

2018 Aerial View of the property outlined in red





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

October 29, 2018

Israel and Elizabeth Sarabia
2403 NW Madras Hwy.
Prineville, OR 97754

Kate Brown
Governor

Re: WD #2018-0404, Wetland Delineation Report for Sarabia Wetland
Delineation, Crook County; T14S R16W Sec. 32, Tax Lot 1400;
Prineville Local Wetlands Inventory wetland BB-A

Dennis Richardson
Secretary of State

Dear Mr. and Mrs. Sarabia:

Tobias Read
State Treasurer

The Department of State Lands has reviewed the wetland delineation report prepared by Aequinox for the site referenced above. Based upon the information presented in the report, we concur with the wetland and waterway boundaries as mapped in Figure 6 of the report.

Within the study area, two wetlands (Wetlands 1 and 2), totaling approximately 0.43 acres were identified. Wetland 1 includes a perennial waterway. The wetlands and waterway are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will determine jurisdiction for purposes of the Clean Water Act. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the

Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

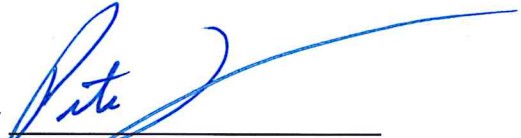
Thank you for having the site evaluated. Please phone me at 503-986-5300 if you have any questions.

Sincerely,



Lynne McAllister
Jurisdiction Coordinator

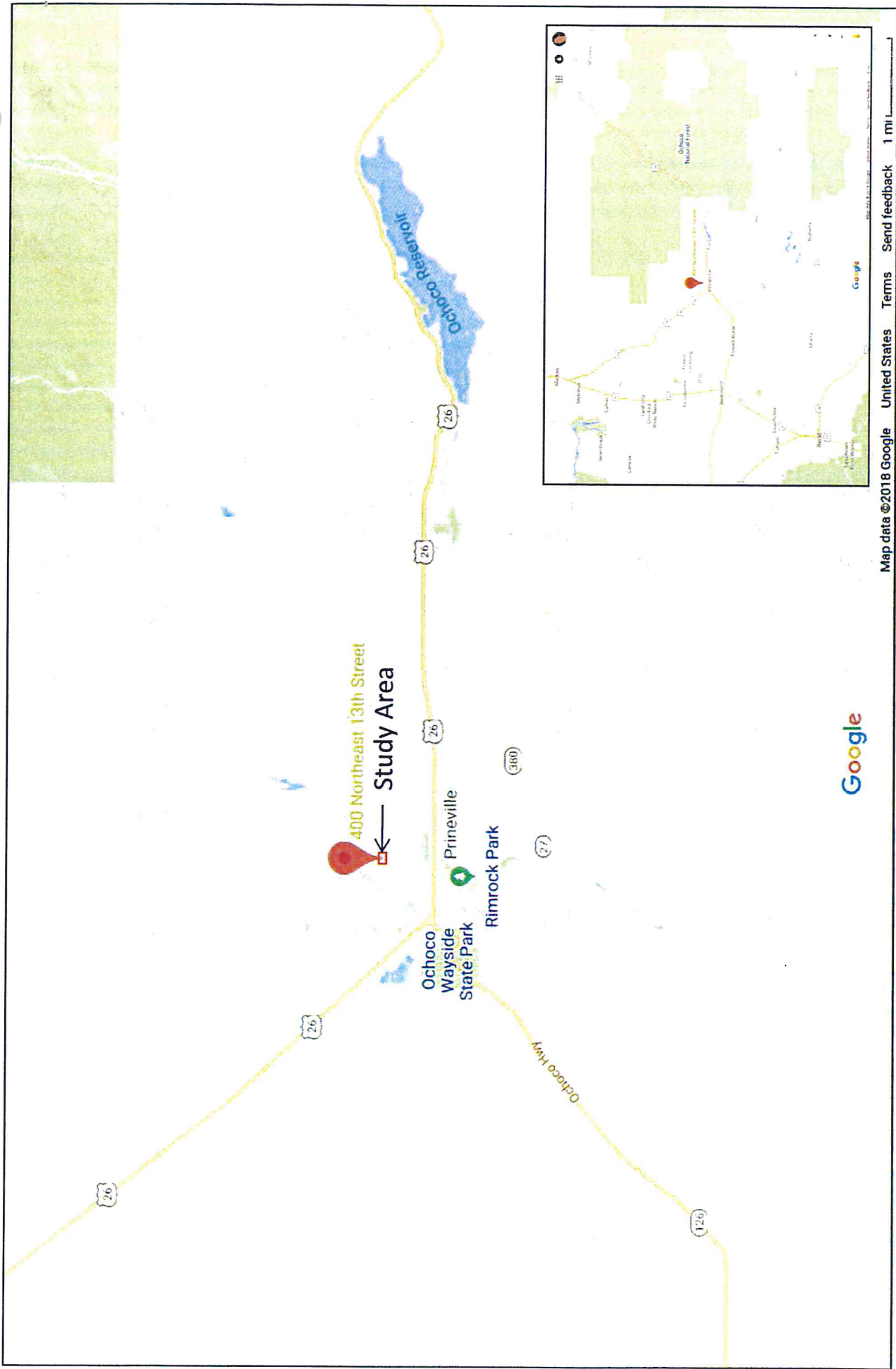
Approved by



Peter Ryan, PWS
Aquatic Resource Specialist


Enclosures

ec: Karen Allen, Aequinox
City of Prineville Planning Department (Maps enclosed for updating LWI)
Anita Andazola, Corps of Engineers
Bethany Harrington, DSL



