

Highway 86, Halfway, OR

Presented by:

Shannon Downing

Suzi Smith

Broker - Keller Williams Four Rivers

Owner/Principal Broker - Red Leaf Realty



Located in beautiful Pine Valley close to the quaint town of Halfway, Oregon, the Wigwam is an iconic and historical marker to the area. The property encompasses a total of 17 acres with 3 separate tax lots (TL # 200 – 5.44 acres & TL# 205 – 10.40 acres & TL# 204 – 1.16 acres))

This Prime Real Estate is located close to the southern entrance to Hells Canyon, the deepest river gorge in North America. The area is a 4-season recreational playground! The year-round creek and pond make for a peaceful and inviting setting for anyone visiting or living in the area. Here is the opportunity to live your dream life or investment opportunity!

The property is excellent for a multitude of business ventures. The acreage is located along Highway 86, across the street from Pine Valley Airport and just down the road from the adorable town of Halfway, OR. Zoning allows for many possibilities including storage units, RV Park, a development with lodging, recreational business, retail, hanger storage for the airport, or other ventures. Halfway is a tourist destination for exploring the mountains and recreation opportunities nearby including the Whitman National Forest, Imnaha River, Hells Canyon, Snake River, and the Oxbow and Brownlee Dam. An amazing opportunity in an area where this type of versatile zoning is not common.

Location/Access:

From Baker City take Route 86 (Baker-Copperfield HWY to Halfway), right on Sawmill Cutoff Lane. Approximately 54 miles from Baker City.

Boise Airport is 143 miles away.

HWY 86 Frontage: 530+/- feet

Acreage: 3 Parcels being sold separately (Partition Plat Attached)

- TL# 200 – 5.44 acres
 - Includes historic Wigwam Burner
- TL# 204 - 1.16 acres being sold separately.
 - Includes a 4400 +/- sqft shop with living quarters built in 2021
 - 2668 +/- warehouse
 - 1700 +/- office/living quarters
- TL# 205 – 10.40 acres

Airport Identifier: <https://www.airnav.com/airport/OR70>

Water Rights: (Attached)

- Certificate 34305, priority date 1966
- Certificate 96265, priority date 1885

Well Logs: (Attached)

- 12" Casing well log
- Domestic well log

Power:

Power source is Idaho Power Company.

Taxes - 2024:

- TL# 200 - \$400.61
- TL# 204 - \$1452.25
- TL# 205 - \$503.51

Zoning: Old Mill Limited Use Combining Zone (Special Use Chapters in documents.)

Structures/Amenities:

Tax Lot #200 - 5.44 acres has Sagg Creek running along the east and northern border.

This parcel also contains the Wigwam Burner:

Wigwam Burner: A wood waste burner, known as a teepee burner or wigwam burner in the United States and a beehive burner in Canada, is a free-standing conical steel structure usually ranging from 30 to 60 feet in height. They are named for their resemblance to beehives, teepees or wigwams. The sawdust burner is cylindrical. They have an opening at the top that is covered with a steel grill or mesh to keep sparks and glowing embers from escaping. Sawdust and wood scraps are delivered to an opening near the top of the cone by means of a conveyor belt or Archimedes' screw, where they fall onto the fire near the center of the structure. Teepee or beehive burners were used to dispose of waste wood in logging yards and sawdust from sawmills by incineration. Teepee burners went out of general use in the Northwestern United States by the mid-1970s.

Tax Lot #204 -1.16 acres with a shop (Site Plan & Floor plans attached)

- Includes a 4400 +/- sqft shop with living quarters built in 2021
 - 2668 +/- warehouse
 - 1700 +/- office/living quarters
- Domestic well (well log attached)
- Standard Septic

Tax Lot #205 - 10.40 acres has McMullen Slough flowing year-round through the northern border. Seasonal pond. See attached water rights.

Recreation:

The Halfway area is filled with lots of opportunities for adventure, including camping, hiking, mountain climbing, bicycling, horseback riding, hunting, fishing, boating, float trips, jet boat trips, white-water rafting, snowmobiling, and cross-country skiing. Truly a place for all seasons! For more information check out:

<https://www.hellscanyonchamber.com/>

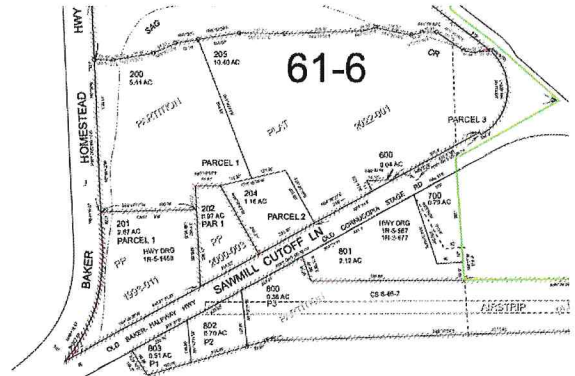
History:

The community was named for the fact it is roughly halfway between Pine Creek and Cornucopia. While a post office was established in 1887, the town was plated in another location in 1907. The post office was moved to its current location in 1908 and was incorporated in 1909. Additional history information:

