



Coos County Planning Department
 60 E. Second St., Coquille OR 97423 (LOCATION)
 225 N. ADAMS ST. COQUILLE OR 97423 (MAILING)
 PHONE: 541-396-7770 EMAIL: PLANNING@CO.COOS.OR.US

LAWFULLY CREATED UNIT OF LAND DETERMINATION FORM

Date Received: 6/9/2023 Receipt #: 239973 Received by: C. Carr
 Application File Number D-23-001 Planner Assigned: Jill

This application shall be filled out electronically. If you need assistance please contact staff

Please be aware if the fees are not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

Land Owner(s) Myrtle View Farm LLC
 Mailing address: 93724 Lampa Ln. Myrtle Point OR 97458
 Phone: _____ Email: _____

Applicant(s) Nancy M. Stump
 Mailing address: 93724 Lampa Ln, Myrtle Point, OR 97458
 Phone: 541-572-5222 Email: nanc-gene@peoplepc.com
 Type of Ownership: Please Select

PROPERTY INFORMATION:

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lot:
<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>400</u>
<u>29S</u>	<u>12W</u>	<u>05</u>			
Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lot:
<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	

Tax Account Number(s): 1113700

Any account information may be found on the Coos County Assessor's Webpage, by contacting staff or on your tax statement. Any incomplete application will not be processed.

Nancy M. Stump

SUPPLEMENTAL QUESTIONS AND CRITERIA FOR A LAWFULLY CREATED (DISCRETE) UNIT OF LAND DETERMINATION.

I. The following questions are required to be answered:

1. How was the unit of land created? Selected the applicable section
2. When was the unit of land created?
3. Provide the deed numbers were used to determine the unit(s) was lawfully created?
4. How many lawfully created parcels are you requesting confirmation on?
5. How are these units of land accessed?

II. The following is required to be submitted as part of the application:

1. All deeds used to determine the Lawfully Created Units of Land (this need to be readable).
2. Map(s) of the Lawfully Created Units of Land with access point, roads and development.
3. Findings to the criteria listed in Section III of this application form.
4. All fees will be collected with the exception of any recording fees.

III. SECTION 6.1.125 LAWFULLY CREATED

"Lawfully established unit of land" means:

1. The unit of land was created:
 - a. Through an approved or pre-ordinance plat;
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
 - d. By a public dedicated road that was held in fee simple creating an intervening ownership prior to January 1, 1986;
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
 - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
 - b. A plat implementing the previous land use decision was not recorded; or
 - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
 - d. An application under this section is not subject to ORS 215.780.
 - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist a road may be required to provide access. The applicable road standards in Chapter VII will apply.

