

**Hannah Elliott**

---

**From:** Katie McDonald  
**Sent:** Wednesday, July 9, 2025 1:12 PM  
**To:** Hannah Elliott  
**Subject:** Fw: Updated Mueller Tentative Map  
**Attachments:** 1620 7-9 Tentative Map.pdf

Received by CCCD  
7/9/2025 prior to hearing

---

**From:** Jordan Fletcher <jordanfletcher60@yahoo.com>  
**Sent:** Wednesday, July 9, 2025 1:01 PM  
**To:** Katie McDonald <Katie.McDonald@crookcountyor.gov>  
**Subject:** Updated Mueller Tentative Map

Hi Katie,

I have attached an updated version of the tentative map for Mueller. It shows the bus turnout, the easement instruments we discussed and the road design for 21-99 PADT. I will bring extra copies to the meeting this afternoon. Please let me know if there is any other information you will need from us for the meeting.

Thanks,

Jordan Fletcher  
Kelso Land Surveying, LLC.  
765 NW Third Street  
Prineville, OR 97754  
(510) 846-5536

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**TENTATIVE PLAN FOR THE PROPOSED MUELLER SUBDIVISION, BEING PARCEL 1 OF PARTITION PLAT 2024-06, LOCATED IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 17 EAST, W.M., CROOK COUNTY, OREGON.**  
**W.O. 1620**

**PREPARED FOR**  
 SEAN AND SHAWNTELLE MUELLER  
 PO BOX 2707  
 BIG FORK, MT 59911  
 (406) 250-1986

**PREPARED BY**  
 KELSO LAND SURVEYING, LLC.  
 765 NW THIRD STREET  
 PRINEVILLE, OR 97754  
 (541) 420-8057

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 GREGORY R. KELSO  
 JANUARY 21, 1987  
 OREGON 31725  
 2798

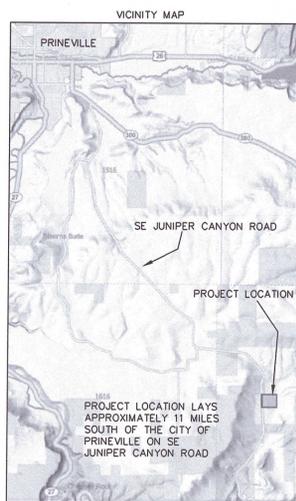
Reviews 6/30/27

**LEGEND**

- SET 5/8" X 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KELSO LS2798".
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AS&E" AS PER C.S. 1018 BY DAVID B. ARMSTRONG, LS 1026, RECORDED JANUARY 18, 1989.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARMSTRONG LS 1026" AS PER PARTITION PLAT NO. 1991-25, C.S. 1198, RECORDED OCTOBER 28, 1991.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARMSTRONG LS1026" AS PER PARTITION PLAT NO. 1997-30 BY DAVID B. ARMSTRONG, LS 1026, RECORDED NOVEMBER 17, 1997.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORNERSTONE SURVEYING INC." AS PER PARTITION PLAT NO. 2007-23 BY JACK L. WATSON, LS 2734, RECORDED JULY 2, 2007.
- ⊙ FOUND 3-1/4" BRASS CAP BY B.L.M. CADASTRAL SURVEYORS, PERPETUATION OF EARLIER ESTABLISHED MONUMENT BY PRIVATE SURVEYORS.
- ⊙ FOUND 2-1/2" BRASS CAP AS PER THE PLAT OF IDLEWAY ACRES BY LAURENCE C. STRATTON, PE 4503, RECORDED MARCH 15, 1963.
- ⊕ OVERHEAD POWER POLE
- ① PROPERTY OWNER INFORMATION

**ACCESS**  
 EACH LOT WILL BE SERVED BY THE PROPOSED PUBLIC ROAD - SOUTHEAST MUELLER COURT. THE PROPOSED ROAD WILL BE CONSTRUCTED TO COUNTY STANDARDS BASED ON THE ROAD CROSS-SECTION AND THE PROPOSED HORIZONTAL AND VERTICAL ALIGNMENTS AS SHOWN HEREON.  
 - A PROPOSED ROAD MAINTENANCE AGREEMENT IS INCLUDED WITH THIS APPLICATION AND WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.

