

2024-000413

Klamath County, Oregon



00324090202400004130060066

01/16/2024 09:00:03 AM

Fee: \$107.00



11-01-2023

South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, Oregon 97603

Subject: ACCESS AND UTILITY EASEMENT VACATION
LP 31-23 Parcel 1
Klamath Falls, Oregon
Klamath County
Attention: Brett Blofsky

RHINE-CROSS GROUP has been retained by Modoc Contracting Company Inc. to provide planning, engineering, and surveying services for the vacation of a 30' access and utility easement on their property located in Klamath Falls, Oregon 97603.

Pursuant to the provisions of ORS 92.185 when a utility easement is proposed to be realigned, reduced in width, or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. **Any utility company that desires to maintain an easement subject to vacation under this section must notify Rhine-Cross Group in writing within 14 days of the mailing or other service of the notice.**

Request

30' Access and Utility Easement Vacation: Modoc Contracting Co is seeking to vacate the 30' Access and Utility Easement on Parcel 1 of Land Partition 31-23 as highlighted on the attached Tentative Land Partition map. This vacation is being sent to South Suburban Sanitary District for acceptance of the easement vacation. If Rhine-Cross Group does not receive a response within 14 days of the mailing of this request, it will be accepted as approval for the vacation.

If South Suburban Sanitary District has no objections to this request for the 30' Access and Utility Easement Vacation on Parcel 1 of Land Partition 31-23 please sign and return this letter within 14 days upon receipt.

By: Brett Blofsky
Name
South Suburban Sanitary District
District Manager

11/1/2023
Date

Returned at Counter
Lani Hickey



11-01-2023

Avista
2825 Dakota Court
Klamath Falls, Oregon 97603

Subject: ACCESS AND UTILITY EASEMENT VACATION
LP 31-23 Parcel 1
Klamath Falls, Oregon
Klamath County
Attention: Tony Holcomb

RHINE-CROSS GROUP has been retained by Modoc Contracting Company Inc. to provide planning, engineering, and surveying services for the vacation of a 30' access and utility easement on their property located in Klamath Falls, Oregon 97603.

Pursuant to the provisions of ORS 92.185 when a utility easement is proposed to be realigned, reduced in width, or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. ***Any utility company that desires to maintain an easement subject to vacation under this section must notify Rhine-Cross Group in writing within 14 days of the mailing or other service of the notice.***

Request

30' Access and Utility Easement Vacation: Modoc Contracting Co is seeking to vacate the 30' Access and Utility Easement on Parcel 1 of Land Partition 31-23 as highlighted on the attached Tentative Land Partition map. This vacation is being sent to Avista for acceptance of the easement vacation. If Rhine-Cross Group does not receive a response within 14 days of the mailing of this request, it will be accepted as approval for the vacation.

If Avista has no objections to this request for the 30' Access and Utility Easement Vacation on Parcel 1 of Land Partition 31-23 please sign and return this letter within 14 days upon receipt.



Name
Avista

11-6-2023

Date



11-01-2023

Lumen Technologies
100 CenturyLink Drive
Monroe, LA 71203

Subject: ACCESS AND UTILITY EASEMENT VACATION
LP 31-23 Parcel 1
Klamath Falls, Oregon
Klamath County
Attention: Juliana Van Sickle

RHINE-CROSS GROUP has been retained by Modoc Contracting Company Inc. to provide planning, engineering, and surveying services for the vacation of a 30' access and utility easement on their property located in Klamath Falls, Oregon 97603.

Pursuant to the provisions of ORS 92.185 when a utility easement is proposed to be realigned, reduced in width, or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. ***Any utility company that desires to maintain an easement subject to vacation under this section must notify Rhine-Cross Group in writing within 14 days of the mailing or other service of the notice.***

Request

30' Access and Utility Easement Vacation: Modoc Contracting Co is seeking to vacate the 30' Access and Utility Easement on Parcel 1 of Land Partition 31-23 as highlighted on the attached Tentative Land Partition map. This vacation is being sent to Lumen Technologies for acceptance of the easement vacation. If Rhine-Cross Group does not receive a response within 14 days of the mailing of this request, it will be accepted as approval for the vacation.

If Lumen Technologies has no objections to this request for the 30' Access and Utility Easement Vacation on Parcel 1 of Land Partition 31-23 please sign and return this letter within 14 days upon receipt.



Name
Lumen Technologies

11-2-2023

Date



11-01-2023

Pacific Power and Light
1950 Mallard Lane
Klamath Falls, Oregon 97601

Subject: ACCESS AND UTILITY EASEMENT VACATION
LP 31-23 Parcel 1
Klamath Falls, Oregon
Klamath County
Attention: Jacob Hatfield

RHINE-CROSS GROUP has been retained by Modoc Contracting Company Inc. to provide planning, engineering, and surveying services for the vacation of a 30' access and utility easement on their property located in Klamath Falls, Oregon 97603.

