated delivery ditch or canal or crossing? Yes No .

Please list any areas where additional traffic associated with the proposed events or activates will affect an existing irrigation canal, culverts, or ditches. The southern portion of the subject property is served by COID, however, there are no ditch or canal crossings on the property that will be affected the events or other activates. The COID irrigation water is pumped underground to a pond for further delivery to irrigated areas. No irrigation infrastructure will be affected by this request. The irrigation water for other portions of the ranch is sourced from wells.

Watermaster Signature: Sam Van Lamingham Date: 1/17/23

Print Name Clearly: Sam Van Lamingham Phone: 571-306-3487

Irrigation District Signature: _____ Date: _____

Print Name Clearly: _____ Phone: _____

COMMENTS: _____

SUPPLEMENTAL INFORMATION

IMPORTANT NOTICE: The Crook County Planning Department is required to review all applications for accuracy and to determine whether the staff and/or the Planning Commission have the information needed to make a decision. The County has 30 days to determine whether the application is complete. Within that 30-day period, the Planning Department will request additional information, if necessary. A decision on your application will be postponed until the information is received. State law requires that all 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:  Date 1/17/2023

Print name: Paul Kerley for Kerley Ranches, LLC

Property Owner Signature: _____ Date _____

Print name: _____

Agent/Representative Signature:  Date 01/03/2023

Print name: Craig Kilpatrick

CHECK LIST OF REQUIREMENTS

- Burden of Proof with detailed explanation of the proposed use. Crook County Code, Title 18 has the applicable standards see, 18.16.055 Agri-tourism and other commercial events
- Signed application
- Copy of the current owner's Warranty Deed
- Signed Authorization Form; if applicable
- Detailed "Plot Plan/Site Plan"

Letter of Authorization

Let it be known that Kilpatrick Consulting LLC – Craig Kilpatrick has been retained to act as my authorized agent to perform all acts for development on the property noted below. These acts include: Pre-application conference, application negotiations, filing applications and/or other required documents relative to all Land Use applications.

Physical address of property: 11311 SW Cornett Loop, Powell Butte, OR 97754

It is described in the records of CROOK COUNTY as:

Township 14 South, Range 14 East WM Section 25, 26 Tax Lot 1400
Township 14 South, Range 14 East WM Section 36 Tax Lot 1405
Township 14 South, Range 15 East WM Section 30 Tax Lot 700
Township 14 South, Range 15 East WM Section 31 Tax Lot 205

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

PROPERTY OWNER

Signature: Paul Kerley Date: 9/9/2022
Paul Kerley for Steak on the Hoof LLC
Mailing Address: 131 Pine Street NE
City: Salem State: OR Zip: 97301

AGENT

Signature: Ck Date: 12/27/22
Craig Kilpatrick for Kilpatrick Consulting LLC
Mailing Address: 13790 NW ONEIL Highway
City: Redmond State: OR Zip: 97756

Applicant's Summary
February 8, 2023

I. Basic Findings:

- A. Location: The subject property is located approximately 9.0 miles, by road, from the Crook County Courthouse and approximately 4.5 miles from Highway 126 to the south. The southern boundary of the property is adjacent to SW Cornett Loop in Powell Butte. This existing tract of parcels measures a total of 897.45-acres in size and is identified on the Crook County Assessor's maps as T14S, R14E, Section (36) Tax Lot 1400, T14S, R14E, Sections (25, 36) Tax Lot 1405, T14S, R15E, Section (30) Tax Lot 700, T14S, R15E, Section (31) Tax Lot 205.
- B. Zoning: The property is zoned Exclusive Farm Use 3, (Powell Butte Area). This property is designated Agricultural in the Crook County Comprehensive Plan.
- C. Proposal: The applicant is proposing a number of events, up to 18 per year, on the subject property including but not limited to; team roping, barrel racing, 4H and FFA support activities and events, bronc and bull riding, equine drill team, cutting and reining events, horse training seminars, and other equine training and show events. In addition, the applicant proposes a number of agricultural trades and stock sale related events. Most of the proposed events will involve approximately 200 participants. Several events will have larger attendance, none to exceed County specified limits. The applicant requests the four-year renewable conditional use permit for agri-tourism events. Note: the subject property greatly exceeds the minimum parcel size requirement for the EFU-3 (Powell Butte) zone.
- D. Site Description: The existing 897.45-acre tract generally slopes downward from the northeast corner to the southern and western edges. There is a "basin toward the center that slopes from east to west and contains two of the three pivots on the property. There are significant water rights on the property including groundwater rights (WRD) and COID surface water rights. The property is an active cattle, horse, and hay production ranch. The needed buildings and facilities are in place including a 89,250 square foot arena with stalls, paddocks, and pens. All parking will occur on-site.
- E. Surrounding Land Uses: All noted parcels are located in EFU-2 or EFU-3 zone and properties noted herein are located within 750 feet of the subject tract of land.
- To the **north** of the subject tract is a privately owned farm parcel (Sigman) measuring 411.63-acres (1415190000200).
- Also, to the **north** is an 80.0-acre dryland parcel (United States-BLM) EFU parcel (14150000000800).
- Also, to the **northeast** of the subject tract, is an improved, irrigated farm parcel measuring 167.93-acres (Steak on the Hoof, LLC) described as (1415000001007).
- To the **east** and the **southeast** is an improved 480-acre farm parcel (Coastal View Dairy, LLC) described as (1415000001100).
- To the **south** of the subject tract is an 80.0-acre dryland parcel (United States-BLM) EFU parcel (14150000000900). Also, to the south, an 18.0-acre non-farm parcel (Kerley) described as (1415000000702).
- To the **north, east, south and west** of the subject tract is a 156.96-acre dryland farm parcel (Knoche) (1415000000701).

To the **east** is a 9.97-acre non-farm parcel with a 1980 non-farm dwelling (Wyss) (1415310000700).

Also to the **east** are the following non-farm parcels: A 20.0-acre non-farm parcel with a 1986 non-farm dwelling (Mottl) (1415310000800). A 9.93-acre non-farm parcel with a 1979 non-farm dwelling (Kalsch) (1415310000900). A 10.0-acre non-farm parcel with a 1985 non-farm dwelling (Fitzgerald) (1415310000600). A 5.38-acre non-farm parcel with a 2002 non-farm dwelling (Waite) (1415310000202). A 29.98-acre non-farm parcel with a 2019 dwelling (Foote) (1415310000901). A 39.97-acre non-farm parcel with a 1981 non-farm dwelling (Clay) (1415310001300).

To the **east** is a small farm measuring 12.37-acres with a 1977 farm dwelling (Hanna) (1415310000101). In addition, there is a vacant 52.37-acre farm parcel (Hanna) (141531000102).

To the **southeast** is a vacant 14.91-acre farm parcel (Simmons) (14154310000100).

To the **southeast** is a 5.0-acre non-farm parcel with a 2003 non-farm dwelling (Gillette) (1415310000203).

To the **south** is a 59.50-acre farm parcel with a 1993 dwelling, and a 1999 dwelling (Ehnisz) (114153100002001).

To the **south, east, and west** is an 80.99-acres farm parcel with a 1980 farm dwelling (Marston) (1415310000204).

To the **south** is a vacant 80.0-acre farm parcel (Panditi Investments Inc.) (1414360000206). Also to the **south** is a 115.09-acre farm parcel with a 1950 and 2010 dwelling (Oberg) (1414360000205).

To the **west** is a 101.61-acre farm tax lot (Buer) (1414360000100) with 1986, 1994 and 1995 dwellings combined with a 139.73-acre vacant farm tax lot (Buer) (1414250000103).

To the **southwest** is a 10.0-acre non-farm parcel with a 2005 non-farm dwelling (Victor) (141436000103) and a 10.0-acre non-farm parcel with a 2003 non-farm dwelling (DeRoest) (1414360000102).

To the **west** is a 147.99-acre non-farm parcel with a 2018 dwelling (Townsend) (1414250000102).

To the **northwest** is a 61.77-acre vacant farm tax lot (Hestor) (1414250000100) combined with a 126.69-acre tax lot with a 1984 farm dwelling (Hestor) (1414240000302).

F. Big game habitat: The subject property does not lie within any big game range nor are there any mapped sensitive bird nests on the property.

G. Ownership History: The present owners, members of the Kerley Ranches, LLC have owned the property since December of 2022.

Thank you for your consideration



Craig Kilpatrick
Land Use Consultant



Crook County Property Summary Report

Report Date: 4/27/2022 8:52:08 AM

Disclaimer

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Account Summary

Account Information

Mailing Name: SHEPHARD BRADLEY C
Map and Taxlot: 14140000-01400-19620
Account: 19620
Tax Status: Taxable
Situs Address: 11311 SW CORNETT LOOP, POWELL
BUTTE OR 97753

Ownership

Mailing Address:
SHEPHARD BRADLEY C
23050 BOONES FERRY RD NE
AURORA, OR 97002-9460

Property Taxes

Current Tax Year: 2021
Tax Code Area: 0021
Real Market Values as of Jan. 1, 2022
Land \$101,500
Structures \$2,570,250
Total \$2,671,750

Assessment

Subdivision: PP 2015-07, PARCEL 2

Lot:

Block:

Assessor Acres: 160.71

Property Class: 551

Current Assessed Values:

Maximum Assessed \$1,224,480
Assessed Value \$1,274,850
Veterans Exemption \$0.00

Warnings, Notations, and Special Assessments

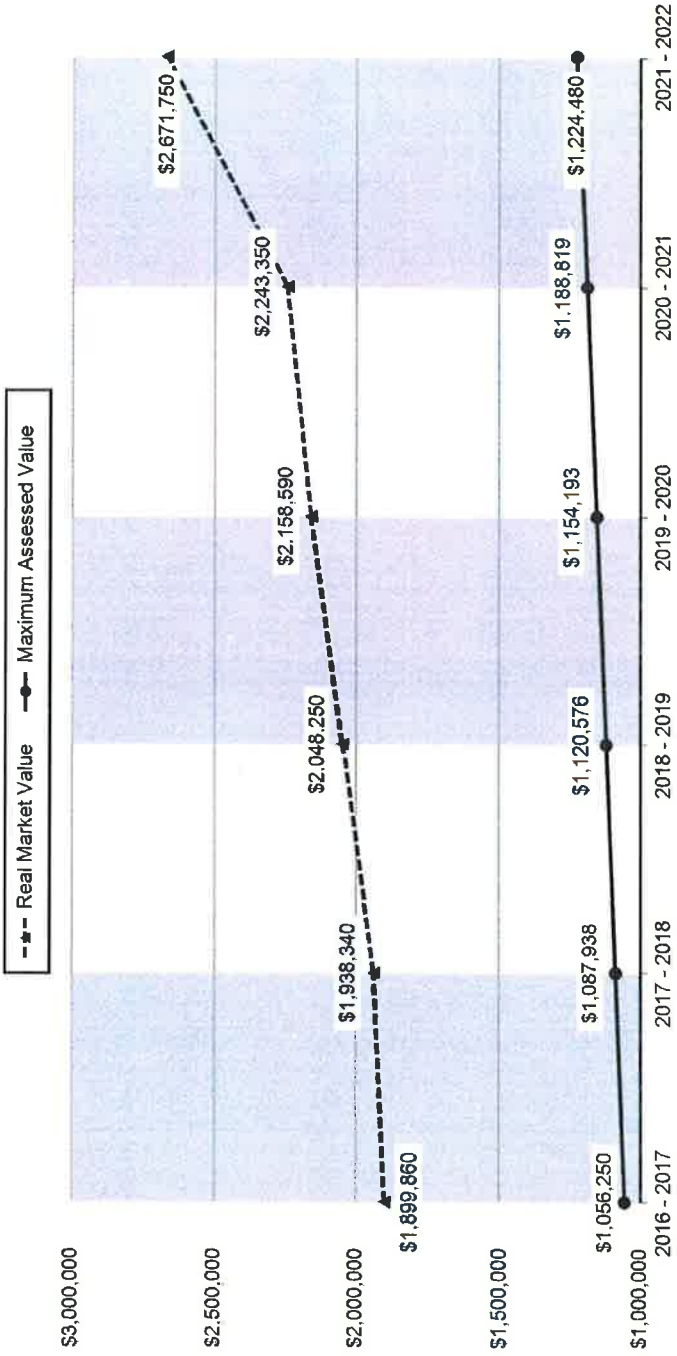
Assessor's Office Notations

Code	Description	Remarks
501		Potential Additional Tax Liability

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

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Real Market Value - Land	\$93,780	\$97,490	\$100,200	\$101,500	\$101,500
Real Market Value - Structures	\$1,806,080	\$1,840,850	\$1,948,050	\$2,057,090	\$2,141,850
Total Real Market Value	\$1,899,860	\$1,938,340	\$2,048,250	\$2,158,590	\$2,243,350
Maximum Assessed Value	\$1,056,250	\$1,087,938	\$1,120,576	\$1,154,193	\$1,188,819
Total Assessed Value	\$1,100,660	\$1,133,558	\$1,167,416	\$1,202,273	\$1,237,869
Exemption Value	\$0	\$0	\$0	\$0	\$0

2021 - 2022
\$101,500
\$2,570,250
\$2,671,750
\$1,224,480
\$1,274,850
\$0



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Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
11/21/2016	WOECK KATHY S	SHEPHARD BRADLEY C	\$3,000,000		2016-277330

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : GP BUILDING	GP BUILDING	0021	0	1979	666
FARM BLDG - : GP BUILDING	GP BUILDING	0021	0	1980	992
FARM BLDG - : ACCESSORY	ACCESSORY	0021	0	1950	1
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	0	1950	405
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	0	1980	2880
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	1975	1975	1800

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ARENA	ARENA	0021	2004	2004	89250

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : FEEDER BARN	FEEDER BARN	0021	2004	2004	1023

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : HAY COVER	HAY COVER	0021	2004	2004	17444

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : HOBBY STABLES HOBBY STABLES	HOBBY STABLES HOBBY STABLES	0021	2004	2004	14135

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2007	2007	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2007	2007	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2007	2007	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
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FARM BLDG - : MACHINE SHED MACHINE SHED

0021

2007

2007

288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : LEAN-TO	LEAN-TO	0021	2008	2008	624

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2008	2008	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2008	2008	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2008	2008	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MACHINE SHED	MACHINE SHED	0021	2008	2008	288

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : RES One story	RES One story	0021	1970	1970	1623

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : Residential Other Improvements	Residential Other Improvements	0021	2000	2000	0

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : Residential Other Improvements	Residential Other Improvements	0021	2008	2008	0

Accessories

Improvement Type	Sq Ft
General Purpose Building	992
Machine Shed	2880
Irrigation	1
Feeder Barn	1023
Feeder Barn	1023
Feeder Barn	1023
Feeder Barn	1023
Feeder Barn	1023
Feeder Barn	1023
Hobby Stables	14135
Hay Cover	17444

Arenas	89250
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Machine Shed	288
Lean To	624
Machine Shed	1800
Machine Shed	405
General Purpose Building	666
Detached Garage	720

Land Characteristics

Land Description	Acres	Land Classification
Farm Use Zoned	9.01	0273
Farm Use Zoned	62.03	0272
OSD	0.00	YARD - EXCELLENT
Farm Use Zoned	17.52	261CW
Market	1.00	02SHS
Farm Use Zoned	6.18	025
Farm Use Zoned	15.96	023
Farm Use Zoned	1.85	026
Farm Use Zoned	46.83	022
OSD	0.00	SA OSD

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

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Crook County Property Summary Report

Report Date: 4/27/2022 8:53:03 AM

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Account Summary

Account Information

Mailing Name: SHEPHARD BRADLEY C & STANLEY V

Ownership

Mailing Address:

Map and Taxlot: 14140000-01405-19619

SHEPHARD BRADLEY C & STANLEY V

Account: 19619

23150 BOONES FERRY RD NE

Tax Status: Taxable

AURORA, OR 97002-9461

Situs Address: UNDETERMINED SITUS ADDRESS

Valuation

Property Taxes

Real Market Values as of Jan. 1, 2022

Current Tax Year: 2021

Land \$115,660

Tax Code Area: 0021

Structures \$20,380

Total \$136,040

Assessment

Current Assessed Values:

Subdivision: PP 2015-07, PARCEL 1

Lot:

Maximum Assessed \$8,490

Block:

Assessed Value \$83,530

Assessor Acres: 283.22

Veterans Exemption \$0.00

Property Class: 551

Warnings, Notations, and Special Assessments

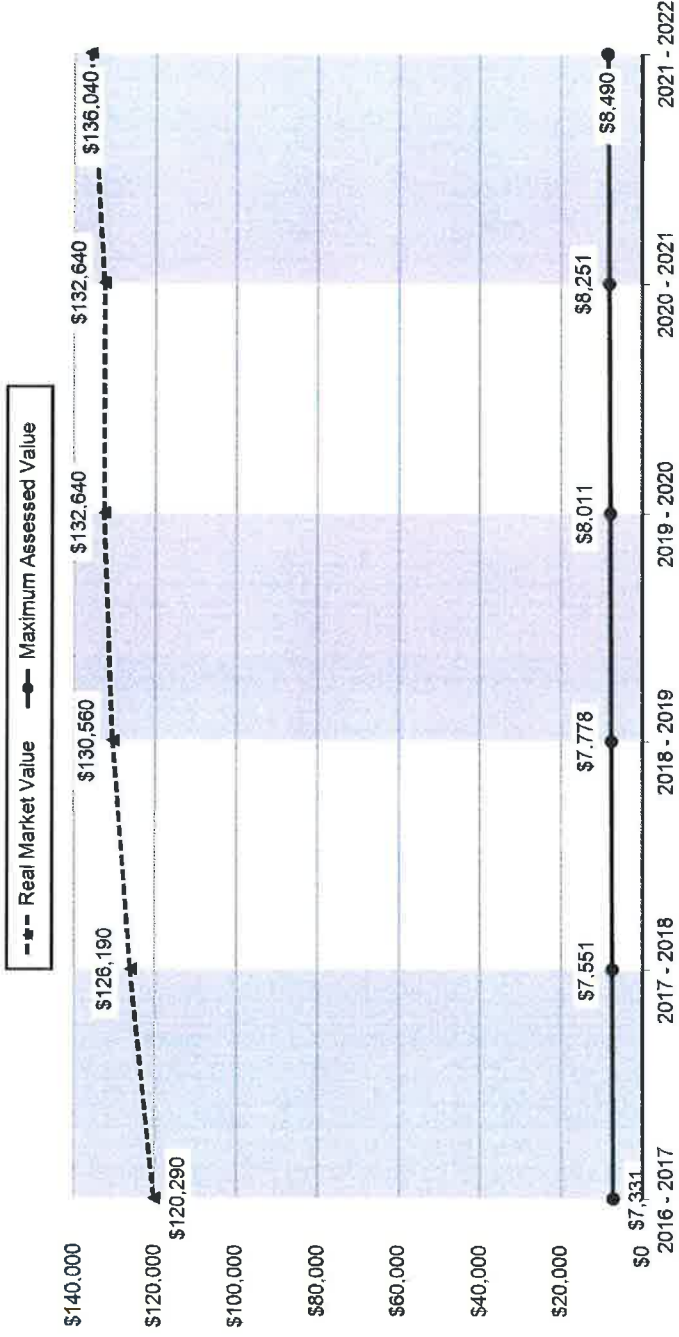
Assessor's Office Notations

Code	Description	Remarks
501	Potential Additional Tax Liability	

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

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Real Market Value - Land	\$103,310	\$109,210	\$113,580	\$115,660	\$115,660
Real Market Value - Structures	\$16,980	\$16,980	\$16,980	\$16,980	\$16,980
Total Real Market Value	\$120,290	\$126,190	\$130,560	\$132,640	\$132,640
Maximum Assessed Value	\$7,331	\$7,551	\$7,778	\$8,011	\$8,251
Total Assessed Value	\$72,771	\$74,991	\$77,188	\$79,431	\$81,121
Exemption Value	\$0	\$0	\$0	\$0	\$0

2021 - 2022
\$115,660
\$20,380
\$136,040
\$8,490
\$83,530
\$0



Error: Subreport could not be shown.

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
06/05/2017	WOECK KATHY S	SHEPHARD BRADLEY C & CRANFORD	\$70,000		2017-280742

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ACCESSORY	ACCESSORY	0021	0	1990	2

Accessories

Improvement Type	Sq Ft
Irrigation	2

Land Characteristics

Land Description	Acres	Land Classification
Farm Use Zoned	16.06	026
Farm Use Zoned	94.90	022
Farm Use Zoned	166.21	0272
Farm Use Zoned	5.47	023

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Error: Subreport could not be shown.



Crook County Property Summary Report

Report Date: 4/27/2022 8:57:38 AM

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Account Summary

Account Information

Mailing Name: SHEPHARD BRADLEY & STANLEY
Map and Taxlot: 14153100-00205-19741
Account: 19741
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Ownership

Mailing Address:
SHEPHARD BRADLEY & STANLEY
23150 BOONES FERRY RD NE
AURORA, OR 97002-9461

Property Taxes

Current Tax Year: 2021
Tax Code Area: 0021

Valuation

Real Market Values as of Jan. 1, 2022
Land \$124,720
Structures \$18,710
Total \$143,430

Assessment

Subdivision: PP 2016-21, PARCEL 2
Lot:
Block:
Assessor Acres: 154.89
Property Class: 551

Current Assessed Values:

Maximum Assessed \$11,100
Assessed Value \$91,130
Veterans Exemption \$0.00

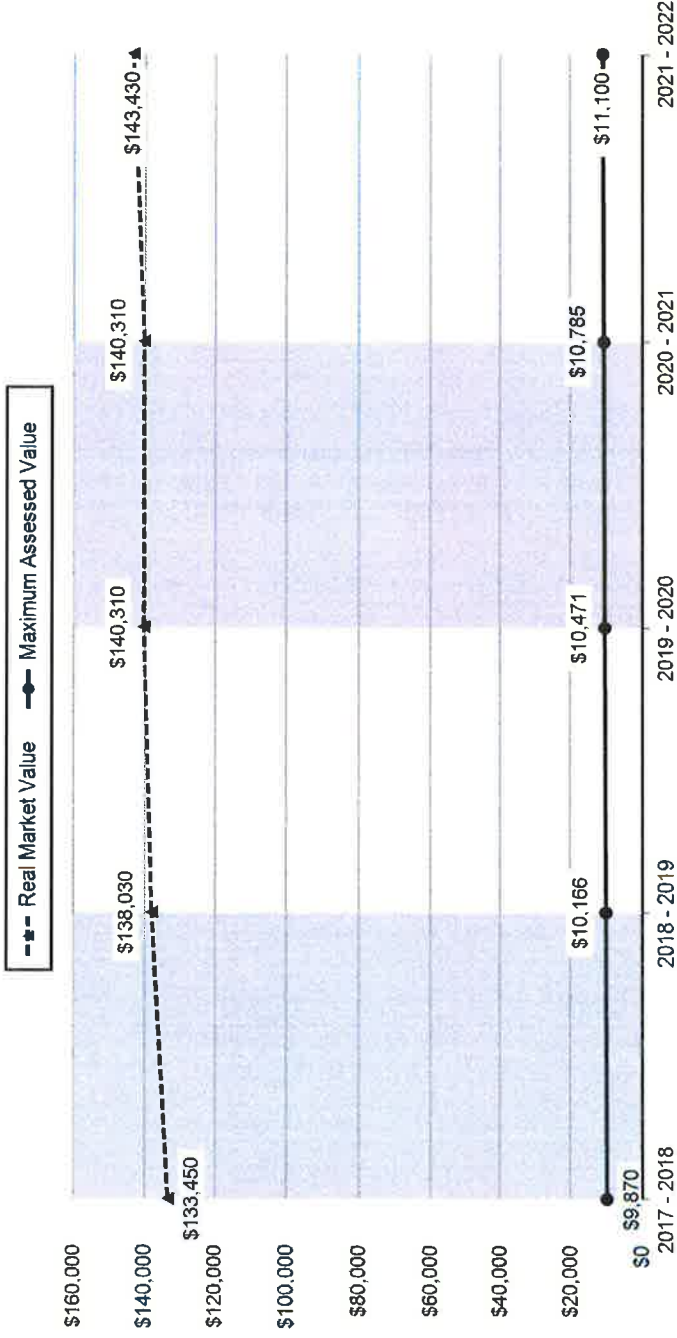
Warnings, Notations, and Special Assessments

Assessor's Office Notations

Code Description Remarks
501 Potential Additional Tax Liability

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

	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
Real Market Value - Land	\$117,860	\$122,440	\$124,720	\$124,720	\$124,720
Real Market Value - Structures	\$15,590	\$15,590	\$15,590	\$15,590	\$18,710
Total Real Market Value	\$133,450	\$138,030	\$140,310	\$140,310	\$143,430
Maximum Assessed Value	\$9,870	\$10,166	\$10,471	\$10,785	\$11,100
Total Assessed Value	\$81,660	\$84,076	\$86,531	\$88,495	\$91,130
Exemption Value	\$0	\$0	\$0	\$0	\$0



Error: Subreport could not be shown.

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
02/27/2017	SHEPARD BRADLEY	SHEPARD BRADLEY & STEPHAN FLY	\$675,000		2017-278901

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ACCESSORY	ACCESSORY	0021	0	1950	3

Accessories

Improvement Type	Sq Ft
Irrigation	3

Land Characteristics

Land Description	Acres	Land Classification
Farm Use Zoned	20.96	023
Farm Use Zoned	42.45	0272
Farm Use Zoned	91.16	022

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Error: Subreport could not be shown.



