



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- 21 - 003

Date Received: 2/18/21 Receipt #: 224228 Received by: A. Dibble

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) LAIRD TIMBERLANDS, LLC

Mailing address: 99041 LAIRD LANE, MYRTLE POINT, OR 97458

Phone: 541-527-5901

Email: davidjlaird@yahoo.com

Township: 28S Range: 11W Section: 10 1/4 Section: Select 1/16 Section: Select Tax lot: 1400

Tax Account Number(s): 819100 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 128.15 Acreage After the Adjustment 2.60

B. Land Owner(s) LAIRD TIMBERLANDS, LLC

Mailing address: 99041 LAIRD LANE, MYRTLE POINT, OR 97458

Phone: 541-572-5901

Email: davidjlaird@yahoo.com

Township: 28S Range: 11W Section: 15 1/4 Section: Select 1/16 Section: Select Tax lot: 100

Tax Account Number(s) 822401 Zone Forest (F)

Acreage Prior to Adjustment: 7.31 Acreage After the Adjustment 132.86

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:**

THE PROPERTY OWNERS WISH TO SEPERATE THE HOME ON TAX LOT 1400 FROM  
THE REST OF THE PROPERTY.

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- 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, easemnts, 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 <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the mimimum parcel/lot size?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

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

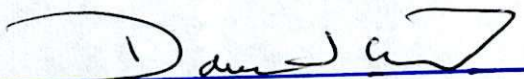
Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

**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

LAIRD TIMBERLANDS, LLC

  
MANAGER David J. Laird

1/30/21  
DATE

# BEFORE MAP

Tax Lot 1400, 28S-11W-10

Tax Lot 100, 28S-11W-15

## SECTION 10 T28S R11W W.M. COOS COUNTY

28S 11W 10

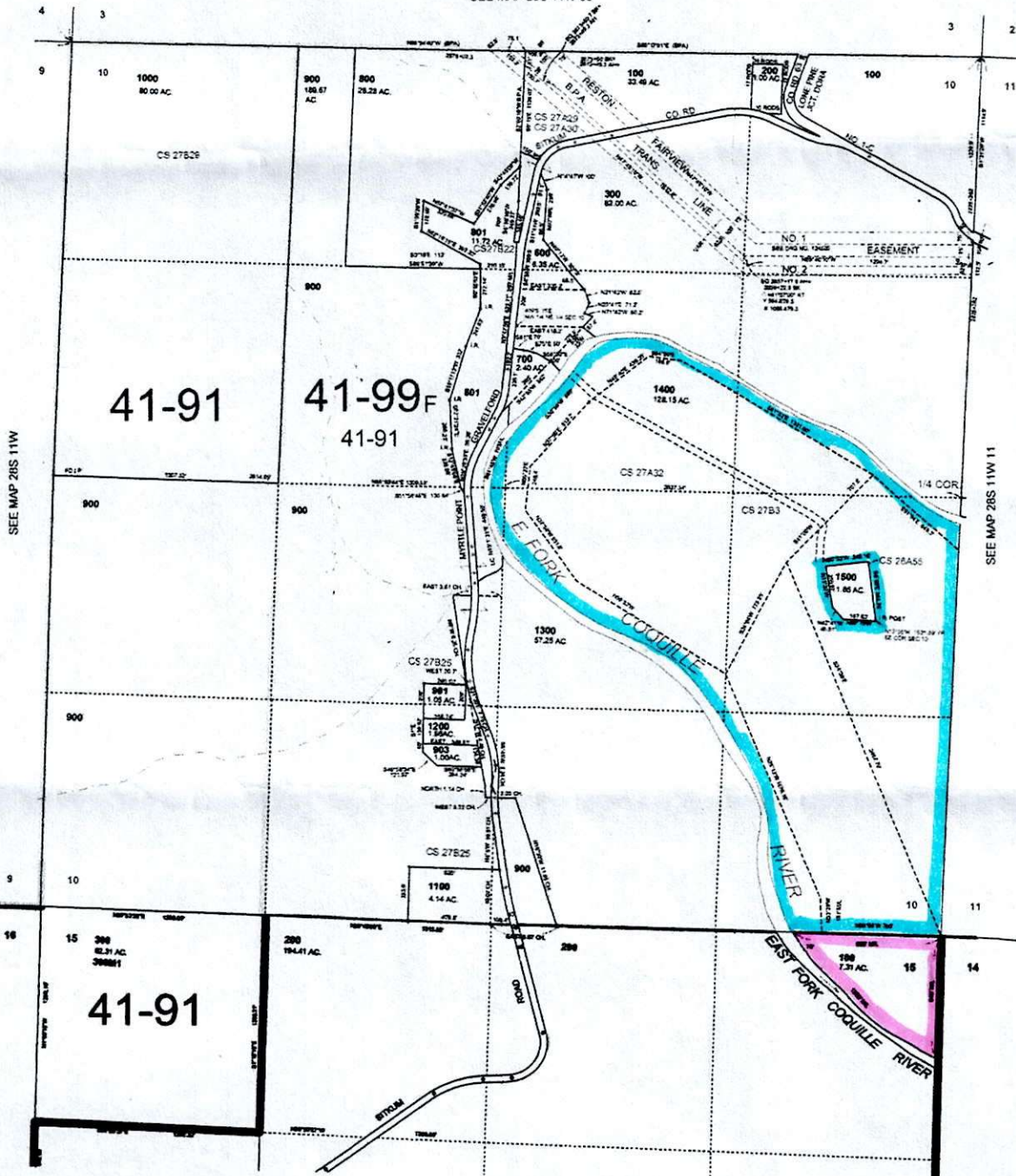
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 400'

