

**CITY OF KLAMATH FALLS
PLANNING COMMISSION**

**Staff Report
6-DR-10**

April 26, 2010

I. TITLE

Request to develop a site for a solar panel energy array for renewable power generation.

II. SUMMARY AND BACKGROUND

The applicant, Site Constructors Incorporated, proposes to develop a site for a solar panel energy array for renewable power generation. The proposed solar panel array system would occupy approximately 22 acres of the 34 acre site. The solar panels would be mounted at approximately 6 feet in height. There are 24,778 panels proposed, each approximately 15.33 square feet in size. The panels would cover approximately 8.72 acres or 379,847 square feet of land. Each panel would be approximately 1.8” thick.

The properties are zoned Industrial and are owned by the City of Klamath Falls. The properties are located on the east side of Memorial Drive north of Highway 140. The properties are addressed as 2751 Memorial Drive and can be found on Klamath County Assessor’s map R-3909-00800 tax lots 00301 and 00302 and on map R-3909-008BA tax lots 00100 and 00101.

Improvements to the site include the installation of a 400 square foot structure for equipment storage and office space, a gravel access road, a paved parking area, and an earthen berm. The property has four easements, including a view (setback) easement, a railroad easement, a sewer easement, and a power line easement.

Agency Comments:

Planning:

1. **Setbacks:** Industrial (I) zoning allows for 10’ front yard setbacks, 10’ rear yard setbacks, 10’ side yard setbacks, and 25’ setbacks from abutting residential zones. The subject property abuts County designated residential zones to the north of the property; however, the area of subject property located abutting said residential property is not buildable per the existing power line easement. The proposed office building setbacks are 210’ from the front yard (west), 390’ from the side yard (south), and 590’ from the rear yard (east). The preliminary site plan shows solar panels close to the property lines, but does not indicate setback distances. **The solar panel systems shall be at least 10’ from all property lines. The applicant shall show building setback distances from all structure sides to all subject property lines on a revised site plan.**
2. **Easements:** The site is encumbered with a view (setback) easement, a railroad easement, a sewer easement, and a power line easement. The view easement is a setback easement from the western property line for the purpose of decreasing any potential adverse impacts an industrial use could have on uses across the street, which include the residences and the cemetery. This view easement was created on Land Partition 123-06. On February 20th, 2007 City Council unanimously passed a motion requiring staff to “include a 125 foot building setback along the east side of Memorial Drive for any

development of this property including parcels 1, 2, 3 and the parcel above as shown on the tentative land partition map.” **The applicant shall show the view easement across the western 125’ of all subject properties on a revised site plan. The applicant shall remove proposed solar panel array structures from the 125’ view easement on a revised site plan. The applicant shall not erect any structures, including solar panel units within the view easement.**

The railroad easement is a 20’ wide easement that begins at the southeast corner of Parcel 1 of Land Partition 123-06 and runs northwest approximately 341.75’ to the southern lot line of Parcel 2. This railroad easement was created on Land Partition 123-06 and was created for the benefit of Parcel 2. **The applicant shall not erect any structures, including solar panel units within the railroad easement.**

The sewer easements are 16’ and 25’ wide easements that were created on Land Partition 123-06 for the purpose of the City of Klamath Falls. The 25’ wide easement starts close to the southwest corner of Parcel 2 and runs northeast approximately 1,420.34’ crossing through part of Parcel 3 before ending along the eastern property line of Parcel 3. The 16’ wide easement starts at the western edge of Parcel 3 and runs east approximately 512.73’ before intersecting and converging with the 25’ wide sewer easement. **The applicant shall not erect any structures, including solar panel units within the sewer easements.**

The power line easement is a 520’ wide easement that runs across the northern 520’ of the subject properties. This power line easement was created for the Redmond – Klamath Falls Transmission Line. **The applicant shall not erect any structures, including solar panel units within the power line easement.**

