



# CITY OF JUNCTION CITY LAND USE APPLICATION

MP-23-01, 93998 Prairie Rd  
submitted 1-4-2023

1171 Elm Street/PO Box 250 Junction City OR 97448  
Ph 541-998-3125 ■ [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us) ■ [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

<b>Date Submitted:</b> 1-4-23	<b>Received By:</b> Tere	<b>Fee Paid: \$</b> \$1,335.00	<b>Supplemental Application:</b> none
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<b>Section 1</b>
<b>LAND USE ACTION (SEE TABLE 1):</b> Minor Partition

<b>Section 2</b>	
<b>Site Address:</b> 93998 Prarie Rd, Junction City	<b>Location Description:</b>
Property Size: 1.39 acres	Assessor's Map & Tax Lot #: 16-04-06-11-00401
Present Use: R-2	Proposed Use: R-2
Brief Summary of Action Requested:  Applicant requests a 3-lot partition from one legal lot	
Are there other permit applications associated with this application? If yes, list:	


<b>Section 3</b>
I have the following legal interest in the property (Circle one):  <input checked="" type="checkbox"/> Owner of Record <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Holder of an exclusive Option to Purchase <i>Written authorization from the owner to act as his/her agent must be provided if not the owner of record</i>

<b>Section 4</b>	
<b>Applicant:</b> John Gambee	
Address: 93998 Prarie Rd, Junction City	
Phone:	E-Mail:
<b>Property Owner:</b> *Same as Applicant*	
Address:	
Phone:	E-Mail:
<b>Contact:</b> (if different than Applicant) Metro Planning, c/o Ryley McDowell Assistant Planner	
Address: 846 A Street, Springfield OR 97477	
Phone: 541-302-9830	E-Mail: <a href="mailto:ryley@metroplanning.com">ryley@metroplanning.com</a>

City of Junction City  
LAND USE APPLICATION

Section 5	
Required Information	
	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6		
<b>Supplemental Application:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Attachment(S):</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section 7	
<b>Your signature below acknowledges the following:</b>	
<p>1. <b>Payment of the base fee may not cover the City's costs associated with processing the Application.</b> <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &amp;/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></p>	
<p>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p>	
<p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p>	
<b>Applicant Signature:</b>	
<b>Date:</b>	11/2/2022



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET  
SPRINGFIELD, OREGON 97477  
(541) 302-9830  
WWW.METROPLANNING.COM

**Minor Partition**

**Submittal No.** 1

**Document Date:** 12/19/2022

**Applicant Request:** To create a 3-lot partition from one legal lot

**Property Owner:** John Gambee

**Applicant Representative:** Metro Planning  
846 A St, Springfield OR 97477  
c/o Ryley McDowell

**Subject Property:** 16-04-06-11-00401  
93998 Prairie Rd, Junction City

**Size:** 1.39 acres (60,937 sq. ft)

**Zoning:** R-2 (duplex family residential)

**No. of Parcels:** 3

**Parcel 1 size:** 23,480 sq. ft

**Parcel 2 size:** 16,996 sq. ft (18,452 Sq. ft including pole)

**Parcel 3 size:** 14,871 sq. ft (19,130 sq. ft including pole)

**Background (Written Statement):**

This is a minor partition application for a property located at 93998 Prairie Rd, Junction City Oregon. The applicant requests that the city approves this request for a 3-lot partition to be created from one legal lot. The subject property is 1.39 acres and is currently zoned R-2. The applicant proposes three lots to be divided from the subject property which will continue to serve its current zoning. Existing dwellings and other structures are to remain. Access will take place via Prairie Rd, using a private panhandle drive. Details of this design are included below and on the proposed site plan.

**Narrative Statement:**

**16.05.030 Minor partition procedure.**

**A. Application. An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city, following procedures outlined in JCMC [17.150.070](#), and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.**

Response: Applicant understand this criterion and has provided three copies of all application materials. The applicant will provide as many copies as requested by the city if additional copies are required.

**B. Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring eight and one-half by 11 inches. The scale will be 10, 20, 30, 40, 50 or 60 feet to the inch. The city superintendent of public works shall furnish such eight and one-half by 11 inch tracing sheets on request.**

Response: Applicant understands this criterion and will have proper scaling on the preliminary plan sheets.

**C. Preliminary Plan Contents. The preliminary plan shall contain the following:**

**1. The dimensions and parcel lines of all parcels.**

Response: Dimensions and parcel lines of all parcels are indicated on the preliminary plan.

**2. An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.**

Response: No contiguous land is under the same ownership as the subject property.

**3. The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.**

Response: The date, scale and north point of the drawing is shown on the preliminary plan. A legal description is shown within the title report. Dimensions of the property and the assessor's account number is also shown on the preliminary plan.

**4. Name, address and telephone number of the owner, the partitioner and engineer or surveyor.**

Response: Name and address of owner is noted. No engineer or surveyor has been involved in this application process. Owner representative contact info is also included on the preliminary plan.

**5. Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.**

Response: The preliminary plan shows Prairie Road in relation to the subject property including its ROW width.

**6. The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.**

Response: The layout of the proposed parcels including dimensions and a number labeling each one is on the plan set.