SEE MAP 28S 11W 03

CANCELLED NO.

400  
500  
1500A1  
902  
101



SEE MAP 28S 11W

SEE MAP 28S 11W 11

09-06-2016

# AFTER MAP

Tax Lot 1400, 285-11W-10

Tax Lot 100, 285-11W-10

## SECTION 10 T28S R11W W.M. COOS COUNTY

28S 11W 10

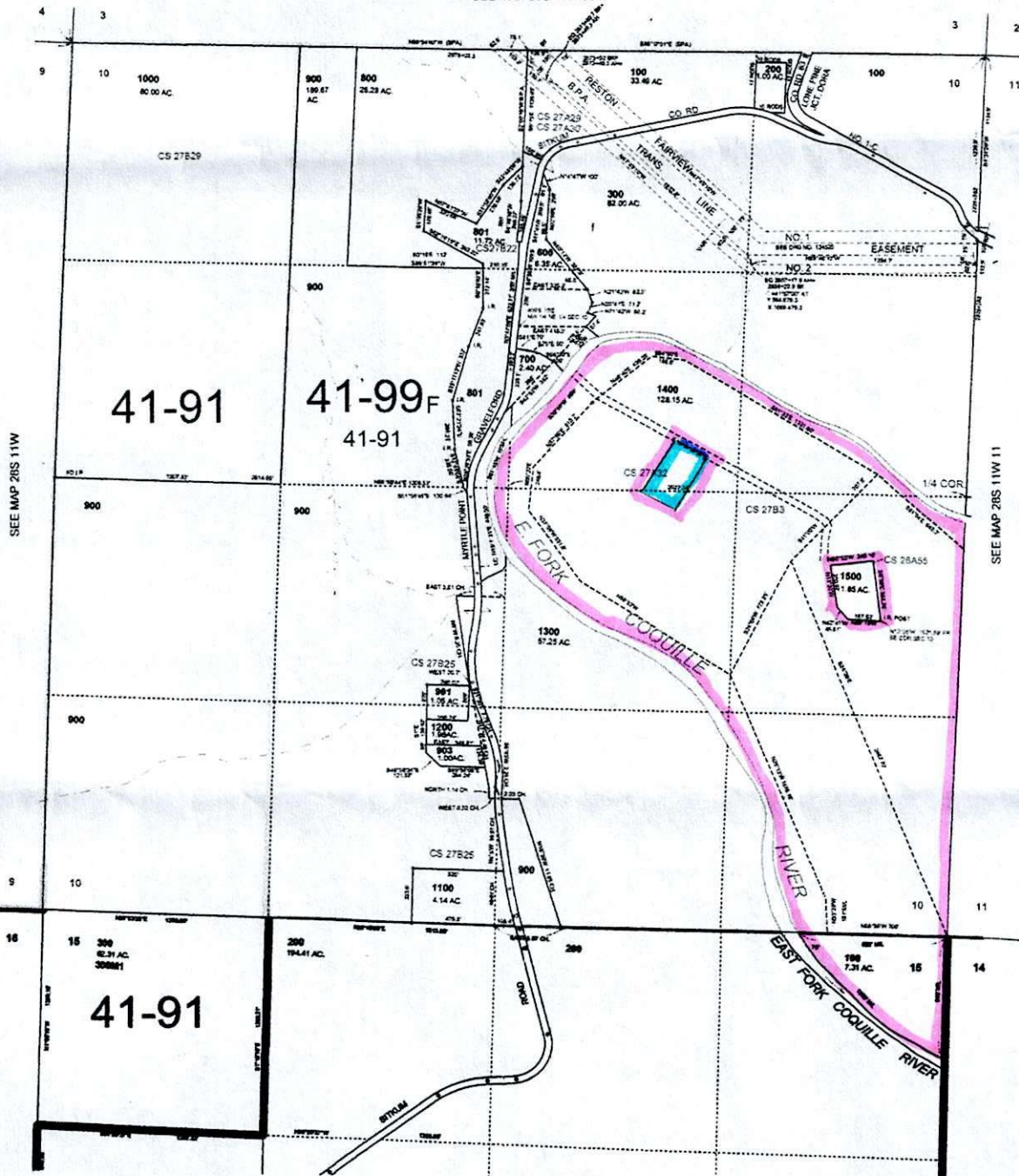
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 400'