<https://www.hellscanyonchamber.com/history>

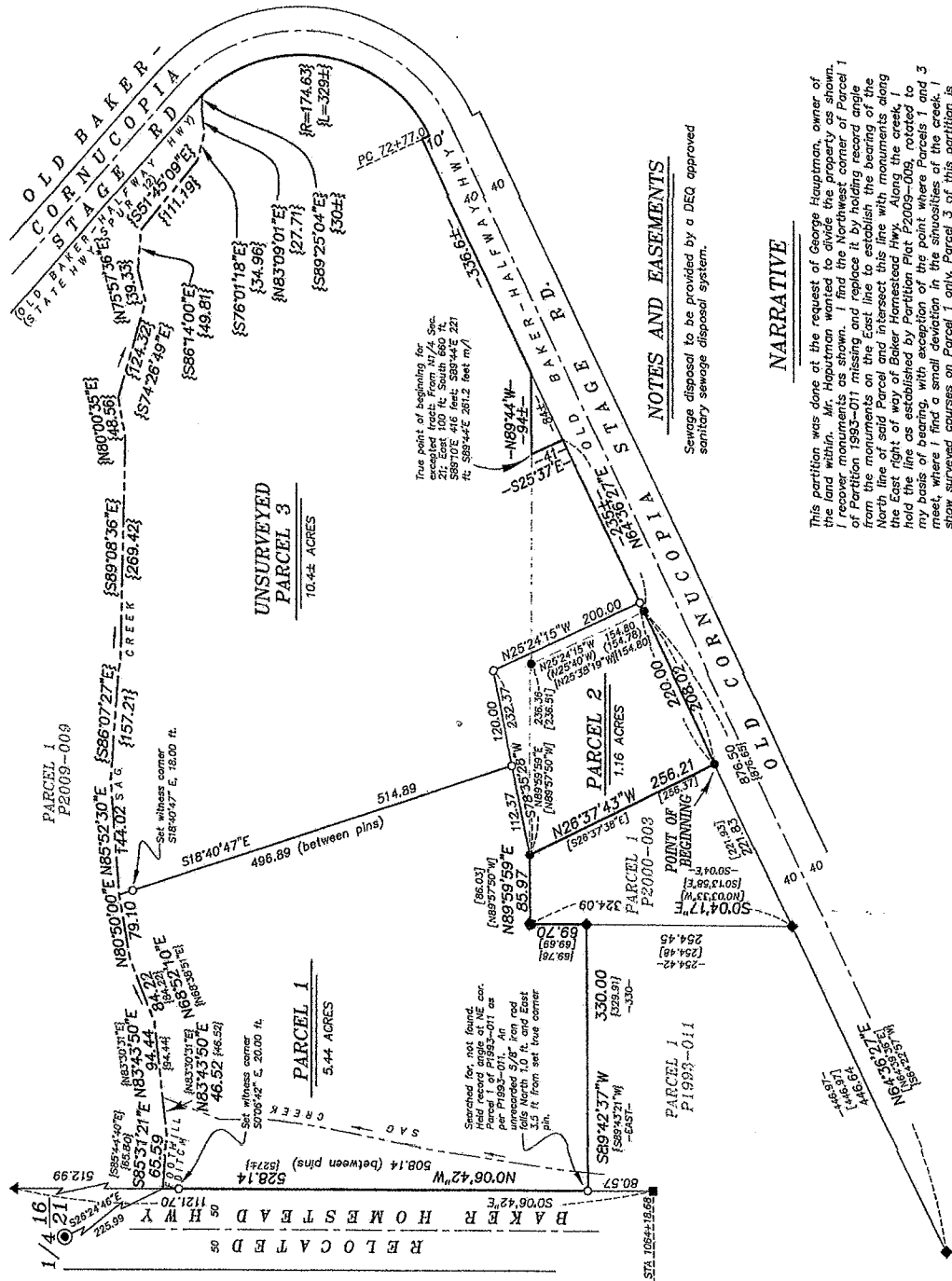
Education:

Pine Eagle School District is a public-school district in Halfway that spans two valleys and three rivers. The campus is located in Halfway, Oregon, and serves families in Eagle Valley, Pine Valley, and along the Snake River in Oxbow. The school district offers both traditional classroom settings, as well as a web academy. For further information go to <http://www.pineeaglesd.org/>



PARTITION PLAT NUMBER P2022-001

Situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian



BASIS OF BEARING

True meridian North of the quarter corner common to Section 16 and 21, Township 8 South, Range 46 East of the Willamette Meridian, as determined by GPS observation

SCALE: 1" = 100'

LEGEND

- Found 2" iron pin, accepted as quarter corner
- Found 3/4" iron pin, accepted as being set by ODOT strip map 88-10-5
- Found 5/8" iron pin, set by Survey Number 8-46-04
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Survey Number 8-46-04
- Found 5/8" iron pin with plastic cap marked HANLEY ENGR PLS 1206, set by Partition Plat P1993-011
- Found 5/8" iron pin with plastic cap marked PLS 699, set by Partition Plat P2000-003
- Set 5/8"x30" iron pin with plastic cap marked BGS SURVEY MARKER
- Centerline of road
- Centerline of creek
- Record measurement as per Survey Number 8-46-04
- Record measurement as per Partition Plat P1993-011
- Record measurement as per Partition Plat P2000-003
- Record measurement as per Partition Plat P2009-009