Sarabia Wetland Delineation
 Figure 1: Location Map

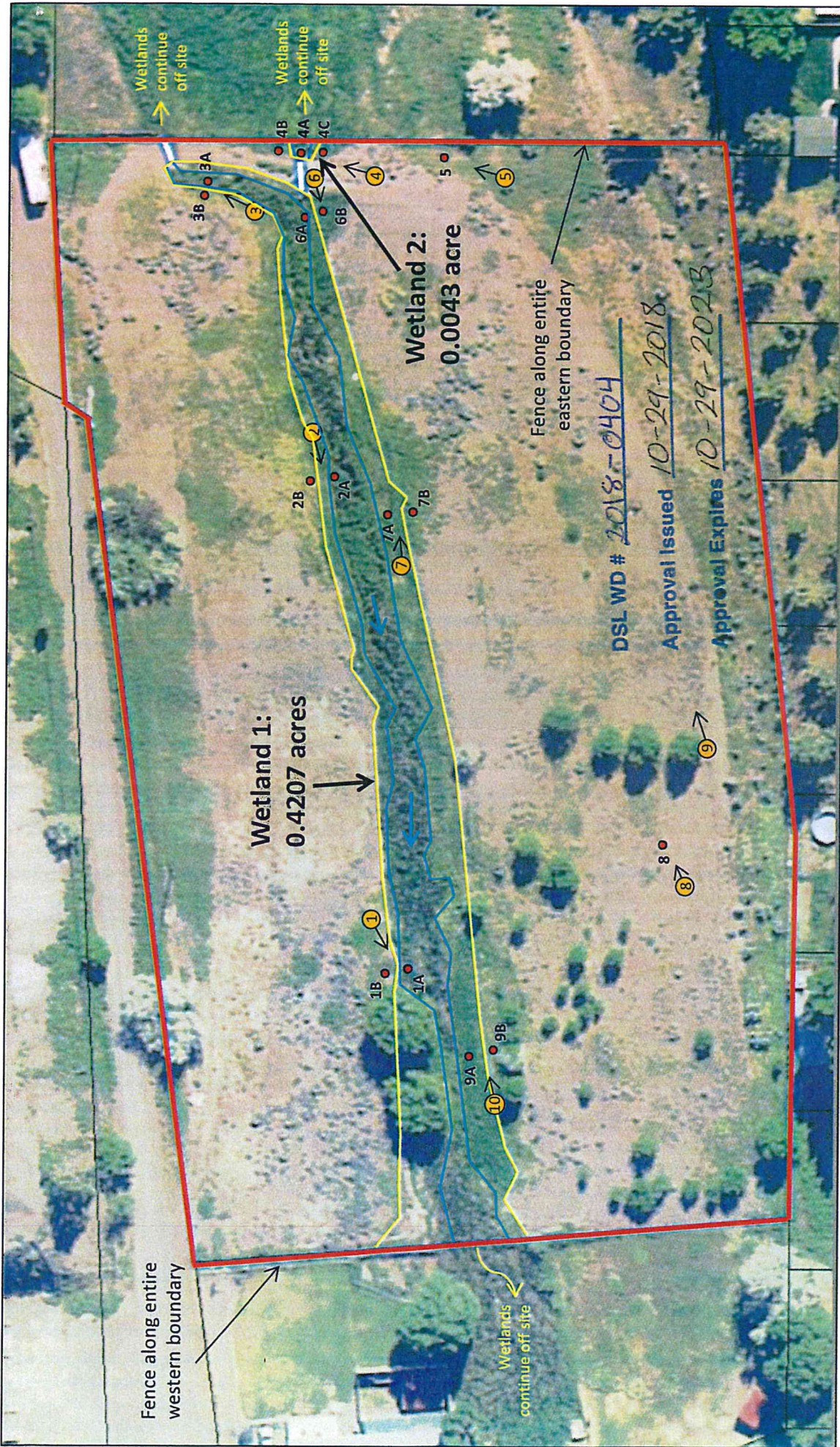
 Study Area
 Source: Google maps

 Scale



Study Area
 Source: www.ormap.net

Sarabia Wetland Delineation
Figure 2: Tax Lot Map



Imagery: Crook Co. GIS, 2016 NAIP

Figure 6: Wetland/Waters Delineation Map

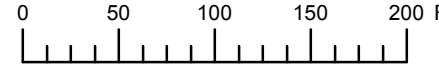
- Study Area
- Wetland Edge
- OHWL
- ← Flow Direction

- Culvert
- Data Plot
- ↙ Photopoint & Direction



Map Accuracy: Wetland boundaries #plots were produced by post-processed GPS data and are accurate within one meter.