3. **Lot Coverage:** Industrial (I) zoning allows for 100% lot coverage. The proposed office building would have a footprint of 400 sq ft and the complete array system is proposed to occupy approximately 22 acres. The panels would cover approximately 8.72 acres or 379,847 square feet of land. **The building and solar panel array system are conforming for lot coverage so long as the necessary amount of land is available to fulfill other requirements, such as parking, landscaping, and access roads.**
4. **Building and Solar Panel Height:** The maximum allowed building height in Industrial zones is 45’. **The proposed peak building height for the structure is approximately 12’. The ground mounted solar panel units would be approximately 6’ in height.**
5. **Parking:** The Community Development Ordinance (CDO) 14.010 requires 1 off street parking space for every 400 sq ft of professional office. The 400 sq ft proposed building would be used for office and storage. This site requires 1 parking space for the office area. Because the site is unique in that some employees may not use the office while at work, the applicant can have an additional parking space. The applicant is proposing 2 off-street parking spaces, 1 of which will be an ADA parking space. **The applicant shall provide at least 1 off street parking space as indicated on the site plan.**

CDO 10.010 Parking Space Standards requires that all standard parking spaces shall have a minimum width of 9’ and minimum length of 19’. Small vehicle parking spaces shall have a minimum width of 8’6” and minimum length of 14’6”.

CDO 14.040(1) requires that all areas used for parking and maneuvering of vehicles, including driveways and truck loading areas, to have either a concrete or asphalt surface. The site plan shows that a 26’ by 26’ asphalt or concrete parking area would be installed.

Access Aisles: CDO 14.040(4) requires that access aisles which provide two-way traffic shall be a minimum of 24 feet in width. Due to the uniqueness of the site, access aisles are not necessary.

Parking for people with disabilities: CDO 14.010(2) requires 1 parking space for people with disabilities for every 25 parking spaces. Parking spaces for people with disabilities shall be at least 9' wide by 19' in length. Since the property shall accommodate at least 1 parking space, 1 parking space for people with disabilities is required. CDO 14.010(2)(b) requires that parking spaces for people with disabilities shall be located closest to the nearest accessible entrance. **The applicant proposes 1 space for people with disabilities.**

CDO 14.010(2) a. requires that one in every eight accessible spaces, but no less than one space, shall be van accessible. Van accessible spaces shall have an access aisle at least 8' wide and 19' long. **The applicant shall have 1 van accessible access aisle for people with disabilities and per ORS 447.233(2)d. the access aisle shall be located on the passenger side of the parking space.**

Bicycle parking: CDO 14.046(1) requires a minimum of 1 bicycle space for every 12 required vehicle parking spaces and CDO 14.046(2) requires the bicycle parking facility to be located no further than 50' from a public entrance. CDO 14.047(4) requires that the bicycle rack be anchored to the ground. **This site requires that a total of 1 bicycle space be provided and shall be indicated on the site plan.**

The vehicle parking layout shall be striped according to a parking plan approved by the Planning Division, with four inch-wide painted lines. This area shall have asphalt or concrete. Wheel stops or curbing shall be installed (CDO 14.040(3)) to prevent vehicles from driving over landscaping, unpaved areas, and sidewalks, and the ADA van accessible space shall be constructed to meet all requirements of the Oregon Department of Transportation Disabled Parking Standards for width, location, striping, and signage.

6. **Access and Driveways:** The proposed driveway at this site is 40' in width and has a paved surface. The City Streets Division requires the applicant to install a (concrete or asphalt) apron that is at least as wide as the curb cut by at least 20' long to prevent gravel and other debris from being pulled into the paved portion of Memorial Drive right-of-way. **Driveway access to Memorial Drive must be permitted by Klamath County Public Works. The driveway location is determined by site distance, drainage, and other criteria. Klamath County Public Works shall determine apron requirements, including dimensions and materials.**

The proposed access road is 15' in width and has a gravel surface. The gravel access road shall be a minimum of 20' in width. At any proposed access road terminus the applicant shall install an approved fire apparatus turn around. No access roads should be allowed in excess of 150 feet in length without approved provisions for the turning around of fire apparatuses. **Adequate fire apparatus turn around areas shall be shown on a revised site plan.**

7. **Sidewalks:** The City of Klamath Falls Public Works Engineering Standards (CKFPWES) requires that sidewalks or curb ramps are installed in any areas within the City right-of-way adjacent to sites that are missing sidewalks or public sidewalk curb ramps (ADA ramps). However, Memorial Drive right-of-way is under Klamath County

jurisdiction. **The applicant shall discuss sidewalk installation requirements along Memorial Drive right-of-way with Klamath County Public Works.**

8. **Landscaping:** CDO 14.405(6) requires mulch consisting of wood chips, bark, or similar organic materials, to be installed and maintained no less than three inches in depth within the drip-line of required trees. CDO 14.405(3) requires that a minimum of one tree be planted for every 50 feet of frontage along each street. **The 1,786.75 feet of property along Memorial Drive right-of-way requires the planting of at least 36 trees. The trees shall be approved trees from the City Street Tree List and planted on the subject properties. The trees shall not be planted within the Memorial Drive right-of-way.**

CDO 14.405 requires that for each 1,000 sq ft of landscaped open space or fraction thereof, a minimum of 1 tree and 2 shrubs shall be planted. The City does not support placing rock in the right-of-way. Also, rock placed around lawn areas can create problems with properly maintaining and grooming those lawns.