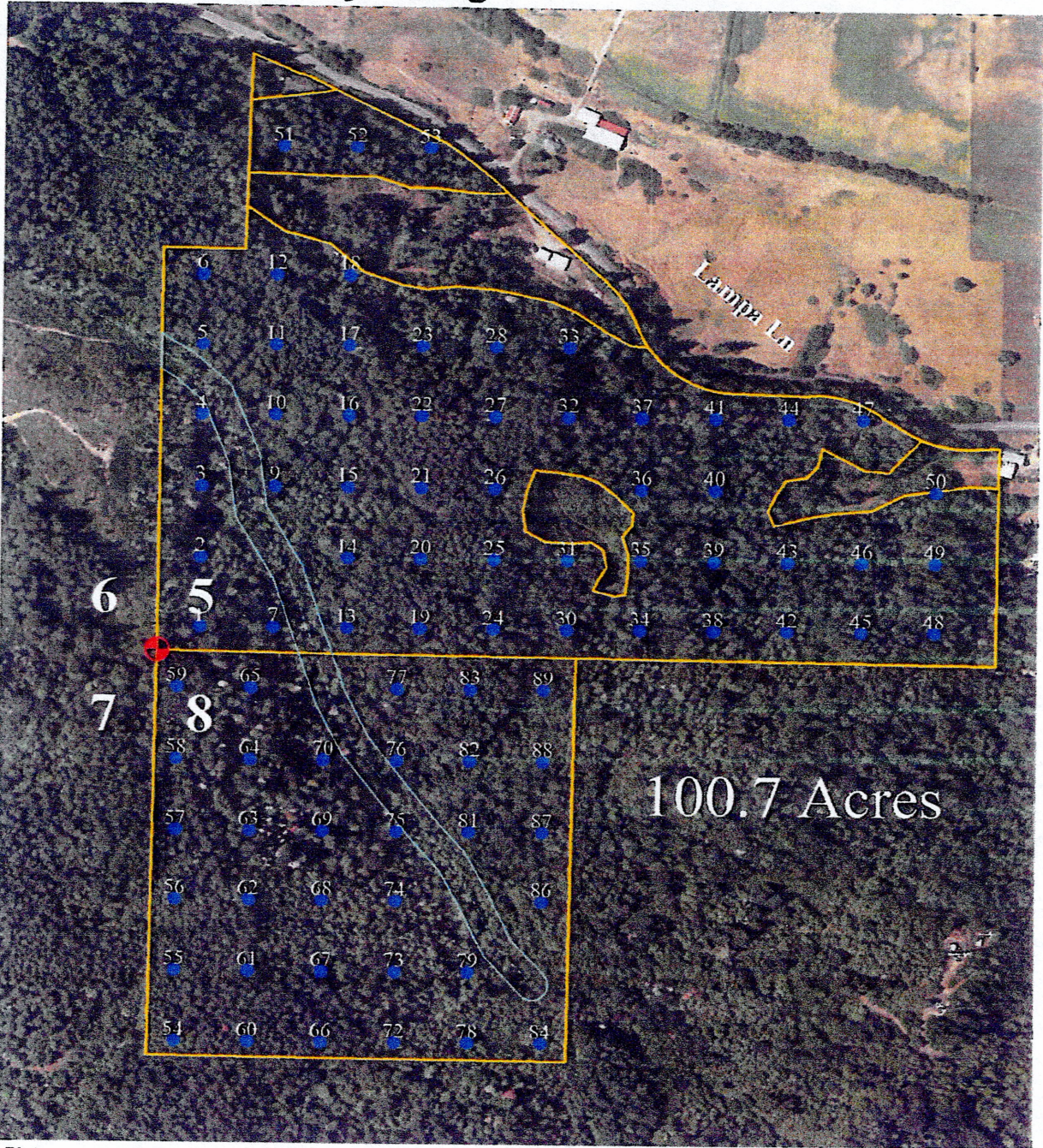
FINDINGS:

Myrtle View Farm Cruise Map

T.29S, R12W W.M.

Portions of Sections 05 & 08

Coos County, Oregon

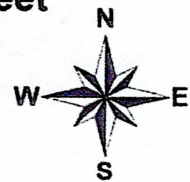


- Cruise Plots
- ⊕ PLSS
- Small Fish Stream
- Buffer(by BufStart_sf)
- 0
- ▭ Merchantable Timber
- 🌲 2018 Coos NAIP

500 0 500 1000 1500 US Feet



Scale = 1 : 500.00 (In : US Feet)