Crook County Property Summary Report

Report Date: 4/27/2022 8:54:44 AM

Disclaimer

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

Account Summary

Account Information

Mailing Name: SHEPHARD BRADLEY C
Map and Taxlot: 14150000-00700-19438
Account: 19438
Tax Status: Taxable
Situs Address: UNDETERMINED , PRINEVILLE OR 97754

Ownership

Mailing Address:
SHEPHARD BRADLEY C
23050 BOONES FERRY RD NE
AURORA, OR 97002-9460

Property Taxes

Current Tax Year: 2021
Tax Code Area: 0021

Valuation

Real Market Values as of Jan. 1, 2022

Land \$97,690
Structures \$15,520
Total \$113,210

Assessment

Subdivision: PP 2013-10, PARCEL 1

Lot:

Block:

Assessor Acres: 298.63

Property Class: 551

Current Assessed Values:

Maximum Assessed \$13,349
Assessed Value \$76,929
Veterans Exemption \$0.00

Warnings, Notations, and Special Assessments

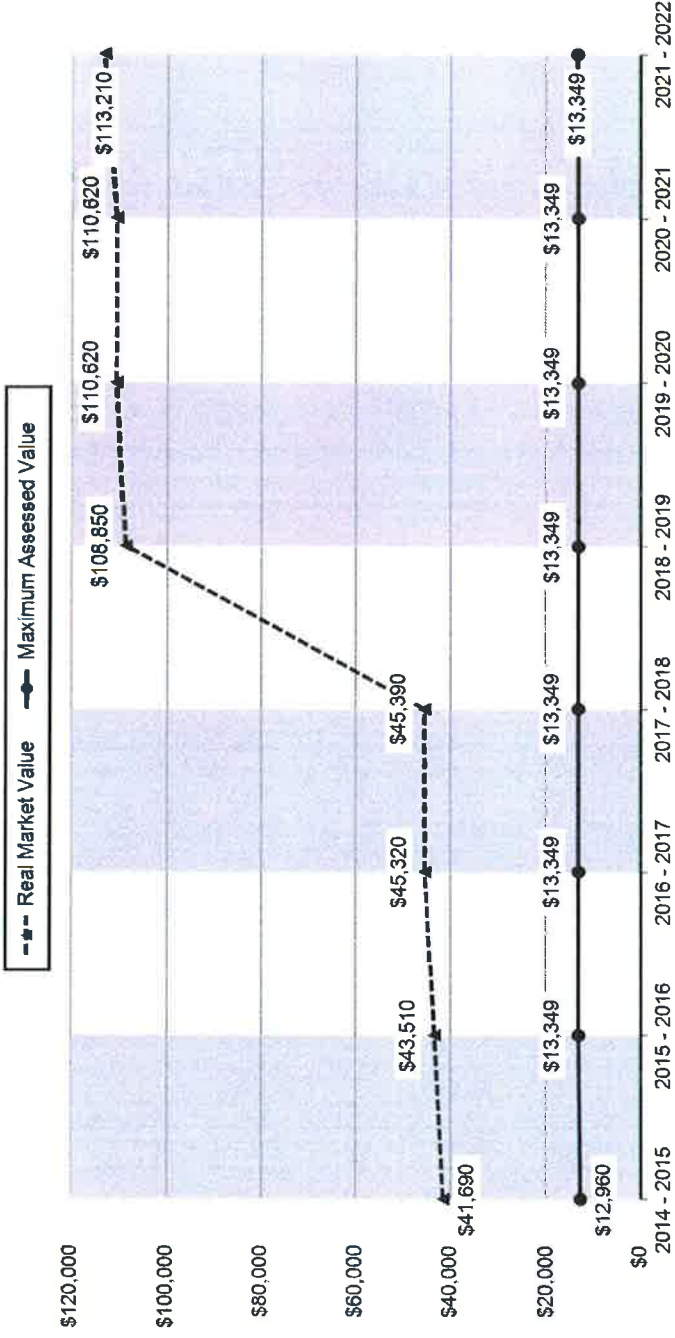
Assessor's Office Notations

Code	Description	Remarks
501	Potential Additional Tax Liability	

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

	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Real Market Value - Land	\$28,730	\$30,550	\$32,360	\$32,430	\$95,920
Real Market Value - Structures	\$12,960	\$12,960	\$12,960	\$12,960	\$12,930
Total Real Market Value	\$41,690	\$43,510	\$45,320	\$45,390	\$108,850
Maximum Assessed Value	\$12,960	\$13,349	\$13,349	\$13,349	\$13,349
Total Assessed Value	\$32,860	\$33,440	\$33,970	\$34,620	\$71,810
Exemption Value	\$0	\$0	\$0	\$0	\$0

	2019 - 2020	2020 - 2021	2021 - 2022
	\$97,690	\$97,690	\$97,690
	\$12,930	\$12,930	\$15,520
	\$110,620	\$110,620	\$113,210
	\$13,349	\$13,349	\$13,349
	\$73,490	\$74,670	\$76,929
	\$0	\$0	\$0



Error: Subreport could not be shown.

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
11/21/2016	WOECK KATHY S	SHEPHARD BRADLEY C	\$3,000,000		2016-277330

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ACCESSORY	ACCESSORY	0021	0	2001	1

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ACCESSORY	ACCESSORY	0021	0	2001	1

Accessories

Improvement Type	Sq Ft
Irrigation	1
Irrigation	1

Land Characteristics

Land Description	Acres	Land Classification
Farm Use Zoned	83.92	022
Farm Use Zoned	214.10	0272

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Error: Subreport could not be shown.

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES -
OFFICE OF COUNTY ASSESSOR CROOK COUNTY, OREGON**

CODE
NO.

MAP NO. 14 14	TAX LOT NO. 1400	SECTION 14	TOWNSHIP 14 S.	RANGE 14	E.W.M.
ACCOUNT NUMBER		Page 1			
LOT NO.	BLOCK NO.	ADDITION			
CITY					

AERIAL PHOTO

IDENTIFY EACH NEW COURSE TO THIS POINT

14935

19620

LEGAL DESCRIPTION

ELU 2

LEGAL DESCRIPTION	DATE OF ENTRY	DEED RECORD		ACRES REMAINING
		VOLUME	PAGE	
<p>S$\frac{1}{2}$NE$\frac{1}{4}$; SE$\frac{1}{4}$</p> <p>Sec 25 240.00</p>	<i>pd</i>			
<p>NE$\frac{1}{4}$; E$\frac{1}{2}$NW$\frac{1}{4}$</p> <p>Knoche, Henry W. & Edna E.</p> <p>Less Rd 1.20</p>	1-1-58	66	511	480.00 478.80
<p>Exc:</p> <p>TL 1401 V#19857 3.00</p> <p>Code changed to 11 V# 44326</p>	12-9-70	102	622	475.80
<p>Knoche, Henry W V53997 D Cert</p> <p>& Central Cascade Corporation Inc.</p>	9-18-81	#	501	
<p>Knoche, Henry W. & Wimberly, Janell K. (jt tenants wros)</p> <p>& Central Cascade Corporation Inc.</p>	2-6-87	MF	81865	
<p>Knoche, Henry W. & Wimberly, Janell K. (jt tenants wros)</p> <p>& Central Cascade Corporation Inc.</p>	11-06-95	MF#	122437	
<p>Knoche, Henry W. & Wimberly, Janell K. (jt tenants wros)</p> <p>& Central Cascade Corporation Inc.</p>	11-06-95	MF#	122438	
<p>Knoche, Henry W. & Wimberly, Janell K. (jt tenants wros)</p> <p>& Central Cascade Corporation Inc.</p>	12-20-95	MF#	124001	
<p>Knoche, Henry W. (Life Estate) & Wimberly, Janell K. (jt tenants wros)</p> <p>& Central Cascade Corporation Inc.</p>	12-21-95	MF#	124002	
<p>Also 14 14 36 Par 200 16.60</p> <p>Also 14 14 36 Par 202 43.58</p> <p>Ac correction -0.19</p>	3-28-96			492.40 535.98 535.79
<p>Revised desc</p> <p>Part Plat 1996-11</p> <p>Par 2,3 and por of Par 1 lyg in 14 14</p> <p>EXC Par 1402 (Par 2) 5.26</p> <p>EXC Par 1403 (Par 3) 5.00</p> <p>(Corrected Agree Granting L E)</p>	3-28-96			535.79 530.53 525.53
<p>CENTRAL CASCADE CORPORATION INC.</p> <p>(Knoche, Henry W. & Janell K.)</p> <p>& Central Cascade Corporation Inc.</p>	7-12-96	MF#	128499	
<p>SWD</p>	11-21-96	MF#	130811	
<p>SWD</p>	1-28-97	MF#	131990	
<p>WELL AGREEMENT (over).</p>	4-9-97	MF#	133249	

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR CROOK COUNTY, OREGON

MAP NO. 14 14 TAX LOT NO. 1400 ACCOUNT NUMBER 14935 15828 ADDITION 14935 15828 CITY _____
 AERIAL PHOTO CODE NO. _____ RANGE 1A S.W.M. _____

LOT NO. _____ BLOCK NO. _____ Page 2

INDENT EACH NEW COURSE TO THIS POINT LEGAL DESCRIPTION 19620 DEED RECORD VOLUME PAGE ACRES REMAINING

1400 A1 = Ref # 1487 16039 - Life Estate Acct.						
EXC. PAR 1404	-1.70	WD	8-14-97	133248	523.83	
LLA to 14 14 36 Parcel 100 -79.90		PLA	01-18-00	148909	443.93	
Exc: Sec. 36 NE1/4NW1/4, Beg. at NE Cor of SW1/4; th S00°24'11"W 161.96' alg E side of sd SW1/4; th NWly 1298' M/L alg Nly R/W of Boss Cornett Rd.;						
th N00°26'52"E 719.22';						
th S89°41'57"W 104.00';						
th S89°41'57"W 674.35';						
th N00°28'29"E 292.46';						
th N89°41'57"E 674.22';						
th N89°41'44"E 1317.29';						
th S00°24'27"W 1317.52' to TPOB.						
Central Cascade Corp., Inc. -Knoche, Henry W., LE		BLA	01-18-00	148909		
BEETHAM, DENNIS C. & KATHY S. (Knoche, Henry W. Life Est.)		SWD	04-28-00	MF149145		
Revised desc: Partition Plat 2000-23 Parcel 1		PF	7/7/00	156475	443.93	
Beetham, Dennis C & Kathy S		DC	10-24-08	MF209481		
Woock, Kathy S		BS	7-29-09	MF234691 (regal Dec)		
Acct 16039 (LE) Cancelled & combined with Acct. 15828		BS	7-29-09	MF235752		
(LE removed by above DC)						
		ORDER	10-27-10	MF243376		
		IRR CT	2-3-11	MF244989		
		IRR CT	6-20-11	MF247196		
		Ease-R/W	5-8-13	257000		
		Access & Water Ease.	8-7-13	259346		
		Access & Water Ease.	6-25-15	268854		

Next

14S 14E

1400

21

OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE

TWP.	RGE.	SEC.	1/4	1/16	Spec. Int. in	CODE
MAP NUMBER			PARCEL NUMBER	REAL PROP.	AREA	NUMBER
TAX LOT NUMBER						

FORMERLY PART OF

19620

DESCRIPTION AND
RECORD OF CHANGE

page 3

Data of entry
on this card

Dead Record
Vol. PG.

Acres
Remaining

PP 2015-07

Parcel 1 & 2

Exc: Parcel 1

-283.22 acres

PP

6/1/2015

268655

160.71

Shephard, Bradley C und 41.5% int &
Shephard, Stanley V und 58.5% int

SWD

12/2/16

277330

**OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE**

14	14								
TWP. RGE.	SEC.	1/4	1/16	PARCEL NUMBER	Type REAL PROP.	Spec. Int. In	CODE AREA		
MAP NUMBER				TAX LOT NUMBER		NUMBER			

1405

Indent each new course to this point

19619

DESCRIPTION AND RECORD OF CHANGE

FORMERLY PART OF 14140000-01400

Parcel 1 PP 2015-07

Woock, Kathy S.

Shephard, Bradley C. & Stanley V. naticbwtros

Date of entry on this card	Deed Record Vol.	PG.	Acres Remaining
8/5/16	268655		283.22
12-2-16	277344		
7-13-17	280742		

14S	15E	31		205		21
TWP. RGE.	SEC. 1/4	1/16	PARCEL NUMBER	Spec. Int. In REAL PROP.	Type	CODE AREA NUMBER
MAP NUMBER			TAX LOT NUMBER			

**OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE**

FORMERLY PART OF 200

indent each new course to this point	19741	DESCRIPTION AND RECORD OF CHANGE	Date of entry on this card	Deed Record Vol.	PG.	Acres Remaining
--------------------------------------	-------	----------------------------------	----------------------------	------------------	-----	-----------------

PP 2016-21
Parcel 2

Shephard, Bradley and Shephard, Stanley, atic

PP	6/8/17	277686	154.89
SWD	6/8/17	278901	

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR-CROOK COUNTY, OREGON

14 15

700

MAP NO. 14 15 TAX LOT NO. 7 SECTION 30 TOWNSHIP 14 S. RANGE 15 E.W.M. AERIAL PHOTO NO.

LOT NO. AI Ref# 12855 ADDITION CITY

INDENT EACH NEW COURSE TO THIS POINT **1827** DESCRIPTION E F U . 3 DEED RECORD VOLUME PAGE ACRES REMAINING

19438

S½ NE¼, W½, N½ SE¼

Knoche, Henry W. & Edna E.

Exc: Parcel 700 AI JV42971.

Code change to 11 V#44326

Exc: Parcel 701 JV 45204 (fm survey) WD 0.19	9-26-83	MF 69372	316.44
Ac Correction	9-26-83	MF 81865	316.63
Knoche, Henry W V53997	2-6-87	MF 81865	
EASE	11-26-91	MF#99825	
& Central Cascade Corporation Inc.	11-06-95	MF#122437	
EASE	11-06-95	MF#122438	
Knoche, Henry W. & Wimberly, Janell K.(jt tenants w/ps)	12-20-95	MF#124001	
& Central Cascade Corporation Inc.	01-17-96	MF#124629	316.63

Also-Par 700AI Did not delete this 4/96

Revised desc	3-28-96		
Part Plat 1996-11	3-28-96		
Por of Par 1 lyg in 14 15 30	11-21-96	MF130811	316.63

CENTRAL CASCADE CORPORATION INC	1-28-97	MF131990	
(rerecord MF130811)			
BEETHAM, DENNIS C. & KATHY S	042800	MF149145	

Revised desc:	12/19/00	156475	316.63
Partition Plat 2000-23			
Parcel 2	12-06-02	MF175589	

NOTE:

**OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE**

14	15								
TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	700	Type REAL PROP.	Spec. Int. In	CODE AREA NUMBER
MAP NUMBER					TAX LOT NUMBER				

Indent each new course to this point **15827** **19438** **FORMERLY PART OF**

Date of entry on this card

Dead Record Val. PG.

Acres Remaining

DESCRIPTION AND RECORD OF CHANGE

BS 7-29-09 MF234691 (12941 dec)

BS 7-29-09 MF235762

IRR CT 2-3-11 MF244989

IRR CT 12-23-11 MF249997

Ease-R/W 5-8-13 MF257000

PP 5/14/14 260002

AGREE 6-25-15 268854

SWD 12-2-16 277380

298.63

Revised Desc:
Partition Plat 2013-10
Parcels 1 & 2

Excl. Parcel 2 (702)

Shephard, Bradley C. und 41.5% int &
Shephard, Stanley V. und 58.5% int

CROOK COUNTY ASSESSOR'S NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
19620	14	14	00	0	0	01400	
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
1 -23327	2016	HISTORICAL	SW	2016	277330	1	277330
Name Changes Status Name							
OWNER							
Effective Date	02-Dec-2016	12:00 AM	Transaction ID	-22900	Entry Date	21-Nov-2016	Recorded Date
02-Dec-2016	12:00 AM	Transaction ID	-22900	Entry Date	21-Nov-2016	Recorded Date	02-Dec-2016
Sale Price	\$3,000,000	Sale Date	02-Dec-2016				
To/From Map							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
1 -17766	2020	ASSESSOR'S FILE		2020	-19620	1	CONVERSION
Name Changes Status Name							
SHEPHARD BRADLEY C							
Effective Date	01-Sep-2020	12:00 AM	Transaction ID	-17766	Entry Date	01-Sep-2020	Recorded Date
01-Sep-2020	12:00 AM	Transaction ID	-17766	Entry Date	01-Sep-2020	Recorded Date	01-Sep-2020
Sale Price	\$0	Sale Date	01-Sep-2020				
To/From Map							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
1 -497392	2021	TAX OFFICE	TAX	2021	4303	1	MAILING NAME
Name Changes Status Name							
AMON							
Effective Date	20-Oct-2021	11:37 AM	Transaction ID	487688	Entry Date	20-Oct-2021	Recorded Date
20-Oct-2021	11:37 AM	Transaction ID	487688	Entry Date	20-Oct-2021	Recorded Date	20-Oct-2021
Sale Price	\$0	Sale Date	20-Oct-2021				
To/From Map							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
1 -17766	2020	ASSESSOR'S FILE		2020	-19620	1	CONVERSION
Name Changes Status Name							
SHEPHARD BRADLEY C							
Effective Date	20-Oct-2021	11:37 AM	Transaction ID	487688	Entry Date	20-Oct-2021	Recorded Date
20-Oct-2021	11:37 AM	Transaction ID	487688	Entry Date	20-Oct-2021	Recorded Date	20-Oct-2021
Sale Price	\$0	Sale Date	20-Oct-2021				
To/From Map							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
1 -17766	2020	ASSESSOR'S FILE		2020	-19620	1	CONVERSION
Name Changes Status Name							
AMON							
Effective Date	28-Nov-2022	04:33 PM	Transaction ID	518874	Entry Date	09-Nov-2022	Recorded Date
28-Nov-2022	04:33 PM	Transaction ID	518874	Entry Date	09-Nov-2022	Recorded Date	09-Nov-2022
Sale Price	\$0	Sale Date	09-Nov-2022				
To/From Map							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
SWD							

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest	Name Changes Status Name	Name Type	Ownership Type	Ownership %
19620	14	14	00	0	0	01400					
2 540869	2022	CLERK		D	2022	319799	1	NAME CHANGE			
<hr/>											
D	SHEPHARD BRADLEY C					OWNER			OWNER		100
D	SHEPHARD STANLEY V					OWNER			OWNER		100
A	STEAK ON THE HOOF LLC					OWNER			OWNER		100
	OWNER										
	STEAK ON THE HOOF LLC										
<hr/>											
	Size Totals	Code	Acres	Sqft	Alternate Size						

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest	Name Changes Status Name	Name Type	Ownership Type	Ownership %
19619	14	14	00	0	0	01405				OWNER	100
1 540866	2022	CLERK		D	2022	319799	1	NAME CHANGE		OWNER	100
<hr/>											
D	SHEPHARD BRADLEY C								OWNER	OWNER	100
D	SHEPHARD STANLEY V								OWNER	OWNER	100
A	STEAK ON THE HOOFF LLC								OWNER	OWNER	100
	OWNER										
	STEAK ON THE HOOFF LLC										
<hr/>											
Size Totals	Code	Acres	Sqft	Alternate Size							

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest									
19741	14	15	31	0	0	00205										
Effective Date	19-Sep-2017	12:00 AM	Transaction ID	-22694	Entry Date	27-Feb-2017	Recorded Date	19-Sep-2017	Sale Price	\$675,000	Sale Date	19-Sep-2017				
Seq Voucher ID	2017	HISTORICAL	Type	SW	ID #1	278901	PID	1	278901	Source ID	NAME CHANGE	PT	Operation	To/From Map	Ownership %	
1	-23057															
Name Changes Status Name																
A SHEPHARD BRADLEY & STANLEY OWNER																
Size Totals	Code	Acres	Sqft	Alternate Size												
Effective Date	01-Sep-2020	12:00 AM	Transaction ID	-17884	Entry Date	01-Sep-2020	Recorded Date	01-Sep-2020	Sale Date	01-Sep-2020	To/From Map					
Seq Voucher ID	2020	ASSESSOR'S FILE	Type		ID #1	-19741	PID	1	CONVERSION	Source ID	CONVERSION	PT	Operation	To/From Map	Ownership %	
1	-17884															
Size Totals	Code	Acres	Sqft	Alternate Size												
Effective Date	20-Oct-2021	11:40 AM	Transaction ID	487692	Entry Date	20-Oct-2021	Recorded Date	20-Oct-2021	Sale Date	20-Oct-2021	To/From Map					
Seq Voucher ID	2021	TAX OFFICE	Type	TAX	ID #1	4307	PID	1	MAILING NAME	Source ID	MAILING NAME	PT	Operation	To/From Map	Ownership %	
1	497396															
Name Changes Status Name																
D SHEPHARD BRADLEY & STANLEY AMON																
A SHEPHARD BRADLEY & STANLEY AMON																
Size Totals	Code	Acres	Sqft	Alternate Size												
Effective Date	28-Nov-2022	04:33 PM	Transaction ID	518874	Entry Date	09-Nov-2022	Recorded Date	09-Nov-2022	Sale Price	\$0	Sale Date	09-Nov-2022	To/From Map			
Seq Voucher ID	2022		Type		ID #1		PID		Operation	Source ID		PT	Operation	To/From Map	Ownership %	
SWD																

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest	Name Changes Status Name	Name Type	Ownership Type	Ownership %
19741	14	15	31	0	0	00205				OWNER	100
4 540875	2022	CLERK		D	2022	319799	1	NAME CHANGE		OWNER	100
<hr/>											
								SHEPHARD BRADLEY	OWNER	OWNER	100
								SHEPHARD STANLEY	OWNER	OWNER	100
								STEAK ON THE HOOF LLC	OWNER	OWNER	100
								OWNER			
								STEAK ON THE HOOF LLC			
<hr/>											
Size Totals	Code	Acres	Sqft	Alternate Size							

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
19438	14	15	00	0	0	00700	
Effective Date 02-Dec-2016 12:00 AM Transaction ID -22900 Entry Date 21-Nov-2016							
Seq Voucher ID 1-23329	Tax Year 2016	Document Source HISTORICAL	Type SW	ID #1 2016	ID #2 277330	PID 1	Source ID 277330
Name Changes Status Name SHEPHARD BRADLEY C							
Ownership Type OWNER							

Size Totals	Code	Acres	Sqft	Alternate Size
Effective Date 01-Sep-2020 12:00 AM Transaction ID -18150 Entry Date 01-Sep-2020				
Seq Voucher ID 1-18150	Tax Year 2020	Document Source ASSESSOR'S FILE	Type 2020	ID #1 -19438
ID #2 1	PID 1	Source ID CONVERSION	Operation CONVERSION	Name Type
To/From Map				
Recorded Date 01-Sep-2020 Sale Date 01-Sep-2020				

Size Totals	Code	Acres	Sqft	Alternate Size
Effective Date 20-Oct-2021 11:35 AM Transaction ID 487685 Entry Date 20-Oct-2021				
Seq Voucher ID 1-497389	Tax Year 2021	Document Source TAX OFFICE	Type TAX	ID #1 2021
ID #2 4300	PID 1	Source ID MAILING NAME	Operation MAILING NAME	Name Type
To/From Map				
Recorded Date 20-Oct-2021 Sale Date				

Size Totals	Code	Acres	Sqft	Alternate Size
Effective Date 20-Oct-2021 11:38 AM Transaction ID 487689 Entry Date 20-Oct-2021				
Seq Voucher ID 1-497393	Tax Year 2021	Document Source TAX OFFICE	Type TAX	ID #1 2021
ID #2 4304	PID 1	Source ID MAILING NAME	Operation MAILING NAME	Name Type
To/From Map				
Recorded Date 20-Oct-2021 Sale Date				

Size Totals	Code	Acres	Sqft	Alternate Size
Effective Date 20-Oct-2021 11:38 AM Transaction ID 487689 Entry Date 20-Oct-2021				
Seq Voucher ID 1-497393	Tax Year 2021	Document Source TAX OFFICE	Type TAX	ID #1 2021
ID #2 4304	PID 1	Source ID MAILING NAME	Operation MAILING NAME	Name Type
To/From Map				
Recorded Date 20-Oct-2021 Sale Date				

Size Totals	Code	Acres	Sqft	Alternate Size
Effective Date 20-Oct-2021 11:38 AM Transaction ID 487689 Entry Date 20-Oct-2021				
Seq Voucher ID 1-497393	Tax Year 2021	Document Source TAX OFFICE	Type TAX	ID #1 2021
ID #2 4304	PID 1	Source ID MAILING NAME	Operation MAILING NAME	Name Type
To/From Map				
Recorded Date 20-Oct-2021 Sale Date				

**CROOK COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
19438	14	15	00	0	0	00700	
Effective Date 28-Nov-2022 04:33 PM							
Transaction ID 518874							
Entry Date 09-Nov-2022							
Recorded Date 09-Nov-2022							
Sale Price \$0							
Sale Date 09-Nov-2022							
SWD							
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID
3 540872	2022	CLERK	D	2022	319799	1	
Name Changes Status Name							
D SHEPHARD BRADLEY C							
D SHEPHARD STANLEY V							
A STEAK ON THE HOOF LLC							
OWNER							
STEAK ON THE HOOF LLC							
OWNER							
Size Totals							
Code							
Acres							
Sqft							
Alternate Size							

Name Type	Ownership	Ownership %
OWNER	100	
OWNER	100	
OWNER	100	
OWNER	100	
OWNER	100	

After Recording
Return to

AmeriTitle
320 Church St. NE
Salem, OR 97301

WARRANTY DEED

Steak onthe Hoof, LLC, Grantor, conveys and warrants to Kerley Ranches, LLC, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

As per exhibit's A1,A2,A3,A4,A5,A6 attached hereto as though fully set forth herein.

