



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-20-027

Date Received: 10/1/20 Receipt #: 220860 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) Gant Family Farms

Mailing address: P.O. Box 765, Bandon, OR 97411

Phone: 541-404-6090

Email: cranberryfarmer@yahoo.com

Township: 29S Range: 14W Section: 8 1/4 Section: Select 1/16 Section: Select Tax lot: 600

Tax Account Number(s): 1207802 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 18.56 Acreage After the Adjustment 5.01

B. Land Owner(s) Gant Family Farms

Mailing address: P.O. Box 765, Bandon, OR 97411

Phone: 541-404-6090

Email:

Township: 29S Range: 14W Section: 9 1/4 Section: Select 1/16 Section: Select Tax lot: 1400

Tax Account Number(s) 1209502 Zone Forest (F)

Acreage Prior to Adjustment: 26.67 Acreage After the Adjustment 40.22

C. Surveyor Cyde 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 600 has a rental home and cranberry bogs. Tax Lot 1400 has no improvements.

The purpose of this adjustment is to separate the rental property from the cranberry farm.

Tax Lot 1400 has sand deposits which are important to operating the bogs.

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: BANNER BANK, SOUTH COAST COMMERCIAL BANKING CENTER

212 SOUTH 5th STREET, COOS BAY, OR 97420

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 minimum 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: ^{142'}

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
house 90', shed 35', GARAGE 70'

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.

