

To Whom it may concern,

(1)

I Scott Torrance am representing my son Tyler Torrance on said property located @ 2204 SE Hwy 101 L.C. 07-11-22 AD 0170000 - 1700-21. Property was recently purchased by Tyler Torrance LLC To use a storage for Bear Valley Nursery located @ properties north. Not Opened to public,

all we are interested in doing ~~at~~ at this point.

- ① Clean up lot and fresh gravel on Existing raked areas.
- ② Remove Existing alders at SW portion of properties all ready approved through Email w/ planning Director.
- ③ Instal landscape wall on SW portion of property as discussed w/ public works director.
- ④ Behind Existing bld. cut bench down 3-4^{ft} to create back fill for the landscape wall, and create more space for storage. Area will be raked w/ 3/4" no grades will change in relation to Existing drainage,
- ⑤ place ② 40^{ft} steel storage container adjacent to south side of Existing Bld. to be screened w/ Fence and shrubs, or slats in Fence, to be determined.
- ⑥ Instal cyclone Fence minimum 6' height to protect all storage area and screening.

⑦ Instal 200 Amp power, over head to be ran from Existing pole, to Existing BLD, pole is aprox 80' in and already on property.

⑧ Sewer and water already on property and to be protected for Future use.

⑨ Land Scaping is already Established and Exceeds the requirements, organic matter, grass etc from Stripings behind wall will be placed over Final Fill grade behind wall.

⑩ minimum Erosion controls, Waddles and Jute where needed.

Conclusion, very small amount of work to be performed. only permitting should be for power and grading. all site visits should be scheduled through

Thank you for your consideration

RECORDATION REQUESTED BY:

OREGON STATE CREDIT UNION
Business Services
1980 NW 9th Street/PO BOX 306
Corvallis, OR 97339

WHEN RECORDED MAIL TO:

OREGON STATE CREDIT UNION
Business Services
1980 NW 9th Street/PO BOX 306
Corvallis, OR 97339

SEND TAX NOTICES TO:

OREGON STATE CREDIT UNION
Business Services
1980 NW 9th Street/PO BOX 306
Corvallis, OR 97339

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FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS DEED OF TRUST is dated January 27, 2022, among Tyler Torrance LLC, an Oregon Limited Liability Company, whose address is 2114 SE Hwy 101, Lincoln City, OR 97367 ("Grantor"); OREGON STATE CREDIT UNION, whose address is Business Services, 1980 NW 9th Street/PO BOX 306, Corvallis, OR 97339 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Lawyers Title of Oregon, LLC, whose address is 9755 SW Barnes Road, Suite 105, Portland, OR 97225 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, represented in the Note dated January 27, 2022, in the original principal amount of \$118,046.00, from Grantor to Lender, Grantor conveys to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Lincoln County, State of Oregon:

See EXHIBIT "A", which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

The Real Property or its address is commonly known as 2204 SE Highway 101, Lincoln City, OR 97367. The Real Property tax identification number is R186666.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property. **BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

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Development Review Application

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.


NAME: Tyler Torrance
ADDRESS: 
PHONE: _____
E-MAIL: _____

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: _____
ADDRESS: _____
PHONE: _____
E-MAIL: _____

PROJECT CONTACT:

NAME: Scott Torrance
PHONE: 
E-MAIL: _____

SITE INFORMATION:

ZONING DISTRICT: _____
TAX MAP AND LOT(S): 07 11 22 60 0170000 - 1700-21
SITUS ADDRESS (enter "unaddressed" if none): 2204 SE Hwy 101 LIC OR 97367
LOCATION: _____
TOTAL AREA - SQUARE FEET: 30,300 ACREAGE: _____ LOT PERIMETER: approx 300' x 110'
INDICATE THE PEARL IN WHICH THE SITE IS LOCATED, OR WRITE NONE: None

PROJECT INFORMATION:

~~STRUCTURES -
TOTAL # OF STRUCTURES: _____
USE(S) OF EACH STRUCTURE: _____
HEIGHT OF EACH STRUCTURE: _____
OF DWELLING UNITS: _____ # OF STUDIO/1-BEDROOM _____ # OF 2- OR 3-BEDROOM: _____
TYPES OF COMMERCIAL USES AND SQUARE FOOTAGES OF EACH: _____
OF SEATS EATING/DRINKING ESTABLISHMENT: _____~~



(5)

BRIEF DESCRIPTION OF PROJECT: grading for Storage, fence
add 2 Storage metal Containers 20' x 40' EA @
10' High, Fill behind landscape wall Behind
side walk and 80' of SW corner of property.

DESIGN STANDARD ADJUSTMENTS -

List the subsection for each design standard adjustment being requested. Then, in the written narrative, each requested design standard adjustment listed below must be justified when addressing LCMC Chapter 17.74 and Section 17.77.010.