CDO 14.410 (1) requires a minimum of 15 square feet of landscaped area for each parking space, which shall be so located that no parking space is more than 120' from a portion of landscaped open area. In no case shall there be less than 200 square feet of landscaped area. **Proposed landscaped areas shall be shown on a revised site plan.**

To minimize the visual impact of the solar panel units for surrounding property owners, the applicant shall construct an earthen berm. **The berm shall be 5' in height, shall be landscaped, engineered to prevent erosion, and shall run 1,786.75 feet along Memorial Drive, the total length of the subject properties.**

CDO 14.410(1) requires all areas set aside for landscaping to have a minimum vegetative cover of at least 50%. The applicant shall ensure that this requirement is met.

The site plan does not show an irrigation method. There is no landscaping data provided on the site plan.

The applicant shall submit a detailed landscaping plan for review and approval, showing the following:

- **A 5' high landscaped earthen berm along Memorial Drive the total length of the subject properties**
- **Name of plant material, the number of each species of plant that will be used or have been planted, and the location of the different plant material**
- **A minimum of 1 tree and 2 shrubs for every 1,000 square feet of landscaping or fraction thereof**
- **All landscaped areas not covered with trees or other vegetation shall be covered with a 3 inch layer of bark mulch**
- **A minimum of 200 square feet of landscaping around the parking area**
- **A minimum of 50% of the landscaping area shall be covered by vegetation**
- **All required trees shall be a minimum of 2" caliper in size**
- **An irrigation plan or scheduled watering plan**
- **All shrubs shall be planted from a 5 gallon container**
- **Trees planted at a minimum of every 50 feet along Memorial Drive. The 1,786.75 feet of property along Memorial Drive right-of-way requires the planting of at least 36 street trees. The trees shall be approved trees from the City Street Tree List.**

The applicant shall install and maintain the required landscaping as part of this Design Review. This requires that any existing lawn areas shall be brought into compliance or replaced.

9. **Trash Enclosures and Fences:** All trash containers greater than 50 gallons in capacity shall be screened to a height of six feet by a sight-obscuring fence per CDO 14.150(1). **The applicant shall show the trash container(s) in a screened trash area on a revised site plan.**

If a solid waste receptacle is provided an equal area shall be provided for recycling adjacent to or within the trash enclosure. The trash and recycle containers shall be placed in an approved area and indicated on a revised site plan.

The property currently does not contain any fences. Approval of this Design Review does not constitute approval of future fence placement. **A fence permit (no fee) must be submitted, reviewed, and approved prior to installation of any fence, including the fence screening the trash and recycle area.**

10. **Signs:** During a recent site visit City staff noted there were no signs, other than no 'trespassing signs' which are exempt by the CDO. **A sign permit (\$25) must be submitted, reviewed, and approved prior to the installation or change of any signs. All existing signs shall be made to conform to the uniform sign code found in CDO Sections 14.300-14.368.** The submitted site plan does not indicate any new proposed signs. At least a 5 foot setback from the property lines is required for any proposed freestanding signs. Proposed signs shall not be located within the street right-of-way of Memorial Drive, nor within the required sign setbacks.

Engineering:

1. The plans submitted for Administrative Review are not showing any fire suppression water, domestic water, or sanitary sewer services. Based on the lack of information provided, City utility serviceability cannot be determined at this time. City System Development Charges and other utility fees can be calculated once sufficient information has been submitted to the Engineering Division for review and comments. Revised plans should include water, sewer, and storm drainage pipe sizes.
2. Memorial Drive and the road side storm drainage ditches are under Klamath County jurisdiction. Klamath County Public Works will be the responding agency for those items of interest. Driveway locations are also permitted through Klamath County. Revised plans should show the right of way lines of Memorial Drive and the width.
3. The applicant's Engineer of record will need to review the grading/erosion and storm drainage - City Engineering flow charts, to determine what will be required in those areas of concern. The Engineer will be responsible to determine what permits will be required by the State DEQ office, if any. Disturbance of one acre or more requires a State DEQ 1200-C permit. The plans did not quantify the data required to make any preliminary comments with regards to grading/erosion and storm drainage detention.
4. The easements shown on the plan need to differentiate between existing and proposed. Any existing easements need to identify the recorded reference and a copy provided to City Engineering.
5. Per City Community Development Ordinance 14.040 areas where vehicles park and maneuver on site need to be paved with asphalt or concrete.