**7. The location of each building or structure above ground. Dimension distance to parcel lines being created.**

Response: Each building is shown on the preliminary plan set which includes the distance to proposed parcel lines.

**8. The width and location of all easements for drainage or public utilities.**

Response: A private 25' access and utility easement is shown on the proposed site plan. All public utilities are located on the street adjacent to the subject property. (See both preliminary plan sets)

**9. In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:**

Response: The subject property has been previously recorded as parcel 1 of Land Partition Plat no. 2009-P2354, reception no. 2009 – 021032.

**a. The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.**

**b. The names of all recorded subdivisions contiguous to the subject area.**

**c. The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:**

**Contour Intervals                  Ground Slope**

**One foot                                  Up to 5%**

<b>Contour Intervals</b>	<b>Ground Slope</b>
<b>Two feet</b>	<b>Over 5% through 10%</b>
<b>Five feet</b>	<b>Over 10%</b>

***d. The approximate width and location of all proposed or existing public utility easements.***

Response: There are no proposed or existing public utility easements located on the subject property.

***e. The approximate location of areas subject to inundation or stormwater overflow, all areas covered by water, and the location, width and direction of flow of all water courses.***

Response: The subject property has no areas that are susceptible to stormwater overflow and includes no areas covered by water.

***f. All proposals for sewage, disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainage ways.***

Response: There are no proposed sewage, disposal, flood control, or easements for drainage land in this application. The attached deed does not include any description of drainage ways.

***g. All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in JCMC [16.05.050](#). Said reserve strips shall be clearly indicated on the proposed partition.***

Response: There are no public areas proposed to be dedicated or involved in this partition.

***h. All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.***

Response: There are no public improvements proposed or necessary with this minor partition application.

***i. A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided, that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.***

Response: The preliminary plan set will include all the above information from JCMC 16.05.030 (c) as it pertains to the subject property. A title report and deed providing the legal description are attached with this application.

**D. Preliminary Plan Review.**

**1. City Superintendent of Public Works Review.** *The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.*

**2. Planning Commission Review.**

**a.** *The planning commission shall approve the plan or ask for further information from the partitioner.*

**b.** *Approval Findings. Approval of the plan must include affirmative findings that:*

**i.** *Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder of any adjoining land or access thereto;*

**ii.** *The minor partition complies with Junction City policies and plans as well as the intent and purpose of JCMC [16.05.010](#);*

**iii.** *Either:*

**(A)** *Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or*

**(B)** *A performance agreement (bond), or suitable substitute as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to ensure the completion of all required improvements; or*

**(C)** *A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements;*

**iv.** *The minor partition tentative plan is accompanied by five accurate copies thereof; and*

**v.** *Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council.*

*Except as provided for in the procedures for modification as stipulated in JCMC [16.05.070](#), approval as stipulated herein does not relieve the applicant from other applicable provisions of this chapter or Oregon Revised Statutes.*

**vi.** *Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.*

Response: The applicant understands the planning commission's right to additional information upon request. Applicant also understands the other criteria mentioned above for preliminary plan review including specifically for this application, existing building locations and dimensions for proposed lot lines.

**3. Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.**

Response: The applicant understands this criterion and the potential for the application to be approved with conditions.

**4. Notification by Commission. When such a plan is approved, conditionally approved or disapproved by the commission, it shall forthwith deliver in person or by mail a copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.**

**5. Unless appealed, the planning commission's decision shall become effective on the eleventh day after it is rendered.**

**E. Appeal to the Council. If any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.**

**F. Limitation of Appeal. The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.**

**G. Ownership Verification of Dedications. In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.**

**H. Expedited Land Divisions. All applications for expedited land divisions shall comply with ORS [197.360](#) through [197.380](#) and the Junction City comprehensive plan. ORS [197.360](#) through [197.380](#) details criteria, application and notice requirements and action and appeal procedures for expedited land divisions. [Ord. [1112](#) § 1, 2003; Ord. [1065](#) § 1, 1999; Ord. [809](#) § 3, 1980.]**

Response: The applicant understands the process which this application can be appealed per (e) & (f) above. In the event of any public dedication portions be determined, an updated title report confirming the land will be dedicated to the public will be provided.

**16.05.050 Platting and mapping standards.**

...

**E. Lots. Lot sizes in mobile home subdivisions shall conform to the provisions of Chapter [17.100](#) JCMC, Mobile Homes, rather than this subsection (E).**

...

**6. Panhandle Lots. Panhandle lot configurations shall not be utilized in new subdivisions. The planning commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones only in established neighborhoods; provided, that the following standards, applicable to all panhandle lots, are met:**

**a. Minimum lot sizes for panhandle lots shall be as follows, unless JCMC Title [17](#) requires larger minimum lot sizes:**

**i. All lots and parcels in an R1 zone must be at least 6,000 square feet, exclusive of the panhandle; and**

**ii. All lots and parcels in an R2 zone must be at least 5,000 square feet, exclusive of the panhandle;**

Response: The proposed lots are located on the site which has R-2 zoning and each lot will be at least 5,000 square feet exclusive the panhandle. Lot 1 will be 23,480 square feet, lot 2 will be 16,996 square feet excluding the panhandle, and lot 3 will be 14,871 square feet exclusive the panhandle as well. (See attached preliminary plan)

**b. Minimum panhandle width shall be as follows, whether or not the panhandle is used for access:**

**i. One rear lot or parcel: 15 feet;**

**ii. Two or more rear lots or parcels: 25 feet;**

Response: The proposed panhandle will be 25 feet in width to serve parcel 2. This will then taper down to 15 feet in width to serve parcel 3. At the point of transition, the panhandle will only be serving one rear lot meeting the 15 feet requirement per 16.05.050 (e) (b) (i).

