



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-21-022

Date Received: 6/7/21 Receipt #: 9524201 Received by: Amy
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) Robin K. Schab and Diana R. Schab
Mailing address: 64686 Wygant Road., Cos Bay OR 97420
Phone: 541/297-2504 Email: d.schab@gmail.com
Township: 30S Range: 13W Section: 30 1/4 Section: A 1/16 Section: B Tax lot: 3400
Tax Account Number(s): 380100 Zone: Select Zone Urban Residential-1 (UR-1)
Acreage Prior to Adjustment: 0.36 Acreage After the Adjustment 0.39

B. Land Owner(s) Douglas Hanan Revocable Living Trust
Mailing address: PO Box 3608, Coos Bay, OR 97420
Phone: Email:
Township: 25S Range: 13W Section: 30 1/4 Section: A 1/16 Section: B Tax lot: 3300
Tax Account Number(s) 380000 Zone Urban Residential-1 (UR-1)
Acreage Prior to Adjustment: 0.25 Acreage After the Adjustment 0.22

C. Surveyor The Dyer Partnership, Engineers and Planners Inc.
Mailing Address 1330 Teakwood Drive, Coos Ba, OR 97420
Phone #: 541/269-0732 Email: merickson@dyerpart.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:

Increase lawn area for 64686 Wygant.

- 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:

Property 2:

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:

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

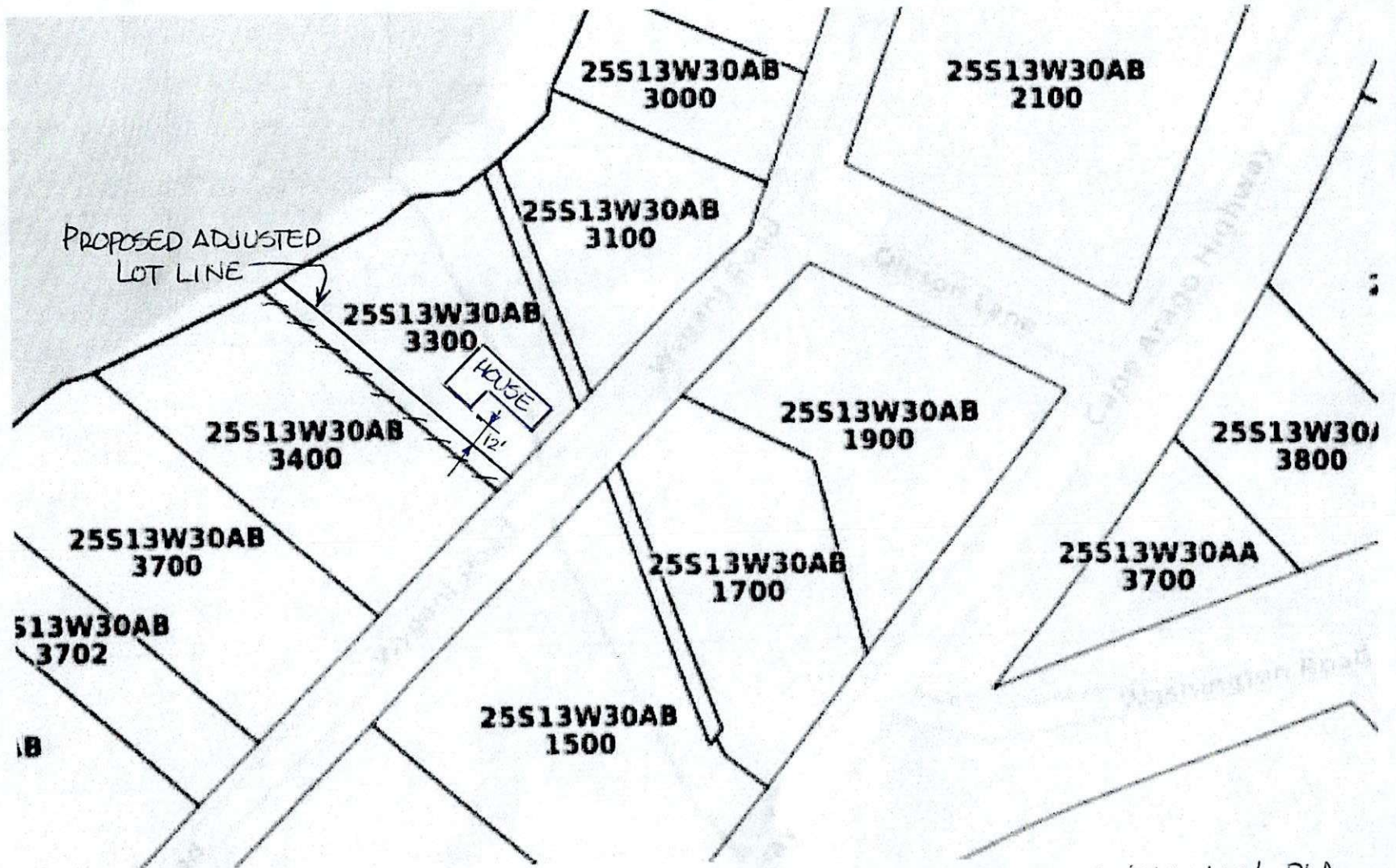
Will the property line adjustment change the access point? Yes No

