



PROPERTY LINE ADJUSTMENT

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA-2013

Date Received: 6/4/20 Receipt #: 219274 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Ernest A. Bussmann

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-290-0750

Email: _____

Township: 23S Range: 12W Section: 20 ¼ Section: D 1/16 Section: B Tax lot: 900

Tax Account Number(s): 4322900

Zone: Select Zone Forest (F)

Acreage Prior to Adjustment: 0.96

Acreage After the Adjustment 9.16

B. Land Owner(s) Ernest A. & Lynn E. Bussman

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-290-0750

Email: _____

Township: 23S Range: 12W Section: 20 ¼ Section: 0 1/16 Section: 0 Tax lot: 700

Tax Account Number(s) 31601

Zone Forest (F)

Acreage Prior to Adjustment: 27.94

Acreage After the Adjustment 19.74

C. Surveyor Clyde F. Mulkins

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900

Email: mandrllc@frontier.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

Tax Lot 900 is not useable property in its current configuration. The area is small and ground is steep. The proposed adjustment will create a useable property. It is planned to apply for a template dwelling on the subject property following the adjustment.

A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:

1. Within Farm and Forest at least within 30 feet of the property boundaries.
2. Within Rural Residential at least 10 feet of the property boundaries.
3. Within Controlled Development at least within 20 feet of the boundaries.
4. Within Estuary Zones at least within 10 feet of the boundaries.
5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: None _____

Property 2: None _____

Please answer the following:

Will the adjustment create an additional Unit of land? Yes No

Does property 1 currently meet the minimum parcel/lot size ? Yes No

Does property 2 currently meet the mimimum parcel/lot size? Yes No

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

If there are structures please provide how far they are in feet from the adjusted boundary line:

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

Will the property line adjustment change the access point? Yes No

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner Signatures

ATTACHED

Section 5.0.150 Application Requirements:

Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

G. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

I hereby attest that I am authorized to make the application for a discretionary decision and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.


Property 1


Property 2

FEES

The Coos County Board of Commissioners has adopted a schedule of fees and if the property owners understand they are subject to the fee. If a hearings officer is required to review this matter the property is responsible for actual cost of processing the application.


Property 1


Property 2

I understand it is the function of the Planning Department to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.


