



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-21-016

Date Received: 5/10/21 Receipt #: 224372 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) Pullen Family Limited Partnership

Mailing address: P.O. Box 769, Bandon, OR 97411

Phone: Gary Pullen - 541-404-3890 Email:

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot: 28S 14W 21 Select Select 02300

Tax Account Number(s): 968500 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 6.47 Acreage After the Adjustment 2.10

B. Land Owner(s) Pullen Family Limited Partnership

Mailing address: P.O. Box 769, Bandon, OR 97411

Phone: Gary Pullen, 541-404-3890 Email:

Township: Range: Section: 1/4 Section: 1/16 Section: 28S 14W 21 Select Select 02300

Tax Account Number(s) 968500 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 8.00 Acreage After the Adjustment 12.37

C. Surveyor Troy Rambo

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 purpose of the adjustment is to adjust the boundaries between discrete parcels described  
Deed Volume 237 Page 45 and Deed Volume 263 Page 97 leaving the existing home and  
garden shed on 2.10 acres. It is understood that the discrete parcel will have to be deeded out  
prior to recording any deeds. There will be no structures within 30 feet of the adjusted line.

- 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: There are no Lien Holders

Property 2:

**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 type="checkbox"/> | No <input checked="" 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:

40 feet

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

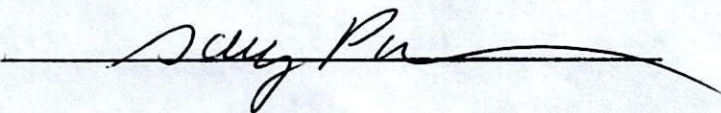
Will the property line adjustment change the access point? Yes  No

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.**

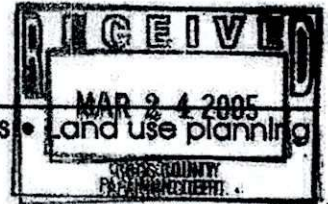
**Property Owner**





# Prahar Surveying

Land surveys • Water rights • Subdivisions • Partitions •



## DISCRETE PARCEL DETERMINATION

The Pullen Family Limited Partnership, by and through its General Partners:

William J. Pullen and Rose J. Pullen, Co-Trustees of the William J. Pullen Revocable Trust;  
Rose J. Pullen and William J. Pullen, Co-Trustees of the Rose J. Pullen Revocable Trust, Deed Reference 96-12-0812, Coos County Deed Records, Coos County, Oregon, are proceeding with this hereon described Discrete Parcel Determination.

The subject properties are:

Tax Lot 2200, 28-14-21, which was conveyed from Rowena B. Pullen, unmarried widow of William Jesse Pullen to William J. Pullen, Jr. and Rose J. Pullen in deed reference 68-9-32323, Coos County Deed Records, dated February 28, 1967, containing 16.06 acres.

Tax Lot 2300, 28-14-21, which was conveyed from W.J. Pullen and Rowena B. Pullen, husband and wife, to William J. Pullen, Jr. and Rose J. Pullen, Husband and Wife in Volume 314, Page 91, Coos County Deed Records, containing 5.39 Acres.

Tax Lot 2300, 28-14-21, which was conveyed from W.J. Pullen and Rowena Pullen, husband and wife, to William J. Pullen, Jr. and Rose J. Pullen in Volume 237, Page 45 Coos County Deed Records, dated September 16, 1954, containing 6.669 acres.

Tax Lot 2300, 28-14-21, which was conveyed from George V.L. Davis and Ada E. Davis to William Pullen and Rose Pullen in Volume 263, Page 97, Coos County Deed Records, dated January 16, 1958, containing 10 acres.

All subject deeds are hereby attached for your inspection, along with an older assessor's map showing the discrete parcels.

I, John P. Prahar, Professional Land Surveyor in Oregon No 2009, do hereby certify that those parcels described in deed ref. 68-9-32323 (TL 2200), Vol. 314, P. 91, Vol. 237, P. 45, and Vol 263, P. 97 (TL 2300) are discrete parcels of land as hereby shown and documented.