SUBJECT TO:

Liens of record.

The true and actual consideration for this conveyance is other consideration, changing title.

STATUTORY DISCLAIMER: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Until a change is requested, all tax statements shall be sent to:

NO CHANGE

DATED


12/6/2022 2022.

Paul Kerley, Managing Member

This document is recorded as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency or effect of this document.

Crook County Official Records	2022-320217
DEED-D	12/09/2022 01:35:01 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



STATE OF Oregon)
) ss.
County of Marion)

December 8, 2022.

Personally, appeared the above named Paul Kerley,
Managing Member of Steak onthe Hoof, LLC and acknowledged the
foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: 12-13-2025

After Recording Return to:

Kerley Ranches, LLC
PO Box 5517
Salem, OR 97304

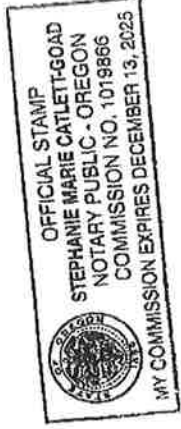


EXHIBIT 'A'

File No. 320602AM

Parcel 1

A parcel of land located in Crook County, Oregon as described in Deeds, MF# 18679 as: Lot Seven (7), the southeast quarter of the southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the southwest quarter of the southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Six (6), Township fifteen (15) South of Range fifteen (15) East of the Willamette Meridian. EXCEPTING THEREFROM the right-of-way of Southwest Houston Lake Road

Parcel 2

A parcel of land located in Crook County, Oregon as described in Deeds, book 53, page 322 as: The west half of the northeast quarter of (W $\frac{1}{2}$ NE $\frac{1}{4}$) Section seven (7), in Township fifteen (15) south, Range fifteen (15) East of the Willamette Meridian.

Parcel 3

A parcel of land located in Crook County, Oregon as described in Deeds, book 58, page 239 as: The Northwest quarter (NW $\frac{1}{4}$) of Section seven (7), in Township fifteen (15) South of Range fifteen (15) East of the Willamette Meridian, subject to any rights of way.

Parcel 4

A parcel of land located in Crook County, Oregon as described in Contract of Sale MF# 23715 as: The South half of the Northeast quarter (S $\frac{1}{2}$ NE) of Section twelve (12), Township fifteen (15) South, Range fourteen (14) East of the Willamette Meridian Crook County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the Southwest corner of said NE $\frac{1}{4}$; thence N00°25'36" West along the West line of said NE $\frac{1}{4}$ a distance of 547.90 feet; thence North 89°40'52" East a distance of 453.97 feet; thence North 79°36'35" East a distance of 204.48 feet; thence North 64°37'51" East a distance of 224.67 feet; thence South 06°35'14" West a distance of 292.72 feet; thence South 19°03'06" East a distance of 185.00 feet; thence South 16°39'58" East a distance of 231.94 feet to the South line of said South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; thence North 89°44'21" West along said line a distance of 947.35 feet to the point of beginning. EXCEPTING THEREFROM: The right-of-way for Southwest Minson Road.

Parcel 5

A parcel of land located in Crook County, Oregon as described in Deeds, book 72, page 211: The North half of the Northeast quarter (N $\frac{1}{2}$ NE) of Section twelve (12) in Township fifteen (15) South of Range fourteen (14) East of the Willamette Meridian. EXCEPTING THEREFROM: The right-of-way for Southwest Houston Lake Road and the right-of-way for Southwest Minson Road.

Little Houston Lake Ranch

Order No.: WT0212926

EXHIBIT "A"
Legal Description

Parcels 1 and 2 of PARTITION PLAT NO. 2007-22, recorded June 25, 2007 in Partitions MF No. 2007-222180, records of Crook County, Oregon

Valley View

EXHIBIT "A" 3
LEGAL DESCRIPTION

Located in Crook County, Oregon:

TRACT I:

In Township 15 South of Range 15 East of the Willamette Meridian, Crook County, Oregon:
Section 30: That portion of the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter, lying North of the center line of the Central Oregon Irrigation District Canal, as located and constructed.

TRACT II:

A parcel of land lying in the Northwest quarter of Section 30, Township 15 South, Range 15 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows:

Commencing at the West one quarter corner of said Section 30; thence along the West line of said Section 30; North 00°05'06" East, 413.01 feet to the centerline of the Central Oregon Irrigation canal, said point being the true point of beginning; thence along said West line North 00°05'06" East 903.03 feet to the Northwest corner of Government Lot 2; thence along the North line of Government Lot 2 and the West one half Southeast one quarter Northwest one quarter South 89°21'39" East, 1915.51 feet to the East line of the West one half, Southeast one quarter Northwest one quarter; thence along said East line South 00°07'38" East 57.83 feet to the centerline of the Central Oregon Irrigation Canal; thence along said centerline on the following courses; thence South 50°10'13" West, 274.84 feet; thence South 72°56'16" West, 459.07 feet; thence South 65°33'42" West 605.18 feet; thence South 76°55'08" West 216.17 feet; thence South 67°04'13" West 548.77 feet to the True point of beginning.
EXCEPTING THEREFROM the Westerly 30 feet for roadway purposes.

EXHIBIT "A" 3
LEGAL DESCRIPTION

Located in Crook County, Oregon:

Lot One (NW/4NW/4) of Section 30 in Township 15 South, Range 15 East of the Willamette Meridian, Crook County, Oregon.

Petly John

EXHIBIT "A2"

515640AM

Unsurveyed Parcel Three (3) in Partition Plat No. 2003-14, recorded May 13, 2003 as Instrument No: 180069, records of Crook County, Oregon, more particularly described as follows:
IN TOWNSHIP 14 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN:
Section 32: S1/2 S1/2 SW1/4 SE1/4.
IN TOWNSHIP 15 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN:
Section 4: Lots 3 and 4, and the S1/2 NW1/4.
Section 5: Lot 1, and that portion of Lot 2 and the S1/2 NE1/4 lying East of the East line of the land described in the Electric Transmission Line Easement recorded March 3, 1966 in Book 94, Page 44, Records of Deeds of Crook County, Oregon.
EXCEPTING Parcels 1 and 2 of Partition Plat No. 2003-14, recorded May 13, 2003 as Instrument No. 180069, records of Crook County, Oregon.

AL Gilbertson Ranch

EXHIBIT "A"
LEGAL DESCRIPTION

Located in CROOK COUNTY, OREGON:

Parcel One (1) of Partition Plat No. 2006-45, Recorded September 11, 2006 in Partitions Microfilm No. 2006-214792, Records of Crook County, Oregon

69D 2 SW Copley Rd
Dorell Dute,

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

Unsurveyed Parcel 1 of Partition Plat No. 2015-07, recorded June 15, 2015 as Instrument No. 2015-268655, records of Crook County, Oregon, more particularly described as follows:

In Township 14 South, Range 14 East of the Willamette Meridian, Crook County, Oregon:
Section 25: S1/2NE1/4 and the SE1/4
Section 36: NE1/4 and the N1/2SE1/4 lying Northerly of the S.W. Cornett Loop Road.

EXCEPTING Parcel 2 of Partition Plat No. 2015-07, recorded June 15, 2015 as instrument No. 2015-268655, records of Crook County, Oregon

TRACT II:

Parcel 2 of Partition Plat No. 2015-07, recorded June 15, 2015 as Instrument No. 2015-268655, records of Crook County, Oregon.

TRACT III:

Unsurveyed Parcel 1 of Partition Plat No. 2013-10, recorded September 17, 2013 as Instrument No. 2013-260002, records of Crook County, Oregon, more particularly described as follows:

In Township 14 South, Range 15 East of the Willamette Meridian, Crook County, Oregon:
Section 30: NW1/4, S1/2NE1/4, N1/2SE1/4.

EXCEPTING Parcel 2 of Partition Plat No. 2013-10, recorded September 17, 2013 as Instrument No. 2013-260002, records of Crook County, Oregon.

TRACT IV:

Unsurveyed Parcel 2 of Partition Plat No. 2016-21, recorded December 13, 2016 as Instrument No. 2016-277686, records of Crook County, Oregon, more particularly described as follows:

In Township 14 South, Range 15 East of the Willamette Meridian, Crook County, Oregon: Parcel 1 of Partition Plat No. 1999-33, recorded December 29, 1999 as Instrument No. 153053.

EXCEPTING Parcel 1 of Partition Plat No. 2016-21, recorded December 13, 2016 as Instrument No. 2016-277686, records of Crook County, Oregon.

MT View Horse Ranch



CROOK COUNTY FIRE & RESCUE

Est. 1884

December 6, 2022

Craig Kilpatrick
Kilpatrick Consulting LLC
13790 NW O'Neil Highway
Redmond, Oregon 97756

Mr. Kilpatrick,

This letter is to confirm that the properties located at tax lots 1414000001400, 1414000001405, 1415130000205, and 1415000000700, in Powell Butte, Oregon, are 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,

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

Construction of access permits shall be completed within 6 Months, or will be deemed void. Extensions may be granted by the Crook County Planning Director. (Crook County Code Title 12 Chapter 12.04.110)

Property Owner:

Last Name: Woeck First Name: Kathy
Mailing Address: 1299 NW McDaniel Rd
City: Powell Butte State: OR Zip: 97753
Day-Time Phone: (541) 447-4266 Cell Phone: ()
Email: Kathy@cinderlakesranch.com

Proposed Access:

Partitioning Accessory Building Other: Existing access - need permit #.
Address of Propose Access: 11329 SW Corneth Loop, Powell Butte, OR 97753
Township 14 South, Range 14 East, Section 34, 25 Tax lot 1400,
Mile Post: 14 1.644 Nearest Intersection: Aurora 30 200

Application Requirements: (Information to be provided by applicant)

1. Application shall be completed in full
2. Copy of Recorded Access/Easement
3. Site Plan Showing ALL Proposed Approaches and Structures
4. Photo showing Access Location
5. Only one (1) access shall be identified per Road Approach Permit Application
6. Traffic Impact Analysis and or Traffic Assessment if applicable.
7. If the applicant is not the owner of the property to be served by the approach, then the property owner must in writing authorize the applicant as a designated agent.

Inspection Requirements:

1. Proposed Access **MUST** be Marked Clearly with Flags at Each Side of Approach
2. Failure to Appropriately Mark Access Will Result in a Minimum \$50.00 Additional Charge for Re-inspection
3. If a Final Inspection is required, the Permit will be issued as Temporary until Completion and Acceptance of the Final Inspection.
4. Allow 10 Working Days for Inspections. Inspections will be completed Monday – Thursday; Legal Holidays, Fridays and Weekends will not be included in the allowable days to be completed.

Applicants Signature: Kathy Swoeck Date: 9-17-2013

Please Print Name: Kathy Swoeck



FOR OFFICIAL USE ONLY

Road Information:

Classification	Minimum Spacing Between Driveway/Streets	Minimum Spacing Between Intersections
Arterial	1200 Feet	1 Mile (5280 Feet)
Major Collector	500 Feet	½ Mile (2640 Feet)
Minor Collector	300 Feet	¼ Mile (1320 Feet)
Local	↙ Access to each lot permitted	150 Feet

Speed Limit: Where Posted, If Not Posted Then the Speed Limit is 55 MPH

Posted Speed Limit	Intersection Sight Distance
35 MPH	445 Feet
45 MPH	610 Feet
55 MPH	775 Feet

Culvert Requirements: Culvert Required: Yes No Culvert Diameter: _____ Length: _____
 Type: _____

Temporary Access OR Temporary Construction Access:
 Comments: _____

Approved As TEMPORARY ACCESS: YES NO Expiration Date: _____

Crook County Road Master – County Maintained Roads Only
 Crook County Building Department – Public Ways Only

Permanent Access:

Final Inspection Require: Yes No Final Inspection Completed: Yes No
 Comments: _____

Access: APPROVED DENIED

Attachments 5

Renna Akula

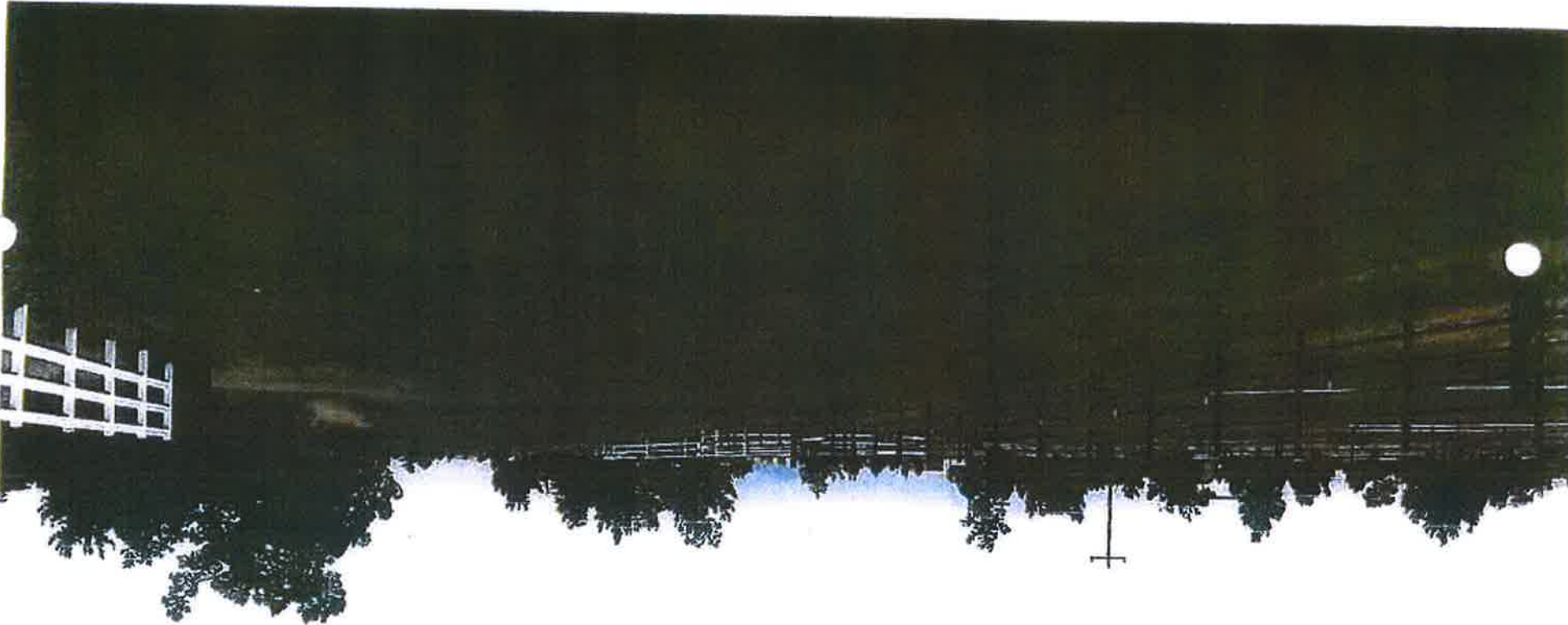
9/9/13

Crook County Road Master – County Maintained Roads Only
 Crook County Building Department – Public Ways Only

Date

Date 05/19/2012 01:03:00 PM
Street# 000125 CORNETT LP SW
MP 1.696 Sta 89+55
Lat/Long 44.312081376300000
-1_7_996990089320000

1 #

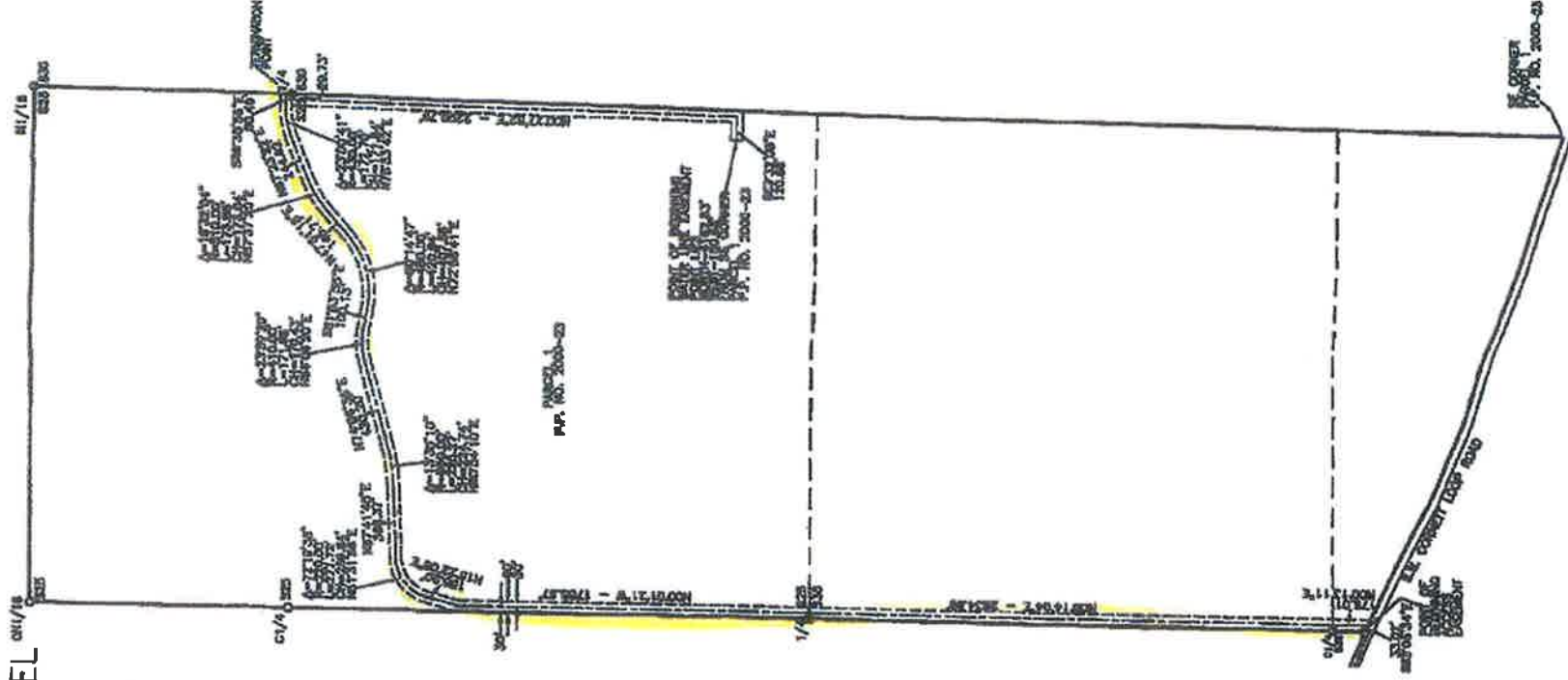


0

EXHIBIT MAP FOR AN ACCESS
EASEMENT AND WATER LINE
EASEMENT LOCATED IN PARCEL
1 OF PARTITION PLAT NO.
2000-23, IN SECTION 25,
T.14S., R.14E., W.M., CROOK
COUNTY, OREGON



SCALE
1" = 800'



PARTITION PLAT NO. 2000-23, LOCATED IN SECTION 30, T14S, R15E, W.M., CROOK COUNTY, OREGON
W.O. 12-4245

SURVEY FOR
SURVEY BY
 REGISTERED PROFESSIONAL SURVEYOR
 1200 NE BROADWAY
 PORTLAND, OREGON 97232
 (503) 462-2222

LEGEND

1/4" = 100' SCALE FOR THIS SURVEY
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL ANGLES ARE IN DEGREES AND MINUTES

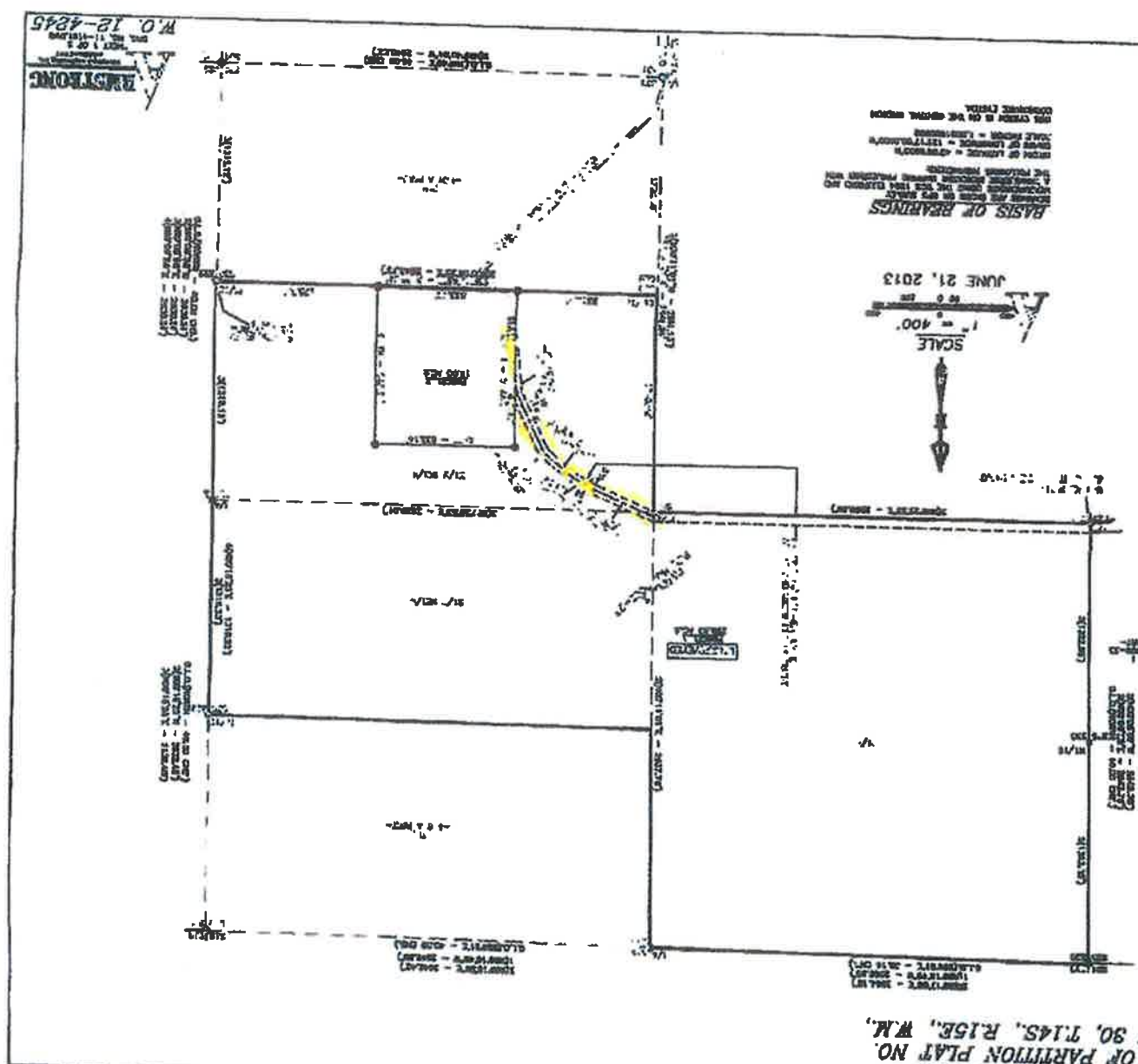
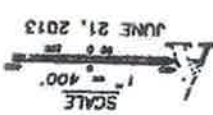
- 1. 1/4" = 100' SCALE FOR THIS SURVEY
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 3. ALL ANGLES ARE IN DEGREES AND MINUTES
- 4. 1/4" = 100' SCALE FOR THIS SURVEY
- 5. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 6. ALL ANGLES ARE IN DEGREES AND MINUTES
- 7. 1/4" = 100' SCALE FOR THIS SURVEY
- 8. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 9. ALL ANGLES ARE IN DEGREES AND MINUTES
- 10. 1/4" = 100' SCALE FOR THIS SURVEY
- 11. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 12. ALL ANGLES ARE IN DEGREES AND MINUTES

- 13. 1/4" = 100' SCALE FOR THIS SURVEY
- 14. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 15. ALL ANGLES ARE IN DEGREES AND MINUTES
- 16. 1/4" = 100' SCALE FOR THIS SURVEY
- 17. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 18. ALL ANGLES ARE IN DEGREES AND MINUTES
- 19. 1/4" = 100' SCALE FOR THIS SURVEY
- 20. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 21. ALL ANGLES ARE IN DEGREES AND MINUTES
- 22. 1/4" = 100' SCALE FOR THIS SURVEY
- 23. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 24. ALL ANGLES ARE IN DEGREES AND MINUTES
- 25. 1/4" = 100' SCALE FOR THIS SURVEY
- 26. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 27. ALL ANGLES ARE IN DEGREES AND MINUTES
- 28. 1/4" = 100' SCALE FOR THIS SURVEY
- 29. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 30. ALL ANGLES ARE IN DEGREES AND MINUTES

- 31. 1/4" = 100' SCALE FOR THIS SURVEY
- 32. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 33. ALL ANGLES ARE IN DEGREES AND MINUTES
- 34. 1/4" = 100' SCALE FOR THIS SURVEY
- 35. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 36. ALL ANGLES ARE IN DEGREES AND MINUTES
- 37. 1/4" = 100' SCALE FOR THIS SURVEY
- 38. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 39. ALL ANGLES ARE IN DEGREES AND MINUTES
- 40. 1/4" = 100' SCALE FOR THIS SURVEY
- 41. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 42. ALL ANGLES ARE IN DEGREES AND MINUTES
- 43. 1/4" = 100' SCALE FOR THIS SURVEY
- 44. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 45. ALL ANGLES ARE IN DEGREES AND MINUTES
- 46. 1/4" = 100' SCALE FOR THIS SURVEY
- 47. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 48. ALL ANGLES ARE IN DEGREES AND MINUTES
- 49. 1/4" = 100' SCALE FOR THIS SURVEY
- 50. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 51. ALL ANGLES ARE IN DEGREES AND MINUTES
- 52. 1/4" = 100' SCALE FOR THIS SURVEY
- 53. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 54. ALL ANGLES ARE IN DEGREES AND MINUTES
- 55. 1/4" = 100' SCALE FOR THIS SURVEY
- 56. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 57. ALL ANGLES ARE IN DEGREES AND MINUTES
- 58. 1/4" = 100' SCALE FOR THIS SURVEY
- 59. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
- 60. ALL ANGLES ARE IN DEGREES AND MINUTES

RAIL RIGHTS
 1/4" = 100' SCALE
 1/4" = 100' SCALE

BASIS OF BEARINGS
 THE FOLLOWING BEARINGS AND DISTANCES WERE OBTAINED FROM THE ORIGINAL RECORDS OF THE SURVEY AND ARE HEREBY REPRODUCED FOR THE PURPOSES OF THIS SURVEY.
 BEARING = 181° 15' 00"
 DISTANCE = 1.21700000
 BEARING = 181° 15' 00"
 DISTANCE = 1.21700000
 BEARING = 181° 15' 00"
 DISTANCE = 1.21700000



W.O. 12-4245
 PARTITION PLAT NO. 2000-23, LOCATED IN SECTION 30, T14S, R15E, W.M., CROOK COUNTY, OREGON

3

4

Armstrong Surveying & Engineering, Inc.