12-20-2019

**Myrtle View Tree Farm
T.29S, R12W W.M.
Portions of Sections 05 & 08
Coos County, Oregon**









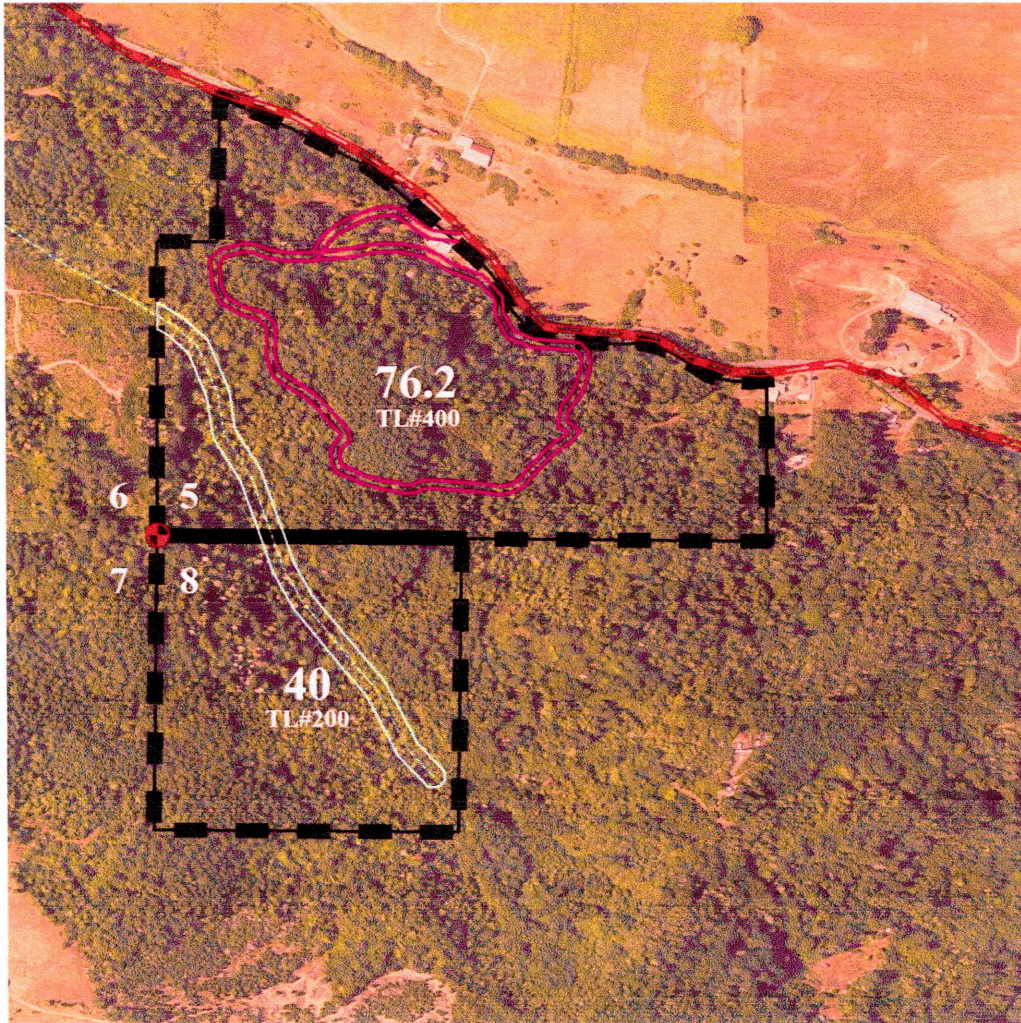
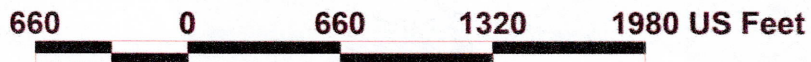
-  EXISTING OLD ROADS
-  Lampa Ln
-  PLSS
-  Small Fish Stream
-  Small Fish Buffer(by BufStart_sf)
-  0
-  Myrtle View Timber Deed Parcels
-  2018 Coos Co NAIP

Exhibit A



Scale = 1 : 660.00 (In : US Feet)

