

Revised Submittal
Received via email
9/5/2024 - kmcd

Pinecrest Ridge Subdivision

Taxlot 1415270000204
Section 27 T.14S. R. 15E W.M.

Prineville, OR

Pinecrest Ridge, LLC
PO Box 890
Redmond, OR 97756

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Crook County Community Department Planning Division

300 NE 3rd Street, Room 12

Prineville Oregon 97754

Phone: 541-447-8156 / Fax: 541-416-3905

Subdivisions and Planned Unit Developments

(Incomplete applications will not be accepted)

RECORD NUMBER: 217-_____-_____-PLNG

#6420

NOTICE TO ALL APPLICANTS

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

PROPERTY OWNER

Last Name: Pinecrest Ridge, LLC First Name: _____
Mailing Address: PO Box 890
City: Redmond State: OR Zip: 97756
Day-time phone: (541) 548 - 4747 Cell Phone: (541) 420 - 4434
Email: dawson s @ barseven a . com

AGENT/REPRESENTATIVE

Last Name: Skidgel First Name: Dawson
Mailing Address: 8250 NW Madras Hwy
City: Prineville State: OR Zip: 97754
Day-time phone: () _____ - _____ Cell phone: (541) 420 - 4434
Email: dawson s @ barseven a . com

PROPERTY LOCATION

Township 14 South, Range 15 East WM, Section 27, Tax lot 1415270000 204
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
Township _____ South, Range _____ East WM, Section _____, Tax lot _____
(Add a sheet of paper if needed)

DEVELOPER'S NAME

Last Name: Bar Seven A Companies First Name: _____
Mailing Address: PO Box 890
City: Redmond State: OR Zip: 97756
Day-time phone: (541) 548 - 4747 Cell phone: (541) 420 - 4434
Email: dawsons@barsevena.com CCB # 133369

ENGINEER OR SURVEYOR

Firm Name: Tim Rouse Surveying Inc Contact Name: Tim Rouse
Mailing Address: 8630 SW Copley Rd
City: Powell Butte State: OR Zip: 97753
Day-time phone: (____) _____ - _____ Cell phone: (360) 607 - 1204

MORTGAGEE, if applicable

Firm Name: First Interstate Bank Contact Name: Travis Browning
Mailing Address: 154 SW 6th Street
City: Redmond State: OR Zip: 97756
Day-time phone: (541) 330 - 7554

Size of Property: 57 acres Zoning: R5
Physical Address: 2680 NW Pinecrest Drive Prineville, OR 97754

PROPOSED SUBDIVISION

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

Per Crook County Code (CCC) Title 17, the Crook County Planning Director shall schedule a meeting with the Subdivision Review Committee.

Subdivision Committee Review Date: _____
Proposed Number of Lots: 11
Proposed Number of Phases: 1
Proposed Name of Subdivision: Pinecrest Ridge

(All proposed subdivision names and road names must receive "tentative" approval by the Crook County Addressing Manager prior to submittal of this application.)

See Crook County Code (CCC) Title 17 ~ 17.12.060 for Subdivision Committee Review for applicable criteria.

Check Only One:

- Outline Development Plan
 Tentative Plan

Adequacy of Public Services, Water and Site Safety

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

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

Pinecrest Drive is an existing public road that approaches the property from the west. Pinecrest Drive extends from Rosewood Drive and Westwood Drive which are accessed from Huston Lake Road just west of the Cook County Landfill. If each house represents 4 trips per day by residents, we could expect an additional 44 trips per day with 11 new homes and residents utilizing the current road system.

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

Number of residences: 59
Number of businesses: _____

The subject road is a:

- ____ State Highway _____ County Maintained Road
 Public Road, not maintained by the county (*)
____ Private Road (*)

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

The subject road is designated as a:

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

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

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

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

If no, why not?

There is no road department or formal agreement for road maintenance in place for the existing road system in the neighborhood.

Describe what your source of domestic drinking water.

Individual wells or cisterns will be required to service the proposed lots as there is no available water system in place in the area.

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

The property is within the Crook County Fire Department's Fire Protection District. We also plan to thin the property of any loose brush or burnable debris to create less fire potential.

IRRIGATION WATER RIGHT

This section needs to be completed and signed by the appropriate irrigation district and/or water resources department.

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

- Central Oregon Irrigation District
- Ochoco Irrigation District
- Water Resources Department
- Other: _____

Does the property have irrigation water right? Yes ___ No .

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

If yes, what is the number of acres of irrigation water right? _____ acres.
Amount of water right acres to be transferred? _____

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

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

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

Watermaster Signature: _____ Date: _____

Print name: _____

Irrigation District Signature: *Bruce Stanton* _____ Date: *6/11/2024*

Print name: *Bruce Stanton* _____

(Use a separate sheet of paper if necessary)

COMMENTS: *[Signature]* _____

WILDLIFE WINTER RANGE / SENSITIVE BIRD HABITAT

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

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

Is the subject property located within a "Winter Wildlife" overlay zone?
Yes ___ No X

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

- Critical Deer Winter Range
- General Deer Winter Range
- Elk Winter Range
- Antelope Winter Range

Is the property located in within a "Sensitive Bird Habitat" overlay zone?
Yes ___ No X

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

ODF&W Signature: Janie Bowler Date: 6-11-24
Print Name: Janie Bowler Day-time Phone: 541-477-1185

Comments:

No concerns identified

(Use a separate sheet of paper if needed)

WEED CONTROL

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

Weed Master Signature: _____ Date: _____
Print Name: _____ Day-time Phone: _____

Comments:

(Use a separate sheet of paper if needed)

WILDLIFE WINTER RANGE / SENSITIVE BIRD HABITAT

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

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

Is the subject property located within a "Winter Wildlife" overlay zone?
Yes ___ No ___

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

- ___ Critical Deer Winter Range
- ___ General Deer Winter Range
- ___ Elk Winter Range
- ___ Antelope Winter Range

Is the property located in within a "Sensitive Bird Habitat" overlay zone?
Yes ___ No ___

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

ODF&W Signature: _____ Date: _____

Print Name: _____ Day-time Phone: _____

Comments:

(Use a separate sheet of paper if needed)

WEED CONTROL

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

Weed Master Signature: *Thomas Laird* Date: 6/13/2024

Print Name: Thomas Laird Day-time Phone: 541 619 9002

Comments:

No class-A noxious weeds

(Use a separate sheet of paper if needed)

SIGNATURES

I agree to meet the standards governing the laws for Subdivision and PUD's 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: *[Signature]* Date 6/14/24

Property Owner Signature: *Binny Skidgel* Date 6.14.24

Print name(S): Jessika Skidgel, Binny Skidgel

Agent/Representative Signature: *[Signature]* Date 6/14/24

Print name: Dawson Skidgel

(Note: If agent/representative is submitting your application on behalf of the property owner, the "Letter or Authorization" form must be completed and attached to this application)

APPLICATION REQUIREMENTS

1. A completed "Subdivision and PUD" application form with the appropriate signatures.
2. A copy of the Vicinity Map(s) and Tax Lot Card(s). (Available from the Crook County Assessor.)
3. A copy of the earliest deed or contract that describes the property in its current configuration. (Available from the Crook County Clerk's Office.)
4. Submit the correct application fee.
5. A Preliminary Title Report or Subdivision Guarantee for documentation of ownership. (Must be 6 months or newer from the filing date.)
6. Signature and comments from Oregon Department of Fish &W Wildlife regarding Wildlife Winter Range and Sensitive Bird Habitat.
7. Signature and comments from Crook County Weed Master.
- ~~8.~~ A signed copy of a "Statement of Understanding" (Form B).

9. A copy of the irrigation map for the area and historical water rights information on the subject property. (Available from the Irrigation District.)
10. A letter from the electric utility serving the area affirming the ability to serve the proposed dwelling.
11. A letter from any other appropriate utilities affirming their ability to serve the proposed dwelling, i.e., phone, gas, cable, etc.
12. A letter from the Fire District or other entity affirming that the district or entity is able to serve the proposed dwelling. If you are not in a fire protection district, provide a fire protection plan including water source and fire prevention.
13. A letter from the supplier of your domestic drinking water affirming the supplier's ability to provide water.
14. Where a tract of land is within the boundaries of an irrigation district, application shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the district Watermaster or his representative serving the Crook County area.
15. An approved Road Access Permit (Permanent and Temporary) for the proposed subdivision or planned unit development. (Applications for state, county maintained, or public roads can be picked up from the county planning department) (If utilizing a private easement provide a copy of a recorded document).
16. *ONE & Electronic* ~~Fifteen (15)~~ copies of the tentative plan. If submitting color maps as part of your burden of proof, ~~please submit 15 copies of each color map.~~
17. Names and addresses of the landowner, the partitioner, a mortgagee, if applicable, and the engineer or surveyor employed or to be employed to make necessary surveys and prepare the legal descriptions of each parcel to be created.
18. Plot Plan that includes north point, scale and date of map, and property identification by tax lot, section, township, and range.
19. Statement regarding past, present and intended use of the parcel(s) to be created, or the use for which the parcel(s) are to be offered.