SEE MAP 28S 11W 03

CANCELLED NO.

- 400
- 500
- 1500A1
- 902
- 101

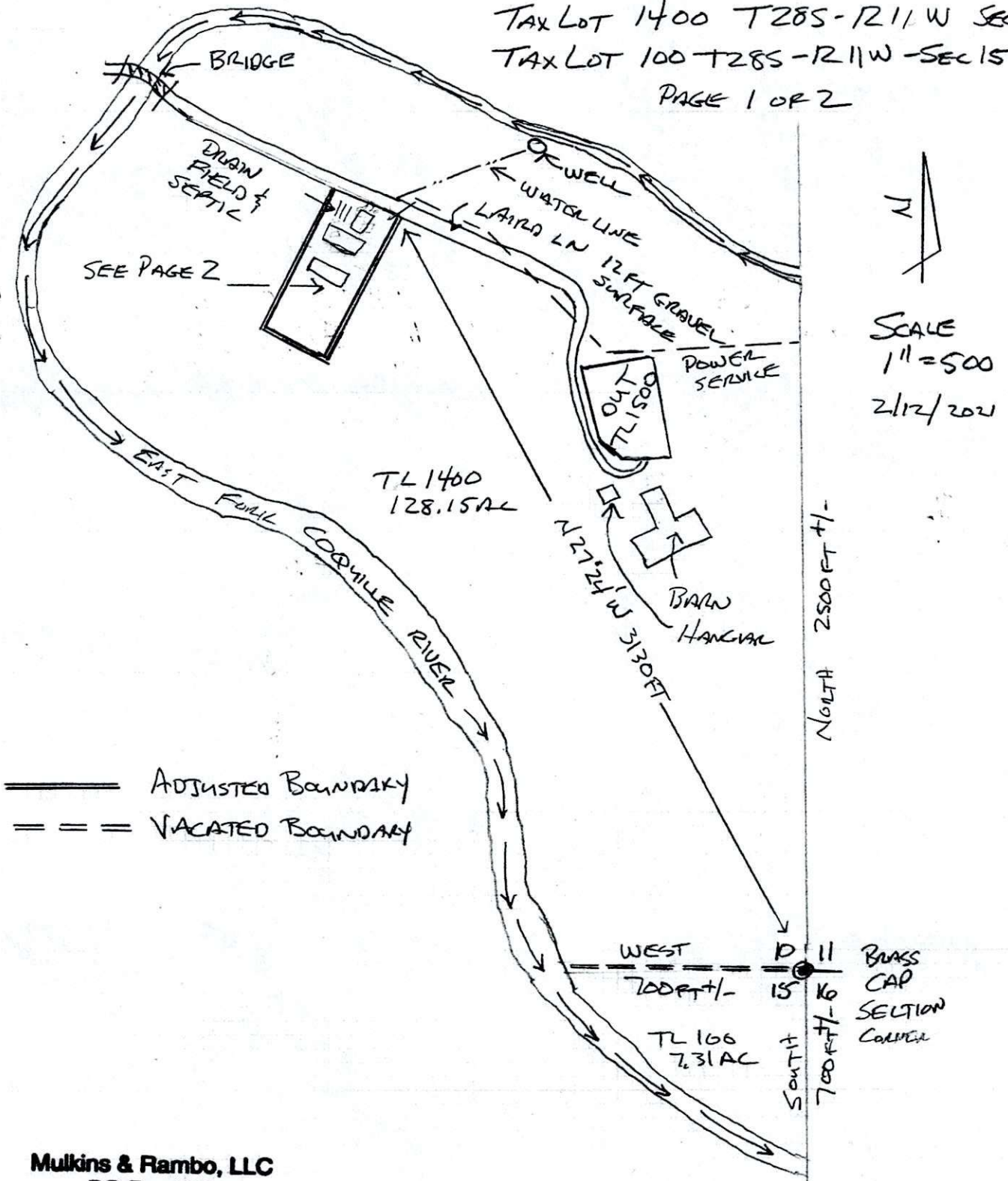


SEE MAP 28S 11W

SEE MAP 28S 11W 11

02-06-2016

PLOT PLAN  
 TAX LOT 1400 T28S-1211W SEC10  
 TAX LOT 100 T28S-1211W-SEC15  
 PAGE 1 OF 2