**c. Minimum access paving width of the panhandle or abutting driveway used for access shall be as follows:**

**i. One or two rear lot(s) or parcel(s): 15 feet;**

**ii. Three or four rear lots or parcels: 20 feet (to preserve existing natural features, paving width may be reduced to 22 feet, except for the first 25 feet back from the sidewalk, with the approval of the planning commission if both sides of the driveway are landscaped in accordance with an approved landscape plan);**

Response: This minor partition includes two rear lots therefore the paving width will be at least 15 ft throughout the length of the panhandle. (See attached preliminary plan)

**d. Driveways (which may or may not be the panhandle) and parking areas shall have a durable, dust-free surfacing of asphalt concrete, portland cement concrete or other approved material;**

Response: The proposed panhandle will be paved with approved dust-free surfacing (asphalt) at time of development.

**e. Use of a panhandle for access shall be permitted only if creation of a public street, including a future public street, is not possible because:**

**i. Physical conditions preclude development of a public street. Such conditions may include, but are not limited to, topography or the existence of natural resource areas such as wetlands, ponds, streams, channels, rivers or lakes, or a resource on the National Wetland Inventory or under protection by state or federal law;**

**ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment in the planning period;**

Response: Given the existing residential development surrounding the subject property, no public street extension is necessary. The area is already developed and Prairie Road to the east serves the adjacent properties sufficiently.

**f. A maximum of four rear lots or parcels may be assigned to a single panhandle;**

Response: Only two rear lots are proposed with this single panhandle. This is under the four-maximum allowed rear parcels for a single panhandle.

***g. Vehicular access from public streets to the rear lots or parcels may be obtained one of three ways:***

- i. Via a panhandle driveway;***
- ii. Via an existing alley;***
- iii. Via an abutting property's driveway;***

Response: Vehicular access to and from the public street will take place via the proposed panhandle driveway. (see attached preliminary plan)

***h. If an abutting property's access driveway is used:***

- i. An access easement maintenance agreement shall be required and shall be recorded in the Lane County office of deeds and records;***
- ii. There shall be adequate room elsewhere on the abutting property to meet off-street parking requirements for that property;***

Response: No abutting property's access driveway is being used by the subject property.

***i. When the panhandle is used for access and the abutting property owner requests a visual buffer at the time of land division review, that buffer shall consist of the following:***

- i. A minimum five-foot-high site-obscuring fence or wall; or***
- ii. Landscaping that will be five feet high and 75 percent site-obscuring within five years;***

Response: A visual buffer will be installed if abutting neighbors to the south request a buffer. This buffer will meet the standards mentioned above.

***j. If access is provided via an existing unimproved alley, the property owner filing for the land division shall improve the alley to city standards. The alley must be able to provide automobile and emergency vehicle access to a public street;***

Response: There is no existing unimproved alley used for access with this proposal.

***k. Whether or not the panhandle is used for access, it shall remain free of structures and be available for possible future access to a public street;***

Response: The panhandle will remain free from any structures and only be made available for access. As mentioned above, the area surrounding the property is already well developed and a public street extension through this lot will not be necessary.

***l. Each rear lot or parcel shall have two parking spaces and shall have sufficient turnaround area to eliminate the necessity for a vehicle to back out onto the street. The two spaces shall not be located in the panhandle portion of driveways;***

Response: There is sufficient space adjacent to the hammerhead turnaround to locate these parking spaces. These parking spaces will not be located in the panhandle portion of the driveway.

***m. The building official shall not issue a certificate of occupancy until the project is completed in accordance with approval conditions, this code and JCMC Title [17](#);***

Response: The applicant understands this condition and will comply with any future approval conditions.

***n. Except as provided herein, the design and development standards of the zone district in which the panhandle lots or parcels are located shall apply.***

Response: R-2 standards are applied to this application and the panhandle lot standards are reflected in the preliminary plan sheets.

### **17.150.070 Procedures for development permit applications.**

...

#### **2. Type II Procedure – Limited Land Use Decision.**

***a. A Type II procedure is classified as a limited land use decision as defined in ORS [197.015](#). This procedure allows for review of applications that involve discretionary standards for uses permitted outright by this title. The commission or designated staff shall follow the procedures specified in the acknowledged comprehensive plan, land use regulations, and other applicable legal requirements.***

***b. Notice of the proposed action shall be as provided in JCMC [17.150.080](#).***

***c. A public hearing may be requested on a proposed decision by the applicant, a member of the planning commission, or any party entitled to notice or who is affected by the proposal. If, after review of the application, the city administrator or designee determines that the request for a public hearing is necessary for a complete analysis of the application, the city administrator or designee shall schedule a public hearing at the next available planning commission meeting, and shall provide notice of the hearing to all persons entitled to receive the original notice of the application. Procedures at the public hearing shall be the same as for a Type III hearing, as found in this chapter.***