267 NE Second Street, STE 100 - Prineville, Oregon 97754-(541) 447-7791 - fax: (541) 416-1602

**LEGAL DESCRIPTION OF AN ACCESS EASEMENT AND WATER LINE
EASEMENT LOCATED IN PARCEL 1 OF PARTITION PLAT NO. 2000-23, IN
SECTION 25, T.14S., R.14E., W.M., CROOK COUNTY, OREGON**

LEGAL DESCRIPTION - ACCESS EASEMENT

Legal description of an access easement being sixty (60) feet wide, thirty (30) feet on each side of the described centerline, located across Parcel 1 of Partition Plat No. 2000-23, Records of Crook County, Oregon, located in Section 25, Township 14 South, Range 14 East, W.M., Crook County, Oregon, said centerline is more particularly described as follows: Beginning at a point which bears South 65°05'34" East a distance of 33.02 feet from the Southwest corner of said Parcel 1, said point is located on the North right-of-way line of S.W. Cornett Loop Road; thence North 00°13'11" East a distance of 176.01 feet; thence North 00°14'04" East a distance of 2634.99 feet; thence North 00°01'21" West a distance of 1785.67 feet; thence North 15°22'08" East a distance of 155.20 feet; thence around a 220.00 feet radius curve to the right a distance of 277.72 feet, long chord bears North 51°31'56" East, 259.64 feet; thence North 87°41'45" East a distance of 366.37 feet; thence around a 950.00 feet radius curve to the left a distance of 225.27 feet, long chord bears North 80°54'10" East, 224.74 feet; thence North 74°06'35" East a distance of 430.20 feet; thence around a 410.00 feet radius curve to the right a distance of 171.68 feet, long chord bears North 86°06'20" East, 170.43 feet; thence South 81°53'55" East a distance of 100.13 feet; thence around a 480.00 feet radius curve to the left a distance of 420.94 feet, long chord bears North 72°58'41" East, 407.58 feet; thence North 47°51'18" East a distance of 145.71 feet; thence around a 510.00 feet radius curve to the right a distance of 173.88 feet, long chord bears North 57°37'20" East, 173.04 feet; thence North 67°23'22" East a distance of 244.62 feet; thence around a 430.00 feet radius curve to the right a distance of 172.70 feet, long chord bears North 78°53'42" East, 171.54 feet; thence South 89°35'58" East a distance of 50.49 feet to the East line of said Parcel 1 and the termination point of this centerline description. Side lines are terminated at or extended to the South and East lines of said Parcel 1.

LEGAL DESCRIPTION - WATER LINE EASEMENT

Legal description of a water line easement being sixty (60) feet wide, thirty (30) feet on each side of the described centerline, located across Parcel 1 of Partition Plat No. 2000-23, Records of Crook County, Oregon, located in Section 25, Township 14 South, Range 14 East, W.M., Crook County, Oregon, said centerline is more particularly described as follows: Beginning at a point which lies 4162.83 feet North and 150.68 feet West of the Southeast corner of said Parcel 1; thence South 89°32'08" East a distance of 120.68 feet; thence North 00°27'52" East a distance of 2290.79 feet; thence South 89°35'58" East a distance of 29.73 feet to the East line of said Parcel 1 and the termination of this centerline description. Side lines are terminated at or extended to the East line of said Parcel 1.

C:\WPDOCS\LEGAL\SM4245LEG.DOC



CROOK COUNTY COMMUNITY DEVELOPMENT
300 NE 3RD STREET
PRINEVILLE, OR 97754

Phone: BLD 541-447-3211 EH 541-447-8155
Fax: PLAN 541-447-8156

Paid Invoice Summary

DATE	9/17/2013
------	-----------

ACCOUNT:
KATHY S WOECK 1299 NW MCDANIEL RD POWELL BUTTE OR 97753 Phone: 541 416 8515

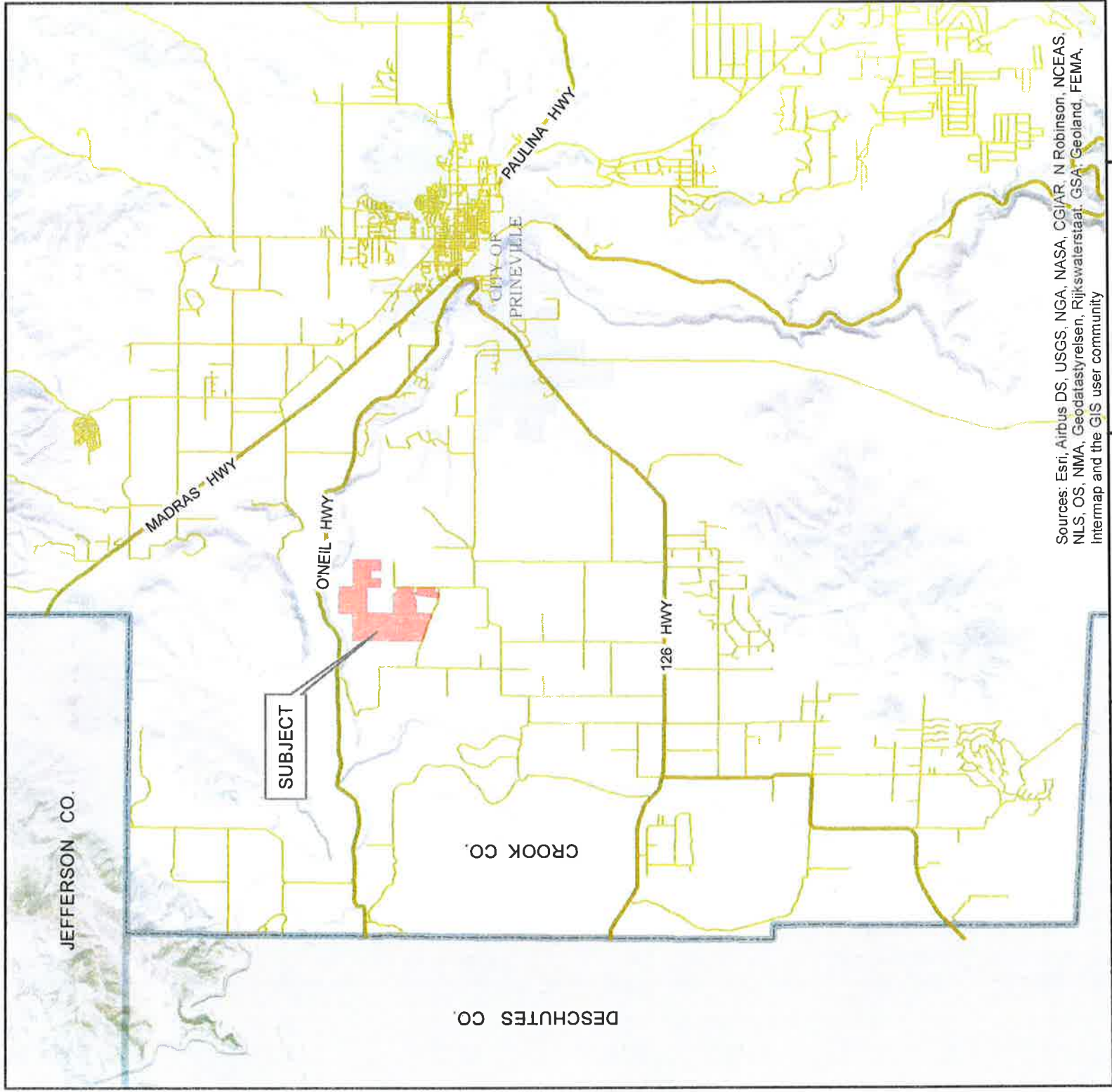
PERMIT NUMBER	RP-13-0214
1299 NW Mcdaniel Rd POWELL BUTTE, OR 97753	

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
9/17/2013	RP-13-0214	2013.01537	P4230-101-4000-329.42-30	RESIDENTIALNEWPLANNING DEPARTMENT	Paid	(-) 100.00
9/17/2013	RP-13-0214	2013.01537	P4262-101-4000-329.42-62	COMPLIANCEFEE(Residential New)	Paid	(-) 20.00
9/17/2013	RP-13-0214	2013.01537	R4230-202-0100-329.42-30	RESIDENTIALNEWROAD DEPARTMENT	Paid	(-) 100.00

Date	InvoiceNum	Status	Payment	Amount
9/17/2013	2013.01537	Original/Due		220.00
9/17/2013	2013.01537	Paid	Check CK # 6154 Paid by Kathy S. Woeck	(-) 220.00

Total Paid	220.00
-------------------	---------------

VICINITY MAP



0 2.5 5 Miles

KERLEY RANCHES, LLC

Date: 1/4/2023



- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 1415000000700 - 298.63 ac.



Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. Kilpatrick Consulting LLC is not responsible for outsourced data accuracy.

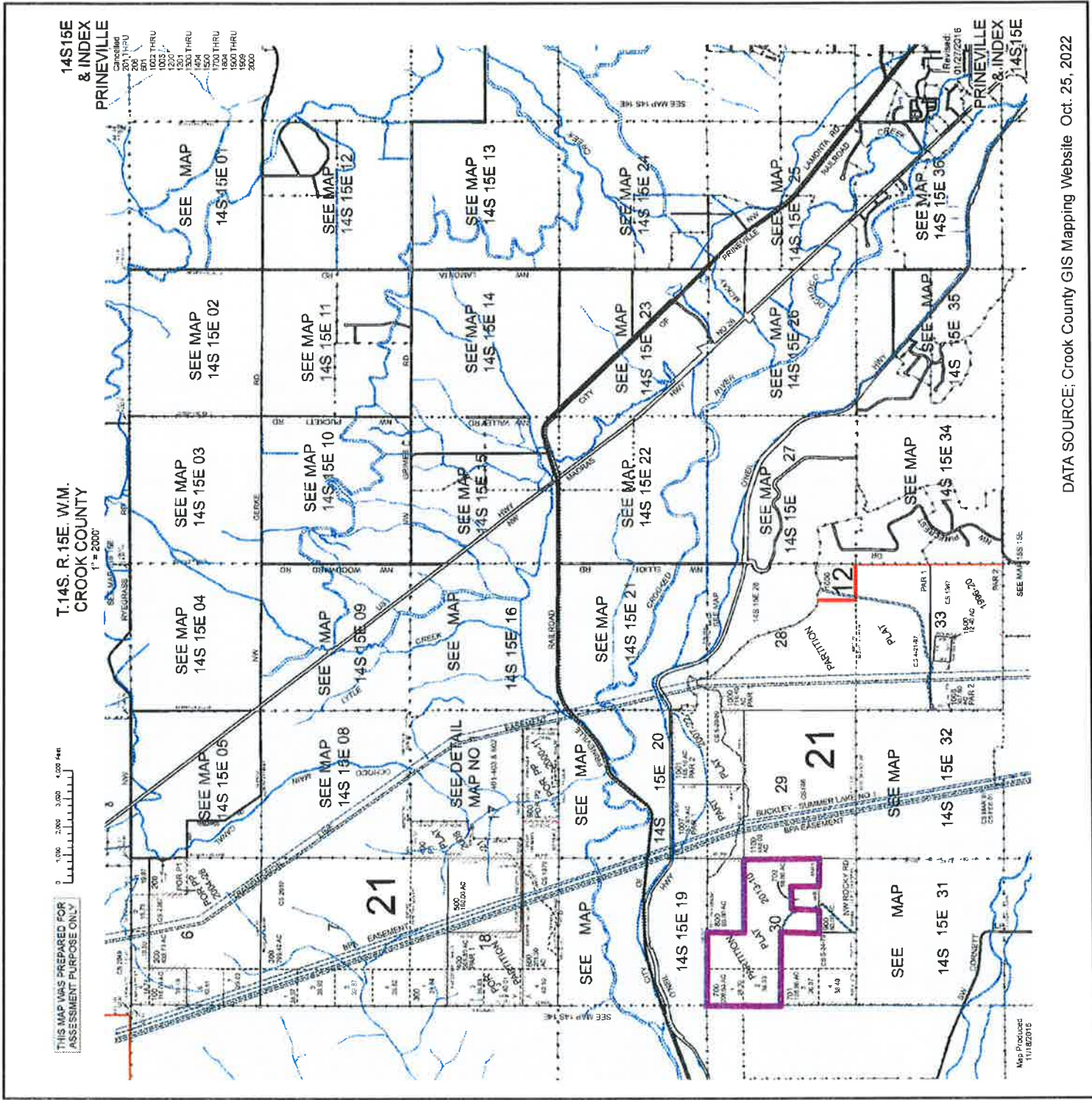
Kilpatrick
CONSULTING, LLC

LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

Located on Cornett Loop in Powell Butte Oregon

OFFICE:
541.447.2724

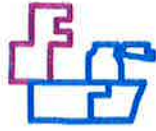
EXHIBIT A2 - ASSESSOR'S MAP



DATA SOURCE: Crook County GIS Mapping Website Oct. 25, 2022

Date: 1/4/2023

KERLEY RANCHES, LLC



- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 1415000000700 - 298.63 ac.

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LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

Located on Cornett Loop in Powell Butte Oregon

OFFICE:
541.447.2724

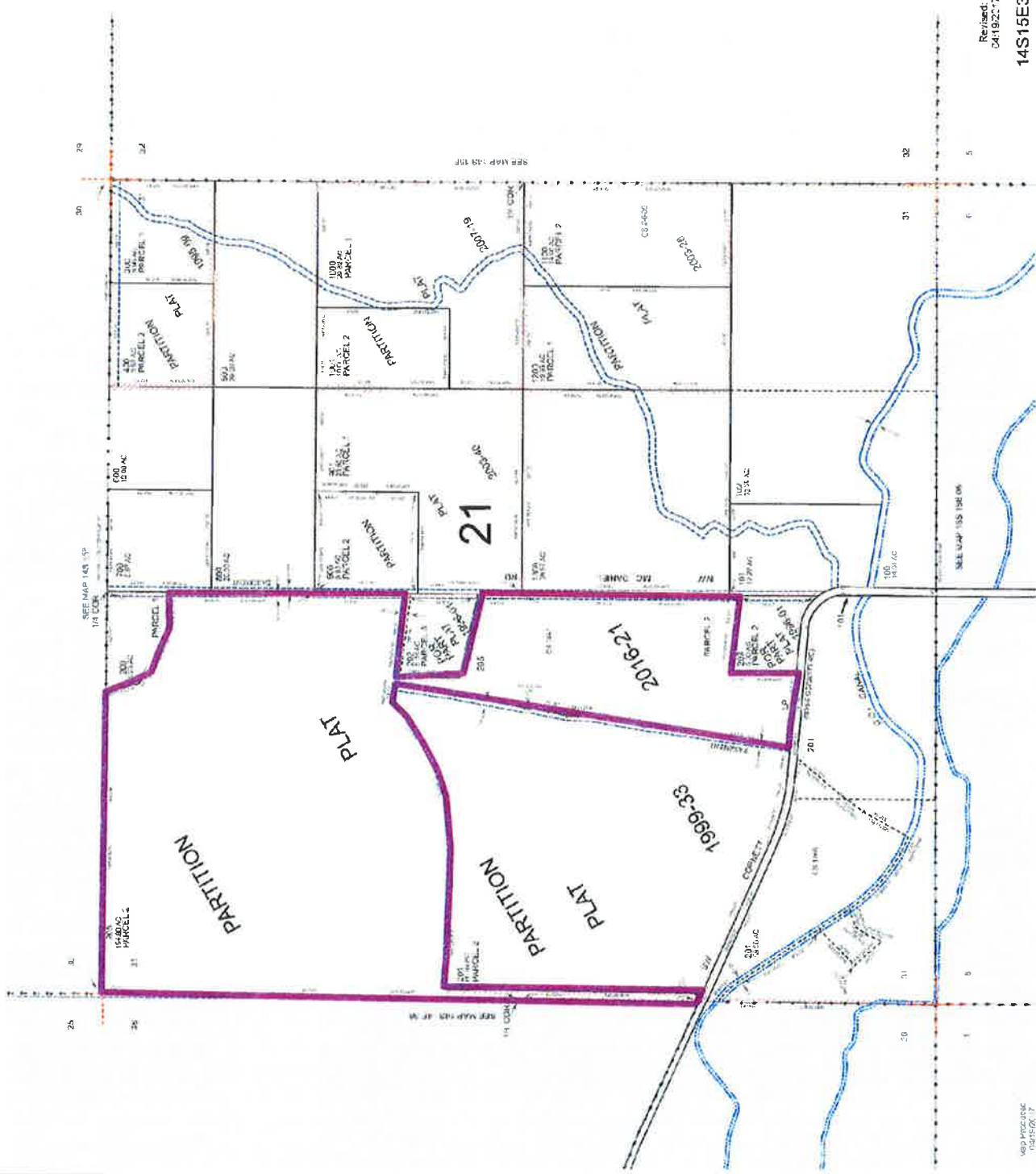
EXHIBIT A3 - ASSESSOR'S MAP

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 31 T.14S, R.15E, WM.
CROOK COUNTY
1" = 400'

14S15E31



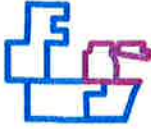
Map prepared
10/19/2022

Revised:
04/19/22-77

14S15E31

DATA SOURCE: Crook County GIS Mapping Website Oct. 25, 2022

Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. Kilpatrick Consulting LLC is not responsible for outsourced data accuracy.



KERLEY RANCHES, LLC

Date: 1/4/2023

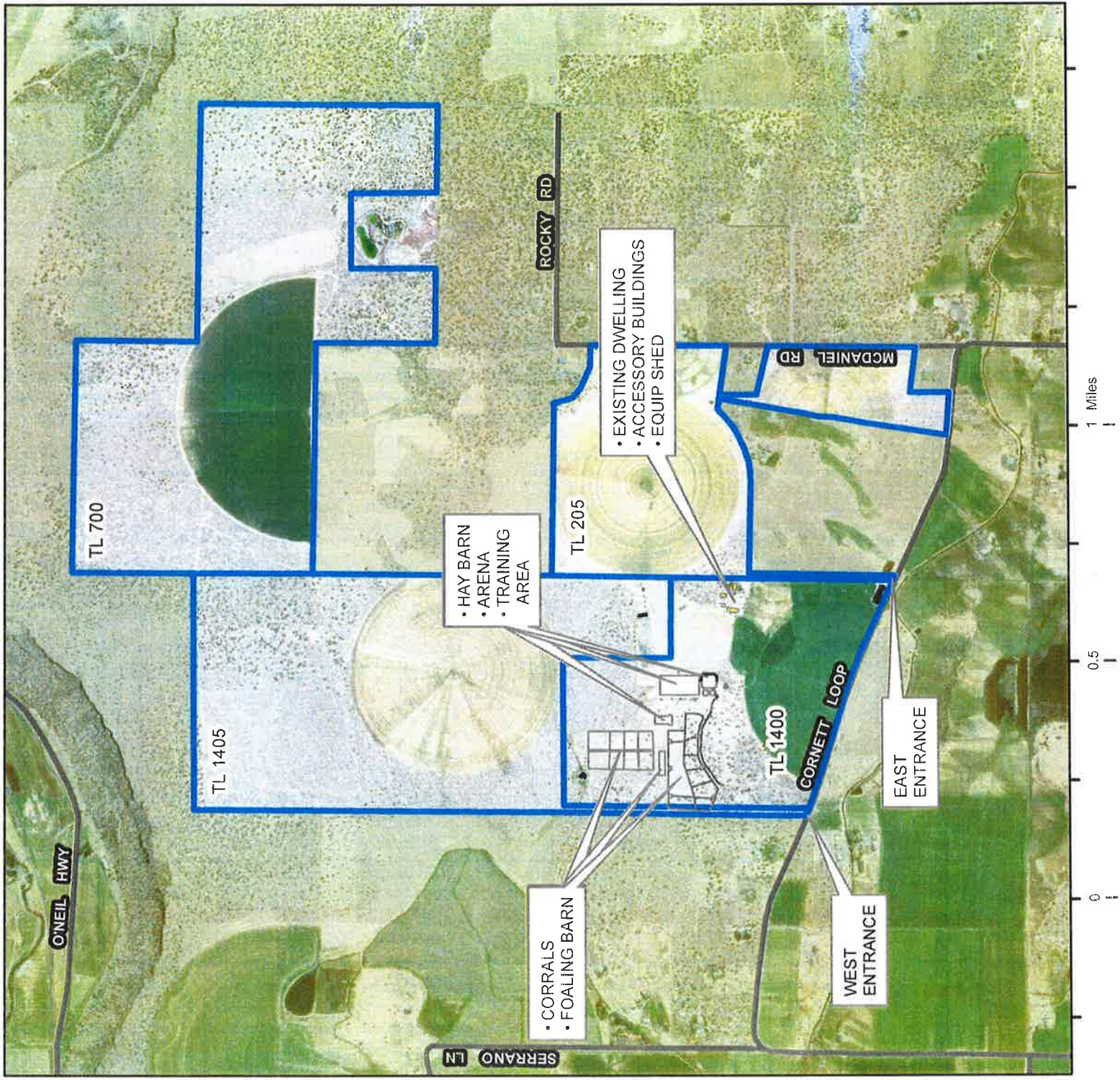
- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 1415000000700 - 298.63 ac.

Located on Cornett Loop in Powell Butte Oregon

Kilpatrick
CONSULTING, LLC
LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

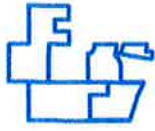
OFFICE:
541.447.2724

EXHIBIT B1 - EXISTING PROPERTY



Date: 1/4/2023

KERLEY RANCHES, LLC



- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 1415000000700 - 298.63 ac.



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LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

Located on Cornett Loop in Powell Butte Oregon

OFFICE:
541.447.2724

EXHIBIT B2 - EXISTING PROPERTY DIMENSIONS

SURVEY FOR

SATY S. WOECK
289 McDANIEL RD.
PINEVILLE, OR 97754
541) 447-4266

SURVEY BY

ARMSTRONG SURVEYING
& ENGINEERING, INC.
1000 S. SECOND ST., STE. 100
FRANKLIN, OR 97734
(541) 447-7781

APPROVALS

Jan S. Difant
COUNTY SURVEYOR
JEFFERSON COUNTY SURVEYOR
J.R.S. 92.100(4)

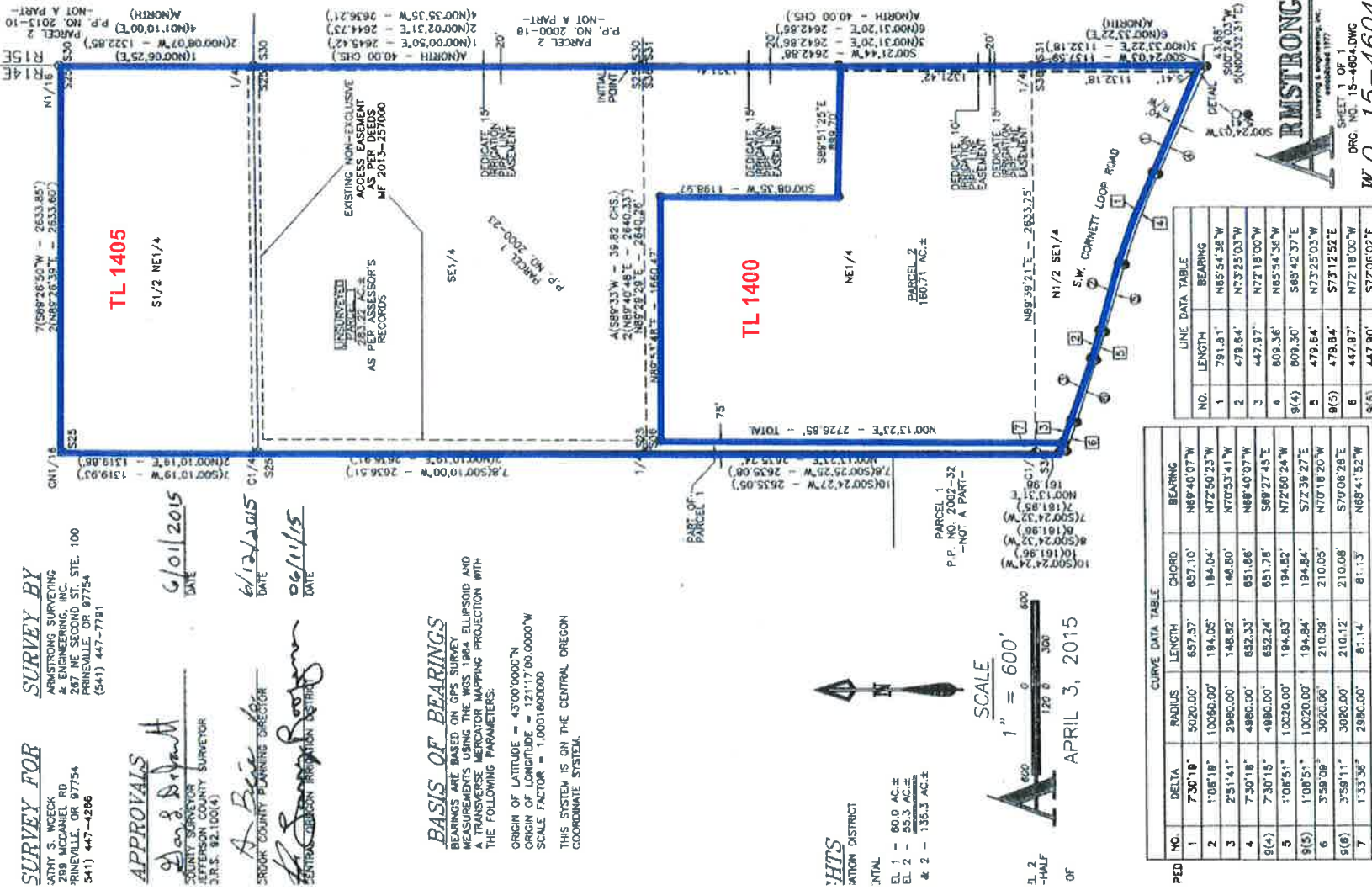
DATE 6/01/2015

A. Beise
SROOK COUNTY PLANNING DIRECTOR

DATE 6/12/2015

John R. Rooster
CENTRAL OREGON PLANNING DIRECTOR

DATE 06/11/15



BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE NAD 83 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 43°00'00.00"N
ORIGIN OF LONGITUDE = 121°17'00.0000"W
SCALE FACTOR = 1.0001600000

THIS SYSTEM IS ON THE CENTRAL OREGON COORDINATE SYSTEM.