20. A written "Burden of proof" statement stating how all of the applicable county code requirements will be satisfied by the subdivision or planned unit development.

21. A "Sign" application if proposing to place a sign with the name of the subdivision at the entrance of the proposed subdivision.

~~22.~~ Written documentation by the Addressing Manager giving "Tentative" approval of the proposed development, including road(s) names.

~~23.~~ If the subject property is located within a Flood plain or Flood way, submit the required "Flood Hazard" application. In addition, the necessary information as required by Chapter 15.08 for Flood Damage Prevention in the Crook County Code

SUPPLEMENTAL INFORMATION

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

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

APPLICABLE CRITERIA

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

subdivision shall be accompanied by an application for a subdivision as provided by the planning department, together with the appropriate fee.

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

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

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

ADDITIONAL INFORMATION OR ANALYSIS ADDRESSING THE CRITERIA

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



CROOK COUNTY FIRE & RESCUE

Est. 1884

June 11, 2024

Dawson Skidgel
Bar Seven A Companies
PO Box 890
Redmond, Oregon 97756

Mr. Skidgel,

This letter is to confirm the property located at tax lot 1415270000204, in Crook County, Oregon, is located within Crook County Fire and Rescue's fire protection district. The Fire District will respond to structure fire and other emergencies at this location.

Thank you,

A handwritten signature in blue ink, appearing to read 'R. Deboodt', is written over the 'Thank you,' text.

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



June 28, 2024

To Whom It May Concern:

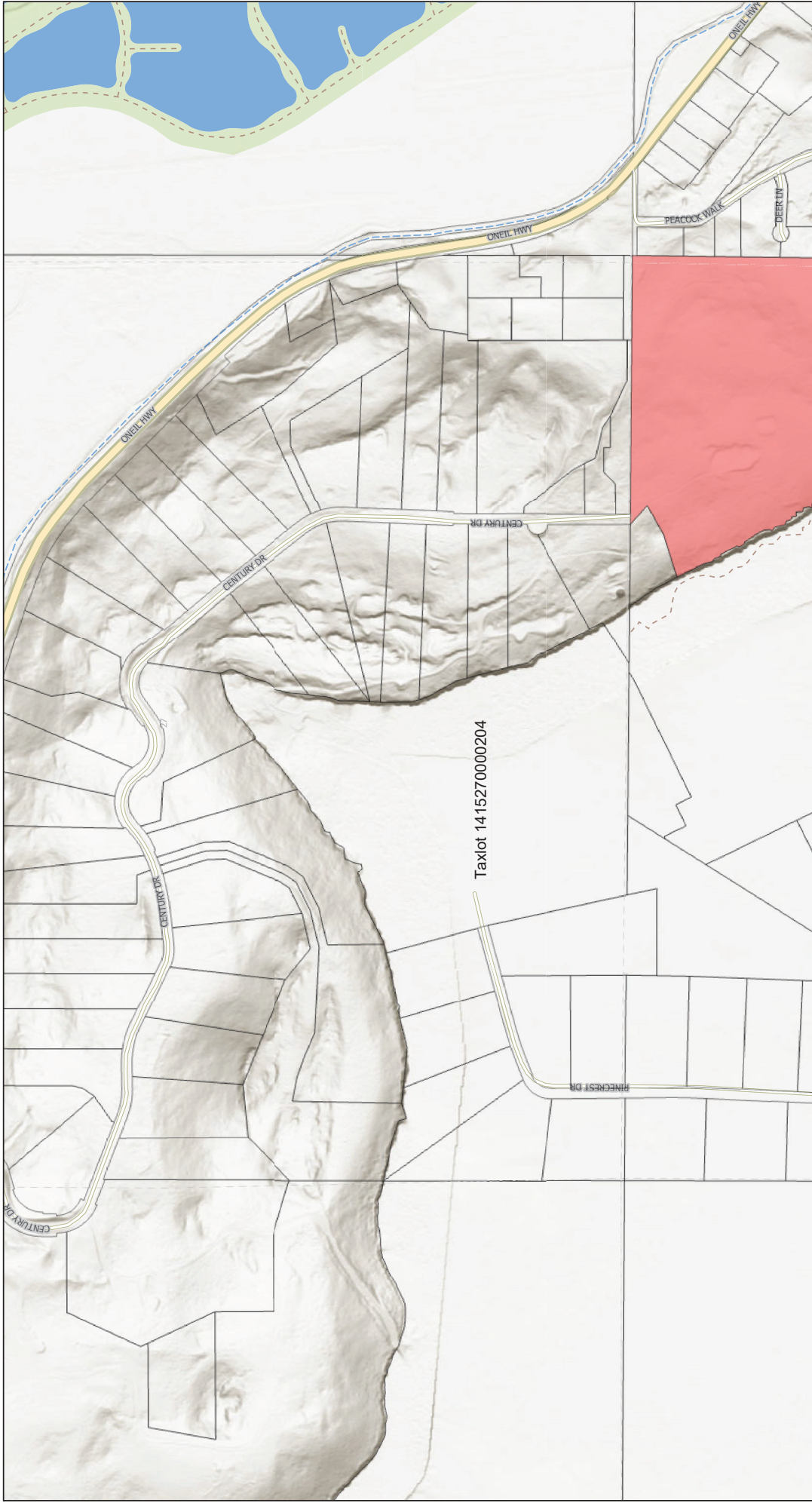
This is to advise you of our ability to provide electrical service to **{2680 NW PINECREST, PRINEVILLE OR}**. Pursuant with the Electric Service Regulations on file with the Oregon Public Utility Commission and upon completion of necessary contracts and agreements.

BRADLY ROBINSON
BRADLY ROBINSON, JOURNEYMAN ESTIMATOR

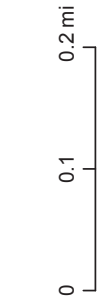
Ochoco Irrigation District



Crook County, Oregon

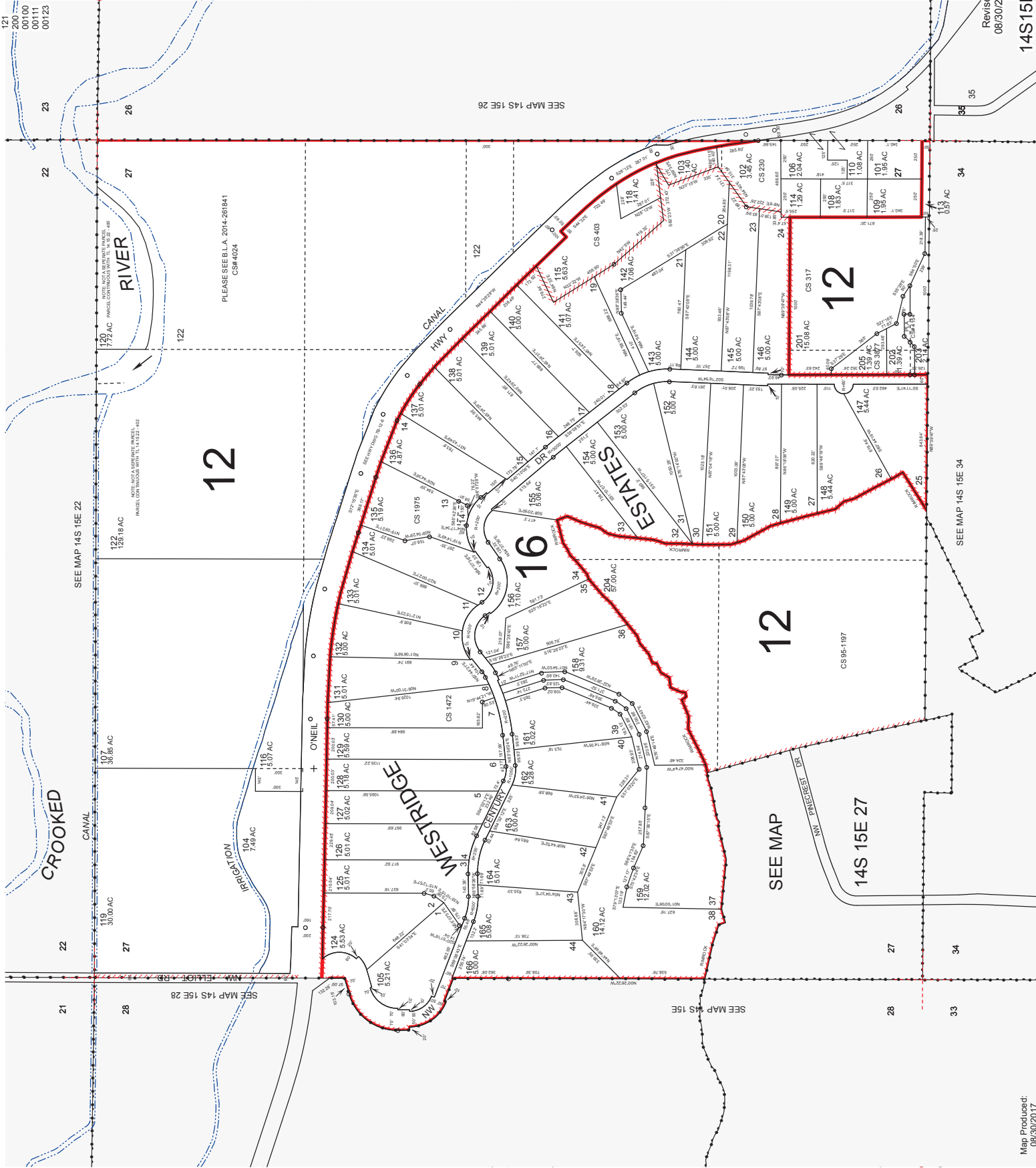
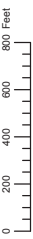