6. The applicant will need to complete and return an Industrial Sewer Use Evaluation (Commercial Development is included) form that can be obtained at the City Engineering Division office.
7. A site address needs to be provided for City Engineering records.
8. A revised plan shall be submitted to the Planning Division addressing the aforementioned items and any other related points of interest that the applicant and Engineer of record determines necessary in completing a thorough review.
9. A Site Construction Permit, issued by City Engineering, will most likely be required prior to any work commencing at this site. A determination will be made once the revised plans have been submitted for review and comments.

KCFD #1: “Klamath County Fire District No. 1 would require a 20 foot wide gravel road to support 62,000 lbs, change the north end cul-de-sac to a hammerhead, provide combustible and/or flammability information for the (solar) panels, and add location of hook up to PP&L grid.”

Basin Transit: “No comments.”

Klamath Falls Airport: “No height information provided – assuming no FAR Part 77 obstruction heights will be involved the Airport has no objections. Tall towers, transmission structures, antennas or similar should be submitted under FAA 7460 review.”

Klamath County Public Works: “Access to Memorial Drive must be permitted by Klamath County Public Works. Access location is determined by site distance, drainage, etc.”

Klamath County Building:

1. Building permit submittals shall include a comprehensive code evaluation, drawings, calculations, and specifications for the project. Unless waived by the Building Official, all design documents shall be prepared and stamped by an Architect or Engineer licensed by the State of Oregon to practice as such.
2. Building Permit application shall include site plan and development approvals from City Of Klamath Falls Planning and Engineering departments. Any variations to the site plan require re-approval by the City Of Klamath Falls prior to issuance of building permit(s).
3. No work shall commence prior to plan review and issuance of the appropriate building and trade permits.
4. Phased construction and / or deferred submittals require approval of the Building Division and submittals for such work shall follow established policy for plan review. No work shall commence prior to review and approval of the associated project phase.

DEQ: “I am writing in response to the Klamath Falls Planning Department request for comments on the proposed solar development east of Memorial Drive and north of the Southside Expressway. Due to the size of the proposed development and proximity to the Klamath River, I believe a National Pollutant Discharge Elimination System 1200-C permit for discharge of construction stormwater runoff would be required for the project. No additional comments.”

| | |
|-----------------------------|----------------------------|
| Avista Utilities: | No comments were received. |
| Charter Communications: | No comments were received. |
| Pacific Power and Light: | No comments were received. |
| Qwest: | No comments were received. |
| USBR: | No comments were received. |
| City Manager: | No comments were received. |
| Klamath Falls City Schools: | No comments were received. |
| Opponents: | No comments were received. |
| Proponents: | No comments were received. |

III. RELEVANT REVIEW CRITERIA

This proposal is being reviewed according to the provisions of the Klamath Falls Community Development Ordinance (Chapters 10-14), specifically Sections 11.050 to 11.094, regarding Design Reviews. The following criteria shall be used to approve or deny an application for Design Review:

A. Criterion: All applicable City ordinances have been met or will be met by the proposed development.

Facts and Analysis: The comments from Planning and Engineering listed in the Agency Comments section of this report identify relevant sections of the CDO, City of Klamath Falls Public Works Engineering Standards (CKFPWES), and Klamath Falls City Code, and address whether or not the application meets the requirements. The application meets many of the requirements of the CDO as submitted and can be made to meet the remainder of the requirements with the conditions listed below.

Findings: This proposed development has met or will meet all applicable City ordinances with the conditions as outlined. **This criterion is met with conditions.**

B. Criterion: Adequate capacity of City facilities for water, sewer, paved access to and through the development, electricity, storm drainage and adequate transportation can and will be provided to and through the subject property.