HTS
ATION DISTRICT

INITIAL
E.L. 1 - 80.0 AC.±
E.L. 2 - 55.3 AC.±
& 2 - 135.3 AC.±

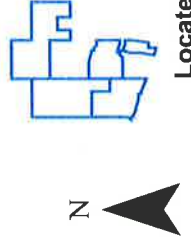


PCD	NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
	1	7°30'18"	5020.00'	657.57'	657.10'	N89°40'07"W
	2	1°08'18"	10060.00'	184.05'	184.04'	N72°50'23"W
	3	2°51'41"	2980.00'	148.82'	148.80'	N70°53'41"W
	4	7°30'18"	4980.00'	652.33'	651.86'	N89°40'07"W
	9(4)	7°30'15"	4980.00'	652.24'	651.78'	S89°27'45"E
	5	1°08'51"	10020.00'	184.83'	184.82'	N72°50'24"W
	9(5)	1°08'51"	10020.00'	194.84'	194.84'	S72°38'27"E
	6	3°59'09"	3020.00'	210.09'	210.05'	N70°18'20"W
	9(6)	3°59'11"	3020.00'	210.12'	210.08'	S70°08'28"E
	7	1°33'58"	2980.00'	81.14'	81.13'	N89°41'52"W

NO.	LENGTH	BEARING
1	791.81'	N85°54'38"W
2	478.64'	N73°25'03"W
3	447.87'	N72°18'00"W
4	609.36'	N85°54'36"W
9(4)	609.30'	S85°42'37"E
5	478.64'	N73°25'03"W
9(5)	478.84'	S73°12'52"E
6	447.87'	N72°18'00"W
9(6)	447.90'	S72°06'02"E



SHEET 1 OF 1
DRG. NO. 15-460A.DWG
W.O. 15-460A



**TL 1400 & TL 1405
DIMENSIONS**
KERLEY RANCHES, LLC
Located on Cornett Loop in Powell Butte Oregon

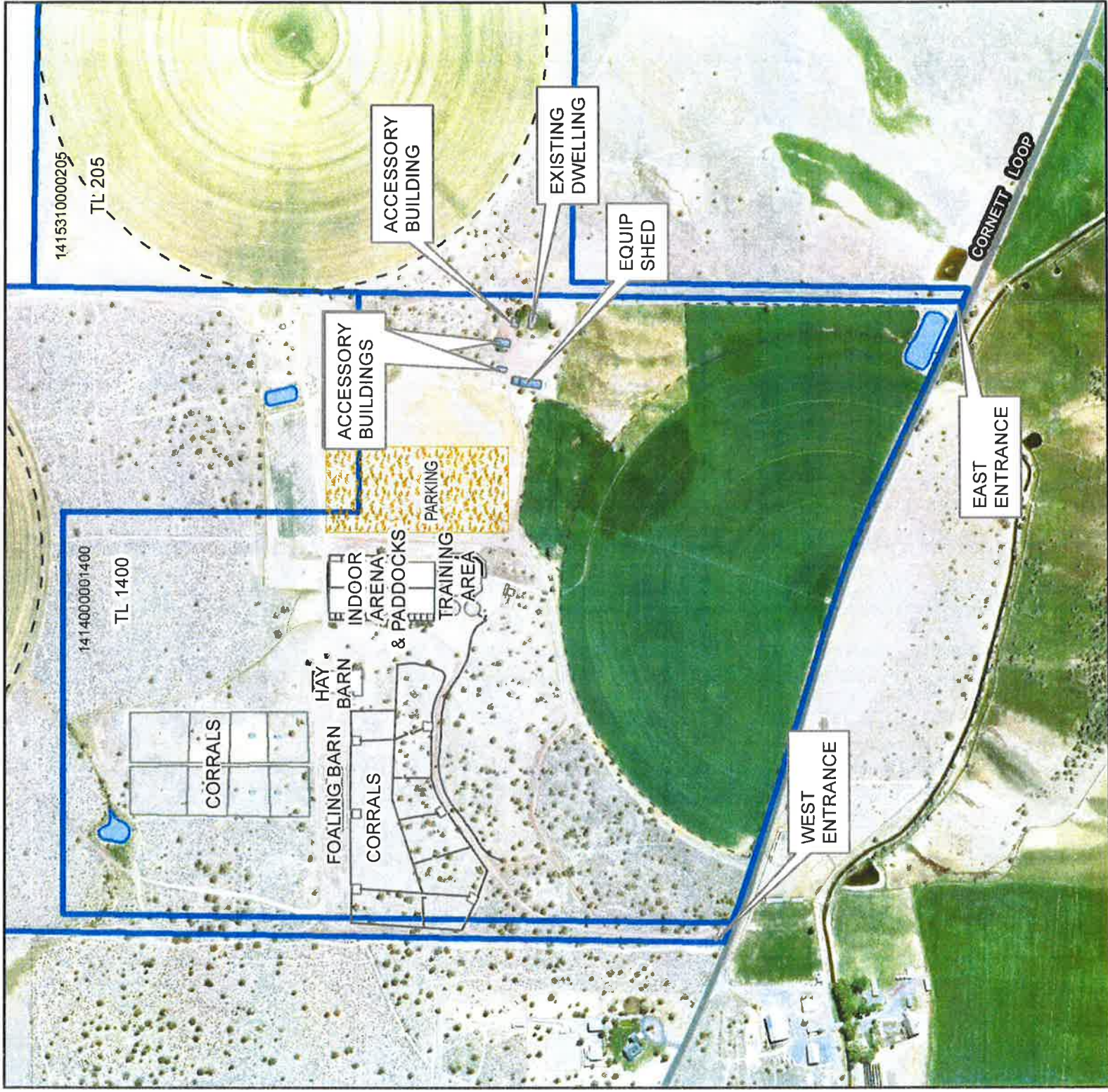


LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

OFFICE:
541.447.2724

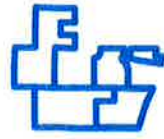
Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. Kilpatrick Consulting LLC is not responsible for outsourced data accuracy.

EXHIBIT C - PROPOSED EVENT AREA



Date: 1/5/2023

KERLEY RANCHES, LLC



- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 141500000700 - 298.63 ac.

Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. Klipatrick Consulting, LLC is not responsible for outsourced data accuracy.

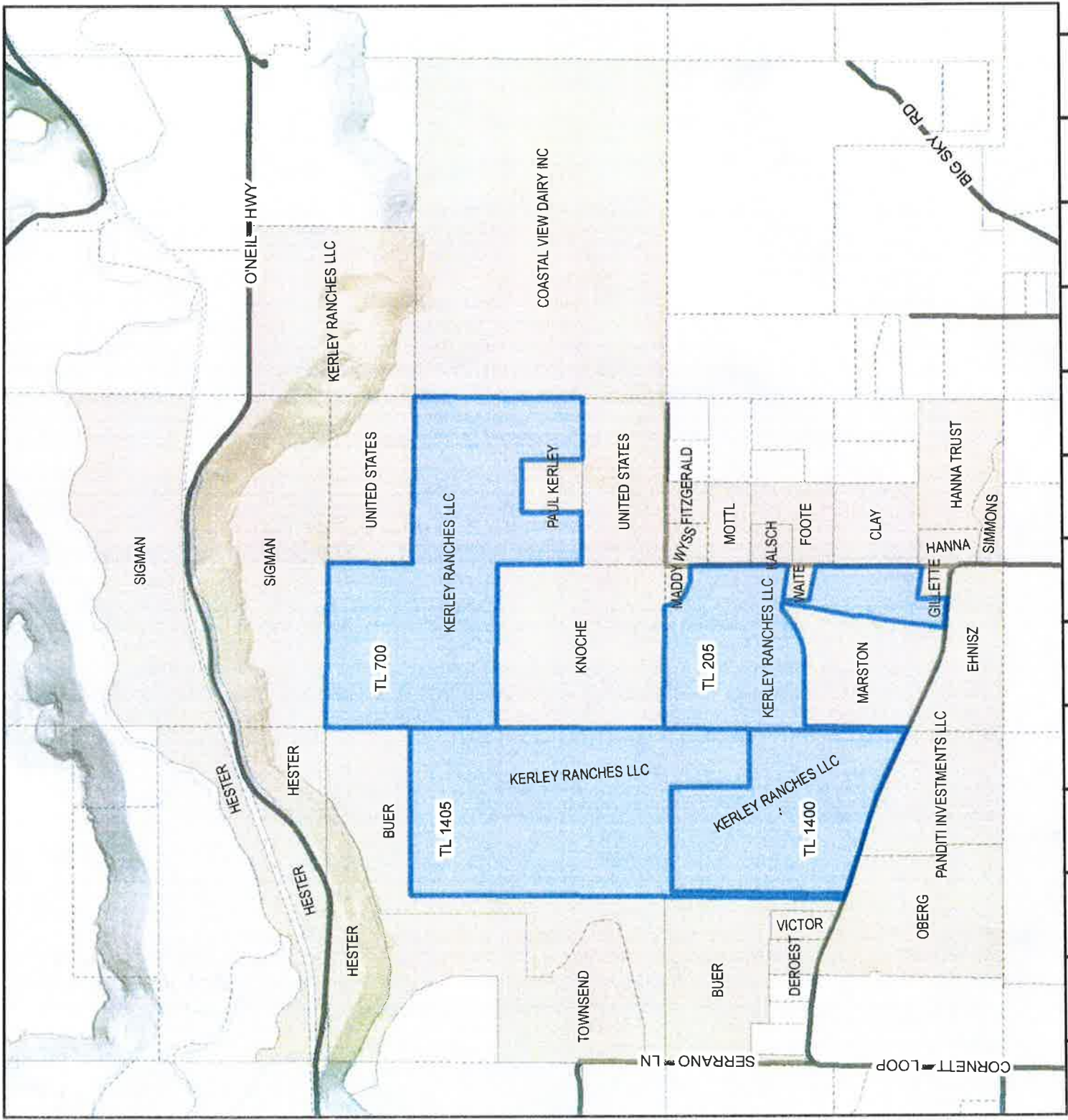
Klipatrick
CONSULTING, LLC

LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

Located on Cornett Loop in Powell Butte Oregon

OFFICE:
541.447.2724

EXHIBIT D - AREA STUDY MAP NEIGHBORS WITHIN 750 FT.



KERLEY RANCHES, LLC

Date: 1/5/2023

Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. Kipatrack Consulting LLC is not responsible for outsourced data accuracy.



- 1414000001400 - 283.22 ac.
- 1414000001405 - 160.71 ac.
- 1415310000205 - 154.89 ac.
- 1415000000700 - 298.63 ac.

Located on Cornett Loop in Powell Butte Oregon

Kipatrack
CONSULTING, LLC
LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES
OFFICE: 541.447.2724

**AREA STUDY – NEIGHBORING PROPERTIES ANALYSIS
KERLEY RANCHES, LLC**

February 9, 2023

1. Neighboring Properties Analysis: The applicant has provided available County GIS data identifying those immediate area properties adjacent to or near the subject tract. Included herein is a study area of analysis including all EFU-zoned parcels located within 750 feet of the subject property's boundaries including approximately 3,194.88-acres. The subject property is included in that figure. The study area includes the total effected parcel acreage, all of the acreage of those parcels that touch the 750-foot perimeter line are included in their entirety. The total of the privately owned acreage inside of the study area measures 3,034.88-acres. Within the Study Area are 160.0 public acres under the ownership of the United States and managed by the Bureau of Land Management (BLM). There are two (2) publicly owned tax lots located within the study area. There are twenty-nine (29) privately owned EFU-zoned tax lots in the Study Area totaling 3,034.88-acres. The private EFU-2 and EFU-3 zoned tax lots are owned by twenty-five (25) property owners.

Commonly owned adjacent tax lots may be counted by tracts. There are two (2) tracts of land within the Study Area. The first tract, the subject, (Kerley Ranches, LLC) involves four (4) parcels totaling 896.45-acres. The second tract (Hanna) involves two (2) tax lots totaling 64.76-acres.

An examination of the Study Map, see 14) Map Exhibit D, Area Study Map, identifies the neighboring properties by owner name. The Area Study Data is listed on 16) Area Study Data and includes descriptions by name, Map/Tax/Lot, size, land use action, current use among others. The listing of this information is intended to give the decision-makers a view of the surrounding area and its uses.

The tax lots in private ownership measure between 5.0-acres and 480.0-acres in size. Three (3) of the listed tax lots are located in the EFU-2 zone the remaining twenty-six (26) tax lots are located in the EFU-3 zone including the subject tax lots. There are eighteen (18) farm parcels and eleven (11) non-farm parcels in the study area. There are presently twenty-five (25) existing dwellings in the study area. Fourteen (14) of the dwelling are farm dwellings, eleven (11) dwellings are non-farm dwellings.

Of the twenty-nine (29) privately owned tax lots sixteen (16) measure eighty (80.0) acres or less in size. Seven (7) measure between eighty (80.0) acres and one hundred, sixty acres. Six (6) are larger than one-hundred, sixty acres in size. The private properties in active farm use, measuring a total of 2,891.25-acres, represent ninety-five (95) percent of the study area. The eleven (11) non-farm parcels, each with a non-farm dwelling, total 143.63-acres. The balance of 160-acres consists of 2 parcels belonging to the public and managed by the Bureau of Land Management (United States).

KERLEY RANCHES, LLC - POWELL BUTTE - NEIGHBORS 750 FT STUDY DATA

Tax Lot No.	Par. No.	Own No.	Year Created	Deed Info.	Map Tax Lot	Dwell Y/N	OWNER	Taxlot Acre	Irr. Y or N	Land Use Actions	Agri-tourism approvals in the area	Prop. Class	PROP DESCRP.-ZONE	Current Use:	Notes:		
1	1	1	2013	MF# 320217	1414000001400	N	KERLEY RANCHES, LLC	282.22	Y	P1 OF PP2013-10	N	551	Farm Zone EFU3 Improved	Livestock, & Hay Production	Tract		
2	2	1	2015	MF# 320217	1414000001405	N	KERLEY RANCHES, LLC	160.71	Y	P1 OF PP2015-07	N	551	Farm Zone EFU3 Improved	Livestock, & Hay Production	Tract		
3	3	1	2016	MF# 320217	1415310000205	N	KERLEY RANCHES, LLC	154.89	Y	P2 OF PP2016-21	N	551	Farm Zone EFU3 Improved	Livestock, & Hay Production	Tract		
4	4	1	2013	MF# 320217	141500000700	Y, 1970	KERLEY RANCHES, LLC	298.63	Y	P1 OF PP2013-10	N	551	Farm Zone EFU3 Improved	Livestock, & Hay Production, 1970 Dwelling	Tract		
										1 Dwig		SUBJECT ACREAGE:		896.45		4	
FARM:																	
5	5	2	1994	MF 119386	1415190000200	Y, 1917, 90	SIGMAN, WILLIAM	411.63	Y	LIA 1994	N	551	Farm Zone EFU2 Improved	Active Family Farm	Below Rim, not affected		
6	6	1	2007	MF 320217	1415000001007	N	KERLEY RANCHES, LLC	167.93	Y	P1 OF PP2007-22	N	550	Farm Zone EFU2 Unimproved	Hay Production,	Below Rim, not affected		
7	7	3	PRE 1958	MF 276917	1415000001100	Y, 1995	COASTAL VIEW DIARY, LLC	480.00	N	Pre 1958	N	551	Farm Zone EFU3 Improved	Dryland			
8	8	4	1983	MF 122436	1415310000700	Y, 1985	KNOCHE, NANCY	156.96	N	*	N	559	Farm Zone EFU3 Improved	Dryland Farm			
9	9	5	1977	MF 245903	1415310000101	Y, 1977	HANNAH, GLENN & AMY REV TR	12.37	Y	Deed 1977	N	551	Farm Zone EFU3 Improved	Small Farm	N/A Size		
10	10	5	1977	MF 209977	1415310000102	N	HANNAH, GLENN & AMY REV TR	52.39	Y	Deed 1977	N	551	Farm Zone EFU3 Improved	Small Farm	N/A Size		
11	11	6	1977	MF 274781	1415310000100	N	SIMMONS, KIRK	14.91	N	Deed 1977	N	550	Farm Zone EFU3 Unimproved	Hay Production,	N/A Size		
12	12	7	1983	MF 269039	1415310000201	Y, 1993	EHNISZ, CHERYL	54.50	Y	Deed 1983	N	551	Farm Zone EFU3 Improved	Small Farm	N/A Size		
13	13	8	1999	MF 186422	1415310000204	Y, 1980	MARSTON, PETER	80.99	Y	P2 OF PP1999-33	N	551	Farm Zone EFU3 Improved	Hay Production,	N/A Size		
14	14	9	2005	MF 220399	1414360000206	N	PANDITTI INVESTMENTS, INC	80.00	Y	P3 OF PP2005-10	N	551	Farm Zone EFU3 Improved	Small Farm	N/A Size		
15	15	10	2005	MF 201364	1414360000205	Y, 1950, 2010	OBERG, STEVEN	115.09	Y	P2 OF PP2005-10	N	551	Farm Zone EFU3 Improved	Hay Production,	N/A Size		

KERLEY RANCHES, LLC - POWELL BUTTE - NEIGHBORS 750 FT STUDY DATA

Tax Lot No.	Par. No.	Own No.	Year Created	Deed Info.	Map Tax Lot	Dwell Y/N	OWNER	Taxlot Acre	Irr. Y or N	Land Use Actions	Agri-tourism approves in Class the area	PROP DESCRP.-ZONE	Current Use:	Notes:
16	15	11	2002	MF 252284	1414360000100		BUER, KOLL Y, 1986, 1994, 1995	101.61	Y	PP 2002-32	N	Farm Zone EFU-3 Improved	Livestock Operation,	
17	17	12	2003	MF 252284	1414250000103		BUER, KOLL N	139.73	Y	BLA OF P1 OF PP2003-08	N	Farm Zone EFU-3 Unimproved	Hay Production, Livestock Operation	
18	18	13	1982	MF 293576	1414240000302		HESTOR, NEAL & MAUREN 1984	126.69	Y	PRS Phase II	N	Farm Zone EFU-2	Hay Production, Livestock Operation	N/A Size
NON-FARM:														
19	19	14	2003	MF 271754	1415310000600		FITZGERALD, SHERRY Y, 1985	10.00	N	Deed 2003		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
20	20	15	2013	MF 319584	141500000702		KERLEY, PAUL Y, 2001	18.00	N	P2 OF PP2013-10		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
21	21	16	2003	MF 160745	1415310000700		WYSS, BARCLAY Y, 1980	9.97	N	Deed 2003		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
22	22	17	2003	MF 306680	1415310000800		MOTTL, HENRY Y, 1986	20.00	N	Deed 2003		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
23	23	18	2003	MF 297548	1415310000900		KALSCH FAMILY TRUST Y, 1979	9.93	N	REV P2 OF PP2003 40		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
24	24	19	1999	MF 263482	1415310000202		WAITE, TROY Y, 2002	5.38	N	BLA 1999		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
25	25	20	2003	MF 293039	1415310000901		FOOTE, ROBERT Y, 2019	5.38	N	P2 OF PP2003-40		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
26	26	21	2003	MF 164866	1415310001300		CLAY, JEFFREY Y, 1989	39.97	N	P1 OF PP2003-40		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
27	27	22	1996	MF 165528	1415310000203		GILLETTE, MICHAEL Y, 2003	5.00	N	P2 OF PP1996-01		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
28	28	23	2002	MF 281887	1414360000103		VICTOR, STEVE Y, 2005	10.00	N	P3 OF PP2002-32		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
29	29	24	2002	MF 179302	1414360000102		DEROEST, FRANCIS Y, 2003	10.00	N	P2 OF PP2002-32		Farm Zone EFU-3 Improved	NF Parcel w NF Dwelling	
NON-FARM ACREAGE TOTAL: 143.63 0														
PUBLIC:														
30	30	25	Pre-1958	N/A	1415000000800		UNITED STATES	80.00	N			EXEMPT FED VACANT	Dryland	

KERLEY RANCHES, LLC - POWELL BUTTE - NEIGHBORS 750 FT STUDY DATA														
Tax Lot No.	Par. No.	Own No.	Year Created	Deed Info.	Map Tax Lot	Dwell Y/N	OWNER	Taxlot Acre	Irr. Y or N	Land Use	Agri-tourism approvals in the area	PROP DESCRP.-ZONE	Current Use:	Notes:
31	31	25	Pre-1958	N/A	141500000900	-	UNITED STATES	80.00	N			EXEMPT FED VACANT	Dryland	
PUBLIC ACREAGE														
								160.00						
Total # Tax Lots:														
31														
Total # Public/Institutional Tax Lots														
2														
Total # Private EFU Tax Lots														
29														
Total # Private EFU Parcels														
29														
Total # Private EFU Tracts:														
2														
Total # Applicable Private Parcels for evaluation														
29														
Total # Private EFU Owners														
24														
Total # EFU Dwellings														
25														
Total # Irrigated EFU Parcels per Water Resources Department														
15														
Total # Acres within the Neighbors Study Area														
3194.88														
Total # Public Acres in the Study Area														
160.00														
Total # Private Acres Listed														
3034.88														
Total # Private Farm Parcels														
18														
Total # Private Non-Farm Parcels														
11														
Total # Existing Farm Dwellings:														
14														
Total # Non-Farm Dwellings:														
11														
10623														

BURDEN OF PROOF STATEMENT
Agri-Tourism – Conditional Use Permit Application

File Number: _____

February 8, 2023

Applicant: **Kerley Ranches, LLC**
Attn: Paul Kerley
P.O. Box 5517
Salem, OR 97394-0517

Property Owner: **Kerley Ranches, LLC**
Attn: Paul Kerley
P.O. Box 5517
Salem, OR 97394-0517

Attorney: **Lisa Andrach, Attorney**
Fitch & Neary, PC
210 SW 5th Street, #2
Redmond, Oregon 97756
541-316-1588
Lisa@FitchandNeary.com

Agent: **Craig & Cathy Kilpatrick**
Land Use Consultants
13790 NW O’Neil Highway
Redmond, OR 97756

Crook County: **Katie McDonald, Planner**

REQUEST: Agri-Tourism Event and Activities Conditional Use Permit

I. Basic Findings:

A. **Location:** The subject property is located west of the City of Prineville urban growth boundary, and approximately 9 miles via road from the Crook County Courthouse. The property lies between O’Neal Highway to the North, and Highway 126 approximately 4.5 miles to the south. The southern boundary of the property is adjacent to SW Cornett Loop in Powell Butte.

This existing tract of parcels measures a total of 896.45-acres in size and is identified on the Crook County Assessor’s maps as T14S, R14E, Section (36) Tax Lot 1400, T14S, R14E, Sections (25, 36) Tax Lot 1405, T14S, R15E, Section (30) Tax Lot 700, T14S, R15E, Section (31) Tax Lot 205.

B. **Zoning:** The property is zoned Exclusive Farm Use 3, (Powell Butte Area). This property is designated Agricultural in the Crook County Comprehensive Plan. Note: the subject property is 896.45-acres which greatly exceeds the minimum parcel size requirement for the EFU-3 (Powell Butte) zone.

C. **Proposal:** The applicant is proposing up to 18 per year on the subject property, including but not limited to: team roping, barrel racing, 4H and FFA support activities and events, bronc and bull riding, equine drill team, cutting and reining events, horse training seminars, and other equine training and show events. In addition, the applicant proposes a number of agricultural trades and stock sale related events. Most of the proposed events will involve approximately 200 participants. Some events will have larger attendance, none to exceed County specified limits. The applicant requests the four-year renewable conditional use permit for agritourism events.

