

# 3555 OAK GROVE

## OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE KELLERWILLIAMS REALTY LAND LUXURY INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# AGENT INFORMATION



JENNIFER BLAKE

jennifer.blake@kw.com

541-619-7041

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330





# HOME + LAND



- 3544 SqFt
  - 4 Bedrooms, 3 Bathrooms
- Custom Built Home
- Balcony View Off Primary Bedroom
- Laundry Shoot in Primary
- Wrap Around Covered Patio
- Double Hung Windows
- AGA Cast Iron Oven
- New Dishwasher
- New Garbage Disposal
- New Heat Pump
- 81.45 Acres
- EFU 80
- Cherry Trees
  - Approx. 40 Acres of Queen Ann Cherries
- Grass Seed Ground / Vineyard Possibility
  - Currently Leased Until 2026
- Gorgeous Valley Views!





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# OUTBUIDINGS



- Training Barn
  - 21,384 Total SqFt
  - Covered Arena
    - 80 x 180
  - 16 Noble Stalls
    - 12 x 12 w/ Automatic Waterers
  - 2 Grooming Stalls
  - Built 2012
  - Sand Footing
  - Laundry Room with Utility Sink
  - Half Bath
  - Viewing Room with Partial Kitchen
  - Heated Tack Room
  - Grain Room
  - Hot and Cold Wash Rack
  - 6 Paddocks
    - 4 Ft No Climb Horse Fencing and Single Strand Hotwire
  - Separate Meter
  - RV Dump Station
- Loft Barn
  - 2,280 SqFt
- General Purpose Shop with Fuel Storage
  - 1,836 SqFt
- General Purpose Building
  - 224 SqFt
- General Purpose Shed
  - 168 SqFt





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# MAPS



**Oregon  
Farm & Home**  
★ BROKERS ★

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# LIST PACKS







## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **444464**

Tax Lot: **74 400 1301**

Owner: Mountain Spring Farms LLC

CoOwner:

Site: 3555 North Oak Grove Rd

Rickreall OR 97371

Mail: 3555 North Oak Grove Rd

Rickreall OR 97371

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:07S R:04W S:04 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$1,334,050.00**

Market Land: **\$443,260.00**

Market Impr: **\$890,790.00**

Assessment Year: **2022**

Assessed Total: **\$570,303.00**

Exemption:

Taxes: **\$6,948.63**

Levy Code: 1325

Levy Rate: 12.5469

### PROPERTY CHARACTERISTICS

Year Built: 2006

Eff Year Built: 2006

Bedrooms: 4

Bathrooms: 3

# of Stories:

Total SqFt: 3,544 SqFt

Floor 1 SqFt: 1,934 SqFt

Floor 2 SqFt: 1,610 SqFt

Basement SqFt:

Lot size: 79.61 Acres (3,467,811 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air Heat & Cooling

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 13J - Central School District

Census: 1140 - 020500

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 04/01/2004

Sale Amount:

Document #: 4905

Deed Type: Deed

Loan

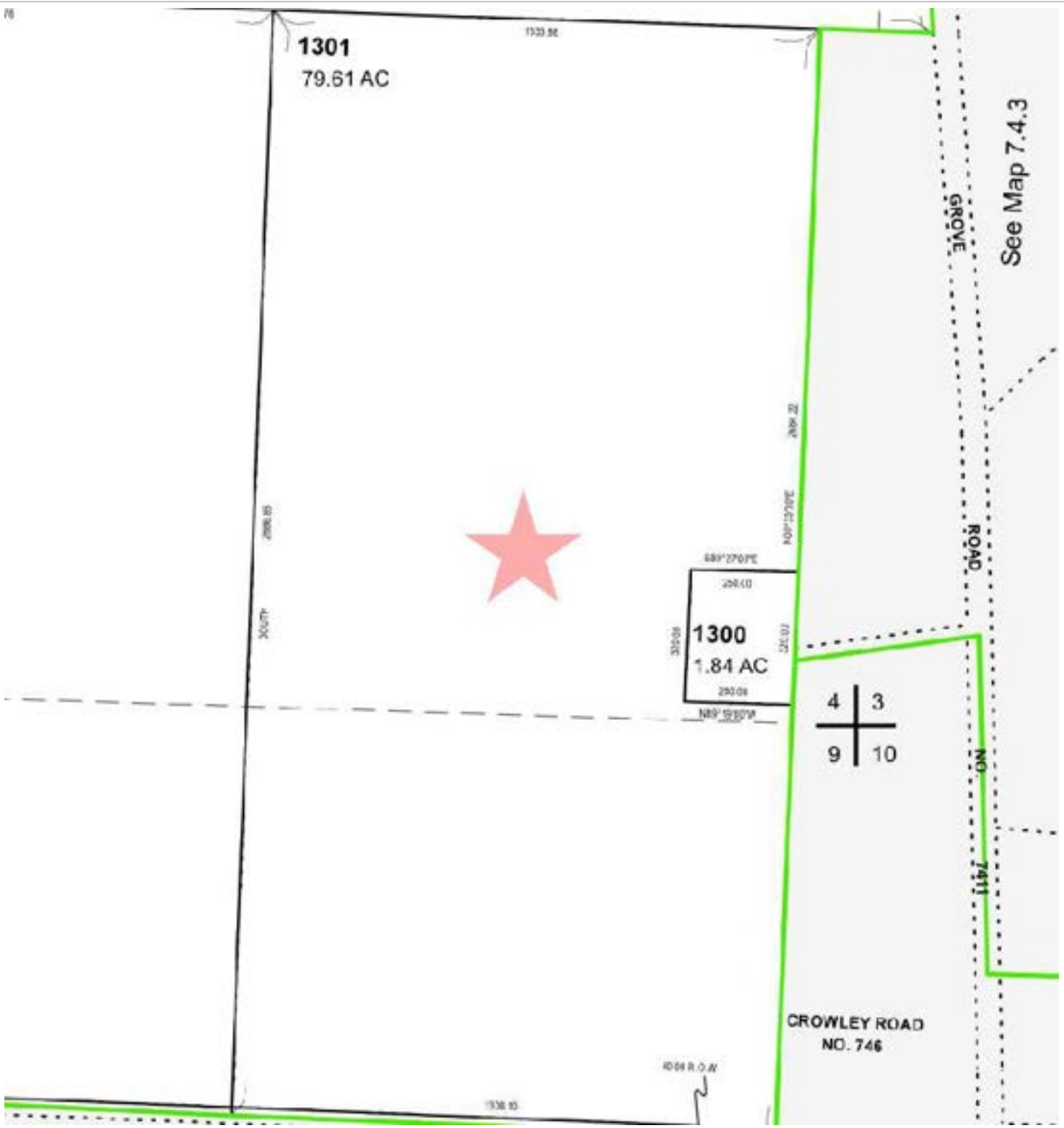
Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



**Fidelity National Title**

Parcel ID: 444464

Site Address: 3555 North Oak Grove Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



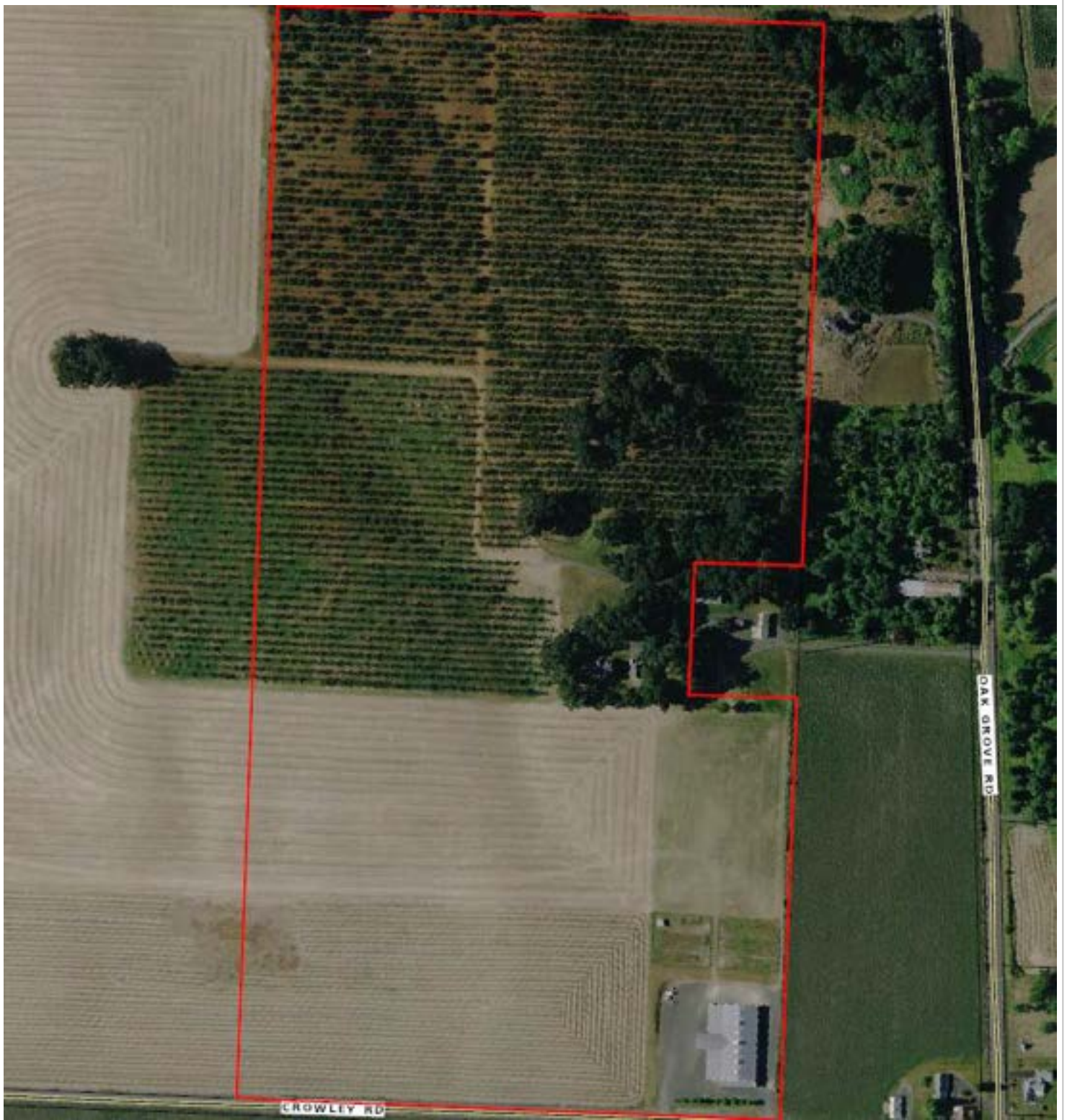


**Parcel ID: 444464**

**Site Address: 3555 North Oak Grove Rd**

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Aerial Map



**Fidelity National Title**

**Parcel ID: 444464**

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# Flood Map



**Fidelity National Title**

Parcel ID: 444464

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# POLK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

September 7, 2022 2:12:44 pm

Account # 444464  
Map # 074040001301  
Code - Tax # 1325-444464

Tax Status ASSESSABLE  
Acct Status ACTIVE  
Subtype NORMAL

Legal Descr See Record

Mailing Name MOUNTAIN SPRING FARMS, LLC

Deed Reference # 2004-4905

Agent

Sales Date/Price 03-30-2004 / See Record

In Care Of

Appraiser HEATER, RANDY

Mailing Address 3555 NORTH OAK GROVE RD  
RICKREALL, OR 97371

Prop Class 551 MA SA NH Unit  
RMV Class 501 04 26 000 10839-5

Situs Address(s)	Situs City
ID# 1 3555 NORTH OAK GROVE RD	RICKREALL

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1325 Land	480,450			Land	0
Impr.	960,130			Impr.	0
<b>Code Area Total</b>	1,440,580	691,190	570,303		0
<b>Grand Total</b>	1,440,580	691,190	570,303		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1325	1	<input checked="" type="checkbox"/>		EFU	Farm Site	109	A	1.00	B1	006*	12,750
1325	1	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	0.50	B3	006*	4,410
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	6.20	H2	006*	62,850
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	11.12	H3	006*	84,850
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	55.45	H4	006*	278,030
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	5.34	H7	006*	7,560
1325					OSD - AVERAGE - SA	100					30,000
<b>Grand Total</b>								79.61			480,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
1325	2		301	GP SHED		100	168			1,410
1325	4	2012	302	LEAN-TO		100	1,120			14,950
1325	5	2009	140	Residential Other Improvements		111	840			156,480
1325	3	2012	331	ARENA		100	21,384			244,160
1325	1	2006	153	Two story		111	3,544			543,130
<b>Grand Total</b>									27,056	960,130

### Exemptions / Special Assessments / Potential Liability

#### NOTATIONS:

- FARM POT'L ADD'L TAX LIABILITY
- EOLA-AMITY HILLS AVA ADDED 2018  
EOLA-AMITY HILLS AVA -- Mass insert by Helion

Comments: Septic system for this house is actually on TL 1300, per owner. Value shown on this TL. DS 4/08



**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC  
3555 NORTH OAK GROVE RD  
RICKREALL OR 97371

Tax Account #	444464	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	3555 NORTH OAK GROVE RD RICKREALL OR 97371	Interest To	Sep 15, 2022

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,948.63	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,717.72	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,534.59	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,352.63	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,369.35	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,290.36	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,954.39	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,834.77	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,498.73	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,521.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,399.45	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,285.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,205.65	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,153.93	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,923.13	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$407.78	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.75	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$419.77	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$431.60	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.58	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$391.87	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$345.52	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.15	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.89	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$301.28	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.27	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.33	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$334.90	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.92	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.97	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.42	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$488.56	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$451.85	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$311.81	Nov 15, 1988
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC  
3555 NORTH OAK GROVE RD  
RICKREALL OR 97371

Tax Account #	444464	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	3555 NORTH OAK GROVE RD RICKREALL OR 97371	Interest To	Sep 15, 2022

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
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AFTER RECORDING, RETURN TO:

Clark B. Williams  
Heltzel, Upjohn, Williams, Yandell & Roth, P.C.  
PO Box 1048  
Salem, OR 97308-1048

Consideration: None

Send Tax Statements to:

Mountain Spring Farms, LLC  
3555 Oak Grove Road  
Rickrealt, OR 97371

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2004-004905



\$36.00

00104090200400049050030037

04/01/2004 10:32:22 AM

REC-BS Cnt=1 Stn=1 A. CAPTAIN  
\$15.00 \$10.00 \$11.00

### BARGAIN AND SALE DEED

RICHARD A. MARX and BARBARA J. MARX, as Grantors,

convey to

MOUNTAIN SPRING FARMS, LLC, an Oregon limited liability company, as Grantee,

the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Duly executed March 30, 2004.

Richard A. Marx  
Richard A. Marx

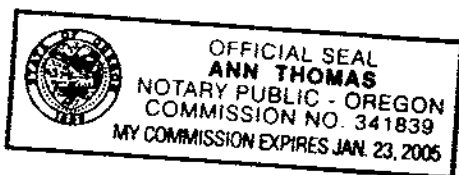
Barbara J. Marx  
Barbara J. Marx

GRANTORS

Marion County, Oregon - ss.

On this 30<sup>th</sup> day of March, 2004, personally appeared RICHARD A. MARX and BARBARA J. MARX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Ann Thomas  
Notary Public for Oregon

My commission expires 1/23/2005



PARCEL I:

Beginning at an iron pipe set 2409 feet North 00°03' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; running thence North 00°08' East 2644.0 feet to an anchor post at the Northwest corner of the Richard McMahan Donation Land Claim No. 40 in said Township and Range; thence East 132.0 feet to an anchor post; thence North 00°08' East 958.0 feet to the center of Section 4, Township 7 South, Range 4 West in said Township and Range; thence South 89°55' West along the one-quarter Section line extending East and West through said Section 4, 2076.87 feet to a point marking the Northeast corner of that certain tract of land conveyed to Ivan B. Arnold, et ux, by deed recorded October 27, 1958, in Volume 168, Page 303, Deed Records for Polk County, Oregon; thence South 01°20' West 1953.55 feet to an iron pipe; thence South 00°05' East 604.0 feet to an iron pipe; thence North 88°38' East 168.70 feet to an iron pipe; thence South 03°30' East 371.53 feet to an iron pipe; thence South 43°49' East 70.25 feet to a point in the center of the County Road; thence along the center of said County Road as follows: North 82°45' East 585.60 feet; North 89°02' East 784.5 feet; South 12°07' East 426.5 feet; South 44°09' East 411.0 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described premises lying within the boundaries of public roads and highways.

