



# Josephine County, Oregon

## PLANNING

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## DETERMINATION OF AUTHORIZED LOT OR PARCEL

**OWNER(S):** Gold River Ranch, LLC  
PO Box 1022  
Hughson, CA 95326

**RECEIVED**

**LEGAL DESCRIPTION:** 39-08-27, Tax Lots (TL) 1000, 1003, 1200  
39-08-34, TLs 100, 300, 403, 404

AUG 30 2016

TAX LOT	1000	1003	1200	100	300	403	404
ACCOUNT NO.	R330692	R336692	R330696	R331036	R331040	R346271	R346272
INSTRUMENT	PP	PP	WD	WD	WD	PP	PP
I.D. NO.	1994-3	1994-3	172/125	172/125	287/184	2010-01	2010-01
DATE	1/28/ 1994	1/20/ 1994	3/9/ 1954	3/9/ 1954	3/30/ 1960	1/25/ 2010	1/25/ 2010
ACCESS	500 Martin Rd	Martin Rd	Martin Rd	500 Martin Rd	2700 Rockydale Rd	385 Martin Rd	355 Martin Rd
SIZE	96.00	84.00	80.00	80.00	39.74	5.00	9.82
ZONING	EF	EF	EF	EF	EF	EF	EF
DWELLING/DATE	1954	NO	NO	1900	NO	NO	NO
DEVELOPMENT PERMIT For Dwelling	79-198	NO	NO	NO	79-199	NO	NO
LEGAL	YES	YES	POT w/100	POT w/ 1200	YES	YES	YES

WD – Warranty Deed    B&S – Bargain & Sale    EF – Exclusive Farm Zone    PP – Partition Plat

## ORDINANCE REVIEW:

### Pre-July 1, 1973 (ORS 215.010)

- Created by a deed or contract in its present size and configuration or in a size or configuration which resulted from a subsequent lawful line adjustment.
- If described in a deed or contract with another parcel, the description must separately describe the parcels (e.g., "Lot 1, Lot 2" or "Parcel A, Parcel B").
- Parcels created by request are legal if followed by actual residential construction.
- There are no minimum parcel size or access requirements.

### July 1, 1973 to July 13, 1978 (ORS 215.010)

- Created by deed or contract in its present size and configuration or in a size or configuration which results from a subsequent lawful line adjustment, and
- Fronts a street for at least 25', and
- Meets the minimum parcel size rule at the time of its creation.



- If described in a deed or contract with another parcel, the description must separately describe the parcel(s).
- Parcels created by request are legal if the requested parcel is later recognized by a residential development permit and followed by actual residential construction.
- Parcels created by lien foreclosure are legal without regard to zoning rules.

**After July 13, 1978** (ORS 215.010 & 92.010)

- All new parcels must be created by an approved partition or subdivision application.
- Parcels created by lien foreclosure are legal without regard to zoning rules.

**PROPERTY HISTORY:**

The above-referenced properties have been zoned Exclusive Farm since 1973. Tax Lots (TL) 1000 and 1003 were legally created by Partition Plat No. 1994-3 in January of 1994. TLs 1200 and 100 were created prior to zoning laws by Warranty Deed in March of 1954 as a single parcel. TL 300 was created by Warranty Deed in March of 1960, again prior to zoning laws. TLs 403 and 404 were created by Partition Plat No. 2010-01 in January of 2010.

**PLANNING DIRECTOR DETERMINATION:** The Planning Director has determined that the parcels identified by the Assessor as 39-08-27, TLs 1000 and 1003 are single, legal parcels; the parcels identified as 39-08-27, TL 1200 and 39-08-34, TL 100 are a single legal parcel or Part-of-Total (POT); and the parcels identified as 39-08-34, TLs 300, 403, and 404 are single legal parcels