D. **Site Description:** The existing 896.45-acre tract generally slopes downward from the northeast corner to the southern and western edges. There is a “basin toward the center that slopes from east to west and contains two of the three irrigation pivots on the property. There are significant water rights on the property including groundwater rights (WRD) and COID surface water rights. The property is an active cattle, horse, and hay production ranch. All buildings and facilities for the proposed use are already in place including an 89,250 square foot arena with numerous stalls, corrals, and holding pens. All parking will occur on-site.

E. **Surrounding Land Uses:** The following parcels are located in EFU-2 of EFU-3 zone and are located within 750 feet of the subject tract of land:

- To the **north** of the subject tract is a privately owned farm parcel (Sigman) measuring 411.63-acres (1415190000200).
- Also, to the **north** is an 80.0-acre dryland parcel (United States-BLM) EFU parcel (14150000000800).
- To the **northeast** of the subject tract is an improved, irrigated farm parcel measuring 167.93-acres (Steak on the Hoof, LLC –Applicant’s LLC) described as (1415000001007).
- To the **east** and the **southeast** is an improved 480-acre farm parcel (Coastal View Dairy, LLC) described as (1415000001100).
- To the **south** of the subject tract is an 80.0-acre dryland parcel (United States-BLM) EFU parcel (1415000000900). Also, to the south, an 18.0-acre non-farm parcel (Applicant Kerley) described as (1415000000702).
- To the **north, east, south and west** of the subject tract is a 156.96-acre dryland farm parcel (Knoche) (1415000000701).
- To the **east** is a 9.97-acre non-farm parcel with a 1980 non-farm dwelling (Wyss) (1415310000700).
- Also to the **east** are the following non-farm parcels:
 - A 20.0-acre non-farm parcel with a 1986 non-farm dwelling (Mottl) (1415310000800).
 - A 9.93-acre non-farm parcel with a 1979 non-farm dwelling (Kalsch) (1415310000900).
 - A 10.0-acre non-farm parcel with a 1985 non-farm dwelling (Fitzgerald) (1415310000600).
 - A 5.38-acre non-farm parcel with a 2002 non-farm dwelling (Waite) (1415310000202).
 - A 29.98-acre non-farm parcel with a 2019 dwelling (Foote) (1415310000901).
 - A 39.97-acre non-farm parcel with a 1981 non-farm dwelling (Clay) (1415310001300).
- To the **east** is a small farm measuring 12.37-acres with a 1977 farm dwelling (Hanna) (1415310000101). In addition, there is a vacant 52.37-acre farm parcel (Hanna) (141531000102).
- To the **southeast** is a vacant 14.91-acre farm parcel (Simmons) (14154310000100).
- To the **southeast** is a 5.0-acre non-farm parcel with a 2003 non-farm dwelling (Gillette) (1415310000203).
- To the **south** is a 59.50-acre farm parcel with a 1993 dwelling, and a 1999 dwelling (Ehnisz) (14153100002001).

- To the **south, east, and west** is an 80.99-acre farm parcel with a 1980 farm dwelling (Marston) (1415310000204).
- To the **south** is a vacant 80.0-acre farm parcel (Panditi Investments Inc.) (1414360000206).
- Also to the **south** is a 115.09-acre farm parcel with a 1950 and 2010 dwelling (Oberg) (1414360000205).
- To the **west** is a 101.61-acre farm tax lot (Buer) (1414360000100) with 1986, 1994 and 1995 dwellings combined with a 139.73-acre vacant farm tax lot (Buer) (1414250000103).
- To the **southwest** is a 10.0-acre non-farm parcel with a 2005 non-farm dwelling (Victor) (1414360000103) and a 10.0-acre non-farm parcel with a 2003 non-farm dwelling (DeRoest) (1414360000102).
- To the **west** is a 147.99-acre non-farm parcel with a 2018 dwelling (Townsend) (1414250000102).
- To the **northwest** is a 61.77-acre vacant farm tax lot (Hestor) (1414250000100) combined with a 126.69-acre tax lot with a 1984 farm dwelling (Hestor) (1414240000302).

Note: Please see data sheets “Area Study” for more specific information on area uses, both farm and non-farm.

F. **Big game habitat:** The subject property does not lie within any big game range nor are there any mapped sensitive bird nests on the property.

G. **Ownership History:** The present owners, members of the Kerley Ranches, LLC have held ownership interest in the property since December 2022, when Kerley transferred the property from Steak on the Hoof, LLC, another one of his LLCs.(Crook County Official Record 2022-320217)

II. **Applicable Criteria:** Chapter 18.16 – Exclusive Farm Use Zone
18.16.055 Agri-tourism and other commercial events

18.16.055 Agri-tourism and other commercial events

The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established:

(1) A single agri-tourism or other commercial event....

FINDING: This section is not applicable.

(2) In the alternative to subsections...

FINDING: This section is not applicable.

(3) In the alternative to subsections (1) and (2) of this section...

FINDING: Applicable findings are listed under Section 4, below.

(4) In addition to subsections (1) to (3) of this section, the county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period or that do not otherwise comply with subsections (1) to (3) of this section if the agri-tourism or other commercial events or activities comply with any local standards that apply and the agri-tourism or other commercial events or activities:

(a) Are incidental and subordinate to existing commercial farm use of the tract and are necessary to support the commercial farm uses or the commercial agricultural enterprises in the area.

FINDING: The subject property is an active farming and ranching operation which is part of a larger farming and ranching operation in the Powell Butte and Prineville Valley areas. The total acreage of all property in the agricultural use and/or production is 2,187 acres. Applicant's agricultural operation has become one of the largest commercial farm operations in the Powell Butte area. There are 189.4 acres of COID water rights appurtenant to the subject tract. There are 121.9 acres of State permitted groundwater rights appurtenant to the subject tract.

The existing commercial farm use of the subject property includes but is not limited to: all aspects of cattle ranching, equine production and management, equine training, equine boarding, production of hay crop, production of feed for the horse and cattle operations. The subject property has three irrigation pivots for the production of crops and sufficient areas of dryland pasture for the support of cow-calf, and horse breeding, and horse training operations. The property presently has one of the most extensive equine facilities in the region including the main arena, measuring 89,250 square feet in size, with multiple stalls, paddocks and corrals for the boarding and training of horses for a variety of equine practices and events.

The proposed conditional use permit includes events with activities that are directly tied to the training and support of personnel involved in ranching and farming as well as encouraging those ranching, sporting, and recreational activities traditionally part of ranching in the area. Sharing and expanding knowledge of farming and ranching practices is essential to the continuation of agriculture and is agri-tourism at its best.

The existing commercial farm use will continue to be the predominate use of the tract with the agri-tourism events being of limited occurrence and of limited duration – while the ranching operation is 365 days a year and 24 hours a day – it never ceases and will never cease as the predominate use of the property.

There are no other similar agri-tourism permits/uses in the area.

- (b) Comply with the requirements of subsections (3)(c), (d), (e), and (f) of this section;

FINDING: All requirements in subsections (3)(c), (d), (e), and (f) will be met as follows:

- (c) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size; and

FINDING: The acknowledged minimum parcel size in the EFU-3 zone is 160-acres. At 896.45-acres, the subject property exceeds the acknowledged minimum parcel size. This criterion is met.

- (d) Do not exceed 18 events or activities in a calendar year.

FINDING: No more than 18 agri-tourism events or activities will occur in a calendar year. This criterion is met.

- (b) Comply with the requirements of subsections (3)(c), (d), (e), and (f) of this section; (3) (c) May not require that a new permanent structure be built, used or occupied in connection with the agri-tourism or other commercial events or activities;

FINDING: No new structures are proposed with this application. The criterion is satisfied.

(c) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size; and

FINDING: The subject property complies with the acknowledged minimum lot or parcel size of 160-acres in the EFU-3 zone. This criterion is met.

(d) Do not exceed 18 events or activities in a calendar year.

FINDING: The applicant states that events or activities will not exceed 18 events in a calendar year. This criterion is met.

(e) May not, in combination with other agri-tourism or other commercial events or activities authorized in the area, materially alter the stability of the land use pattern in the area; and

FINDING: There are presently no other properties approved for agri-tourism events or activities in the area. The proposal for agri-tourism events supports the surrounding farming operations and is consistent with the existing land use pattern in the area which consists of sixty-one (61) percent farm parcels. See Exhibit D - Neighbors 750 Feet Study Area, submitted herewith.

(f) Must comply with:

(i) The types of agri-tourism or other commercial events or activities that are authorized during each calendar year, including the number and duration of the agri-tourism or other commercial events and activities, the anticipated daily attendance and the hours of operation;

FINDING: The applicant has provided an outline of the types and number of events that are proposed. Applicant doesn't have events scheduled at this time, so providing the specific details of the duration, attendance, and hours of operation is conjecture. However, during the life of the permit, Applicant will provide the County with the more specific details of the events – such as the duration, anticipated daily attendance, and hours of operation, if required.

(ii) The location of existing structures and the location of proposed temporary structures to be used in connection with the agri-tourism or other commercial events or activities;

FINDING: The applicant has provided a Site Plan, see Exhibit C – Proposed Event Area, showing the existing facilities. Temporary structures such as restroom facilities and small vendor tents will be located within the immediate event area and the designated locations will vary depending on the event.

(iii) The location of access and egress and parking facilities to be used in connection with the agri-tourism or other commercial events or activities;

FINDING: Access and parking is indicated on Exhibit C -Proposed Event Area.

(iv) Traffic management, including the projected number of vehicles and any anticipated use of public roads; and

FINDING: The applicant has provided a Traffic Assessment Letter, from Clemow Associates, LLC addressing this requirement.

(v) Sanitation and solid waste.

FINDING: Sanitation and solid waste services will be provided by local vendors consistent with health and safety requirements.

- (5) A holder of a permit authorized by the county under subsection (4) of this section must request review of the permit at four-year intervals. Upon receipt of a request for review, the county shall:
- (a) Provide public notice and an opportunity for public comment as part of the review process; and
 - (b) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by subsection (4) of this section.

FINDING: This can be made a condition of approval.

- (6) Temporary structures established in connection with agri-tourism or other commercial events or activities may be permitted. The temporary structures must be removed at the end of the agri-tourism or other event or activity. Alteration to the land in connection with an agri-tourism or other commercial event or activity including, but not limited to, grading, filling or paving, are not permitted.

FINDING: This can be made a condition of approval.

- (7) The authorizations provided by this section are in addition to other authorizations that may be provided by law, except that “outdoor mass gathering” and “other gathering,” as those terms are used in ORS 197.015(10)(d), do not include agri-tourism or other commercial events and activities. (Ord. 330 § 2 (Exh. A), 2022; Ord. 309 § 2 (Exh. C), 2019)

FINDING: No response required.

Kerley Horse Center Events					
Event ID No.	Event Name:	Date:	Hours:	Est. Daily Attendance:	Notes:
1	Barrel Race/Bull & Bronc Riding	2/24/2023	5:00pm to 9:00pm	150-200	Training & ranching skills, w trade associated sales & knowledge. Supports local vendors & trade
2	Poker Ride	3/4/2023	10:00am to 3:00pm	200	Local Ag vendors at event. Supports equine skills, training. Promotes shared farm & ranch appreciation
3	Team Roping & Training	3/18/2023	11:00am to 3:00pm	200	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge
4	Breakaway Event & Animal Husbandry Event	4/18/2023	11:00am to 3:00pm	150	Supports training and knowledge of breeding and records skills, promotes better herd development
5	CTPA Team Sorting Event	4/15/2023	10:00am to 7:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills
6	Farmers Market Day	5/7/2023	9:00am to 4:30pm	150	Supporting local growers, products, marketing and buyers of farm products and farm supplies
7	Barrel Race Riding	5/27/2023	3:00pm to 7:00pm	200	Supports equine team training and ranching skills
8	CTPA Team Sorting Event	6/3/2023	7:00am to 4:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills
9	Barrel Race w Equine Studies	6/11/2023	11:00 to 2:00pm	200	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge
10	Hay Operation Tour/Local Vendor Event	6/30/2023	9:00am to 1:00pm	150	Supports and Educates, Equipment Vendors on Hand
11	Barrel Race w Equine Studies	7/8/2023	12:00pm to 4:00pm	200	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge
12	Team Roping & Training	7/21/2023	5:00pm to 10:00pm	250	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge
13	Ranch Appreciation/Tour/Equine Health Care	8/6/2023	11:00am to 4:00pm	150	Supports & educates public. Equipment vendors & stock breeders, vets will be on hand

14	Local Roping Seminar / Equine Health Care	8/19/2023	9:00am to 1:00pm	100	Supports & educates public. Supply vendors & stock breeders, vets will be on hand
15	4H Event	8/25/2023	5:30 pm to 8:00pm	150	Supports Crook County local youth Ag programs. Educates and support education of Ag youth
16	CTPA Team Sorting Event	9/22/2023 9/23/2023	10:00am to 2:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills
17	Team Roping & Training	10/21/2023	5:00pm to 10:00pm	250	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge
18	Gymkhana Event for Community	11/17/2023	2:00pm to 7:00pm	250	Local Ag vendors at event. Supports equine skills, training. Promotes shared farm & ranch appreciation



clemow
associates llc

February 9, 2023

Kerley Ranches, LLC
Attention: Paul Kerley
PO Box 5517
Salem, Oregon 97394

c/o Kilpatrick Consulting LLC
Attention: Craig Kilpatrick
13790 NW O'Neil Highway
Redmond, Oregon 97756

Re: Kerley Ranches – Agri-Tourism Conditional Use – Crook County, Oregon
Transportation Assessment Letter (TAL)

C&A Project Number 20230105.00

Dear Mr. Kerley,

This Transportation Assessment Letter (TAL) letter supports the proposed Kerley Ranches agri-tourism conditional use on property located at 11311 SW Cornett Loop, Powell Butte (Crook County), Oregon. The TAL addresses Crook County Code (CCC) Transportation Impact Analysis requirements. The following items are specifically addressed:

1. Property Description and Proposed Land Use Actions
2. Study Parameters
3. Development Trip Generation
4. Safety Analysis
5. Development Access
6. Summary

1. PROPERTY DESCRIPTION AND PROPOSED LAND USE ACTIONS

The subject property totals 896.45 acres and is identified on the Crook County Assessor's maps as T14S, R14E, Section (36) Tax Lot 1400, T14S, R14E, Sections (25, 36) Tax Lot 1405, T14S, R15E, Section (30) Tax Lot 700, T14S, R15E, Section (31) Tax Lot 205. The property directly accesses SW Cornett Loop via an established roadway. A copy of the property vicinity map and a graphic of the immediate site area (Figure 1) are attached for reference.

The property is zoned Exclusive Farm Use 3 (EFU-3), (Powell Butte Area) and is designated Agricultural in the Crook County Comprehensive Plan. The proposed agri-tourism conditional use is allowed in the current zone designation.

2. STUDY PARAMETERS

The subject conditional use land use action is consistent with the EFU-3 zone designation; therefore, this analysis addresses relevant Crook County Code (CCC) Section 18.180.010 – *Transportation Impact Analysis* criteria which states:

(2) When a Transportation Impact Analysis is Required. The county or other road authority with jurisdiction may require a transportation impact analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

- (a) The development generates 25 or more peak-hour trips or 250 or more daily trips.*
- (b) An access spacing exception is required for the site access driveway(s) and the development generates 10 or more peak-hour trips or 100 or more daily trips.*
- (c) The development is expected to impact intersections that are currently operating at the upper limits of the acceptable range of level-of-service during the peak operating hours.*
- (d) The development is expected to significantly impact adjacent roadways and intersections that have previously been identified as high crash locations or areas that contain a high concentration of pedestrians or bicyclists such as school zones.*
- (e) A change in zoning or a plan amendment designation.*
- (f) A TIA is required by ODOT.*

(3) When a Transportation Assessment Letter (TAL) is Required. If the provisions of subsections (2)(a) through (f) of this section do not apply, the applicant's traffic engineer shall submit a transportation assessment letter to Crook County planning department demonstrating that the proposed land use action is exempt from TIA requirements. This letter shall outline the trip-generating characteristics of the proposed land use and verify that the site-access driveways or roadways meet Crook County's sight-distance requirements and roadway design standards.

Materials presented in the following sections of this analysis demonstrate that a Transportation Assessment Letter (TAL) is required and a Transportation Impact Analysis (TIA) is not required.

3. DEVELOPMENT DESCRIPTION

The subject property is an active farming and ranching operation which is part of a larger farming and ranching operation in the Powell Butte and Prineville Valley areas. The property has irrigation pivots for crop production and dryland pasture areas supporting cow-calf raising, horse breeding, and horse training operations. The property has an extensive equine facility that includes an 89,250-square-foot main arena, multiple stalls, paddocks, and corrals for the boarding and training of horses for a variety of equine practices and events.

This proposed conditional use allows for agri-tourism or other commercial events whose activities are directly tied to the training and support of personnel involved in ranching and farming, as well as encouraging those ranching, sporting, and recreational activities traditionally part of ranching in the area.

Under this permit, the Applicant is proposing to host up to 18 events per year, occurring over 22 days, on the subject property that include, but are not limited to; team roping, barrel racing, 4H and FFA support activities and events, bronc and bull riding, equine drill team, cutting and reining events, horse training seminars, and other equine training and show events. Most of the proposed events will have approximately 150 – 250 attendees (averaging 200), noting that event attendance will not exceed County specified limits. A draft copy of the Applicant-provided 2023 event schedule is attached for reference.

4. DEVELOPMENT TRIP GENERATION

The proposed Conditional Use is for agri-tourism or other commercial events having a unique business nature with seasonal fluctuation in operations and trip generation. Data for the proposed conditional uses is not available in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition – or any edition, and published data for comparable uses/developments (other than the Applicant’s) do not exist. As such, development trip generation is estimated using Applicant-provided data.

Based on the Applicant-provided 2023 event schedule, the 18 yearly events occur over 22 days and average 200 daily attendees. Assuming each attendee generates one entering trip and one exiting trip, there will be an average of 400 daily trips on event days, further noting these events occur on weekend days and evenings when background transportation system volumes are typically low.

SW Cornett Loop is functionally classified as a *Local Roadway* in the Crook County Transportation System Plan (TSP). January 2023 traffic counts obtained at three roadway locations found the daily traffic volume near the subject property is approximately 105 vehicles – which is significantly below the transportation system capacity. Copies of the traffic count locations and volumes are attached for reference. More importantly, the CCC intent is to prevent significant development impacts to the transportation system (without appropriate mitigation) during peak system operating hours – which typically occur from 7:00-9:00 AM and 4:00-6:00 PM on mid-weekdays.

Given the size and occurrence frequency of the proposed conditional use, and the low background transportation system traffic volumes, it is not anticipated that the conditional use will significantly impact the transportation system.

5. SAFETY ANALYSIS

When evaluating roadway and intersection safety, consideration is given to the total number and types of crashes occurring, and the number of vehicles traveling on a roadway segment or entering the intersection, leading to a concept known as “crash rate.”

Crash data for the entire length of SW Cornett Loop was obtained from the Oregon Department of Transportation (ODOT) over six years from January 1, 2016 through December 31, 2021. During this period there was only one identified crash that involved a single vehicle striking a utility pole, thus resulting in a very low crash rate. A copy of the crash data is attached for reference.

Overall, given the very low number of crashes (one) and resulting crash rate, the roadway and associated intersections are considered relatively safe, and no further evaluation of safety deficiencies is necessary.

6. DEVELOPMENT ACCESS

The property directly accesses the north side of SW Cornett Loop via an established roadway that will be used by the proposed conditional use. There is no horizontal or vertical curvature on SW Cornett Loop within 1,000 feet of the access limiting sight distance, nor is there any obstructing vegetation. The attached Figure 2 depicts the site access and lines-of-sight to the west and east of the access.

Overall, there is adequate sight distance at the established access location.

7. SUMMARY

The following conclusions are based on the materials contained in this analysis.

1. The subject property totals 896.45 acres and includes multiple Crook County tax lots. The property directly accesses SW Cornett Loop via an established roadway.
2. The property is zoned Exclusive Farm Use 3 (EFU-3), (Powell Butte Area) and is designated Agricultural in the Crook County Comprehensive Plan. The proposed agri-tourism conditional use is allowed in the current zone designation.
3. Based on the Applicant-provided 2023 event schedule, the 18 yearly events occur over 22 days and average 200 daily attendees. Assuming each attendee generates one entering trip and one exiting trip, there will be an average of 400 daily trips on event days.
4. The events occur on weekend days and evenings when background transportation system volumes are typically low.
5. Given the size and occurrence frequency of the proposed conditional use, and the low background transportation system traffic volumes, it is not anticipated that the conditional use will significantly impact the transportation system.
6. There is only one documented crash on the entire length of SW Cornett Loop in the last six years. As such, the roadway and associated intersections are considered relatively safe, and no further evaluation of safety deficiencies is necessary.
7. The property directly accesses the north side of SW Cornett Loop via an established roadway that will be used by the proposed conditional use. There is no horizontal or vertical curvature on SW Cornett Loop within 1,000 feet of the access limiting sight distance, nor is there any obstructing vegetation. Overall, there is adequate sight distance at the established access location.

Sincerely,



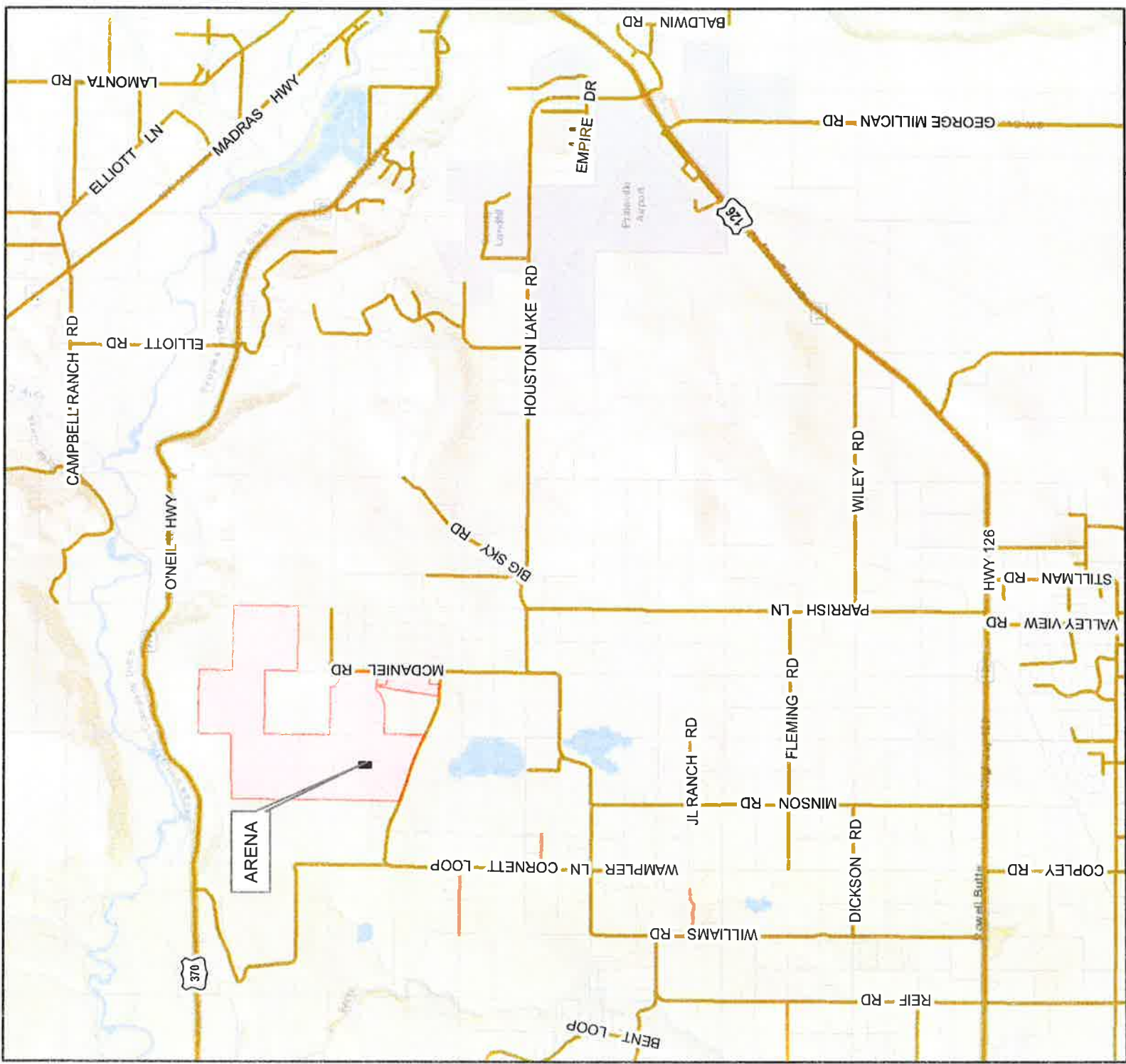
Christopher M. Clemow, PE, PTOE
Transportation Engineer

Attachments: Vicinity Map and Site Figures
2023 Event Schedule
Roadway Traffic Counts
Crash Data



RENEW'S 31 DEC 2023

VICINITY MAP - KERLEY



Note: This information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. KipPatrick Consulting LLC is not responsible for outsourced data accuracy.