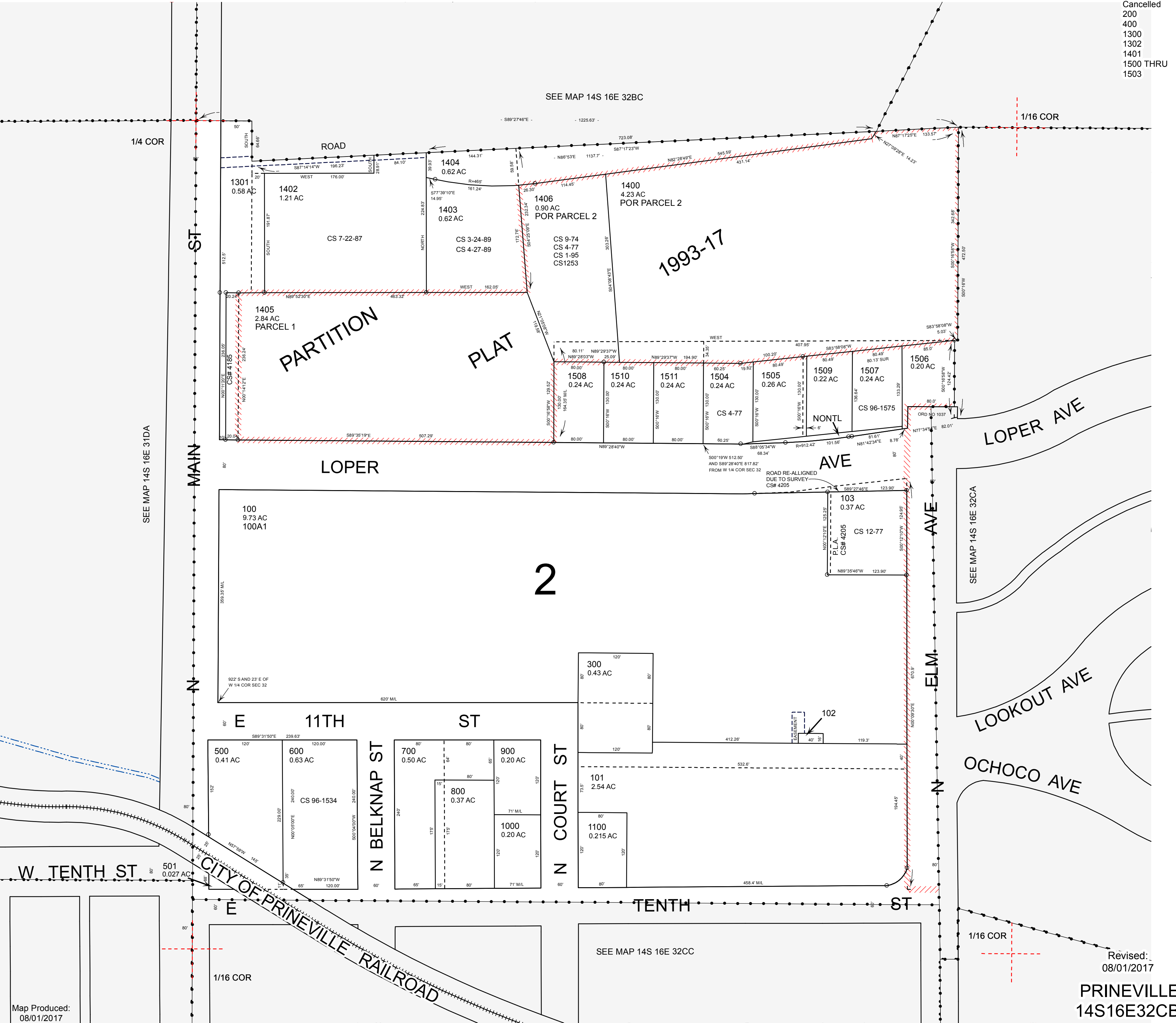
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 S.W.1/4 SEC.32 T.14S. R.16E. W.M.
CROOK COUNTY
1" = 100'

14S16E32CB
PRINEVILLE

Cancelled
200
400
1300
1302
1401
1500 THRU
1503



Revised:
08/01/2017

PRINEVILLE
14S16E32CB

Map Produced:
08/01/2017

PARTITION PLAT NO. 1993-17
 PARTITION MAP OF A PORTION OF THE
 NW 1/4 SW 1/4 OF SECTION 32, TOWNSHIP 14
 SOUTH, RANGE 16 EAST, WILLAMETTE
 MERIDIAN, CROOK COUNTY, OREGON
 P-LP-112-93
 W.O. 93-1047