Adjustment from LCMC 17.74. _____
Adjustment from LCMC 17.74. _____
Adjustment from LCMC 17.74. _____ **NA** _____
Adjustment from LCMC 17.74. _____
Adjustment from LCMC 17.74. _____
Adjustment from LCMC 17.74. _____

OFF-STREET PARKING AND LOADING -

TOTAL OFF-STREET PARKING SPACES REQUIRED: 0
TOTAL OFF-STREET PARKING SPACES PROVIDED: 0
TOTAL STANDARD SPACES: 0 TOTAL COMPACT SPACES: 0
TOTAL LOADING SPACES REQUIRED: 0
TOTAL LOADING SPACES PROVIDED: 0
TOTAL RV/BUS PARKING SPACES REQUIRED: 0 PROVIDED: _____
TOTAL BICYCLE PARKING SPACES REQUIRED: 0 PROVIDED: _____

LANDSCAPING AND IMPERVIOUS SURFACES -

TOTAL # TREES REQUIRED: 41 PROVIDED: none lot has enough trees
TOTAL # SHRUBS REQUIRED: 82 PROVIDED: none lot has enough
SQUARE FOOTAGE LANDSCAPING REQUIRED: _____ PROVIDED: _____
MAXIMUM SQUARE FOOTAGE IMPERVIOUS SURFACE ALLOWED: _____
SQUARE FOOTAGE OF IMPERVIOUS SURFACE PROVIDED: _____
PLANTINGS MUST BE ONE, OR A COMBINATION OF, THE FOLLOWING: (check all that apply)

- Native to the Pacific Northwest
- Selected from Lincoln City's Guide to Landscape Selections
- Suitable for site conditions as certified by a written and signed statement from a landscape architect licensed in the state of Oregon or a landscape nursery person

SOLID WASTE/GARBAGE/TRASH/RECYCLING STORAGE AREA -

DIMENSIONS: _____
SQUARE FOOTAGE: _____
METHOD OF SCREENING (INCLUDE HEIGHT AND TYPES OF MATERIALS): _____

6

MECHANICAL EQUIPMENT –

OF ROOFTOP MECHANICAL UNITS: _____

HEIGHT OF EACH: _____

METHOD OF SCREENING: _____

NA

OF GROUND-MOUNTED MECHANICAL UNITS: _____

METHOD OF SCREENING: _____

NA

**NOTE: GROUND-MOUNTED MECHANICAL UNITS ARE LIMITED TO THE SIDES OR REARS OF BUILDINGS.
NOTE: STANDPIPES, METERS, VAULTS, AND SIMILAR SHALL NOT BE ON A FRONT ELEVATION.**

AT A MINIMUM, THE SUBMITTAL SHALL INCLUDE THE FOLLOWING:

EXISTING CONDITIONS PLAN: (The Existing Conditions Plan MUST be its own separate sheet, NOT combined with any other plan sheets.)

- North arrow, scale, date of plan
- Vicinity map
- Entire site, including square footage of each tax lot, interior and exterior property lines dimensioned
- Tax map and lot number(s) of the site labeled
- Points of existing access, interior streets, driveways, parking areas, with labels and dimensions
- Location of all existing buildings, structures, fences, retaining walls, etc.
- Label all existing buildings, structures, fences, retaining walls, etc. and indicate Remove or Remain
- Existing right-of-way and street improvements, dimensions, and street names
- Existing topographical information, showing 2-foot contours
- Location, dimensions, types identified of existing public and private utilities and easements
- Flood Zone (if none, indicate accordingly by note on the plan)
- Significant Riparian (if none, indicate accordingly by note on the plan)
- Significant Wetlands (if none, indicate accordingly by note on the plan)
- Bluff Erosion Hazard zones (if none, indicate accordingly by note on the plan)
- Aesthetic Resource (if none, indicate accordingly by note on the plan)
- Existing trees, vegetation, and landscaping
- Any other existing features on the site

SITE PLAN:

- North arrow, scale, date of plan
- Entire site, including square footage of each tax lot, interior and exterior property lines dimensioned
- Label the site's tax map and lot number(s)
- Points of access, interior streets, driveways, parking areas, drive aisles, all dimensioned and labeled
- Location and use of proposed structures and buildings, all dimensioned and labeled
- Location, height, type of material all proposed fences and retaining walls
- Dimensions and location of all improvements, setbacks, parking spaces, clear-vision areas, etc.
- Proposed right-of-way dedication (if none, indicate accordingly by note on the plan)
- Location and type of any areas dedicated to city (if none, indicate accordingly by note on the plan)
- Location, dimensions, types of existing and proposed public and private utilities and easements

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- Location of existing and proposed fire hydrants
- Flood Zone (if none, indicate accordingly by note on the plan)
- Significant Riparian (if none, indicate accordingly by note on the plan)
- Significant Wetland (if none, indicate accordingly by note on the plan)
- Bluff Erosion Hazard zones (if none, indicate accordingly by note on the plan)
- Aesthetic Resource (if none, indicate accordingly by note on the plan)
- Existing buildings, structures, fences, and retaining walls that will remain
- Existing trees that will remain
- Site plan shall not show any existing building, structures, fences, walls, trees to be removed
- Show the direct connection between the primary entrance and public sidewalk
- Distance between primary entrance and public right-of-way

OFF-STREET PARKING, LOADING, AND CIRCULATION PLAN: (see LCMC Chapter 17.56)