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1" = 400'

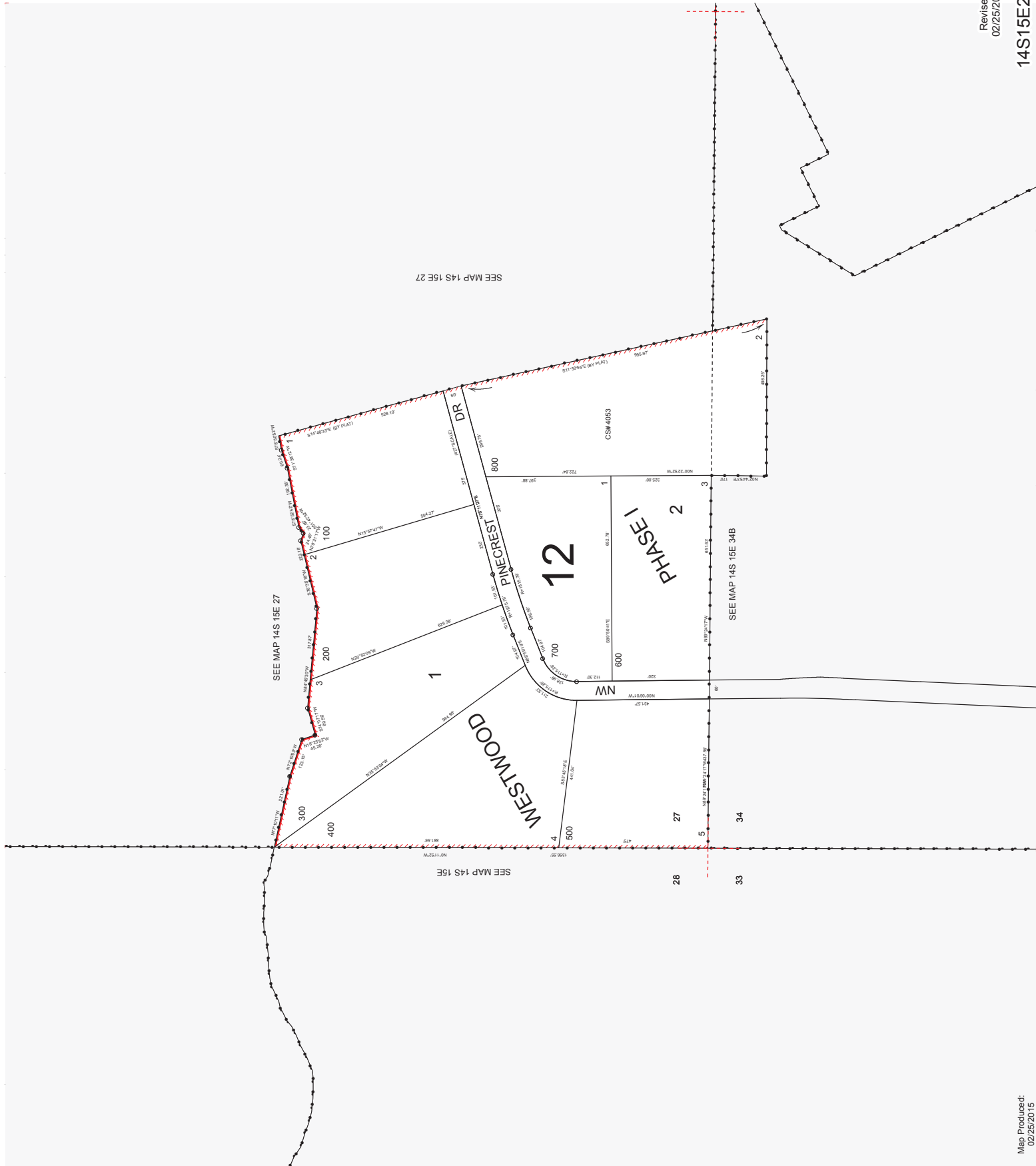
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



1" = 200'



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



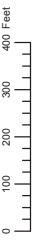
SEE MAP 14S 15E 27

SEE MAP 14S 15E 27

SEE MAP 14S 15E

SEE MAP 14S 15E 34B

1" = 200'



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 14S 15E

SEE MAP 14S 15E 34

SEE MAP 14S 15E 27C

SEE MAP 14S 15E 34C



Crook County Property Summary Report

Report Date: 6/7/2024 1:08:07 PM

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: PINECREST RIDGE LLC
Map and Taxlot: 14152700-00204-9345
Account: 9345
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year: 2023
Tax Code Area: 0012

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 57.00
Property Class: 400

Ownership

Mailing Address:
PINECREST RIDGE LLC
PO BOX 890
REDMOND, OR 97756-0193

Valuation

Real Market Values as of Jan. 1, 2024

Land \$419,590

Structures

Total \$419,590

Current Assessed Values:

Maximum Assessed \$88,420

Assessed Value \$88,420

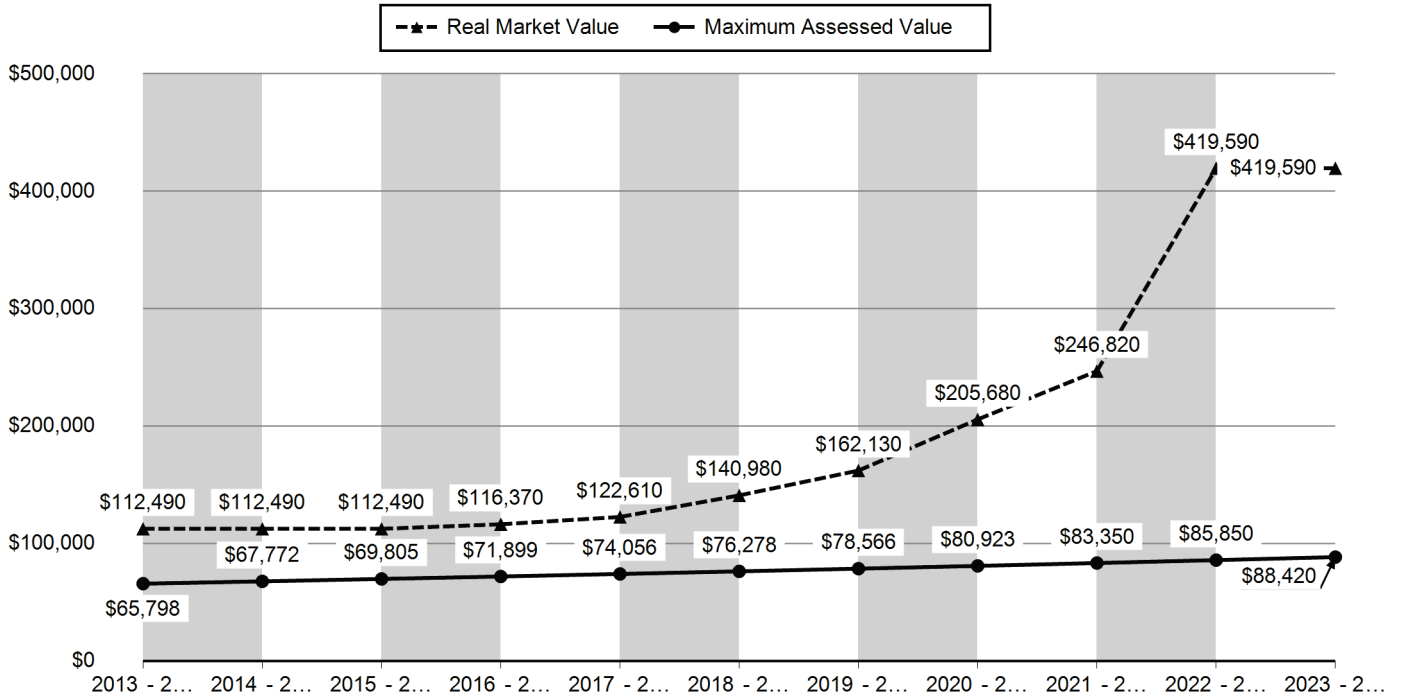
Veterans Exemption

Warnings, Notations, and Special Assessments

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

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
Real Market Value - Land	\$112,490	\$112,490	\$112,490	\$116,370	\$122,610
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$112,490	\$112,490	\$112,490	\$116,370	\$122,610
Maximum Assessed Value	\$65,798	\$67,772	\$69,805	\$71,899	\$74,056
Total Assessed Value	\$65,798	\$67,772	\$69,805	\$71,899	\$74,056
Exemption Value	\$0	\$0	\$0	\$0	\$0