***d. Either after receiving all written comments, or after close of the record in the event of a public hearing, the planning commission or designated staff shall review all information received and make findings based on the applicable criteria. The decision shall be based on a brief statement of the standards, incorporating the facts relied upon in rendering the decision; and providing justification for the approval, conditional approval, or denial of the application. Notice of the decision shall be sent to the applicant and any other person who submitted comments on the application during the time allotted for such submissions. The decision can be appealed in accordance with JCMC [17.150.120](#).***

***e. Examples of Applications. Applications that are processed as a Type II procedure include but are not limited to:***

***i. Preliminary partition plans and replats;***

*ii. Preliminary subdivision plans and replats.*

***f. Expedited land divisions shall be administered in accordance with procedures outlined in ORS [197.360](#) through [197.380](#).***

Response: The applicant understands that this application qualifies as a type II process given this proposal is a preliminary partition plan. Specifically mentioned under subsection E above, this application qualifies under type II procedure.

If you have any questions, please contact the applicant representative at 541-302-9830 or at [riley@metroplanning.com](mailto:riley@metroplanning.com).

Thank you for your time,

-Ryley McDowell

# EXISTING CONDITIONS

FOR

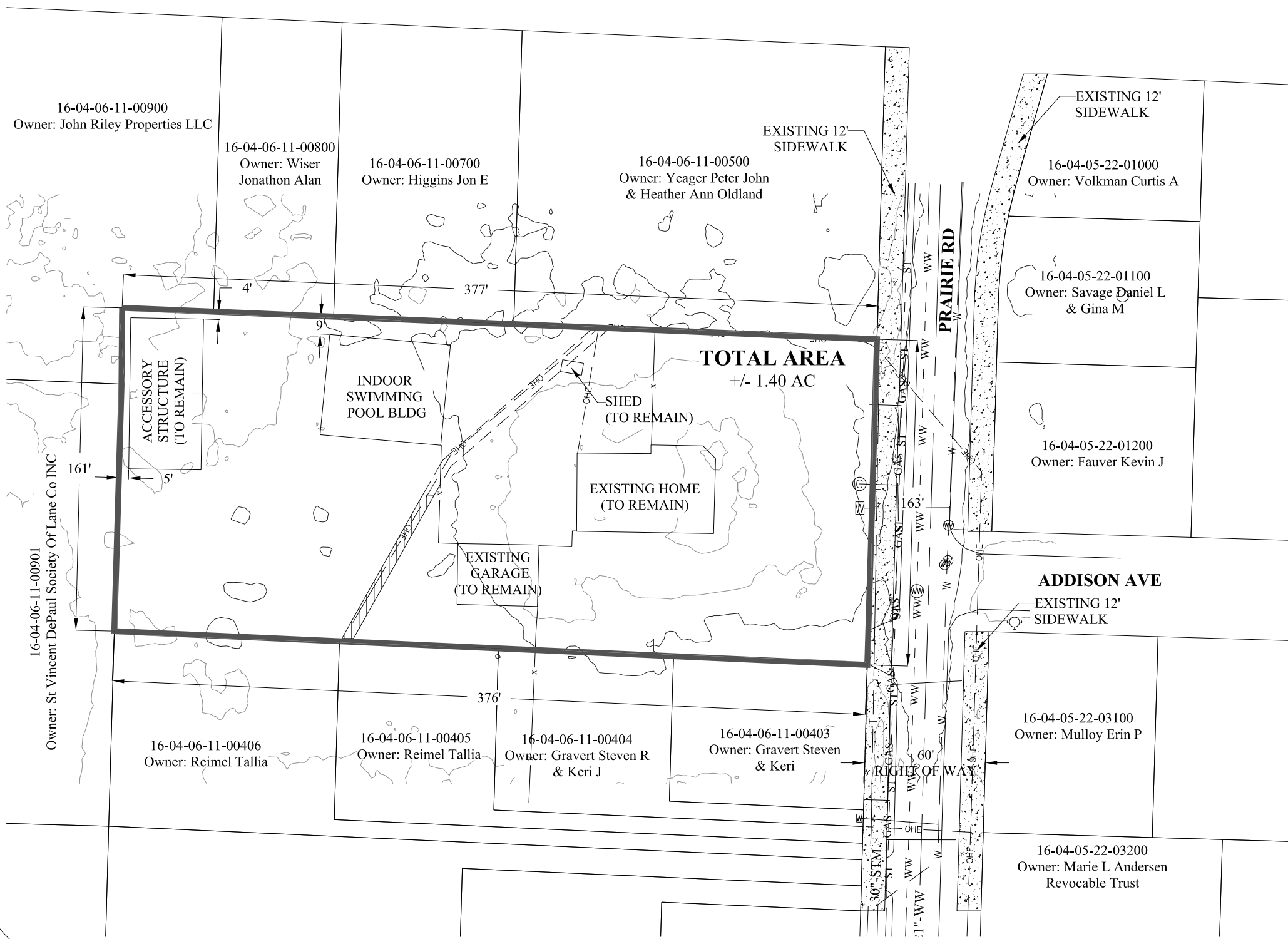
## GAMBEE-PRAIRIE RD

NE1/4 NE1/4, SECTION 6, TOWNSHIP 16 SOUTH, RANGE 4 WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: DECEMBER 16, 2022

