

Well & Septic Systems

11425 Upper Applegate Road • Jacksonville, Oregon

PRODUCTIVE WELLS

2

~220 ft & ~300 ft • new pumps
2025

PUMP HOUSE

2024

built new • piping, pressure
tanks, chlorinator

HOLDING TANK

5,000 gal

upsized for expansion

COMMUNITY DRAINFIELD

~2,900 lf

engineered five-cell system •
certified 1995

Water System — Detail & Recent Capital

The park is served by two private wells — an upper well and a lower well — drilled to approximately 220 and 300 feet respectively, with seller-reported combined production of approximately 6–7 gallons per minute. The system is storage-buffered by design: both wells feed a 5,000-gallon holding tank, upsized by the current owner, from which water is distributed to every unit on the property. This is the standard configuration for rural community systems — the storage tank carries peak daily demand while the wells recharge it around the clock, so system capacity is a function of storage plus recovery rather than instantaneous flow.

The delivery infrastructure is substantially new. In 2024, the owner built a new main pump house adjacent to the holding tank, incorporating all-new piping, new pressure tanks, and a chlorinator treating the community supply. In 2025, new pumps were installed in both the upper and lower wells. New service lines were also run from the top of the park and the upper well down to the lower well and pump house. The distribution lines from the pump house toward the road are original and have not been upgraded — the one segment of the system a buyer should carry in long-range capital planning.

As a community supply, the system is on a monthly water-quality testing schedule. The original well logs and certifications for both wells are being retrieved and will be added to the diligence file. Production figures are as reported by the seller; buyers are encouraged to commission independent well-production and water-quality testing during due diligence.

System Summary

SYSTEM	CAPACITY / CONFIGURATION	SERVICE AREA
Wells (×2)	Upper & lower wells, ~220 ft & ~300 ft; combined ~6–7 GPM (seller-reported); new pumps installed 2025	Feed the central holding tank
Pump House	Built new 2024 — all-new piping, new pressure tanks & chlorinator	Adjacent to holding tank
Holding Tank	5,000 gallons (upsized for expansion)	All units on the property
Service Lines	New lines from the top of the park and the upper well to the lower well & pump house (2024–2025); pump-house-to-road segment original	Distribution
Stick-Built Septics (×5)	Two-chamber concrete, 1,000 gallons each	One dedicated tank per stick-built home
Community System	Engineered 1995 — septic tanks feeding a 3,000-gallon dosing tank; low-pressure, five-cell equal-distribution drainfield, ~2,900 lineal feet; Certificate of Satisfactory Completion Oct 13, 1995	All manufactured homes, RV spaces & the shop
Service History	All six septic systems pumped August 2022	Per seller, DEQ has inspected drain fields & tanks — no issues identified

Septic Systems & Capacity

Engineered community system • serviced August 2022 • expansion framework

Septic Systems

Six septic systems serve the property. Each of the five stick-built homes has its own dedicated two-chamber 1,000-gallon concrete tank. All manufactured homes, RV spaces, and the shop building are served by the park's engineered community system: septic tanks feeding a 3,000-gallon dosing tank that pressure-doses a low-pressure, five-cell equal-distribution drainfield of approximately 2,900 lineal feet. The system was designed with county sanitarian involvement, installed by a licensed installer, and carries a Certificate of Satisfactory Completion dated October 13, 1995 — a level of engineering and documentation uncommon among rural parks of this vintage.

Every septic system on the property was pumped in August 2022 by a licensed pumper. The service invoice from that visit reflects seven tanks: the seventh served a cabin on an adjoining tax lot that was part of the property at the time and has since been sold off. Six systems serve the offered parcel today.

Subsequent Service

In early 2024, the community system serving the manufactured homes, RV spaces, and shop received follow-on service by a licensed contractor: a pump-out of up to 1,700 gallons, clearing and testing of the main line running behind the laundry building (with the repaired section marked), and replacement and rewiring of the system's redundant float, jump wires, and wire caps with weatherproof fittings.

Service records for this work are seller-held and available for review in the diligence file, together with the 2022 pumping invoice.

Capacity & Expansion — What's Confirmed vs. What DEQ Decides

The systems above serve the **current configuration** (23 spaces). The in-progress, seller-funded RV-pad conversion at spaces **#11 and #14** replaces those two manufactured-home connections with four RV-pad connections on the existing community system, bringing the park to 25 spaces.

On the **water** side, the current owner deliberately upsized the holding tank, rebuilt the pump house with new pressure tanks and chlorination, and replaced the upper delivery lines in anticipation of growth — that capacity is in place today.

On the **septic** side, whether the system as configured can support any additional units or spaces beyond the current configuration — i.e., the up-to-10-MH-pad / 20-RV-space expansion optionality — is **a determination that rests with Oregon DEQ**, answerable only upon submission of a conditional use permit application with a proposed expansion plan for DEQ's review. The current offering is based on the existing in-place configuration; expansion is unentitled optionality, not committed capacity — **no entitlements are in place**.