SURVEY FOR
 RONALD W. HAVINEAR
 CAROL M. HAVINEAR
 300424 McKay Road
 PRINEVILLE, OR 97754
 (503)447-2414

SURVEY BY
 ARMSTRONG SURVEYING
 & ENGINEERING INC.
 378 EAST SECOND ST.
 PRINEVILLE, OR 97754
 (503)447-7791

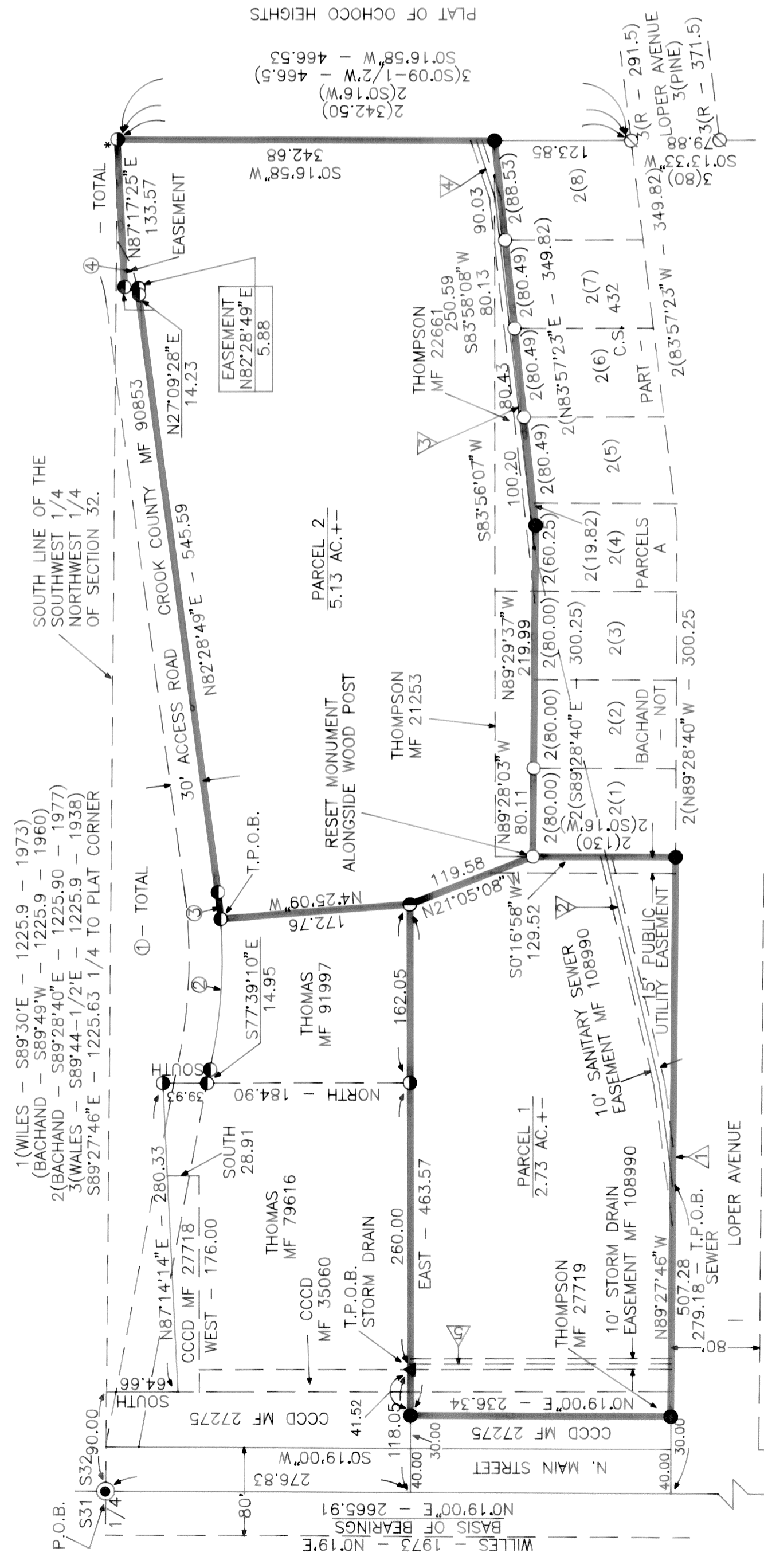
BASIS OF BEARINGS

BEARINGS ARE BASED ON THOSE OF C.S. 1253, WHICH BEARINGS ARE COINCIDENT WITH THOSE OF C.S. 1041, C.S. 1029 AND C.S. 949, WHICH ARE ALL BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 32 AS "NORTH 0°19'00" EAST".