PARCEL II:

Beginning at an iron bolt at the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian; thence South 0°22' West 40.76 chains along the West line of the Richard McMahan Donation Land Claim to a stone on the South side of the County Road; thence South 89°27' East 20.12 chains along the South side of the County Road to an iron bolt; thence North 40.71 chains to an iron bolt on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 19.86 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning, situate in Polk County, Oregon, excepting County Road on South side of said premises granted to Polk County, Oregon, formerly as a right of way.

PARCEL III:

Beginning at an iron bolt on the North line of the Richard McMahan Donation Land Claim South 83°19' East 19.86 chains from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 40.71 chains to an iron bolt on the South line of the County Road; thence South 89°27' East 19.82 chains along the South line of the County Road to an iron bolt; thence North 0°33' East 40.67 chains to a stone on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 20.21 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning.

SAVE AND EXCEPT: Beginning at a point which is South  $89^{\circ}19'$  East 19.86 chains, South 40.71 chains, South  $89^{\circ}27'$  East 19.82 chains, and North 1020 feet from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North  $89^{\circ}19'$  West 250 feet; thence North 320 feet; thence South  $89^{\circ}27'$  East 250 feet; thence South 320 feet to the place of beginning.



## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **227542**

Tax Lot: **74 400 1300**

Owner: Mountain Spring Farms LLC

CoOwner:

Site: 3555 North Oak Grove Rd

Rickreall OR 97371

Mail: 3555 North Oak Grove Rd

Rickreall OR 97371

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:07S R:04W S:04 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$170,510.00**

Market Land: **\$150,000.00**

Market Impr: **\$20,510.00**

Assessment Year: **2022**

Assessed Total: **\$20,020.00**

Exemption:

Taxes: **\$237.00**

Levy Code: 1325

Levy Rate: 12.5469

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built: 1987

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt: 1,836 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.84 Acres (80,151 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 13J - Central School District

Census: 1140 - 020500

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 12/30/2005

Sale Amount:

Document #: 22177

Deed Type: Deed

Loan

Amount:

Lender:

Loan Type:

Interest Type:

Title Co:





**Site Address: 3555 North Oak Grove Rd**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 227542

**Site Address: 3555 North Oak Grove Rd**

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Aerial Map



**Fidelity National Title**

**Parcel ID: 227542**

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Flood Map



**Fidelity National Title**

Parcel ID: 227542

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# POLK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

September 7, 2022 2:10:44 pm

Account # 227542  
Map # 074040001300  
Code - Tax # 1325-227542

Tax Status ASSESSABLE  
Acct Status ACTIVE  
Subtype NORMAL

Legal Descr See Record

Mailing Name MOUNTAIN SPRING FARMS, LLC

Deed Reference # 2005-22177

Agent

Sales Date/Price 12-29-2005 / See Record

In Care Of

Appraiser HEATER, RANDY

Mailing Address 3555 NORTH OAK GROVE RD  
RICKREALL, OR 97371

Prop Class 551 MA SA NH Unit  
RMV Class 501 04 26 000 10839-5

Situs Address(s)	Situs City
ID# 3555 NORTH OAK GROVE RD	RICKREALL

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1325 Land	163,500			Land	0
Impr.	20,510			Impr.	0
Code Area Total	184,010	22,550	20,020		0
Grand Total	184,010	22,550	20,020		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	1.18	H3	006*	104,860
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	0.66	H7	006*	58,640
Grand Total								1.84			163,500

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
1325	4		300	GP BUILDING		100	224		2,060
1325	3		313	LOFT BARN		100	2,280		5,150
1325	5		303	MACHINE SHED		100	1,836		13,300
Grand Total							4,340		20,510

### Exemptions / Special Assessments / Potential Liability

#### NOTATIONS:

- FARM POT'L ADD'L TAX LIABILITY
- EOLA-AMITY HILLS AVA ADDED 2018  
EOLA-AMITY HILLS AVA -- Mass insert by Helion

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC  
3555 NORTH OAK GROVE RD  
RICKREALL OR 97371

Tax Account #	227542	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	3555 NORTH OAK GROVE RD RICKREALL OR 97371	Interest To	Sep 15, 2022

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.00	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.21	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$229.36	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.82	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.01	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$217.60	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$209.43	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$189.27	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$157.79	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.55	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$169.67	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$187.23	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$189.22	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.43	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,784.02	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,621.07	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,674.45	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,664.90	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,680.06	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,576.29	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,470.79	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,314.55	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$241.91	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.78	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$191.90	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.64	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.70	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$834.81	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.42	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$879.89	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$927.53	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.99	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$989.14	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$997.91	Nov 15, 1988
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00		



**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC  
3555 NORTH OAK GROVE RD  
RICKREALL OR 97371

Tax Account #	227542	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	3555 NORTH OAK GROVE RD RICKREALL OR 97371	Interest To	Sep 15, 2022

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
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\$31.00

AFTER RECORDING, RETURN TO:

Clark B. Williams  
Heltzel, Upjohn, Williams, Yandell & Roth, P.C.  
PO Box 1048  
Salem, OR 97308-1048

REC-BS Cnt=1 Stn=1 K. WILLIAMS  
\$10.00 \$10.00 \$11.00

12/30/2005 08:14:44 AM

Consideration: None

Send Tax Statements to:

Mountain Spring Farms, LLC  
3555 Oak Grove Road  
Rickreall, OR 97371

### BARGAIN AND SALE DEED

BARBARA J. MARX, as Grantor,

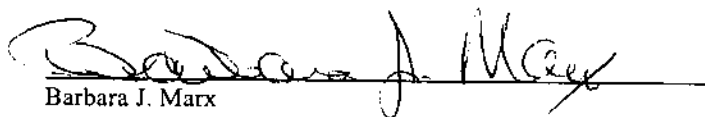
conveys to

MOUNTAIN SPRING FARMS, LLC, an Oregon limited liability company, as Grantee,

the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Duly executed December 27, 2005.

  
Barbara J. Marx

GRANTOR

Marion County, Oregon - ss.

On this 29<sup>th</sup> day of December, 2005, personally appeared BARBARA J. MARX and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



  
Notary Public for Oregon

My commission expires: 1/23/2009

BARGAIN AND SALE DEED - 1/2

at:\@PFDesktop\ODMA\GRPWISE\HELTZEL.SALEM.Clients:92445.1  
MO11313.001

**EXHIBIT 'A'**

Beginning at a point which is South 89°19' East 19.86 chains, South 40.71 chains, South 89°27' East 19.82 chains, and North 1020 feet from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North 89°19' West 250 feet; thence North 320 feet; thence South 89°27' East 250 feet; thence South 320 feet to the place of beginning.

2/2



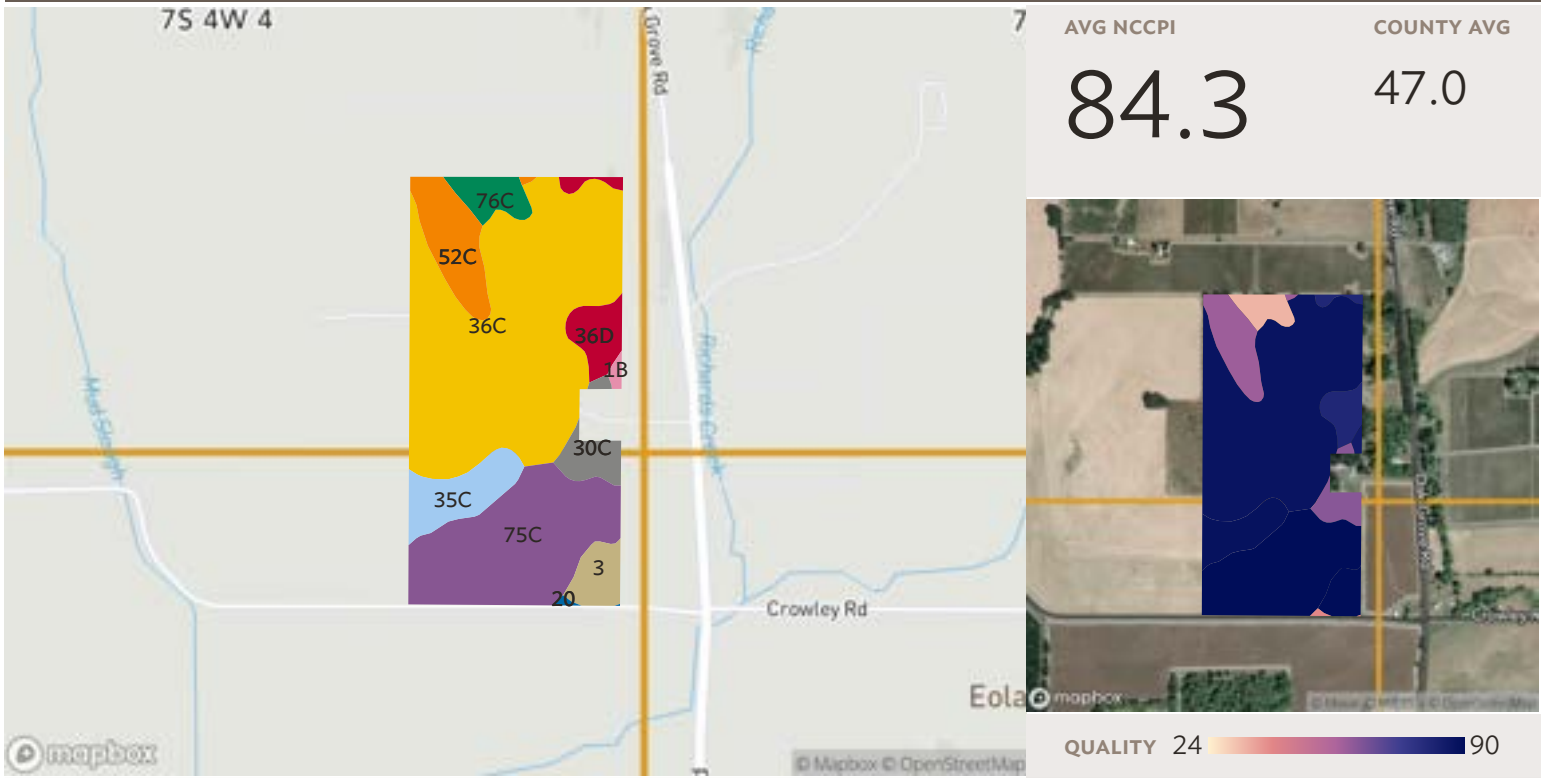
# SOILS





## 1 field, 79 acres in Polk County, OR










TOWNSHIP/SECTION 7S 4W - 4, 9



## All fields

Source: NRCS Soil Survey

79 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
 36C	Jory silty clay loam, 2 to 12 percent slopes	39.57	50.0%	2	87.4
 75C	Willamette silt loam, 3 to 12 percent slopes	18.01	22.8%	2	93.7
 52C	Nekia silty clay loam, 2 to 12 percent slopes	5.63	7.1%	3	59.2
 35C	Jory silt loam, 2 to 12 percent slopes	4.86	6.1%	2	88.2
 36D	Jory silty clay loam, 12 to 20 percent slopes	3.27	4.1%	3	81.0
 3	Amity silt loam	2.50	3.2%	2	94.7
 30C	Helmick silt loam, 3 to 12 percent slopes	2.44	3.1%	3	62.4
 76C	Witzel very stony silt loam, 3 to 12 percent slopes	2.41	3.0%	6	33.4
 1B	Abiqua silty clay loam, 3 to 5 percent slopes	0.31	0.4%	2	85.0

1 field, 79 acres in Polk County, OR			TOWNSHIP/SECTION 7S 4W – 4, 9			
■	20	Concord silt loam	0.12	0.2%	3	40.2
			<b>79.12</b>			
						<b>84.3</b>



# FARM LEASE



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

## **FARM LEASE**

This agreement, made and entered into this 26th day of December 2019, by and between Mountain Spring Farms, LLC., members Ronald and Tamara Bonnett ("Landlord") and Pacific Farms Co., LLC, members Ronald L. Marx, Janice M. Marx, R. Scot Marx and John E. Marx ("Tenants").

### **WITNESSETH;**

In constructing this lease, it is understood that the Landlord or Tenant may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, masculine, feminine and neuter, and that generally all grammatical changes shall be made, assumed, and applied to make the provisions hereof apply equally to corporation, individuals, partnerships, and LLC's.

1. **Lease of Property.** Landlord leases to tenant the real property described on Exhibit A and Exhibit B.
2. **Term.** The original term of the lease shall commence Oct. 1, 2019 and shall continue through September 30, 2026. Tenant shall occupy the premises continuously during the term of the lease.
3. **Rent.** Tenant shall pay to Landlord as cash-rent the sum of One Hundred and Thirty Five Dollars (\$135.00) per tillable planted acre per year for the 298.5 acres.

Included as part of rent payment, Tenant shall spray and fertilize for Landlord on approximately 4 acres by Martha's house and approximately 4 acres by horse barn.

### **RENT DUE AS FOLLOWS:**

298.5 Acres @ \$135/Acre = \$40,297.50

Rent is due November 1st of each year 2020 through 2026.

Rental payments shall be paid to Mountain Spring Farms, LLC., 3555 Oak Grove Road, Rickreall, Oregon 97371.

4. **Use of Premises.** The premises shall be used only for agricultural and related purposes.
5. **Storage.** Tenant shall be entitled to store items of personal property in the equipment shed located by the creek on the Allen Place and in open areas. Landlord shall not be liable for loss of, or damage to, such stored items. Landlord may use the shed and pasture area in the event Tenant shall not have use of the shed but may use the open areas. Landlord is not responsible for maintaining the condition of the shed.
6. **Taxes.** Landlord, during the lease term, shall pay before delinquency all real property taxes levied against the premises or improvements located thereon.

7. **Maintenance of Property: Waste.** Tenant shall farm the property in accordance with the principles of good husbandry, shall conserve its resources, and shall maintain it in a high state of cultivation. Tenant shall not suffer or commit any waste to the property.

Tenant shall perform plowing, seeding, cultivating and harvesting in an efficient manner consistent with the conservation of the property. Tenant shall cultivate the property in a manner that will avoid erosion and will not interfere with any existing subsurface draining systems.

Tenant shall not make use of herbicides, pesticides or practices that may harm any perennial crop now upon the property or which may render the soil unfit for any future contemplated use.

Tenant shall not, without prior written consent of the landlord, cut any live trees on the property or plow any permanent pasture or meadowland.

8. **Insurance.** Tenant shall be responsible for any insurance Tenant may wish to purchase covering liability for Tenant's acts and any loss which may be occasioned to Tenant's livestock or crop upon the property subject to this lease. Landlord shall be responsible for any insurance Landlord may wish to purchase covering liability for Landlord's acts and any loss that may be occasioned to the property subject to the lease.

9. **Indemnity.** Tenant shall indemnify and hold Landlord harmless from any and all claims of every nature which may arise from injury to persons or property arising from the use of the leased property, except those resulting from Landlord's own negligence.

10. **Assignability.** This lease is entered into in part because of the mutual respect and trust the parties have with each other. Tenant shall not, without Landlord's written consent, assign, sublet, or permit any other person or persons to occupy or use the premises.

11. **Default.** Should the Tenant fail to do anything as required by this agreement, the Landlord may terminate this lease by giving Tenant notice in writing specifying the Tenant's default. If the Tenant shall not cure that default within Ninety (90) days, the lease shall automatically be terminated and the Landlord may reenter the property, take possession of it, and remove all persons and things from the property.

The right of termination and reentry given Landlord by this agreement shall be in addition to all other rights the Landlord may have by law, including Landlord's right to declare all rents for the entire period due in full, and the right to sue for specific performance of the terms of this agreement. The Landlord may proceed with more than one remedy at the same time, and if Landlord selects one remedy it shall not preclude the choice of another remedy.

12. **Sale of Property.** As part of the lease agreement between Mountain Spring Farms LLC. and its members and Pacific Farms Co., LLC and its members, should any part or all of the farm land covered in this lease agreement currently referred to as Exhibit B or the "Allen Place," located on Greenwood Road, Rickreall, Oregon 97371 Map/Tax Lot: 7S-4W-21 700 & 800 (109.61 acres) be offered for sale during the term of the lease, Pacific Farms Co. LLC or any of its members will have the first right of refusal to purchase the property at the same price and terms agreed to by the purchasing party. Any, and all family members of Mountain Spring Farms, LLC and its members would be excluded from this clause. The remaining farm property on Exhibit A in this lease agreement shall be excluded from this clause.

