

Application for a Permit to Use Surface Water



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050 (www.oregon.gov/owrd/law.oar). The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$200. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$350.00 for the applicant and \$700.00 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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Revised 2/1/2012

Surface Water/1

SALEM, OR

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- ☒ SECTION 1: applicant information and signature
- ☒ SECTION 2: property ownership
- ☒ SECTION 3: source of water requested
- ☒ SECTION 4: water use
- ☒ SECTION 5: water management
- ☒ SECTION 6: resource protection
- ☒ SECTION 7: project schedule
- ☒ SECTION 8: within a district
- ☒ SECTION 9: remarks

Attachments:

-
- ☒ Land Use Information Form with approval and signature (*must be an original*) or signed receipt
 - ☒ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
 - ☒ Fees - Amount enclosed: \$ 1655.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.

Provide a map and check that each of the following items is included:

-
- ☒ Permanent quality and drawn in ink
 - ☒ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - ☒ North Directional Symbol
 - ☒ Township, Range, Section, Quarter/Quarter, Tax Lots
 - ☒ Reference corner on map
 - ☒ Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west)
 - ☒ Indicate the area of use by Quarter/Quarter and tax lot clearly identified
 - ☒ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - ☒ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
 - ☐ Other:

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3-88315



Oregon Water Resources Department
Permit to Appropriate Only Stored Water - Expedited Secondary

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[Return](#) [Contact Us](#)

Today's Date: Friday, September 30, 2016

Base Application Fee.		\$450.00
Acre feet of Stored Water to be diverted.	175	\$755.00
Permit Recording Fee. ***		\$450.00
*** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$1,655.00

[OWRD Fee Schedule](#)

Fee Calculator Version: B20130709

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Application for a Permit to Use Surface Water



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME JOHN REERSLEV,			PHONE (HM)
PHONE (WK) 541-998-6909	CELL 541-554-4274	FAX 541-998-8979	
ADDRESS 220 E. 18 TH AVE.			
CITY JUNCTION CITY	STATE OR	ZIP 97448	E-MAIL * REERSLEVFARMS@QWESTOFFICE.NET

Organization Information

NAME REERSLEV PROPERTIES, LLC			PHONE 541-998-6909	FAX 541-998-8979
ADDRESS 220 E. 18 TH AVE.			CELL	
CITY JUNCTION CITY	STATE OR	ZIP 97448	E-MAIL * REERSLEVFARMS@QWESTOFFICE.NET	

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME STEVE RECCA/EGR & ASSOC.			PHONE 541-688-8322	FAX 541-688-8087
ADDRESS 2535 B PRAIRIE ROAD			CELL 541-913-1304	
CITY EUGENE	STATE OR	ZIP 97402	E-MAIL * STEVE RECCA@EGRASSOC.COM	

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the department electronically. (paper copies of the final order documents will also be mailed.)

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By my signature below I confirm that I understand:

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- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction of any proposed diversion. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to get water to which they are entitled.

I (we) affirm that the information contained in this application is true and accurate.


Applicant Signature

Applicant Signature

John F. Reerslev
Print Name and title if applicable

Print Name and title if applicable

11-14-2016
Date

Date

Revised

App. No. <u>1-00375</u>	For Department Use Permit No. _____	Date _____
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SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

☐ Yes

☐ There are no encumbrances.

☐ This land is encumbered by easements, rights of way, roads or other encumbrances.

☒ No

☐ I have a recorded easement or written authorization permitting access.

☐ I do not currently have written authorization or easement permitting access.

☐ Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).

☐ Water is to be diverted, conveyed, and/or used only on federal lands.

☒ Water is being received from the Junction City Water Control District Canal. Reerslev Properties, LLC owns all the property from the Junction City Water Control District Canal to where the water will be used.

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

Note: Reerslev Properties, LLC owns all the property from the Junction City Water Control District Canal to where the water will be used.

You must provide the legal description of : 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

The legal descriptions are attached. Reerslev Properties, LLC owns tax lot 15-05-14-00-00400, where water will be diverted, from the Junction City Water Control District Canal, and conveyed. The water will be used on tax lot 15-05-13-00-00200 owned by Reerslev Properties, LLC.

The Junction City Water Control District diverts the water from tax lot 15-05-23-00-00500. This tax lot is owned by Gibson Land & Livestock Co. The legal description is attached.

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SECTION 3: SOURCE OF WATER

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A. Proposed Source of Water

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Provide the commonly used name of the water body from which water will be diverted, and the name of the stream or lake it flows into. If unnamed, say so:

Source 1: Junction City Water Control Dist. Canal/Long Tom River

Tributary to: Willamette River

Source 2: Fern Ridge Res. (Certificate # 91538)

Tributary to: Willamette River

Source 3: _____

Tributary to: _____

Source 4: _____

Tributary to: _____

If any source listed above is stored water that is authorized under a water right permit, certificate, or decree, attach a copy of the document or list the document number (for decrees, list the volume, page and/or decree name).

B. Applications to Use Stored Water

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Do you, or will you, own the reservoir(s) described in item 3A above?

☐ Yes.

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☒ No. (Please enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which you should have already mailed or delivered to the operator.)

If *all* sources listed in item 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.

☐ By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:

- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
- A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

SECTION 4: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):

(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Long Tom River/Fern Ridge Reservoir	Irrigation	March 1 – October 31	175 ☐ cfs ☐ gpm ☒ af
			☐ cfs ☐ gpm ☐ af
			☐ cfs ☐ gpm ☐ af
			☐ cfs ☐ gpm ☐ af

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated.

Primary: 80 Acres

Supplemental: _____ Acres

List the Permit or Certificate number of the underlying primary water right(s): Certificate # 91538

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 175af

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- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: _____
- If the use is **mining**, describe what is being mined and the method(s) of extraction:

SECTION 5: WATER MANAGEMENT

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A. Diversion and Conveyance

What equipment will you use to pump water from your source?

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☒ Pump (give horsepower and type): 30 HP Cornell Pump

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☐ Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

A preexisting buried 8" main line is currently in use for a water right on adjoining property. This buried 8" line will be used.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)

Big Gun or wheel line.

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to public uses of affected surface waters.

Water will be applied at agronomic rates to promote crop growth. The amount of water requested is based on the 19 out of 20 year maximum irrigation water requirement for sweet corn in the Willamette Valley of 19.64 inches as listed in Oregon Crop Water Use and Irrigation Requirements Extension Miscellaneous 8530 by the Oregon State University Extension Service. Water needs will be determined by methods listed in the United States Department of Agriculture Soil Conservation Service Part 623 National Engineering Handbook Chapter 2 Irrigation Water Requirements, or equivalents. Each point of diversion will be equipped with a totalizing flow meter.

SECTION 6: RESOURCE PROTECTION

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

☒ Diversion will be screened to prevent uptake of fish and other aquatic life.
Describe planned actions: ODFW certified Fish Screens are in place.

☐ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Describe planned actions: NA

☐ Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.
Describe: NA

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- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Waste and other adverse impacts will be prevented by following the provisions of the Oregon Supplement to the National Engineering Handbook Part 652, Irrigation Guide and OR-IWM-W9.3 worksheet or equivalent.