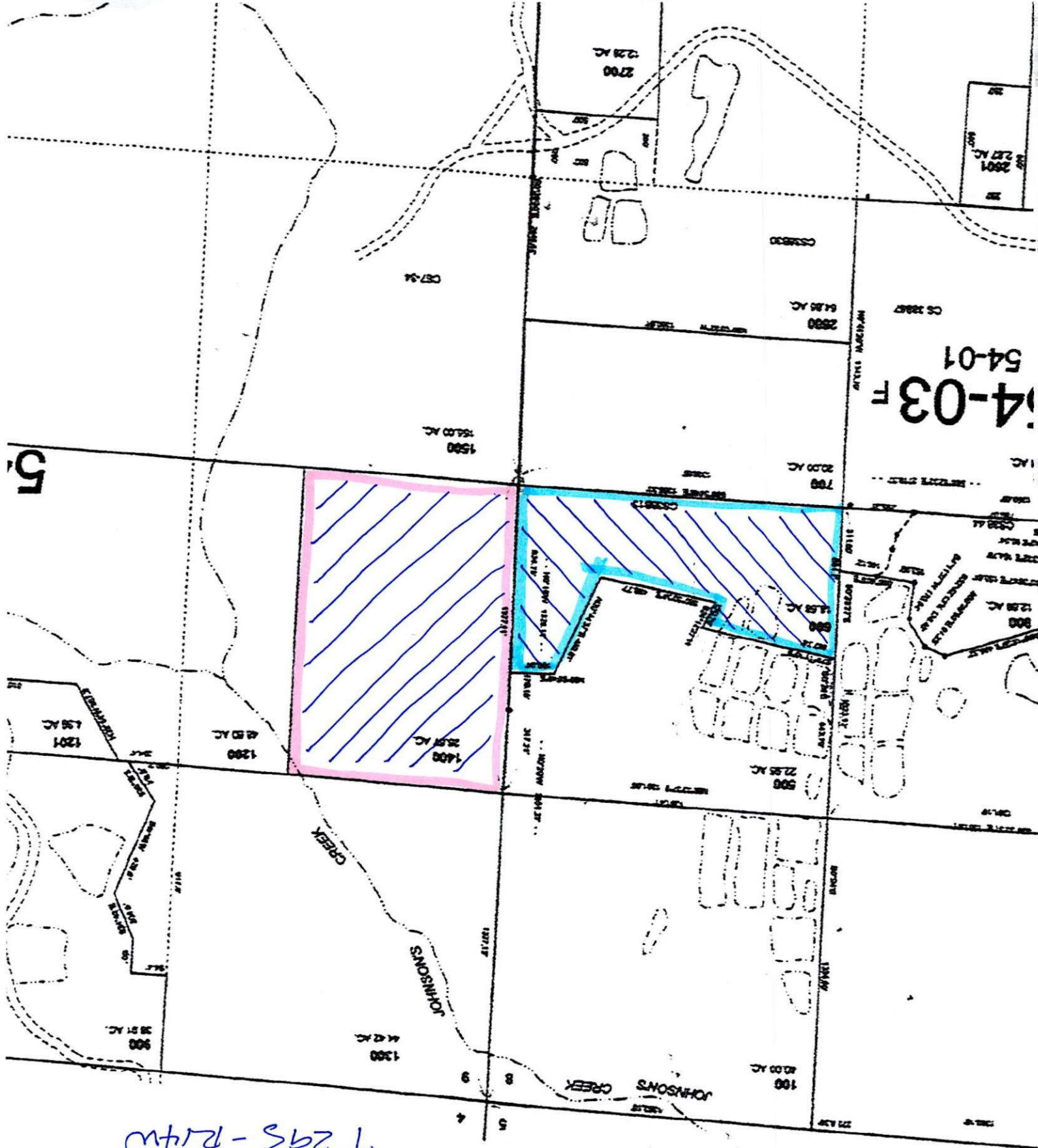
Property Owner Signatures

x *G. J. Saw*

x *Steve Mant*

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.