13. **Miscellaneous.** Time is of the essence of this agreement. Waiver by the Landlord or Tenant of the strict performance of any term or covenant of this agreement, or the timely payment of any rent due, or any right under this agreement, shall not be continuing waiver.

This agreement shall bind the heirs, personal representatives, successors and assigns of the parties.

If suit or action is necessary to enforce any term or provision of this agreement, the prevailing party shall be entitled to recover from the losing party such attorney's fees and costs as may be awarded by the court. This award will include attorney's fees or costs awarded on any appeal.

14. **IN WITNESS WHEREOF.** The parties have caused this agreement to be executed on this 26th day of December, 2019.

**LANDLORDS:** Mountain Spring Farms, LLC.

\_\_\_\_\_  
Ronald L. Bonnett, Member                      Dated

\_\_\_\_\_  
Tamara D. Bonnett, Member                      Dated

**TENANTS:** Pacific Farms Co., LLC.

\_\_\_\_\_  
Ronald L. Marx, Member                      Dated

\_\_\_\_\_  
R. Scot Marx, Member                      Dated

\_\_\_\_\_  
Janice M. Marx, Member                      Dated

\_\_\_\_\_  
John E. Marx, Member                      Dated





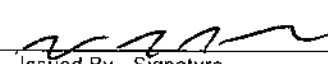
# SEPTIC



**Oregon  
Farm & Home**  
★ B R O K E R S ★

Original Permit

STATE OF OREGON  
Department of Environmental Quality  
Onsite Wastewater Treatment System Construction Installation Permit

117814	117814	117814	\$810.00	
PERMIT NUMBER	CONTROL NUMBER	S.E. NUMBER	FEE	
<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> REPAIR <input type="checkbox"/> ALTERATION <input type="checkbox"/> RENEWAL <input type="checkbox"/> OTHER				
PERMIT ISSUED TO: MOUNTAIN SPRING FARMS, LLC		07	4	0400   01300
Property Owner's Name		Township	Range	Section   Tax Lot/Acct.#
3555 NORTH OAK GROVE RD		RICKREALL		POLK COUNTY
Site Address		Nearest City or Community		County
		09/12/2013		09/12/2014
Issued By - Signature		Date Issued		Expiration Date
Type of Facility Served: <input type="checkbox"/> Single Family Res. # Bdrms.: <input checked="" type="checkbox"/> Other - Specify COMMERCIAL				

ALL WORK IS TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340, DIVISIONS 71 & 73. WORK MUST BE DONE BY THE PERMITTEE OR BY A LICENSED SEWAGE DISPOSAL SERVICE BUSINESS. MAKE NO CHANGES IN SYSTEM LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL FROM THE PERMIT ISSUING AGENT.

**SYSTEM SPECIFICATIONS**

☒ Standard   ☐ Capping Fill   ☐ Sand Filter   ☐ Seepage Trench   ☐ Seepage Bed   ☐ Pressurized Distribution  
☐ Tile Dewatering   ☐ ATT - Treatment Level Required: ☐ I or ☐ II   ☐ Other: \_\_\_\_\_

Max. Peak Design Flow: 150 Gal/Day   Min. Septic Tank Volume: 500 Gal   Min. Dosing Tank Volume: \_\_\_\_\_ Gal

Special Tank Requirements: Stay 50' from any well or surface water; Stay 5' from any building foundation, deck over 30" high, and property lines; Use DEQ approved tank manufacturer. Concrete tank only.

**DRAINFIELD SPECIFICATIONS**

Media Type: ☐ Rock/Pipe   ☒ Other (Product/Manufacturer): E-Z FLOW

Trench Spec.: 150 Linear Ft.   2 Trench Width (Ft.)   Undisturbed Soil Between Trenches: 8 feet

Max Depth: 24 inches   Min Depth: 18 inches   Total Rock Depth: \_\_\_\_\_ inches

Rock Below Pipe: \_\_\_\_\_ in.   Rock Above Pipe: \_\_\_\_\_ in.   Capping Fills -- Min. Depth of Fill Material: \_\_\_\_\_ inches

**Seepage Bed Specifications:**

Distribution Method: ☐ Equal   ☐ Loop   ☐ Equal-Hydrosplitter   ☒ Serial   ☐ Pressurized   ☐ Gravelless Half Pipe

Special Requirements: ☐ Ground water interceptor: Depth: \_\_\_\_\_ inches   Amount of Drain Media: \_\_\_\_\_ inches

☐ Rake Trench Sidewalls   ☐ Filter Fabric On Top of Drain Media   ☒ Other:

Stay 100' from any well or year round surface water; Stay 50' from any seasonal surface water; Stay 10' from any building foundation, property lines, or utility lines; Use approved septic construction materials.

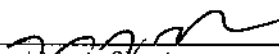


**Inspection Requirements:** For Pressurized, Sand Filters, RGFs, ATTs and Capping Fill systems, there are several inspections required. See inspection requirements specific to each system.

The attached Final Inspection Request And Notice Form must be completed and submitted at time of system completion.

For pre-cover inspection information, contact: Office: 503-623-9237   Inspection Request: 503-623-8771 (24 hours)

**CERTIFICATE OF SATISFACTORY COMPLETION**

☒ System Inspection   ☐ Operation of Law - 7 Days Notice   ☒ Pre-Cover Inspection Waived Per 340-071

			10/17/13
Authorized Agent - Signature	Title	Office	Date

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.

Requirements for this Certificate of Satisfactory Completion and additional inspection information are attached to this document.

# AS-BUILT PLAN OF CONSTRUCTED SYSTEM

POLK COUNTY ENVIRONMENTAL HEALTH

850 Main St., Dallas, OR 97338

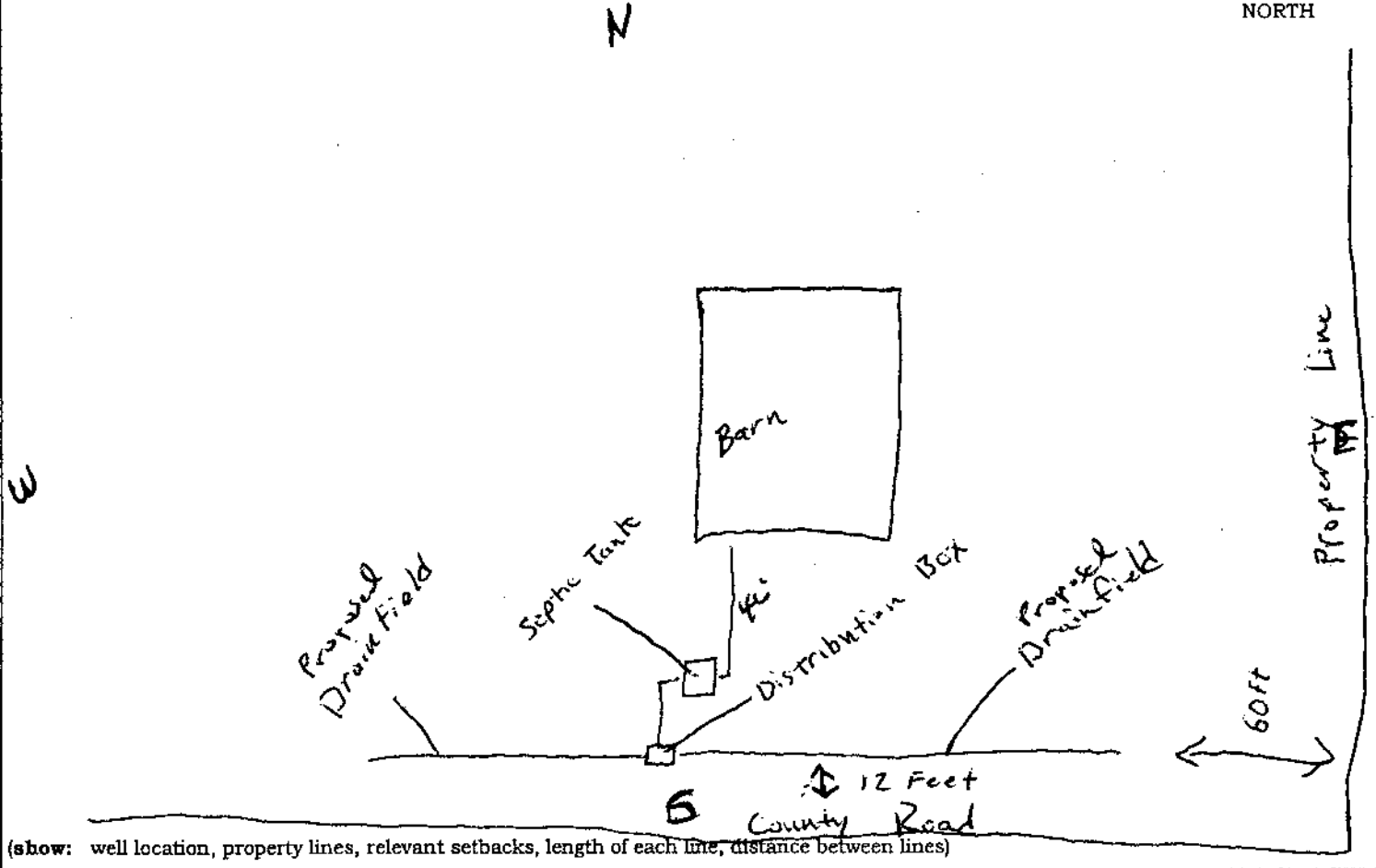
Phone 503-623-9237 Fax 503-623-6009

Permit # 117814 T 07 R 4 S 0400 TL 01300  
 SITE ADDRESS 3555 Oak Grove Rd Richbourn

Owner Mountain Springs Farms LLC  
 Date 10-7-13

AS - BUILT PLAN OF CONSTRUCTED SYSTEM:

scale 1" = 50'  
 NORTH



(show: well location, property lines, relevant setbacks, length of each line, distance between lines)

## SYSTEM MATERIALS AND SPECIFICATIONS

Septic Tank: Size: 1000 Mat'l: Concrete Mfg: Waite  
 Dosing Tank: Size: \_\_\_\_\_ Mat'l: \_\_\_\_\_ Mfg: \_\_\_\_\_  
 Effluent Sewer: Size: \_\_\_\_\_ Mat'l: \_\_\_\_\_  
 Box (es): [ ☒ Distribution ] [ ☐ Drop ] ☒ Concrete [ ☐ Plastic ]  
 Drainfield Pipe: Size: 4" Mat'l: EZ Flow Header: 5 Feet Per: 150 Feet  
 Total Drainfield Footage: \_\_\_\_\_ Rock Depth: Total: \_\_\_\_\_ Under pipe: \_\_\_\_\_  
 Trench Depth: Minimum: \_\_\_\_\_ Maximum: \_\_\_\_\_ Curtain Drain Depth: \_\_\_\_\_  
 Effluent Pump: Pump Model: \_\_\_\_\_ Static Head in System: \_\_\_\_\_ ft.  
 Pump Cycle Time: \_\_\_\_\_ Gallons per Cycle: \_\_\_\_\_

Attach an additional sheet for components and materials not listed above.

## INSTALLERS CERTIFICATION

I HEREBY CERTIFY THAT THE ON-SITE SEWAGE SYSTEM INSTALLED AT THE ABOVE ADDRESS WAS CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT AND THE RULES OF THE ENVIRONMENTAL QUALITY COMMISSION.  
☒ I HAVE TESTED THE SEPTIC TANK AND CERTIFY IT TO BE WATERTIGHT.

THE SYSTEM WAS INSTALLED BY:  
☒ PROPERTY OWNER (permittee)  
☐ LICENSED SEWAGE DISPOSAL SERVICE

Signed: R. Bant

Company Name: Mountain Springs Farms  
 (please print)

Date: 10-7-13 Permit # 117814

(for Polk County use only)

The above septic system has been inspected by Polk County. The information has been determined to be accurate and the system is:

☒ Approved Septic Tank only 10/7/13 - DT not ready due to weather - trench left deep - distribution box deep.  
☐ Approved with corrections: see inspection report  
☐ Denied

Signed: [Signature] Title: RESM Date: 10/7/13





# Polk County

Community Development

POLK COUNTY COURTHOUSE \* 850 MAIN ST. \* DALLAS, OREGON 97338  
(503) 623-9237 \* FAX (503) 623-6009

AUSTIN MCGUIGAN  
Director

## INSPECTION REQUEST

Date Requested: 10/6/2013	Time: 3:32 PM	Type Of Inspection: PRE-COVER
Permit #:		Owner: MOUNTAIN SPRING FARMS, LLC
Contractor: RON BENNETT		Job Address: 3555 NORTH OAK GROVE RD
Caller: RON		City: RICKREALL
Directions: KL		

Please Inspect On: Monday, October 07, 2013

Call Before Inspecting?: NO

Phone: (503) 507-3925

## INSPECTION REPORT

Date Inspected: 10/7/13	Time: 11:10	Type Of Inspection: Septic Tank
<input type="checkbox"/> Unable To Inspect	<input type="checkbox"/> No Access	<input type="checkbox"/> No Corrections Noted
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Do Not Insulate/Cover
		<input type="checkbox"/> Correction Required Within ___ Days
		<input type="checkbox"/> Approved Pending Corrections

— Waite Concrete Tank — 1200 gal. — watertight  
test done

— DF lines — 18" — 19" — Rock not done yet due  
to weather — owner will bring pavers in & finish  
rock layer.

☐ Reinspection Required Prior To Approval

☒ OK To Continue After Corrections Made

☐ Owner/Contractor Sign Below Indicating All Corrections Made And Return To Inspector Within 20 Days.

Signature: \_\_\_\_\_

☐ Call (503) 623-8771 For Reinspection

☐ Reinspection Fee Required

Inspector: \_\_\_\_\_

File Copy

File Copy

File Copy

File Copy

Permit Copy

**STATE OF OREGON**  
**Department of Environmental Quality**  
**Onsite Wastewater Treatment System Construction Installation Permit**

117814 PERMIT NUMBER	117814 CONTROL NUMBER	117814 S.E. NUMBER	\$810.00 FEE
<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> REPAIR <input type="checkbox"/> ALTERATION <input type="checkbox"/> RENEWAL <input type="checkbox"/> OTHER			
PERMIT ISSUED TO: MOUNTAIN SPRING FARMS, LLC		07	4
Property Owner's Name		Township	Range
3555 NORTH OAK GROVE RD		RICKREALL	0400
Site Address		Nearest City or Community	Section
		09/12/2013	01300
Issued By - Signature		Date Issued	Tax Lot/Acct. #
		09/12/2014	POLK COUNTY
		Expiration Date	
Type of Facility Served: <input type="checkbox"/> Single Family Res. # Bdrms.: <input checked="" type="checkbox"/> Other - Specify <u>COMMERCIAL</u>			

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**SYSTEM SPECIFICATIONS**

☒ Standard   ☐ Capping Fill   ☐ Sand Filter   ☐ Seepage Trench   ☐ Seepage Bed   ☐ Pressurized Distribution

☐ Tile Dewatering   ☐ ATT - Treatment Level Required: ☐ I or ☐ II   ☐ Other: \_\_\_\_\_

Max. Peak Design Flow: 150 Gal/Day   Min. Septic Tank Volume: 500 Gal   Min. Dosing Tank Volume: \_\_\_\_\_ Gal

Special Tank Requirements: Stay 50' from any well or surface water; Stay 5' from any building foundation, deck over 30" high, and property lines; Use DEQ approved tank manufacturer. Concrete tank only.

**DRAINFIELD SPECIFICATIONS**

Media Type: ☐ Rock/Pipe   ☒ Other (Product/Manufacturer): E-Z FLOW

Trench Spec.: 150 Linear Ft.   2 Trench Width (Ft.)   Undisturbed Soil Between Trenches: 8 feet

Max Depth: 24 inches   Min Depth: 18 inches   Total Rock Depth: \_\_\_\_\_ inches

Rock Below Pipe: \_\_\_\_\_ in.   Rock Above Pipe: \_\_\_\_\_ in.   Capping Fills - Min. Depth of Fill Material: \_\_\_\_\_ inches

**Seepage Bed Specifications:**

Distribution Method: ☐ Equal   ☐ Loop   ☐ Equal-Hydrosplitter   ☒ Serial   ☐ Pressurized   ☐ Gravelless Half Pipe

Special Requirements: ☐ Ground water interceptor: Depth: \_\_\_\_\_ inches   Amount of Drain Media: \_\_\_\_\_ inches

☐ Rake Trench Sidewalls   ☐ Filter Fabric On Top of Drain Media   ☒ Other: \_\_\_\_\_

Stay 100' from any well or year round surface water; Stay 50' from any seasonal surface water; Stay 10' from any building foundation, property lines, or utility lines; Use approved septic construction materials.