PRAHAR SURVEYING  
1045 BALTIMORE AVE. S.E.  
BANDON, OREGON 97411  
541-347-9517  
SURVEY@HARBORSIDE.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 16, 1982  
JOHN P. PRAHAR  
#2009

*etp. 12-31-06*



86955

VOL 237 PAGE 45

KNOW ALL MEN BY THESE PRESENTS, that W. J. Pullen and Roseanna Pullen, husband and wife,

in consideration of Ten and No/100- - - - - \$ 100.00 - - - - - of and for Grantor's

to them paid by William J. Pullen, Jr. and Rose J. Pullen, husband and wife, Grantor's

do hereby Grant, bargain, sell and convey unto the said grantee, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, improvements and appurtenances, situated in the County of Coos

and State of Oregon, located and described as follows: to-wit: A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 21, Township 28, South of Range 14, West of the Willamette Meridian in Coos County, Oregon, particularly described as follows: Beginning at the southwest corner of the said Southwest quarter of the Northwest quarter; thence along the south boundary of the Southwest quarter of the Northwest quarter of said Section 21 South 88° 44' East 1046.0 feet; thence along the south boundary of the County Road on the following courses: North 52° 48' West 80.0 feet; North 21° 35' West 410.0 feet; North 13° 51' West 170.0 feet; thence South 54° 08' West 975.5 feet to the place of beginning, containing 6.669 acres.



To Have and to Hold the above described and granted premises unto the said grantee as tenants by the entirety, their heirs and assigns forever.

And the Grantor's consent that they are lawfully seized in fee simple of the above granted premises free from all incumbrances.

Witness OUR hand and seal this 16th day of September, 1954.

STATE OF OREGON,

County of Coos, } ss. On this 16th day of September, 1954, before me, the undersigned a Notary Public in and for said County and State personally appeared the within named W. J. Pullen and Roseanna Pullen, husband and wife,

who are known to me to be the identical individual(s) described in and who executed the within instrument, and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day appearing first above written.

My Commission expires Jan. 4, 1958.

WARRANTY DEED

(FORM No. 715)

W. J. Pullen, et ux

TO

William J. Pullen, Jr.,

et ux

STATE OF OREGON,

County of Coos } ss.

I certify that the within instrument was received for record on the day of SEP 20 1954, at 3:10 o'clock P. M., and recorded in book 237, Record of Deeds of said County, on page 45.

WITNESS my hand and seal of County affixed.

GEORGIANNA VAUGHAN

County Clerk—Recorder.  
By *[Signature]* Deputy.

PREVEND-ROSS LAW FOD. CO., PORTLAND, ORE.

*[Handwritten signatures: Stee, 10/1/54, Baudouin]*

86955

ESB:R

24 1/2 100

10698  
GRANT DEED

VOL. 263 PAGE 97

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, GEORGE V.L. DAVIS and ADA E. DAVIS, husband and wife, do hereby GRANT to WILLIAM PULLEN and ROSE PULLEN, husband and wife, as JOINT TENANTS, all that real property situated in the County of Coos, State of Oregon, and described as follows:

North half of the North half of the Northwest quarter of the Southwest quarter of Section 21, Twp 28, South, Range 14 West; South half of the North half of the Northwest quarter of the Southwest quarter of Section 21, Township 28 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Tax Lots 7,16,17.

IN WITNESS WHEREOF, this conveyance has been executed as of the 16th day of January, 1958.

*George V.L. Davis*  
GEORGE V.L. DAVIS

*Ada E. Davis*  
ADA E. DAVIS

523556 (Individual)

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

On JANUARY 16<sup>th</sup> 1958  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

GEORGE V.L. DAVIS  
ADA E. DAVIS

known to me to be the persons whose names ARE subscribed to the within instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

(Seal)



RECORDED JAN 30 1958 AT 4:50  
GEOBLANNA VAUGHAN, COUNTY CLERK







After Recording Return and  
Send all Tax Statements to:  
Pullen Family Ltd. Partnership  
Pullen, William J., Et Al. Trustee  
55880 Prosper Jct. Road  
Bandon, Oregon 97411