- Parking layout, dimensions of stalls, drive aisle locations and dimensions, directional arrows
- Location and dimensions of accessible parking spaces
- Location and dimensions of RV/bus parking spaces
- Driveway approaches, dimensions, directional arrows, clear-vision areas
- Location and dimensions of loading spaces
- Location and dimensions of bicycle parking spaces
- Location, height, and total number of parking lot light poles
- Location and dimension of parking landscape islands
- Location and dimensions of parking lot perimeter landscape buffers
- Location and dimensions of wheel stops and curbing
- Identification of types of surfacing (asphalt, concrete, pervious asphalt, pavers, etc.)
- Identification and dimensions of pedestrian crossing areas and accessible routes to the public way and building entrances

N/A

LANDSCAPE PLAN: (see LCMC Chapter 17.55)

- Notation of total gross area of the site
- Notation of the percentage of the total gross area of the site landscaped with live vegetation
- Three distinct and separate landscape areas labeled, dimensioned, and square footage of each
- Location of trees (either existing to remain or to be planted) totaling one/20 feet lot perimeter
- Location of shrubs (either existing to remain or to be planted) totaling one/10 feet lot perimeter
- Location and type of living ground cover in each of the three separate landscape areas
- Parking landscape island locations, dimensions, type of tree in each
- Table with name of each plant to be planted, total number of each plant to be planted, size at time of planting per LCMC 17.55.050.A.4
- Location and identification of type of proposed nonliving ground cover materials per LCMC 17.55.040.C
- Notes regarding selection of materials, preparation, and installation per LCMC 17.55.050
- Irrigation and maintenance per LCMC 17.55.060
- Location and dimensions of clear-vision areas per LCMC 17.55.070 and 17.52.060
- Location and type of any living landscaping as screening per 17.55.080

- Location, dimensions, square footage of common open space areas (if multi-unit residential or attached single-unit dwelling development)
- Location and type of amenities provided in the common open space areas (if multi-unit residential or attached single-unit dwelling development)
- Pedestrian spaces, square footage, dimensions, amenities (if development is anything other than multi-unit residential)

EXTERIOR LIGHTING PLAN: (see LCMC Section 17.52.150)

- N/A
- Location and height of proposed light poles (if none proposed, note accordingly)
 - Luminance at the property line
 - Luminance of outdoor sales displays, outdoor storage areas, service station canopies, similar areas
 - Luminance of parking lots
 - Illumination limits for proposed wall washing (if none proposed, note accordingly)
 - Proposed lighting for pedestrian ways and building entrances, type, location, foot-candles
 - Locations, types, sizes, heights of all exterior lighting fixtures
 - Cut sheets of proposed exterior lighting fixtures
 - Photometric plan analysis
 - The Exterior Lighting Plan, Photometric Plan Analysis, and Cut Sheets submittal may be deferred to the building permitting stage at the discretion of the Planning & Community Development Director. Please sign this line if a deferral of these items is requested, acknowledging that all required exterior lighting items will be including with the submittal of the building permit application: _____

TREE PROTECTION AND REPLACEMENT PLAN:

- Identification of location, size, health, and species of existing trees
- Statement that any trees proposed for removal will be identified by a method obvious to city staff, such as tagging, painting, or flagging, in addition to clear identification on construction plans
- Detailed description and map of proposed tree replacement, including number, size, species, and proposed locations
- Method of tree protection for the preserved trees during clearing and construction

STREETS AND RIGHT-OF-WAY IMPROVEMENTS:

- N/A
- Location and dimensions of required sidewalk, curb, gutter improvements
 - Location and section of pavement improvements

PRELIMINARY UTILITY PLAN:

- Location and size of existing and proposed water main lines, service lines, and system features
- Location and size of existing and proposed sanitary sewer main lines, service lines, and pump stations

PRELIMINARY GRADING PLAN:

- Existing and proposed grading (excavating/cutting and filling), including proposed contours
- Existing and proposed stormwater detention, treatment, and drainage features and facilities

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ARCHITECTURAL ELEVATIONS: (all information required on every elevation)

- Entrances labeled
- Length of building along street frontage
- Width of building
- Height
- Label with both the direction and the orientation (example: front west elevation, rear east elevation, side north elevation, side south elevation)
- Percent of transparent windows adjacent to public right-of-way
- Square footage of every individual wall plane
- Length of each façade/individual wall plane
- Depth of recesses or projections of each wall plane
- Dimensions of pedestrian shelters and weather protection
- Depth of upper floor setbacks
- Identify and label parapets, gables, towers, design elements
- Identify and label bay windows, roof decks, balconies, bevel, notch, or rounded corners
- Include a note stating the type of primary roof form
- Include a note stating the type of secondary roof form
- State the roof pitch on each elevation
- Identify and label the types of changes in plane
- Label the base, body, and cap of each wall plane if the building is over 25 feet in height
- Label the 30-inch mark and the 80-inch mark above sidewalk grade on each ground-floor plane
- Label the percentage of transparency between the 30- and 80-inch mark
- Identify the color and types of materials of exterior building materials and roof
- Identify and label, with dimensions, the required building form elements (only for multi-unit residential) (see 17.74.130.C)