SECTION 7: PROJECT SCHEDULE

Date construction will begin: Point of diversion is already in place for a water right on adjoining property.

Date construction will be completed: Completed

Date beneficial water use will begin: March 2017

SECTION 8: WITHIN A DISTRICT

- ☒ Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Name Junction City Water Control District	Address 95282 HWY 99E	
City Junction City	State Oregon	Zip 97448

SECTION 9: REMARKS

Use this space to clarify any information you have provided in the application.

I am applying for water rights for the eastern half of my property at 15-05-13-00-00200. I already have water rights on the western half. I will be using the same point of diversion and will convey the water across property I own using an existing 8" buried line that is currently used to irrigate the western half of the property.

The point of diversion is in the Junction City Water Control District Canal. The Junction City Water Control District has a contract with the Bureau of Reclamation to furnish this water (Contract # 14-06-100-7486). Attached is my irrigation contract with the Junction City Water Control District to use this water.

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Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; and
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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5-000715

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Applicant: John Reerslev, Reerslev Properties, LLC

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Mailing Address: 220 E. 18th Ave.

NOV 23 2016

Junction City, OR 97448

Daytime Phone: 541-554-4274

SALEM, OR

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
15	5	13	NESW	200	E30	☐ Diverted	☐ Conveyed	☒ Used	IRRIG.
15	5	13	SESW	200	E30	☐ Diverted	☐ Conveyed	☒ Used	IRRIG.
15	5	13	NWSW	200	E30	☐ Diverted	☐ Conveyed	☒ Used	IRRIG.
15	5	14	SWSE	400	E40	☒ Diverted	☒ Conveyed	☐ Used	
15	5	14	SESE	400	E40	☐ Diverted	☒ Conveyed	☐ Used	
15	5	13	SWSW	200	E30	☐ Diverted	☒ Conveyed	☐ Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

The water is diverted, conveyed, and used in Lane County.

The water is from the Junction City Water Control District Canal.

B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- ☒ Permit to Use or Store Water ☐ Water Right Transfer ☐ Permit Amendment or Ground Water Registration Modification
☐ Limited Water Use License ☐ Allocation of Conserved Water ☐ Exchange of Water

Source of water: ☒ Reservoir/Pond ☐ Ground Water ☒ Surface Water (name) Long Tom River/ Fern Ridge Reservoir

Estimated quantity of water needed: 175 ☐ cubic feet per second ☐ gallons per minute ☒ acre-feet

Intended use of water: ☒ Irrigation ☐ Commercial ☐ Industrial ☐ Domestic for _____ household(s)
☐ Municipal ☐ Quasi-Municipal ☐ Instream ☐ Other _____

Briefly describe:

Water to be used for irrigation of 80 acres of farmland.

5-883/5

For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- ☒ Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): LC 16.212(3)(a) farm use.
- ☐ Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

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Name: Deanna Wright Title: Associate Planner

Signature: [Signature] Phone: 541-682-4082 Date: Nov. 1 2016

Government Entity: Lane County

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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S-88315

Date _____

(For staff use only)



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- ☐ SECTION 1: _____
- ☐ SECTION 2: _____
- ☐ SECTION 3: _____
- ☐ SECTION 4: _____
- ☐ SECTION 5: _____
- ☐ SECTION 6: _____
- ☐ SECTION 7: _____
- ☐ SECTION 8: _____
- ☐ SECTION 9: _____
- ☐ Land Use Information Form _____
- ☐ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- ☐ Fees _____

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MAP

- ☐ Permanent quality and drawn in ink
- ☐ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- ☐ North Directional Symbol
- ☐ Township, Range, Section, Quarter/Quarter, Tax Lots
- ☐ Reference corner on map
- ☐ Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west)
- ☐ Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- ☐ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- ☐ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- ☐ Other _____

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ATTACHMENTS

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5-88215

Attachments for Section 2: Property Ownership: Legal Description of Properties

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Legal Description
for tax lot 15-05-14-00-00400
where water is diverted from
the JCWCD canal and conveyed

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SALEM, OR

5-88715

Real Property Tax Lot Record

Lane County Assessment and Taxation

Print Date: Sep 22, 2016



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1505140000400
Status Active

Current Parcel/Account
0019230

Current TCA
06928

Document #	Type	Date	Effective Year	Tax Lot Acres
2015-006036	Bargain and Sale Deed	02/06/2015	2015	231.45

Comments:

Description Card				231.45
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Comments:

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SALEM, OH

S-80215

#2858

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

69-01400

YEAR	TAX LOT		019 222			DEED RECORD		ACRES REMAINING	
	No. 4	SECTION 14	TOWNSHIP 15 S.	RANGE E.	OR W. 5 W. M.	VOL.	PAGE		
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION						
1941			Begin at SE corner of Sec. 14, Tp. 15 S, R 5 W, WM thence						201 230
1945									265/664
1959									R123
	West	80 chs.	thence						52233
	North	32.75 chs.	thence						
	East	80 chs.	thence						
	South	32.75 chs.	to place of beginning, cont.						262.00
			Less: 1.64 acres in County Road #160						
			Containing more or less						260.36
1969			Commencing at the Southeast corner of Section 14, Twp. 15 South, Range 5 West, WM, running thence						R412/42378 (Pass)
1977	West	80 chs.	on Section line to the SW corner of said Section 14; thence						R820/59537
	North	32.75 chs.	thence						R808/41956
	East	80 chs.	thence						
1991wd	South	32.75 chs.	to the point of beginning, in LCO.						R1749/9213999
996 wd			LESS: 1.64 acres in County Road #160						R2235/9676175
			Containing more or less						260.36
			Acreage correction for 1977						
			Containing more or less						259.00
			EXCEPT: 27.55 ac to TL 401 per WD						
			R821/76-61459 for 1977						
			cont m/1						231.45

MICROFILMED

DATE

MICROFILMED

DATE

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SALEM, OR

5-88315

65

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT	SECTION	TOWNSHIP	S.	RANGE E.	OR W.	W. M.	DEED RECORD		ACRES REMAINING
	No.							VOL.	PAGE	
BEARING		DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION							

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SALEM, OR

7-8825

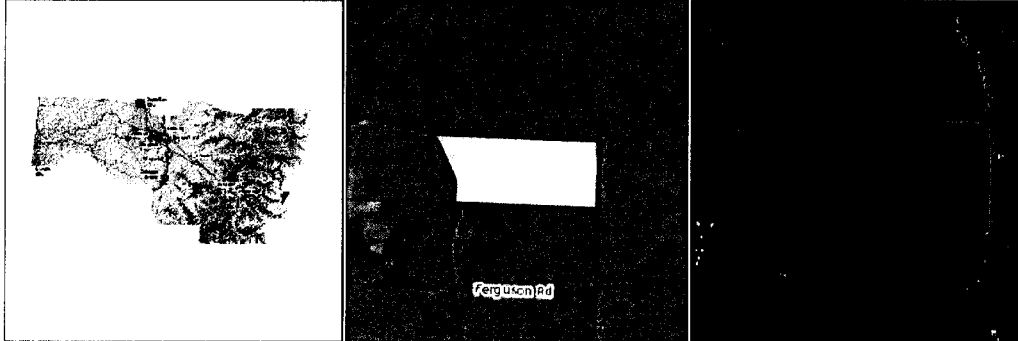
Site Address N/A
Map & Taxlot# 15-05-14-00-00400
SIC N/A
Tax Account# 0019230