**Inspection Requirements:** For Pressurized, Sand Filters, RGFs, ATTs and Capping Fill systems, there are several inspections required. See inspection requirements specific to each system.

The attached Final Inspection Request And Notice Form must be completed and submitted at time of system completion.

For pre-cover inspection information, contact: Office: 503-623-9237   Inspection Request: 503-623-8771 (24 hours)

**CERTIFICATE OF SATISFACTORY COMPLETION**

☐ System Inspection   ☐ Operation of Law - 7 Days Notice   ☐ Pre-Cover Inspection Waived Per 340-071

Authorized Agent - Signature

Title

Office

Date

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.

Requirements for this Certificate of Satisfactory Completion and additional inspection information are attached to this document.



# POLK COUNTY

COMMUNITY DEVELOPMENT

POLK COUNTY COURTHOUSE ★ DALLAS, OREGON 97338-3182  
(503) 623-9237 ★ FAX (503) 623-6009

AUSTIN MCGUIGAN  
DIRECTOR

09/20/2013

To: Mountain Spring Farms  
3555 Oak Grove Rd  
Rickreall, OR. 97371

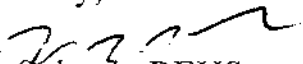
Re: Septic Plan Review

From: Polk County Env. Health

Dear Septic Applicant:

I reviewed the plot plan and material list submitted on 09/04/2013. The plan is very basic but it does provide the bare essentials for the purpose of this plan review. The purpose of the plan review is to make sure the components of the proposed septic system are Department of Environmental Quality (DEQ) approved materials and that the components are sized according to the design flow. The design flow is 150 gallons per day (gpd). The size of the proposed septic tank (1000 gal.) is at least twice the proposed design load of the peak flow of 150 gpd. The septic tank is from an approved DEQ septic tank manufacturer (Waite Concrete Products). The proposed drop box must be an approved DEQ drop box. Since there is only one drop box proposed, an equal or serial box will work. I recommend a serial drop box for further expansion downhill in the future. The drainfield media (EZ Flow) is an approved drainfield media. The drainfield must be placed in the approval area. Please feel free to call with any questions you may have concerning this project.

Sincerely,

  
Jim Solvedt, REHS  
Env. Health Supervisor

117814

**SEPTIC CONSTRUCTION/RENEWAL PERMIT APPLICATION**  
**POLK COUNTY COMMUNITY DEVELOPMENT**  
**ENVIRONMENTAL HEALTH DIVISION**

850 MAIN STREET  
DALLAS, OR 97338  
PHONE: (503) 623-9237  
FAX: (503) 623-6009  
INSPECTION LINE: (503) 623-8771

Septic permit fee is incorrect.  
The fee should be \$810.00.  
Refund to the customer will  
be processed. Refund of \$350.00  
was processed on 9/20/13. AA

Date Received: 9/14/13

Date Complete: \_\_\_\_\_

Final Date: \_\_\_\_\_

Receipt #: 12593

Required Fee: 1160.00 <sup>\$810.00</sup>

Property Owner's Name Mountain Spring Farms Phone 503-362-5782

Mailing Address 3555 Oak Grove Rd Rickreall OR 97371  
City State Zip

Applicant's Name Ron Bonnett Phone 503-507-3925

Mailing Address 3555 Oak Grove Rd Rickreall OR 97371  
City State Zip

Site Address and/or Directions \_\_\_\_\_

☐ Existing ☐ Adjacent

Township 7 Range 4 Section 4 Taxlot 1300 Acres 80 Zone EFU

Water Supply: ☒ Well ☐ Community/Public Water System ☐ Other

☐ Single Family Dwelling ☐ Commercial ☒ Other

Current Number of Bedrooms \_\_\_\_\_ Current Number of Employees 2 Current Use Horse Barn

Proposed Number of Bedrooms \_\_\_\_\_ Proposed Number of Employees \_\_\_\_\_ Proposed Use \_\_\_\_\_

TYPE OF SYSTEM (see Site Evaluation Report):

☒ Standard

☒ Capping Fill

☐ Permit Renewal/Transfer

☐ Steep Slope

☐ Sand filter

☐ Saproliite

☐ Alternative Treatment Technology (ATT's)

☐ Pressurized System

☐ WPCF (< 2500 gallons)

Date Completed:

9/14/13 **Items required to process your application:**

6-20-12 Detailed septic construction plot plan – use plot plan checklist.

6-20-12 Approved site evaluation showing approved drainfield location.

9/11/13 A "material list" to insure DEQ approved materials/equipment are used. Self installers (property owners) must submit this list with the detailed construction/installation plan for review prior to construction.

9/11/13 A favorable Land Use Compatibility Statement (completed by Planning staff).

**Note:** After all of the above items have been completed, permit will be issued within 20 days.

**Construction season** is during the late Spring, Summer and Fall months. Winter installations are restricted to coarse textured soils to ensure that the system will function satisfactorily.

**Pre-cover inspections** ensure compliance with permit specifications. Inspections are done as soon as possible but allow one week from the time of request. **Do not request an inspection until:**

- 1) The installation is ready to be covered.
- 2) A septic tank "water tightness test" has been done.
- 3) An "As-Built" record is complete.

**Correction notice** will be left at the site or faxed to the installer. A copy will be provided to the owner.

**Certificate of Satisfaction Completion** will be mailed to the owner after any corrections have been made, certified and we have received the completed original "As-Built" record.

Permit Renewal, Reinstatement, or Transfer: A permit is effective for one year from the date of issuance. An applicant can submit a completed application for permit renewal **before the permit expiration date** or for reinstatement within one year after the permit expiration date. Transfers must be filed **before the permit expiration date**.

**\*\*\*SEWAGE DISPOSAL SYSTEMS MUST BE INSTALLED EITHER BY A DEQ LICENSED INSTALLER OR BY THE PROPERTY OWNER. ALL EQUIPMENT MUST BE INSTALLED AND OPERATED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.**

I understand that this application and site must be prepared according to instruction before action can be taken on this application. By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent, Polk County Environmental Health Division, permission to enter onto the above described property for the purpose of this application.

Signature R. Bonnett

Date 9-4-13

☒ Owner ☐ Licensed Installer ☐ Authorized Representative

Date Authorization Handed Out \_\_\_\_\_

Date Authorization Received \_\_\_\_\_



114427

3555 Oak Grove rd

## SITE EVALUATION FIELD WORKSHEET

Tax Reference: 7-4-4 1301 Evaluator: Jim Salvat  
 Applicant: Ron Bennett Date: 6/20/14

☒ Raw Land (New Site) Parcel Size 80 acres Useable area 10 acres or sq. ft.  
☐ Repair Sewerage Availability (<300 ft): Yes or NO  
☐ Alteration Surface Water—seasonal or yr. rd. pond, creek, or spring.  
Well or Community Water system

## Pit 1

Depth	Texture	Soil matrix Color and Mottling (Notation), Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.
0-8	S.L	(10M 313) fsh; fsh; msh
8-17	S.L	(10M 313) fsh; fsh; csh
17-28	S.L	(10M 314) fsh; fsh; csh
28-52	S.L	(10M 513) msh; ver. @ 25" (10M 516); ssh

## Pit 2

Depth	Texture	Soil matrix Color and Mottling (Notation), Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

Landscape Note: Escarpments, cuts/fills, unstable landforms? Grnd 4'6"  
 Slope: Primary area 4-6 % Replacement area 5-8 % Aspect SE  
 Encumbrances   Water Table (Temporary or Permanent): first depth 28  
 Notes: Vegetation or land form most likely wooded s.l mud or Arid s.l

## System Specifications

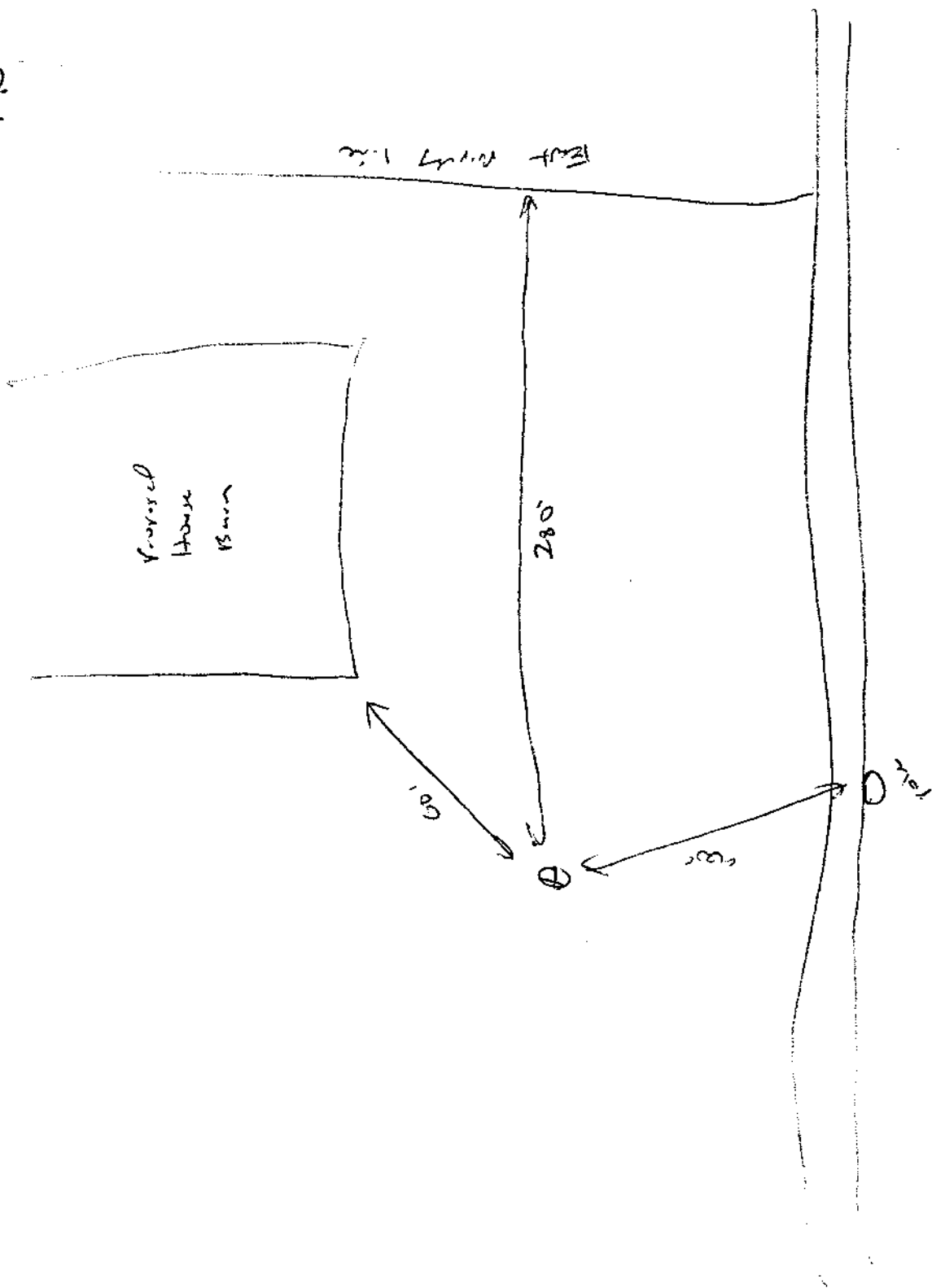
Type System: Standard Serial or Equal Serial Design Flow 150 gpd  
 Initial SSH System Sizing 150 /150g. Max. Depth Absorption Facility (in) 24"  
 Replacement SSH System Sizing   /150g. Max. Depth Absorption Facility (in) 24"/24"

## Special Conditions

- ① Stay 10' from property line
- ② Stay 10' from any boxes
- ③ Stay 10' from any soil conditions
- ④ Stay 50' from fire line to the front

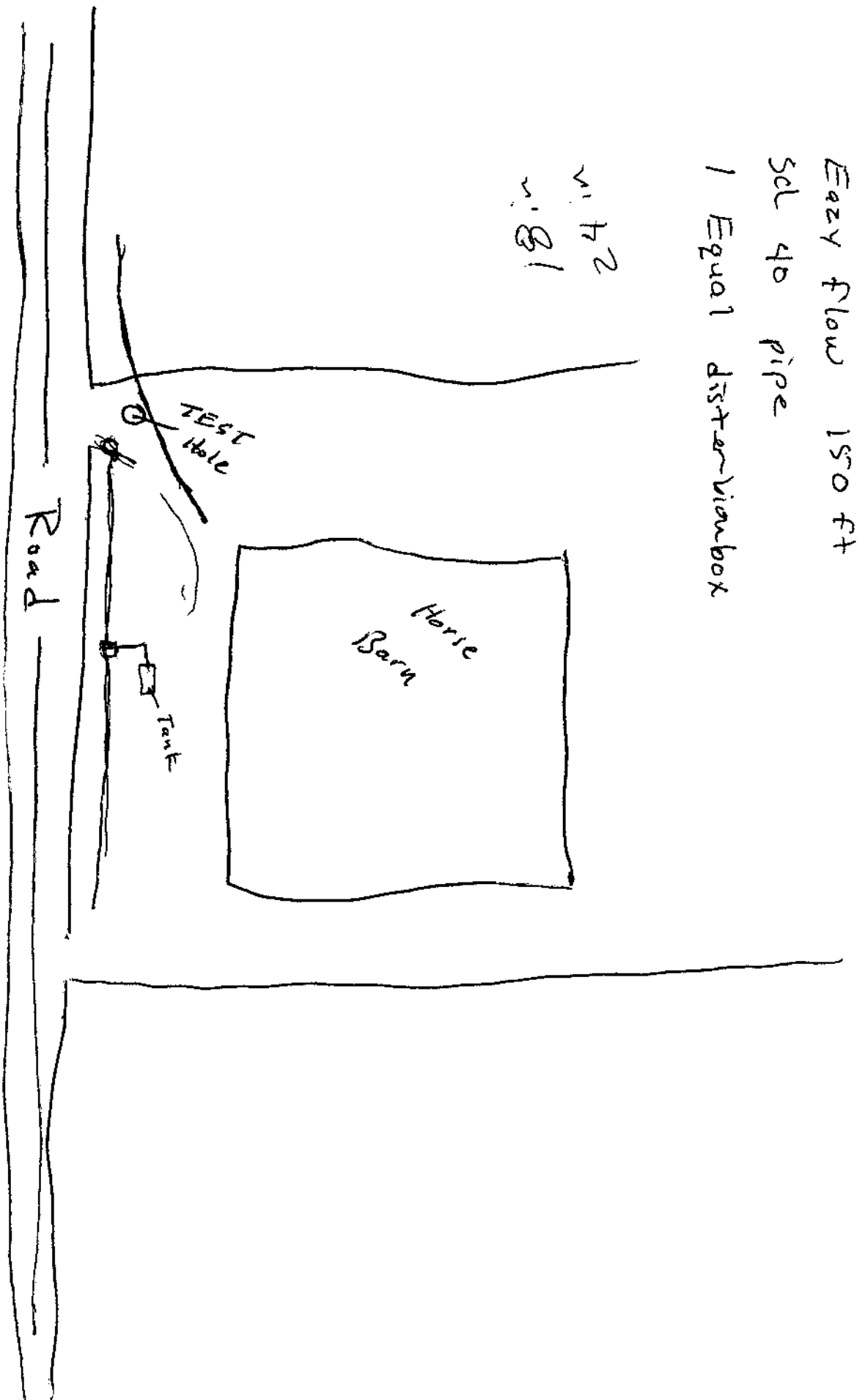
Burn  
 150'  
 w/ 1000 gal  
 tank

2  
↑



1000 gallon Waite Tank  
Easy flow 150 ft  
3/4" 40 pipe  
1 Equal distribution box

m<sup>1</sup>h<sup>2</sup>  
m<sup>1</sup>81



SECTION 1 - TO BE COMPLETED BY APPLICANT (may be filled in electronically by tabbing to each field)

1. Applicant Name/Property Owner: Ron Bennett / Mountain Springs Farms  
Mailing Address: 3555 North Oak Grove Rd.  
City, State, Zip: Pickrell, OR 97371  
Telephone: 503-507-3925 / 503-362-5782
2. Property Information:  
County: Polk Tax Lot No.: 1300  
Township: 7 Range: 4 Section: 4  
Physical Address: 3555 North Oak Grove Rd.  
Block: N/A Lot: N/A  
Subdivision Name (if applicable): N/A
3. This proposed facility is for:  
☐ An individual, single-family dwelling.  
☒ Other. Describe the type of development, business, or facility and the provided services or products: Horse Barn
4. Permit or approval being requested:  
☒ Construction-Installation permit for: ☒ New Construction ☐ Repair ☐ Alteration  
☐ Non-water-carried facility requests (for example, pit privy/vault toilet for campgrounds).  
☐ Authorization Notice for: ☐ Replacement of dwelling ☐ Bedroom addition.  
☐ Other changes in land use involving potential sewage flow increases

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

5. Property Zoning: EFU Zoning Minimum Parcel Size: 80 ac
6. The facility is located: ☐ inside city limits ☐ inside UGB ☒ outside UGB  
If inside UGB, the proposed facility is subject to:  
☐ City jurisdiction ☒ County jurisdiction ☐ Shared City/County jurisdiction
7. Does the proposed facility comply with all applicable local land use requirements: ☒ Yes ☐ No  
If you answered "Yes" above, was this compliance based on:  
☒ Outright compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)  
☐ Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)  
☐ Measure 49 waiver (provide Department of Land Conservation and Development approval number)  
Either provide reasons for affirmative compliance decision or attach findings of fact: 136.030(A)

8. Planning Official Signature: Katie Lambert  
Print Name: Katie Lambert Title: Permit Specialist  
Telephone: 503-623-9237 Date: 9/11/13

Expansive soils have been identified on the subject property.