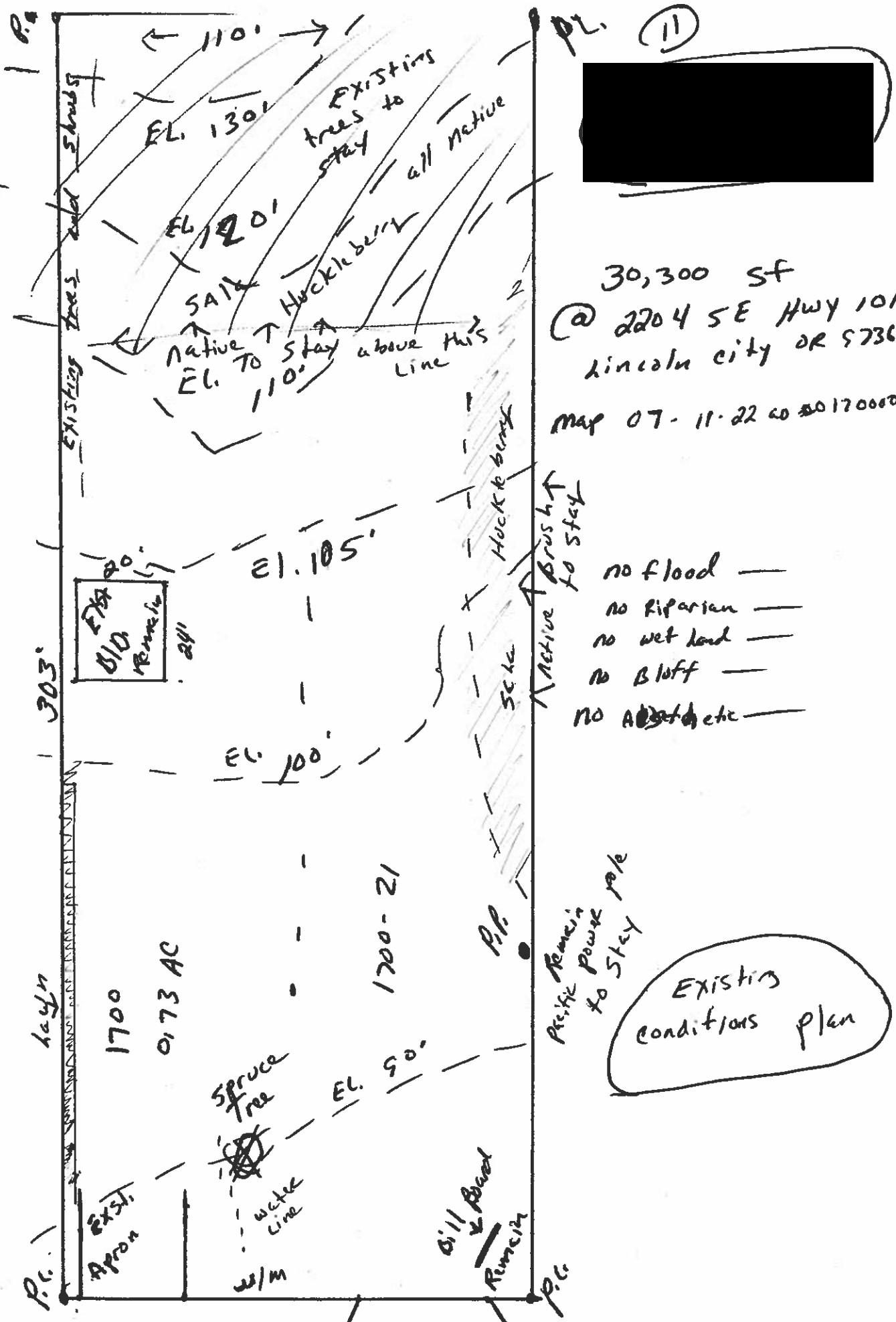
WRITTEN NARRATIVE:

- Narrative must address, in detail, every applicable chapter and section of Title 17

SUPPLEMENTAL DOCUMENTS, AS APPLICABLE:

- Floodplain Development Permit Application and Elevation Certificate
- Geologic Hazard Report
- Wetlands Delineation Report
- Traffic Impact Study
- Other studies or reports identified as needed by the Planning & Community Development Director