PROPERTY LINE ADJUSTMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that The Pullen Family Limited Partnership, by and through its General Partners, William J. Pullen and Rose J. Pullen, Co-Trustees, Grantors, hereby conveys to The Pullen Family Limited Partnership, William J. Pullen and Rose J. Pullen, Co-Trustees, Grantees, the following described real property in Coos County, Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land located in the West 1/2 of the N.W. 1/4 of Section 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a point on the West line of said Section 21, which is located N00°39'W, 589.22 feet from the 1/4 corner between said Section 21 and Section 20, Twp.28 S., Rge. 14 WWM, thence N00°39'W, 636.69 feet to an iron rod; thence N87°00'E, 166.01 to an iron rod; thence S01°53'42"E, 136.60 feet to an iron rod; thence S89°49'19"E, 396.67 feet to an iron rod; thence S85°06'E, 108.40 feet to the Westerly edge of Prosper Junction Road; thence Southeasterly along said Prosper Junction Road, 530 feet, more or less, to the a point located S89°44'E from the point of beginning; thence N88°44'W, 797.41 feet, more or less to the point of beginning; containing 8.96 acres, more or less.

The true and actual consideration for this conveyance is \$0.00 dollars.

Coos County real property tax account No. 9693.00 ,Tax Lot 2200, 28-14-21 is the property conveying.  
Tax account No. 9685.00 Tax Lot 2300, 28-14-21 is the property receiving.

This is a property line adjustment deed. In compliance with O.R.S. 92.190 (4) the following information is furnished:

1. The names of the parties to this deed are:  
The Pullen Family Partnership, William J. Pullen and Rose J. Pullen, Co-Trustees, Grantors and Grantees



2. The description of the adjusted line is as follows:  
Beginning at a point located on the West line of Section 21, Twp.28S.,Rge.14 WWM, said point being N00°39'W, 1225.91 feet from the 1/4 corner common to Sec. 20 and 21, Twp.28S.,R.14 WWM; thence N87°00'E, 166.01 feet; thence S01°52'42"E, 136.60 feet, thence S89°49'19"E, 396.07 feet; thence S85°06'E, 108.40 feet to the west edge of Prosper Junction Road.
3. The deed whereby Grantors acquired title to the property to be conveyed is recorded as deed reference no. 96-12-0812, Coos County Deed Records.  
  
The deed whereby Grantees acquired title to which said conveyed property is to be joined is recorded in deed reference 96-08-0812, Coos County Deed Records.
4. This property line adjustment requires a property survey of the adjusted parcel and is recorded in the Coos County Surveyor's Office as C.S.31-B-157.

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.

Pullen Family Limited Partnership

Grantors: William J. Pullen, Co-Trustee  
Rose J. Pullen, Co-Trustee

State of Oregon )  
County of Coos ) ss.

Personally appeared the above named William J. Pullen and Rose J. Pullen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Diane Santana  
Notary Public for Oregon  
Sam Parker My commission expires Feb. 2, 2008.

I, [Signature], attest that the above signature is that of William J. Pullen





Pullen Family Limited Partnership

Grantees: William J. Pullen William J. Pullen, Co-Trustee  
Rose J. Pullen Rose J. Pullen, Co-Trustee

State of OREGON )  
County of COOS ) ss.



Personally appeared the above named William J. Pullen and Rose J. Pullen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Diane Santana

Notary public for OREGON  
My commission expires Feb 2, 2008

I, Sam Parker, attest that the above signature is that of William J. Pullen

Grantors: Name and Address:  
Pullen Family Limited Partnership  
William J. Pullen and Rose J. Pullen, Co-Trustees  
55880 Prosper Jct. Rd.  
Bandon, Oregon 97411

Grantees: Name and Address:  
Pullen Family Limited Partnership  
William J. Pullen and Rose J. Pullen, Co-Trustees  
55880 Prosper Jct. Rd.  
Bandon, Oregon 97411

Send All Tax Statements to: Pullen Family LTD Partnership  
William J. Pullen, Et. Al.  
55880 Prosper Jct. Rd.  
Bandon, Oregon 97411