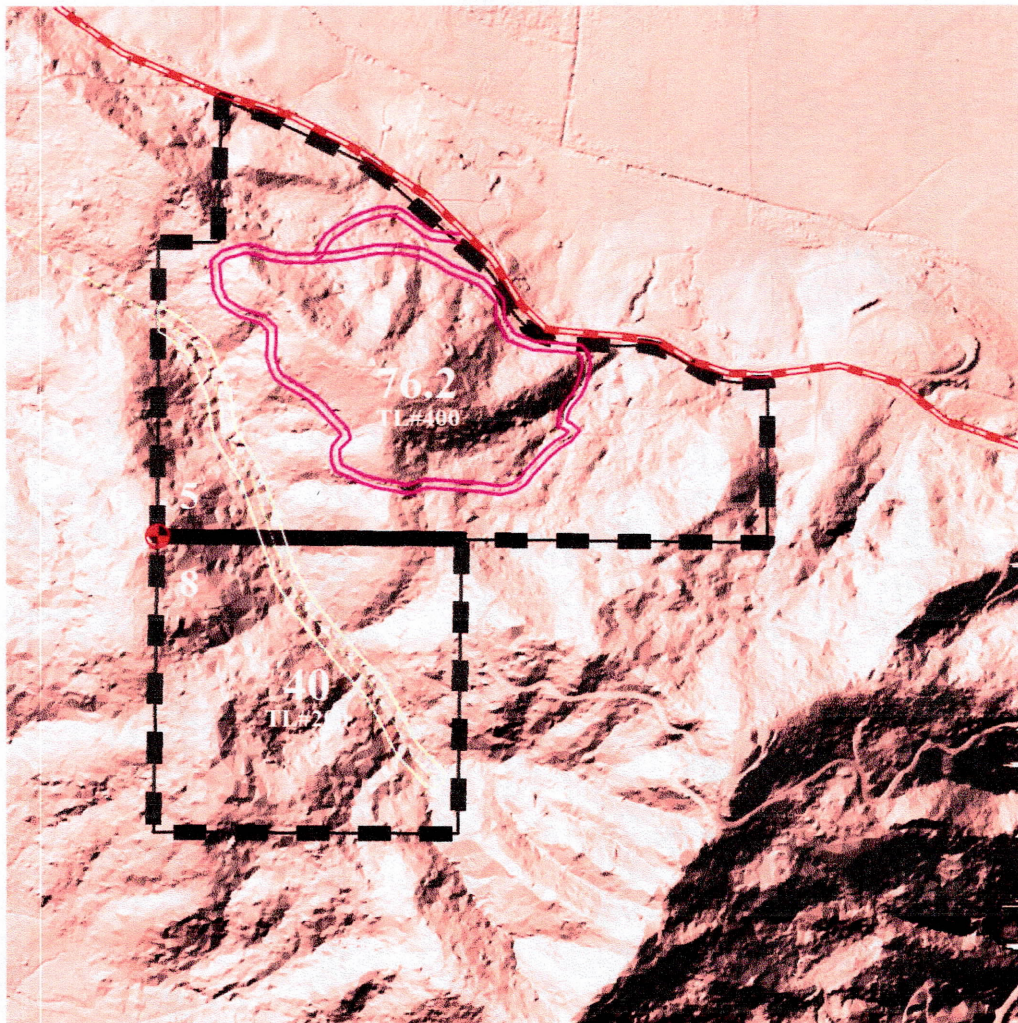


01-05-2021

**Myrtle View Tree Farm
T.29S, R12W W.M.
Portions of Sections 05 & 08
Coos County, Oregon**

- EXISTING OLD ROADS
- Lampa Ln
- PLSS
- Small Fish Stream
- Small Fish Buffer(by BufStart_sf)
0
- Myrtle View Timber Deed Parcels
- ▲ SAMPLE.TIF

Exhibit B



Scale = 1 : 660.00 (In : US Feet)



01-05-2021

State of Oregon :
 : ss
County of Coos :

I, James Watson, being first duly sworn
depose and say that on the 3rd day of March
1906, I posted the annexed notice on the bulliten board at the South
door of the Court House at Coquille City, Coos County, Oregon, in plain
view and so that it could be plainly seen and read; that said notice
remained so posted from the said 3rd day of March
1906 up to the 4th day of April 1906 and ~~that~~
to-wit, for more than thirty (30) days.

James Watson

Subscribed and sworn to before me this 4th day of Apr-1906

L. Harlocker

County judge.

State of Oregon, :
 : SS.
County of Coos, :

I, George Miller, being first duly sworn, depose and say that Notice has been given by advertisement, posted in three public places in the vicinity of the proposed road, described in the copy of such notices hereunto annexed, and which annexed copy is a true and correct copy of the notices so posted, for more than thirty days previous to the presentation of the petition, mentioned in said notices, to the said County Court of said Coos County, Oregon, for the laying out and altering of a County Road as described in said notices and petition, and which said notices were posted at the times and places as follows, to-wit:

That on the 28th day of February, 1906, I posted three notices above mentioned, and which the copy hereunto annexed is a true copy, at the following places, to-wit:

- One at the bridge at the place of beginning of said proposed road mentioned in said notices and petition.
- One at the junction of the Myrtle Point-Bandon Road and the Hall's Creek Road, and
- One on the Fishtrap Creek bridge at the terminus of said proposed road as mentioned in said notices and petition.