Facts and Analysis: Portions of the comments from all of the agencies who responded to this proposal address Criterion B. All concerns presented by each of the agencies have been addressed in the Conditions section of this report. Avista Utilities (natural gas), PP & L (power), Charter Communications (cable TV and internet), and Qwest (phone and fiber) have not provided any comment. Based on the lack of information provided, City utility serviceability cannot be determined at this time. Klamath County Public Works has stated that access to Memorial Drive is feasible, but that driveway access has yet to be determined. As is listed in the conditions, the applicant shall submit more information to determine the capacity for several facilities and shall submit information to Klamath County to determine access to Memorial Drive.

Findings: There is no evidence at this time that there is an inadequate capacity of City facilities for water, sewer, paved access to the development, electricity, storm drainage and adequate transportation can and will be provided to and through the subject property so long as the conditions listed below in the Conditions section are met. **This criterion is met with conditions.**

CONDITIONS

Prior to any site work or the issuance of the Development Permit:

- 1) The applicant shall obtain a Site Construction Permit from City Engineering.
- 2) The applicant shall submit a plan showing any fire suppression water, domestic water, or sanitary sewer services and comply with any related requirements. Based on the lack of information provided, City utility serviceability cannot be determined at this time.
- 3) The applicant shall complete and return an "Industrial Sewer Use Evaluation" form, which can be acquired at the City Engineering Division office at 226 South 5th Street and comply with any related requirements.
- 4) The applicant shall pay all City System Development Charges and other utility fees. Potential charges and fees can be calculated once sufficient information has been submitted to the Engineering Division for review and comments. Revised plans should include water, sewer, and storm drainage pipe sizes.
- 5) The applicant's Engineer of record shall review the grading/erosion and storm drainage City Engineering flow charts to determine the requirements. The Engineer shall be responsible in determining what permits will be required by the State Department of Environmental Quality office. The plans did not quantify the data required to make any preliminary comments with regards to grading/erosion and storm drainage detention.
- 6) The applicant shall obtain driveway access and placement permission, driveway apron requirements, storm drainage requirements, and sidewalk installation requirements from Klamath County Public Works. The applicant shall report determinations from Klamath County to the City Planning Division.
- 7) The applicant shall submit a National Pollutant Discharge Elimination System 1200-C permit for discharge of construction stormwater runoff to the Oregon Department of Environmental Quality (DEQ).
- 8) The applicant shall provide Klamath County Fire District Number 1 with combustible and/or flammability information for the solar panels.
- 9) The applicant shall submit a revised site plan to City Planning for review and approval showing the following:
 - Right-of-way lines and width for Memorial Drive
 - Easement recorded references
 - Office structure location and dimensions
 - Structure setback distances from all structures to all subject property lines, including solar panel units
 - Peak height of all structures, including the office structure and solar panel units
 - View easement across the western 125' of all subject properties
 - Removal of solar panel array structures from the western 125' of all subject properties
 - Bicycle rack location
 - Gravel access roads at 20' in width
 - Fire apparatus turn around area at the north end of the gravel access road
 - Location of hook up to PP&L grid
 - Location of fire suppression water, domestic water, or sanitary sewer services
 - Trash/recycle container(s) in a screened area

- 10) The applicant shall submit a detailed landscaping plan, to City Planning for review and approval, showing the following details:
- A 5' high landscaped earthen berm along Memorial Drive the total length of the subject properties
 - Name of plant material, the number of each species of plant that will be used or have been planted, and the location of the different plant material
 - A minimum of 1 tree and 2 shrubs for every 1,000 square feet of landscaping or fraction thereof
 - All landscaped areas not covered with trees or other vegetation shall be covered with a 3 inch layer of bark mulch
 - A minimum of 200 square feet of landscaping around the parking area
 - A minimum of 50% of the landscaping area shall be covered by vegetation
 - All required trees shall be a minimum of 2" caliper in size
 - An irrigation plan or scheduled watering plan
 - All shrubs shall be planted from a 5 gallon container
 - Trees planted at a minimum of every 50 feet along Memorial Drive. The 1,786.75 feet of property along Memorial Drive right-of-way requires the planting of at least 36 street trees. The trees shall be approved trees from the City Street Tree List.