Polk County Community Development  
850 Main Street, Dallas, OR 97338  
Business Hours: 8:00 A.M. - 5:00 P.M.  
Phone: (503) 623-9237 Fax: (503) 623-6009  
Inspection Request Line: (503) 623-8771

Receipt #: 12593      Receipt Date: 09/04/2013 09:11 AM  
Station: 8      Cashier: COMDEV  
Receipt Name: RONALD BONNETT

Page 1 of 1

**Comments:**

**OW - CON CONSTRUCTION PERMIT**

	Detail	Amount
Septic Fee	1160	\$1,160.00
Notes	KL	
		<b>ITEM TOTAL: \$1,160.00</b>

Thank You.  
Please retain this receipt for your records.

Receipt Total  
CREDIT CARD      CR

**\$1,160.00**  
\$1,160.00

Polk County Community Development  
850 Main Street, Dallas, OR 97338  
Business Hours: 8:00 A.M. - 5:00 P.M.  
Phone: (503) 623-9237 Fax: (503) 623-6009  
Inspection Request Line: (503) 623-8771

Receipt #: 12676      Receipt Date: 09/20/2013 09:27 AM  
Station: 4      Cashier: HILLEBA  
Receipt Name: RON BONNETT

Page 1 of 1

Comments: PARTIAL REFUND OF SEPTIC FEE

**OW - CON CONSTRUCTION PERMIT**

	Detail	Amount
Septic Fee	-350	(\$350.00)
Permit #	117814	
Notes	AH	
	<b>ITEM TOTAL:</b>	<b>(\$350.00)</b>

Thank You.  
Please retain this receipt for your records.

Receipt Total  
CREDIT CARD      CR

**(\$350.00)**  
**(\$350.00)**

# SCANNING DOCUMENT IDENTIFICATION RECORD

DOCUMENT ID: Septic 7-4-4-1300

DATE: 6-12-12

NAMES: Mountain Spring Farms.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWNSHIP 7 RANGE 4 SECTION 4 TAXLOT 1301

TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ SECTION \_\_\_\_\_ TAXLOT \_\_\_\_\_

TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ SECTION \_\_\_\_\_ TAXLOT \_\_\_\_\_

TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ SECTION \_\_\_\_\_ TAXLOT \_\_\_\_\_

TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ SECTION \_\_\_\_\_ TAXLOT \_\_\_\_\_

NOTES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# POLK COUNTY

COMMUNITY DEVELOPMENT

POLK COUNTY COURTHOUSE \* DALLAS, OREGON 97338  
503-623-9237 \* FAX 503-623-6009

AUSTIN MCGUIGAN  
Director

June 20, 2012

Mountain Spring Farms, LLC  
3555 North Oak Grove Rd.  
Rickreall, OR 97371

RE: Site Evaluation for property at Township 7, Range 4, Section 4, Tax lot 1300.

The site evaluation you requested has been completed. The enclosed information indicates specifics for said site.

This approval is valid as long as no excavation, digging, or alteration of soils occur, and no other development, nor partitioning occurs, **ON THIS APPROVED AREA.**

This is a report of site suitability and is not a construction installation permit.

In order to obtain a permit, it will be necessary to submit a detailed plot plan of the proposed development and sewage system installation.

When you have completed the land use permit processing with the Polk County Planning Department and the appeal period has expired, you will then be ready to apply for the sewage disposal permit with either a mobile home permit or dwelling permit application.

If you have any questions regarding the above evaluation, please contact the undersigned.

Sincerely,

  
Ronda Hipp for Jim Solvedt

JS: rh  
Enclosure

3555 Oak Grove Rd

## SITE EVALUATION FIELD WORKSHEET

Tax Reference: 7-4-4 1301  
 Applicant: San Bonif  
 Parcel Size 80 acres Useable area 10 acres or sq. ft.  
 Sewerage Availability (< 300 ft.): Yes or NO  
 Surface Water—seasonal or yr. rd. pond, creek, or spring.  
☐ Alteration  
☐ Repair  
☒ Raw Land (New Site)

Pit 1

Depth	Texture	Soil matrix Color and Mottling (Notation), Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.
0-8	S.L.	(10 m 3/3) fgr; fgr; m.f.
8-17	S.L.	(10 x 3/3) fgt; fgr; cuty
17-24	S.L.	(10 m 3/4) fgr; fgr; cuty
25-52	S.L.	(10 x 5/3) mm; v. l. x (10 m 5/6); s.s.t

2712

Depth	Texture	Soil matrix Color and Mottling (Notation), Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

Landscape Note: Escarpments, cuts/fills, unstable landforms?

57,9 mms

Slope: Primary area 4-2 %      Replacement area 5-8 %

Aspect	513
--------	-----

Fructuiferae

Water Table (Temporary or Permanent): first depth

ent): first depth

Notes: Vegetation or land form

Ward of Amity 5:8

## System Specifications

Type System:	Serial or Equal	Design Flow	Initial	System Sizing	Replacement	System Sizing	Max. Depth Absorption Facility (m)	Max. Depth Absorption Facility (m)
Shallow	Serial	150	150	24	24	24	24	24

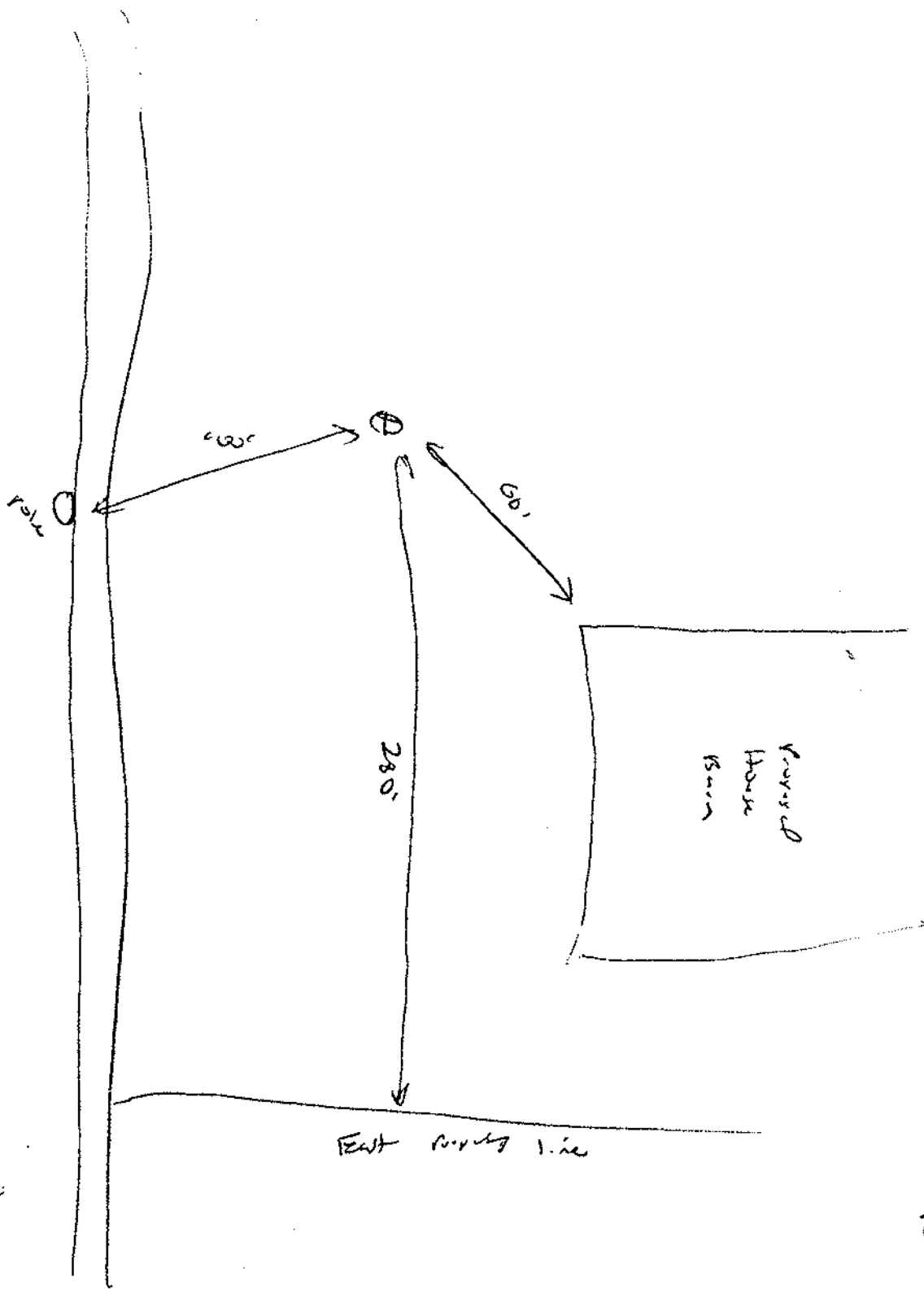
Special Conditions

1. MS  
 2. MS  
 3. MS  
 4. MS

Gum

(1801  
1799)





114427-

**SEPTIC SITE EVALUATION APPLICATION**POLK COUNTY COMMUNITY DEVELOPMENT  
ENVIRONMENTAL HEALTH DIVISION

850 MAIN STREET

DALLAS, OR 97338

PHONE: (503) 623-9237

FAX: (503) 623-6009

INSPECTION LINE: (503) 623-8771

Date Received 6/12/12

Date Complete \_\_\_\_\_

Final Date \_\_\_\_\_

Receipt # 10033Required Fee 600.00Property Owner's Name Mountain Spring Farms Phone 503-362-5782Mailing Address 3555 Oak Grove Rd Rickreall OR 97371  
City State ZipApplicant's Name Ron Bonnett Phone 503-507-3925Mailing Address 3555 Oak Grove Rd Rickreall OR 97371  
City State ZipSite Address and/or Directions 3555 Oak Grove Rd Rickreall OR

[ ] Existing [ ] Adjacent

Township 7 Range 4 Section 4 Taxlot 1301 Acres 80 Zone EFUWater Supply: ☒ Well [ ] Community/Public Water System [ ] Other

[ ] Single Family Dwelling [ ] Commercial [X] Other (&lt; 10 day run day)

Proposed Number of Bedrooms \_\_\_\_\_ Proposed Number of Employees \_\_\_\_\_ Proposed Use Horse barn toilet**Instructions and required exhibits to be submitted with this Septic Evaluation application listed below:**

- 1) Submit a site development plot plan (see plot plan checklist).
- 2) Owner or applicant must supply two test holes per site.  
Dig the test holes where you would like to place the drainfield (see minimum separation distances on plot plan checklist).  
Test holes must be at least 2' wide by 5' deep, stepped or sloped gradually, 75' apart.  
If the test holes are difficult to see, please stake with ribbon or meet Sanitarian at site.
- 3) Stake property lines and corners or meet Sanitarian at site.
- 4) Call the Inspection Line, (503) 623-8771, or the Sanitarian (503) 623-9237, when the test holes are ready. During the months of November - April, Environmental Health staff would like to meet the backhoe at the site.

Site Ready for Inspection? ☒ Yes [ ] No If not, When? \_\_\_\_\_

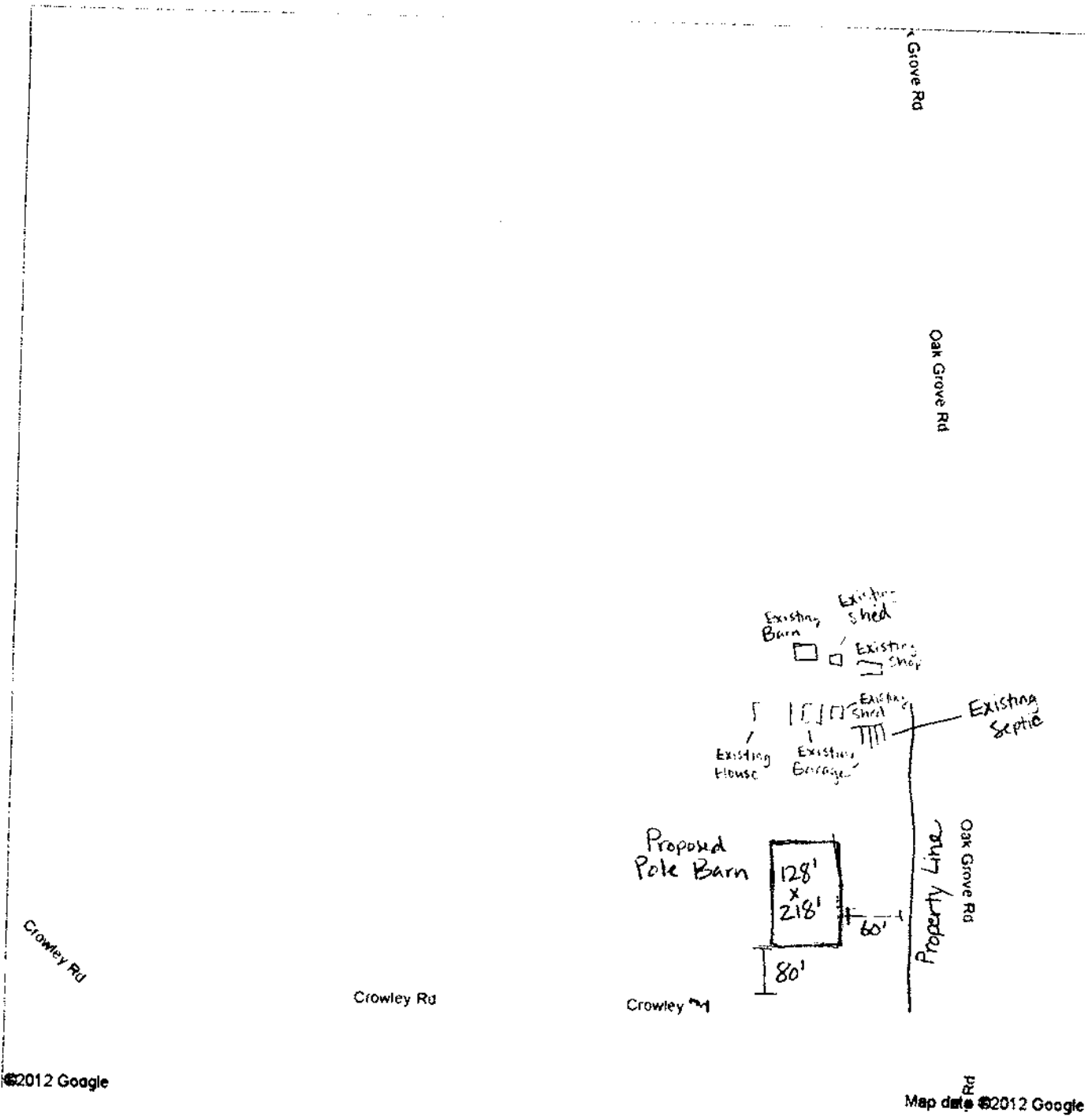
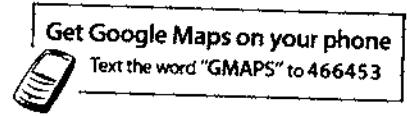
I understand that this application and site must be prepared according to instruction before action can be taken on this application. By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent, Polk County Environmental Health Division, permission to enter onto the above described property for the purpose of this application.