T 29 S - R 14 W

TL 600 Sec 8
TL 1400 Sec 9

SECT

FOR
TY

29

BEFORE MAP

4W W.M.
TY

05

4W W.M.
TY

29

TL 600 SEC 8

TL 1400 SEC 9

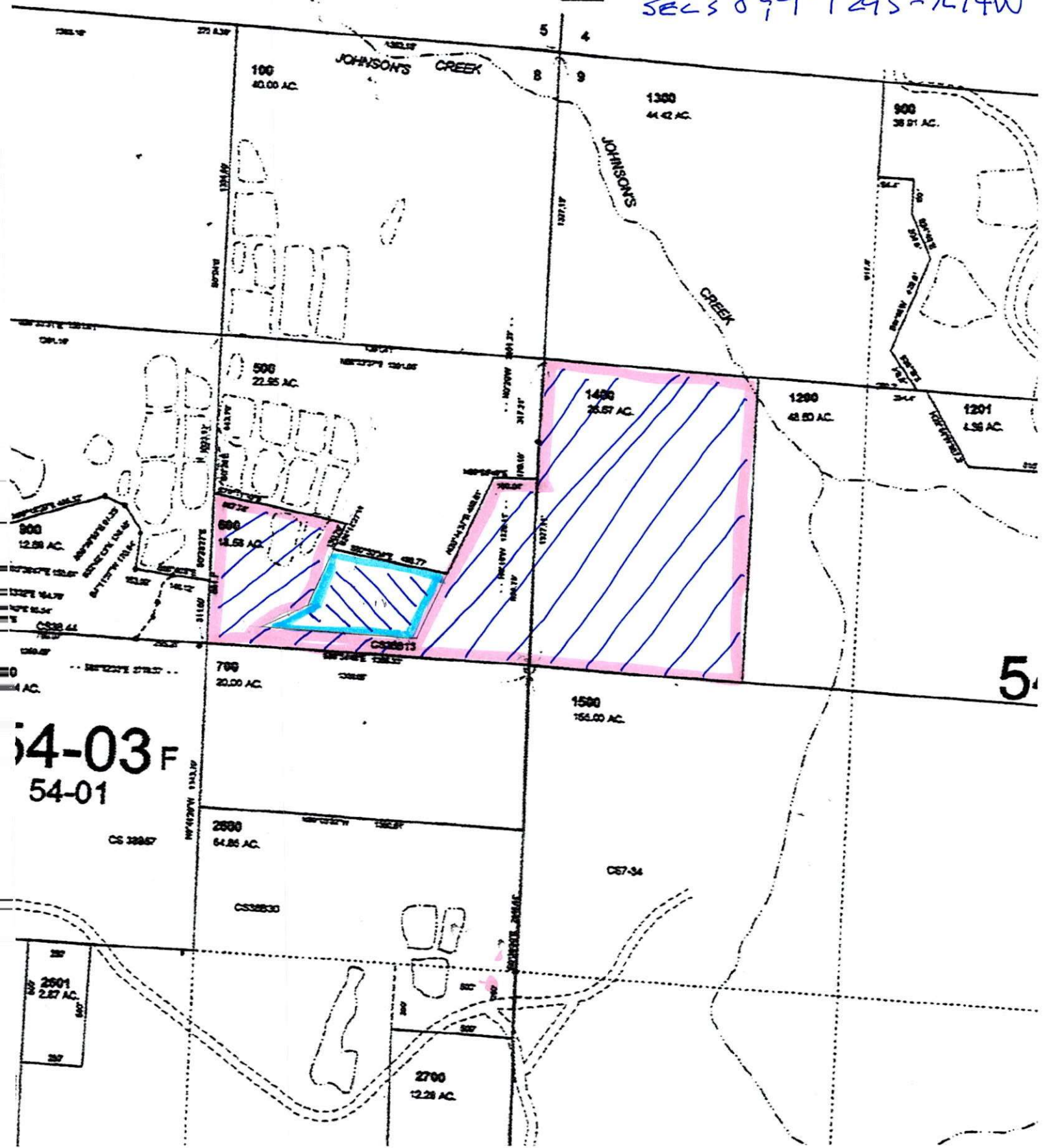
SECT

AFTER MAP

FOR
LY

SEC'S 8 & 9 T29S - R14W

05



54-03 F
54-01

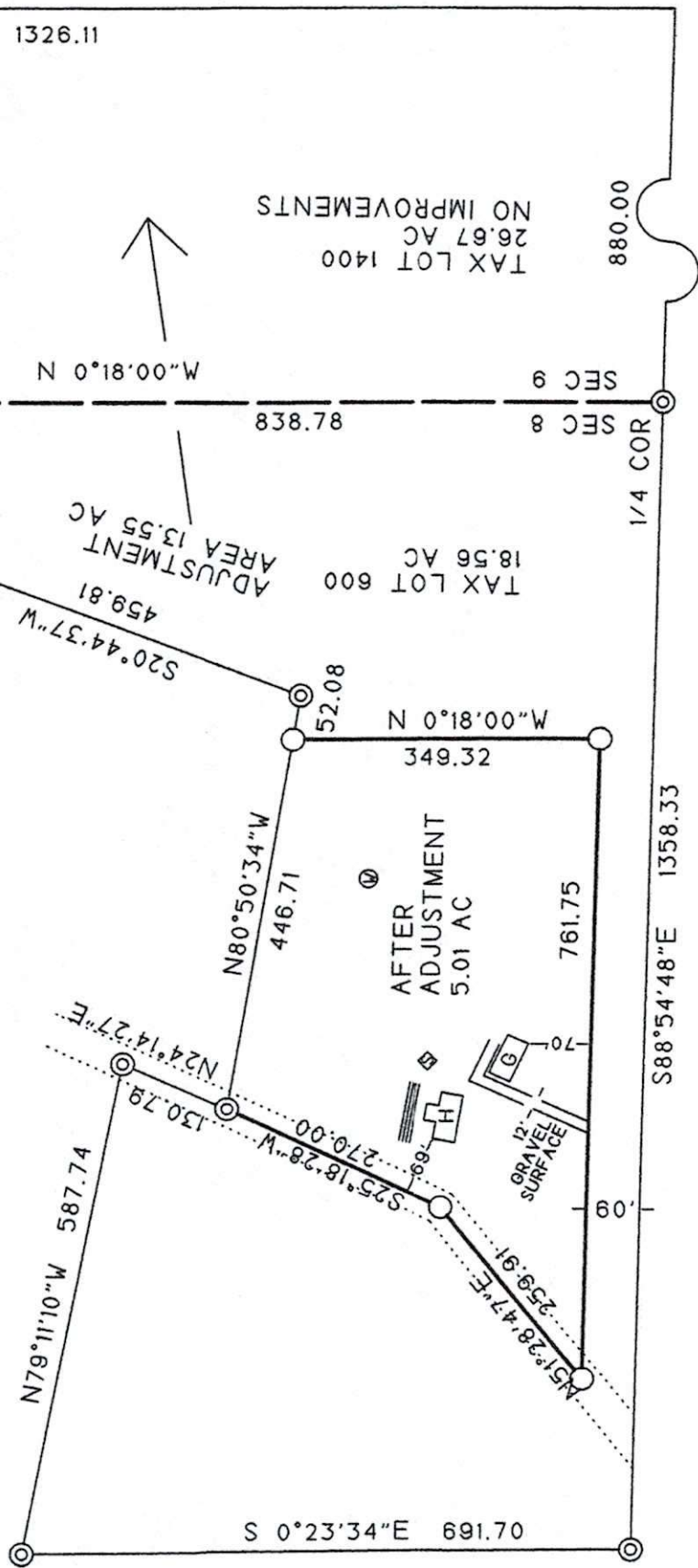
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PLOT PLAN - PROPERTY LINE ADJUSTMENT
 TAX LOT 600 T29S - R14W - SEC 8 (ZONE EFU) &
 TAX LOT 1400 - T29S - R14W - SEC 9 (ZONE F)
 UNIMPROVED PORTION OF TAX LOT 600
 TO BE ADJUSTED TO TAX LOT 1400