Records & Testing

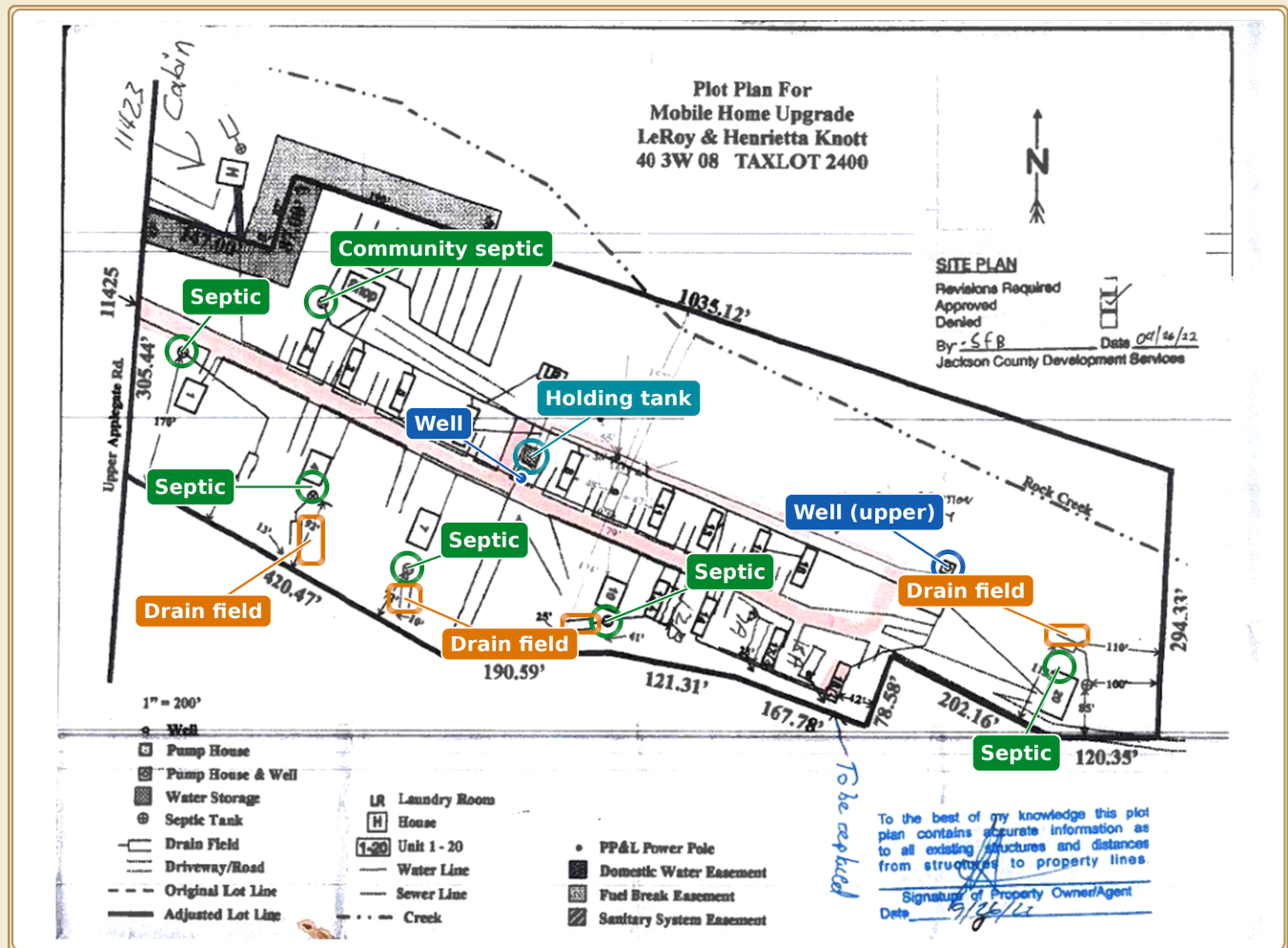
The community water supply is on a monthly water-quality testing schedule; the testing record, well logs and certifications, septic pumping and service invoices, and related system documentation are seller-held and form part of the diligence file made available to a buyer under contract.

All figures and service history as reported by the seller; buyers are encouraged to commission independent well and septic inspections and to confirm capacity and permitting directly with Oregon DEQ and Jackson County during due diligence. Informational only; not a warranty of system condition or capacity.

Site Plan — Wells & Septic

Recorded plot plan • systems annotated • positions approximate

The recorded site plan below maps the property's wells, septic tanks, drain fields, and the central 5,000-gallon holding tank. The six-system septic count, the engineered community system, and the two well locations were confirmed with the seller; positions are approximate and are verified in the well & septic inspection during diligence.



Reading the Plan

Locations traced from the recorded site / mobile-home upgrade plan on file with Jackson County (Tax Lot 2400 · 40 3W 08). The plan predates the current RV-pad configuration and is a historical layout reference; exact well, septic, and drain-field positions should be confirmed against the full-size recorded plan and during diligence. Septic tanks are marked in green (community system labeled), drain fields in amber, the 5,000-gallon holding tank in teal, and the two wells in blue.

Annotations are for orientation only and are not a survey. All positions approximate; buyers should rely on the recorded county plan, on-site inspection, and independent verification during due diligence.

Systems Confirmed with Seller

Six septic systems — five dedicated tanks (one per stick-built home) plus the engineered community system by the shop: septic tanks feeding a 3,000-gallon dosing tank and a five-cell drainfield serving the mobile-home pads, RV spaces & shop.

Two wells feed one 5,000-gallon holding tank — one beside the tank, one toward the upper end of the park.