REFERENCE MATERIAL

- Survey Number 8-46-04
- Survey Number 8-46-03
- Survey Number 8-46-04
- Partition Plat Number P1993-011
- Partition Plat Number P2000-003
- Partition Plat Number P2009-009
- ODOT strip map 88-30-19
- ODOT strip map 88-10-5
- DEED REFERENCES
- Lot Book Report 4881G2AM, dated October 6, 2021, prepared by AmeriTitle
- Lot Book Report 501067AM, dated October 6, 2021, prepared by AmeriTitle

NOTES AND EASEMENTS

Sewerage disposal to be provided by a DEQ approved sanitary sewage disposal system.

NARRATIVE

This partition was done at the request of George Hauptman, owner of the land within. Mr. Hauptman wanted to divide the property as shown. I recover monuments as shown. I find the Northwest corner of Parcel 1 of Partition 1993-011 missing and replace by dividing record angle of Parcel 1 with Parcel 2 on the East line. I find the East line of the North line of said Parcel and intersect this line with monuments along the East right of way of Baker Homestead Hwy. Along the creek, I hold the line as established by Partition Plat P2009-009, rotated to my basis of bearing, with exception of the point where Parcels 1 and 3 meet, where I find a small deviation in the sinuosities of the creek. I show surveyed courses on Parcel 1 only. Parcel 3 of this partition is UNSURVEYED and I show record courses for the centerline of the creek as per Partition P2009-009.

I find no unusual conditions with this partition.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JAN 2, 2009
JEFFREY S. HSU
83571

Renewed Date: June 30, 2023

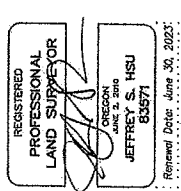
PARTITION PLAT NUMBER P2022-001
Situating in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Hsu, Registered Professional Land Surveyor, hereby certify that I have surveyed Parcels 1 and 2 and platted the land within this partition, being situated in the Northeast quarter of Section 21, Township 8 South, Range 46 East of the Willamette Meridian, Baker County, Oregon, being more particularly described as follows:

- Beginning at the Southeast corner of Parcel 1 of Partition Plat P2000-003, a point on the North right-of-way line of the Old Baker-Highway Highway;
 - Thence: North 26°37'43" West, along the East line of said Parcel 1 of Partition Plat P2000-003, a distance of 256.21 feet, to the Northeast corner thereof;
 - Thence: South 89°59'59" West, along the North line of said Parcel 1, a distance of 85.97 feet, to the Northwest corner of said Parcel 1;
 - Thence: South 0°04'17" West, along the West line of said Parcel 1, a distance of 89.70 feet, to the Northeast corner of Parcel 1 of Partition Plat P1993-011;
 - Thence: North 0°08'42" West, along said East right-of-way line, a distance of 528.14 feet, to its intersection with the centerline of Foothill Ditch, Thence: Easterly, along the centerline of said Foothill Ditch, and the centerline of Sun Creek, distances of 1406 feet, more or less, to the intersection of the Westerly right-of-way line of the Old Baker-Cornucopia Stage Road (also known as State Highway Spur 12), said point being on a 174.63 foot radius curve to the right;
 - Thence: Southerly, along said curve, a distance of 329 feet, more or less, to a point opposite and 30 feet Northerly of OSHD Sta PC 72+77.0, the point of tangency on the said Old Cornucopia Stage road right-of-way;
 - Thence: Northerly 10 feet at right angles to the said Old Cornucopia Stage Road, increasing right of way width from 30 feet to 40 feet;
 - Thence: South 64°36'27" West, along said right of way line, approximately 863 feet, to the Point of Beginning.
- EXCEPTING THEREFROM, the following described parcel: Commencing at the North quarter corner of Section 21 of said Township and Range; thence East, 100 feet; thence, South 66°00 feet; thence, S89°10'E, 416 feet; thence, South 89°44' East, 221 feet, more or less and S89°44'E, 261.2 feet, more or less, to the True Point of Beginning of the excepted parcel,
- Thence: South 89°44' East, 94 feet, more or less, to intersect the Northerly right of way of the Old Cornucopia Stage Road,
 - Thence: Southwesterly, along the said right of way line, 84 feet, more or less,
 - Thence: North 25°37' West, 41 feet to the True Point of Beginning.

I further certify that I made this plat by order of and under the direction of the owner thereof, and corners for Parcels 1 and 2 are surveyed and monumented in accordance with O.R.S. 92.050 and 92.060.