W 1ST AVE



SUBJECT  
PROPERTY

SCALE 1" = 60'

VICINITY MAP  
NOT TO SCALE

**SITE ADDRESS:**  
93998 PRAIRIE RD  
JUNCTION CITY, OR 97448-8402

**OWNER:**  
GAMBEE JOHN P & BRENDA S  
93998 PRAIRIE RD  
JUNCTION CITY, OR 97448

**APPLICANT:**  
GAMBEE JOHN P & BRENDA S  
93998 PRAIRIE RD  
JUNCTION CITY, OR 97448

**AGENT:**  
METRO PLANNING, INC  
846 A STREET  
SPRINGFIELD, OREGON 97477  
PH: 541-302-9830

**ZONING:**  
R-2  
(DUPLEX FAMILY RESIDENTIAL)

Map compiled from record data, Lane County GIS  
Shapefiles, Aerial photos, and Dogami Lidar data. Survey  
field data was not gathered, and this map is not a survey.

ASSESSORS MAP: 16-04-06-11 TAX LOT: 00401

Revised By: GTX



**METRO PLANNING, INC**

846 A STREET  
SPRINGFIELD, OR. 97477  
541-302-9830

JOB NO. 22-057

# PROPOSED PLAN FOR GAMBEE-PRAIRIE RD

NE1/4 NE1/4, SECTION 6, TOWNSHIP 16 SOUTH, RANGE 4 WEST, W.M.  
LANE COUNTY, OREGON  
DATE PREPARED: DECEMBER 16, 2022



SUBJECT  
PROPERTY

VICINITY MAP  
NOT TO SCALE

SCALE 1" = 60'

**SITE ADDRESS:**

93998 PRAIRIE RD  
JUNCTION CITY, OR 97448-8402

**OWNER:**

GAMBEE JOHN P & BRENDA S  
93998 PRAIRIE RD  
JUNCTION CITY, OR 97448

**APPLICANT:**

GAMBEE JOHN P & BRENDA S  
93998 PRAIRIE RD  
JUNCTION CITY, OR 97448

**AGENT:**

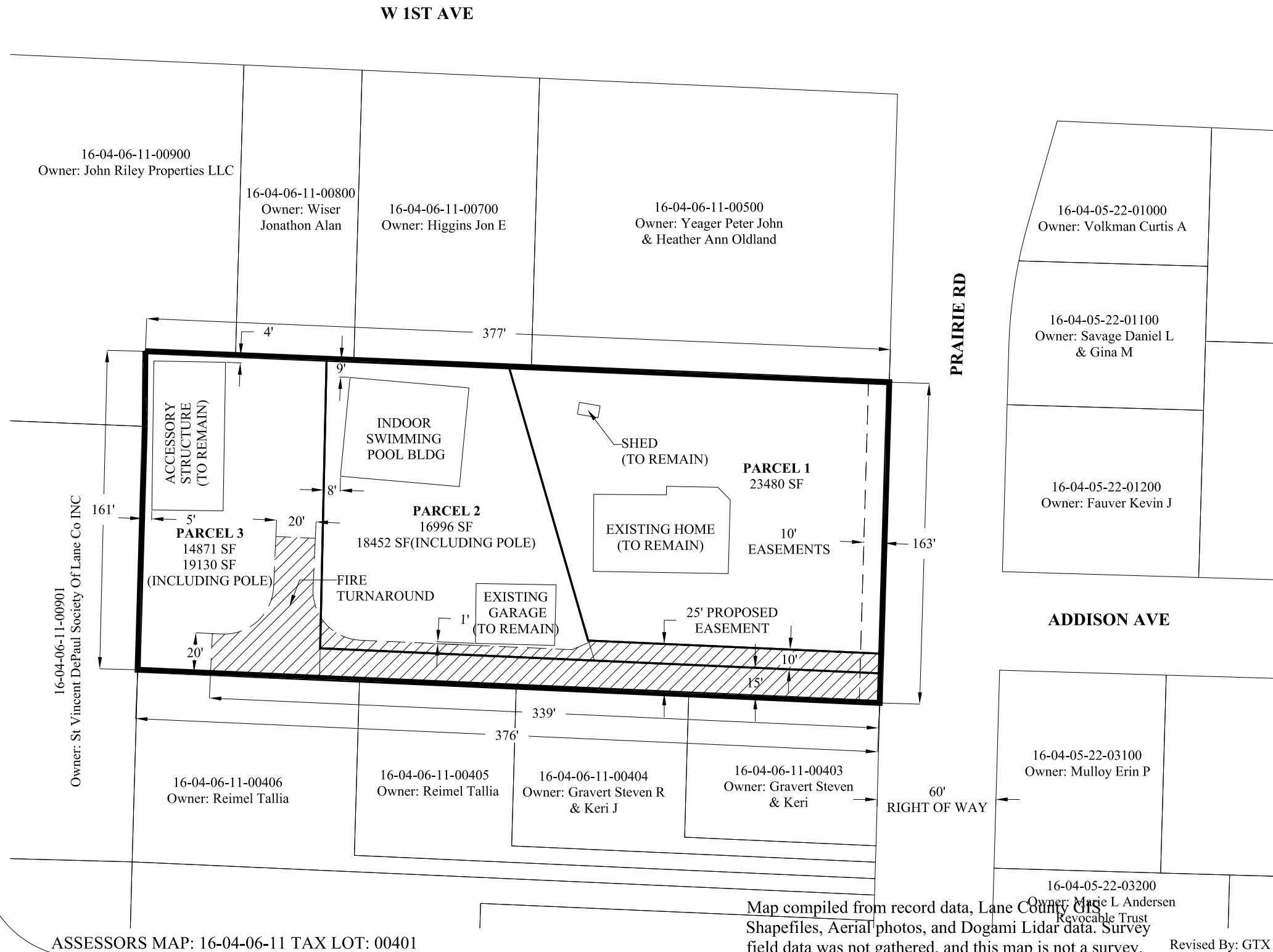
METRO PLANNING, INC  
846 A STREET  
SPRINGFIELD, OREGON 97477  
PH: 541-302-9830

