

5/8/19

Disclosure from Seller:

.... We bought this land in 1994 planning to build and retire near Florence..... I retired in May 2006....It took almost a year and many thousands of dollars to Lane Co. and my land consultant, Harry Taylor - Veneta, to obtain our F2 Land Use permit, good for four years....the economy tanked so I wrote to Lane Co. and received a two year building permit extension valid through Sept. 2013....

Everything you could ever want to know about the F2 permit, riparian declaration, and floodplain permit are all contained in their entirety on : [apps.LaneCounty.org/LMDPRO](https://apps.lane-county.org/LMDPRO). Key the following code in the Parcel # boxes :17-11-34-00-00202 and all data for me and previous owner will appear.

PA06-7143 is the Floodplain Dev. Approval and extension

PA06-7144 is the F2 land use app,approval and extension

PA07-5599 is the riparian declaration, site and topo map and related info

I don't know how much detail you want or need but it seemed logical to tell you where it all is rather than faxing, scanning or copying online materials. I have > 2 inches of approval papers so faxing is not practical. I think the web makes more sense.

The only thing not available on line concerns the septic issue. Previous owner did a site survey for septic suitability under Lane file #75-33. In May 2008, my consultant had new test holes dug for a perc. test and had a DEQ rep. perform a review/renewal of the old letter from 1975. A Sewage Disposal Site Evaluation from was issued providing approval of the plan marked 12-908. All setback rules were spelled out with pits marked on the Bishop Surveying topo map I had ordered. I have those papers in my file.

There are two Lincoln County PUD transmission line poles crossing the property. A PUD engineer in Florence told me that power access was easily accomplished. I did not check into digging a well but neighbors have not had problems getting their water supplies....

You will note that we planned on, and had approval for, a 66' x 33' modular home plus garage and a sizable shop/studio so there is sufficient space for building a large dwelling. I chose not to resubmit for permit reapproval ....It just seemed easier to find someone else who might want their space in the woods on the river.....