ADJOINING PROPERTY OWNERS				
NO.	NAME	ADDRESS	TAX LOT	WELL LOG
1	IAN SHIDELER	10111 SE PRAIRIE SCHOONER RD. PRINEVILLE, OR 97754	161717C000100	X
2			161717C000200	X
3			161717C000300	
4	LINDA GEHLAN	7940 SW 191ST AVE BEAVERTON, OR 97007	161720A002600	X
5	GRANT & TRACY HAMILTON TRUST	60825 RAIN TREE DR. BEND, OR 97702	161720B000100	
6	AARON & LACEY HARTMANN	PO BOX 1509 TERREBONNE, OR 97760	161720B000200	
7	JOSEPH SCHOLL	177 KRILEY GULCH RD. CARMEN, ID 83462	161720B000300	X
8	ASHLEE & MATTHEW FRASER	14199 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000400	
9	JASON & DAWN WILSON	14225 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000500	X
10	LORETTA RISER	14247 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000600	
11	DAVID BACA	14281 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000700	
12	RICHARD BANKS	10721 SE MCCREARY LN. BORING, OR 97009	161720B000800	X
13	SCOTT & ANNA CORRBETT	14349 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B000900	X
14	RICHARD BUCKNELL	12133 LEWIS LN. NAMPA, ID 83686	161720B001000	
15			161720B001100	
16	CROOK COUNTY	300 NE THIRD ST. PRINEVILLE, OR 97754	161720B001200	
17	JOHN LINDSEY	PO BOX 829 PRINEVILLE, OR 97754	161720B001400	X
18	KIPLING & CRYSTAL SWEET	14547 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B001500	
19	WRIGHT ROBERT & KATHERINE REV. TRUST	14532 SE JUNIPER CANYON RD. PRINEVILLE, OR 97754	161720B008300	X
20	TRACY HUGHES & THOMAS ARANT	1779 SW LOCKWOOD CT. SHERWOOD, OR 97140	161720B008402	X
21	RICHARD & JEANETTE DOANE	10900 BETHEL RD. AMITY, OR 97101	161720B008403	X



**OWNER OF RECORD**  
 SEAN AND SHAWNTELLE MUELLER  
 PO BOX 2707  
 BIG FORK, MT 59911  
 (406) 250-1986

**AUTHORIZED AGENT**  
 GREGORY KELSO  
 765 NW THIRD STREET  
 PRINEVILLE, OR 97754  
 (541) 420-8057

**GROSS AREA OF SUBDIVISION**  
 58.72 AC±

**TRACT BOUNDARY LEGAL DESCRIPTION**  
 PARCEL 1 OF PARTITION PLAT 2024-06 AS RECORDED AT INSTRUMENT NO. 2024-326133 ON MARCH 20, 2024, RECORDS OF CROOK COUNTY, OREGON.

