

Hannah Elliott

From: Katie McDonald
Sent: Wednesday, July 9, 2025 1:12 PM
To: Hannah Elliott
Subject: Fw: Updated Mueller Tentative Map
Attachments: 1620 7-9 Tentative Map.pdf

Received by CCCD
7/9/2025 prior to hearing

From: Jordan Fletcher <jordanfletcher60@yahoo.com>
Sent: Wednesday, July 9, 2025 1:01 PM
To: Katie McDonald <Katie.McDonald@crookcountyor.gov>
Subject: Updated Mueller Tentative Map

Hi Katie,

I have attached an updated version of the tentative map for Mueller. It shows the bus turnout, the easement instruments we discussed and the road design for 21-99 PADT. I will bring extra copies to the meeting this afternoon. Please let me know if there is any other information you will need from us for the meeting.

Thanks,

Jordan Fletcher
Kelso Land Surveying, LLC.
765 NW Third Street
Prineville, OR 97754
(510) 846-5536

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

LEGEND

- SET 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KELSO LS2796".
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AS&E" AS PER C.S. 1018 BY DAVID B. ARMSTRONG, LS 1026, RECORDED JANUARY 18, 1989.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARMSTRONG LS 1026" AS PER PARTITION PLAT NO. 1991-25, C.S. 1188, RECORDED OCTOBER 28, 1991.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARMSTRONG LS1026" AS PER PARTITION PLAT NO. 1997-30 BY DAVID B. ARMSTRONG, LS 1026, RECORDED NOVEMBER 17, 1997.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORNERSTONE SURVEYING INC." AS PER PARTITION PLAT NO. 2007-23 BY JACK L. WATSON, LS 2734, RECORDED JULY 2, 2007.
- FOUND 3-1/4" BRASS CAP BY B.L.M. CADASTRAL SURVEYORS, PERPETUATION OF EARLIER ESTABLISHED MONUMENT BY PRIVATE SURVEYORS.
- FOUND 2-1/2" BRASS CAP AS PER THE PLAT OF IDLEWAY ACRES BY LAURENCE C. STRATTON, PE 4503, RECORDED MARCH 15, 1963.
- ⚡ OVERHEAD POWER POLE
- ① PROPERTY OWNER INFORMATION

ADJOINING PROPERTY OWNERS				
NO.	NAME	ADDRESS	TAX LOT	WELL LOG
1	IAN SHIDELER	10111 SE PRAIRIE SCHOONER RD. PRINEVILLE, OR 97754	161717C000100	X
2			161717C000200	X
3			161717C000300	
4	LINDA GEHLAN	7940 SW 191ST AVE BEAVERTON, OR 97007	161720A002600	X
5	GRANT & TRACY HAMILTON TRUST	60825 RAIN TREE DR. BEND, OR 97702	161720B000100	
6	AARON & LACEY HARTMANN	PO BOX 1509 TERREBONNE, OR 97760	161720B000200	
7	JOSEPH SCHOLL	177 KIRLEY GULCH RD. CARMEN, ID 83462	161720B000300	X
8	ASHLEE & MATTHEW FRASER	14199 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000400	
9	JASON & DAWN WILSON	14225 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000500	X
10	LORETTA RISER	14247 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000600	
11	DAVID BACA	14281 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000700	
12	RICHARD BANKS	10721 SE MCCREARY LN. BORING, OR 97009	161720B000800	X
13	SCOTT & ANNA CORRBETT	14349 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000900	X
14	RICHARD BUCKNELL	12133 LEWIS LN. NAMPA, ID 83686	161720B001000	
15	CROOK COUNTY	300 NE THIRD ST. PRINEVILLE, OR 97754	161720B001200	
16			161720B001300	X
17	JOHN LINDSEY	PO BOX 829 PRINEVILLE, OR 97754	161720B001400	
18	KIPLING & CRYSTAL SWEET	14547 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B001500	
19			161720B001600	
20	WRIGHT ROBERT & KATHERINE REV. TRUST	14532 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B008300	X
21	TRACY HUGHES & THOMAS ARANT	1779 SW LOCKWOOD CT. SHERWOOD, OR 97140	161720B008402	X
22	RICHARD & JEANETTE DOANE	10900 BETHEL RD. AMITY, OR 97101	161720B008403	X

OWNER OF RECORD
SEAN AND SHAWNTELLE MUELLER
PO BOX 2707
BIG FORK, MT 59911
(406) 250-1986

SUBDIVIDER
SEAN AND SHAWNTELLE MUELLER
PO BOX 2707
BIG FORK, MT 59911
(406) 250-1986

UTILITIES SERVICING SUBJECT PROPERTY
ELECTRICAL - CENTRAL ELECTRIC COOPERATIVE, INC.