Property Owner 1
 REERSLEV PROPERTIES LLC
 220 E 18TH AVE
 JUNCTION CITY, OR 97448
 Tax account acreage 231.45
 Mapped taxlot acreage 233.84

¹ Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 15-05-14-00-00400



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4198480 **Y** 957779 (State Plane X,Y)
Latitude 44.2619 **Longitude** -123.2592

Zoning

Zoning Jurisdiction Lane County
 Lane County

Parent Zone E40 EXCLUSIVE FARM USE (40 ACRE MINIMUM)
Overlay CAS Commercial Airport Safety Zone

Land Use

General Land Use

Code Description

A Agriculture
 W Water

Detailed Land Use

Code Description

8020 Intensive Grain or Field Crop
 9310 Rivers, Creeks, Streams

Taxlot Characteristics

Incorporated City Limits none
 Urban Growth Boundary none
 Year Annexed N/A
 Annexation # N/A
 Approximate Taxlot Acreage 233.84
 Approx Taxlot Sq Footage 10,186,070
 2010 Census Tract 0403
 2010 Census Block Group 1
 Plan Designation AGRICULTURE
 Eugene Neighborhood N/A
 Metro Area Nodal Dev Area No
 Historic Property Name N/A
 City Historic Landmark? No
 National Historical Register? No

Service Providers

Fire Protection Provider Junction City RFPD
 Ambulance Provider Lane Rural Fire/ Rescue Ambulance
 Ambulance District NC
 Ambulance Service Area Northwest/Central
 LTD Service Area? No
 LTD Ride Source? No
 Soil Water Cons. Dist/Zone UPPER WILLAMETTE / data not available
 Emerald People's Utility District 4

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SALEM, OR

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.
 A Areas of 100-year flood, no base flood elevations determined.

FIRM Map Number 41039C0175F
 Community Number 415591

5-88215

Post-FIRM Date 12/18/1985
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
33	Conser silty clay loam	51%	3	95
31	Coburg silty clay loam	22%	2	4
75	Malabon silty clay loam	21%	1	0
W	Water	3%	8	0
79	McBee silty clay loam	2%	3	3

Schools

	Code	Name
School District	69	JUNCTION CITY
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	712	State Representative District 14
City Council Ward	N/A	State Representative Val Hoyle
City Councilor	N/A	State Senate District 7
County Commissioner District 1 (West)		State Senator Chris Edwards
County Commissioner	Jay Bozievich	
EWEB Commissioner	N/A	
LCC Board Zone	1	

Liens**Building Permits****Land Use Applications****Petitions****Tax Statements (current and previous tax years)**

ACCOUNT#: 0019230

View tax statement(s) for:

2016
2015

Owner/Taxpayer**Owners****Owner**

REERSLEV PROPERTIES LLC

Address

220 E 18TH AVE

City/State/Zip

JUNCTION CITY, OR 97448

Taxpayer**Party Name**

REERSLEV PROPERTIES LLC

Address

220 E 18TH AVE

City/State/Zip

JUNCTION CITY, OR 97448

Data source: Lane County Assessment and Taxation

Account Status**Status** Active Account Current Tax Year

Account Status none

Remarks Potential Additional Tax

Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 231.45

Fire Acres N/A

Property Class 550 FARM, EFU, VACANT

Statistical Class N/A

Neighborhood Code 694500

Category Land and Improvements

NOV 23 2016

SALEM, OR

Data source: Lane County Assessment and Taxation

5-88315

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00400	Recording Number	N/A

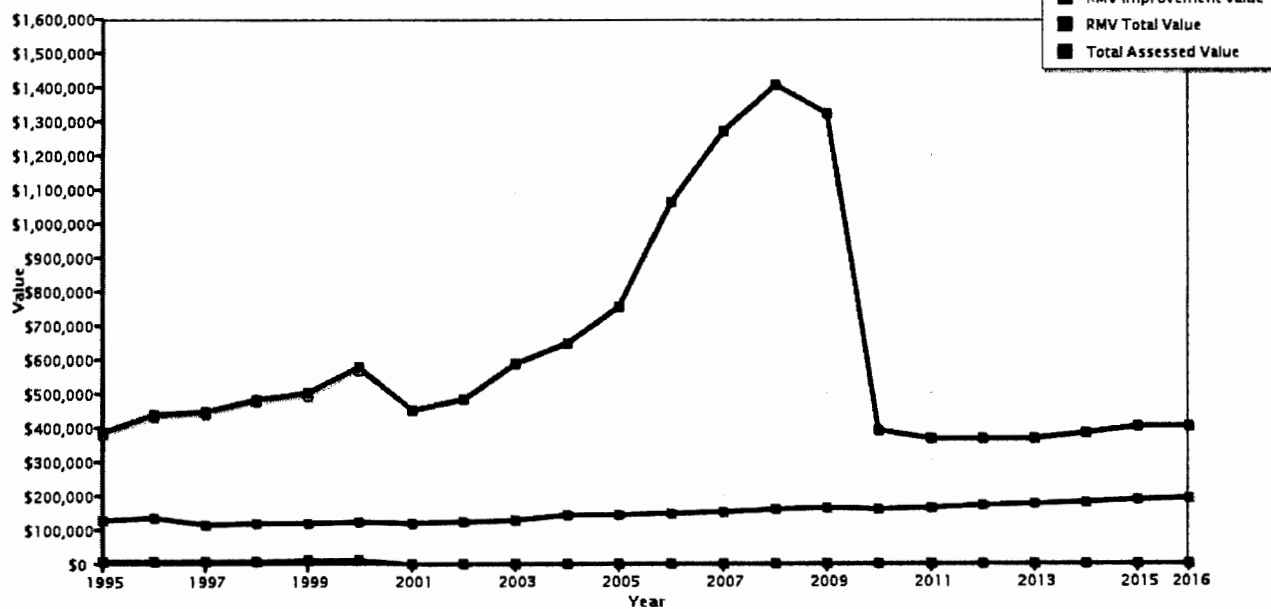
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2016	\$403,416	\$0	\$403,416	\$192,202	\$4,548.29
2015	\$403,416	\$0	\$403,416	\$186,670	\$4,212.32
2014	\$383,974	\$0	\$383,974	\$181,190	\$3,759.09
2013	\$369,395	\$0	\$369,395	\$175,892	\$3,220.01
2012	\$369,395	\$0	\$369,395	\$172,550	\$2,772.92
2011	\$369,395	\$0	\$369,395	\$165,918	\$2,610.96
2010	\$393,695	\$0	\$393,695	\$161,292	\$2,912.74
2009	\$1,322,762	\$0	\$1,322,762	\$162,131	\$3,091.41
2008	\$1,408,718	\$0	\$1,408,718	\$158,142	\$3,106.40
2007	\$1,270,232	\$0	\$1,270,232	\$152,962	\$3,086.39
2006	\$1,064,894	\$0	\$1,064,894	\$147,516	\$3,034.44
2005	\$754,498	\$0	\$754,498	\$142,227	\$2,996.41
2004	\$649,442	\$0	\$649,442	\$143,852	\$3,839.48
2003	\$587,362	\$0	\$587,362	\$129,437	\$3,932.01
2002	\$482,305	\$0	\$482,305	\$125,150	\$3,684.47
2001	\$453,653	\$0	\$453,653	\$121,419	\$3,651.79
2000	\$568,259	\$10,860	\$579,119	\$125,313	\$3,522.59
1999	\$491,860	\$10,340	\$502,200	\$121,659	\$3,652.94
1998	\$477,540	\$7,950	\$485,490	\$118,222	\$3,752.99
1997	\$438,110	\$7,950	\$446,060	\$114,779	\$3,742.12
1996	\$433,770	\$7,950	\$441,720	\$136,810	\$3,811.84
1995	\$380,500	\$7,950	\$388,450	\$127,530	\$2,758.58