Property 1


Property 2

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

EUB SEB
Property 1

EUB SEB
Property 2

As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

EUB SEB
Property 1

EUB SEB
Property 2

EUB SEB
Applicant(s) Original Signature

3/24/2020
Date

Lynn E. Bursonman
Applicant(s) Original Signature

3/24/2020
Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

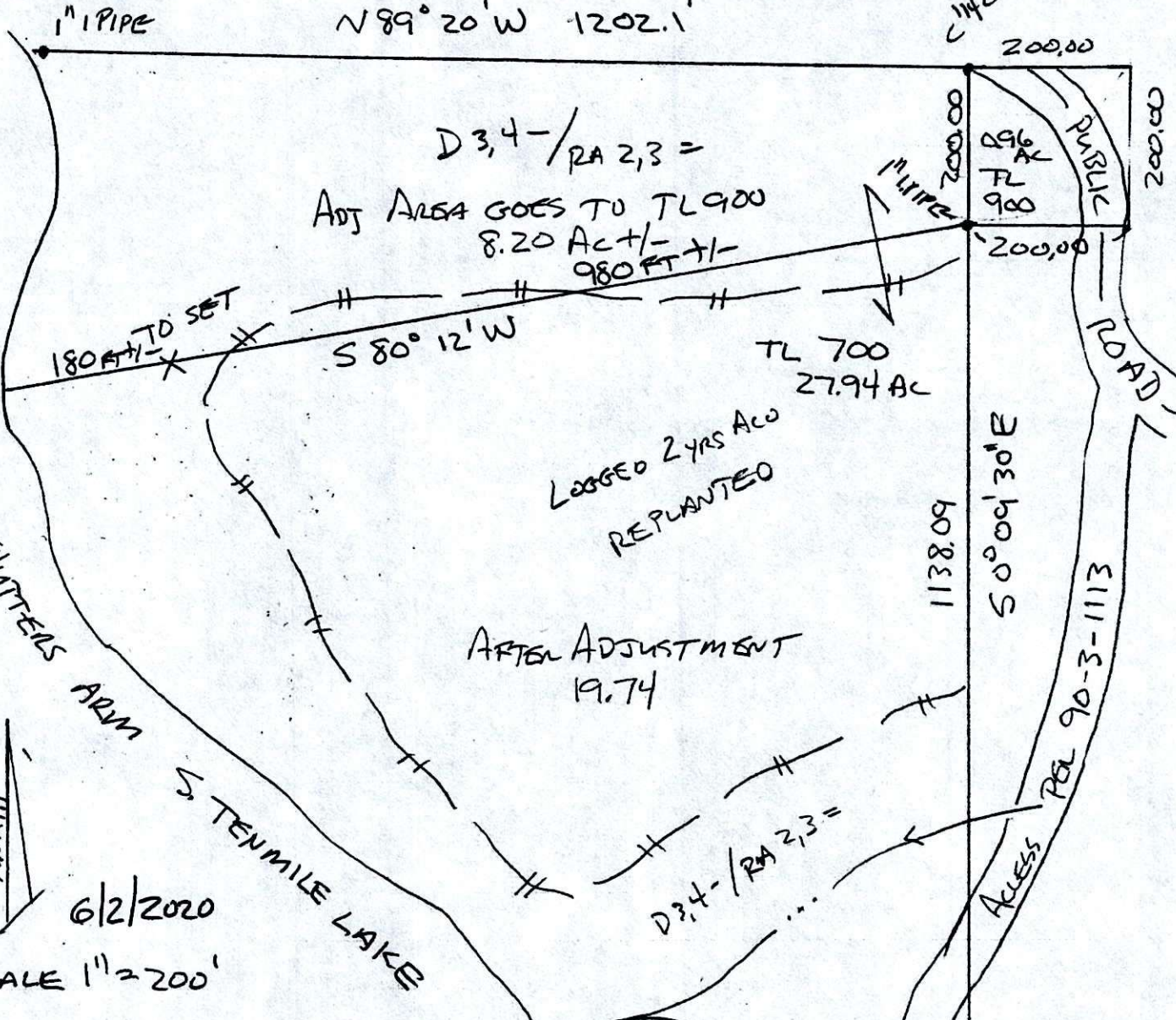
PLOT PLAN

TL 700 T235 R12W SEC 20
 TL 900 T235 R12W SEC 20 - DB
 ZONE F NO IMPROVEMENTS

N 89° 20' W 1202.1'

D 3,4 - / RA 2,3 =

ADJ AREA GOES TO TL 900
 8.20 AC +/-
 980 FT +/-



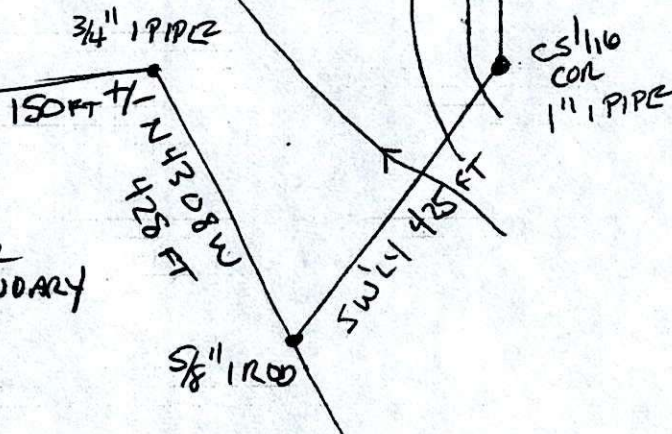
North
 6/2/2020
 SCALE 1" = 200'