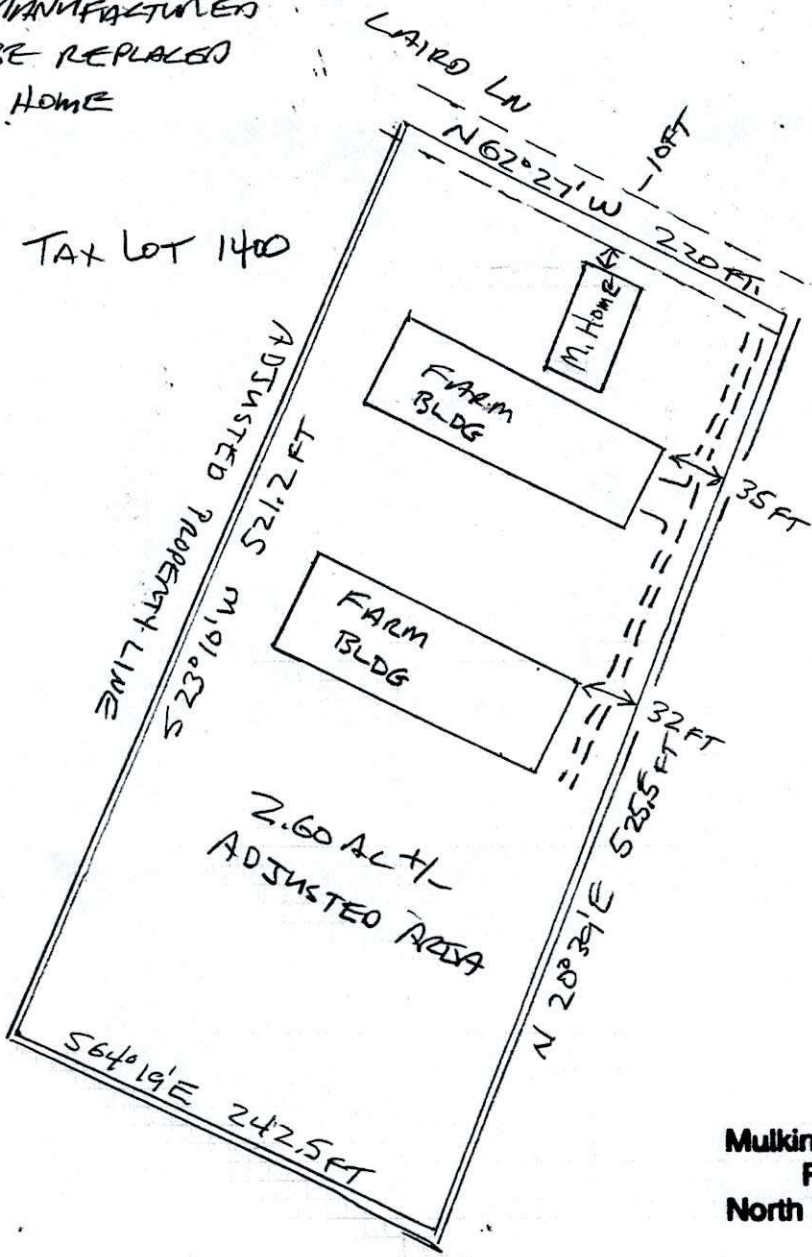
Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

NO IMPROVEMENTS ON T.L. 100

PLOT PLAN  
 TAX LOT 1400 (PORTION)  
 PAGE 2 OF 2

NOTE: THE MANUFACTURED HOME WILL BE REPLACED WITH A NEW HOME STRUCTURE.