Signature Ron Bonnett  
☒ Owner [ ] Licensed Installer [ ] Authorized RepresentativeDate 6-11-12

Date Authorization Handled Out \_\_\_\_\_

Date Authorization Received \_\_\_\_\_

Google





# SITE PLAN FOR PROPOSED SEPTIC REPAIR

## Site Plan Must Be Current

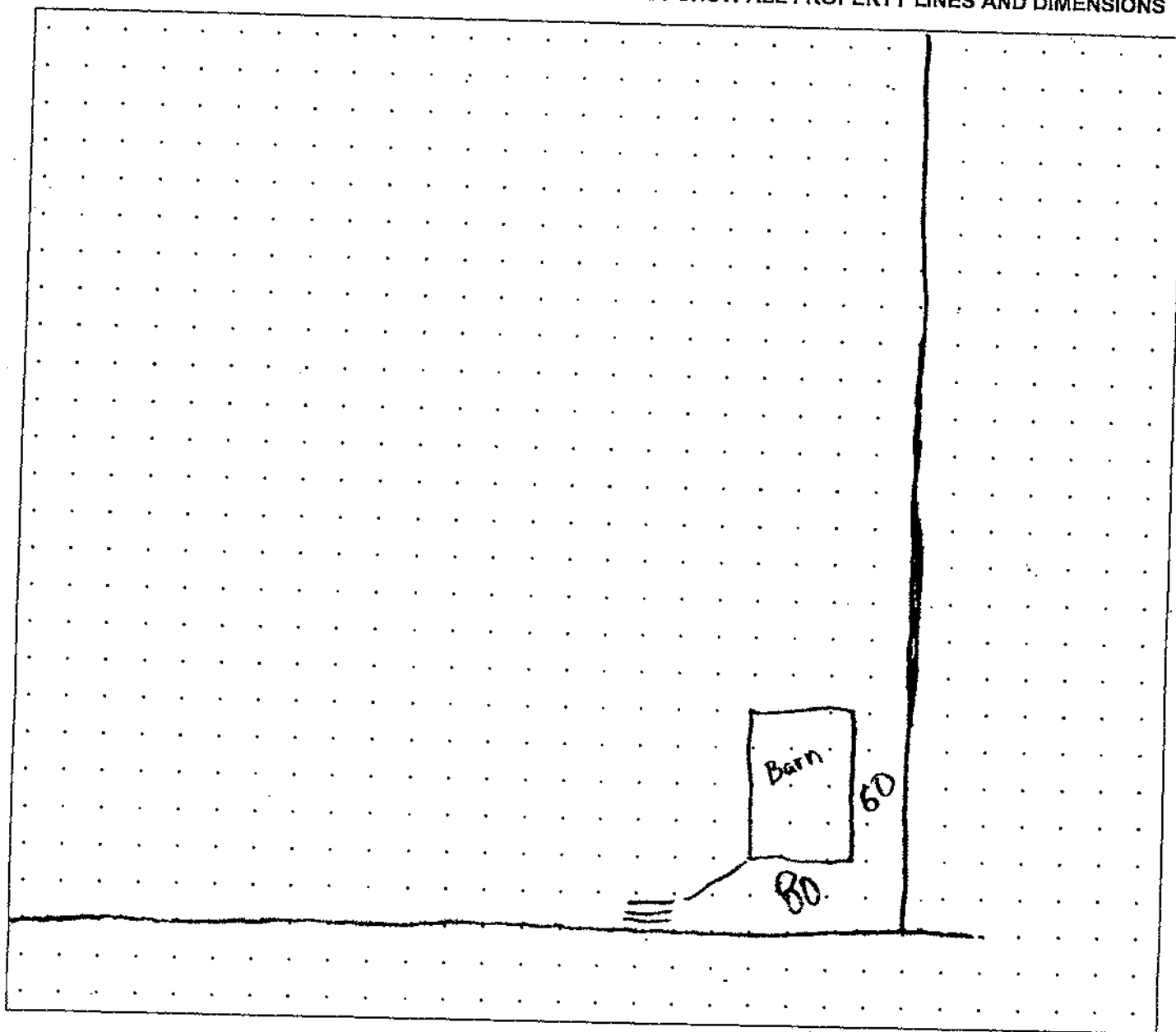
Site Address: 3555 Oak Grove Rd City: Rickreall

Tax Lot#: 1301 Acres: 80 Subdivision: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Property Owner: Mountain Springs farms

Scale: 1 Square = 50 Feet

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS



I certify that the above information is accurate to the best of my knowledge. This site plan is based on actual measurements and conditions on the site.

I am the ☒ Owner or ☐ Authorized Agent. Name (please print): Ron Bonnett

Signature: Ron Bonnett Date: 6-12-12



STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 27927

\$315.00  
Fee

☐ New Construction

☐ Repair

☒ Other

Permit Issued To MOUNTAIN SPRINGS FAR  
(Property Owner's Name)

07  
(Township)

4  
(Range)

0400  
(Section)

01301  
(Tax Lot / Acct. No.)

POLK  
(County)

3555 OAK GROVE RD  
(Road Location)

RICKREALL  
(City)

[Signature]  
(Issued By - Signature)

Feb 8, 2006  
(Date Issued)

**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**

EXPIRATION DATE Feb 8, 2007

TYPE OF SYSTEM Tank Only

Design Sewage Flow 450.00 Gallons/Day

Tank Volume 1,000.00 Gallons

Disposal Trenches ☐

Seepage Bed(s) ☐ Square Feet

Maximum Depth \_\_\_\_\_ Inches.

Minimum Depth \_\_\_\_\_ Inches.

Linear Feet

Equal ☐ Loop ☐ Serial ☐

Pressurized ☐

Minimum Distance Between Trenches \_\_\_\_\_

Total Rock Depth \_\_\_\_\_ Inches.

Below Pipe \_\_\_\_\_ Inches.

Above Pipe \_\_\_\_\_ Inches.

☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan)

USE APPROVED SEPTIC TANK MANUFACTURER.

PROVIDE A WATERTIGHT TEST AND AN AS-BUILT DRAWING PRIOR TO THE FINAL INSPECTION.

PROVIDE A STABLE LEVEL BASE FREE OF PROTRUDING ROCKS.

STAY 50' FROM ANY WELL, CREEK, OR SPRING.

STAY 5' FROM ANY BLDG, PROPERTY LINE OR UTILITY LINE.

PRE-COVER INSPECTION REQUIRED -- CONTACT \_\_\_\_\_

**CERTIFICATE OF SATISFACTORY COMPLETION**

As-Built Drawing  
with Reference Locations

Installer Owner

Final Insp. Date 02/22/06

☒ Inspected By Jim Salvetti

☐ Issued by Operation Law

☐ Pre-cover inspection waived  
pursuant to OAR 340, Division 71

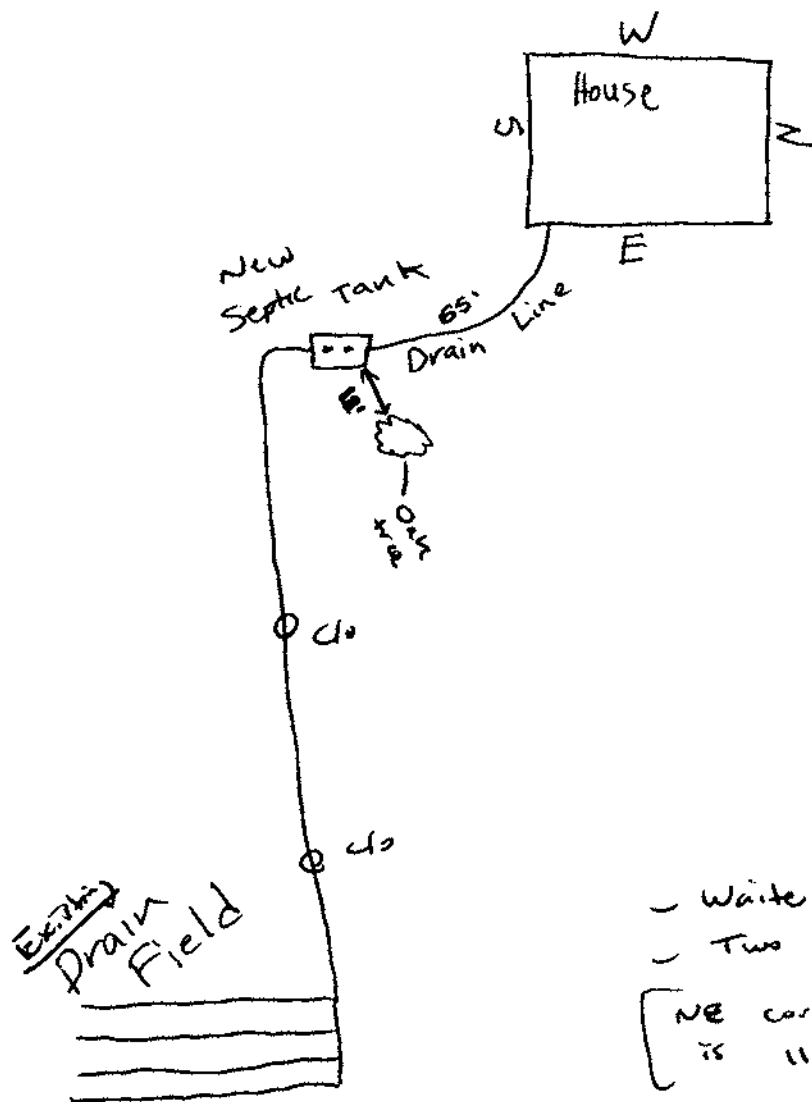
See  
AS-BUILT

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.



Mountain Spring Farms LLC 9-22-06  
3555 Oak Grove Rd  
Rickreall OR 97371



- White concrete tank
- Two clean outs

[NE corner of septic tank  
is 11 feet from water tree]

- Owner installation

NO. 27927

FEE \$ 315.00

**STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
AUTHORIZATION NOTICE**

OWNER Mountain Spring Farms LLC DATE 1-5-06  
PROPERTY ADDRESS 3555 Oak Grove Rd Rickman OR.  
ZIP CODE 97371 PHONE: HOME 503-362-5782 WORK \_\_\_\_\_  
TOWNSHIP 7 RANGE 4 SECTION 4 TAXLOT 1301 ACRES 81.45

THIS AUTHORIZATION NOTICE ACKNOWLEDGES THAT THE SEWAGE SYSTEM  
LOCATED ON THE PROPERTY IDENTIFIED ABOVE APPEARS ADEQUATE, ON THE  
BASIS OF A FIELD INSPECTION - RECORD REVIEW, TO SERVE A 4  
BEDROOM DWELLING - MOBILE HOME, WITH A SEWAGE FLOW UP TO 450  
GALLONS PER DAY.

**SPECIAL CONDITIONS OF THE APPROVAL:**

Record Review - 380' w/ 1000 gal tank installed 10/27/81 -  
CSC field 10/29/81; New tank installed 9-15-94.  
Field Review - okay.

DATE 01-05-06

[Signature] SANITARIAN - POLK COUNTY, OREGON

**NOTE:**

A PERMIT AND INSPECTION OF THE BUILDING SEWER  
CONNECTION TO THE SEWAGE SYSTEM IS REQUIRED BY THE POLK  
COUNTY BUILDING DEPARTMENT.

THIS AUTHORIZATION NOTICE DOES NOT GUARANTEE  
SATISFACTORY OR CONTINUOUS OPERATION OF THE SEWAGE  
SYSTEM IDENTIFIED.

**SECTION 1 - TO BE FILLED OUT BY APPLICANT** (may be filled in electronically using Tab key to move to each field)

1. Applicant Name/Property Owner: Mountain Spring Farms LLC  
Mailing Address: 3555 Oak Grove Rd Telephone: 503-362-5782  
City: Rickreall State: OR Zip: 97371  
7-4-4-1100, 7-4-4-1102, 7-4-4-1200,  
7-4-4-1300
2. Property Information:  
County: Polk Tax Lot Number: 1301  
Township: 7 Range: 4 Section: 4  
Property Address: 3555 Oak Grove Rd Rickreall  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Subdivision Name (if applicable): \_\_\_\_\_
3. This proposed facility is for:  
☒ An individual, single-family dwelling.  
☐ Other. Describe the type of development, business, or facility and the provided services or products:  
\_\_\_\_\_  
\_\_\_\_\_
4. Permit or approval being requested:  
☐ On-site construction-installation permit for: ☐ New construction ☐ Repairs ☐ Alterations  
☐ Non-water-carried facility requests (for example, pit privy/vault toilet for camp grounds).  
☒ On-site Authorization Notices for: ☒ Replacement of dwelling ☐ Bedroom addition  
☐ Other changes in land use involving potential sewer flow increases

**SECTION 2 - TO BE FILLED OUT BY CITY OR COUNTY PLANNING OFFICIAL**

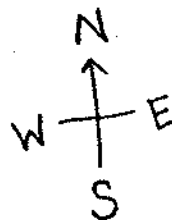
5. The proposed facility is located: ☐ inside city limits ☐ inside UGB ☒ outside UGB  
If inside the UGB, the proposed facility is subject to:  
☐ City jurisdiction ☒ County jurisdiction ☐ Shared city/county jurisdiction
6. Property Zoning: EFU Zoning Minimum Parcel Size: \_\_\_\_\_
7. Is a public notice and hearing required? ☐ Yes ☒ No Hearing Date: \_\_\_\_\_
8. Does the proposed facility comply with all applicable local land use requirements: ☒ Yes ☐ No  
Comments: Pending Application RD 06-01 effective 2-6-05 @ 5:00 pm
9. Planning Official Signature: Autumn Hillebrand  
Print Name: Autumn Hillebrand Title: Assistant Planner  
Telephone No.: 503-623-9237 Date: 2-7-06
- \* Planning Official Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Date: \_\_\_\_\_

\* Both city and county planning officials may need to sign if use is within a UGB.

No wetlands, no identified water, expansive soils identified,  
no significant resource, no greenway, outside 100 yr  
floodplain.

Well  
(see Pg. 1)

Cherry Orchard



\* Distance Between  
Existing & Proposed  
Dwelling:

263'

Oak Trees

Existing  
Barn

Existing  
Fuel  
Shed

Existing  
Shop

Existing Gravel Road

Existing  
House

427'

365'

4ea. 100' Leach Lines

10' Apart

Distribution Boxes

Att. Leach Lines  
(existing)

Take up  
to existing  
system

Property Line

Mountain Springs Farms, LLC

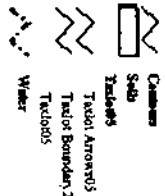
5555 Oak Grove Road

Rocky Hill, OR 97131

Phone: 503-362-5782

1200 Gallon Septic Tank

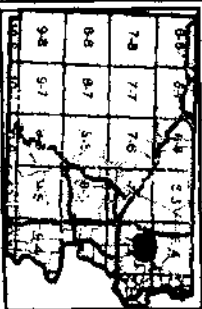
**Community Development**



Future Repair Area - See Plot Plan

0-8 (1072 314) father: chr  
 8-20 (7.572 314) from: ffr  
 20-24 (7.572 314) from: ffr  
 24-31 (7.572 314) name:  
 31 + W. Gusselt  
 Sicle  
 clay shiv; w. Gusselt fragments

#2 same as above except: 24-42" (S.C.)