That all of said notices above mentioned ~~notices~~ were placed and securely posted in conspicuous places in plain view of the traveling public, and remained so posted for more than 30 days prior to the presentation of said petition.

That more than twelve of the persons whose names are signed to said notices, as shown by the copy hereunto annexed, are freeholders of the County of Coos, State of Oregon, and reside in the road district in which the proposed road is situated, and that each name signed to said notices, as there appears, is the true and genuine signature respectively, of the person whose name appears thereunto subscribed, and are the signatures of the identical persons who signed the said petition filed herewith.

Subscribed and sworn to before me this 2nd day of April, 1906.

George Miller
S. A. Roberts
Notary Public for Oregon.

N O T I C E O F R O A D P E T I T I O N .

TO ALL PERSONS CONCERNED: You, and each and all of you, will take notice that the undersigned, freeholders of the County of Coos, State of Oregon, residing in the Road District in which the proposed road hereinafter described is situated, will at the next session of the County Court for Coos County, Oregon, to-wit: on Wednesday, the 4th day of April, 1906, respectfully present to said Court a petition praying said Court to improve, re-view, alter, re-locate and establish a County Road 40 feet wide, within said County, to-wit: that part of the Myrtle Point--Bandon Road described as follows: "Beginning at the North end of a small bridge in the present traveled County Road on the West side of the Coquille river at the section line between sections five and eight, in Township 29 South of Range 12 West of the Willamette Meridian, in Oregon, and following, as near as practicable, the present County Road towards Fishtrap Creek, keeping on or near the foothills and making as good grade as possible, to the east end of the bridge across Fishtrap creek at the ranch belonging to Ed. Fish, which place shall be the terminus of this proposed road.

Dated February 23rd, 1906.

N A M E S .

N A M E S .

<i>E. A. Casen</i>	<i>W. Steel</i>
<i>H. F. Peterson</i>	<i>C. J. Robinson</i>
<i>W. Peterson</i>	<i>J. B. Lamb</i>
<i>C. I. Murray</i>	<i>J. L. Lamb</i>
<i>A. Donnegan</i>	<i>Geo. Hemminger</i>
<i>P. E. Casen</i>	<i>Geo. Robt.</i>

K N O W A L L M E N B Y T H E S E P R E E N T S :

That we E. Jenkins and George Miller
of the County of Coos and State of Oregon, are held and firmly
bound unto the said County of Coos in the sum of Two Hundred
Dollars, the payment of which, well and truly to be made, we
bind ourselves, our heirs, executors and administrators, firmly
by these presents.

Signed this 2nd day of April, 1906.

Now the condition of the above obligation is such, that
whereas, if the County Road petitioned for by E.A. Aasen, D.F.
Peterson, W. Peterson and others, and presented at the April
Term, 1906, of the County Court of said Coos County "Beginning
at the North end of a small bridge in the present traveled
County Road on the West side of the Coquille River at the
section line between sections five and eight, in township 29
South, of Range 12 West of Willamette meridian, in Oregon, and
following, as near as practicable, the present traveled road
towards Fishtrap Creek, keeping on or near the foothills and
making as good grade as possible, to the East end of the
bridge across Fishtrap Creek at the ranch belonging to Ed.
Fish, which point shall be the terminus of this proposed Road,
be located and established, then this obligation to be void,
otherwise to remain in full force and virtue in law.

E. Jenkins
George Miller

State of Oregon, :
 : SS.
County of Coos, :

1, E. Jenkins and George Miller
Miller each for myself, say, that I am worth the
sum of Two Hundred Dollars over and above all just debts and

legal liabilities and property exempt from execution, and that
I am a resident and householder in said County and State.

E. Jenkins
George Miller

Subscribed and sworn to before me this 2nd day of April, 1906.