LEGEND

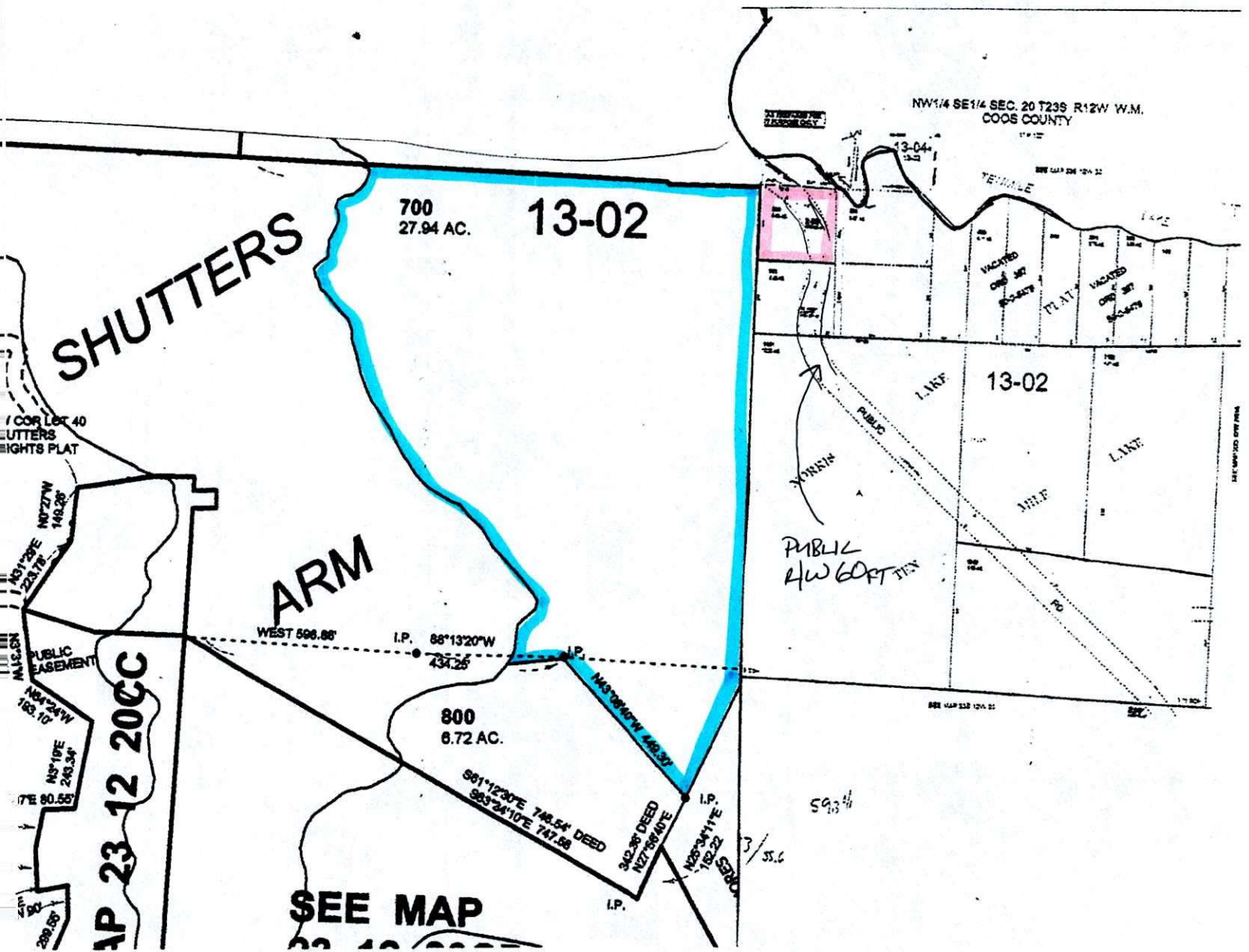
- RE-OLD CORNERS
- x CORNER TO BE SET

ACCESS ROAD DEEDED

STREAM
 D 3,4 - DR 12 16" @ DBH LIGHT STOCKING
 RA 2,3 = RED ALDER 10-16" @ DBH MEDIUM STOCKING
 TIMBER TYPE BOUNDARY

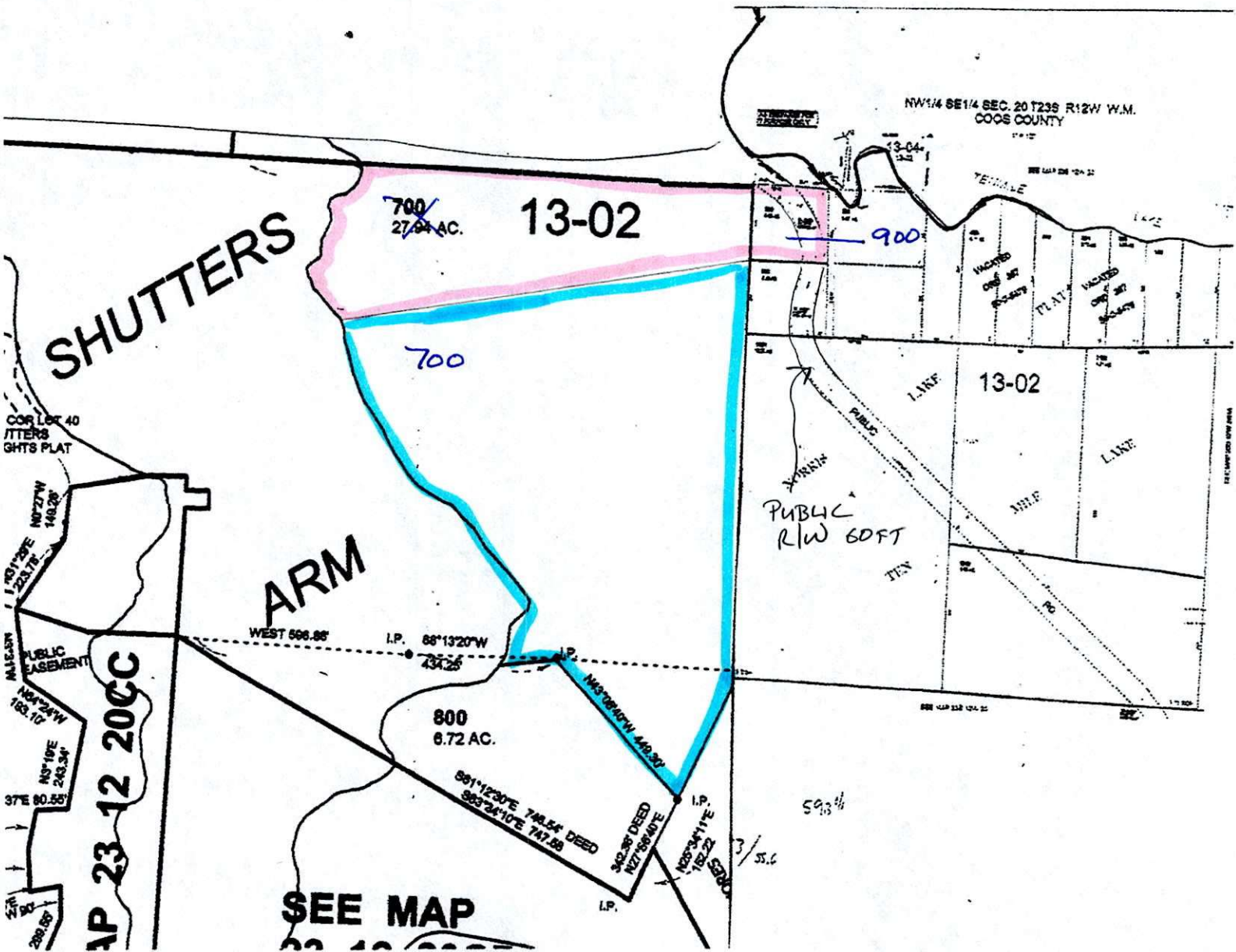


BEFORE MAP
 TL 900 T23S-R12W-SEC20-DB
 TL 700 T23S-R12W-SEC20



AFTER MAP

TAX LOT 900 T23S-R12W-SEC20-DB
TAX LOT 700 T23S-R12W-SEC20



23-12-20
TL 700



After recording return to:
Ernest A. Bussmann and Lynn E.
Bussmann
PO Box 282
Sixes, OR 97476

Until a change is requested all tax statements
shall be sent to the following address:
Ernest A. Bussmann and Lynn E.
Bussmann
PO Box 282
Sixes, OR 97476

File No.: 7132-382416 (VRR)
Date: May 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY BARGAIN AND SALE DEED

Ernest A. Bussmann and Lynn E. Bussmann as Tenants by the Entirety , Grantor, conveys to **Ernest A. Bussmann and Lynn E. Bussmann as Tenants by the Entirety**, Grantee, the following described real property:

See Attached Exhibit "A"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is *none*.

(Here comply with requirements of ORS 93.030)