96 12 0812

BARGAIN AND SALE DEED

Grantor: WILLIAM J. PULLEN and ROSE J. PULLEN, CO-TRUSTEES  
OF THE WILLIAM J. PULLEN REVOCABLE TRUST  
Route 2, Box 260 - Bandon, Oregon 97411

ROSE J. PULLEN and WILLIAM J. PULLEN, CO-TRUSTEES  
OF THE ROSE J. PULLEN REVOCABLE TRUST  
Route 2, Box 260 - Bandon, Oregon 97411

Grantee: THE PULLEN FAMILY LIMITED PARTNERSHIP  
by and through its General Partners:

William J. Pullen and Rose J. Pullen, Co-Trustees  
of The William J. Pullen Revocable Trust  
Route 2, Box 260 - Bandon, Oregon 97411

Rose J. Pullen and William J. Pullen, Co-Trustees  
of The Rose J. Pullen Revocable Trust  
Route 2, Box 260 - Bandon, Oregon 97411

Taxes : ROSE J. PULLEN and WILLIAM J. PULLEN, CO-TRUSTEES  
Route 2, Box 260 - Bandon, Oregon 97411

Return : RICHARD L. LARSON  
JOHNSON, CLIFTON, LARSON & CORSON, P.C.  
1050 Citizens Building  
975 Oak Street - Eugene, Oregon 97401-3124

Consideration: A contribution to Partnership.

KNOW ALL PERSONS BY THESE PRESENTS, That WILLIAM J. PULLEN and  
ROSE J. PULLEN, CO-TRUSTEES of The WILLIAM J. PULLEN REVOCABLE  
TRUST dated June 21, 1991, and as CO-TRUSTEES of The ROSE J. PULLEN  
REVOCABLE TRUST dated June 21, 1991, hereinafter called Grantor,  
for the consideration hereinafter stated, does hereby grant,  
bargain, sell and convey unto THE PULLEN FAMILY LIMITED PARTNERSHIP  
by and through its General Partners, William J. Pullen and Rose J.  
Pullen, Co-Trustees of The William J. Pullen Revocable Trust and of  
The Rose J. Pullen Revocable Trust, hereinafter called Grantee, and  
unto Grantee's successors and assigns, that certain real property  
with the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining, situated in the County of  
Coos, State of Oregon, described as follows, to wit:

See Attached Exhibit A RECORDING # 96120812

///

Mary Ann Wilson,  
Coos County Clerk, certify  
the within instrument  
was filed for record at



BARGAIN AND SALE DEED - Page 1 of 2

10:48 ON 12/24/1996  
By J. WILSON Deputy

# pages 6 Fee \$ 58.00

1936



96 12 0812

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true consideration consists of paid for this transfer, stated in terms of dollars, is: Contribution to Partnership.

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.

In Witness Whereof, the Grantor has executed this instrument this 18 day of December, 1996.

  
WILLIAM J. PULLEN, TRUSTEE

  
ROSE J. PULLEN, TRUSTEE

STATE OF OREGON        )  
                              ) ss.  
County of Coos        )

On December 18, 1996 before me, the undersigned, a Notary Public in and for the state of Oregon, personally appeared WILLIAM J. PULLEN and ROSE J. PULLEN, who are personally known to me or have proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument and acknowledged the foregoing to be their voluntary act and deed.

WITNESS my hand and official seal.

Signature:   
My Commission Expires: 6/5/2003



1937



96 12 0812

Parcel 1:

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; more particularly described as:

Beginning 30 rods North of the Northeast corner of the Southeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; running thence North 49 1/2 rods; thence West 78 1/2 rods; thence South 49 1/2 rods; thence East 78 1/2 rods to the place of beginning.

Parcel 2:

The South 1/2 of the Northwest quarter of the Southwest 1/4 of Section 21, Township 28 South, Range 14, West of the Willamette Meridian, Coos County, Oregon. EXCEPTING all oil and minerals as reserved in Deed recorded July 27, 1939 in Book 134, Page 282, Deed Records of Coos County, Oregon.

Subject to: Lack of right of access to and from said land. The within described property does not appear of record to have access to public street or way.