If  $\approx 600$  ft



1/4/2006



~~Attachment~~ (Change to Authorization notice)

27927

**SEPTIC SITE EVALUATION APPLICATION**

**POLK COUNTY COMMUNITY DEVELOPMENT  
ENVIRONMENTAL HEALTH DIVISION**

850 MAIN STREET  
DALLAS, OR 97338  
PHONE: (503) 623-9237  
FAX: (503) 623-6009  
INSPECTION LINE: (503) 623-8771

Date Received 1-3-06  
Date Complete \_\_\_\_\_  
Final Date \_\_\_\_\_  
Receipt # 437166  
Required Fee 375.00 315.00

(<sup>any</sup>  
\$ 60.00 <sup>turns</sup> →  
Bldg. Permit)

Property Owner's Name Mountain Spring Farms LLC Phone 503-362-5782  
Mailing Address 3555 OAK Grove Rd Rickreall OR 97371  
City State Zip

Applicant's Name Ron Bennett Phone 503-362-5782  
Mailing Address 3555 OAK Grove Rd Rickreall OR 97371  
City State Zip

Site Address and/or Directions 3555 OAK Grove Rd Rickreall OR 97371  
[ ] Existing [X] Adjacent  
Township 7 Range 4 Section 4 Taxlot 1301 Acres 81.45 Zone EFU

Water Supply: [X] Well [ ] Community/Public Water System [ ] Other  
[X] Single Family Dwelling [ ] Commercial [ ] Other  
Proposed Number of Bedrooms 4 Proposed Number of Employees \_\_\_\_\_ Proposed Use \_\_\_\_\_

**Instructions and required exhibits to be submitted with this Septic Evaluation application listed below:**

- 1) Submit a site development plot plan (see plot plan checklist).
- 2) Owner or applicant must supply two test holes per site.  
Dig the test holes where you would like to place the drainfield (see minimum separation distances on plot plan checklist).  
Test holes must be at least 2' wide by 5' deep, stepped or sloped gradually, 75' apart.  
If the test holes are difficult to see, please stake with ribbon or meet Sanitarian at site.
- 3) Stake property lines and corners or meet Sanitarian at site.
- 4) Call the Inspection Line, (503) 623-8771, or the Sanitarian (503) 623-9237, when the test holes are ready. During the months of November – April, Environmental Health staff would like to meet the backhoe at the site.

Site Ready for Inspection? [X] Yes [ ] No If not, When? \_\_\_\_\_

I understand that this application and site must be prepared according to instruction before action can be taken on this application. By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent, Polk County Environmental Health Division, permission to enter onto the above described property for the purpose of this application.

Signature Ronald E Bennett Date 12/27/05  
[X] Owner [ ] Licensed Installer [ ] Authorized Representative Date Authorization Handed Out \_\_\_\_\_  
Date Authorization Received \_\_\_\_\_



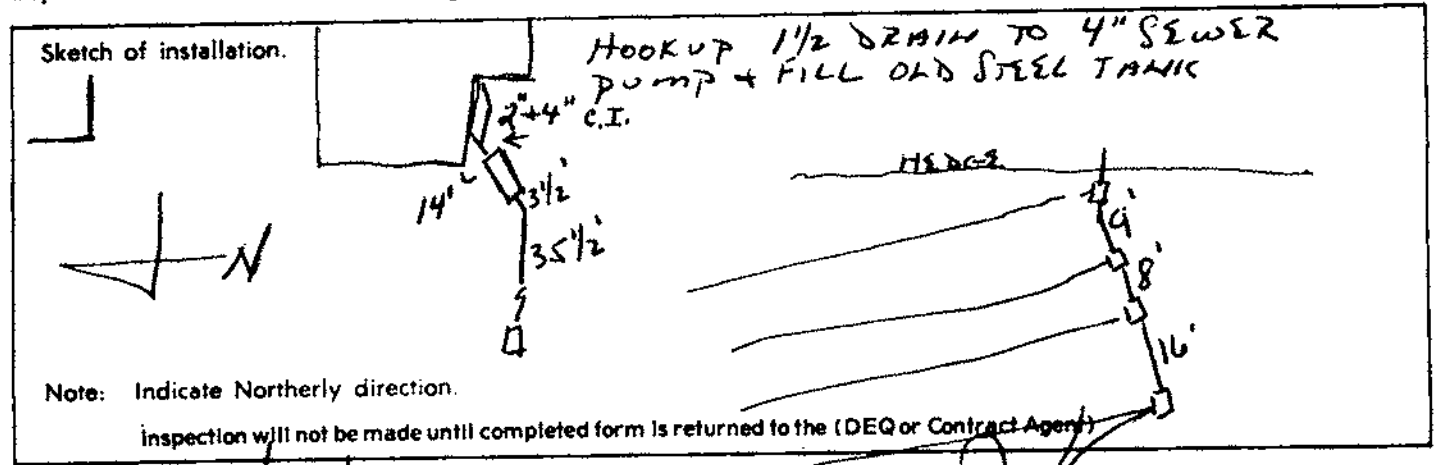
Dept. of County Development *pd. 4450*  
Polk Co. Septic Installation Permit

This permit expires one year after date issued.  
Permit \$40- Repair \$25 Permit No. 27 2024  
Non Refundable (NON-TRANSFERABLE)

1 Date of Application 10-8-81  
Date Permit Issued 10-19-81  
Permit Issued To: Marx Farms  
Permit Use: 450 gpd sewage flow  
Septic Tank: Minimum liquid capacity with distribution box 1000 Gals.  
Subsurface Disposal Field required Yes Lin ft. 375' depth of trench 30" sq. ft. 750'  
To be installed according to the state code. System to be inspected and approved by sanitarian before covering and before dwelling occupied. Pump out old tank and fill with compacted earth; connect all house  
Other Requirements: plumbing into new tank; install drainfield in garden leaving room for future addition of lines.

Signature: Ronald H. Marx Issued by: Rich Partipila Sanitarian  
**RECORD OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

2 TO BE COMPLETED BY INSTALLER  
INSTALLERS NAME KING Phone No. \_\_\_\_\_ Address \_\_\_\_\_  
Total number: Living units \_\_\_\_\_ Bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Basement: Yes ☐ No ☐  
Water supply: Public system \_\_\_\_\_ Individual well X Community system \_\_\_\_\_  
Septic tank: Distance from well 100' feet. Material CONC. No. of compartments 1  
Total liquid capacity 1000 gal. Inside length \_\_\_\_\_ ft. inside width \_\_\_\_\_ ft.  
Distance from foundation 14 ft. Liquid depth \_\_\_\_\_ ft.  
Tile disposal field: Distribution box? Yes ☒ No ☐ Other \_\_\_\_\_ ft.  
Length of each line 95 95 95 95 ft.  
Total length of all lines 380 ft.  
Depth of trench 24-30 750 ft.  
Total square footage 8'-10' 760 ft.  
Distance between lines 8'-10' ft.  
Type of filter material: Gravel: 2" R. Other \_\_\_\_\_ Depth beneath tile 6-8 inches.  
Depth of filter material over tile 2" inches. Depth of tile below original ground surface 18-24 inches.



DATE 10/29/81 Signature of Installer [Signature]  
(for DEQ or Agent use only)

3 System apparently will ☒ will not ☐ function satisfactorily, and is therefore approved ☒ Disapproved ☐  
Remarks \_\_\_\_\_

Date 10-29-81  
Copies: (1) Orig. Files  
Rich Partipila  
(SANITARIAN)

38784

Control No.

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 468

\$ 150.00  
Fee☐ New Construction☐ Repair☒ Other ALTERATION/AUTHORIZATIONPermit Issued To E. FRED MARX  
(Property Owner's Name)7  
(Township)4  
(Range)04  
(Section)1300  
(Tax Lot / Acct. No.)POLK  
(County)3555 OAK GROVE ROAD  
(Road Location)RICKREALL  
(City)POCKAL  
(Issued by - Signature)1-27-94  
(Date Issued)**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**EXPIRATION DATE 7-27-95TYPE OF SYSTEM STANDARDDesign Sewage Flow 375 Gallons/DayTank Volume 1000 GallonsDisposal Trenches ☐Seepage Bed(s) ☐ Square Feet

Maximum Depth \_\_\_\_\_ inches.

Minimum Depth \_\_\_\_\_ inches.

Linear Feet

Equal ☐ Loop ☐ Serial ☐Pressurized ☐ Minimum Distance Between Trenches \_\_\_\_\_

Total Rock Depth \_\_\_\_\_ inches.

Below Pipe \_\_\_\_\_ inches.

Above Pipe \_\_\_\_\_ inches.

☐ Rake SidewallSpecial Conditions (Follow Attached Plot Plan) 1. 1000 GAL. SEPTIC TANK-NOT LESS THAN 5' FROMFOUNDATION 2. OLD TANK WILL BE ABANDONED - SEE DEO REGULATIONS 3. THIS AUTHORIZATIONDOES NOT GUARANTEE SATISFACTORY OR CONTINUOUS OPERATION OF THE SEWAGE SYSTEM.PRE-COVER INSPECTION REQUIRED - CONTACT ENVIRONMENTAL HEALTH 623-9237.**CERTIFICATE OF SATISFACTORY COMPLETION**As-Built Drawing  
with Reference LocationsInstaller King

Final Insp. Date \_\_\_\_\_

☐ Inspected By \_\_\_\_\_☐ Issued by Operation of Law☒ Pre-cover inspection waived  
pursuant to OAR 340,  
Division 71See attached as built

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

[Signature]  
(Authorized Signature)AS  
(Title)9-15-94  
(Date)POLK CO.  
(Office)

38783

Control No.

\$

Fee

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO.

#468



New Construction



Repair

Other alteration/authorization

Permit Issued To

E. Fred Marx

(Property Owner's Name)

7

(Township)

4

(Range)

4

(Section)

1300

(Tax Lot / Acct. No.)

Polk

(County)

**ON-SITE SEWAGE DISPOSAL SYSTEM**

(Road Location)

(City)

(Issued by - Signature)

(Date Issued)

**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**

EXPIRATION DATE \_\_\_\_\_

TYPE OF SYSTEM

Std. SerialDesign Sewage Flow 375 Gallons/DayTank Volume 1000 GallonsDisposal Trenches ☐Seepage Bed(s) ☐

\_\_\_\_\_ Square Feet

Maximum Depth \_\_\_\_\_ inches.

Minimum Depth \_\_\_\_\_ inches.

\_\_\_\_\_ Linear Feet

Equal ☐ Loop ☐ Serial ☐Pressurized ☐

Minimum Distance Between Trenches \_\_\_\_\_

Total Rock Depth \_\_\_\_\_ inches.

Below Pipe \_\_\_\_\_ inches.

Above Pipe \_\_\_\_\_ inches.

☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan)

1) 1000 gal septic tank - not less than 5' from foundation 2) old tank will be abandoned IAW DEQ regulations 3) this authorization does not guarantee satisfactory or continuous operation of the sewage system identified.

PRE-COVER INSPECTION REQUIRED - CONTACT

Polk Co. Env. Health 623-9237**CERTIFICATE OF SATISFACTORY COMPLETION**

As-Built Drawing

with Reference Locations

Installer \_\_\_\_\_

Final Insp. Date \_\_\_\_\_

☐ Inspected By \_\_\_\_\_☐ Issued by Operation of Law

☐ Pre-cover inspection waived pursuant to OAR 340, Division 71

Lisa:

Gene says it's will be a combination of alteration/authorization permit

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

satisfactory completion of an on-site

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

(Authorized Signature)

(Title)

(Date)

(Office)

POLK COUNTY COMMUNITY DEVELOPMENT  
ENVIRONMENTAL HEALTH DIVISION  
850 MAIN ST., DALLAS, OR 97338  
PHONE: 503-623-9237  
FAX: 503-623-6009

For Office Use Only  
Date Rec'd 6-30-94  
Date Completed \_\_\_\_\_  
Required Fee 150.00  
Receipt No. 5075  
Control No. #468

This application will be returned if it is not filled out completely and accompanied by the appropriate fee.

Property Owner: E. Fred Marx Phone: 370-8218  
Address of Property: 3555 Oak Grove Rd., Richland 97371  
Township 7 Range 4 Section 4 Taxlot 1300  
Subdivision \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_  
Lot Size \_\_\_\_\_ Zone \_\_\_\_\_ Plot Plan \_\_\_\_\_

**PROPOSED FACILITY**

\_\_\_\_\_ Single Family Residence \_\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_\_ Number of Bedrooms \_\_\_\_\_

**EXISTING FACILITY**

\_\_\_\_\_ Single Family Residence \_\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_\_ Number of Bedrooms \_\_\_\_\_

**WATER SUPPLY**

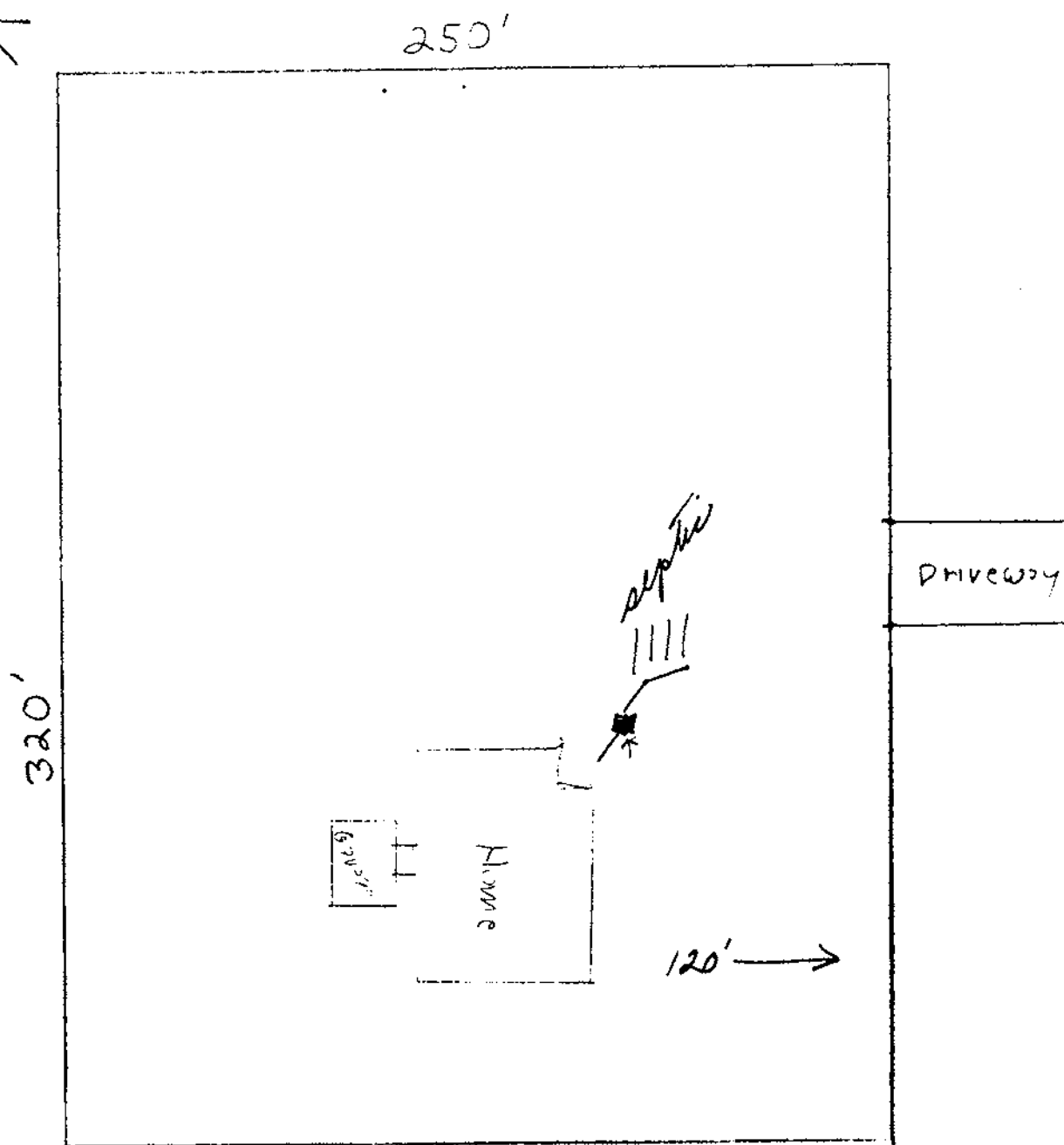
\_\_\_\_\_ Public (Community System)  
\_\_\_\_\_ Private (Well, Spring, Etc.)