L. Roberts
Notary Public for Oregon.

Business Registry Business Name Search

New Search

Business Entity Data

06-09-2023
13:15

Registry Nbr	<u>Entity Type</u>	<u>Entity Status</u>	<u>Jurisdiction</u>	Registry Date	Next Renewal Date	Renewal Due?
352351-91	DLLC	ACT	OREGON	04-06-2006	04-06-2024	
Entity Name	MYRTLE VIEW FARM LLC					
Foreign Name						

New Search

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	93523 LAMPA LN						
Addr 2							
CSZ	MYRTLE POINT	OR	97458		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	04-06-2006	Resign Date	
Name	NANCY	M	STUMP					
Addr 1	93724 LAMPA LN							
Addr 2								
CSZ	MYRTLE POINT	OR	97458		Country	UNITED STATES OF AMERICA		

Type	MGR	MANAGER				Resign Date	
Name	NANCY	M	STUMP				
Addr 1	93724 LAMPA LN						
Addr 2							
CSZ	MYRTLE POINT	OR	97458		Country	UNITED STATES OF AMERICA	

New Search



Name History

Business Entity Name	<u>Name Type</u>	<u>Name Status</u>	Start Date	End Date
MYRTLE VIEW FARM LLC	EN	CUR	04-06-2006	

Please [read](#) before ordering [Copies](#).New Search

Summary History

Image Available	Action	Transaction Date	Effective Date	<u>Status</u>	Name/Agent Change	Dissolved By

	AMENDED ANNUAL REPORT	03-23-2023		FI		
	AMENDED ANNUAL REPORT	04-23-2022		FI		
	ANNUAL REPORT PAYMENT	03-03-2021		SYS		
	ANNUAL REPORT PAYMENT	02-28-2020		SYS		
	ANNUAL REPORT PAYMENT	02-27-2019		SYS		
	ANNUAL REPORT PAYMENT	03-02-2018		SYS		
	ANNUAL REPORT PAYMENT	02-27-2017		SYS		
	ANNUAL REPORT PAYMENT	03-01-2016		SYS		
	ANNUAL REPORT PAYMENT	02-27-2015		SYS		
	ANNUAL REPORT PAYMENT	02-25-2014		SYS		
	ANNUAL REPORT PAYMENT	02-26-2013		SYS		
	ANNUAL REPORT PAYMENT	03-20-2012		SYS		
	ANNUAL REPORT PAYMENT	03-04-2011		SYS		
	ANNUAL REPORT PAYMENT	03-12-2010		SYS		
	ANNUAL REPORT PAYMENT	03-17-2009		SYS		
	ANNUAL REPORT PAYMENT	04-01-2008		SYS		
	AMENDED ANNUAL REPORT	03-09-2007		FI		
	ARTICLES OF ORGANIZATION	04-06-2006		FI	Agent	

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Secretary of State
 Corporation Division
 255 Capitol Street NE, Suite 151
 Salem, OR 97310-1327

Phone: (503)986-2200
 Fax: (503)378-4381
<https://sos.oregon.gov/business/>

2023 ANNUAL REPORT

Registry Number: 35235191

Date of Organization: 04/06/2006

Fee: \$100

Due Date: 04/06/2023

Type: DOMESTIC LIMITED LIABILITY COMPANY

NANCY M STUMP
 93724 LAMPA LN
 MYRTLE POINT OR 97458

FILED: MAR 23, 2023
 OREGON SECRETARY OF STATE



35235191-24623192

MYRTLE VIEW FARM LLC

RENANA

Name of Domestic Limited Liability Company

MYRTLE VIEW FARM LLC

Jurisdiction: OREGON

Name of Assumed Business Name Registration:

MYRTLE VIEW FARM LLC

The following information is required by statute. Please complete the entire form. Failure to submit this Annual Report and fee by the due date may result in inactivation on our records.

Registered Agent

NANCY M STUMP
 93724 LAMPA LN
 MYRTLE POINT OR 97458

If the Registered Agent has changed,
 the new agent has consented to the appointment. Oregon
 street address required.

1) Type of Business

2) Principal Place of Business (Address,city,state,zip)

93523 LAMPA LN
 MYRTLE POINT OR 97458

3) Mailing Address (Address,city,state,zip)

4) Member or Manager (Name&Address)

NANCY M STUMP
 93724 LAMPA LN
 MYRTLE POINT OR 97458

5) Member or Manager (Name&Address)

Execution:

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any members, managers, employees or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment or both.

6) Signature

Nancy M. Stump

7) Printed Name

Nancy M. Stump

8) Date

03-03-23

9) Phone Number

541-572-5222