2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
\$140,980	\$162,130	\$205,680	\$246,820	\$419,590	\$419,590
\$0	\$0	\$0	\$0	\$0	\$0
\$140,980	\$162,130	\$205,680	\$246,820	\$419,590	\$419,590
\$76,278	\$78,566	\$80,923	\$83,350	\$85,850	\$88,420
\$76,278	\$78,566	\$80,923	\$83,350	\$85,850	\$88,420
\$0	\$0	\$0	\$0	\$0	\$0



Error: Subreport could not be shown.

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
11/09/1994	CROOK COUNTY		\$26,000		1996-118418
06/05/2015	WASHINGTON FEDERAL SAVINGS	STONE JOE & NUSBAUM KIMBERLY	\$60,000		2015-268489
04/30/2004	KELLY, GORDON		\$120,000		2006-189893
04/01/2024	NUSBAUM KIMBERLY L	PINECREST RIDGE LLC	\$486,000		2024-326324

Structures

Land Characteristics

Land Description	Acres	Land Classification
Market	57.00	Mrkt

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.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Pinecrest Ridge, LLC
PO Box 890
Redmond, OR 97756

Crook County Official Records	2024-326324
DEED-D	
Pgs=2	04/01/2024 01:27:01 PM
\$10.00 \$2.00 \$11.00 \$10.00 \$61.00	\$99.00
\$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	



Until a change is requested all tax statements shall be sent to the following address:
Pinecrest Ridge, LLC
PO Box 890
Redmond, OR 97756
File No. 625212AM

STATUTORY WARRANTY DEED

Kimberly Nusbaum,

Grantor(s), hereby convey and warrant to

Pinecrest Ridge, LLC,

Grantee(s), the following described real property in the County of Crook and State of Oregon free of encumbrances except as specifically set forth herein:

Located in Crook County, Oregon:

A tract of land located in the South one-half of Section 27, Township 14 South, Range 15 East of the Willamette Meridian, Crook County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod at the Northeast corner of Lot 2, Block 2 of the plat "Westwood Phase 1"; thence along the East line of said plat North 14°48'33" West 588.19 feet to the Northeast corner of Lot 1, Block 1 of said plat, from which point a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." bears North 14°48'33" West 10.81 feet; thence North 12°26'38" East 21.11 feet, more or less, to the Valley Rim; thence along said rim as follows: North 65°54'01" East 190.36 feet; thence North 75°46'44" East 186.50 feet; thence North 68°18'05" East 178.75 feet; thence North 68°18'05"; thence North 39°11'07" East 191.65 feet; thence North 63°28'59" East 190.46 feet; thence North 48°58'48" East 195.09 feet; thence North 51°16'16" East 175.72 feet; thence North 53°44'53" East 183.46 feet; thence North 50°12'37" East 184.38 feet; thence North 78°26'34" East 152.34 feet; thence South 20°28'50" West 277.56 feet; thence South 10°30'41" West 214.03 feet; thence South 06°21'36" West 205.66 feet; thence South 02°31'45" West 228.58 feet; thence South 06°11'32" East 226.72 feet; thence South 27°21'21" East 212.84 feet; thence South 15°31'20" East 235.84; thence South 18°25'28" East 209.07 feet; thence South 26°15'41" East 220.25 feet; thence South 29°40'05" East 226.13 feet; thence South 32°13'45" East 5.84 feet along said Valley Rim; thence South 57°46'15" West to a 5/8 inch iron rod with a yellow plastic cap inscribed "ARMSTRONG LS1026" on the South line of said Section 27; thence along said South line North 89°25'41" West 1287.44 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the East line of said Lot 2; thence along said East line North 11°49'41" West 820.94 feet to the Point of Beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

1415270000204 9345

The true and actual consideration for this conveyance is \$486,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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

Dated this 28 day of March, 2024.

Kimberly Nusbaur
Kimberly Nusbaum

State of Oregon } ss
County of Clatsop }

On this 28 day of March, 2024, before me, Kellie Cobb a Notary Public in and for said state, personally appeared Kimberly Nasbaum, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kellie Cobb
Notary Public for the State of Oregon
Residing at: Lincoln
Commission Expires: 11/30/2027





AmeriTitle, LLC
150 NE Court St., Prineville, OR 97754
PHONE (541) 447-5181 FAX (541) 447-3371

March 27, 2024
File Number: 625212AM
Report No.: 2
Title Officer: Erin Harrison
Escrow Officer: Kellie Cobb



24 | 6:18 PM PD

PRELIMINARY TITLE REPORT

Property Address: 1415270000204, Prineville, OR 97754

Policy or Policies to be issued:

OWNER'S STANDARD COVERAGE
Endorsement: OTIRO 110 – No charge
Proposed Insured: **Pinecrest Ridge, LLC**

Liability
\$486,000.00

Premium
\$1,322.00

Local Government Lien Search

\$25.00

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of Old Republic National Title Insurance Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 22nd day of March, 2024 at 7:30 a.m., title is vested in:

Kimberly Nusbaum

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

File No. 625212AM
Page 2

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

6. [Taxes](#) assessed under Code No. 12 Account No. 9345 [Map](#) No. 1415270000204
The 2021-2022 Taxes: \$1,103.55, plus interest, unpaid.
7. Taxes assessed under Code No. 12 Account No. 9345 Map No. 1415270000204
The 2022-2023 Taxes: \$1,105.49, plus interest, unpaid.
8. Taxes assessed under Code No. 12 Account No. 9345 Map No. 1415270000204
The 2023-2024 Taxes: \$1,140.87, plus interest, unpaid.
9. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Ochoco Irrigation District .
(No inquiry has been made)
10. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
11. Reservation of coal, oil, gas and other minerals, including the terms and provisions contained therein, in deed from State of Oregon.
Recorded: November 22, 1948
[Book: 61, Page 424](#)

DS


4 | 6:18 PM F

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

File No. 625212AM
Page 3

12. Reservation of 1/2 interest in oil, gas and other minerals, including the terms and provisions contained therein, in deed from Myron A. Hager and Mary Ethel Hager, his wife.
Recorded: June 17, 1955
[Book: 74, Page 498](#)

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Re-recorded: June 29, 1955
[Book: 74, Page: 567](#)

13. Effect, if any, of an Assignment of Minerals, including the terms and provisions thereof,
Recorded: July 2, 1999
Instrument No.: [149522](#)
14. Effect, if any, of an Assignment of Minerals, including the terms and provisions thereof,
Recorded: November 12, 2004
Instrument No.: [195313](#)
15. Easement, including the terms and provisions thereof,
Recorded: August 24, 1992
Instrument No.: [105283](#)
16. Effect, if any, of a Mineral Deed, including the terms and provisions thereof,
Recorded: May 25, 2005
Instrument No.: [2005-200159](#)
17. Effect, if any, of a Mineral Deed, including the terms and provisions thereof,
Recorded: January 3, 2006
Instrument No.: [2006-207025](#)
18. Effect, if any, of a Statement of Claim, including the terms and provisions thereof,
Recorded: June 1, 2006
Instrument No.: [2006-210534](#)
19. Effect, if any, of a Mineral Deed, including the terms and provisions thereof,
Recorded: March 30, 2009
Instrument No.: [2009-233742](#)
20. Effect, if any, of a Mineral Deed,
From: Eleanor Carol Sasaki aka Eleanor Gilmour Sasaki
To: Rebecca Lynne Lane
Recorded: October 10, 2017
Instrument No.: [2017-283138](#)
21. The Company will require verification the Operating Agreement of Pinecrest Ridge, LLC is in full force and effect, includes all amendments and that it has not been revoked or terminated.
22. According to the available County Assessor's Office records, the Land is purported to have no improvements and/or is non-owner occupied. Upon confirmation that the seller's identity has been verified, the Company may amend this Preliminary Title Report to add, among other things, additional exceptions or requirements.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Bar Seven A Companies Inc

File No. 625212AM
Page 4

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: This Report No. 2 was updated to reflect the following changes:

1. Update buyer
2. Bring report to current plant date

 DS

024 | 6:18 PM PDT

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

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Page 5

EXHIBIT "A"
LEGAL DESCRIPTION

Located in Crook County, Oregon:

A tract of land located in the South one-half of Section 27, Township 14 South, Range 15 East of the Willamette Meridian, Crook County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod at the Northeast corner of Lot 2, Block 2 of the plat "Westwood Phase 1"; thence along the East line of said plat North 14°48'33" West 588.19 feet to the Northeast corner of Lot 1, Block 1 of said plat, from which point a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." bears North 14°48'33" West 10.81 feet; thence North 12°26'38" East 21.11 feet, more or less, to the Valley Rim; thence along said rim as follows: North 65°54'01" East 190.36 feet; thence North 75°46'44" East 186.50 feet; thence North 68°18'05" East 178.75 feet; thence North 68°18'05"; thence North 39°11'07" East 191.65 feet; thence North 63°28'59" East 190.46 feet; thence North 48°58'48" East 195.09 feet; thence North 51°16'16" East 175.72 feet; thence North 53°44'53" East 183.46 feet; thence North 50°12'37" East 184.38 feet; thence North 78°26'34" East 152.34 feet; thence South 20°28'50" West 277.56 feet; thence South 10°30'41" West 214.03 feet; thence South 06°21'36" West 205.66 feet; thence South 02°31'45" West 228.58 feet; thence South 06°11'32" East 226.72 feet; thence South 27°21'21" East 212.84 feet; thence South 15°31'20" East 235.84; thence South 18°25'28" East 209.07 feet; thence South 26°15'41" East 220.25 feet; thence South 29°40'05" East 226.13 feet; thence South 32°13'45" East 5.84 feet along said Valley Rim; thence South 57°46'15" West to a 5/8 inch iron rod with a yellow plastic cap inscribed "ARMSTRONG LS1026" on the South line of said Section 27; thence along said South line North 89°25'41" West 1287.44 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at the East line of said Lot 2; thence along said East line North 11°49'41" West 820.94 feet to the Point of Beginning.

Pinecrest Ridge Subdivision Preliminary Plat

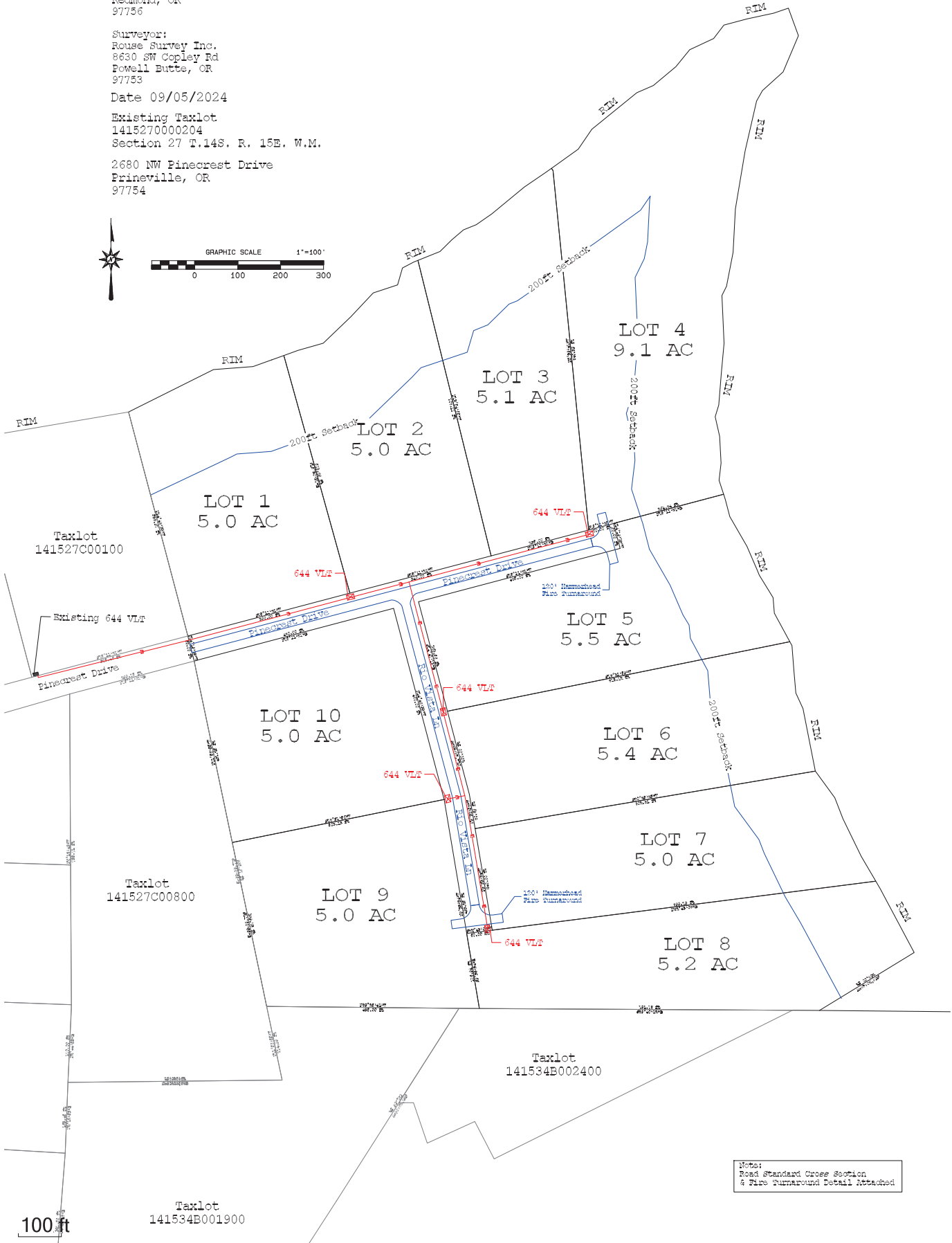
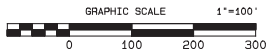
Property Owner:
Pinecrest Ridge, LLC
PO Box 890
Redmond, OR
97756

Surveyor:
Rouse Survey Inc.
8630 SW Copley Rd
Powell Butte, OR
97753

Date 09/05/2024

Existing Taxlot
141527000204
Section 27 T.14S. R. 15E. W.M.

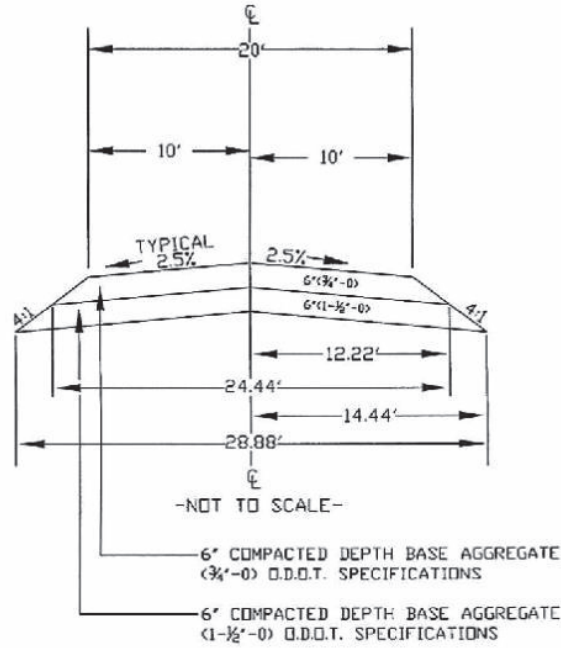
2680 NW Pinecrest Drive
Prineville, OR
97754



Notes:
Road Standard Cross Section
& Park Roundabout Detail Attached

Exhibit D

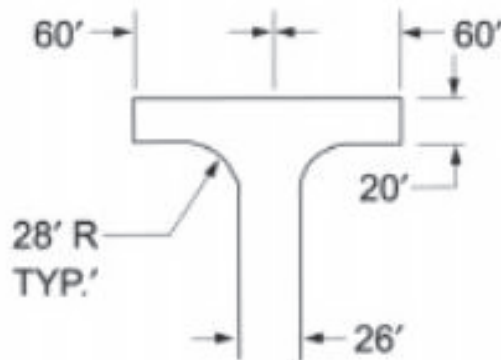
ROADS WITH 0-20 PADT SHALL BE BUILT ACCORDING TO THE FOLLOWING STANDARD:



DESIGN NOTES:

1. ROCK AND COMPACTION SHALL CONFORM TO OREGON DEPARTMENT OF TRANSPORTATION (O.D.D.T.) SPECIFICATIONS.
2. SHOULDER ROCK FILLET RADIUS AT INTERSECTIONS SHALL BE 15 FEET.
3. DRIVEWAY CULVERTS SHALL BE 18" DIAMETER CORRUGATED METAL PIPE 30 FEET MINIMUM LENGTH UNLESS OTHERWISE APPROVED IN WRITING BY THE CROOK COUNTY ROAD MASTER.
4. ALL CONSTRUCTION SHALL BE SUBJECT TO CROOK COUNTY ROAD MASTER INSPECTION AND APPROVAL.