Parcel 3:

Beginning at an one inch iron post on the Section line between Sections 20 and 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, which post is 746.44 feet South of the Section corner common to Sections 16, 17, 20 and 21 said Township and Range and is also the Southwest corner of that property conveyed to A.J. Morey and Hazel Morey in deed recorded in Book 146, Page 314, Deed Records of Coos County, Oregon; thence South along the Section line 1304.34 feet, more or less, to the Northwest corner of the property conveyed to William J. Pullan, Jr. et ux in Book 314, Page 91, Deed Records of Coos County, Oregon; thence South 88° 44' East 817.41 feet to a point in the center of the County Road; thence Northerly along said road to a point which is North 77° 37' East of the point of beginning; thence South 77° 37' West and at 17 links passing through a 1" pipe post and continue the same course a total distance of 6.69 chains to the point of beginning.

Exhibit A  
Page 1 of 4

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## Parcel 4:

Property described in volume 86, Page 223, Deed Records of Coos County, Oregon and more particularly described as follows:

Beginning at a point on the section line between Sections 20 and 21, 40 rods South of the section corner common to said Sections 20 and 21, also Sections 16 and 17 in Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; running thence East one rod; thence South 40 rods, more or less to the South line of the Northeast 1/4 of the Northeast 1/4; thence West 20 rods; more or less to the most Eastern boundary of Wald property as described in Deed Book 201, Page 439, Records of Coos County, Oregon; thence North 40 rods; thence East 19 rods to the place of beginning. Being in Section 20, Township 28 South, Range 14 West of the Willamette Meridian. Less the North 289.74 feet of the East 16.5 feet of the above description which was deeded out in Deed Book 280, Page 750, Records of Coos County, Oregon.

## Parcel 5:

Beginning at a point one-half mile South of Section Corner between Sections 16, 17, 20 and 21, in Township 28 South of Range 14 West of the Willamette Meridian in Coos County, Oregon; running thence West 40 rods; thence North 30 rods; thence East 40 rods; thence South 30 rods to the place of beginning, containing 7 1/2 acres of land, more or less.

## Parcel 6:

All that portion of the following described property lying West of that certain county road know as Prosper Road, to-wit:

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, all in Section 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

1937



**Parcel 7:**

North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 14 West; South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Tax Lots 7, 16, 17.

**Parcel 8:**

Beginning at a point 30 feet East of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 28 South, Range 14 West of the Willamette Meridian; thence North 160.33 feet; thence East 150 feet; thence South 160.33 feet; thence West 150 feet to the point of beginning, Coos County, Oregon.

EXCEPT that portion heretofore conveyed to State for Highway purposes.

**Parcel 9:**

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 28, South of Range 14, West of the Willamette Meridian in Coos County, Oregon, particularly described as follows:

Beginning at the Southwest corner of the said Southwest 1/4 of the Northwest 1/4; thence along the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 21 South 88° 44' East 1046.0 feet; thence along the West boundary of the County Road on the following courses: North 52° 48' West 80.0 feet, North 21° 38' West 410.0 feet, North 13° 51' West 170.0 feet; thence South 54° 08' West 975.5 feet to the place of beginning, containing 6.669 acres.

**Parcel 10:**

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian in Coos County, Oregon, containing 10 acres more or less.

1940



**Parcel 11:**

Beginning at a point which is located North 89° 31' 52" West, 34.01 feet from the North 1/16 corner on the Section line between Sections 20 and 21, Township 28 South, Range 14 West; thence continue North 89° 31' 52" West, 229.0 feet; thence North 01° 26' West, 90.54 feet; thence South 89° 31' 52" East, 229.0 feet; thence South 01° 26' East, 90.54 feet to the point of beginning.

**Parcel 12:**

Beginning at a point 40 rods West of the Southeast corner of Northeast 1/4 of Section 20 Township 28 South Range 14 West of the Willamette Meridian; running thence North 30 rods; thence West 26 and 2/3 rods; thence South 30 rods; thence East 26 and 2/3 rods to the place of beginning containing 5 acres more or less.