Jeffrey S. Hsu, OPLS 83571
Bogett, Griffith and Blackman
2006 Adams Avenue
LaGrande, OR 97850

DECLARATION

Know all people by these presents that GEORGE HAUPTMAN and LYNETTE HAUPTMAN, are the owners of the land within this Partition, said land being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be platted as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

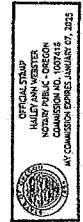
George Hauptman
GEORGE HAUPTMAN

Lynette Hauptman
LYNETTE HAUPTMAN

ACKNOWLEDGMENT

State of Oregon
County of Baker

Know all people by these presents, on this 18 day of March, 2022, before me a Notary Public in and for said County and State, personally appeared GEORGE HAUPTMAN and LYNETTE HAUPTMAN, who are known to me to be the identical persons named in the foregoing instrument, and who duly sworn, did say that they executed the same freely and voluntarily.



Notarial seal

APPROVALS

BAKER COUNTY PLANNING

Approved this 30th day of March, 2022.

[Signature]
Baker County Planning Director

BAKER COUNTY SURVEYOR

Approved this 23rd day of March, 2022.

[Signature]
Thomas J. Hanley
Baker County Surveyor

BAKER COUNTY TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2021-2022 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Alice Dullinger Date: 3-30-2022
Baker County Tax Collector

FILING STATEMENT

BAKER COUNTY CLERK

State of Oregon
County of Baker

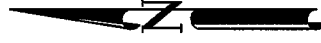
I do hereby certify that the attached partition plat was received for record on the 30th day of March, 2022, at 9:50 o'clock A.M. and recorded in Baker County Records.

Baker County Clerk
by Stephanie Kirby Co. Clerk
Karen Phleggen, Deputy

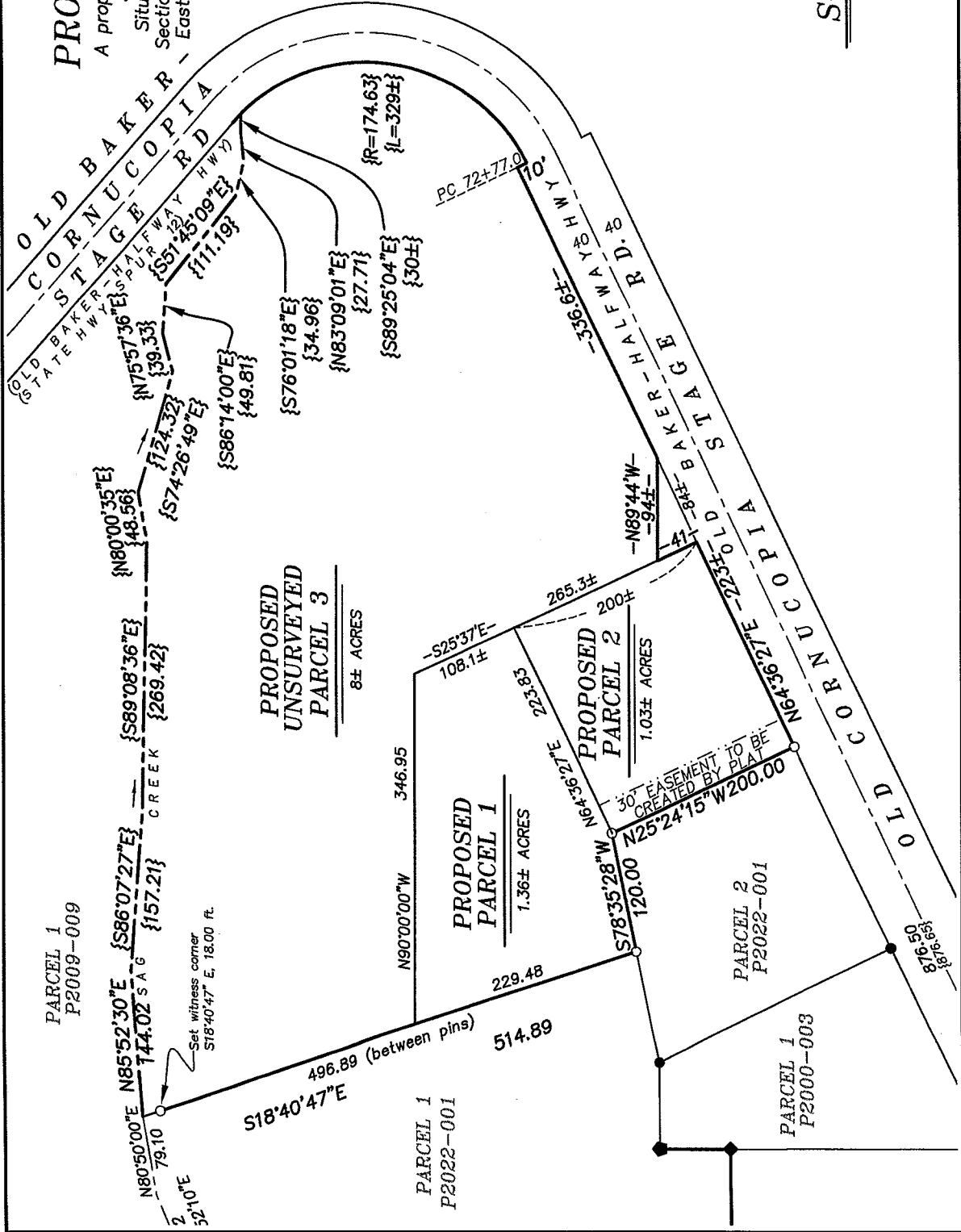
Proposed

TENTATIVE PLAN PROPOSED PARTITION

A proposed partition of Unsurveyed Parcel
3 of Partition Plat P2002-001
Situated in the Northeast quarter of
Section 21, Township 8 South, Range 46
East of the Willamette Meridian, Baker
County, Oregon
Tax Lot 205, Map 08S4621A