  
 SCALE 1" = 100'  
 2/12/2021



Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

**After Recording Return To:**  
Foss, Whitty, Littlefield,  
McDaniel & Bodkin, LLP  
P.O. Box 1120  
Coos Bay, OR 97420

**Send Tax Statements To:**  
Laird Timberlands, LLC  
HC 86 Box 141 A  
Myrtle Point, OR 97458

**Consideration: None.**

**DEED**

MURL W. LAIRD as to an undivided 1.2% interest, LAURA E. LAIRD as to an undivided 1.2% interest, and MURL W. LAIRD and LAURA E. LAIRD, as Trustees of the Murl and Laura Laird Trust under agreement dated August 23, 1993, as to an undivided 97.6% interest, Grantors, convey and warrant to LAIRD TIMBERLANDS, LLC, an Oregon limited liability company, Grantee, all of Grantors' interest in and to the following described real property in Coos County, Oregon:

Parcel 1:

North half of Northeast quarter of Section 12, Township 28 South, Range 10 West of Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7986.00

Parcel 2:

Southeast quarter of Northwest quarter, Northeast quarter of Southwest quarter, West 550 feet of Southwest quarter of Northeast quarter, West 550 feet of Northwest quarter of Southeast quarter, and that portion of West 550 feet of Southwest quarter of Southeast quarter lying North of the Coos Bay Wagon Road, all in Section 6, Township 28 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7933.01

Parcel 3:

That part of the Southwest quarter and the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ ), lying South of the Coquille River, in Section 11, Township 28 South, Range 11 West of the Willamette Meridian, containing 146 acres, more or less; and

All land on the East side of the East Fork of the Coquille River in the Northeast quarter (NE $\frac{1}{4}$ ) and the Southeast quarter (SE $\frac{1}{4}$ ) of Section 10, Township 28 South, Range 11 West of Willamette Meridian, containing 130 acres, more or less, except the parcel described as Parcel 5 in this deed.

DEED - 1

TL 1400  
T28S-R11W  
SEC 10



Coos County Assessor's Nos. 8191.00, 8191.90 and 8194.00

Parcel 4:

That part of the NE¼ NE¼ of Section 15 in Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, lying North and East of the center of the stream of the E. Fork of the Coquille River, being more particularly described as follows: Beginning at the Northeast corner of said Section 15 and running thence South along the Section line 840 feet to the East bank of said Coquille River, thence continue South along said Section line 100 feet more or less to the center of the stream, thence northwesterly upstream, along the center of the stream 1200 feet more or less to the North line of Section 15, thence East along said North line 75 feet more or less to the East bank of said Coquille River, thence continue East along said North line 650 feet to the point of beginning, containing 6.8 acres excluding the river bed.

TL 100  
T28S-R11W-  
SEC 15

Coos County Assessor's No. 8224.01

Parcel 5:

A parcel of land in the Northeast quarter of Southeast quarter of Section 10, Township 28 South, Range 11 West of Willamette Meridian, Coos County, Oregon, being described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53' East 249.16 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to point of beginning.

OUT  
TL 1500  
T28S-R11W-  
SEC 10

Together with a perpetual easement and right of way over and along the existing roadway from said parcel of land to the Sitkum Route County Road.

Subject to and excepting a life estate granted to Muri W. Laird and Laura E. Laird individually by deed dated December 10, 1998.

Coos County Assessor's No. 8191.01

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.

Dated this 10th day of December, 1998.

DEED - 2

Murl W. Laird  
MURL W. LAIRD

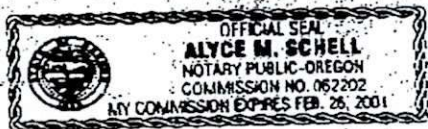
Laura E. Laird  
LAURA E. LAIRD

Murl W. Laird  
Murl W. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

Laura E. Laird  
Laura E. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

STATE OF OREGON        )  
                                  ) ss.  
County of Coos         )

This instrument was acknowledged before me on December 10, 1998, by Murl W. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993, and by Laura E. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993.



Alyce M. Schell  
Notary Public for Oregon

DEED - 3