North ↑



30,300 SF
 @ 2204 SE Hwy 101
 Lincoln City OR 97367
 Map 07-11-22 CO 20170000

- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no Aesthetics etc —

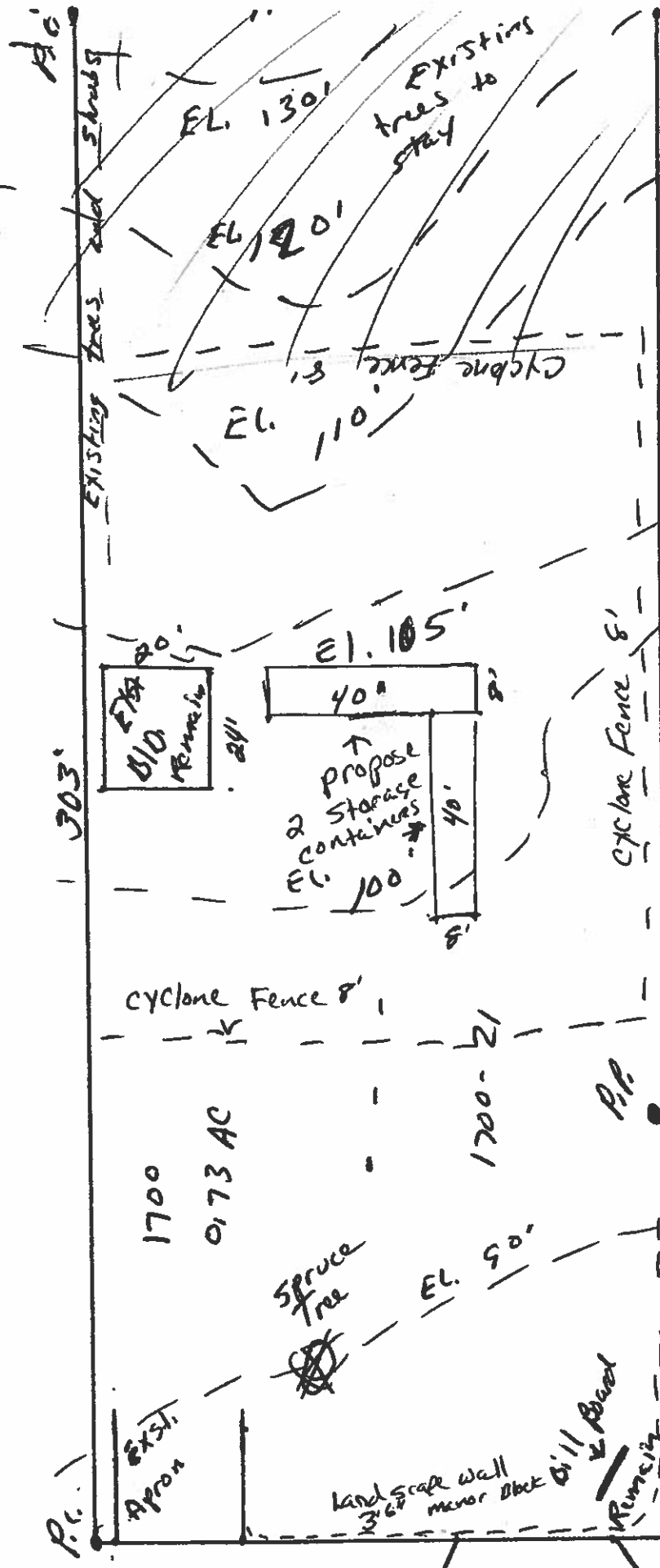
Active Remains
 to stay

Public Power pole
 to stay

Existing
 conditions plan

WALK

North ↑



(12)

30,300 SF
 @ 2204 SE Hwy 101
 Lincoln city OR 97367
 Map 07-11-22 AD-0170000

- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no Aesthetics etc —

no Hwy Dedication
 no city Dedication

Site plan

WIK

101

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LINCOLN CITY PUBLIC WORKS DEPARTMENT
801 SW HWY 101 - PO BOX 50 Lincoln City, OR 97367 (541) 996-2154



EXCAVATING/ GRADING/ FILL PERMIT

MAP & TAX LOT NUMBER: 07-11-22 GD 0170000	PERMIT NUMBER:
PROPERTY ADDRESS: 2204 SE Hwy 101 Lincoln City OR 97367	APPLICATION DATE:
	EXPIRATION DATE:
PROPERTY OWNER: Tyler Torrance	CONTRACTOR: S&A LLC Scott Torrance
OWNER ADDRESS: [REDACTED]	CONTRACTOR ADDRESS: PO BOX 3 Lincoln City OR 97367
	CONTRACTOR PHONE: 541-921-1883

WORK TO BE DONE: Excavate Existing bench 5' Fill landscape well behind walk and SW pic	
FILL MATERIAL (cubic yards):	EXCAVATED MATERIAL (cubic yards): 500 cyrds.
SOURCE OF FILL MATERIAL:	DESTINATION OF EXCAVATED MATERIAL: south west corner of property

SPECIAL PROVISIONS:

- This permit is only valid for six (6) months from date of issue.
- A grading plan is required for any grading in excess of 50 cubic yards. For grading in excess of 2000 cubic yards, an engineered grading plan is required.
- A grading and erosion control plan is required in accordance with Chapter 12.08 of the City's Municipal Code.
- Obstruction of natural drainage courses, diversion or causing runoff to accumulate on surrounding properties is prohibited.
- No rocks or construction debris larger than 12-inches in diameter shall be included in fill material. Brush, Stumps, Vegetation, etc. shall not be used as fill material.
- All fill shall be compacted to a minimum of 90-percent maximum density per Lincoln City's Grading Ordinance. Compaction tests shall be taken every 1000 square feet of area.
- Compaction test results shall be submitted to the Public Works Dept. within five (5) working days of grading work.
- Fill shall be confined to subject property. Top of cuts shall be no closer than 2-feet to property boundary lines.
- Contractor/ Developer shall call for final inspection at time of completion of work done under this permit. 24 hours notice required for inspection.