**Parcel 13:**

A parcel of land situated in Southwest 1/4 of Northwest 1/4 of Section 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at the 2" pipe marking the East 1/4 corner of Section 21, Township 28 South, Range 14 West of the Willamette Meridian, run North 00° 39' West, 589.22 feet along the Section line between Sections 20 and 21; thence South 88° 44' East, 797.41 feet to a point which is 20 feet from the center line of the County Road; thence South 54° 08' West, 975.50 feet to the point of beginning: containing 5.39 acres, more or less.

**Parcel 14:**

Begin at the Southwest corner of the East half of the Northeast 1/4, Section 20, Township 28, South Range 14 West of the Willamette Meridian, thence North 30 Rods, thence East 13 rods, thence South 30 rods, thence West 13 rods to the place of beginning, being Tax Lot 3, in Section 20, Township 28 South, Range 14, West of the Willamette Meridian, Coos County, Oregon, containing 2.5 acres, reserving to the grantor the oil, mineral, and gas in said premises, and also reserving therefrom a 60 foot in width right of way through said premises together with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

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**MULKINS & RAMBO, LLC**

P.O. BOX 809

NORTH BEND, OR 97459

PHONE (541) 751-8900

Email: [mandrllc@frontier.com](mailto:mandrllc@frontier.com)

May 6, 2021

Coos County Planning Dept.  
250 N. Baxter St.  
Coquille, OR 97423

RE: Proposed Property Line Adjustment – TL# 2300 – 28S 14W

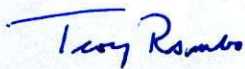
Crystal Orr,

Please find enclosed an application for a Property Line Adjustment. The proposed adjustment is between 2 discrete parcels that were certified by John Prahar in 2005. The Planning Dept. accepted the certification and allowed a portion of the property described MR# 68-9-32323 to be adjusted into that property described in Volume 314 Page 91 (see attached survey).

The proposed adjustment for this application will be between the parcels described in Volume 237 Page 45 and Volume 263 Page 97. It is understood that before the adjustment can take place the discrete parcels will have to be deeded out or an application for a request for a division property will be submitted to the Assessor's Office.

Please find the attachments enclosed

If you have any question, let me know



Troy Rambo, LS 2865





PROPOSED PROPERTY LINE ADJUSTMENT  
 IN THE SW1/4 NW1/4 & NW1/4 SW1/4 OF S. 21,  
 T.28S., R.14W., W.M., COOS COUNTY, OREGON

