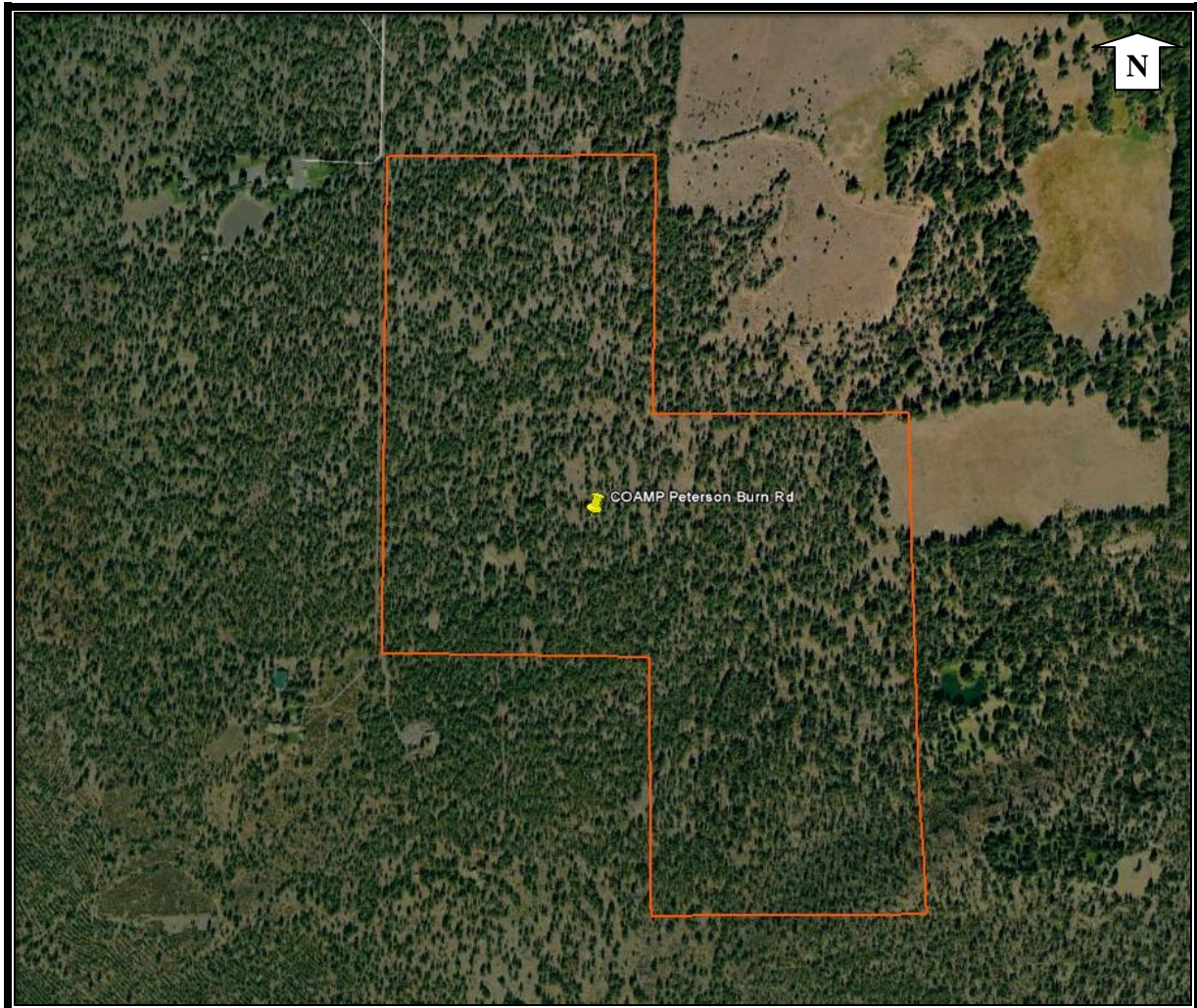




Oregon Department of State Lands  
775 Summer Street NE, Suite 100  
Salem, OR 97301  
503-986-5200

# CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

**PETERSON BURN ROAD, DESCHUTES COUNTY, OR — 158.57 ACRES\***



**LOCATION:** Township 15 South, Range 10 East, Section 20, Tax Lot 400.

**ZONING:** Forestry (F2-WA)

**STRUCTURES/SITE IMPROVEMENTS:** None

**ACCESS:** Peterson Burn Road via Pole Creek Road

**DESCRIPTION:** Near residential homes with moderate tree coverage and shallow sandy soils.

**ODFW COMMENTS:** Tumalo Mule Deer winter range

**KNOWN ENCUMBRANCES/LIABILITIES:** None

**EXISTING LEASES:** None

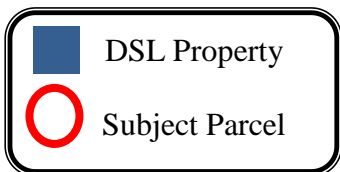
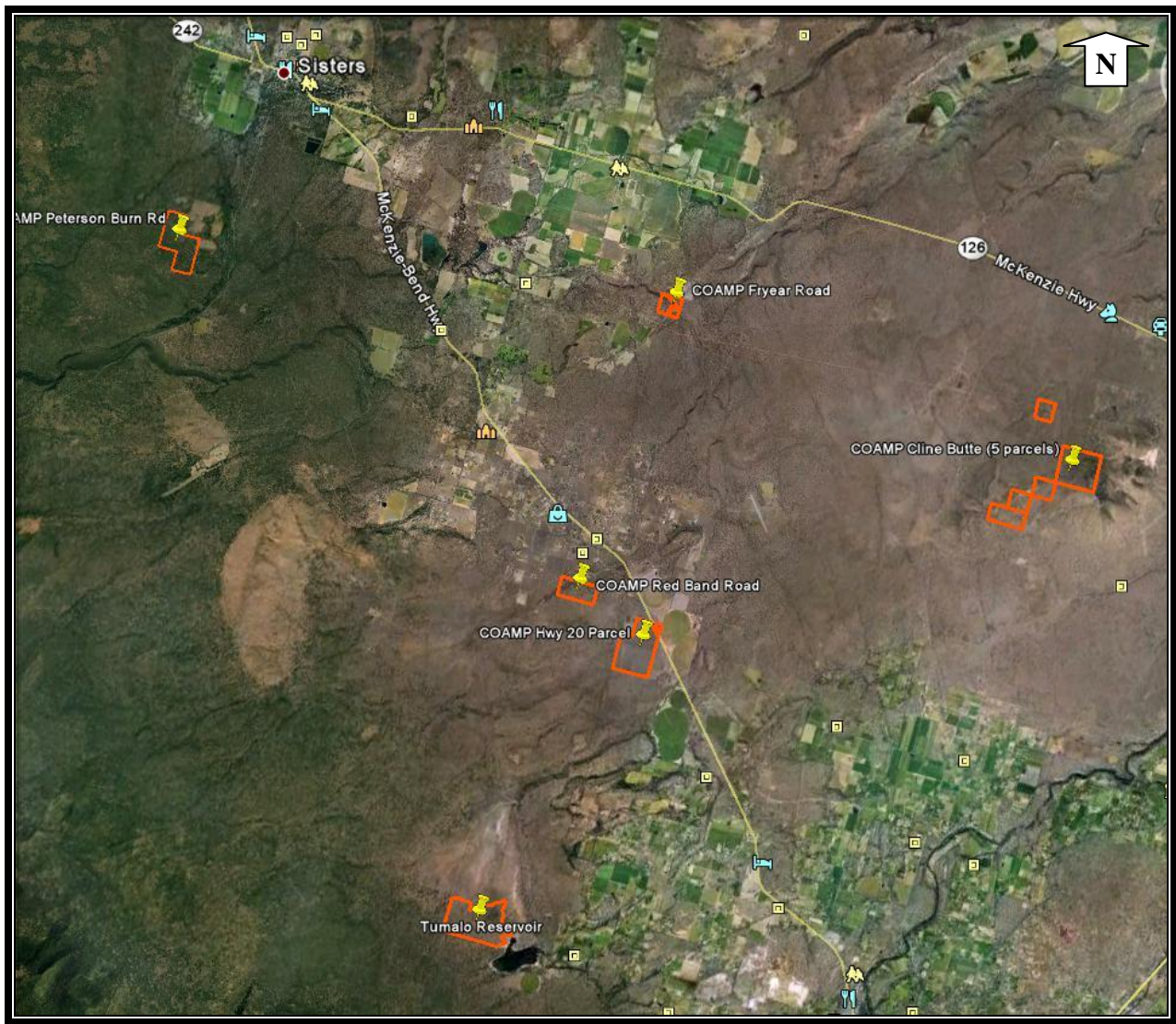
\*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