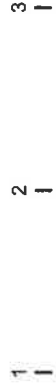
Date: 10/4/2022



KERLEY PROPERTY

Located on Cornett Loop in
Powell Butte - Crook County Oregon

4 Miles



CONSULTING, LLC

LAND USE CONSULTING SERVICES
GIS MAPPING SERVICES

OFFICE:
541.447.2724



2237 NW Torrey Pines Drive
 Bend, Oregon 97703
 541-579-8315
 cclemow@clemow-associates.com

SITE AREA

Kerley Ranches Agri-Tourism Conditional Use - Crook County, Oregon
 C&A Project No. 20230105.00

FIGURE

1

**Kerley Access
Looking North**



**Kerley Access
Looking West**



**Kerley Access
Looking East**



2237 NW Torrey Pines Drive
Bend, Oregon 97703
541-579-8315
cclemow@clemow-associates.com

SITE ACCESS

Kerley Ranches Agri-Tourism Conditional Use - Crook County, Oregon
C&A Project No. 20230105.00

FIGURE

2

Kerley Horse Center Events						
Event ID No.	Event Name:	Date:	Hours:	Est. Daily Attendance:	Notes:	
1	Barrel Race/Bull & Bronc Riding	2/24/2023 2/25/2023	5:00pm to 9:00pm	150-200	Training & ranching skills, w trade associated sales & knowledge. Supports local vendors & trade	
2	Poker Ride	3/4/2023	10:00am to 3:00pm	200	Local Ag vendors at event. Supports equine skills, training. Promotes shared farm & ranch appreciation	
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4	Breakaway Event & Animal Husbandry Event	4/18/2023	11:00am to 3:00pm	150	Supports training and knowledge of breeding and records skills, promotes better herd development	
5	CTPA Team Sorting Event	4/15/02023 4/16/2023	10:00am to 7:00pm 10:00am to 7:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills	
6	Farmers Market Day	5/7/2023	9:00am to 4:30pm	150	Supporting local growers, products, marketing and buyers of farm products and farm supplies	
7	Bareback Riding	5/27/2023	3:00pm to 7:00pm	200	Supports equine team training and ranching skills	
8	CTPA Team Sorting Event	6/3/2023 6/4/2023	7:00am to 4:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills	
9	Barrel Race w Equine Studies	6/11/2023	11:00 to 2:00pm	200	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge	
10	Hay Operation Tour/Local Vendor Event	6/30/2023	9:00am to 1:00pm	150	Supports and Educates, Equipment Vendors on Hand	
11	Barrel Race w Equine Studies	7/8/2023	12:00pm to 4:00pm	200	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge	
12	Team Roping & Training	7/21/2023	5:00pm to 10:00pm	250	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge	
13	Ranch Appreciation/Tour/Equine Health Care	8/6/2023	11:00am to 4:00pm	150	Supports & educates public. Equipment vendors & stock breeders, vets will be on hand	
14	Local Roping Seminar / Equine Health Care	8/19/2023	9:00am to 1:00pm	100	Supports & educates public. Supply vendors & stock breeders, vets will be on hand	
15	4H Event	8/25/2023	5:30 pm to 8:00pm	150	Supports Crook County local youth Ag programs. Educates and support education of Ag youth	
16	CTPA Team Sorting Event	9/22/2023 9/23/2023	10:00am to 2:00pm	250	Local Ag vendors at event, support equine sales while enhancing and ranching skills	
17	Team Roping & Training	10/21/2023	5:00pm to 10:00pm	250	Local Ag vendors at event, supports equine training, promotes ranching skills and knowledge	
18	Gymkhana Event for Community	11/17/2023	2:00pm to 7:00pm	250	Local Ag vendors at event. Supports equine skills, training. Promotes shared farm & ranch appreciation	

Kerley Ranch - Crook County

Untitled layer



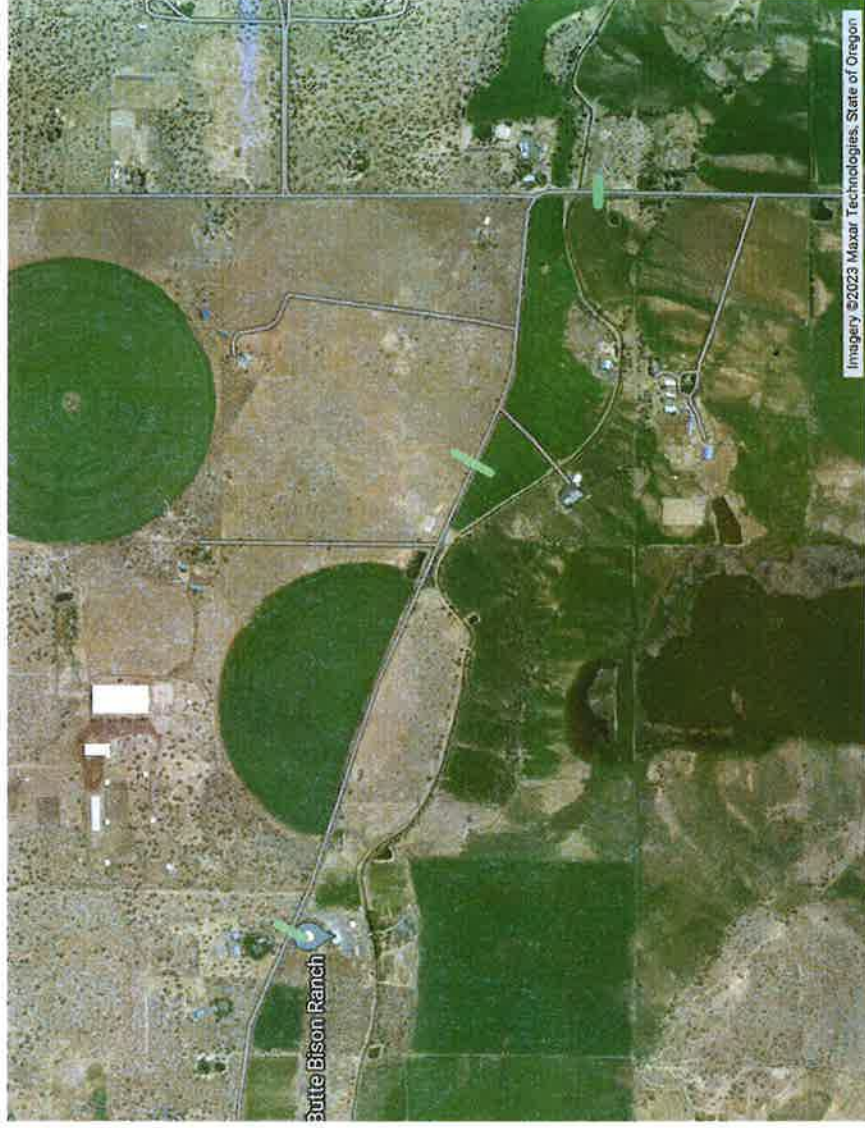
Road Tube



Road Tube



Road Tube



All Traffic Data Services
www.alltrafficdata.net

Site Code: 01

SW Cornett Loop East Location

Start Time	31-Jan-23 Tue	NB	SB	Total
12:00 AM		1	0	1
01:00		0	0	0
02:00		1	1	2
03:00		0	0	0
04:00		0	1	1
05:00		0	1	1
06:00		3	4	7
07:00		1	8	9
08:00		4	4	8
09:00		4	5	9
10:00		8	4	12
11:00		3	11	14
12:00 PM		5	9	14
01:00		5	6	11
02:00		6	8	14
03:00		9	6	15
04:00		17	4	21
05:00		12	6	18
06:00		7	4	11
07:00		1	0	1
08:00		0	7	7
09:00		2	0	2
10:00		0	1	1
11:00		0	0	0
Total		89	90	179
Percent		49.7%	50.3%	
AM Peak Vol.	-	10:00	11:00	11:00
PM Peak Vol.	-	16:00	12:00	16:00
Vol.	-	17	9	21

All Traffic Data Services
www.alltrafficdata.net

Site Code: 01

SW Cornett Loop East Location

Start Time	01-Feb-2 Wed	NB	SB	Total
12:00 AM	0	0	0	0
01:00	0	0	0	0
02:00	1	1	1	2
03:00	1	0	0	1
04:00	0	1	1	1
05:00	0	1	1	1
06:00	2	5	5	7
07:00	3	11	11	14
08:00	5	4	4	9
09:00	8	13	13	21
10:00	8	6	6	14
11:00	7	6	6	13
12:00 PM	5	6	6	11
01:00	8	11	11	19
02:00	11	11	11	22
03:00	17	10	10	27
04:00	14	9	9	23
05:00	1	6	6	7
06:00	7	5	5	12
07:00	1	0	0	1
08:00	1	0	0	1
09:00	0	1	1	1
10:00	1	0	0	1
11:00	0	0	0	0
Total	101	107	107	208
Percent	48.6%	51.4%		
AM Peak	09:00	09:00	09:00	09:00
Vol.	8	13	13	21
PM Peak	15:00	13:00	13:00	15:00
Vol.	17	11	11	27
Grand Total	190	197	197	387
Percent	49.1%	50.9%		
ADT	ADT 194	ADT 194	AADT 194	

Site Code: 02

SW Cornett Loop Middle Location

Start Time	31-Jan-23 Tue	EB	WB	Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	1	1
06:00		1	1	2
07:00		5	1	6
08:00		1	3	4
09:00		2	0	2
10:00		3	6	9
11:00		6	3	9
12:00 PM		7	1	8
01:00		4	2	6
02:00		5	5	10
03:00		3	2	5
04:00		2	10	12
05:00		2	6	8
06:00		3	6	9
07:00		0	0	0
08:00		6	0	6
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		50	47	97
Percent		51.5%	48.5%	
AM Peak		11:00	10:00	10:00
Vol.		6	6	9
PM Peak		12:00	16:00	16:00
Vol.		7	10	12

All Traffic Data Services
www.alltrafficdata.net

Site Code: 02

SW Cornett Loop Middle Location

Start Time	01-Feb-2 Wed	EB	WB	Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	1	1
06:00		2	1	3
07:00		5	1	6
08:00		2	4	6
09:00		9	4	13
10:00		3	4	7
11:00		6	6	12
12:00 PM		3	1	4
01:00		5	5	10
02:00		6	6	12
03:00		7	10	17
04:00		6	6	12
05:00		1	2	3
06:00		2	4	6
07:00		0	0	0
08:00		1	0	1
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		58	55	113
Percent		51.3%	48.7%	
AM Peak	-	09:00	11:00	-
Vol.	-	9	6	-
PM Peak	-	15:00	15:00	-
Vol.	-	7	10	-
Grand Total		108	102	210
Percent		51.4%	48.6%	
ADT		ADT 105	ADT 105	AADT 105

Site Code: 03

SW Cornett Loop West Location

Start Time	31-Jan-23 Tue	EB	WB	Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	1	1
06:00		1	2	3
07:00		4	0	4
08:00		2	3	5
09:00		2	0	2
10:00		5	3	8
11:00		6	1	7
12:00 PM		3	0	3
01:00		3	2	5
02:00		1	5	6
03:00		3	5	8
04:00		3	6	9
05:00		5	1	6
06:00		2	2	4
07:00		0	0	0
08:00		0	4	4
09:00		0	1	1
10:00		0	0	0
11:00		0	0	0
Total		40	36	76
Percent		52.6%	47.4%	
AM Peak		11:00	08:00	10:00
Vol.		6	3	8
PM Peak		17:00	16:00	16:00
Vol.		5	6	9

All Traffic Data Services
www.alltrafficdata.net

Site Code: 03

SW Cornett Loop West Location

Start Time	01-Feb-2 Wed	EB	WB	Total
12:00 AM		0	0	0
01:00		0	0	0
02:00		0	0	0
03:00		0	0	0
04:00		0	0	0
05:00		0	1	1
06:00		1	1	2
07:00		3	0	3
08:00		3	2	5
09:00		7	2	9
10:00		2	4	6
11:00		3	3	6
12:00 PM		2	2	4
01:00		7	7	14
02:00		6	4	10
03:00		7	10	17
04:00		5	3	8
05:00		3	1	4
06:00		0	4	4
07:00		0	0	0
08:00		1	0	1
09:00		0	0	0
10:00		0	0	0
11:00		0	0	0
Total		50	44	94
Percent		53.2%	46.8%	
AM Peak	-	09:00	10:00	-
Vol.	-	7	4	-
PM Peak	-	13:00	15:00	-
Vol.	-	7	10	-
Grand Total		90	80	170
Percent		52.9%	47.1%	
ADT		ADT 85	ADT 85	AADT 85

ACTION CODE TRANSLATION LIST

ACTION CODE	SHORT DESCRIPTION	LONG DESCRIPTION
000	NONE	NO ACTION OR NON-WARRANTED
001	SKIDDED	SKIDDED
002	ON/OFF V	GETTING ON OR OFF STOPPED OR PARKED VEHICLE
003	LOAD OVR	OVERHANGING LOAD STRUCK ANOTHER VEHICLE, ETC.
006	SLOW DN	SLOWED DOWN
007	AVOIDING	AVOIDING MANEUVER
008	PAR PARK	PARALLEL PARKING
009	ANG PARK	ANGLE PARKING
010	INTERFERE	PASSENGER INTERFERING WITH DRIVER
011	STOPPED	STOPPED IN TRAFFIC NOT WAITING TO MAKE A LEFT TURN
012	SF/L TRN	STOPPED BECAUSE OF LEFT TURN SIGNAL OR WAITING, ETC.
013	SF/TURN	STOPPED WHILE EXECUTING A TURN
014	EMR V FND	EMERGENCY VEHICLE LEGALLY PARKED IN THE ROADWAY
015	GO A/STOP	PROCEED AFTER STOPPING FOR A STOP SIGN/FLASHING RED.
016	TRN A/RED	TURNED ON RED AFTER STOPPING
017	LOSTCTRL	LOST CONTROL OF VEHICLE
018	EXIT DMV	ENTERING STREET OR HIGHWAY FROM ALLEY OR DRIVEWAY
019	ENTR DMV	ENTERING ALLEY OR DRIVEWAY FROM STREET OR HIGHWAY
020	STR ENTR	BEFORE ENTERING ROADWAY, STRUCK PEDESTRIAN, ETC. ON SIDEWALK OR SHOULDER
021	NO DRVR	CAR RAN AWAY - NO DRIVER
022	PREY COL	STRUCK, OR WAS STRUCK BY, VEHICLE OR PEDESTRIAN IN PRIOR COLLISION BEFORE ACC. STABILIZED
023	STALLED	VEHICLE STALLED OR DISABLED
024	DRVR DEAD	DEAD BY UNASSOCIATED CAUSE
025	FATIGUE	FATIGUED, SLEEPY, ASLEEP
026	SUN	DRIVER BLINDED BY SUN
027	HDLGHTS	DRIVER BLINDED BY HEADLIGHTS
028	ILLNESS	PHYSICALLY ILL
029	THRU MED	VEHICLE CROSSED, FLUNG OVER, OR THROUGH MEDIAN BARRIER
030	PURSUIT	PURSuing OR ATTEMPTING TO STOP A VEHICLE
031	PASSING	PASSING SITUATION
032	PROFFERD	VEHICLE PARKED BEYOND CURB OR SHOULDER
033	CROS MED	VEHICLE CROSSED EARTH OR GRASS MEDIAN
034	X N/SGNL	CROSSING AT INTERSECTION - NO TRAFFIC SIGNAL PRESENT
035	X W/ SGNL	CROSSING AT INTERSECTION - TRAFFIC SIGNAL PRESENT
036	DIAGONAL	CROSSING AT INTERSECTION - DIAGONALLY
037	BWN INT	CROSSING BETWEEN INTERSECTIONS
038	DISTRACT	DRIVER'S ATTENTION DISTRACTED
039	W/TBAP-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER WITH TRAFFIC
040	A/TBAP-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER FACING TRAFFIC
041	W/TBAP-F	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT WITH TRAFFIC
042	A/TBAP-F	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT FACING TRAFFIC
043	FLATINRD	PLAYING IN STREET OR ROAD
044	PUSH MV	PUSHING OR WORKING ON VEHICLE IN ROAD OR ON SHOULDER
045	WORK ON	WORKING IN ROADWAY OR ALONG SHOULDER
046	W/ TRAFIC	NON-MOTORIST WALKING, RUNNING, RIDING, ETC. WITH TRAFFIC
047	A/ TRAFIC	NON-MOTORIST WALKING, RUNNING, RIDING, ETC. FACING TRAFFIC
050	LAY ON RD	STANDING OR LYING IN ROADWAY
051	ENT OFFRD	ENTERING / STARTING IN TRAFFIC LANE FROM OFF ROAD
052	MERGING	MERGING
055	SPRAY	BLINDED BY WATER SPRAY

ACTION CODE TRANSLATION LIST

ACTION CODE	SHORT DESCRIPTION	LONG DESCRIPTION
088	OTHER	OTHER ACTION
099	UNK	UNKNOWN ACTION

CAUSE CODE TRANSLATION LIST

CAUSE CODE	SHORT DESCRIPTION	LONG DESCRIPTION
00	NO CODE	NO CAUSE ASSOCIATED AT THIS LEVEL
01	TOO-FAST	TOO FAST FOR CONDITIONS (NOT EXCEED POSTED SPEED
02	NO-YIELD	DID NOT YIELD RIGHT-OF-WAY
03	PAS-STOP	PASSED STOP SIGN OR RED FLASHER
04	DIS SIG	DISREGARDED TRAFFIC SIGNAL
05	LEFT-CTR	DROVE LEFT OF CENTER ON TWO-WAY ROAD; STRADDLING
06	IMP-OVER	IMPROPER OVERTAKING
07	TOO-CLOS	FOLLOWED TOO CLOSELY
08	IMP-TURN	MADE IMPROPER TURN
09	DRINKING	ALCOHOL OR DRUG INVOLVED
10	OTHR-IMP	OTHER IMPROPER DRIVING
11	MECH-DEF	MECHANICAL DEFECT
12	OTHER	OTHER (NOT IMPROPER DRIVING)
13	IMP LN C	IMPROPER CHANGE OF TRAFFIC LANES
14	DIS TCD	DISREGARDED OTHER TRAFFIC CONTROL DEVICE
15	WRNG WAY	WRONG WAY ON ONE-WAY ROAD; WRONG SIDE DIVIDED RO
16	FATIGUE	DRIVER DROWSY/FATIGUED/SLEEPY
17	ILLNESS	PHYSICAL ILLNESS
18	IN RWY	NON-MOTORIST ILLEGALLY IN ROADWAY
19	NT VISBL	NON-MOTORIST NOT VISIBLE; NON-REFLECTIVE CLOTHING
20	IMP PKNG	VEHICLE IMPROPERLY PARKED
21	DEF STR	DEFECTIVE STEERING MECHANISM
22	DEF BKE	INADEQUATE OR NO BRAKES
23	LOA-SHFT	VEHICLE LOST LOAD OR LOAD SHIFTED
24	LOA-SHFT	TIRE FAILURE
25	PHANTOM	PHANTOM / NON-CONTACT VEHICLE
26	PHANTOM	INATTENTION
27	INATTENT	NON-MOTORIST INATTENTION
28	NM INATT	FAILED TO AVOID VEHICLE AHEAD
29	F AVOID	DRIVING IN EXCESS OF POSTED SPEED
30	SPEED	SPEED RACING (PER PAR)
31	RACING	CARELESS DRIVING (PER PAR)
32	CARELESS	RECKLESS DRIVING (PER PAR)
33	RECKLESS	AGGRESSIVE DRIVING (PER PAR)
34	AGGRESSV	ROAD RAGE (PER PAR)
35	RD RAGE	VIEW OBSCURED
40	VIEW OBS	IMPROPER USE OF MEDIAN OR SHOULDER
50	USED MDN	IMPROPER USE OF MAINTAIN LANE
51	FALL LN	FAILED TO MAINTAIN LANE
52	OFF RD	PAN OFF ROAD

COLLISION TYPE CODE TRANSLATION LIST

COLL CODE	SHORT DESCRIPTION	LONG DESCRIPTION
4	OTH	MISCELLANEOUS
-	BACK	BACKING
0	FED	PEDESTRIAN
1	ANGL	ANGLE
2	HEAD	HEAD-ON
3	REAR	REAR-END
4	SS-M	SIDESWIFE - MEETING
5	SS-O	SIDESWIFE - OVERTAKING
6	TURN	TURNING MOVEMENT
7	PARK	PARKING MANUEVER
8	NCOL	NON-COLLISION
9	FIX	FIXED OBJECT OR OTHER OBJECT

CRASH TYPE CODE TRANSLATION LIST

CHAIN TYPE	SHORT DESCRIPTION	LONG DESCRIPTION
4	OVERTURN	OVERTURNED
0	NON-COLL	OTHER NON-COLLISION
1	OTH RWY	MOTOR VEHICLE ON OTHER ROADWAY
2	PRKD MV	PARKED MOTOR VEHICLE
3	FED	PEDESTRIAN
4	TRAIN	RAILWAY TRAIN
6	BIKE	FEDALCYCLIST
7	ANIML	ANIMAL
8	FIX OBJ	FIXED OBJECT
9	OTH OBJ	OTHER OBJECT
A	ANGL-STP	ENTERING AT ANGLE - ONE VEHICLE STOPPED
B	ANGL-OTH	ENTERING AT ANGLE - ALL OTHERS
C	S-STRGHT	FROM SAME DIRECTION - BOTH GOING STRAIGHT
D	S-TURN	FROM SAME DIRECTION - ONE TURN, ONE STRAIGHT
E	S-1STOP	FROM SAME DIRECTION - ONE STOPPED
F	S-OTHER	FROM SAME DIRECTION-ALL OTHERS, INCLUDING PARKING
G	C-STRGHT	FROM OPPOSITE DIRECTION - BOTH GOING STRAIGHT
H	O-1 L-TURN	FROM OPPOSITE DIRECTION-ONE LEFT TURN, ONE STRAIGHT
I	O-1STOP	FROM OPPOSITE DIRECTION - ONE STOPPED
J	O-OTHER	FROM OPPOSITE DIRECTION-ALL OTHERS INCL. PARKING

DRIVER LICENSE CODE TRANSLATION LIST

LIC CODE	SHORT DESC	LONG DESCRIPTION
0	NONE	NOT LICENSED (HAD NEVER BEEN LICENSED)
1	ORH-Y	INVALID LICENSE
2	SUSP	VALID LICENSE OTHER STATE OR COUNTRY
3	EXP	SUSPENDED/REVOKED
4	N-VAL	OTHER NON-VALID LICENSE
5	UNKN	UNKNOWN IF DRIVER WAS LICENSED AT TIME OF CRASH

DRIVER RESIDENCE CODE TRANSLATION LIST

RES CODE	SHORT DESC	LONG DESCRIPTION
1	OR-25	OREGON RESIDENT WITHIN 25 MILE OF HOME
2	OR-25	OREGON RESIDENT 25 MILE OR MORE FROM HOME
3	OR-?	OREGON RESIDENT - UNKNOWN DISTANCE FROM HOME
4	N-RES	NON-RESIDENT
9	UNK	UNKNOWN IF OREGON RESIDENT

ERROR CODE TRANSLATION LIST

ERROR CODE	SHORT DESCRIPTION	FULL DESCRIPTION
000	NONE	NO ERROR
001	WIDE TRN	WIDE TURN
002	CUT CORN	CUT CORNER ON TURN
003	FAIL TRN	FAILED TO OBEY MANDATORY TRAFFIC TURN SIGNAL, SIGN OR LANE MARKINGS
004	L IN TRF	LEFT TURN IN FRONT OF ONCOMING TRAFFIC
005	L PROHIB	LEFT TURN WHERE PROHIBITED
006	FRM WRNG	TURNED FROM WRONG LANE
007	TO WRONG	TURNED INTO WRONG LANE
008	ILLEG U	U-TURNED ILLEGALLY
009	IMP STOP	IMPROPERLY STOPPED IN TRAFFIC LANE
010	IMP SIG	IMPROPER SIGNAL OR FAILURE TO SIGNAL
011	IMP BACK	BACKING IMPROPERLY (NOT PARKING)
012	IMP PARK	IMPROPERLY PARKED
013	UNPARK	IMPROPER START LEAVING PARKED POSITION
014	IMP STRT	IMPROPER START FROM STOPPED POSITION
015	IME LGHT	IMPROPER OR NO LIGHTS (VEHICLE IN TRAFFIC)
016	INATTENT	INATTENTION (FAILURE TO DIM LIGHTS PRIOR TO 4/1/97)
017	UNSF VEH	DRIVING UNSAFE VEHICLE (NO OTHER ERROR APPARENT)
018	OPH PARK	ENTERING/EXITING PARKED POSITION W/ INSUFFICIENT CLEARANCE; OTHER IMPROPER PARKING MANUEVER
019	DIS DRIV	DISREGARDED OTHER DRIVER'S SIGNAL
020	DIS SGNL	DISREGARDED TRAFFIC SIGNAL
021	RAN STOP	DISREGARDED STOP SIGN OR FLASHING RED
022	DIS SGN	DISREGARDED WARNING SIGN, FLARES OR FLASHING AMBER
023	DIS OTR	DISREGARDED POLICE OFFICER OR FLAGMAN
024	DIS EMER	DISREGARDED SIREN OR WARNING OF EMERGENCY VEHICLE
025	DIS RR	DISREGARDED RR SIGNAL, RR SIGN, OR RR FLAGMAN
026	REAR-END	FAILED TO AVOID STOPPED OR PARKED VEHICLE AHEAD OTHER THAN SCHOOL BUS
027	BIKE ROW	DID NOT HAVE RIGHT-OF-WAY OVER PEDESTALICLIST
028	NO ROW	FAILED TO YIELD RIGHT-OF-WAY TO PEDESTRIAN
029	FED ROW	PASSING ON A CURVE
030	PAS CURV	PASSING ON CURVE
031	PAS W/ST	PASSING ON SHOULDER ROAD UNDER UNSAFE CONDITIONS
032	PAS TRNG	PASSING ON STRAIGHT ROAD UNDER UNSAFE CONDITIONS
033	PAS Y-WK	PASSED VEHICLE STOPPED AT CROSSWALK FOR PEDESTRIAN
034	PAS Y-TR	PASSING AT INTERSECTION
035	PAS HILL	PASSING ON CREST OF HILL
036	N/PAS ZN	PASSING IN "NO PASSING" ZONE
037	PAS TRAF	PASSING IN FRONT OF ONCOMING TRAFFIC
038	CUT-IN	CUTTING IN (TWO LANES - TWO WAY ONLY)
039	WRNGSIDE	DRIVING ON WRONG SIDE OF THE ROAD (2-WAY UNDIVIDED ROADWAYS)
040	THRU MED	DRIVING THROUGH SAFETY ZONE OR OVER ISLAND
041	F/ST BUS	FAILED TO STOP FOR SCHOOL BUS