PROPERTY OWNER:  
 PULLEN FAMILY LIMITED PARTNERSHIP  
 P.O. BOX 769  
 BANDON, OR 97411

PREPARED BY: TROY RAMBO, LS 2865

FD. 1/2" IRON PIPE  
 PER CS# 31B25

FD. 5/8" REBAR  
 PER CS# 31B157

NOTE: BOTH PARCELS ARE  
 CURRENTLY PART OF  
 TAX LOT 2300 - 28S 14W 21

BASIS OF BEARING  
 (N0°38'00"W)  
 (1225.91) 1226.42

S.20

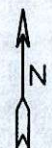
1/4

FD. B.C.I.P.  
 PER BK.21 PG.126

VOL. 237 PG. 45

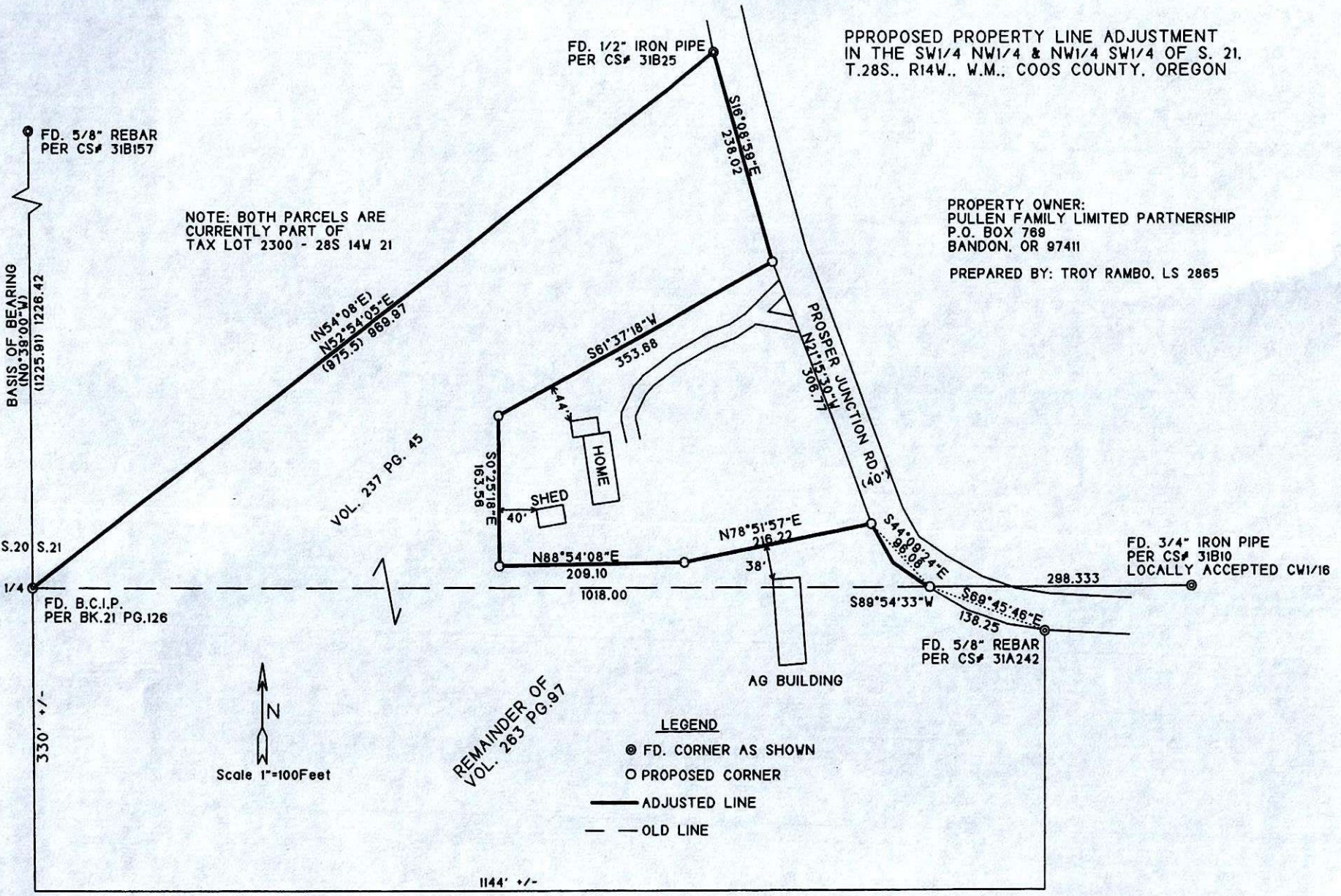
REMAINDER OF  
 VOL. 263 PG.97

Scale 1"=100Feet

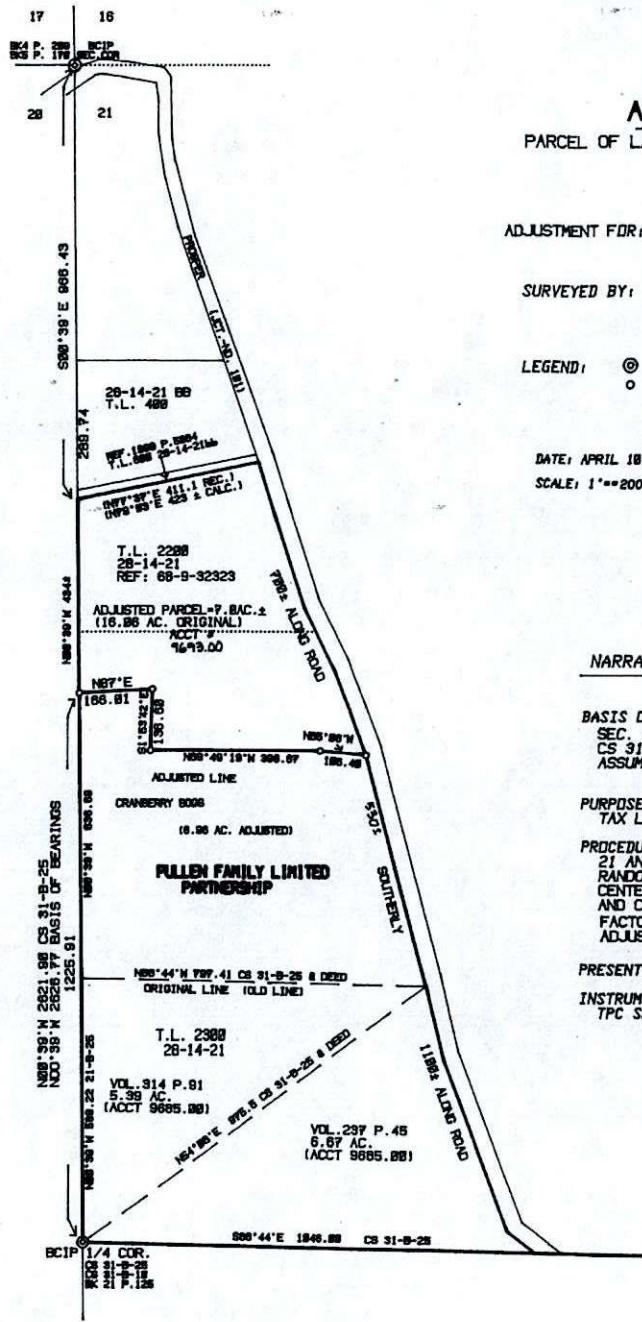


- LEGEND**
- ⊙ FD. CORNER AS SHOWN
  - PROPOSED CORNER
  - ADJUSTED LINE
  - - - OLD LINE

1144' +/-







318 157

# PROPERTY LINE ADJUSTMENT SURVEY

PARCEL OF LAND IN THE WEST 1/2 N.W.1/4 SECTION 21,  
TWP.28 S.R.14 W.W.M.

ADJUSTMENT FOR: THE PULLEN FAMILY LIMITED PARTNERSHIP  
55880 PROSPER JCT. ROAD  
BANDON, OR 97411

SURVEYED BY: PRAHAR SURVEYING  
1045 BALTIMORE AVE  
BANDON, OREGON 97411  
541.347.9517