LEGEND

- FOUND 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG LS1026" AS PER C.S. 1253 RECORDED NOV. 25, 1992.
- FOUND 1/2" IRON ROD AS PER SURVEY BY EMILE P. BACHAND, PE 3700, RECORDED JUNE, 1977, AS C.S. 432.
- 2() RECORD AS PER C.S. 432 BY BACHAND.
- ∅ FOUND 1" O.D. IRON PIPE AS PER PLAT OF OCHOCHO HEIGHTS BY WILLIAM L. WALES, PE, RECORDED 1938.
- 3() RECORD AS PER PLAT OF OCHOCHO HEIGHTS BY WALES.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AS&E LS1026" AS PER C.S. 1041 BY DAVID B. ARMSTRONG, LS 1026, IN 1989.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AS&E LS1026" AS PER C.S. 949 BY DAVID B. ARMSTRONG, LS 1026, IN 1987.
- ▲ RECORD STEEL FENCE POST IN SLOUGH AS PER C.S. 949.
- RECORD 1-1/2" IRON PIPE IN MONUMENT BOX AS PER C.S. 949.
- RECORD 2" ALUM. CAP ON 5/8" IRON ROD IN MONUMENT BOX AS PER C.R.L.C.M. FORM RECORDED JUNE 9, 1988.
- 1() SURVEY RECORD AS PER RALPH E. WILLES, PE, IN 1973.
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "AS&E LS1026" AS PER C.S. 1029 BY DAVID B. ARMSTRONG, LS 1026, IN 1989.

P.O.B. POINT OF BEGINNING - SURVEYOR'S CERTIFICATE.
 T.P.O.B. TRUE POINT OF BEGINNING - SURVEYOR'S CERTIFICATE.
 ▲ EASEMENT DATA - SEE TABLE.
 ① CURVE DATA - SEE TABLE.
 CCCC CROOK COUNTY CEMETERY DISTRICT

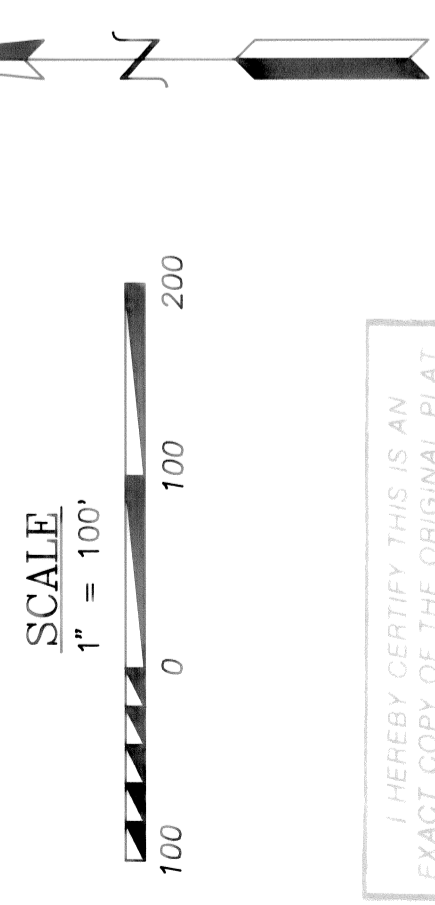


CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	L. CHORD	L.C. BEARING
1	19°52'01"	465.00	161.24	160.43	S87°35'09"E
2	16°37'40"	465.00	134.94	134.47	S85°57'58"E
3	3°14'21"	465.00	26.30	26.28	N84°05'59"E
4	58°11'18"	105.00	106.64	102.11	N53°23'10"E

EASEMENT DATA - MF 108990

NO.	BEARING	DISTANCE
1	N82°29'20"E	92.94
2	N76°55'18"E	500.00
3	N83°38'18"E	319.70
4	N71°58'41"E	53.47±
5	S3°25'02"E	237.35



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David B. Armstrong
 9/3/93 OREGON
 DAVID B. ARMSTRONG
 1026
 Expires 12/31/93

I HEREBY CERTIFY THIS IS AN
 EXACT COPY OF THE ORIGINAL PLAT
David B. Armstrong
 DAVID B. ARMSTRONG, LS 1026

PARTITION PLAT NO. 1993-17
 PARTITION MAP OF A PORTION OF THE
 NW1/4SW1/4 OF SECTION 32, TOWNSHIP 14
 SOUTH, RANGE 16 EAST, WILLAMETTE
 MERIDIAN, CROOK COUNTY, OREGON
 P-LP-112-93
 W.O. 93-1047