MEMOR CODE TRANSLATION LIST

MEMOR CODE	SHORT DESCRIPTION	FULL DESCRIPTION
042	F/SLO MV	FAILED TO DECREASE SPEED FOR SLOWER MOVING VEHICLE
043	TOO CLOSE	FOLLOWING TOO CLOSELY (MUST BE ON OFFICER'S REPORT)
044	STRDL LN	STRADDLING OR DRIVING ON WRONG LANES
045	IMP CHG	IMPROPER CHANGE OF TRAFFIC LANES
046	WRNG WAY	WRONG WAY ON ONE-WAY ROADWAY; WRONG SIDE DIVIDED ROAD
047	BASCRULE	DRIVING TOO FAST FOR CONDITIONS (NOT EXCEEDING POSTED SPEED)
048	OPN DOOR	OPENED DOOR INTO ADJACENT TRAFFIC LANE
049	IMPEDING	IMPEDING TRAFFIC
050	SPEED	DRIVING IN EXCESS OF POSTED SPEED
051	RECKLESS	RECKLESS DRIVING (PER PAR)
052	CARELESS	CARELESS DRIVING (PER PAR)
053	RACING	SPEED RACING (PER PAR)
054	X N/SGNL	CROSSING AT INTERSECTION, NO TRAFFIC SIGNAL PRESENT
055	X W/SGNL	CROSSING AT INTERSECTION, TRAFFIC SIGNAL PRESENT
056	DIAGONAL	CROSSING AT INTERSECTION - DIAGONALLY
057	BTWN INT	CROSSING BETWEEN INTERSECTIONS
059	W/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER WITH TRAFFIC
060	A/TRAF-S	WALKING, RUNNING, RIDING, ETC., ON SHOULDER FACING TRAFFIC
061	W/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT WITH TRAFFIC
062	A/TRAF-P	WALKING, RUNNING, RIDING, ETC., ON PAVEMENT FACING TRAFFIC
063	PLAYINRD	PLAYING IN STREET OR ROAD
064	PUSH MV	PUSHING OR WORKING ON VEHICLE IN ROAD OR ON SHOULDER
065	WORK IN RD	WORKING IN ROADWAY OR ALONG SHOULDER
070	LAY ON RD	STANDING OR LYING IN ROADWAY
071	NM IMP USE	IMPROPER USE OF TRAFFIC LANE BY NON-MOTORIST
073	ELUDING	ELUDING / ATTEMPT TO ELUDE
079	F NEG CURV	FAILED TO NEGOTIATE A CURVE
080	FAIL LN	FAILED TO MAINTAIN LANE
081	OFF RD	RAN OFF ROAD
082	NO CLEAR	DRIVER MISJUDGED CLEARANCE
083	OVRSTBR	OVER-CORRECTING
084	NOT USED	CODE NOT IN USE
085	OVRLOAD	OVERLOADING OR IMPROPER LOADING OF VEHICLE WITH CARGO OR PASSENGERS
097	UNA DIS TC	UNABLE TO DETERMINE WHICH DRIVER DISREGARDED TRAFFIC CONTROL DEVICE

EVENT CODE TRANSLATION LIST

EVENT CODE	SHORT DESCRIPTION	LONG DESCRIPTION
001	FEL/JUMP	OCCUPANT FELL, JUMPED OR WAS EJECTED FROM MOVING VEHICLE
002	INTERFER	PASSENGER INTERFERED WITH DRIVER
003	BUG INTR	ANIMAL OR INSECT IN VEHICLE INTERFERED WITH DRIVER
004	INDRCT PED	PEDESTRIAN INDIRECTLY INVOLVED (NOT STRUCK)
005	SUB-PED	"SUB-PED": PEDESTRIAN INJURED SUBSEQUENT TO COLLISION, ETC.
006	INDRCT BIK	FEDALCYCLIST INDIRECTLY INVOLVED (NOT STRUCK)
007	HITCHHIK	HITCHHIKER (SOLICITING A RIDE)
008	OV/OF V	VEHICLE BEING TOWED OR PUSHED ON CONVEYANCE
009	OV/OF V	GETTING ON/AFTER STOPPED PARKED VEHICLE (OCCUPANTS ONLY; MUST HAVE PHYSICAL CONTACT W/ VEHIC)
010	SUB OTN	VEHICLE BEING PUSHED
011	MV PUSHD	VEHICLE TOWED OR HAD BEEN TOWING ANOTHER VEHICLE
012	MV TOWED	VEHICLE FORCED BY IMPACT INTO ANOTHER VEHICLE, FEDALCYCLIST OR PEDESTRIAN
013	FORCED	VEHICLE SET IN MOTION BY NON-DRIVER (CHILD RELEASED BRAKES, ETC.)
014	SET MOTN	AT OR ON RAILROAD RIGHT-OF-WAY (NOT LIGHT RAIL)
015	RR ROW	AT OR ON LIGHT-RAIL RIGHT-OF-WAY
016	LT RL ROW	TRAIN STRUCK VEHICLE
017	RR HIT V	VEHICLE STRUCK RAILROAD CAR ON ROADWAY
018	V HIT RR	JACKKNIFE; TRAILER OR TOWED VEHICLE STRUCK TOWING VEHICLE
019	HIT RR CAR	TRAILER OR TOWED VEHICLE OVERTURNED
020	JACKNIFE	VEHICLE STRUCK TRAILING OBJECT
021	TRL OTN	VEHICLE DOOR OPENED INTO ADJACENT TRAFFIC LANE
022	DEPRCH TRL	WHEEL CAME OFF
023	V DOOR OEN	HOOD FLEW UP
024	V DOOR OEN	LOST LOAD, LOAD MOVED OR SHIFTED
025	WHELOFF	TIRE FAILURE
026	HOOD UP	PET: CAT, DOG AND SIMILAR
028	LOAD SHFT	STOCK: COW, CALF, BULL, STEER, SHEEP, ETC.
029	TIREFALL	HORSE, MULE, OR DONKEY
030	PET	HORSE AND RIDER
031	LIVSTOCK	DEER AND BUNNY, GASE (INCLUDES BIRDS; NOT DEER OR ELK)
032	HORSE	DEER OR ELK
033	HSEBRND	ANIMAL-DRAWN VEHICLE
034	DEER ELK	CULVERT, OPEN LOW OR HIGH MANHOLE
035	DEER ELK	IMPACT ATTENUATOR
036	ANML VEH	PARKING METER
037	CULVERT	CURS (ALSO NARROW SIDEWALKS ON BRIDGES)
038	ATENUATR	JIGGLE BAR OR TRAFFIC SNAKE FOR CHANNELIZATION
039	PK METER	LEADING EDGE OF GUARDRAIL
040	CURS	GUARD RAIL (NOT METAL MEDIAN BARRIER)
041	JIGGLE	MEDIAN BARRIER (RAISED OR METAL)
042	GDAL END	RETAINING WALL OR TUNNEL WALL
043	GUARDRAIL	BRIDGE RAILING OR PARAPET (ON BRIDGE OR APPROACH)
044	BARRIER	BRIDGE FATHING (INCLUDED "APPROACH END" THRU 2013)
045	WALL	BRIDGE GIRDER (HORIZONTAL BRIDGE STRUCTURE OVERHEAD)
046	BR RAIL	TRAFFIC RAISED ISLAND
047	BR FATHNG	GORE
048	BR GIRDR	POLE - TYPE UNKNOWN
049	ISLAND	POLE - POWER OR TELEPHONE
050	ISLAND	POLE - STREET LIGHT ONLY
051	GORE	POLE - TRAFFIC SIGNAL AND PED SIGNAL ONLY
052	POLE UNK	POLE - SIGN BRIDGE
053	POLE UTL	STOP OR YIELD SIGN
054	ST LIGHT	OTHER SIGN, INCLUDING STREET SIGNS
055	TRF SGNL	HIDRANT
056	SGN BRDG	
057	STP SIGN	
058	YTH SIGN	
059	HIDRANT	

EVENT CODE TRANSLATION LIST

EVENT CODE	SHORT DESCRIPTION	LONG DESCRIPTION
060	MARKER	DELINATOR OR MARKER (REFLECTOR POSTS)
061	MALIBOX	MALIBOX
062	TREE	TREE, STUMP OR SHRUBS
063	VEG OHED	TREE BRANCH OR OTHER VEGETATION OVERHEAD, ETC.
064	WIRE/CBL	WIRE OR CABLE ACROSS OR OVER THE ROAD
065	WREN	WREN OR OTHER WIRE OR CABLE OVERHEAD, ETC.
066	PRM SGN	PERMANENT SIGN OR BARRICADE IN/OFF ROAD
067	SLIDE	SLIDES, FALLEN OR FALLING ROCKS
068	FRGN OBJ	FOREIGN OBSTRUCTION/DEBRIS IN ROAD (NOT GRAVEL)
069	EQP NORK	EQUIPMENT WORKING IN/OFF ROAD
070	OTH EQP	OTHER EQUIPMENT IN OR OFF ROAD (INCLUDES PARKED TRAILER, BOAT)
071	MAIN EQP	WRECKER, STREET SWEEPER, SNOW PLOW OR SANDING EQUIPMENT
072	OTHER WALL	ROCK, BRICK OR OTHER SOLID WALL
073	IRREG PWTM	OTHER BUMP (NOT SPEED BUMP), POTHOLE OR PAVEMENT IRREGULARITY (PER PAR)
074	OVERHD OBJ	OTHER OVERHEAD OBJECT (HIGHWAY SIGN, SIGNAL HEAD, ETC.); NOT BRIDGE
075	CAVE IN	BRIDGE OR ROAD CAVE IN
076	HL WATER	HIGH WATER
077	SNW BANK	SNOW BANK
078	DRCH	CRACK
079	DITCH	CUT, SLOPE OR DITCH EMBANKMENT
080	OBJ FRM MV	STRUCK BY ROCK OR OTHER OBJECT SET IN MOTION BY OTHER VEHICLE (INCL. LOST LOADS)
081	EXM-OBJ	STRUCK BY ROCK OR OTHER MOVING OR FLYING OBJECT (NOT SET IN MOTION BY VEHICLE)
082	VEH HID	VEHICLE OBSCURED VIEW
083	VEG HID	VEGETATION OBSCURED VIEW
084	BLDG HID	VIEW OBSCURED BY FENCE, SIGN, PHONE BOOTH, ETC.
085	WIND GUST	WIND GUST
086	IMMERSED	VEHICLE IMMERSED IN BODY OF WATER
087	FIRE/EXP	FIRE OR EXPLOSION
088	FENC/BLD	FENCE OR BUILDING, ETC.
089	OTHR CRASH	CRASH RELATED TO ANOTHER SEPARATE CRASH
090	TO I. SLIDE	TRUCK WALKING OFF OR UNDER ROADWAY ALL ROUTED TO ONE SIDE
091	OTHR CRASH	CRASH RELATED TO ANOTHER SEPARATE CRASH
092	PHANTOM	OTHER (PHANTOM) NON-CONTACT VEHICLE
093	CELL PHONE	CELL PHONE (ON PAR OR DRIVER IN USE)
094	VIOL.GDL	TEENAGE DRIVER IN VIOLATION OF GRADUATED LICENSE REGM
095	GUY WIRE	GUY WIRE
096	BERM	BERM (DARTHEN OR GRAVEL MOUND)
097	GRAVEL	GRAVEL IN ROADWAY
098	ABR EDGE	ABRUPT EDGE
099	CELL WTNSD	CELL PHONE USE WITNESSED BY OTHER PARTICIPANT
100	UNK FXMD	FIXED OBJECT, UNKNOWN TYPE.
101	OTHR OBJ	NON-FIXED OBJECT, OTHER OR UNKNOWN TYPE
102	TEXTING	TEXTING
103	WALKING	WALKING
104	ON VEHICLE	WORKER WORKER
105	PEDAL PSGR	PASSENGER RIDING ON VEHICLE EXTERIOR
106	MAN WHLCHR	PASSENGER RIDING ON PEDALCYCLE
107	MTR WHLCHR	PEDESTRIAN IN NON-MOTORIZED WHEELCHAIR
108	OFFICER	PEDESTRIAN IN MOTORIZED WHEELCHAIR
109	SUB-BIKE	LAW ENFORCEMENT / POLICE OFFICER
110	N-MTR	"SUB-BIKER". PEDALCYCLIST INJURED SUBSEQUENT TO COLLISION, ETC.
111	S CAR VS V	NON-MOTORIST STRUCK VEHICLE
112	V VS S CAR	STREET CAR/TROLLEY (ON RAILS OR OVERHEAD WIRE SYSTEM) STRUCK VEHICLE
113	S CAR ROW	VEHICLE STRUCK STREET CAR/TROLLEY (ON RAILS OR OVERHEAD WIRE SYSTEM)
114	RR EQP	AT CR ON STREET CAR OR TROLLEY RIGHT-OF-WAY
115	DETECT GFS	VEHICLE STRUCK RAILROAD EQUIPMENT (NOT TRAIN) ON TRACKS
116	DETECT OTH	DISTRACTED BY NAVIGATION SYSTEM OR GPS DEVICE
117	RR GATE	DISTRACTED BY GENERAL ELECTRONIC DEVICE BALL CROSSING DROP-ARM GATE

EVENT CODE TRANSLATION LIST

EVENT CODE	SHORT DESCRIPTION	LONG DESCRIPTION
118	EXPNSN JNT	EXPANSION JOINT
119	JERSEY BAR	JERSEY BARRIER
120	WIRE BAR	WIRE OR CABLE MEDIAN BARRIER
121	FENCE	FENCE
122	ESQ VEH	LOOSE OBJECT IN VEHICLE STRUCK OCCUPANT
123	SLIPPERY	SLIPPERY SURFACE DUE TO WEI, ICY, SLIPPERY OR LOOSE SURFACE (NOT GRAVEL)
124	SHLD	SHOULDER CAVITY
125	SLDR	SHOULDER CAVITY
126	BOULDER	ROCK(S) / BOULDER (NOT GRAVEL; NOT ROCK SLIDE)
127	LAND SLIDE	ROCK SLIDE OR LAND SLIDE
128	CURVE INV	CURVE PRESENT AT CRASH LOCATION
129	HILL INV	VERTICAL GRADE / HILL PRESENT AT CRASH LOCATION
130	CURVE HID	VIEW OBSCURED BY CURVE
131	HILL HID	VIEW OBSCURED BY VERTICAL GRADE / HILL
132	WINDOW HID	VIEW OBSCURED BY VEHICLE WINDOW CONDITIONS
133	SPRAY HID	VIEW OBSCURED BY WATER SPRAY
134	TORRENTIAL	TORRENTIAL RAIN (EXCEPTIONALLY HEAVY RAIN)

FUNCTIONAL CLASSIFICATION TRANSLATION LIST

FUNC CLASS	DESCRIPTION
01	RURAL PRINCIPAL ARTERIAL - INTERSTATE
02	RURAL PRINCIPAL ARTERIAL - OTHER
06	RURAL MINOR ARTERIAL
07	RURAL MAJOR COLLECTOR
08	RURAL MINOR COLLECTOR
09	RURAL LOCAL
11	URBAN PRINCIPAL ARTERIAL - INTERSTATE
12	URBAN PRINCIPAL ARTERIAL - OTHER FREEWAYS AND EXP
14	URBAN PRINCIPAL ARTERIAL - OTHER
16	URBAN MINOR ARTERIAL
17	URBAN MAJOR COLLECTOR
18	URBAN MINOR COLLECTOR
19	URBAN LOCAL
78	UNKNOWN RURAL SYSTEM
79	UNKNOWN RURAL NON-SYSTEM
98	UNKNOWN URBAN SYSTEM
99	UNKNOWN URBAN NON-SYSTEM

HIGHWAY COMPONENT TRANSLATION LIST

CODE	DESCRIPTION
0	MAINLINE STATE HIGHWAY
1	COUPLER
3	FRONTAGE ROAD
5	CONNECTION
8	HIGHWAY - OTHER

INJURY SEVERITY CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
1	KILL	FATAL INJURY
2	INFA	INCAPACITATING INJURY - BLEEDING, BROKEN BONES
3	INCB	NON-INCAPACITATING INJURY
4	INCP	NON-INCAPACITATING INJURY - CHEST/NECK/HEAD/
5	PRC	DIED PRIOR TO CRASH
7	NO<5	NO INJURY - 0 TO 4 YEARS OF AGE
9	NONE	PARTICIPANT UNINJURED, OVER THE AGE OF 4

LIGHT CONDITION CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	UNK	UNKNOWN
1	DAY	DAYLIGHT
2	DLIT	DARKNESS - WITH STREET LIGHTS
3	DRK	DARKNESS - NO STREET LIGHTS
4	DWN	DAWN (TWILIGHT)
5	DUSK	DUSK (TWILIGHT)

MEDIAN TYPE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	NONE	NO MEDIAN
1	RSDMD	SOLID MEDIAN BARRIER
2	DIWMD	EARTH, GRASS OR PAVED MEDIAN

MILEAGE TYPE CODE TRANSLATION LIST

CODE	LONG DESCRIPTION
0	REGULAR MILEAGE
T	TEMPORARY
Y	SEUR
Z	OVERLAPPING

MOVEMENT TYPE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	UNK	UNKNOWN
1	STRGHT	STRAIGHT AHEAD
2	TURN-R	TURNING RIGHT
3	TURN-L	TURNING LEFT
4	RTURN	MAKING A U-TURN
5	BACK	STOPPED IN TRAFFIC
6	STOP	STOPPED - PROPERLY
7	PRKD-P	PARKED - IMPROPERLY
8	PRKD-I	PARKED - IMPROPERLY
9	PARKNG	PARKING MANEUVER

NON-MOTORIST LOCATION CODE TRANSLATION LIST

CODE	LONG DESCRIPTION
00	AT INTERSECTION - NOT IN ROADWAY
01	AT INTERSECTION - INSIDE CROSSWALK
02	AT INTERSECTION - IN ROADWAY, OUTSIDE CROSSWALK
03	AT INTERSECTION - IN ROADWAY, XWALK AVAIL UNKNOWN
04	NOT AT INTERSECTION - IN ROADWAY
05	NOT AT INTERSECTION - ON SHOULDER
06	NOT AT INTERSECTION - ON MEDIAN
07	NOT AT INTERSECTION - WITHIN TRAFFIC RIGHT-OF-WAY
08	NOT AT INTERSECTION - IN BIKE PATH OR PARKING LANE
09	NOT-AT INTERSECTION - ON SIDEWALK
10	NOT AT INTERSECTION - ON BIKEWAY
11	AT INTERSECTION - IN BIKEWAY
12	AT INTERSECTION - IN BIKE LANE
13	NOT AT INTERSECTION - IN BIKE LANE
14	NOT AT INTERSECTION - INSIDE MID-BLOCK CROSSWALK
15	NOT AT INTERSECTION - IN PARKING LANE
16	OTHER, NOT IN ROADWAY
17	UNKNOWN LOCATION
99	UNKNOWN LOCATION

ROAD CHARACTER CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	UNK	UNKNOWN
1	INTER	INTERSECTION
2	ALLEY	DRIVEWAY OR ALLEY
3	STRGHT	STRAIGHT ROADWAY
4	TRANS	TRANSITION
5	CURVE	CURVE (HORIZONTAL CURVE)
6	OPENAC	OPEN ACCESS OR TURNOUT
7	GRADE	GRADE (VERTICAL CURVE)
8	BRIDGE	BRIDGE STRUCTURE
9	TUNNEL	TUNNEL

PARTICIPANT TYPE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	OCC	UNKNOWN OCCUPANT TYPE
1	DRVR	DRIVER
2	PSNG	PASSENGER
3	PED	PEDESTRIAN
4	CONV	PEDESTRIAN USING A PEDESTRIAN CONVEYER
5	PLOW	PEDESTRIAN TOWING OR TRAILERING AN OB-
6	BIKE	PEDALCYCLIST
7	BTOW	PEDALCYCLIST TOWING OR TRAILERING AN
8	PRKD	OCCUPANT OF A PARKED MOTOR VEHICLE
9	UNK	UNKNOWN TYPE OF NON-MOTORIST

TRAFFIC CONTROL DEVICE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
000	NONE	NO CONTROL
001	TRF SIGNAL	TRAFFIC SIGNALS
002	FLASHBN-R	FLASHING BEACON - RED (STOP)
003	FLASHBN-A	FLASHING BEACON - AMBER (SLOW)
004	STOP SIGN	STOP SIGN
005	SLOW SIGN	SLOW SIGN
006	REG-SIGN	REGULATORY SIGN
007	YIELD SIGN	YIELD SIGN
008	WARNING	WARNING SIGN
009	CURVE	CURVE SIGN
010	SCHL X-ING	SCHOOL CROSSING SIGN OR SPECIAL SIGNAL
011	OFCR/FLAG	POLICE OFFICER, FLAGMAN - SCHOOL PATROL
012	BRDG-GATE	BRIDGE GATE - BARRIER
013	TEMP-BARR	TEMPORARY BARRIER
014	NO-PASS-ZN	NO PASSING ZONE
015	ONE-WAY	ONE-WAY STREET
016	CHANNEL	CHANNELIZATION
017	MEDIAN BAR	MEDIAN BARRIER
018	PILOT CAR	PILOT CAR
019	SF PED SIG	SPECIAL PEDESTRIAN SIGNAL
020	X-BUCK	CROSSBUCK
021	THR-GN-SIG	THROUGH GREEN ARROW OR SIGNAL
022	L-GRN-SIG	LEFT TURN GREEN ARROW, LANE MARKINGS, OR SIGNAL
023	R-GRN-SIG	RIGHT TURN GREEN ARROW, LANE MARKINGS, OR SIGNAL
024	WIGWAG	WIGWAG OR FLASHING LIGHTS W/O DROP-ARM GATE
025	X-BUCK WRN	CROSSBUCK AND ADVANCE WARNING
026	WM W/ GATE	FLASHING LIGHTS WITH DROP-ARM GATES
027	OVHRD SGNL	SUPPLEMENTAL OVERHEAD SIGNAL (RR XING ONLY)
028	SF RR STOP	SPECIAL RR STOP SIGN
029	ILLUM GRD X	ILLUMINATED GRADE CROSSING
030	RAMP METER	RAMP METER
031	RUMBLE STR	RUMBLE STRIP
032	L-TURN REF	LEFT TURN REFUGE (WHEN REFUGE IS INVOLVED)
033	FLUOR/ALL	FLUORESCENT ALL TIMES SIGN, ETC.
034	EXCHNG SIG	EXCHANGING SIGNALS
035	ACCEL/DECEL	ACCELERATION OR DECELERATION LANES
036	PROHIBIT	RIGHT TURN PROHIBITED ON RED AFTER STOPPING
037	P-TURN PRO	BUS STOP SIGN AND RED LIGHTS
038	BUS STOP	BUS STOP SIGN AND RED LIGHTS
039	UNKNOWN	UNKNOWN OR NOT DEFINITE

VEHICLE TYPE CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
00	PDO	NOT COLLECTED FOR PDO CRASHES
01	PSNGR CAR	PASSENGER CAR, PICKUP, LIGHT DELIVERY, ETC.
02	BOBTAIL	TRUCK TRACTOR WITH NO TRAILERS (BOBTAIL)
03	FARM TRCTR	FARM TRACTOR OR SELF-PROPELLED FARM EQUIPMENT
04	SEMI TRCV	TRUCK TRACTOR WITH TRAILER/MOBILE HOME IN TOW
05	TRUCK	TRUCK WITH NON-DETACHABLE BED, PANEL, ETC.
06	MOPED	MOPED, MINI-BIKE, SEATED MOTOR SCOOTER, MOTOR BIKE
07	SCHL BUS	SCHOOL BUS (INCLUDES VAN)
08	OTH BUS	OTHER BUS
09	MTRCYCLE	MOTORCYCLE, DIRT BIKE
10	OTHER	OTHER: FORKLIFT, BACKHOE, ETC.
11	MOTORHOME	MOTORHOME
12	TROLLEY	MOTORIZED STREET CAR/TROLLEY (NO RAILS/WIRES)
13	ATV	ATV
14	MTRSCTR	MOTORIZED SCOOTER (STANDING)
15	SNOWMOBILE	SNOWMOBILE
99	UNKNOWN	UNKNOWN VEHICLE TYPE

WEATHER CONDITION CODE TRANSLATION LIST

CODE	SHORT DESC	LONG DESCRIPTION
0	UNK	UNKNOWN
1	CLR	CLEAR
2	CLD	CLOUDY
3	RAIN	RAIN
4	SLEET	SLEET
5	FOG	FOG
6	SNOW	SNOW
7	DUST	DUST
8	SMOK	SMOKE
9	ASH	ASH