Pursuant to the provisions of ORS 92.185 when a utility easement is proposed to be realigned, reduced in width, or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. ***Any utility company that desires to maintain an easement subject to vacation under this section must notify Rhine-Cross Group in writing within 14 days of the mailing or other service of the notice.***

Request

30' Access and Utility Easement Vacation: Modoc Contracting Co is seeking to vacate the 30' Access and Utility Easement on Parcel 1 of Land Partition 31-23 as highlighted on the attached Tentative Land Partition map. This vacation is being sent to Pacific Power and Light for acceptance of the easement vacation. If Rhine-Cross Group does not receive a response within 14 days of the mailing of this request, it will be accepted as approval for the vacation.

If Pacific Power and Light has no objections to this request for the 30' Access and Utility Easement Vacation on Parcel 1 of Land Partition 31-23 please sign and return this letter within 14 days upon receipt.

Type text here Richard Birch
Name
Pacific Power and Light
PacifiCorp -

11-15-2023
Date



11-1-2023

Spectrum
3480 Washburn Way, Ste A
Klamath Falls, Oregon 97603

Subject: ACCESS AND UTILITY EASEMENT VACATION
LP 31-23 Parcel 1
Klamath Falls, Oregon
Klamath County
Attention: Eric Chase

RHINE-CROSS GROUP has been retained by Modoc Contracting Company Inc. to provide planning, engineering, and surveying services for the vacation of a 30' access and utility easement on their property located in Klamath Falls, Oregon 97603.

Pursuant to the provisions of ORS 92.185 when a utility easement is proposed to be realigned, reduced in width, or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. **Any utility company that desires to maintain an easement subject to vacation under this section must notify Rhine-Cross Group in writing within 14 days of the mailing or other service of the notice.**

Request

30' Access and Utility Easement Vacation: Modoc Contracting Co is seeking to vacate the 30' Access and Utility Easement on Parcel 1 of Land Partition 31-23 as highlighted on the attached Tentative Land Partition map. This vacation is being sent to Spectrum for acceptance of the easement vacation. If Rhine-Cross Group does not receive a response within 14 days of the mailing of this request, it will be accepted as approval for the vacation.

If Spectrum has no objections to this request for the 30' Access and Utility Easement Vacation on Parcel 1 of Land Partition 31-23 please sign and return this letter within 14 days upon receipt.



Name
Spectrum

12-4-23

Date

TENTATIVE LAND PARTITION 31-23
BEING A REPLAT OF PARCEL 1 OF LAND PARTITION 25-03
SITUATED IN THE NE1/4 SE1/4 OF SECTION 12, T39S, R09E W.M.
KLAMATH COUNTY, OREGON

SITE

VICINITY MAP
NOT TO SCALE

LEGEND:

○ FOUND MONUMENT PER CS 6918 (LP 25-03)

5/8" REBAR W/YELLOW PLASTIC
CAP STAMPED "RHINE-CROSS GROUP LLC",
TO BE SET WITH APPROVAL OF FINAL PLAT

— PROPOSED PARCEL LINES

- - - EASEMENT LINE

— RIGHT OF WAY LINE

BASIS OF BEARINGS IS PER THE OREGON
COORDINATE REFERENCE SYSTEM
BEND-KLAMATH FALLS ZONE

**PROPOSED
PARCEL 1**
±8.10 ACRES

**PROPOSED
PARCEL 2**
±3.44 ACRES

EXISTING BUILDING

POWER SERVING
EXISTING BUILDING

OREM LN.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

SHEET 1 OF 1

APPLICANT:
MODOC CONTRACTING CO.
4027 HWY 39
KLAMATH FALLS, OR 97603

SITE ADDRESS:
4100 HWY 39
KLAMATH FALLS, OR 97603

CONSULTANT:
RHINE-CROSS GROUP
112 N 5TH STREET, SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: CALVIN BAKER

JURISDICTION:
KLAMATH COUNTY
305 MAIN ST
KLAMATH FALLS, OR 97601
(541) 883-5121

PROPERTY INFORMATION:
TAX LOT: 3909-012DA-01500

ZONE: LI (LIGHT INDUSTRIAL)
SURROUNDING ZONES: LI (LIGHT INDUSTRIAL)
& RM (MEDIUM DENSITY RESIDENTIAL)
ACREAGE: ±11.54 ACRES
TERRAIN: EVEN LEVEL GROUND
FIRE DISTRICT: K.C.F.D. #1
STREETS/STORM WATER: KLAMATH COUNTY
SANITARY SEWER: SOUTH SUBURBAN
SANITARY DISTRICT
WATER SERVICE: CITY OF KLAMATH FALLS
EXISTING LAND USE: VACANT BARE LAND
PROPOSED LAND USE: RESIDENTIAL USE FOR
PARCEL 1, LIGHT INDUSTRIAL FOR PARCEL 2

SURVEY FOR: MODOC CONTRACTING CO
4027 HWY 39
KLAMATH FALLS, OR 97603

DATE: JULY 2023 **PROJECT NO.** 2267

RHINE-CROSS GROUP

ENGINEERING SURVEYING PLANNING
1200 N 5TH STREET, SUITE 200
KLAMATH FALLS, OREGON 97601

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CALVIN OWEN BAKER
RENEWAL DATE: 12-31-25

**R-C
GROUP**

PHONE: (541) 851-9405 FAX: (541) 851-9406 EMAIL: info@rhine-cross.com