	BOND RECEIVED: YES ___ NO ___ For the Amount of \$
CITY ENGINEER APPROVAL	DATE
	BOND RETURNED:
	GRADING PLAN REVIEW FEES =
	GRADING PERMIT FEES =
PUBLIC WORKS DIRECTOR APPROVAL	DATE
	TOTAL FEES =

Revised 09/16/09



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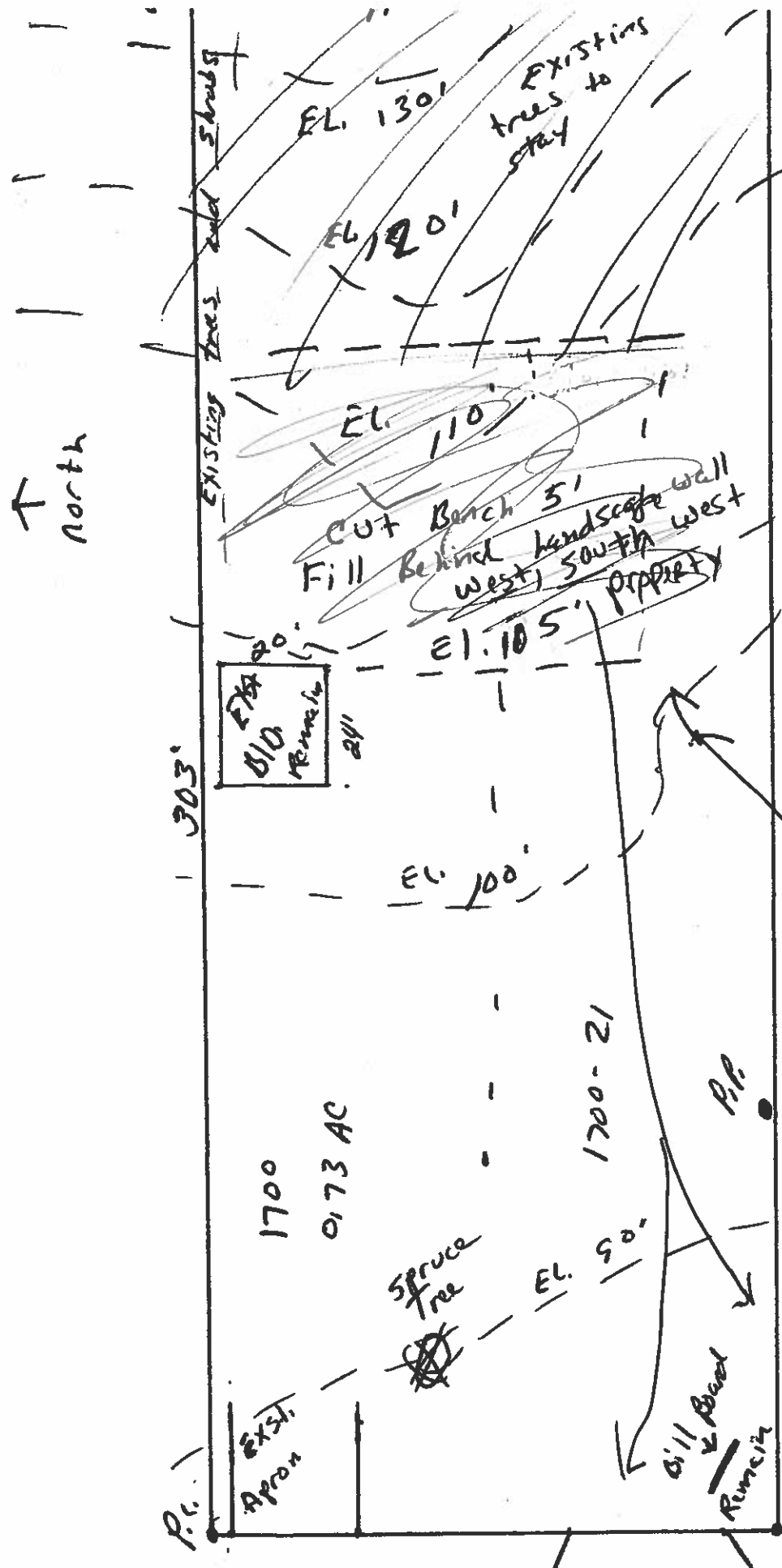
30,300 SF
@ 2204 SE Hwy 101
Lincoln city OR 97367