LEGEND

- ⊙ RECORD CORNER
- CORNER TO SET
- PROPERTY LINE TO BE VACATED
- PROPERTY LINE TO BE ADJUSTED
- H HOUSE
- G GARAGE
- s SHED
- ⊕ WELL
- ▨ DRAIN FIELD

SCALE 1" = 200'
 DATE 9/29/2020





After recording return to:
Gant Family Farms
P.O. Box 113
Bandon, OR 97411

Until a change is requested all tax statements
shall be sent to the following address:
Gant Family Farms
P.O. Box 113
Bandon, OR 97411

File No.: 7132-1350581 (VRR)
Date: April 20, 2009

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY WARRANTY DEED

Doris M. Loftin, Surviving Trustee of the Robert and Doris Loftin Trust, under agreement dated March 23, 2004, Grantor, conveys and warrants to **Gant Family Farms**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$380,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A**LEGAL DESCRIPTION:** Real property in the County of Coos, State of Oregon, described as follows:

A parcel of land in the Southern portion of the Southeast quarter of the Northeast quarter of Section 8, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the East quarter section corner of said Section 8, Township 29 South, Range 14 West of the Willamette Meridian, go North 00° 18' West 838.75 feet, along the Section line between Sections 8 and 9, Township 29 South, Range 14 West of the Willamette Meridian to a 3/4 inch pipe; thence South 89° 55' 48" West 180.04 feet to a 1/2 inch pipe; South 20° 44' 37" West, 459.81 feet to a 1/2 inch pipe; thence North 80° 50' 34" West, 498.77 feet to a 3/4 inch pipe; thence North 24° 14' 27" East, 130.79 feet to a 1/2 inch pipe; thence North 79° 11' 10" West 587.74 feet to a 3/4 inch pipe located on the 1/16th line running North and South through the center of the Northeast quarter of said Section 8; thence South 00° 26' East 691.70 feet along said 16th line to a 1 1/2 inch pipe at the C-E 1/16th corner on the East West quarter section line through the center of Section 8, Township 29 South, Range 14 West of the Willamette Meridian; thence South 88° 54' 48" East 1358.33 feet along said quarter section line to the point of beginning.

Unofficial
Copy

1-1-74

QUITCLAIM DEED



KNOW ALL MEN BY THESE PRESENTS, That Gary T. Gant and Karen E. Gant, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Gant Family Farms hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Coos, State of Oregon, described as follows, to-wit:

The West one-third of the South Half of the Northwest Quarter (W 1/3 S 1/2 NW 1/4) of Section 9 Township South, Range 14 West of the Willamette Meridian, Coos County, Oregon. Together with an easement for the right to construct an automobile runway, recorded April 28, 1993, Microfilm Reel No. 93-04-1247, Records of Coos County, Oregon. EXCEPTING AND RESERVING all minerals, as reserved in Deed by A.B. Collier, recorded August 7, 1958 in Vol. 266, Page 718, Records of Coos County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



(If executed by a corporate grantor, affix corporate seal)

Handwritten signature of Gary T. Gant and Karen E. Gant.

STATE OF OREGON, County of Coos ss. June 14, 2002 Personally appeared the above named Gary T. Gant and Karen E. Gant

STATE OF OREGON, County of ss. Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: Tanya S. Siglon Notary Public for Oregon My commission expires: 8-8-05

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: (SEAL) Notary Public for Oregon My commission expires:

Gary T & Karen E Gant PO Box 113 Bandon, OR 97411 GRANTOR'S NAME AND ADDRESS Gant Family Farms PO Box 765 Bandon, OR 97411 GRANTEE'S NAME AND ADDRESS After recording return to: Gant Family Farms PO Box 765 Bandon, CR 97411 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. sic address above RETURN TO KEY TITLE NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss. I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer By Deputy