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



PROPOSED ADJUSTED
LOT LINE



SCHAB/HANAN PLA
LOCATION

6/3/2021

**CHARLESTON SANITARY DISTRICT
P.O. BOX 5522
CHARLESTON, OR 97420**

May 17, 2000

Coos County Clerk

Re: UTILITY CONSRUCTION AND MAINTENANCE EASEMENT RECORDING

The attached easement shall be recorded by the Grantee (Charleston Sanitary District) and returned to the Charleston Sanitary District at the above address after recording. The Grantor (Douglas B. Hanan) executed this agreement on January 10, 2000.

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UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT

THIS AGREEMENT is made this 27th day of April, 1999, between the Charleston Sanitary District, a sanitary sewer district organized and operated pursuant to ORS Chapter 450, hereinafter Grantee, and Douglas B. Hanan, hereinafter, Grantor.

NOW THEREFORE, the parties mutually agrees as follows:

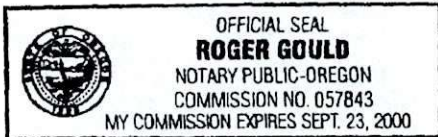
1. Grantor grants to Grantee and its successors, agents and assigns, an easement over the real property described as follows:
(See exhibit A, attached hereto and incorporated herein by this reference).
for the purpose of installing and maintaining check valves on Grantor's existing sewer laterals.
2. The consideration for the grant of this easement is Grantee's installation of a check valve on Grantor's existing sewer lateral at no cost to Grantor. Grantee agrees not to displace any bushes or other vegetation, other than grass, on Grantor's property in the installation and maintenance of the check valves.
3. Grantor shall continue to have such use and enjoyment of the described property which is not inconsistent with the easement granted hereby to Grantee.
4. This construction and maintenance easement shall be effective on the date of execution of this easement. Grantee will cause this easement to be recorded.

IN WITNESS HEREOF, the Grantor has duly executed this agreement as of this date first written above.

Douglas B Hanan
Douglas B. Hanan

STATE of OREGON)
) ss.
County of Coos)

Personally appeared the above named Douglas B. Hanan and acknowledged the foregoing instrument to be his voluntary act and deed.. Before me this 27th day of April, 1999



Roger Gould
Notary Public for Oregon

Parcel A: Lot 1, Block 6, EMPIRE HOMESITES, Coos County, Oregon, described as follows: Beginning at a point in the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the section corner at the northeast corner of the said Section 30 bears North 78 deg. 18 min East 1990.91 feet; thence North 69 deg. 35 min. West 154.06 feet; thence South 22 deg 35 min East 152.94 feet; thence North 44 deg. 24 min. East 122.42 feet to the point of beginning. Together with the vacated 8 1/2 Olson Avenue fronting and abutting said premises.

Parcel B: Lot 2, Block 6, EMPIRE HOMESITES, Coos County, Oregon, more particularly described as follows: Beginning at a point in the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of the said Section 30, bears North 75 deg. 25 3/4 min. East a distance of 2154.04 feet and running thence North 52 deg. 55 min. West for a distance of 208.57 feet; thence North 54 deg. 02 min. East for a distance of 140.42 feet; thence South 69 deg. 35 min. East for a distance of 33.0 feet; thence South 22 deg. 35 min. East for a distance of 166.51 feet; thence South 44 deg. 24 min. West for a distance of 60.0 feet to the point of beginning and being a portion of the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon. Together with vacated portion of Olson Avenue that would inure thereto.