**EXISTING STRUCTURES**  
 NONE

**EXISTING IRRIGATION CANALS OR DITCHES**  
 NONE

**EXISTING PIPELINES**  
 NONE

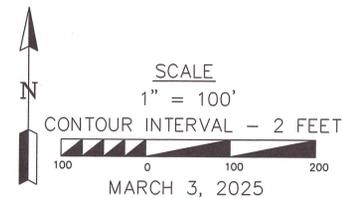
**EXISTING RAILROADS**  
 NONE

**EXISTING LANDSCAPE**  
 SAGEBRUSH AND JUNIPER DESERT. NO ROCK FEATURES, MARSHES, WOODED AREAS OR NATURAL HAZARDS.

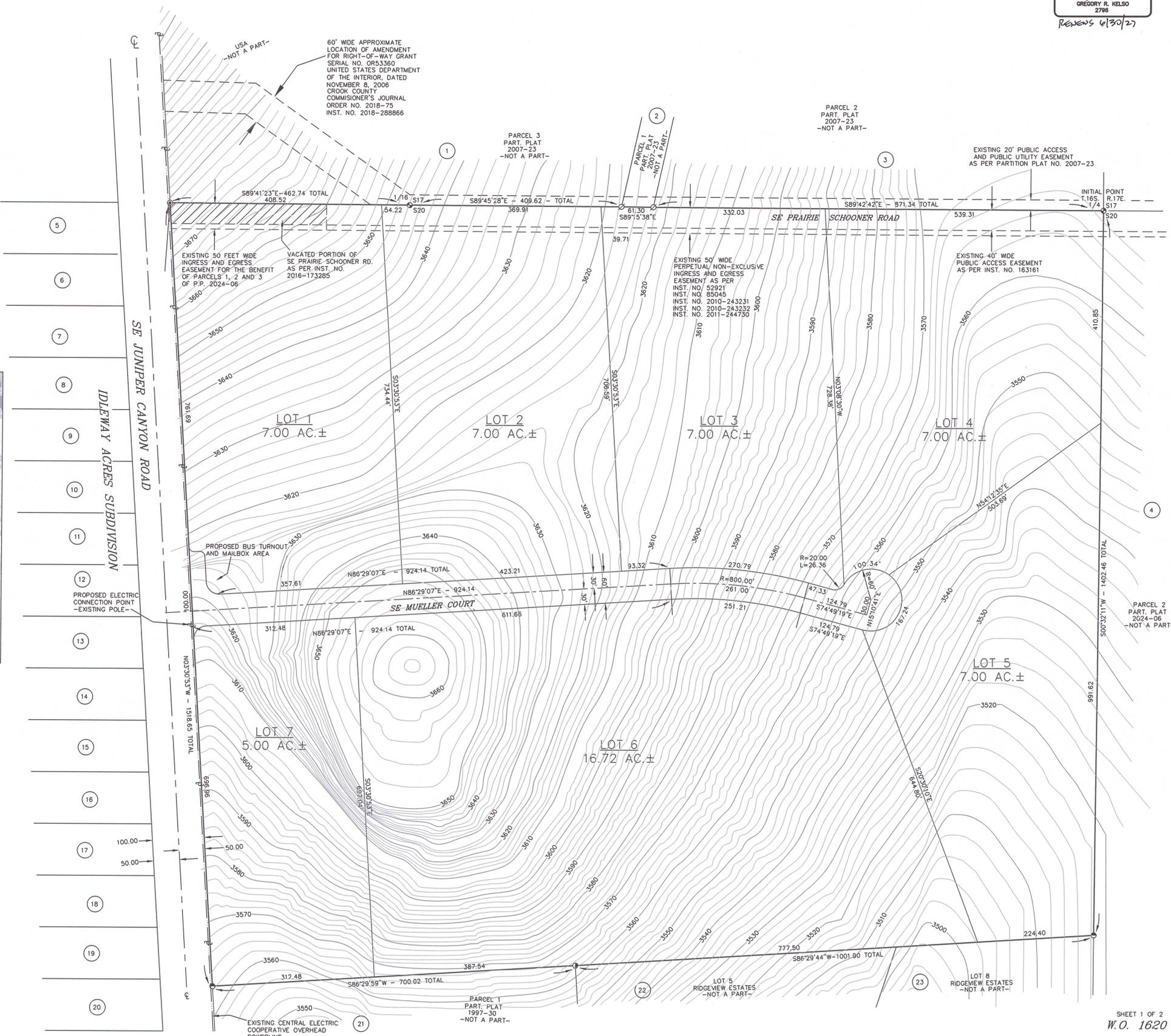
**EXISTING WATERWAYS**  
 NONE

**EXISTING SEWER LINES, WATER MAINS AND CULVERTS**  
 NONE

**ZONING-SUBJECT PROPERTY AND ADJACENT PROPERTIES**  
 RRM5



MARCH 3, 2025



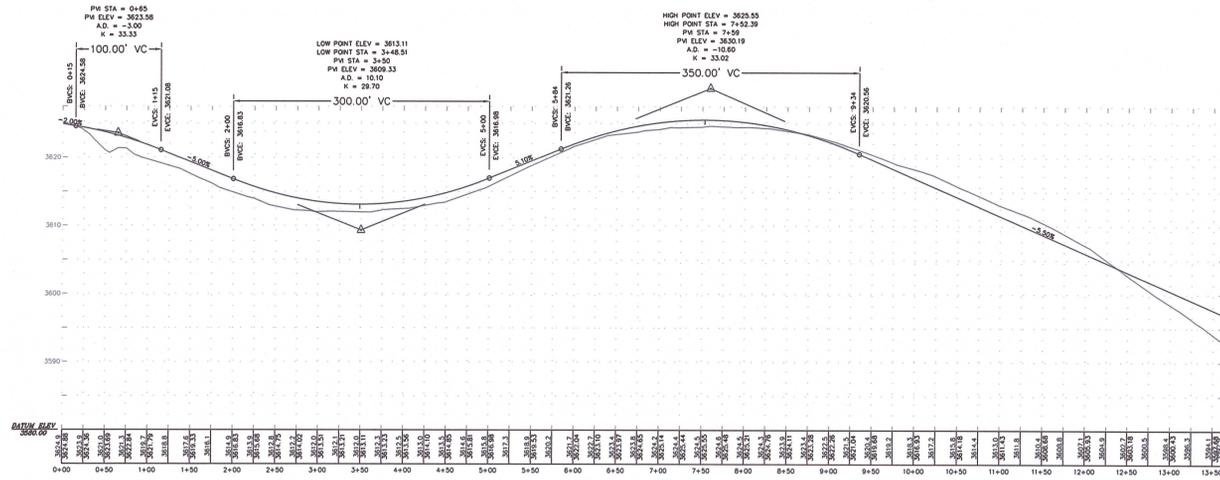
TENTATIVE PLAN FOR THE PROPOSED MUELLER SUBDIVISION, BEING PARCEL 1 OF PARTITION PLAT 2024-06, LOCATED IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 17 EAST, W.M., CROOK COUNTY, OREGON. W.O. 1620

PREPARED FOR  
SEAN AND SHAWNTELLE MUELLER  
PO BOX 2707  
BIG FORK, MT 59911  
(406) 250-1986

PREPARED BY  
KELSO LAND SURVEYING, LLC.  
765 NW THIRD STREET  
PRINEVILLE, OR 97754  
(541) 420-8057

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Gregory R. Kelso  
OREGON 719/25  
JANUARY 21, 1987  
GREGORY R. KELSO  
2708  
RENEWS 6/30/27