RMV and Assessed Value (1995 - 2016)



Current Year Assessed Value \$192,202
 Less Exemption Amount * N/A
 Taxable Value \$192,202
 * Frozen Assessed Value

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Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06928

SALEM, OR

S-88315

Taxing Districts for TCA 06928

EMERALD PEOPLES UTILITY DISTRICT
JUNCTION CITY RURAL FIRE PROTECTION DIST
JUNCTION CITY SCHOOL DISTRICT 69
JUNCTION CITY WATER CONTROL DISTRICT
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
02/06/2015	\$0	2015-6036		6	Yes	REERSLEV PROPERTIES LTD	REERSLEV PROPERTIES LLC
11/12/1996	\$575,000	1996-76175		R	data not available	SETNIKER, DAVID F & JOAN C H&W	data not available
03/11/1992	\$400,000	1992-13999		R	data not available	HUBBARD FARMS INC	data not available

Data source: Lane County Assessment and Taxation

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S-88315

Legal Description
for tax lot 15-05-13-00-00200
where water is conveyed and
used

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SALEM, OR

S-28315

Real Property Tax Lot Record

Lane County Assessment and Taxation
Print Date: Sep 23, 2016



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot	1505130000200	Current Parcel/Account	Current TCA
Status	Active	0019131	06928

Document #	Type	Date	Effective Year	Tax Lot Acres
2015-006036	Bargain and Sale Deed	02/06/2015	2015	159.20

Comments:

	Description Card			159.20
--	------------------	--	--	--------

Comments:

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SALEM, OR

5-88315-

2852

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OLD NUMBER

2

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE NO. 069-01

MAP NO. 15 05 13	TAX LOT NO. 200	019 131	SECTION 13	TOWNSHIP 15 S.	RANGE 5W W.M.	AERIAL PHOTO
ACCOUNT	NUMBER	ADDITION			CITY	
LOT NO.	BLOCK NO.					

INDENT EACH NEW
COURSE TO THIS POINT

LEGAL DESCRIPTION

DEED RECORD

DATE OF ENTRY

DEED NUMBER

ACRES
REMAINING**CANCELLED**

Less: 0.80 Acres in County Road #150

Containing more or less

The Southwest 1/4 of Section 13, Township
15 South, Range 5 West of the Willamette Meridian, in
Lane County, Oregon.

LESS: 0.80 acres in County Road #160

containing more or less

MICROFILMED

DATE

1947

312/16
308/576

160.0

1973

R635/18640

1974

R663/50256

CANCELLED

1975

R740/16583
R740/16584

1986

R913/90516

1978

R893/14160
R893/14161

1978

R891/12118

1984

R1267/83-38879
R1289/84-10637

1989

R1565/8912986

1999

R2611/99097973

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SALEM, OR

S-88315

S.T.

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

CODE
NO.

OLD NUMBER

MAP NO.	TAX LOT NO.	SECTION	TOWNSHIP	S.	RANGE	W.M.	AERIAL PHOTO
ACCOUNT NUMBER							
LOT NO.	BLOCK NO.	ADDITION					CITY

INDENT EACH NEW
COURSE TO THIS POINT

LEGAL DESCRIPTION

DEED RECORD

DATE OF ENTRY

DEED NUMBER

ACRES
REMAINING

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SALOME, OR

5-88315

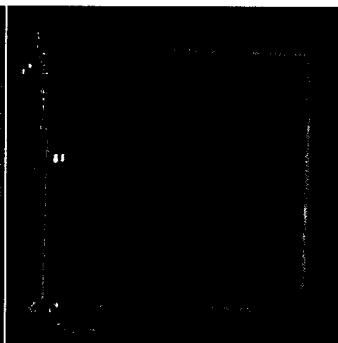
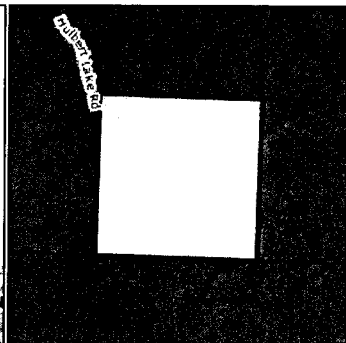
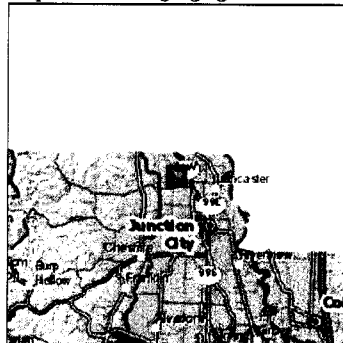
Site Address 95913 HULBERT LAKE RD Junction City, OR 97448-9352
Map & Taxlot# 15-05-13-00-00200
SIC N/A
Tax Account# 0019131

Property Owner 1
 REERSLEV PROPERTIES LLC
 220 E 18TH AVE
 JUNCTION CITY, OR 97448
 Tax account acreage 159.20
 Mapped taxlot acreage 160.41

* Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

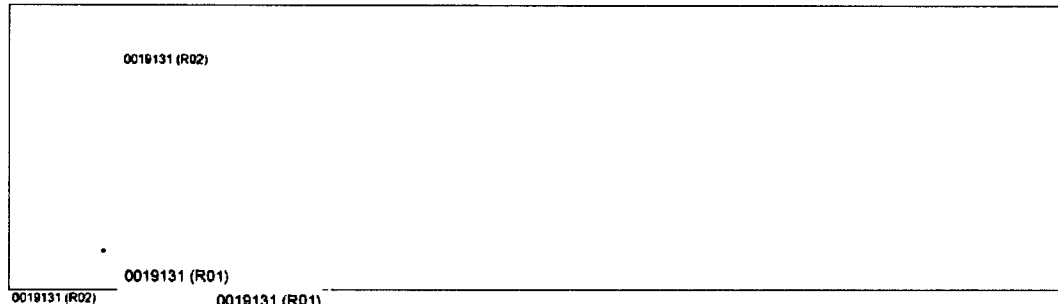
Map & Taxlot # 15-05-13-00-00200



Business Information

Improvements

Photos & Sketches for Tax Account



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SALEM, OR

Site Address Information

95913 HULBERT LAKE RD
 JUNCTION CITY, OR 97448-9352

House #	95913	Suffix	N/A	Pre-directional	N/A
Street Name	HULBERT LAKE	Street Type	RD	Unit type / #	N/A
Mail City	JUNCTION CITY	State	OR	Zip Code	97448
Zip + 4	9352	Create Date	Jul 02, 1986	Update Date	Apr 07, 2016