LEGEND: ⊙ MONUMENTS FOUND AS NOTED AND DESCRIBED  
○ 5/8" IRON RODS, SET CAPPED P.L.S. 200<sup>9</sup>

DATE: APRIL 18, 2005  
SCALE: 1"=200'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 10, 1982  
JOHN P. PRAHAR  
2009  
RENEW 12.31.2006

## NARRATIVE:

**BASIS OF BEARINGS:** THE SECTION LINE BETWEEN SEC. 20/21 TWP. 28S., R.14W.W.M. S80°39'E, PER CS 31-9-25, L.PRAHAR, JAN. 1969, APPARENTLY ASSUMED.

**PURPOSE:** TO MONUMENT THE ADJUSTED LINE BETWEEN TAX LOTS 2200 AND 2300 28-14-21

**PROCEDURE:** SURVEYED BETWEEN THE NW COR. OF SEC. 21 AND THE 1/4 COR. BETWEEN SEC. 28 AND 21 ON RANDOM TRAVERSE ALONG PROSPER ROAD LOCATING CENTERLINE TO COMPUTE ACREAGE, LOCATED IMPROVEMENTS AND CRANBERRY BOGS AS THEY WERE THE DETERMINING FACTOR IN THE ADJUSTMENT. SET CORNERS ONLY ON THE ADJUSTED LINE PER CLIENT'S INSTRUCTION.

**PRESENT:** JOHN PRAHAR, BLUE JAMES, JAKE PRAHAR

**INSTRUMENTS:** NIKON TOTAL STATION, HP48GX, TPC SOFTWARE.

RECEIVED

APR 18 2005

FILED May 16, 2005  
Karl L. Seidel  
County Surveyor

SCANNED