FIRE TURNAROUND DETAIL



120' HAMMERHEAD

Pinecrest Ridge Subdivision

Taxlot 1415270000204

Statement Regarding Past, Present & Intended Use of Parcel

Past Uses

Taxlot 1415270000204 borders the Westwood Phase 1 subdivision that was approved and established 1972 according to the taxlot history ledgers available through Crook County. It was formerly a part of Taxlot 1415270000200 according to the Official Record of Descriptions of Real Property, Ledger 9345. There is no information available for what the property has been used for in the past other than it was in EFU-2 zoning and was eventually re-zoned into R-5 sometime from 1977 to 1981.

There has not been any permitted structures or utilities on the property. There is an existing well that is not functional on the property which will need to be abandoned per DEQ standards. There have been some temporary structures on the parcel in the recent past, of which have all been removed. These structures included a metal frame canopy shelter, a small log structure that was not completed with 4ft tall walls. These have all been removed from the parcel and there is no remaining debris or materials from either of these items on the parcel.

Present Use

There is no current use in effect on the parcel and it currently stands bare of improvements other than a gravel driveway extending off of the end of Pinecrest Drive. The present state of the parcel is vegetation consisting of juniper trees and sagebrush as is typical in the Central Oregon region sitting on top of a rimrock bluff. There appears to be 1-1.5ft of soil on top of a hardpan layer on much of the site based on some test pits around the parcel. As you get closer to the rimrock, the soil depth decreases, which is typical.

Future Use

The intended future use is to subdivide the existing parcel into 10 parcels ranging from 5 acres up to 9 acres in size. This will add a nice variety of buy and build options to the current real estate market of lots that are close to town. This size of lot is very desirable to many prospective buyers looking to live out of town, but remain close to amenities while having a bit of privacy and elbow room. There is pretty views of the Crooked River valley looking out over Prineville to the east and looking out over the Oneil Hwy to the north. These views will add to the desirability of the lots for prospective buyers looking to obtain their dream home build site.

Please reach out to us if there are any questions pertaining to intended use of this parcel as described in this application for a subdivision.

Thank you,

Dawson Skidgel
541-420-4434
dawsons@barsevena.com

Pinecrest Ridge Subdivision

Taxlot 1415270000204

Burden of Proof Statement

General

After careful consideration of Crook County Development Code Title 17, we, the developers of taxlot 1415270000204 are proposing an 10 parcel subdivision consisting of 5 acre (+/- 5%) parcels, have come to the conclusion that this proposed subdivision complies with these requirements. We do not make this statement light heartedly and believe we have done our due diligence to make sure this proposal abides by the regulatory requirements and is a good fit for our local community. The various sections contained within this document address our review and analysis of Title 17 sections and how our proposal has complied with each section.

Preliminary Plat Requirements

We have contained within this submittal package a preliminary subdivision plot plan to show the layout of the proposed subdivision including the applicable information as required by section 17.20.050 "Information on Plat." Upon tentative approval of the preliminary plat and subdivision, we will have the lots surveyed and monuments placed and recorded by a licensed land surveyor as described in section 17.20.040 "Monumentation Requirements."

Supplemental Information with Plat

A title report has been included with this submittal package as well as a subdivision guarantee report for all interested parties in the premises. A survey date sheet for the final lines and monuments will be provided with the submission of the final plat prior to the County's technical review. The record of descriptions of real property from the County Assessor's Office has been included.

Commission Approval of the Plat

Roads for public use as shown on the preliminary plat are dedicated without reservation or restriction other than reversionary right upon vacation of such road for public utilities. There are no improvements required to any existing public roads, utilities or easements involved with this proposed subdivision.

Statement regarding domestic water supply: No domestic water supply facility will be provided to the purchaser of any lot depicted in the proposed plat and it will be the purchaser's responsibility to install a well or cistern for their personal use.

Statement regarding sewage disposal system: No sewage disposal facility will be provided to the purchaser of any lot depicted in the proposed plat and it will be the purchaser's responsibility to install an onsite septic system. Feasibility studies stating onsite septic system approval by the County will be conducted and provided to the purchaser of any lot depicted in the proposed plat.

Design Standards

The proposed subdivision will have some minor public road construction consisting of approximately 1,860 ft of 0-20 PADT per the attached detail Exhibit D from Title 17 Chapter 17.36. One section of road will be an extension of existing Pinecrest Drive that approaches the proposed subdivision from the west with a rough width of 20 ft gravel driving surface. The other section of new road will be an intersecting road built to the same standards.

Pinecrest Ridge Subdivision

We intend to construct a 20 ft wide drive surface within a 60 ft wide right of way allowing for power facilities to be installed within the right of way to extend to each lot. The existing property is fairly flat which will not require any large cuts or fills to achieve grades. The existing vegetation will be removed and subgrade compacted before placement of baserock aggregates per the detail.

Improvements

The only improvements to take place for this proposed subdivision are the roadway as described in the previous section and power facilities. One street sign will be necessary to mark the new road intersecting Pinecrest Drive.

The power facilities are provided by Pacific Power and Lighting and will consist of approximately 2,100 ft of trenching and conduit and 6 utility vaults. These facilities will be installed by the developer and inspected by Pacific Power. There is no fiber optic or telephone facilities in the area available to the proposed subdivision.

There is no existing water, sewer or storm facilities in the bordering Westwood Phase 1 Subdivision or near the proposed subdivision. The intent of this proposed subdivision is to replicate the existing Westwood Phase 1 Subdivision in like and kind with similar lot size, road access and utilities.

Conclusion

Thank you for your time and consideration of this proposed subdivision application. We strive to meet all required standards and provide all of the information necessary for an adequate review of our application. Please reach out to us if there is anything more that needs to be addressed pertaining to Title 17 of the Crook County Development Code and this application.

Thank you,

Dawson Skidgel
541-420-4434
dawsons@barsevena.com

Pinecrest Ridge Subdivision

Taxlot 1415270000204

Subdivision Committee Review

General

After careful consideration of Crook County Development Code Title 17, we, the developers of taxlot 1415270000204 are proposing an 10 parcel subdivision consisting of 5 acre (+/- 5%) parcels, have come to the conclusion that this proposed subdivision complies with these requirements. We do not make this statement light heartedly and believe we have done our due diligence to make sure this proposal abides by the regulatory requirements and is a good fit for our local community. The following sections contained within this document address the factors for consideration by the Subdivision Review Committee as described in Section 17.12.060 "Committee Review Factors."

Preliminary Plat Requirements

We have contained within this submittal package a preliminary subdivision plot plan to show the layout of the proposed subdivision including the applicable information as required by section 17.20.050 "Information on Plat." Upon tentative approval of the preliminary plat and subdivision, we will have the lots surveyed and monuments placed and recorded by a licensed land surveyor as described in section 17.20.040 "Monumentation Requirements."

Supplemental Information with Plat

A title report has been included with this submittal package as well as a subdivision guarantee report for all interested parties in the premises. A survey date sheet for the final lines and monuments will be provided with the submission of the final plat prior to the County's technical review. The record of descriptions of real property from the County Assessor's Office has been included.

Commission Approval of the Plat

Roads for public use as shown on the preliminary plat are dedicated without reservation or restriction other than reversionary right upon vacation of such road for public utilities. There are no improvements required to any existing public roads, utilities or easements involved with this proposed subdivision.

Conformance to the Zoning Ordinance

The current zoning of the property for the proposed subdivision is R5 (residential 5 acre). No re-zoning would be necessary for the proposed subdivision as the proposed subdivision would be creating 5 acre parcels from the original 57 acre parcel. All of the surrounding parcels, except for 2 parcels to the south owned by the county (zoned EFU2), are also zoned R5. The proposed subdivision complies with the county zoning ordinance and matches that of the surrounding parcels.

Quantity & Quality of Existing or Proposed Water Supply

There are some existing wells in the neighborhoods surrounding the proposed subdivision ranging from 180ft to 600ft in depth. There is no public water supply available to the area from the city or any private utility. The proposed subdivision will require individual lot owners to have a well or cistern installed to supply their home with potable drinking water.

Pinecrest Ridge Subdivision

Statement regarding domestic water supply: No domestic water supply facility will be provided to the purchaser of any lot depicted in the proposed plat and it will be the purchaser's responsibility to install a well or cistern for their personal use.

Adequacy of the Existing or Proposed Sewage Disposal System

No public sewage disposal system exists in or around the area proposed for this subdivision. Each parcel will need to have an onsite disposal system to service each residence built on the individual parcels. This is typical of the surrounding area and other neighborhoods.