PHONE - QUEST

GAS - NO GAS AVAILABLE

WATER - NO WATER UTILITY

SEWER - NO SEWER UTILITY

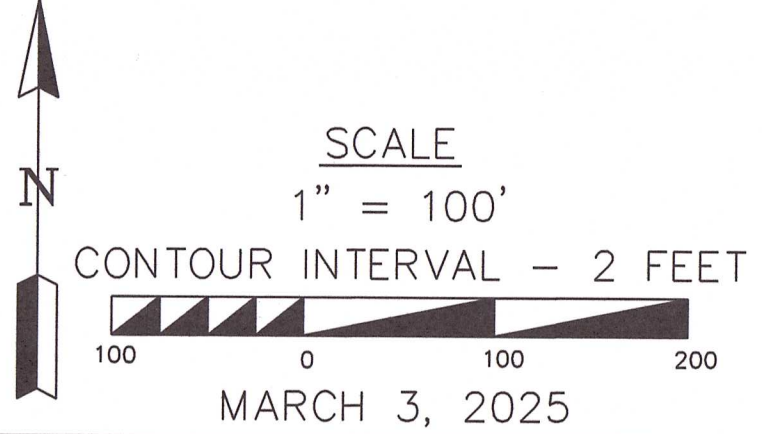
FIRE PROTECTION - JUNIPER CANYON FIRE PROTECTION DISTRICT

WATER SERVICE FOR PROPOSED LOTS

EACH PROPOSED LOT WILL BE SERVICED BY INDIVIDUAL DOMESTIC WELLS.

SEPTIC SERVICE FOR PROPOSED LOTS

EACH PROPOSED LOT WILL BE SERVICED BY INDIVIDUAL SEPTIC TANKS AND SEPTIC DRAINFIELDS.

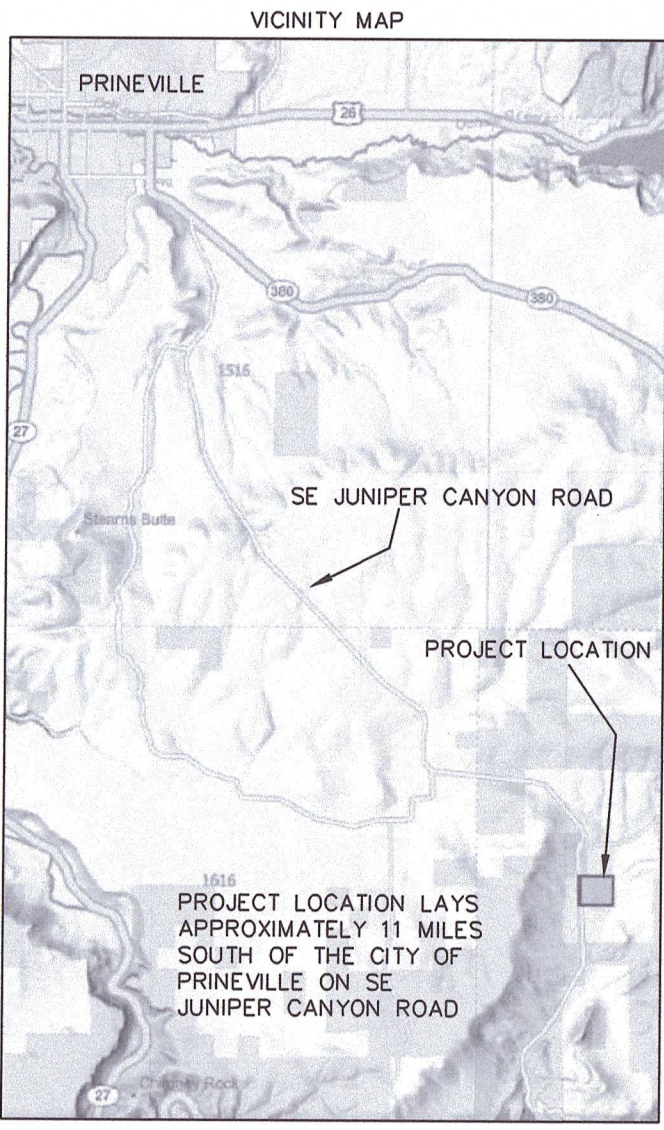


MARCH 3, 2025

ACCESS

EACH LOT WILL BE SERVED BY THE PROPOSED PUBLIC ROAD - SOUTHEAST MUELLER COURT. THE PROPOSED ROAD WILL BE CONSTRUCTED TO COUNTY STANDARDS BASED ON THE ROAD CROSS-SECTION AND THE PROPOSED HORIZONTAL AND VERTICAL ALIGNMENTS AS SHOWN HEREON.

A PROPOSED ROAD MAINTENANCE AGREEMENT IS INCLUDED WITH THIS APPLICATION AND WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.



PREPARED FOR
SEAN AND SHAWNTELLE MUELLER
PO BOX 2707
BIG FORK, MT 59911
(406) 250-1986

PREPARED BY
KELSO LAND SURVEYING, LLC.
765 NW THIRD STREET
PRINEVILLE, OR 97754
(541) 420-8057

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GREGORY R. KELSO
JANUARY 21, 1987
2796
Reviews 6/30/27

SHEET 2 OF 2
W.O. 1620