**APPLICATION FOR:**

\_\_\_\_\_ Site Evaluation Report  
\_\_\_\_\_ Permit to Construct On-Site Sewage Disposal System  
\_\_\_\_\_ Permit to Repair On-Site Sewage Disposal System  
☒ Permit for Alteration of On-Site Sewage Disposal System  
\_\_\_\_\_ Permit Renewal  
\_\_\_\_\_ Existing System Report  
\_\_\_\_\_ Plan Review

OVER

N  
↑ well  
↖



Sec 4 T7S R4W WM

Tax Lot 1300

# CERTIFICATE OF SATISFACTORY COMPLETION

## SUBSURFACE SEWAGE SYSTEM

OWNER Marx Farms

PERMIT No. 27-2024

LOCATION 3555 Oak Grove Road, Rickreall, Oregon 7-4-4-1300

In accordance with the Oregon Administrative Rules Chapter 340, Section 71-017, this certificate is issued as evidence of satisfactory completion of a subsurface sewage disposal system at the above location.

*Pick Partipilo*  
Sanitarian

POLK County

10-29-81  
Date

Interim Form #4



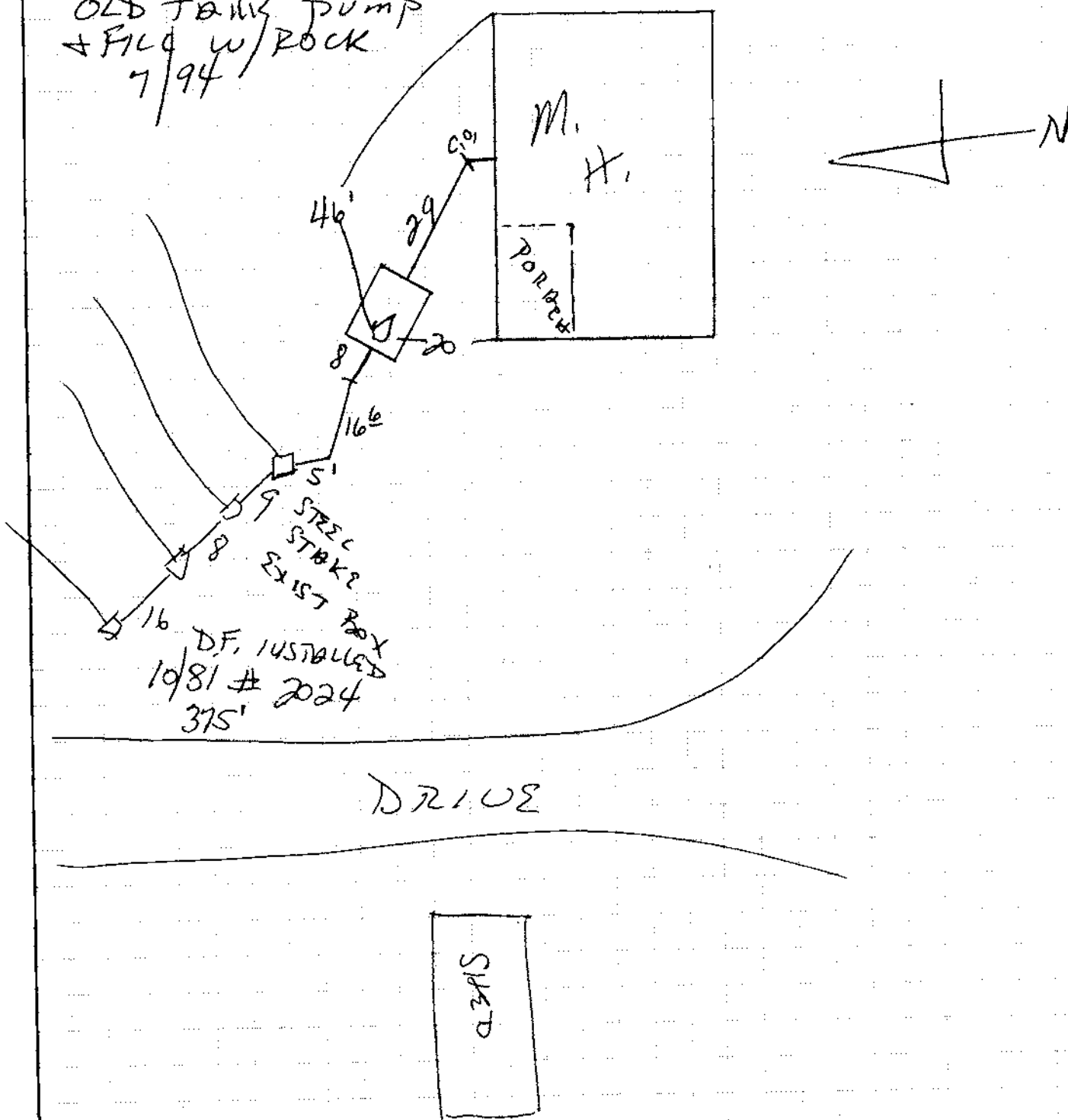
**JAMES "JIM" KING  
EXCAVATING & SEPTIC SERVICE**

1607 S.W. Hayter Street  
DALLAS, OREGON 97338  
Phone 623-8207

JOB FRED MARX # 468  
SHEET NO. 3555 OAK GROVE RD - RICK  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE 8/94  
SCALE 1" = 10'

TANK- 1400 SCHWARTZ  
SEWER ABS/DWV # 3034

OLD TANK PUMP  
+ FILL W/ ROCK  
7/94



POLK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

WAIVED INSPECTION CERTIFICATION

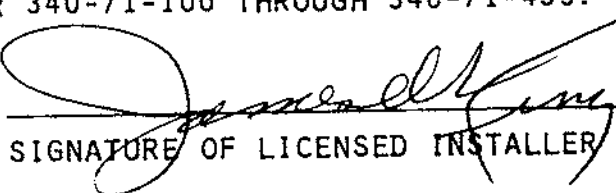
JAMES "Jim" KING  
EXCAVATING & SEPTIC  
DALLAS, OR 97338

INSTALLER \_\_\_\_\_ DATE OF COVER 8/31/94

SANITARIAN AUTHORIZING COVER Gene Clemens DATE 8/31/94

I CERTIFY THAT ALL SPECIFICATIONS REQUIRED ON PERMIT NO. 468  
ISSUED TO FRED MAX ON 7/27/94  
IN TOWNSHIP 7 RANGE 4 SECTION 04 TAX LOT 1300 HAS  
BEEN INSTALLED IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND IS  
LOCATED IN THE AREA SPECIFIED ON THE PLOT PLAN DATED \_\_\_\_\_.

I ALSO CERTIFY THAT ALL CONSTRUCTION TECHNIQUES AND MATERIALS ARE IN  
COMPLIANCE WITH THE STANDARDS FOR SUBSURFACE AND ALTERNATIVE SEWAGE  
DISPOSAL RULES SPECIFIED IN OAR 340-71-100 THROUGH 340-71-435.

  
SIGNATURE OF LICENSED INSTALLER

PLACE SKETCH ON REVERSE SIDE AND SHOW THE FOLLOWING:

1. GRADE SHOTS OF LEACH LINES
2. 1"=50' SCALE DRAWING OF INSTALLATION
3. LIST OF MATERIALS USED

**R E C E I V E D**  
SEP 14 1994

POLK COUNTY  
COMMUNITY DEVELOPMENT

I James King a licensed and  
bonded sewage disposal service, doing business as JAMES "JIM" KING  
EXCAVATE & SEPTIC SER. do hereby certify that a system  
1607 S. W. HAYTER  
DALLAS, OR 97338  
installed for MAX FARMS under  
Permit # 27- 2024 was constructed in full compliance  
with provisions of OAR 340 Division 71.

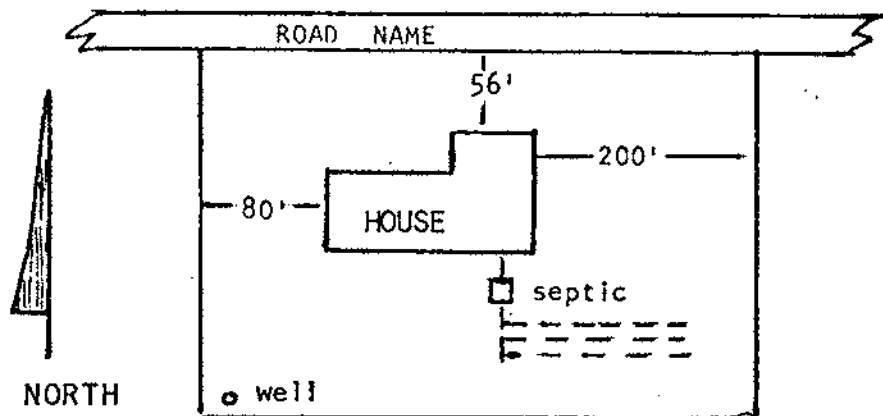
James King  
Signature

10/27/81  
Date

# BUILDING PERMIT APPLICATION CHECK-OFF LIST

1. SEPTIC SITE APPROVAL--GET COPY FROM SANITATION \_\_\_\_\_ LAND USE ZONE \_\_\_\_\_
2. TYPE OF CONSTRUCTION: \_\_\_\_\_ OCCUPANCY: \_\_\_\_\_ NO. BEDROOMS: \_\_\_\_\_ ACRES: 81.45
3. APPLICATION INFORMATION:
- A. OWNERS NAME Mary Farms (585-8075) TELE. NO: 362-3347  
MAILING ADDRESS 7725 Crowley Rd., Rickreall  
PROPERTY ADDRESS 3555 Oak Grove Rd., Rickreall  
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ ADDITION \_\_\_\_\_  
TOWNSHIP 7 RANGE 4 SECTION 4 TAX LOT NO. 1300
- B. BUILDER \_\_\_\_\_ TELE. NO: \_\_\_\_\_  
ADDRESS \_\_\_\_\_
- The permit applicant is registered with the Builders Board of the State of Oregon under the provisions of ORS 701, and that registration is in full force and effect, under Certificate of Registration # \_\_\_\_\_. ORS 701.055(2)
- Homeowner/Builder \_\_\_\_\_  
SIGNATURE \_\_\_\_\_
4. COMPLETE PLOT PLAN ON REVERSE SIDE -- INDICATE NORTHERLY DIRECTION:
- A. INDICATE ALL PROPOSED & EXISTING STRUCTURES ( )  
B. INDICATE DISTANCES FROM STRUCTURES TO PROPERTY LINES ( )  
C. INDICATE PROPOSED OR EXISTING WELLS, WATERWAYS, DISTANCES TO SEPTIC SYSTEM, AND PROPOSED DRIVEWAYS. ( )  
D. WATER SOURCE \_\_\_\_\_ INFO REQUIRES: YES ( ) NO ( )  
E. LOCATION FROM NEAREST COUNTY MILE POST & POST NO. \_\_\_\_\_
5. PLANS REVIEW INFORMATION:
- USE OF STRUCTURE \_\_\_\_\_  
VALUATION \$ \_\_\_\_\_ 2 SETS OF PLANS REC'D \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_  
HEAT SYSTEM \_\_\_\_\_ FND. PLAN \_\_\_\_\_ BSMT PLAN \_\_\_\_\_ MAIN LEVEL \_\_\_\_\_  
OTHER LEVELS PLANS \_\_\_\_\_ CROSS-SEC. PLAN \_\_\_\_\_ SPLIT-LEVEL PLAN \_\_\_\_\_  
ELEVATIONS: FRONT \_\_\_\_\_ REAR \_\_\_\_\_ RIGHT SIDE \_\_\_\_\_ LEFT SIDE \_\_\_\_\_  
ROOF FRAMING LAYOUT \_\_\_\_\_ RAFTERS \_\_\_\_\_ TRUSSES \_\_\_\_\_  
TRUSS MFG. NAME \_\_\_\_\_ PROPERTY ELEVATION \_\_\_\_\_  
SPECIAL STRUCTURAL DETAILS \_\_\_\_\_  
PLANS REVIEW DEPOSIT OF \$100.00 OR 1/2 PERMIT FEE: REC'D \_\_\_\_\_ WILL MAIL \_\_\_\_\_
6. MOBILE HOME INFO: FLOOR PLAN \_\_\_\_\_ # OF BDMS \_\_\_\_\_ COLOR \_\_\_\_\_ SIZE \_\_\_\_\_  
INSTALLER'S BB# \_\_\_\_\_ SERIAL \_\_\_\_\_ HEAT \_\_\_\_\_ YEAR \_\_\_\_\_  
MAKE \_\_\_\_\_ COND. USE INFO: \_\_\_\_\_
7. FIRE LIFE SAFETY REVIEWS ARE REQUIRED TO BE SUBMITTED TO STATE BLDG. CODES OFFICE --  
(SEE "OCCUPANCY GUIDE") \_\_\_\_\_ (GIVE PLANS REVIEW REFERRAL SLIP) \_\_\_\_\_
8. INFORMATION REQUESTED FROM OWNER OR BUILDER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_
- CHECK-OFF LIST COMPLETED BY: \_\_\_\_\_ DATE \_\_\_\_\_

# PLOT PLAN REQUIREMENTS



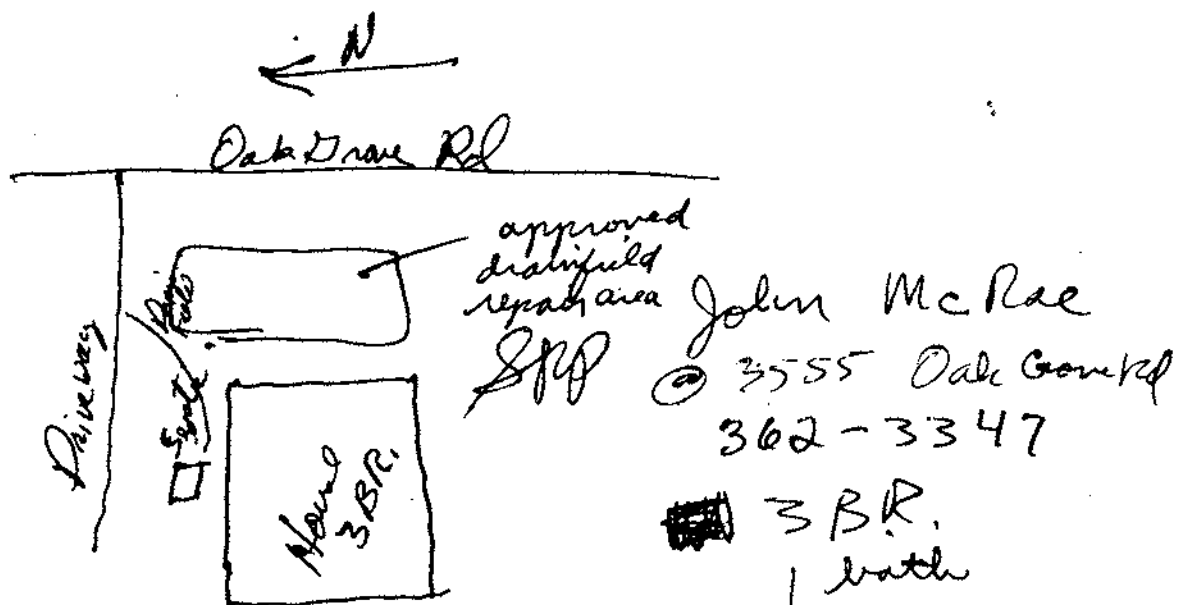
## INDICATE THE FOLLOWING

1. Location of proposed home or mobile home.
2. Proposed septic site.
3. Approximate distances from proposed lines & water source.
4. Driveway & whether proposed or in.
5. County road name.
6. Neighboring addresses.
7. STAKE the four corners of the home.
8. Note LANDMARKS & ground slope.
9. STAKE property corners.

SETBACKS: FRONT \_\_\_\_\_ REAR \_\_\_\_\_  
RIGHT \_\_\_\_\_ LEFT \_\_\_\_\_

CROSS-SECTIONAL VIEW OF BUILDING

SITE: LEVEL \_\_\_\_\_ SLOPED \_\_\_\_\_



0-14 dk br soil  
14-36 red br soil  
no mottles  
1000 gal  
37.5'  
30" depth  
tie in all plumbing

## OFFICE USE ONLY

PLANNING	ZONE _____ FLOODPLAIN _____ SET BACKS _____ EASEMENTS/CONDITIONS _____	INITIAL _____	DATE _____	COMMENTS _____
SANITATION	APPROVED _____ NOT APPROVED _____			
BUILDING	BACK-FLOW OR SUMP PUMP DEVICES _____			