**ZONING:**

R-2  
(DUPLX FAMILY RESIDENTIAL)

**NOTE:**

1. STORM DRAINAGE TO BE CONVEYED TO THE EXISTING ROAD DITCH ALONG THE WEST SIDE OF PRAIRIE RD.
2. THE NEAREST FIRE HYDRANT IS LOCATED AT THE NORTHWEST CORNER OF PRAIRIE RD & SW ADDISON AVE.



ASSESSORS MAP: 16-04-06-11 TAX LOT: 00401

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

Revised By: GTX



**METRO PLANNING, INC**

846 A STREET  
SPRINGFIELD, OR. 97477  
541-302-9830

JOB NO. 22-057

P.O. BOX 931 · SPRINGFIELD, OR 97477  
PHONE: 541.741.1981  
FAX: 541.741.0619  
www.evergreenlandtitle.com



**MP-23-01, 93998 Prairie Rd  
submitted 1-4-2023**

P.O. BOX 10211 – EUGENE, OR  
97440  
PHONE: 541.687.9794  
FAX: 541.687.0924  
www.evergreenlandtitle.com

John Gambee  
93984 Prairie Rd.  
Junction City, OR 97448  
ATTN:

Date: July 6, 2022  
Title No.: 22-25483  
Client No.:  
RE: Kinville

**FEES:** PARTIAL BILLING \$300.00

**ADDRESS:** 93998 Prairie Rd., Junction City, OR 97448

**PREPAID FEES:**

Balance Due \$300.00

THANK YOU FOR YOUR BUSINESS, LET US KNOW IF WE CAN BE OF ANY FURTHER ASSISTANCE.

ACCOUNTS NOT PAID WITHIN 30 DAYS OF THE DATE OF ORIGINAL INVOICE WILL BE CHARGED INTEREST AT THE RATE OF 1.5% PER MONTH (18% ANNUAL PERCENTAGE RATE)

911 Country Club Rd, Ste 320 • Eugene, OR 97401  
Phone: 541.741.1981  
Fax: 541.741.0619



260 Country Club Rd, Ste 120 • Eugene, OR 97401  
P.O. Box 10211 • Eugene, OR 97440  
Phone: 541.687.9794  
Fax: 541.687.0924

**TITLE INSURANCE SERVICES • ESCROW CLOSINGS**

July 06, 2022

Order No. 22-25483

**PRELIMINARY TITLE REPORT**

JOHN GAMBEE 93984 PRAIRIE RD JUNCTION CITY, OR 97488 Attn: JOHN GAMBEE e-mail:	Partial Billing	\$300.00
	TOTAL	\$300.00

Dear JOHN GAMBEE:

We are prepared to issue on request and on recording of the appropriate documents, a policy or policies as applied for, with coverage's as indicated, based on this preliminary report.

**LEGAL DESCRIPTION:**

SEE EXHIBIT "A" ATTACHED HERETO

Showing fee simple title as of June 29, 2022, at 8:00 a.m., vested in:

[JOHN P. GAMBEE and BRENDA S. GAMBEE](#), as tenants by the entirety

Subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. No liability is assumed until a full premium has been paid.

## SCHEDULE B

### GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts which a correct survey would disclose.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