Land Use 8180 Farm, General, No Predominant Crop or Activity
 USPS Carrier Route R003

General Taxlot Characteristics

Geographic Coordinates

X 4200993 Y 958045 (State Plane X,Y)
 Latitude 44.2628 Longitude -123.2496

Zoning

Zoning Jurisdiction Lane County
 Lane County

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	160.41
Approx Taxlot Sq Footage	6,987,460
2010 Census Tract	0403
2010 Census Block Group	1

S-88215

Parent Zone	E30	EXCLUSIVE FARM USE (30 ACRE MINIMUM)	Plan Designation	AGRICULTURE
Overlay	CAS	Commercial Airport Safety Zone	Eugene Neighborhood	N/A
			Metro Area Nodal Dev Area	No
			Historic Property Name	N/A
			City Historic Landmark?	No
			National Historical Register?	No

Land Use

General Land Use**Code Description**

A Agriculture

Detailed Land Use**Code Description**

8180 Farm, General, No Predominant Crop or Activity

Service Providers

Fire Protection Provider	Junction City RFPD
Ambulance Provider	Lane Rural Fire/ Rescue Ambulance
Ambulance District	NC
Ambulance Service Area	Northwest/Central
LTD Service Area?	No
LTD Ride Source?	No
Soil Water Cons. Dist./Zone	UPPER WILLAMETTE / data not available
Emerald People's Utility District	4

Environmental Data**FEMA Flood Hazard Zone****Code Description**

A Areas of 100-year flood, no base flood elevations determined.

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0190F

Community Number 415591

Post-FIRM Date 12/18/1985

Panel Printed? Yes

Soils**Soil Map Unit# Soil Type Description % of Taxlot Ag Class Hydric %**

33	Conser silty clay loam	49%	3	95
31	Coburg silty clay loam	27%	2	4
75	Malabon silty clay loam	23%	1	0
8	Bashaw clay	0%	4	97
118	Salem gravelly silt loam	0%	2	0

Schools

	Code	Name
School District	69	JUNCTION CITY
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	712	State Representative District 14
City Council Ward	N/A	State Representative Val Hoyle
City Councilor	N/A	State Senate District 7
County Commissioner District 1 (West)		State Senator Chris Edwards
County Commissioner	Jay Bozievich	
EWEB Commissioner	N/A	
LCC Board Zone	1	

Liens**Building Permits****Land Use Applications****Petitions****Tax Statements (current and previous tax years)**

ACCOUNT#: 0019131

View tax statement(s) for:

2016**2015**

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SALEM, OR

5-88815

Owner/Taxpayer**Owners****Owner**

REERSLEV PROPERTIES LLC

Address

220 E 18TH AVE

City/State/Zip

JUNCTION CITY, OR 97448

Taxpayer**Party Name**

REERSLEV PROPERTIES LLC

Address

220 E 18TH AVE

City/State/Zip

JUNCTION CITY, OR 97448

Data source: Lane County Assessment and Taxation

Account Status**Status** Active Account Current Tax Year

Account Status none

Remarks Potential Additional Tax

Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 159.20

Fire Acres N/A

Property Class 551 FARM, EFU, IMPROVED

Statistical Class 307 NON-LIVING UNIT - FARM VARIETY

Neighborhood Code 694500

Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision DataSubdivision Type N/A
Phase N/ASubdivision Name N/A
Lot/Tract/Unit # TL 00200Subdivision Number N/A
Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

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Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2016	\$503,842	\$47,824	\$551,666	\$163,155	\$3,579.01
2015	\$503,842	\$48,643	\$552,485	\$160,821	\$3,297.23
2014	\$480,391	\$49,462	\$529,853	\$158,431	\$2,975.30
2013	\$462,718	\$50,272	\$512,990	\$156,155	\$2,594.21
2012	\$462,718	\$51,091	\$513,809	\$154,089	\$2,270.07
2011	\$462,718	\$48,843	\$511,561	\$149,039	\$2,154.89
2010	\$492,065	\$50,390	\$542,455	\$148,056	\$2,392.37
2009	\$968,555	\$42,980	\$1,011,535	\$137,957	\$2,438.88
2008	\$1,030,728	\$43,630	\$1,074,358	\$135,954	\$2,443.76
2007	\$930,783	\$44,290	\$975,073	\$134,037	\$2,443.15
2006	\$782,347	\$41,980	\$824,327	\$129,243	\$2,374.89
2005	\$558,006	\$100,150	\$658,156	\$183,930	\$2,844.41
2004	\$476,719	\$136,630	\$613,349	\$179,076	\$3,415.66
2003	\$431,794	\$99,010	\$530,804	\$175,281	\$3,672.74
2002	\$355,926	\$92,450	\$448,376	\$170,057	\$3,461.87
2001	\$334,853	\$88,050	\$422,903	\$165,154	\$3,419.11
2000	\$419,447	\$112,890	\$532,337	\$161,878	\$3,263.46
1999	\$363,060	\$107,510	\$470,570	\$157,168	\$3,338.22
1998	\$352,480	\$82,700	\$435,180	\$146,800	\$3,339.66
1997	\$323,380	\$77,580	\$400,960	\$142,524	\$3,325.47
1996	\$320,180	\$80,570	\$400,750	\$166,120	\$3,392.15
1995	\$280,860	\$79,400	\$360,260	\$158,370	\$2,622.65