SURVEYORS CERTIFICATE

I, DAVID B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OREGON, THE LAND PARTITIONED BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 16 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 32, THENCE SOUTH 89°27'46" EAST ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 A DISTANCE OF 90.00 FEET; THENCE SOUTH A DISTANCE OF 64.66 FEET; THENCE NORTH 87°14'14" EAST A DISTANCE OF 280.33 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO SCOTT P. THOMAS, ET. UX., BY DEEDS MF 79616; RECORDS OF CROOK COUNTY, OREGON, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO CROOK COUNTY FROM VANDOR E. THOMPSON, ET. UX., BY RESOLUTION 89-3 RECORDED MF 90853, RECORDS OF CROOK COUNTY, OREGON, MARKED BY A 5/8 INCH IRON ROD; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL DESCRIBED BY MF 90853 A DISTANCE OF 39.93 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 77°39'10" EAST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 14.95 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG SAID SOUTH LINE AROUND A 465.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 134.94 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 85°57'58" EAST, 134.47 FEET TO A 5/8 INCH IRON ROD AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO SCOTT P. THOMAS, ET. UX., BY CONTRACT RECORDED MF 91997, RECORDS OF CROOK COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING ALONG SAID SOUTH LINE OF PARCEL MF 90853 OF CROOK COUNTY AROUND A 465.00 FOOT RADIUS CURVE LEFT A DISTANCE OF 26.30 FEET, LONG CHORD BEARS NORTH 84°05'59" EAST, 26.28 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 82°28'49" EAST ALONG SAID SOUTH LINE A DISTANCE OF 545.59 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27°09'28" EAST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 14.23 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 87°17'25" EAST A DISTANCE OF 133.57 FEET TO THE NORTHWEST CORNER OF THE PLAT OF OCHOCO HEIGHTS, RECORDS OF CROOK COUNTY, OREGON, MARKED BY A 5/8 INCH IRON ROD; THENCE SOUTH 0°16'58" WEST ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 342.68 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO VAN E. THOMPSON, ET. UX., BY DEEDS MF 22661, RECORDS OF CROOK COUNTY, OREGON, MARKED BY A 5/8 INCH IRON ROD; THENCE SOUTH 83°58'08" WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 129.52 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF LOPER AVENUE; THENCE NORTH 89°27'46" WEST ALONG SAID NORTH LINE A DISTANCE OF 507.28 FEET TO THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO VAN E. THOMPSON, ET. UX., BY DEEDS MF 27719, RECORDS OF CROOK COUNTY, OREGON, MARKED BY A 5/8 INCH IRON ROD; THENCE NORTH 0°19'00" EAST ALONG SAID WEST LINE A DISTANCE OF 236.34 FEET TO A 5/8 INCH IRON ROD; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINES OF THOSE PARCELS OF LAND CONVEYED TO SCOTT THOMAS, ET. UX., BY DEEDS MF 79616 AND MF 91997, RECORDS OF CROOK COUNTY, OREGON, A DISTANCE OF 463.57 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 4°25'09" WEST ALONG THE EAST LINE OF SAID DEED MF 91997 A DISTANCE OF 172.76 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 7.86 ACRES, MORE OR LESS. SUBJECT TO AND TOGETHER WITH ALL EXISTING EASEMENTS AND RIGHT-OF-WAY. SUBJECT TO AND TOGETHER WITH THAT EASEMENT FOR ROAD MAINTENANCE AS RECORDED IN DEEDS MF 92044, RECORDS OF CROOK COUNTY, OREGON, RECORDED JULY 24, 1989. SUBJECT TO A RIGHT OF WAY CONTRACT WITH CASCADE NATURAL GAS CORPORATION AS RECORDED IN DEEDS MF 26748, RECORDS OF CROOK COUNTY, OREGON, RECORDED MAY 10, 1974. SUBJECT TO THOSE EASEMENTS FOR STORM DRAIN PIPELINE AND SANITARY SEWER PIPELINE PURPOSES AS RECORDED IN DEEDS MF 108990, RECORDS OF CROOK COUNTY, OREGON, RECORDED MAY 11, 1993.

THERE IS NO GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THIS PROJECT.

BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 OF SECTION 32 AS "N0°19'00"E" AS PER C.S. 1253.

RECORDATION - CLERK

STATE OF OREGON | SAC | 110982
 COUNTY OF CROOK | SAC |
 CLERK | SAC |
 RECORDED | 1993 | 9:50 A.
 FILED | 1993 | PARTITION 110982
 DEPARTMENT OF LAND MANAGEMENT, CROOK COUNTY, OREGON
 BY: /s/ Evelyn Adams

RECORDATION - SURVEYOR

STATE OF OREGON | SS |
 COUNTY OF CROOK, | SS |
 I CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING
 WAS PREPARED FOR THE DAY OF SEPT
 A.E.T. 93 | 1993 | Survey # 1301
 DAVID B. ARMSTRONG
 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID B. ARMSTRONG
 AUGUST 22, 1978
 OREGON
 1026

David B. Armstrong
 9/5/93
 David B. Armstrong
 12/31/93

THE BOUNDARY SURVEY FOR THIS PROJECT WAS PERFORMED BY MYSELF, DAVID B. ARMSTRONG, LS 1026, AND RECORDED AS C.S. 1253 ON NOVEMBER 25, 1992. ALL MONUMENTS NECESSARY TO COMPLETE THE SURVEY OF THE PARTITION WERE ESTABLISHED OR RECOVERED IN THE COURSE OF THAT SURVEY AND THEY WERE SEARCHED FOR AND FOUND IN THIS PROJECT, EXCEPT FOR THE SOUTH PARTITION CORNER BETWEEN THE PARCELS. THIS CORNER WAS DISTURBED AND WAS RESET ALONGSIDE A 5" WOOD FENCE POST. THIS PROPERTY WAS CONVEYED BY DEED DESCRIPTION PREPARED AS PART OF C.S. 1253 AND RECORDED IN DEEDS MF 106750, RECORDS OF CROOK COUNTY, OREGON. THE EASEMENTS FOR STORM DRAIN AND SANITARY SEWER WERE RECORDED IN DEEDS MF 108990 TO THE CITY OF PRINEVILLE AND WERE RECORDED MAY 11, 1993. THESE WERE PREPARED BASED ON THE SAME BEARING BASIS OF THE PROPERTY SURVEY AND WERE PLOTTED DIRECTLY FROM DEED.