### CURRENT EXCEPTIONS:

6. Easement for Right-of-Way, granted to Mountain States Power Company, including the terms and provisions thereof, by instrument Recorded March 25, 1948, Book 369, Page 597, Reception No. [62695](#), Lane County Oregon Records. (Blanket Easement)
7. Sidewalk Easement and Utility Easement, granted to the City of Junction City, Lane County, Oregon, a municipal corporation, including the terms and provisions thereof, by instrument Recorded April 20, 2009, Reception No. [2009-020461](#), Lane County Oregon Records.
8. Declaration of a 5 Foot Wide Private Utility Easement for the Benefit of Parcel 2, including the terms and provisions thereof, by instrument Recorded April 22, 2009, Reception No. [2009-021033](#), Lane County Oregon Records.
9. 25' Private Joint Use Access and Utility Easement and Maintenance Agreement, including the terms and provisions thereof, by instrument Recorded April 22, 2009, Reception No. 2009-021034, Lane County Oregon Records.
10. Notes on [Land Partition Plat](#):
  - (1) No trees, shrubs, structures or other obstructions shall be placed in or on an utility easement.
  - (2) Parcel 3 will take access from the 25 foot Joint-Use Access and Utility Easement.
11. Deed of Trust, including the terms and provisions thereof, executed by John P. Gambee Jr. and Brenda S. Gambee, as Grantor(s), to Fidelity National Title, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Pacific Residential Mortgage, as Beneficiary, Dated September 27, 2021, Recorded September 29, 2021, Reception No. [2021-062678](#), Official Records of Lane County Oregon, given to secure payment of a Note for \$456,000.00.
12. Deed of Trust, including the terms and provisions thereof, executed by John P. Gambee and Brenda S. Gambee, as tenants by the entirety as Grantor(s), to First American title of Oregon, as Trustee, for the benefit of Oregon Community Credit Union, as Beneficiary, Dated December 2, 2021, Recorded December 3, 2021, Reception No. [2021-074939](#), Official Records of Lane County Oregon, given to secure payment of a Note for \$180,000.00.

NOTE: [Taxes](#), [Map](#) No. 16-04-06-11-00401, Code 69-37, Account No. 1832508, 2021-2022,

\$9,393.03, paid in full.

NOTE: The address of the property to be insured herein is: 93998 Prairie Rd., Junction City, OR 97448.

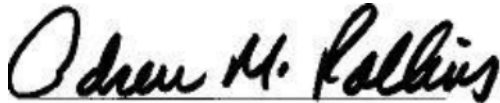
NOTE: A Judgment/Lien/Bankruptcy Search was done for the name(s) JOHN P. GAMBEE and BRENDA S. GAMBEE, and as of June 29, 2022, none were found.

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

Very truly yours,

EVERGREEN LAND TITLE COMPANY  
HOME OFFICE

By:



Andrew Rollins  
Title Officer

cc:  
Metro Planning

NO LIABILITY IS ASSUMED HEREUNDER UNTIL POLICY IS ISSUED AND PREMIUM PAID. IF FOR ANY REASON THE REPORT IS CANCELLED, A MINIMUM CANCELLATION FEE OF \$200.00 WILL BE CHARGED.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1, LAND PARTITION PLAT NO. 2009-P2354, recorded April 22, 2009, Reception No. 2009-021032, Lane County Oregon Deeds and Records, in the City of Junction City, County of Lane and State of Oregon.