SCALE: 1" = 120'



STATE OF OREGON
COUNTY OF BAKER
CERTIFICATE OF WATER RIGHT

This Is to Certify, That ELLINGSON LUMBER COMPANY

of Halfway, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of a well

a tributary of for the purpose of sprinkling log deck, maintenance of log pond and fire protection

under Permit No. G-3010 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from February 8, 1966

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.31 cubic foot per second; being 1.10 c.f.s. for log deck, 0.16 c.f.s. for pond, and 0.05 c.f.s. for fire protection

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW 1/4 NE 1/4, Section 21, T. 8 S., R. 46 E., W. M. Well located 300 feet South and 524 feet East from the N 1/2 Corner, Section 21.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to - - - - - of one cubic foot per second per acre,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

NW 1/4 NE 1/4
Section 21
T. 8 S., R. 46 E., W. M.

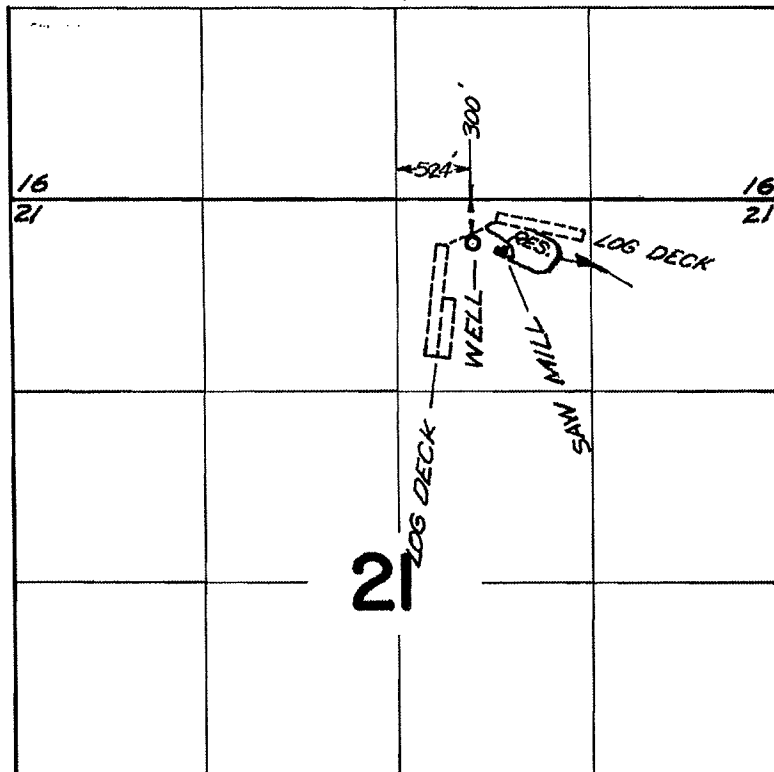
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. October 24, 1967

CHRIS L. WHELFER
State Engineer

T.8S.R.46E.W.M.



FINAL PROOF SURVEY UNDER

Application No. G. 3375 Permit No. G. 3010
IN NAME OF

ELLINGSON LUMBER CO.

Surveyed Aug. 10, 1966, by V. GARNER

STATE OF OREGON
COUNTY OF BAKER
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

P. R. PEARCE
HALFWAY, OR

confirms the right to use the waters of PINE CREEK for TRACT NO. 3, for IRRIGATION of 36.0 ACRES, DOMESTIC and STOCK USE for TRACT NO. 3.

This right was confirmed by decree of the Circuit Court of the State of Oregon for Baker County. The decree is of record at Salem, in the Order Record of the Water Resources Director in Volume 11, at Page 235. The date of priority is 1885 for TRACT NO. 3.

The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed ONE-FORTIETH OF A CUBIC FOOT PER SECOND PER ACRE, MEASURED AT THE POINT OF DIVERSION AND A TOTAL LIMITATION OF ONE ACRE-FOOT PER ACRE DURING JULY, ONE ACRE-FOOT PER ACRE DURING AUGUST, AND ONE-HALF ACRE-FOOT PER ACRE DURING SEPTEMBER, OF EACH YEAR.

A description of the place of use to which this right is appurtenant is as follows:

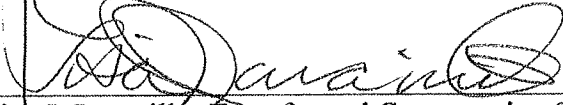
IRRIGATION, DOMESTIC and STOCK USE – TRACT NO. 3					
Twp	Rng	Mer	Sec	Q-Q	Acres
8 S	46 E	WM	16	SW SE	16.0
8 S	46 E	WM	21	NW NE	20.0
Total					36.0

This certificate describes that portion of water right Certificate 10437, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered APR 05 2022, approving Transfer Application T-13444.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said decree.