### Reference Information

Parcel Name: Peterson Burn Road  
County Assessor's Acct #: 150451

Parcel ID: 25  
DSL Land Class: Ind/Comm/Res

LAS Parcel #: 264  
Lat/Long: 44°15'12.55"N 121°33'53.56"W



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# Central Oregon Area Management Plan-- COAMP

## FIELD AND OFFICE INVENTORY FORM

**Parcel ID# 25**      **Parcel Name: Peterson Burn Road**      **County: Deschutes**

LAS Parcel #: 264      DSL Land Class: Industrial/Commercial/Residential

TRS Tax Lot: 15S10E20; Tax Lot 400      GIS Acres: 158.57

Co. Acct. # 150451      County Assessor's Acres: 160 County Assessor RMV(2009): \$635,840

Multiple Parcel site? No      **Highest and Best Use: Sell**

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Ownership: Surface: DSL      Subsurface: DSL

Zoning: F2-WA      Comprehensive Plan Designation: Forestry

Wildlife Overlay zone: Wildlife Area Combining Zone

Buildable Parcel? Yes

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: Peterson Burn Rd via Pole Creek Rd-runs thru site

Legal Access: Yes

Unimproved Trails/roads located on-site? Yes, multiple

Identified Hazards? None      Fire District: Unknown

On-site Services or Utility Services Provider(s): None

Electrical Transmission Lines/Corridor: on-site? No      Nearby/how far? Within 1/4 mile

Structures/Site Improvements: None

Water Features On-site or nearby? Whychus Creek nearby to east

Known water/irrig rights? No

Water Well? No

View site/other amenities: Nearby residential homes

Soils: Shallow sandy soils

Vegetation Cover Types: Forest canopy - not harvested; Ponderosa Pine, Bitterbrush, Cheatgrass, native grasses

Vegetation Condition/Impact: Dense understory in some areas, moderate tree coverage

Agricultural potential? No

Forestry potential? Possibly - Thinning Evidence? Decertified by forestry on 2/10/1998

Wildfire Fuel Type/History: None

Significant Physical/Terrain Features: None, flat

Site Use/trespass/dumping/noxious weeds: Some trespass earlier, but have been brought under easements, trash dumping

Current Uses: Vacant - standing timber. Possibly clearing & activity in southwest section

Adjacent property: occupied? Yes-private      Direct access? Yes

Any existing leases? No

Any existing easements? Yes If yes, to whom or from whom and what type? Two road easements to adjacent private lands; one utility easement

Known Encumbrances/Liabilities: None

ORBIC Listing: Peck's Penstemon off-site, 1/2 mile away

Income Strategies/Highest & Best Use Prospects: Possible maintenance thinning

**Final highest & best use determination: Sell**

### **ODFW Comments**

Parcel located within the County designated Tumalo Mule Deer Winter Range. Valuable habitat for wintering mule deer. Current mule deer population is below state management objectives partially due to urbanization and human causes. Current county standards are for no new land divisions in excess of one per 40 acres in the WA designations as well as a variety of siting standards.

### **Cultural Resources for Parcel Inventory**

Cultural Resources in Parcel: based on SHPO records, no cultural resources are documented on this parcel, however there have been 23 surveys to date that completely surround this parcel of property

Probability of Cultural Resources in Parcel: although there is a scarcity of water on the parcel itself, the parcel is in close proximity to water on both the east & west sides. Nevertheless, taking into consideration the general terrain within and surrounding the parcel, even though there are cultural resource sites nearby (to the W & SE), the probability of cultural resources is low

Cultural Resources within 2 mi. of Parcel: Isolates: 30+ Sites: 25+ (H, PH) Description: N/A

Cultural Resource Reports Available within 2 mi. of Parcel: 23

Recommendations: no pre or post-sale notice of cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

Legend: H - Historic PH - Prehistoric