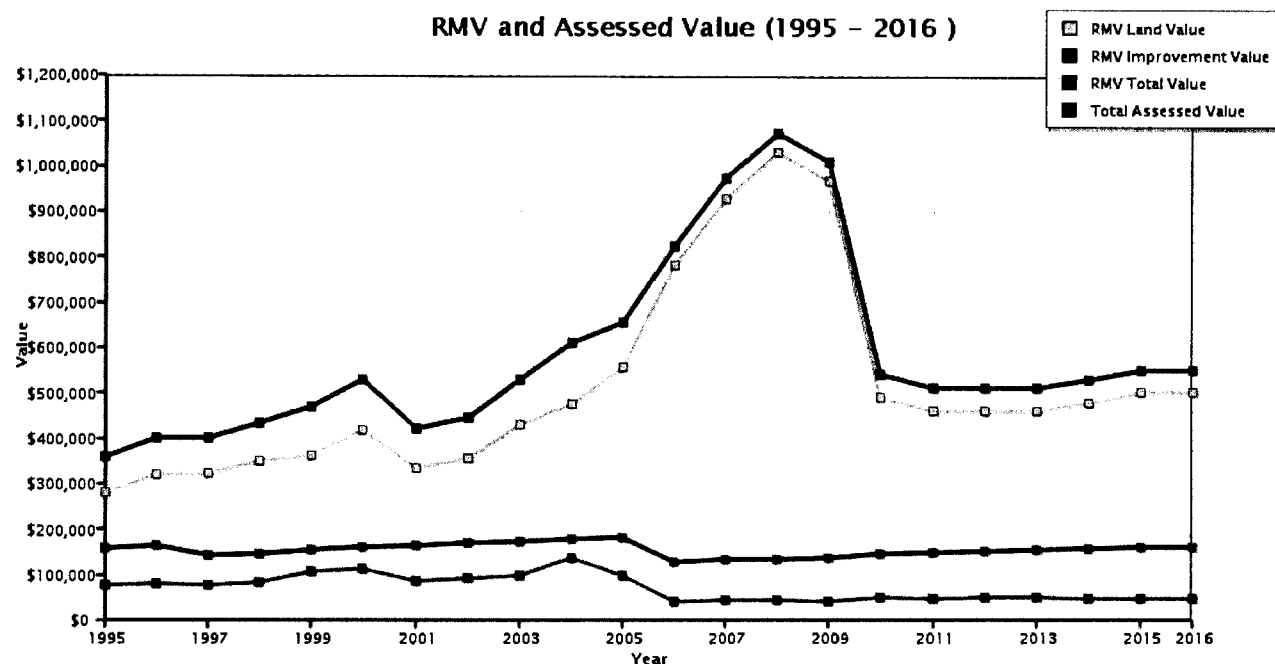
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SALEM, OR

S-88715

RMV and Assessed Value (1995 - 2016)



Current Year Assessed Value \$163,155
 Less Exemption Amount * N/A
 Taxable Value **\$163,155**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06928

Taxing Districts for TCA 06928

EMERALD PEOPLES UTILITY DISTRICT
 JUNCTION CITY RURAL FIRE PROTECTION DIST
 JUNCTION CITY SCHOOL DISTRICT 69
 JUNCTION CITY WATER CONTROL DISTRICT
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
02/06/2015	\$0	2015-6036		6	Yes	REERSLEV PROPERTIES LTD	REERSLEV PROPERTIES LLC
12/01/1999	\$500,000	1999-97973		R	No	CAMPBELL MICHAEL S & JUDY A	REERSLEV PROPERTIES LLC
11/21/1988	\$223,000	1989-12986		R	data not available	FHA	data not available

Data source: Lane County Assessment and Taxation

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SALEM, OR

S-88315

https://www.rlid.org/property_search/standard.cfm?do=propsearch_standard.detailedreport... 11/1/2016

Legal Description
for tax lot 15-05-23-00-00500
where the JCWCD diversion
point is located

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SALEM, OR

S-88315-

Real Property Tax Lot Record

Lane County Assessment and Taxation
Print Date: Nov 1, 2016



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2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1505230000500
Status Active

Current Parcel/Account	Current TCA
0020030	06923
0020048	06928

Document #	Type	Date	Effective Year	Tax Lot Acres
	Description Card			159.17

Comments:

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SALEM, OR

S-88315

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES 069-01

15.05.23 500 OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT No. 500	SECTION 23	020 030 TOWNSHIP 15 S. RANGE E. OR W. 5 W. M.	DEED RECORD VOL. PAGE	ACRES REMAINING
BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION			
1962		The SW $\frac{1}{4}$ of Section 23, Twp 15 S, R5 W, WM., in Lane County, Oregon except that part conveyed to Lane County Oregon for road purposes as shown in instrument recorded Nov. 5, 1957, Clerk's filing No. 25221 Lane County Oregon Deed Records.			
1971		Containing more or less			
1979		Except: 99.00 ac to 501 by R1069/8021408 in 1982.			
		Containing more or less			
1982		All of the following described property lying West of the Long Tom River: The Southwest 1/4 of Sec. 23, Twp. 15 S. R. 5 W., of the W.M., in Lane County Oregon; Except that part conveyed to Lane County, Oregon for road purposes as shown in instrument recorded 11/5/57 Reception #25221, Lane County Oregon Deed Records, in Lane County, Oregon.			
1983		Containing more or less			
		ALSO: All the following described property lying East of the Long Tom River: The SW 1/4 of Sec. 23, T.15 S, R.5 W, WM, in Lane County, Oregon.			
1985		EXCEPT: That part conveyed to Lane County, Oregon for road purposes as shown in instrument recorded 11/5/57, Rec. #25221, Lane County Oregon Deed Records, in Lane County, Oregon. (Formerly Parcel 501.)			
		Consolidation containing m/1			

MICROFILMED
DATE

R181/
47648

R538/
52850
R1010/
43826

159.17

60.17

R1069/8021410
R1251/83-22850

60.17

R1069/8021408
(1982)

R1231/83-04477
(1983)

103.58

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SALEM, OR

S-88715

#2918

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

150523

69-01500

YEAR	TAX LOT		SECTION	TOWNSHIP	S.	RANGE E.	OR W.	W. M.	DEED RECORD		ACRES REMAINING
	NO.								VOL.	PAGE	
	4		23	15				5	W. M.		
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION								
1941			SW $\frac{1}{4}$, except the following: Begin at the NE corner of the SW $\frac{1}{4}$ of Sec. 23; Tp. 15 S, R 5 W, WM, in Lane County, Oregon, thence along the N line of said SW $\frac{1}{4}$, thence thence to the E line of said SW $\frac{1}{4}$, thence along said E line to place of beginning, containing 3.50 acres, more or less.						136	9	
	West	446 ft.							136	12	
	South	340 ft.									
	East	446 ft.									
	North	340 ft.									
											156.50
			Except: Tax Lot 4-1, Section 23, Township 15 5 West containing more or less 18.35 Acres								
1958			Containing more or less Except 0.09 acre to Lane County for road purposes by deed 25221. Containing more or less								156.41
			Less: .49 acre in County Road Contains more or less								155.92
1962			ALSO: Begin at the NE corner of the SW $\frac{1}{4}$, Sec. 23, Twp. 15 South, Range 5 West, WM., in Lane Co. Ore., and thence along the North line of said SW $\frac{1}{4}$, thence thence to the East line of said SW $\frac{1}{4}$, thence along said East line to the place of beginning, contains 3.50 acres. Less 0.25 acre in Co. Road Contains more or less 3.25 acre 1941 ref. 193/286 Contains more or less								
	West	446 ft.									
	South	340 ft.									
	East	446 ft.									
	North	340 ft.									
											159.17
1948			The SW $\frac{1}{4}$ of Section 23, Township 15 South, Range 5 West, WM. Lane County Oregon. Contains more or less						355/ 483		159.17