Map 07-11-22-00 017 0000

- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no Aesthetics etc —

Grading Plan

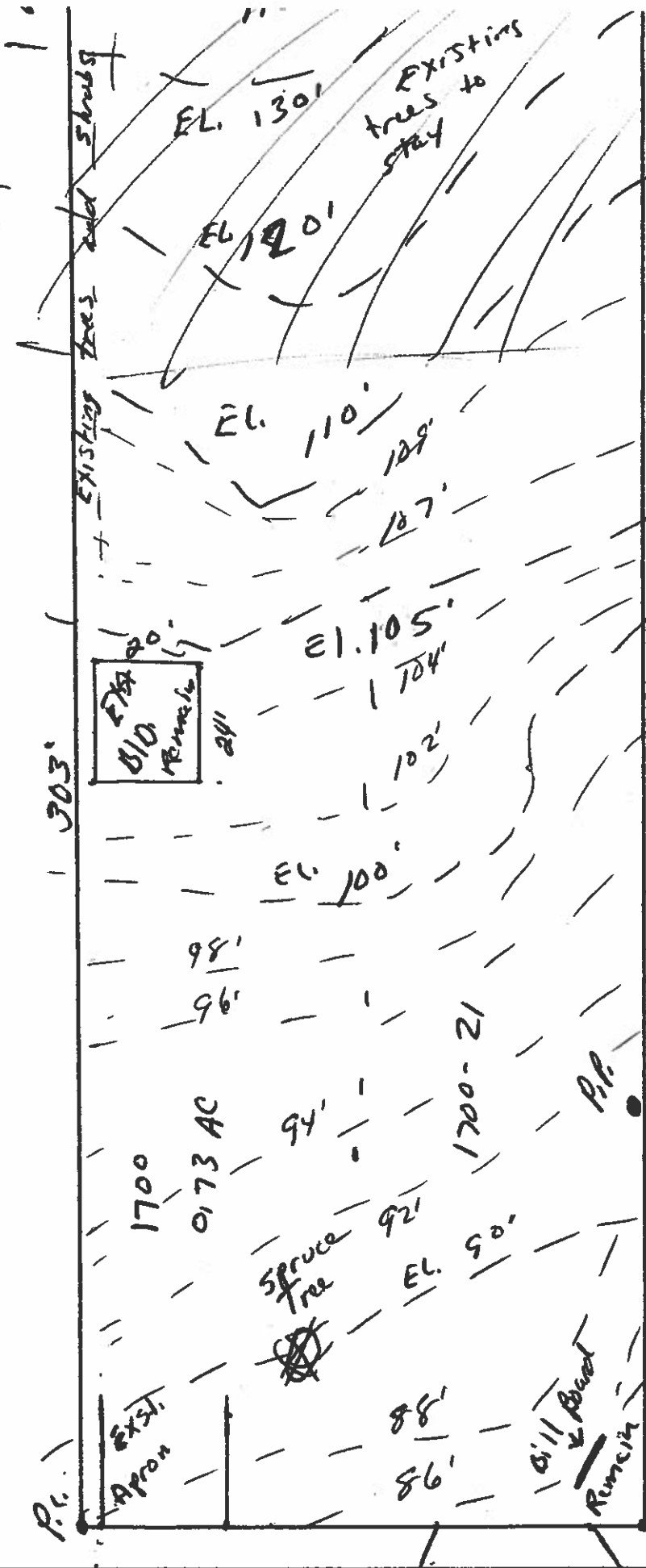
Cut Existing
Bench 5'
Follow all Existing
Contour not to
Change Existing
Drainage



WALK



North ↑



(16)

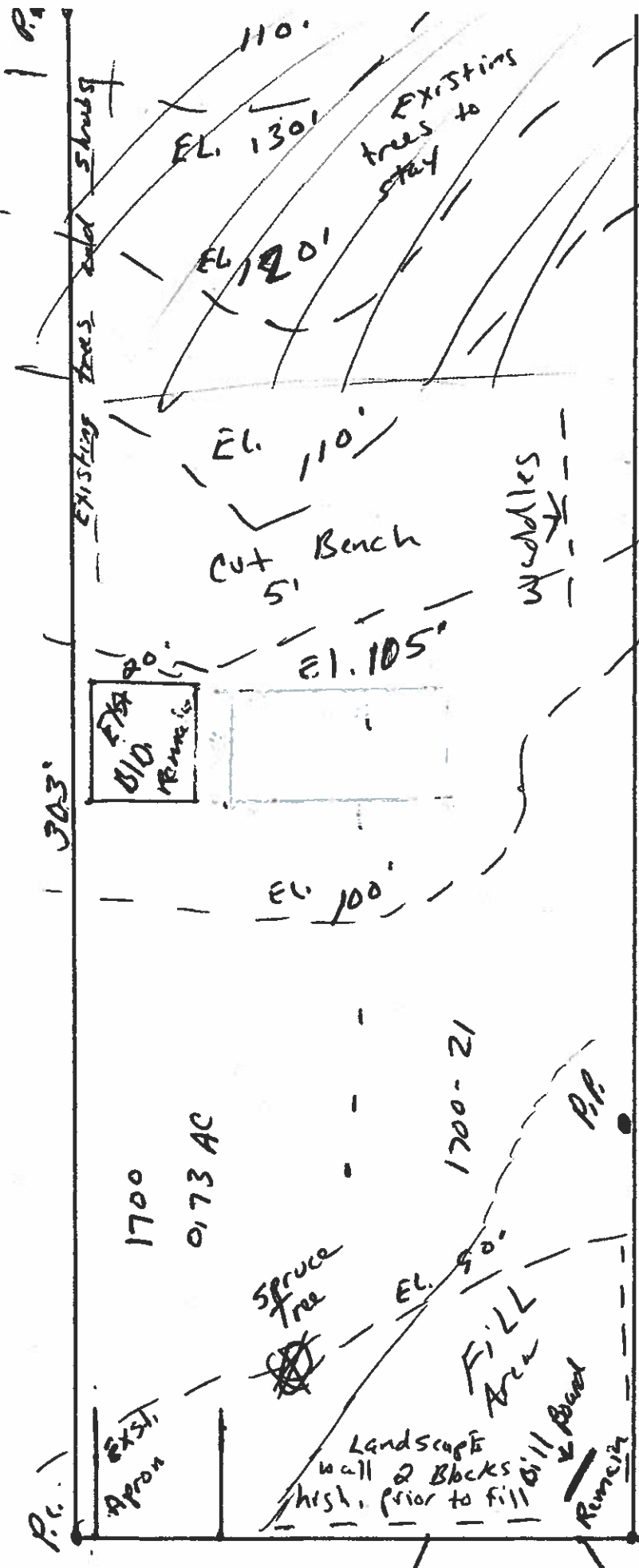
30,300 SF
@ 2204 SE Hwy 101
Lincoln city OR 97367