Statement regarding sewage disposal system: No sewage disposal facility will be provided to the purchaser of any lot depicted in the proposed plat and it will be the purchaser's responsibility to install an onsite septic system. Feasibility studies stating onsite septic system approval by the County will be provided to the purchaser of any lot depicted in the proposed plat.

Adequacy of Public Services

Schools

This proposed subdivision will be increasing the area population by potentially 11 households. We do not believe this increase will overwhelm the Crook County School District. According to [statista.com](https://www.statista.com/statistics/718084/average-number-of-own-children-per-family) the average number of children under 18 per household was 1.94 in 2023 (www.statista.com/statistics/718084/average-number-of-own-children-per-family). With that, there could potentially be 22 new kids that would be attending school within the Crook County School District. These kids could range anywhere from babies to 18 years of age. The current student body of the district is 3,216 according to an article from U.S. News (<https://www.usnews.com/education/k12/oregon/districts/crook-county-sd-105199>). 22 new students would be an increase of less than 1% to the district.

The location of this subdivision would put any of these kids that fall into the age of elementary school into the Crooked River Elementary area according to the CCSD Elementary School Zones map (<https://www.crookcountyschools.org/about/maps/>). Kids in the middle school age would attend Crook County Middle School and those in highschool ages would be enrolled into Crook County High School. Of course we do not know what types of households will actually end up living at these parcels and how these numbers will be effected so these are just simple projections.

Police

This subdivision does not fall under the city police jurisdiction and would be served by the Crook County Sheriff's Office. The Sheriff's Office is comprised of over 55 full time law enforcement and support personnel according to the Sheriff's Office webpage available at <https://co.crook.or.us/sheriff>. Based on the US Census Bureau QuickFacts for Crook County, as of July 1, 2023 the population was 26,952 (<https://www.census.gov/quickfacts/crookcountyoregon>). That would mean there is around 490 county residents per Sheriff's Office personnel. If you remove the rough 10,000 residents within Prineville, then there is approximately 308 residents to Sheriff's Office personnel. That would increase by approximately .8 residents per Sheriff's Office personnel with this subdivision if each household was comprised of 4 people new to the county.

Pinecrest Ridge Subdivision

Fire

Crook County Fire and Rescue would be the servicing fire department to this area for the proposed subdivision. The nearest station, Station 1201, is located 500 NE Belknap Street in Prineville which is approximately 7.4 miles or roughly 18 minutes average drive according to Mapquest.com. The alternative station to respond would be Station 1202 which is located at 8900 SW Reif Road in Powell Butte. This station is located approximately 14.1 miles away or an average drive of 26 minutes.

Health

The nearest hospital for residents of this proposed subdivision is located at 384 SE Combs Flat Road in Prineville. This location is approximately 9 miles away which is an average of 21 minutes to drive according to Mapquest.com. Specialty care not offered by the Prineville location is available in Redmond which is approximately 33 minutes away or in Bend approximately 46 minutes away.

Roadways

The existing roadway to access this subdivision is approximately 2.25 miles of public gravel roadway off of SW Houston Lake Road. Westwood Drive goes north from Houston Lake Road for approximately .5 miles and there are 5 parcels along this section of roadway (1 owned by Pacific Power and 1 owned by Crook County). Westwood Drive turns into Rosewood Drive where it heads east for approximately .33 miles with 5 parcels accessing it. Pinecrest Drive heads north from Rosewood Drive for approximately 1.75 miles and provides access to another 52 parcels including the one for this proposed subdivision.

There is a total of 59 existing residential lots with 34 dwellings utilizing the existing road system as described. 60 counting our lot which does not have a residence on it currently. With the approval of this subdivision and the addition of 10 lots, there would be a total of 70 residential parcels with access required through this road system. There is no homeowner's association or road board that currently exists in the neighborhood. The roads are not county maintained either. The residents currently work it out among themselves to do any maintenance on the roads and any financial responsibility as well.

The proposed subdivision will have some minor public road construction needed consisting of approximately 1,860 ft of 0-20 PADT per the attached detail Exhibit D from Title 17 Chapter 17.36. One section of road will be an extension of existing Pinecrest Drive that approaches the proposed subdivision from the west with a rough width of 20 ft gravel driving surface. The other section of new road will be an intersecting road built to the same standards.

We intend to construct a 20 ft wide drive surface within a 60 ft wide right of way allowing for power facilities to be installed within the right of way to extend to each lot. The existing property is fairly flat which will not require any large cuts or fills to achieve grades. The existing vegetation will be removed and subgrade compacted before placement of baserock aggregates per the detail.

Pinecrest Ridge Subdivision

Existing Parcel Conditions (looking west)



Parks

There are no parks in the neighborhood or public land access for recreating. There are 17 parks including sports fields, swimming pools and bike trails located within Prineville, which would be the closest location for recreational activities (<https://www.cityofprineville.com/parksites>). There are walking trails located at the Crooked River Wetlands Complex which are only 1.2 geographical miles away, but without direct access require an 8.6 mile or 18 minute drive according to Mapquest.com.

Effect of the Development on the Scenic or Natural Beauty

The existing parcel consists of sage brush and juniper trees sitting atop a rimrock ridge overlooking the city of Prineville to the east and the Crooked River/Oneil Hwy valley to the north. This parcel provides excellent views from this point. Per code, any buildings will be required to be setback from the rim 200 feet. This will reduce obstruction of the skyline view from elsewhere looking at this parcel by buildings constructed on these parcels proposed by this subdivision.

Most people like to keep trees as a natural barrier between them and their neighbors. In most rural developments similar to this proposed one, it seems vegetation is maintained as much as possible beside where construction for buildings, utilities and driveways needs to occur. Even with the proposed development of this parcel, we believe a lot of the natural vegetation will remain. Because of the zoning and approved land use, this parcel cannot be cleared to establish fields for irrigating where complete clearing would be required.

Pinecrest Ridge Subdivision

Overview of Parcel (looking northwest)



Rimrock, Vegetation, Existing Conditions (eastern boundary)



Pinecrest Ridge Subdivision

Location of Development in Relation to Possible Land Use Conflicts

As previously stated in the section titled, "Conformance to the Zoning Ordinance," the existing parcel is zoned R5 and all of the surrounding parcels besides those to the south owned by the County (zoned EFU2) are also zoned R5. We do not see any potential land use conflicts with this proposed subdivision considering the zoning and surrounding properties.

Nearby Industry

There is a tire disposal facility to the west approximately .25 miles from the proposed development with multiple residential parcels between that facility and the proposed development. The Crook County Landfill is approximately .75 miles south of the proposed development with multiple EFU2 zoned parcels between the landfill and the proposed development. The Facebook Data Center is located directly east of the landfill approximately 1.36 miles from the proposed development. The Prineville Airport sits south of the landfill approximately 1.8 miles from the proposed development. Surrounding these 3 locations is commercial/industrial zoned land with business residents.

The City of Prineville Water Treatment plant is located approximately 2 miles to the southeast across the Oneil Highway from the proposed development. There is a couple of log processing yards located approximately 2 miles to the north of the proposed development. There is multiple aggregate mining sites located 1.25-2 miles to the northeast from the proposed development. The City of Prineville Railroad is 1.75 miles away to the north and 1.5 miles away toward the northeast from the proposed development. All of these nearby industry uses have multiple farmland parcels, county and highway corridors between them and the proposed development.

Possible Adverse Effects on the Development by Natural Hazards

The proposed development is located atop the rimrock approximately 300-400 feet above the river valley. Flooding is not a concern for any portion of this proposed development. The parcel is relatively flat on the top and is on rock so slides caused from erosion are not a concern to any of the proposed parcels that would be created from this subdivision. The rimrock poses the only potential concern, which is addressed by code requirements of building setbacks of 200 feet from the rimrock edge protecting them from any concern of the edge fracturing and falling off at all.

Possible Adverse Effects of the Development on Adjacent or Area Agriculture

As previously stated in the section titled, "Conformance to the Zoning Ordinance," the existing parcel is zoned R5 and all of the surrounding parcels besides those to the south owned by the County (zoned EFU2) are also zoned R5. The County owned parcels are currently unused for any agricultural uses as far as farming or livestock operations. The existing parcel for consideration of the proposed development is sort of landlocked by existing residential properties directly to the north, east and west as well as the rimrock band making up the northern and eastern property boundaries. Given this existing scenario, we do not see any potential adverse effects resulting from this proposed subdivision on any of the surrounding or area agricultural, grazing, forestry or industrial lands and operations.