MICROFILMED
DATE

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355/
483

CANCELLED

S-2215

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

2 of 100

YEAR	TAX LOT		SECTION	TOWNSHIP	RANGE E.	OR W.	W. M.	DEED RECORD		ACRES REMAINING			
	NO.							VOL.	PAGE				
			23	15			5						
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION										
1947			<u>Easement Deed</u> A parcel of land situated in Section 23, Township 15 South, Range 5 West, WM, Lane County, Oregon; said parcel being a portion of the following described lands: The Southwest quarter of Section 23, Township 15 South, Range 5 West, WM, Lane County, Oregon, containing 160.0 acres, more or less. The said parcel of land is all that portion of the foregoing described property included in a strip of land 300 feet in width, 150 feet on each side of the following described center line of the Channel Improvement: Beginning at Engineer's center line station 554+90 P.O.T., opposite and 150 feet distant from which station the Easterly line of said strip of land intersects the South line of the foregoing described property; thence N. 3°26'W. 10.0 ft to Station 555+00 P.O.T. on the South line of said property, said Station being approximately 1175 feet East of the Southwest corner of Section 23, Township 15 South, Range 5 West, WM.; thence continuing N. 3°26'W. 1043.89 ft to Station 566+43.89 P.C.; thence N'y. 643.33 ft on the arc of a curve to the left having a radius of 5730.0 feet, to Station 571+87.22 P.T.; thence N. 9°52'W. 977.78 ft to Station 581+65 P.O.T. on the North line of said property, said Station being approximately 1796 feet West of the Northeast corner of the Southwest quarter of said Section 23; thence continuing N. 9°52'W. 30.0 ft to Station 581+95 P.O.T., opposite and 150 feet distant from which Station the Westerly line of said strip of land intersects the North line of said property. Containing more or less								357	102	
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MICROFILMED
DATE18.55
cont'd

J-8815

#2919
Cont'd

0210-1

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT	SECTION	TOWNSHIP	RANGE E.	OR W.	W. M.	DEED RECORD		ACRES REMAINING
	No.						VOL.	PAGE	
	4-1	23	15 S.			5			
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION						
			Subject to County Road #331, known as Ferguson Road, on the North side of the above described land.						
1959	Canceled & included with # 2916-B								
MICROFILMED DATE									
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S-88315									

Site Address N/A
Map & Taxlot# 15-05-23-00-00500
SIC N/A
Tax Account# 0020048

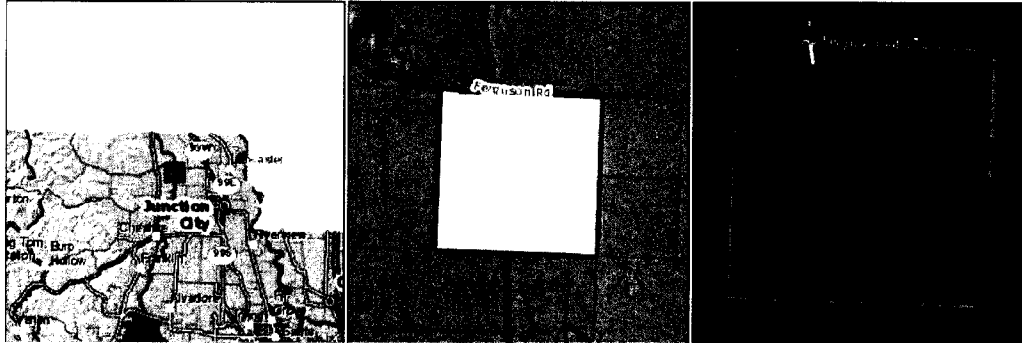
Property Owner 1
 GIBSON LAND & LIVESTOCK CO
 125 E 6TH AVE
 JUNCTION CITY, OR 97448
 Tax account acreage 103.58
 Mapped taxlot acreage¹ 158.86

¹ Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Code Split - Other land tax account(s) associated with this taxlot 0020030

Maps

Map & Taxlot # 15-05-23-00-00500



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates
X 4196761 **Y** 952760 (State Plane X,Y)
Latitude 44.2480 **Longitude** -123.2651

Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 EXCLUSIVE FARM USE (40 ACRE MINIMUM)
Overlay CAS Commercial Airport Safety Zone

Land Use

General Land Use

Code Description

A Agriculture
 W Water

Detailed Land Use

Code Description

8020 Intensive Grain or Field Crop
 9310 Rivers, Creeks, Streams

Taxlot Characteristics

Incorporated City Limits none
 Urban Growth Boundary none
 Year Annexed N/A
 Annexation # N/A
 Approximate Taxlot Acreage 158.86
 Approx Taxlot Sq Footage 6,919,942
 2010 Census Tract 0403
 2010 Census Block Group 1
 Plan Designation AGRICULTURE
 Eugene Neighborhood N/A
 Metro Area Nodal Dev Area No
 Historic Property Name N/A
 City Historic Landmark? No
 National Historical Register? No

Service Providers

Fire Protection Provider Junction City RFPD
 Ambulance Provider Lane Rural Fire/ Rescue Ambulance
 Ambulance District NC
 Ambulance Service Area Northwest/Central
 LTD Service Area? No
 LTD Ride Source? No
 Soil Water Cons. Dist/Zone UPPER WILLAMETTE / data not available
 Emerald People's Utility District 4

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Environmental Data

FEMA Flood Hazard Zone

Code Description

A Areas of 100-year flood, no base flood elevations determined.

FIRM Map Number 41039C0600F
 Community Number 415591

5-88315

Post-FIRM Date 12/18/1985
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
33	Conser silty clay loam	76%	3	95
79	McBee silty clay loam	10%	3	3
134	Wapato silty clay loam	6%	3	92
W	Water	5%	8	0
31	Coburg silty clay loam	3%	2	4

Schools

	Code	Name
School District	69	JUNCTION CITY
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	712	State Representative District 14
City Council Ward	N/A	State Representative
City Councilor	N/A	State Senate District
County Commissioner District 1 (West)		State Senator
County Commissioner	Jay Bozievich	
EWEB Commissioner	N/A	
LCC Board Zone	1	

Liens**Building Permits****Land Use Applications****Petitions****Tax Statements (current and previous tax years)**

ACCOUNT#: 0020048

View tax statement(s) for:

20162015**Owner/Taxpayer****Owners**

Owner
GIBSON LAND & LIVESTOCK CO

Address
125 E 6TH AVE

City/State/Zip
JUNCTION CITY, OR 97448

Taxpayer

Party Name
GIBSON LAND & LIVESTOCK CO

Address
125 E 6TH AVE

City/State/Zip
JUNCTION CITY, OR 97448

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot **0020030**

Account Status none
Remarks Potential Additional Tax
Special Assessment Program Zoned Farm

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Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 103.58
Fire Acres N/A
Property Class 551 FARM, EFU, IMPROVED
Statistical Class N/A
Neighborhood Code 694500
Category Land and Improvements