PLANNER: Grace M. Zilverberg  
Grace M. Zilverberg, Planner III

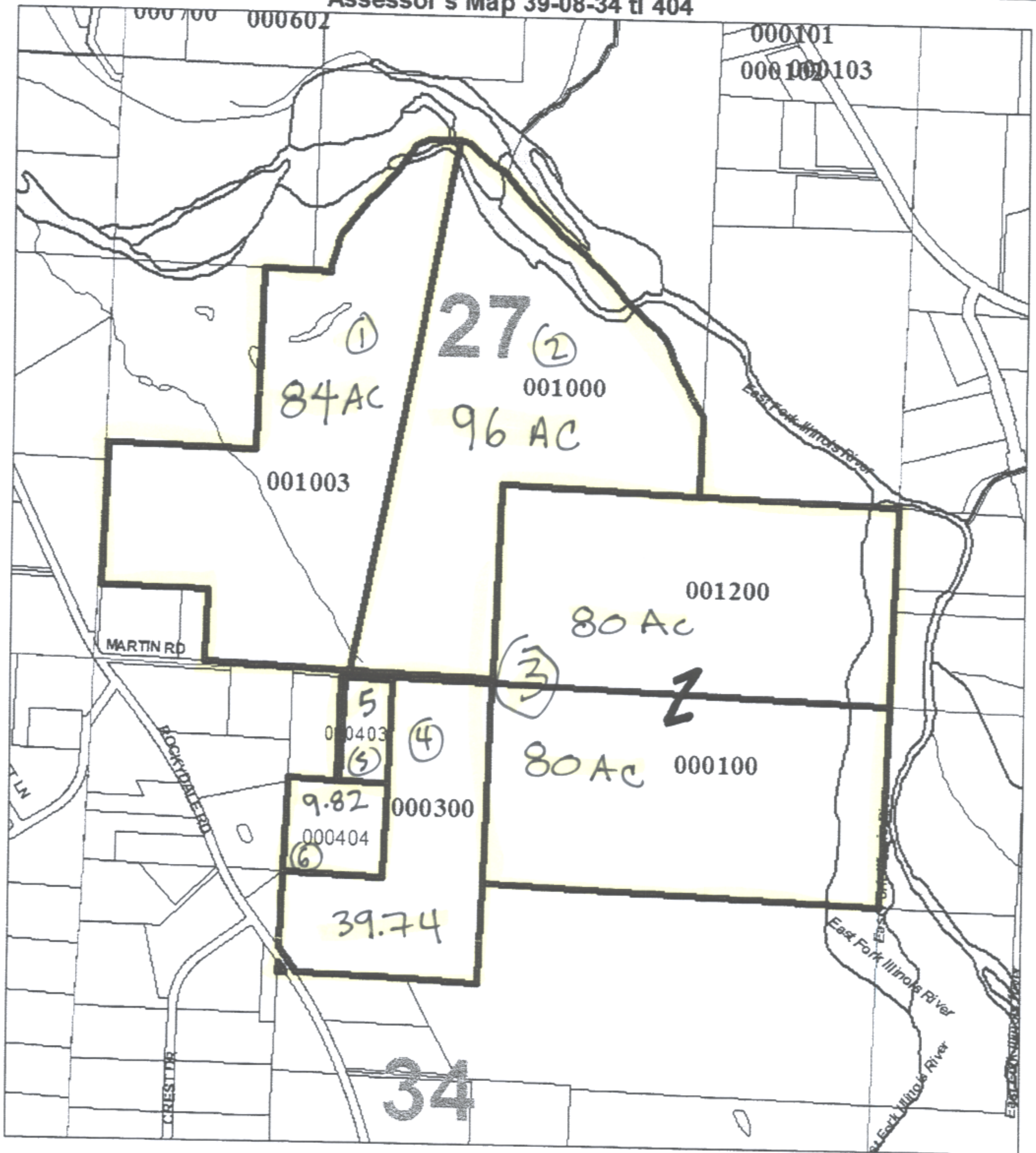
DATE: August 23, 2016

Enclosure: Map

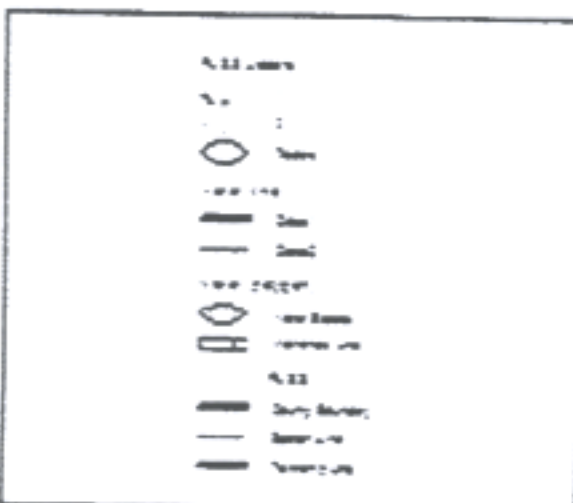
cc: Assessor's Office  
Rich Holstrom, Applicant



# Assessor's Map 39-08-34 tl 404



## Legend



900 0 900 1800 Feet

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Scale  
1:10557



## Locator Map