General Conditions:

- 1) All contractors working on this job shall maintain a valid city business license.
- 2) The applicant shall obtain a building permit and a new certificate of occupancy prior to the new use moving in to the new building.
- 3) The applicant shall submit building permits, including a comprehensive code evaluation, drawings, calculations, and specifications for the project. All design documents shall be prepared and stamped by an Architect or Engineer licensed by the State of Oregon to practice as such. Building Permit application shall include site plan and development approvals from City of Klamath Falls Planning and Engineering departments. Any variations to the site plan require re-approval by the City of Klamath Falls prior to issuance of building permit(s).
- 4) No work shall commence prior to plan review and issuance of the appropriate building and trade permits.
- 5) The applicant shall not erect any structures, including solar panel units within the view easement, railroad easement, sewer easements, and/or power easements as identified on the site plan.
- 6) The applicant shall install 20' wide gravel access roads and an approved fire apparatus turn around area at the north end of the gravel access road.
- 7) The applicant shall pave the parking area, stripe the parking lot according to the approved site plan, with four inch painted lines and install wheel stops or curbing to prevent vehicles from driving over landscaping or sidewalks, the placement of approved bicycle parking, and installing signs identifying ADA spaces. All required parking lot improvements shall be completed prior to September 1st, 2010 or issuance of Certificate of Occupancy.
- 8) The applicant shall install all required landscaping, including the engineered earthen berm, prior to September 1st, 2010. The landscape trees shall be approved trees from the City Street Tree List. The trees shall not be planted within the Memorial Drive right-of-way.
- 9) The applicant shall submit for review and approval a fence permit (no fee) prior to installation of any fence or any stand alone trash enclosure.

- 10) The applicant shall remove all non permitted signs and submit for review and approval, a sign permit prior to the installation of any signs. All existing signs shall be made to conform to the uniform sign code found in CDO Sections 14.300-14.368 prior to September 1st, 2010.

IV. REQUESTED MOTIONS/ACTIONS

- Hold a public hearing and take testimony
- If desired, motion to modify the Proposed Findings and/or Conditions as stated in the Staff Report based on testimony received
- Motion to Accept the Proposed Findings as stated in the Staff Report

V. DOCUMENTS ATTACHED

- Vicinity Map
- Site Plan
- Land Partition 123-06

VI. PUBLIC NOTICE

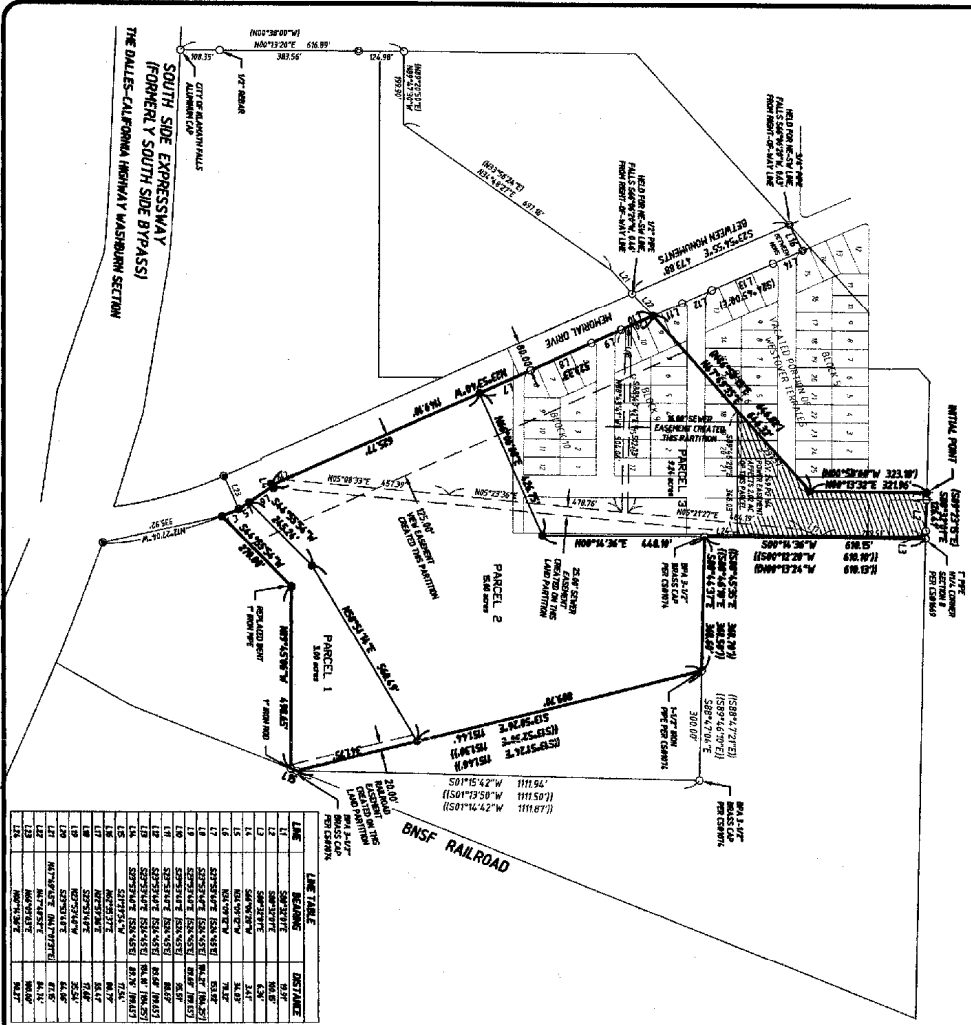
Notice of this public hearing was mailed to 16 adjacent property owners within 100' of the subject properties in question on March 25, 2010 and published in the Herald and News on April 4, 2010.