WITNESS the signature of the Water Resources Director, affixed APR 05 2022.



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM, OREGON within 30 days from the date of well completion.

RECEIVED WATER WELL REPORT
 SEP 22 1965
 STATE OF OREGON
 (Please type or print)

State Well No. 8/4⁶-218

State Permit No. _____

Baker #190 (790)

(1) OWNER:

Name HALF WAY SAWMILL - Ellingm Lbr Co.
 Address HALF WAY OREGON
DON ELLINGSEN MGR. BAKER CO.

(2) LOCATION OF WELL:

County Baker Driller's well number _____
 NW 1/4 NE 1/4 Section 21 T. 8-S R. 47E W.M.
 Bearing and distance from section or subdivision corner
LOCATED 50' NORTH & 100' EAST
7 SAWDUST BURNER.

TYPE OF WORK (check):

all Deepening Reconditioning Abandon
 Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic Industrial Municipal
 Irrigation Test Well Other

(5) TYPE OF WELL:

Rotary Driven
 Cable Jetted
 Dug Bored

(6) CASING INSTALLED:

Threaded Welded
12" Diam. from 1 ft. to 134 ft. Gage 1/4
10" Diam. from 127 ft. to 307 ft. Gage 1/4
 _____" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS:

Perforated? Yes No
 Type of perforator used STAR DRIVE DOWN
 Size of perforations 1 in. by 7/16 in.
4993 perforations from 30 ft. to 134 ft.
0 perforations from _____ ft. to _____ ft.
0 perforations from 127 ft. to 307 ft.
 _____ perforations from _____ ft. to _____ ft.
 _____ perforations from _____ ft. to _____ ft.

(8) SCREENS:

Well screen installed? Yes No
 Manufacturer's Name _____ Model No. _____
 _____ Slot size _____ Set from _____ ft. to _____ ft.
 _____ Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal CEMENT
 Depth of seal 30 ft. Was a packer used? SAND
 Diameter of well bore to bottom of seal 30 in.
 Were any loose strata cemented off? Yes No Depth _____
 Was a drive shoe used? Yes No
 Was well gravel packed? Yes No Size of gravel: _____
 Gravel placed from _____ ft. to _____ ft.
 Did any strata contain unusable water? Yes No
 Type of water? _____ depth of strata _____
 Method of sealing strata off _____

(10) WATER LEVELS:

Static level 20 ft. below land surface Date 9-11-65
 Artesian pressure _____ lbs. per square inch Date _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level
 Was a pump test made? Yes No If yes, by whom? DRILLER
 Yield: 590 gal./min. with 130 ft. drawdown after 8 hrs.
 " " " " " "
 " " " " " "
 " " " " " "
 Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
 Artesian flow _____ g.p.m. Date _____
 Temperature of water 57 ° Was a chemical analysis made? Yes No

(12) WELL LOG:

Diameter of well below casing NONE
 Depth drilled 307 ft. Depth of completed well 307 ft.
 Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
CLAY & Boulders	0	20
CLAY & GRAVEL Some water	20	30
GRAVEL MEDIUM WATER	30	47
CLAY BROWN	47	69
GRAVEL Some small water	69	92
CLAY BROWN No water	92	100
GRAVEL MEDIUM WATER	100	113
CLAY GRAVEL EM Bedded	113	136
GRAVEL SAND Some water	136	137
CLAY THIN GRAVEL STREAK	137	197
CLAY BROWN	197	247
GRAVEL MEDIUM WATER	247	254
CLAY BROWN	254	268
GRAVEL STREAK WATER	268	271
CLAY BROWN	271	295
GRAVEL MEDIUM WATER	295	298
CLAY BROWN	298	301
GRAVEL MEDIUM WATER	301	305
CLAY BROWN	305	306
GRAVEL MEDIUM WATER	306	307

Work started 8-9 1965 Completed 9-11 1965
 Date well drilling machine moved off of well 9-14 1965

(13) PUMP:

Manufacturer's Name Peerless
 Type: TURBINE H.P. 40

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Holloway Drilling Co.
 (Person, firm or corporation) (Type of print)
 Address ONTARIO OREGON
 Drilling Machine Operator's License No. 101
 [Signed] Max Holloway
 (Water Well Contractor)
 Contractor's License No. 16 Date 9-30 1965

STATE OF OREGON
WATER SUPPLY WELL REPORT

BAKE 52754

WELL I.D. LABEL# L 141517

START CARD # 1051624

ORIGINAL LOG #

(as required by ORS 537.765 & OAR 690-205-0210)

4/29/2021

(1) LAND OWNER

Owner Well I.D. _____
First Name GEORGE Last Name HAUPTMAN

Company _____
Address 38481 SAWMILL CUTOFF LN
City HALFWAY State OR Zip 97850

(2) TYPE OF WORK

New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

Seal	Material	From	To	Amt	sacks/lbs

(3) DRILL METHOD

Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE

Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION

Special Standard (Attach copy)

Depth of Completed Well 160.00 ft.