16040611

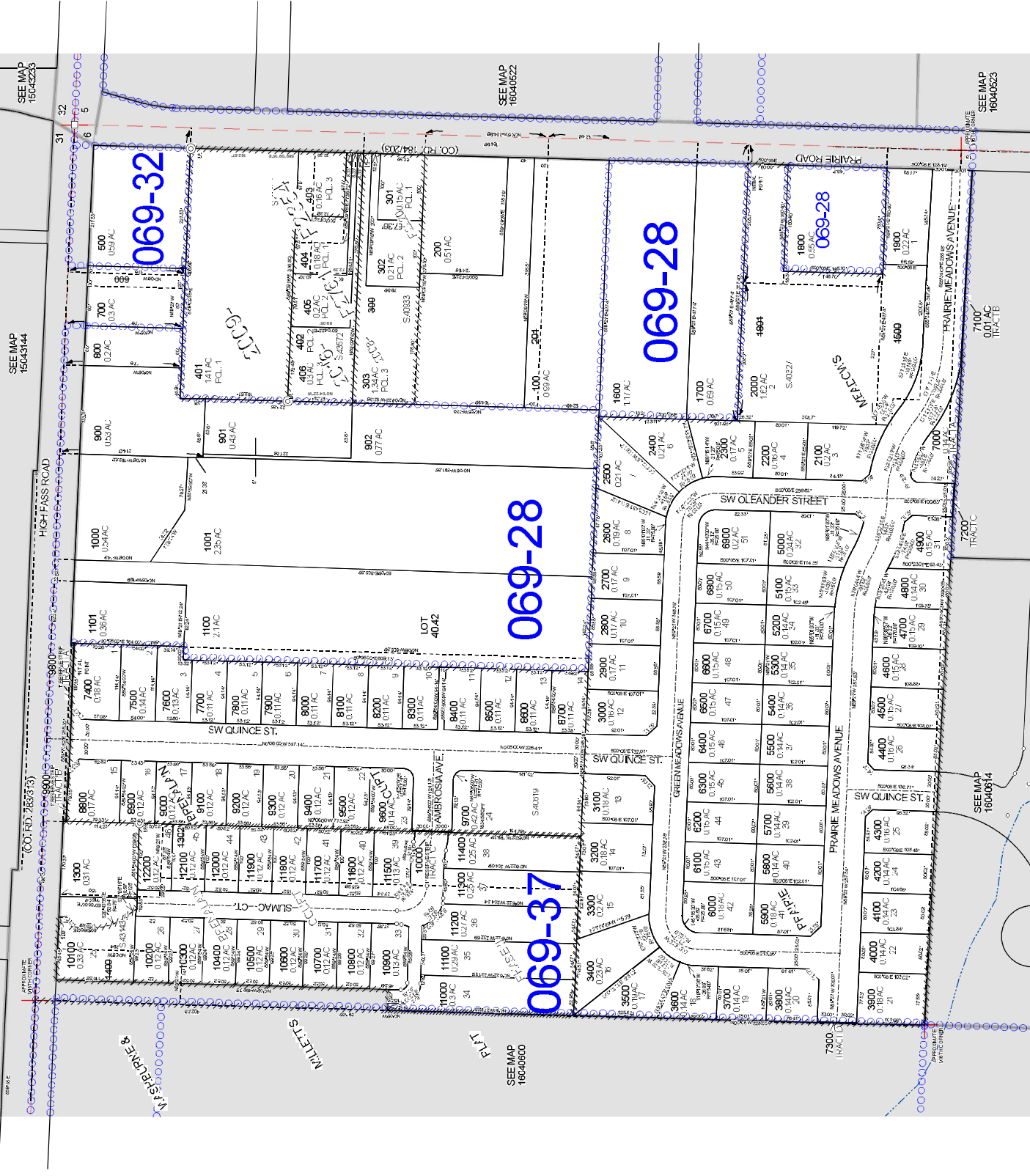
LOFTSHP - 2020-509 12.25

- CANCELLED
- 1801
  - 1500
  - 1501
  - 1200
  - 1301
  - 201
  - 300
  - 400
  - 1400
  - 11400
  - 11300
  - 11000
  - 11500
  - 10500
  - 402

REVISION: LOT/PL. CONVERSION TO B.S.  
 02/25/2016 - LOT/PL. CONVERSION TO B.S.  
 03/05/2016 - LOT/PL. CONVERSION TO B.S.  
 03/05/2016 - LOT/PL. CONVERSION TO B.S.  
 03/05/2016 - LOT/PL. CONVERSION TO B.S.  
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 03/05/2016 - LOT/PL. CONVERSION TO B.S.  
 03/05/2016 - LOT/PL. CONVERSION TO B.S.

N.E. 1/4 N.E. 1/4 SEC. 6 T.16S. R.4W. W.M.  
 Lane County  
 1" = 100'

FOR ASSESSMENT AND  
 TAXATION ONLY



16040611

Lane County Clerk  
Lane County Deeds & Records  
2021-062677  
09/29/2021 11:14:56 AM  
RPR-DEED Cnt=1 Stn=45 CASHIER 04 2pages  
\$10.00 \$11.00 \$10.00 \$61.00 \$92.00

Fidelity National Title # 60222106070 55

**GRANTOR'S NAME:**

Corey Lee Walker

**GRANTEE'S NAME:**

John P. Gambee and Brenda S. Gambee

**AFTER RECORDING RETURN TO:**

Order No.: 60222106070-SJ

John P. Gambee and Brenda S. Gambee, as tenants by the  
entirety  
93998 Prairie Road  
Junction City, OR 97448

**SEND TAX STATEMENTS TO:**

John P. Gambee and Brenda S. Gambee  
93998 Prairie Road  
Junction City, OR 97448

APN: 1832508

Map: 16-04-06-11-00401

93998 Prairie Road, Junction City, OR 97448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Corey Lee Walker**, Grantor, conveys and warrants to **John P. Gambee and Brenda S. Gambee, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

Parcel 1, LAND PARTITION PLAT NO. 2009-P2354, recorded April 22, 2009, Reception No. 2009-021032, Lane County Oregon Deeds and Records, in the City of Junction City, County of Lane and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (**\$480,000.00**). (See ORS 93.030).

**Subject to:**

- 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company  
Purpose: Power lines  
Recording Date: March 25, 1948  
Recording No: Book 369, Page 597  
Affects: Reference is hereby made to said document for full particulars

- 2. Annexation Agreement, including the terms and provisions thereof

Executed by: City of Junction City, et al  
Recording Date: November 8, 2006  
Recording No.: 2006-080782

- 3. Matters contained in that certain document

Entitled: Notice of Proposed Assessment, Resolution No. 909  
Dated: February 28, 2007  
Executed by: City of Junction City  
Recording Date: March 28, 2007  
Recording No: 2007-020625

Which provides for, among other things: Establishing a zone of benefit and imposing fees for the Third and Maple Sewer Pump Station Improvement

Reference is hereby made to said document for full particulars.

- 4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Junction City  
Purpose: Sidewalk and utility easements  
Recording Date: April 20, 2009  
Recording No: 2009-020461  
Affects: Reference is hereby made to said document for full particulars

**STATUTORY WARRANTY DEED**  
(continued)

5. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: 2009-P2354  
Recording Date: April 22, 2009  
Recording No: 2009-021032

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Sidewalk, utility, private utility easements & fence encroachment  
Affects: Reference is hereby made to said document for full particulars

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Private utility easement  
Recording Date: April 22, 2009  
Recording No: 2009-021033  
Affects: Reference is hereby made to said document for full particulars

8. Irrevocable Consent Agreement

Executed by: John Edwin Gambee, et al  
Recording Date: April 22, 2009  
Recording No.: 2009-021035

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 28, 2021

Corey Lee Walker  
Corey Lee Walker

State of Oregon  
County of Lane

This instrument was acknowledged before me on 9/28/2021 by Corey Lee Walker.

Sandy Jean Derrickson  
Notary Public - State of Oregon

My Commission Expires: 5/18/2024