Map 07-11-22-00 017 0000

- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no Aesth etc —

Grading plan

North ↑



30,300 SF (17)
 @ 2204 SE Hwy 101
 Lincoln city OR 97367
 Map 07-11-22 40 0170000

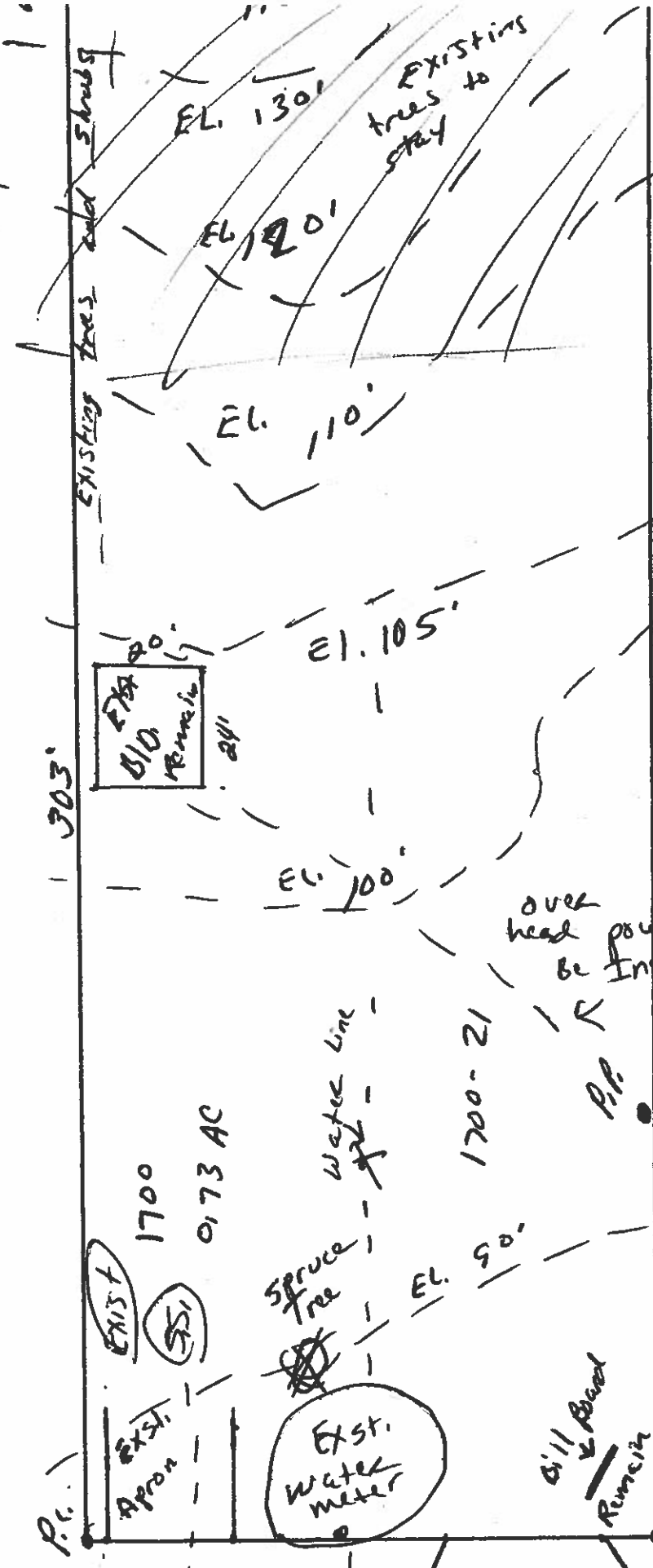
- Scale = 30
- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no ~~AD~~ etc —

GRADING EROSION Control

Build land scape
 wall of blocks
 High prior to fill,
 and cutting of bench,
 waddles @ low side
 of bench to be cut,
 all strippings to be
 placed back on fill slope,
 for a nice native return
 of vegetation, and
 stowed. Thanks

WALK

North ↑



30,300 SF (18)
 @ 2204 SE Hwy 101
 Lincoln city OR 97367
 Map 07-11-22-AD-0170000

- no flood —
- no Riparian —
- no wet land —
- no Bluff —
- no Aesthetics etc —

over head power to be installed

Remain Pacific power

Util. Plan

~~Water, sewer~~
 water, sewer, power on site exists

W11K

(S.S.) 1011



Vicinity Map

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Date: 2/17/2022