05/17/2000 03:25 REC FEE: \$36.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0003 OF 0003
INST#: 2000 4906

HANAN EXHIBIT A

RECORDING REQUESTED BY:
GRANTOR:
Larry Starmer, Donna Wheeler, and Sally Dowdy
2781 33rd Street
Springfield, OR 97477

COOS COUNTY, OREGON 2014-01888
\$66.00 03/13/2014 01:50:26 PM
Pgs=5



Terril L. Turl, Coos County Clerk

GRANTEE:
Robin K. Schab and Diana R. Schab
2213 Pony Creek Rd
North Bend, OR 97459

SEND TAX STATEMENTS TO:
Robin K. Schab and Diana R. Schab
2213 Pony Creek Rd
North Bend, OR 97459

THIS DOCUMENT WAS EXECUTED IN
COUNTERPART. TOGETHER WITH ALL PARTS
EXECUTED CONSTITUTES ONE DOCUMENT.

4010297

AFTER RECORDING RETURN TO:
Robin K. Schab and Diana R. Schab
2213 Pony Creek Rd
North Bend, OR 97459

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

Escrow No: 360614010297-TTCC006
64682, 64684 & 64686 Wygant Rd
Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry Starmer, Donna Wheeler, and Sally Dowdy, Grantor, conveys and warrants to

Robin K. Schab and Diana R. Schab, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$81,000.00. (See ORS 93.030)

Subject to and excepting:

Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: March 6, 2014

Larry Starmer

360614010297-TTCC006
Deed (Warranty-Statutory)

Donna Wheeler

Sally Dowdy

State of Oregon
COUNTY of Lane

This instrument was acknowledged before me on March 07, 2014

by Larry Sturmer

Laurie K Jenkinson
Notary Public - State of Oregon
My commission expires: 9-20-2016



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Donna Wheeler
Donna Wheeler

Sally Dowdy

State of Oregon
COUNTY of Clatsop

This instrument was acknowledged before me on March 7, 20 14

by Donna Wheeler

Rosalie E. Brown
Rosalie E. Brown, Notary Public - State of Oregon
My commission expires: 02-22-2017



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Donna Wheeler

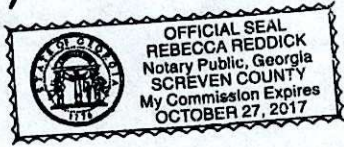
Sally Dowdy
Sally Dowdy

State of Georgia
COUNTY of Cowden

This instrument was acknowledged before me on 3/11, 20 14

by Sally Dowdy

[Signature]
Notary Public - State of Georgia
My commission expires: is/elle



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LEGAL DESCRIPTION

PARCEL 1: Lot 3, Block 6, Empire Homesites, in the County of Coos, State of Oregon, being more particularly described as follows: Beginning at a point in the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, from which point the iron pipe at the Northeast corner of the said Section 30 bears North $75^{\circ}25'3/4''$ East a distance of 2154.04 feet; and running thence South $44^{\circ}24'$ West for a distance of 50.41 feet; thence North $52^{\circ}55'$ West for a distance of 217.39 feet; thence North $54^{\circ}02'$ East for a distance of 52.27 feet; thence South $52^{\circ}55'$ East for a distance of 208.57 feet to the point of beginning and being a portion of the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 2: Lot 4, Block 6 of Empire Homesites (Tract E No. 69) being more particularly described as follows: Beginning at a point in the E. J. Foley Donation Land Claim #40 in Section 30, Township 25 South, of Range 13 West of the Willamette Meridian, from which point the iron pipe at the Northeast corner of said Section 30 bears North $74^{\circ}06'$ East a distance of 2241.03 feet; and running thence North $52^{\circ}55'$ West for a distance of 266.21 feet; thence North $54^{\circ}02'$ East for a distance of 52.27 feet; thence South $52^{\circ}55'$ East for a distance of 217.39 feet; thence South $44^{\circ}24'$ West for a distance of 50.41 feet to the point of beginning and being a portion of the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

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