5-88315

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00500	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2016	\$180,540	\$0	\$180,540	\$66,092	\$ 710.53
2015	\$180,540	\$0	\$180,540	\$64,165	\$ 594.77
2014	\$171,839	\$0	\$171,839	\$62,297	\$ 609.63
2013	\$165,314	\$0	\$165,314	\$60,481	\$ 596.25
2012	\$165,314	\$0	\$165,314	\$58,719	\$ 550.58
2011	\$165,314	\$0	\$165,314	\$56,462	\$ 495.47
2010	\$176,188	\$0	\$176,188	\$54,817	\$ 480.14
2009	\$611,353	\$0	\$611,353	\$53,221	\$ 467.90
2008	\$651,081	\$0	\$651,081	\$51,672	\$ 455.61
2007	\$587,076	\$0	\$587,076	\$50,166	\$ 450.75
2006	\$492,173	\$0	\$492,173	\$48,704	\$ 429.43
2005	\$348,714	\$0	\$348,714	\$47,286	\$ 413.57
2004	\$300,159	\$0	\$300,159	\$45,909	\$ 368.40
2003	\$271,467	\$0	\$271,467	\$45,791	\$ 459.20
2002	\$222,911	\$0	\$222,911	\$44,458	\$ 439.95
2001	\$209,669	\$0	\$209,669	\$43,164	\$ 428.65
2000	\$262,638	\$0	\$262,638	\$41,907	\$ 415.88
1999	\$227,310	\$0	\$227,310	\$40,685	\$ 403.62
1998	\$220,740	\$0	\$220,740	\$39,540	\$ 396.66
1997	\$202,510	\$0	\$202,510	\$38,388	\$ 392.02
1996	\$200,500	\$0	\$200,500	\$45,920	\$ 427.26
1995	\$175,880	\$0	\$175,880	\$42,650	\$ 400.63



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Current Year Assessed Value \$66,092
 Less Exemption Amount * N/A
 Taxable Value **\$66,092**
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

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Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06928

Taxing Districts for TCA 06928

EMERALD PEOPLES UTILITY DISTRICT
JUNCTION CITY RURAL FIRE PROTECTION DIST
JUNCTION CITY SCHOOL DISTRICT 69
JUNCTION CITY WATER CONTROL DISTRICT
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

[Log Off](#)Generated by EGR & Associates Inc. on Nov 1, 2016 at 12:28pm using Regional Land Information Database, <https://www.rlid.org/>

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Attachment for Section 3B: Irrigation Contract

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S-88715

IRRIGATION CONTRACT

THIS CONTRACT made and entered into by and between JUNCTION CITY WATER CONTROL DISTRICT, organized pursuant to Oregon Revised Statutes, Chapter 553, hereinafter referred to as "District", and REERSLEV PROPERTIES LLC, hereinafter referred to as "Landowner."

RECITALS:

WHEREAS, Landowner owns property within the boundaries of District, the description of which is attached hereto, marked "Exhibit A", and by this reference incorporated herein; and

WHEREAS, Landowner desires to receive water from District's irrigation ("water distribution") system and has petitioned District for said property to be included in said system; and

WHEREAS, upon giving public notice and holding a public hearing on said petition, District has agreed to enter into a irrigation contract with Landowner pursuant to the requirements of ORS Chapter 553;

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed:

1. The number of acres benefitted under this contract is 80.
2. District agrees to deliver the irrigation water through its distribution system 175 acre feet of water per year to be used in irrigating the subject real property.
3. District agrees to deliver the irrigation water through its distribution system in a quantity not exceeding 0.31 cubic feet per second for the benefit of Landowner. Landowner agrees to furnish necessary rights-of-way on or across the subject real property for the irrigation transportation ditch if needed by District and, if necessary, to obtain rights-of-way over the lands of others from District's distribution system to Landowner's lands.
4. Landowner agrees to pay such annual operation, maintenance and improvement costs as the District determines are reasonable and necessary and are thus assessed to Landowner.

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IRRIGATION CONTRACT - Page One

NOV 23 2016

SALEM, OR

5-88315

5. Landowner agrees to comply with the Water Control District Act, Oregon Revised Statutes Chapter 553, or as the same may be amended and with any reasonable rules and regulations adopted by the District Board of Directors.

6. Should Landowner default in the annual payment of assessments for construction, operation, maintenance and improvement of the irrigation distribution system, District may refuse to deliver water for the land of Landowner as long as the default exists, but said non-delivery of water will not excuse the Landowner from paying the annual assessment levied by District.

7. Should District be unable to provide water to Landowner because of the inability of the United States of America, through the Department of the Interior Bureau of Reclamation, to provide water to District, then this agreement shall not be binding upon District or Landowner.

8. This Irrigation Contract shall extend for a term of 40 years from the date of the initial delivery of irrigation water by District to Landowner's property, and thereafter may be renewed or extended for such term, as may be agreed upon by District and Landowner.

9. This Irrigation Contract shall not be assigned, leased or sublet, in whole or in part without the express written permission or consent of District.

IN WITNESS WHEREOF, the parties hereto have executed this contract this ____ day of _____, 2016.

JUNCTION CITY WATER CONTROL DISTRICT

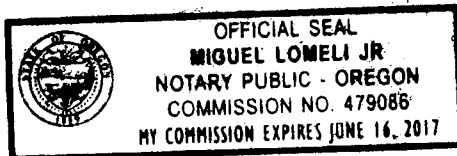
By: [Signature]
President, Board of Directors

LANDOWNER

By: [Signature]
Reerslev Properties LLC

STATE OF OREGON)
)ss.
County of Lane)

This Irrigation Contract was acknowledged before me on August 26th, 2016, by Bart Edwards, President of Junction City Water Control District Board of Directors.



[Signature]
Notary Public for Oregon
My commission expires: 8/26/17
6/16/17

IRRIGATION CONTRACT - Page Two

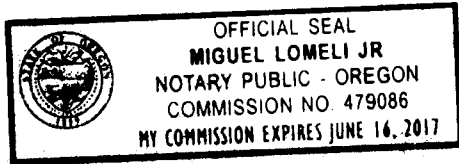
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STATE OF OREGON)
)ss.
County of Lane)

This Irrigation Contract was acknowledged before me on August 26th, 2016,
by John Reerslev, Member of Reerslev Properties LLC.





Notary Public for Oregon
My commission expires: June 16, 2017

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SALEM, OR

IRRIGATION CONTRACT - Page Three

S-80315

Exhibit A

The Southeast one-quarter of Section 13, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

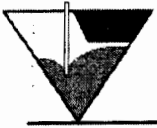
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5-88315

LETTER OF TRANSMITTAL



EGR & Associates, Inc.

Engineers, Geologists and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(514) 688-8322
Fax (514) 688-8087

DATE: 11/1/16	JOB NO: 6680-16-0112
ATTENTION: NAME	
Application for a permit to use surface water	

TO: Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

WE ARE SENDING YOU:

☐ Drawings ☐ Report ☐ Letter ☐ Copy of Letter ☐ Plans

☐ Specifications ☐ Change Order ☐ _____

VIA: ☐ Fax Transmittal ☐ Postal Service ☐ Express Courier ☐ Hand Deliver ☐ _____

NO.	COPIES	DATE	DESCRIPTION
1	1	11/1/2016	Application for a permit to use surface water

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ As Requested ☐ For Your Use ☐ For Approval ☐ For Review and Comment ☐ Returned For Corrections
☐ Approved as Noted ☐ Approved as Submitted ☐ Return Corrected Prints ☐ Resubmit for Approval ☐ _____

REMARKS:

Please find enclosed an application for a permit to use surface water.
Thank you

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SALEM, OR

COPY TO :

SIGNED: M. Becca

S-88315

If enclosures are not as noted, kindly notify us at once.