Kelly O'Neill,
Planner

Vicinity Map
(No Scale)



LAND PARTITION 123-06
 SITUATED IN THE N 1/2 OF SECTION 8, T39S, R9E W.M.
 KLAMATH COUNTY, OREGON



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°47'21"E | 380.00 |
| L2 | S89°47'21"E | 380.00 |
| L3 | S89°47'21"E | 380.00 |
| L4 | S89°47'21"E | 380.00 |
| L5 | S89°47'21"E | 380.00 |
| L6 | S89°47'21"E | 380.00 |
| L7 | S89°47'21"E | 380.00 |
| L8 | S89°47'21"E | 380.00 |
| L9 | S89°47'21"E | 380.00 |
| L10 | S89°47'21"E | 380.00 |
| L11 | S89°47'21"E | 380.00 |
| L12 | S89°47'21"E | 380.00 |
| L13 | S89°47'21"E | 380.00 |
| L14 | S89°47'21"E | 380.00 |
| L15 | S89°47'21"E | 380.00 |
| L16 | S89°47'21"E | 380.00 |
| L17 | S89°47'21"E | 380.00 |
| L18 | S89°47'21"E | 380.00 |
| L19 | S89°47'21"E | 380.00 |
| L20 | S89°47'21"E | 380.00 |
| L21 | S89°47'21"E | 380.00 |
| L22 | S89°47'21"E | 380.00 |
| L23 | S89°47'21"E | 380.00 |
| L24 | S89°47'21"E | 380.00 |
| L25 | S89°47'21"E | 380.00 |



LEGEND

- FOUND 1/2" PINE PER WESTOVER TRUCKS, SIZES OTHERS NOTED.
- FOUND 3/4" PINE PER TOLMATH MEMORIAL PARK.
- FOUND 0.007 1/4" ALUMINUM CAP PER CS&AS.
- SET 5/8" PINE BEARS WITH A YELLOW PLASTIC CAP MARKED "RHINE-CROSS GROUP LLC"
- RECORD MEASUREMENT PER CS #4171
- RECORD MEASUREMENT PER KLAMATH MEMORIAL PARK.
- RECORD MEASUREMENT PER WESTOVER TRUCKS.
- RECORD MEASUREMENT PER CS #4174.
- RECORD MEASUREMENT PER CS #1944.

| LINE | BEARING | DISTANCE | ON BEARING | ON LENGTH |
|------|-------------|----------|------------|-----------|
| L1 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L2 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L3 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L4 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L5 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L6 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L7 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L8 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L9 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L10 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L11 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L12 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L13 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L14 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L15 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L16 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L17 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L18 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L19 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L20 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L21 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L22 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L23 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L24 | S89°47'21"E | 380.00 | 380.00 | 0.00 |
| L25 | S89°47'21"E | 380.00 | 380.00 | 0.00 |

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES R. RHINE
 KEITH R. RHINE
 REBORN DATE 12-31-08

R-C RHINE-CROSS GROUP, LLC
 ENGINEERING, SURVEYING, PLANNING
 500 KLAMATH AVE
 KLAMATH FALLS, OREGON 97601
 Phone: (541) 851-9885 Fax: (541) 773-8200
 www.r-cgroup.com

SHEET 2 OF 2