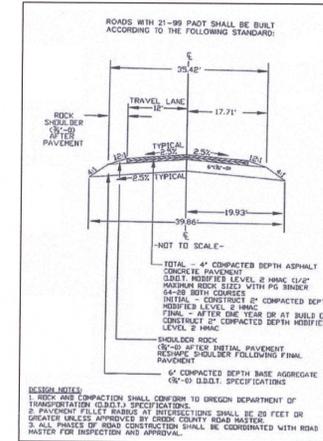
PROPOSED VERTICLE PROFILE - SE MUELLER CT



PROPOSED VOLUME TABLE  
SE MUELLER CT

STATION	AREAS Square Feet		VOLUMES Cubic Yards		CUMULATIVE VOLUMES	
	CUT	FILL	CUT	FILL	CUT	FILL
0+00	82.10	0.93	48.37	3.45	48.37	3.45
0+25	42.38	6.52	22.92	35.73	71.29	39.18
0+50	7.13	70.65	11.36	50.48	82.65	89.65
0+75	17.40	38.38	13.13	43.86	95.78	101.13
1+00	10.96	56.39	10.00	47.59	105.78	101.13
1+25	10.64	46.41	8.10	43.54	113.88	224.67
1+50	6.85	47.65	3.17	48.97	117.05	273.64
1+75	0.00	58.13	3.34	51.77	120.39	325.41
2+00	7.22	53.70	6.75	47.81	127.14	373.22
2+25	7.36	49.58	6.53	47.40	133.67	420.62
2+50	6.74	52.81	6.45	45.77	140.12	466.40
2+75	7.19	46.06	7.03	38.82	147.15	505.02
3+00	8.00	37.36	9.24	29.04	156.39	534.07
3+25	11.95	25.37	11.50	23.01	167.89	557.08
3+50	12.89	24.34	10.76	20.15	178.64	577.23
3+75	10.35	19.18	8.56	19.87	187.20	597.10
4+00	8.14	23.74	3.77	24.04	190.97	621.14
4+25	0.00	28.19	0.00	31.10	190.97	652.24
4+50	0.00	38.99	0.00	34.22	190.97	686.47
4+75	0.00	34.93	0.00	33.38	190.97	719.85
5+00	0.00	37.17	0.00	29.01	190.97	748.86
5+25	0.00	25.49	0.00	18.77	190.97	767.63
5+50	0.00	15.06	0.00	13.16	190.97	780.78
5+75	0.00	13.36	2.44	9.48	193.41	790.27
6+25	5.60	12.23	5.04	8.96	198.45	799.23
6+50	6.83	22.01	5.80	24.74	210.00	839.82
6+75	5.69	31.41	5.10	31.40	215.00	871.22
7+00	5.32	36.41	2.46	37.82	217.56	909.03
7+25	0.00	45.28	0.00	39.84	217.56	948.89
7+50	0.00	40.35	0.00	35.92	217.56	984.60
7+75	0.00	37.24	2.43	30.12	219.99	1014.72
8+00	3.25	27.82	6.18	19.28	226.17	1034.00
8+25	8.11	13.84	8.79	7.82	234.96	1041.82
8+50	10.88	3.05	18.27	1.41	253.24	1043.23
8+75	28.59	0.00	33.84	0.00	287.08	1043.23
9+00	44.50	0.00	46.66	0.00	333.73	1043.23
9+25	56.27	0.00	59.85	0.00	393.58	1043.23
9+50	73.00	0.00	71.51	0.00	465.09	1043.23
9+75	81.46	0.00	83.04	0.00	548.13	1043.23
10+00	87.91	0.00	5.40	0.00	553.53	1043.23
10+01.48	99.09	0.00	33.02	0.00	646.55	1043.23
10+25	114.47	0.00	109.21	0.00	755.75	1043.23
10+50	121.42	0.00	114.93	0.00	870.69	1043.23
10+75	126.84	0.00	117.43	0.00	988.11	1043.23
11+00	126.90	0.00	119.87	0.00	1107.98	1043.23
11+25	132.11	0.00	123.37	0.00	1230.35	1043.23
11+50	134.38	0.00	71.56	0.00	1301.91	1043.23
11+54.61	130.17	0.00	48.69	0.00	1350.60	1043.23
11+75	122.80	0.00	104.15	0.00	1454.75	1043.23
12+00	102.16	0.00	77.09	0.00	1532.84	1043.23
12+25	64.36	0.00	40.67	1.35	1573.51	1044.59
12+50	23.49	2.93	13.24	15.20	1586.75	1059.79
12+75	5.11	29.91	2.37	43.16	1589.12	1102.95
13+00	0.00	63.33	0.00	76.69	1589.12	1179.64
13+25	0.00	102.33	0.00	118.58	1589.12	1298.23
13+50	0.00	153.81	0.00	41.80	1589.12	1339.83
13+64.61	0.00	0.00	0.00	0.00	1589.12	1339.83

COUNTY ROAD DESIGN STANDARD AS PER CCC 17.36.030  
FOR ROADS BETWEEN 21-99 PADT



PROPOSED PLAN VIEW - SE RIDGELINE CT