Ernest A. Bussmann

Lynn E. Bussmann

APN:

Bargain and Sale Deed
- continued

File No.: 7132-382416 (VRR)
Date: 05/12/2004

STATE OF Oregon)
County of Coos)ss.
)

This instrument was acknowledged before me on this 17 day of May, 2004
by **Ernest A. Bussmann and Lynn E. Bussmann.**

Vicki Rossback



Notary Public for Oregon
My commission expires: 7/11/07

APN:

Statutory Warranty Deed
- continued

File No.: 7132-382416 (VRR)
Date: 05/10/2004

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I

All that portion of the East 1/2 of the Southwest 1/4 of Section 20, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying North and West of the following line:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4; thence Southwesterly 425 feet, more or less, to the most Easterly corner of the John K. Osborne, et al, deed, Microfilm No. 76-8-12537, Records of Coos County, Oregon; thence North 43° 08' 40" West 448.36 feet to an iron pipe; thence South 86° 13' 20" West 434.85 feet; thence West 596.88 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 20.

327.1
306.6



After recording return to:
Ernest A. Bussmann and Lynn E.
Bussmann
PO Box 282
Sixes, OR 97476

Until a change is requested all tax statements
shall be sent to the following address:
Ernest A. Bussmann and Lynn E.
Bussmann
PO Box 282
Sixes, OR 97476

File No.: 7132-382416 (VRR)
Date: May 12, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY BARGAIN AND SALE DEED

Ernest A. Bussmann and Lynn E. Bussmann as Tenants by the Entirety, Grantor, conveys to
Ernest A. Bussmann, Grantee, the following described real property:

Lot 1, Norris Lake Plat, Coos County, Oregon

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$to change vesting**. (Here comply with requirements of ORS 93.030)


Ernest A. Bussmann


Lynn E. Bussmann

Page 1 of 3

COOS COUNTY CLERK, OREGON TOTAL \$31.00
TERRI L. TURI, CCC, COUNTY CLERK

06/02/2004 #2004-7576
03:39 PM 1 OF 2

APN:

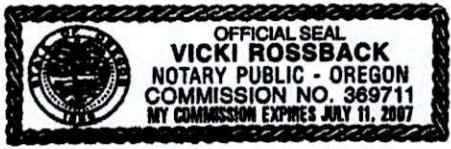
Bargain and Sale Deed
- continued

File No.: 7132-382416 (VRR)
Date: 05/12/2004

STATE OF Oregon)
County of Coos)ss.
)

This instrument was acknowledged before me on this 13 day of May, 2004
by **Ernest A. Bussmann and Lynn E. Bussmann.**

Vicki Rossback



Notary Public for Oregon
My commission expires: 7/11/07