Design and Development for Retention of the Maximum Vegetation and Other Natural Amenities

The existing parcel consists of sage brush and juniper trees sitting atop a rimrock ridge. For the proposed development, roadways will need to be cleared of vegetation for construction. That would require approximately 1,860 feet x 60 feet area to be cleared. The existing parcel has an existing clearing approximately 100 feet wide spanning from the west boundary to the east boundary of the

Pinecrest Ridge Subdivision

property. We intend to utilize this existing clearing to incorporate into the roadway area reducing the amount of clearing needed by about 50% for the new portion of roadway to be constructed.

Individual parcels are not intended to be cleared as part of this proposed subdivision. Any clearing for home building sites would be on the individual purchasers and would be out of our control at that point. Most people, however, seem to like to keep trees as a natural barrier between them and their neighbors. In most rural developments similar to this proposed one, it seems vegetation is maintained as much as possible beside where construction for buildings, utilities and driveways needs to occur. Although we cannot speak for any purchaser of any proposed parcels resulting from this proposed development, this would be our assumption based on other similar areas.

Even with the proposed development of this parcel, we believe a lot of the natural vegetation will remain. Land will likely not be cleared to establish fields for irrigating or any other industrial use that would require complete land clearing. It is not necessarily easy or cheap to remove large trees and requires a lot of physical labor or access to heavy equipment which the average homeowner may not have or be willing to do.

Possible Environmental Damage to the Area

The existing parcel for consideration of the proposed development is sort of landlocked by existing residential properties directly to the north, east and west as well as the rimrock band making up the northern and eastern property boundaries. As confirmed by the attached Oregon Department of Fish and Wildlife statement regarding winter wildlife and sensitive bird habitat, this parcel does not pertain to either of these items. There are no natural or manmade bodies of water located on the existing parcel that will be disturbed. The only natural feature that is part of the parcel is the rimrock band, which will not be disturbed by the proposed development.

Possible Conflicts with Easement

There are no recorded easements within the existing parcel allowing public access or any utility companies access on or through any portion of the parcel. The county owned property to the south of the existing parcel in consideration of this proposed development does not border any roads that would allow anyone from the public to lawfully access those properties. There should be no reason for the public to access our parcel or for anyone to access those county parcels through our existing parcel or the proposed parcels resulting from this subdivision. The rimrock to the north and the east provides a natural barrier preventing physical access from those residential properties to this existing parcel. But again, no easement currently exists nor is one proposed to allow access to anyone and should not be an issue regarding approval of the proposed development.

Unusual Conditions of the Property Involved

We do not believe there is anything unusual regarding this property prohibiting construction. Two factors on the property are the rimrock band and subsurface rock. Per code requirements, buildings will have to be setback 200 feet from the rimrock edge. Subsurface rock is typical of the Central Oregon area and typically is considered a sound surface to build foundations on. Rock hammering to break rock to achieve excavation grades will be required depending on finish floor elevations desired by the individual builders on each parcel and will likely be required for utility line installations as well.

The property is relatively flat so no stepped foundations or retaining walls should be required to build on the parcels resulting from the proposed development. The water table is deep on this existing parcel because it sits 300-400 feet above the river valley below so it will not be an issue for construction.

Pinecrest Ridge Subdivision

Marketable Title

A title report has been included with this submittal package showing marketable title as well as a copy of the statutory warranty deed for the existing parcel. Pinecrest Ridge, LLC owns the property and First Interstate Bank holds a mortgage on the subject property. A survey date sheet for the final lines and monuments will be provided with the submission of the final plat prior to the County's technical review. The record of descriptions of real property for the existing parcel from the County Assessor's Office has been included.

Adequate Financial Arrangements for On-site and Offsite Improvements

The only improvements to take place for this proposed subdivision are the roadway as described in the previous section titled, "Adequacy of Public Services – Roadways," and power facilities to service each parcel. We own Bar Seven A Companies in Redmond and we perform construction services including mass excavation and grading, utility construction and paving baserock placement and finish grading. We intend to contract Bar Seven A Companies to construct the gravel roadway needed and excavate, install conduit and backfill the trenches necessary for the installation of power infrastructure.

We supply gravel for most of our construction projects we perform such as this. The power facilities are provided by Pacific Power and Lighting and will consist of approximately 2,100 ft of trenching and conduit and 6 utility vaults. These facilities will be installed by us, the developer and inspected by Pacific Power. There is no fiber optic or telephone facilities in the area available to the proposed subdivision. We will have to purchase conduit and concrete vaults for the power infrastructure for which, we have cash on hand budgeted for these items.

Evidence That Each Parcel Can Be Used for the Purpose Intended and Offered

Each parcel, upon final platting will remain R5 zoning and available for sale. Each parcel will have minimum 60 foot road frontage per code giving them direct access to the road system and power facilities. Septic feasibility studies provided to the purchasers will show the allowable system that can be installed on the parcels. Individual purchaser's will be responsible for building permits required from the County when they are ready to take that step.

Agreements or Bylaws to Provide for Management, Construction, Maintenance of Common Facilities

There is currently no existing home owner's association (HOA), covenants, conditions and restrictions (CC&R's) or road department in the existing neighborhood or subdivision. We do not plan on establishing any HOA or special CC&R's for this new development as it would be too isolated without the rest of the "community" involved. This new development will have .34 miles of roadway compared to 2.25 miles in the remainder of the "community" in which a new HOA would not be able to control without everyone else's involvement. The current residents handle maintenance of the road amongst themselves without a formal agreement.

Protective Covenants or Deed Restrictions

There is currently no CC&R's in this area and we do not intend to create any for the new development. There is no specific protections we feel need to be established with these parcels. We intend to provide parcels available that are similar to those surrounding them.

Conclusion

Thank you for your time and consideration of this proposed subdivision application. We strive to meet all required standards and provide all of the information necessary for an adequate review of our

Pinecrest Ridge Subdivision

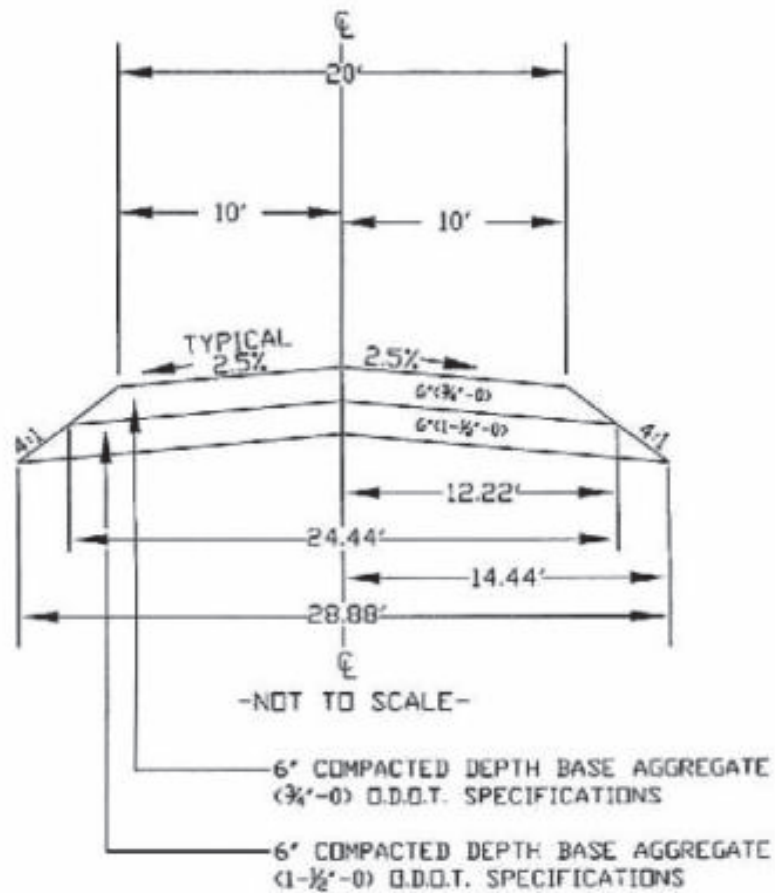
application. Please reach out to us if there is anything more that needs to be addressed pertaining to Title 17 of the Crook County Development Code and this application.

Thank you,

Dawson Skidgel
541-420-4434
dawsons@barsevena.com

Exhibit D

ROADS WITH 0-20 PADT SHALL BE BUILT ACCORDING TO THE FOLLOWING STANDARD:



DESIGN NOTES:

1. ROCK AND COMPACTION SHALL CONFORM TO OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) SPECIFICATIONS.
2. SHOULDER ROCK FILLET RADIUS AT INTERSECTIONS SHALL BE 15 FEET.
3. DRIVEWAY CULVERTS SHALL BE 18" DIAMETER CORRUGATED METAL PIPE 30 FEET MINIMUM LENGTH UNLESS OTHERWISE APPROVED IN WRITING BY THE CROOK COUNTY ROAD MASTER.
4. ALL CONSTRUCTION SHALL BE SUBJECT TO CROOK COUNTY ROAD MASTER INSPECTION AND APPROVAL.