BORE HOLE			SEAL			sacks/lbs
Dia	From	To	Material	From	To	Amt
10	0	23	Bentonite	0	23	18
8	23	160				Calculated 11.5
						Calculated

How was seal placed: Method A B C D E
 Other POURED DRY

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6		<input checked="" type="checkbox"/> 3	157	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) _____

Temp casing Yes Dia 10 From + 0 To 23

(7) PERFORATIONS/SCREENS

Perforations Method _____

Screens Type _____ Material _____

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrns/slot width	Slot length	# of slots	Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
30		160	1

Temperature 57 °F Lab analysis Yes By _____

Water quality concerns? Yes (describe below) TDS amount 81 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County BAKER Twp 8.00 S N/S Range 46.00 E E/W WM
Sec 21 NW 1/4 of the NE 1/4 Tax Lot 400
Tax Map Number _____ Lot _____
Lat _____ " or 44.86064524 DMS or DD
Long _____ " or -117.09095062 DMS or DD
 Street address of well Nearest address

38481 SAWMILL CUTOFF LN, HALFWAY, OR 97850

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+ SWL(ft)
Existing Well / Pre-Alteration			
Completed Well	4/7/2021		21

Flowing Artesian? Dry Hole?

WATER BEARING ZONES

Depth water was first found 39.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
4/7/2021	120	160	30		21

(11) WELL LOG

Ground Elevation _____

Material	From	To
SOIL	0	3
BROWN CLAY, COBBLES, SAND	3	39
BROWN COBBLES, GRAVEL, SAND	39	160

Date Started 4/5/2021 Completed 4/7/2021

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 2008 Date 4/29/2021

Signed DOUG BOHNE (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1775 Date 4/29/2021

Signed JASON ACQUISTAPACE (E-filed)

Contact Info (optional) _____

**STATE OF OREGON
WELL LOCATION MAP**

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301
(503)986-0900



LOCATION OF WELL

Latitude: 44.8606

Datum: WGS84

Longitude: -117.091

Township/Range/Section/Quarter-Quarter Section:

WM 8S 46E 21 NWNE

Address of Well:

38481 SAWMILL CUTOFF LN, HALFWAY, OR 97850

Well Label: L141517

Well Log: BAKE 52754

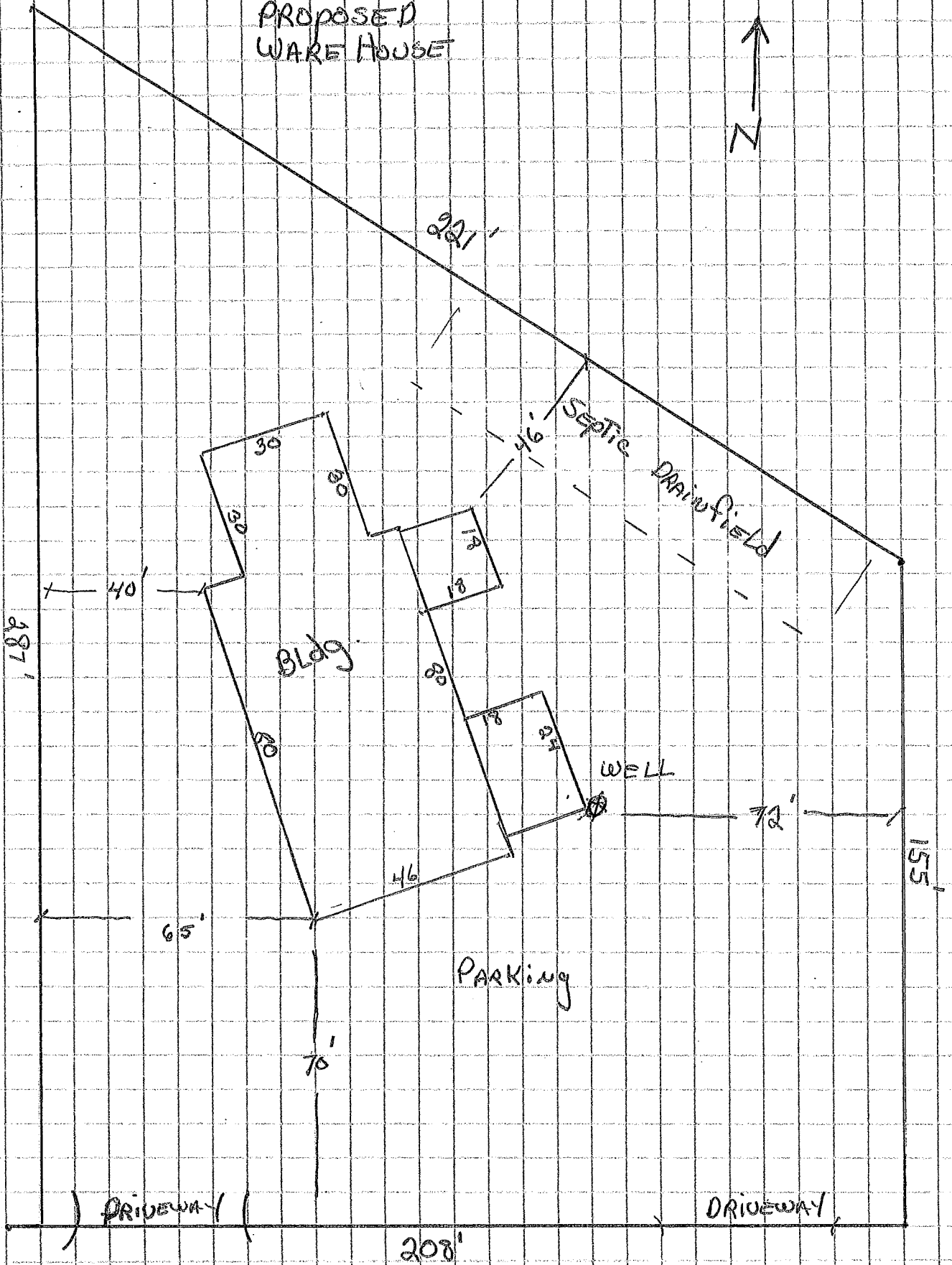
Printed: May 3, 2021

DISCLAIMER: This map is intended to represent the approximate location of the exempt use well provided by the land owner. It is not intended to be construed as survey accurate in any manner.

Generated by OWRD



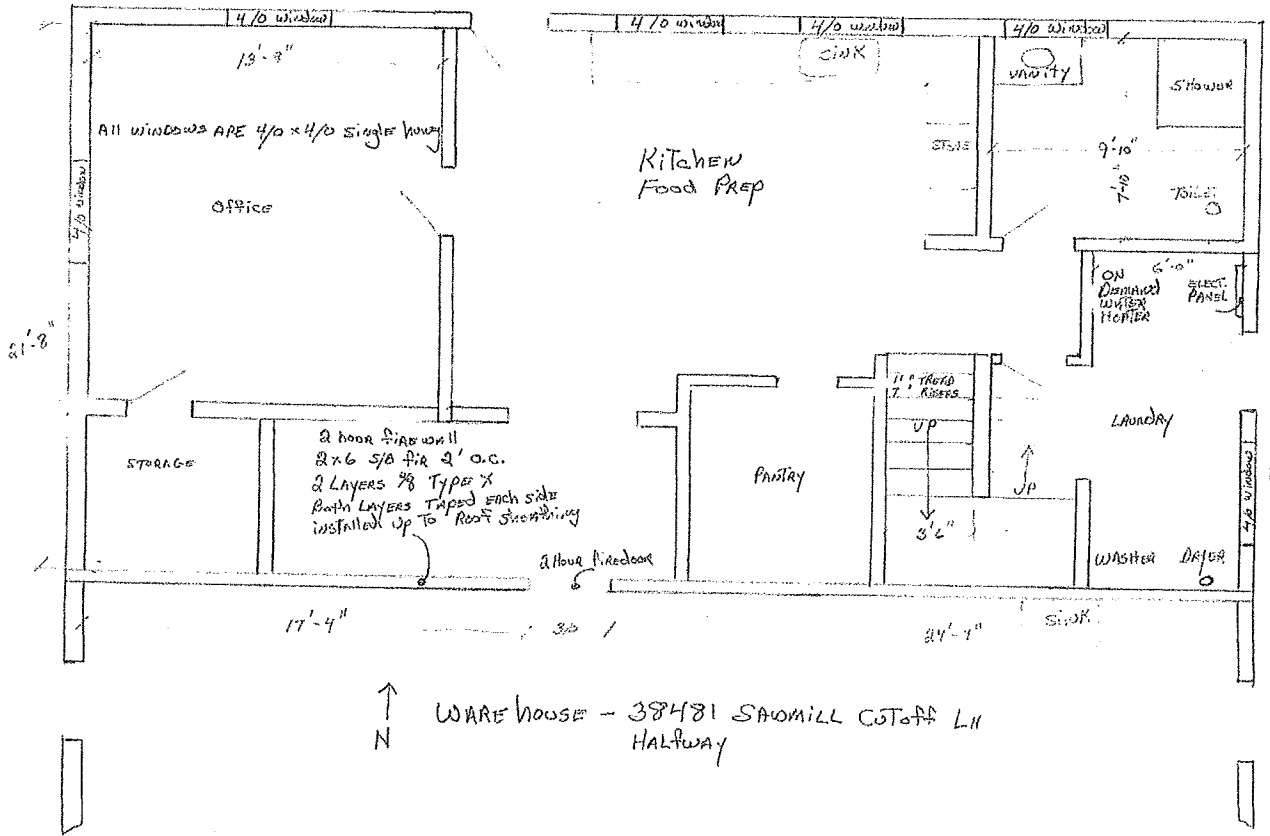
SITE PLAN LOT 400
PROPOSED
WAREHOUSE



SAWMILL CUTOFF LAWS

FIRST FLOOR PLAN - 1/4" = 1 FOOT

46'-0"



SECOND FLOOR FLOOR JOIST PLAN $\frac{1}{4}'' = 1 \text{ FOOT}$

$4/10 \times 4/10$ square window windows
30" above finished floor