SURVEY NARRATIVE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD W. HAVNIEAR AND CAROL M. HAVNIEAR, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON THE ANNEXED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

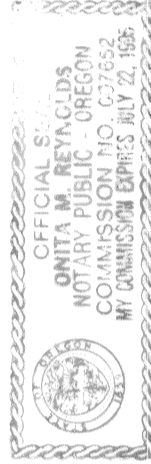
Ronald W. Havniear
 RONALD W. HAVNIEAR

Carol M. Havniear
 CAROL M. HAVNIEAR

ACKNOWLEDGEMENT

KNOW ALL BY THESE PRESENTS THAT ON THIS 30th DAY OF August, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, COUNTY OF CROOK, PERSONALLY APPEARED THE ABOVE NAMED RONALD W. HAVNIEAR AND CAROL M. HAVNIEAR AND WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Carole M. Reynolds
 NOTARY PUBLIC FOR THE STATE OF OREGON



APPROVALS

Larry J. DeJawett
 COUNTY SURVEYOR
 JEFFERSON COUNTY SURVEYOR
 O.R.S. 92.100(4)

8-12-93
 DATE

Debra Brown
 PRINEVILLE CITY PLANNER

9-3-93
 DATE

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
David B. Armstrong
 DAVID B. ARMSTRONG, LS 1026

4.23 Sarabia Property

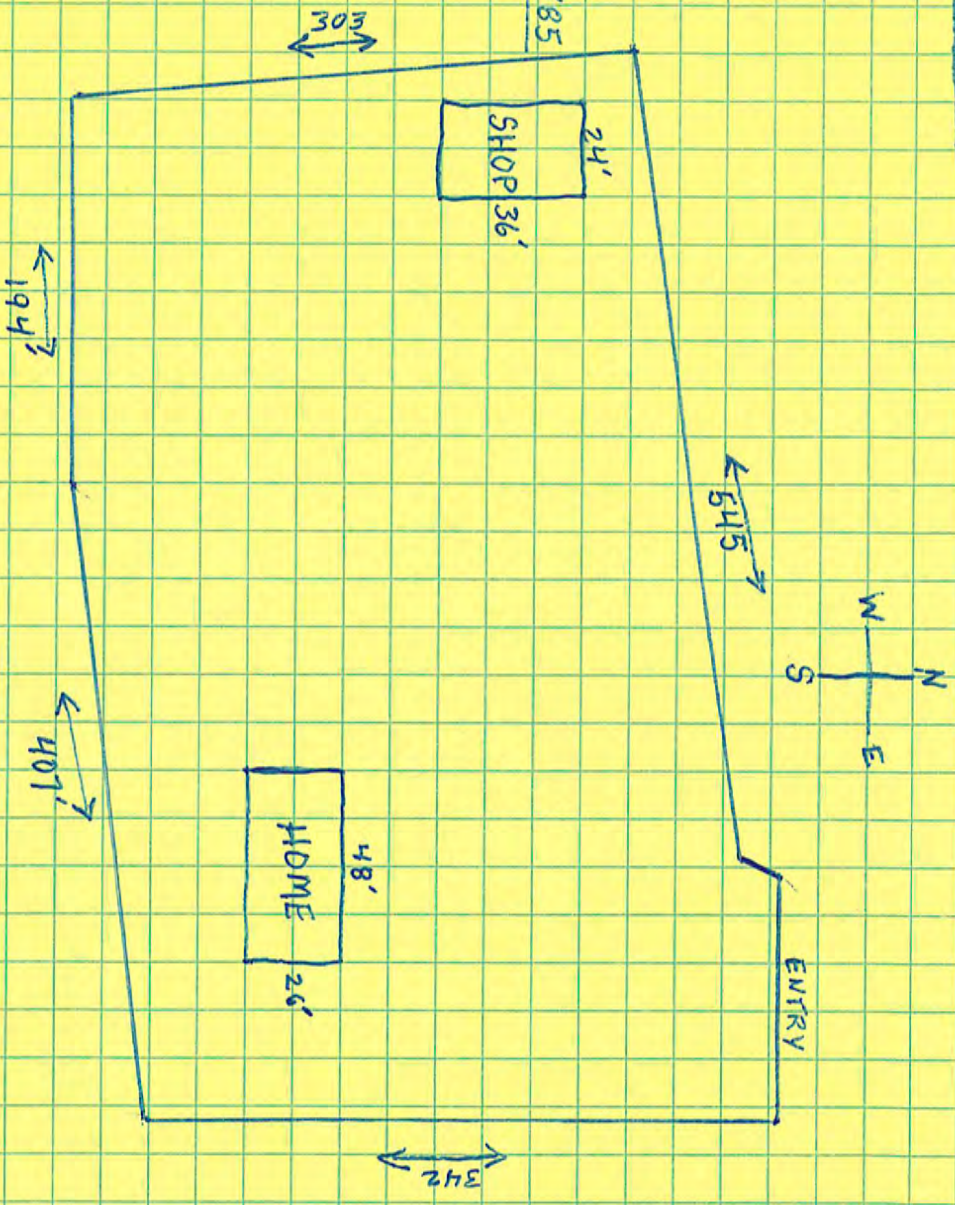
Acres
PROPOSAL #2

Address

400 NE 13th ST

TAX LOT

141632CB - 01400 - 07485



Israel Sarabia
11-15-2018

4.23 Sarabia Property
Acres

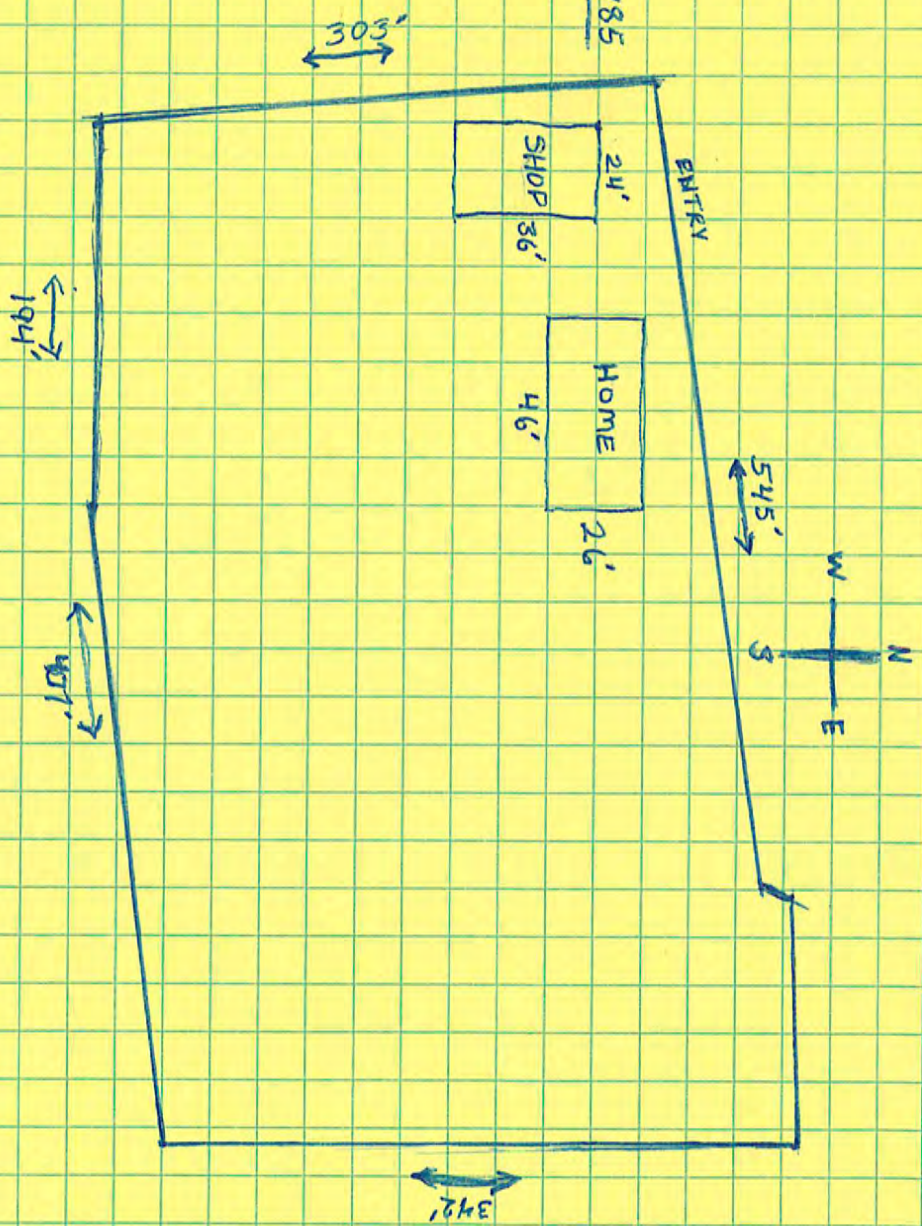
Proposal #1

Address

400 NE 13th ST

TAXLOT

41632CB-01400-07485



Israel Sarabia

11-15-2010