



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-21-017

Date Received: 5/21/21 Receipt #: 224399 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) LONE ROCK TT LANDCO LLC

Mailing address: P.O. Box 1127, Roseburg, OR 97470

Phone: 541-673-0141

Email: JGIBBS@LRTCO.COM

Township: 26S Range: 13W Section: 24 1/4 Section: C 1/16 Section: Select Tax lot: 3402

Tax Account Number(s): 535335 Zone: Select Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 16.20 Acreage After the Adjustment 3.60

B. Land Owner(s) LONE ROCK TT LANDCO LLC

Mailing address: P.O. Box 1127, Roseburg, OR 97470

Phone: 541-673-0141

Email: JGIBBS@LRTCO.COM

Township: 26S Range: 13W Section: 24 1/4 Section: C 1/16 Section: Select Tax lot: 3402 3405

Tax Account Number(s) 99920549 Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 1.05 Acreage After the Adjustment 13.65

C. Surveyor Clyde F. Mulkins

Mailing Address P.O. Box 809

Phone #: 541-756-8900

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 this proposed Property Line Adjustment is to create a 3.60 acre, more or less, building site that can be sold. The balance of the property will remain in timber Production.

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:

N/A

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

Jacob B Gibbs

JACOB B GIBBS, GENERAL MANAGER

1" = 200'

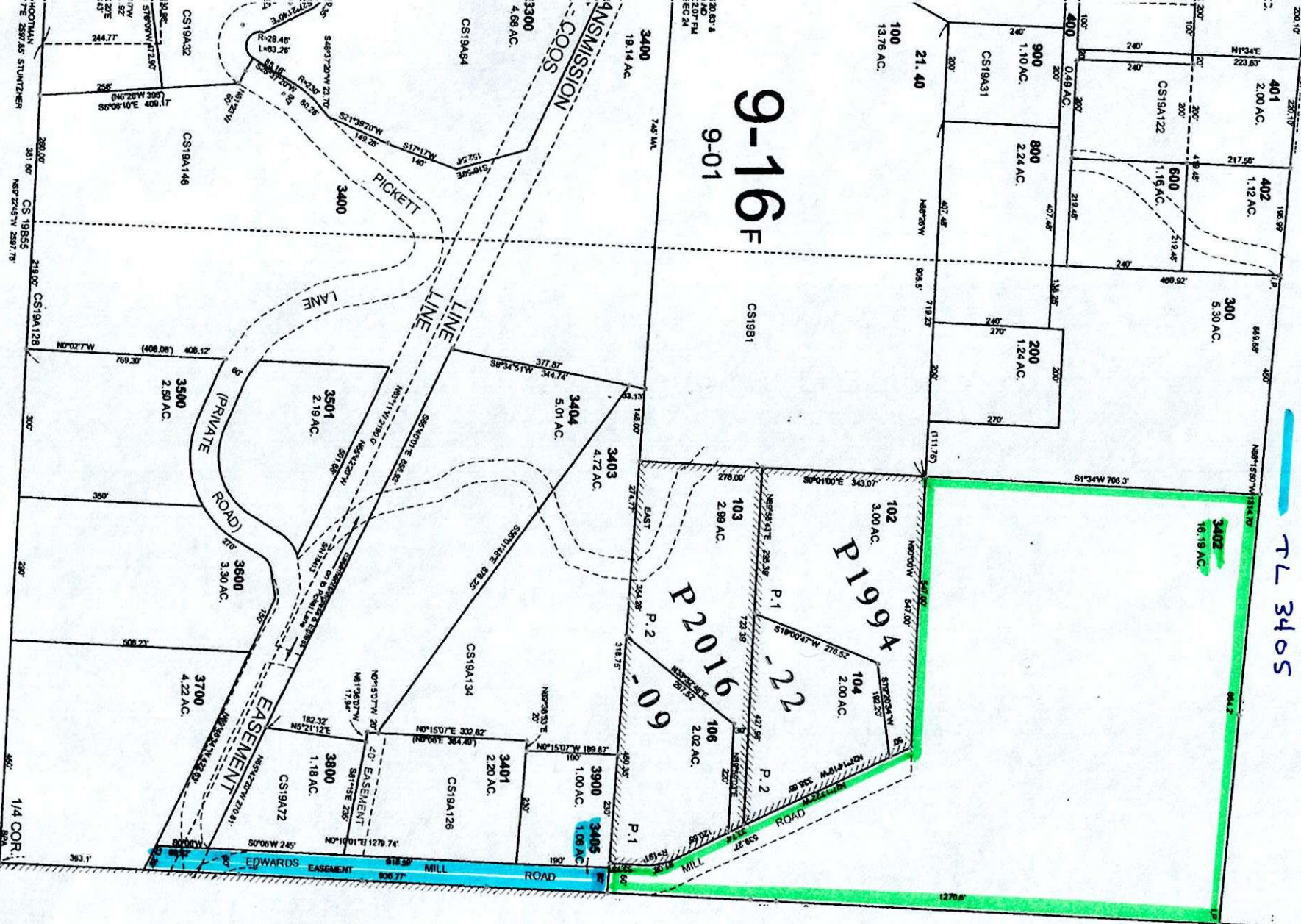
26S 13W 24C

BEFORE ADJUSTMENT

SEE MAP 26S 13W 24B

TL 3402
TL 3405

- 101
- 2900
- 2802
- 2400U1
- 2500U1
- 700
- 2800U1
- 2800U2
- 1100
- 1900
- 500
- 1400



SEE MAP 26S 13W 24D

THERE ARE NO IMPROVEMENTS ON T.L'S 3402 & 3405

1" = 200'

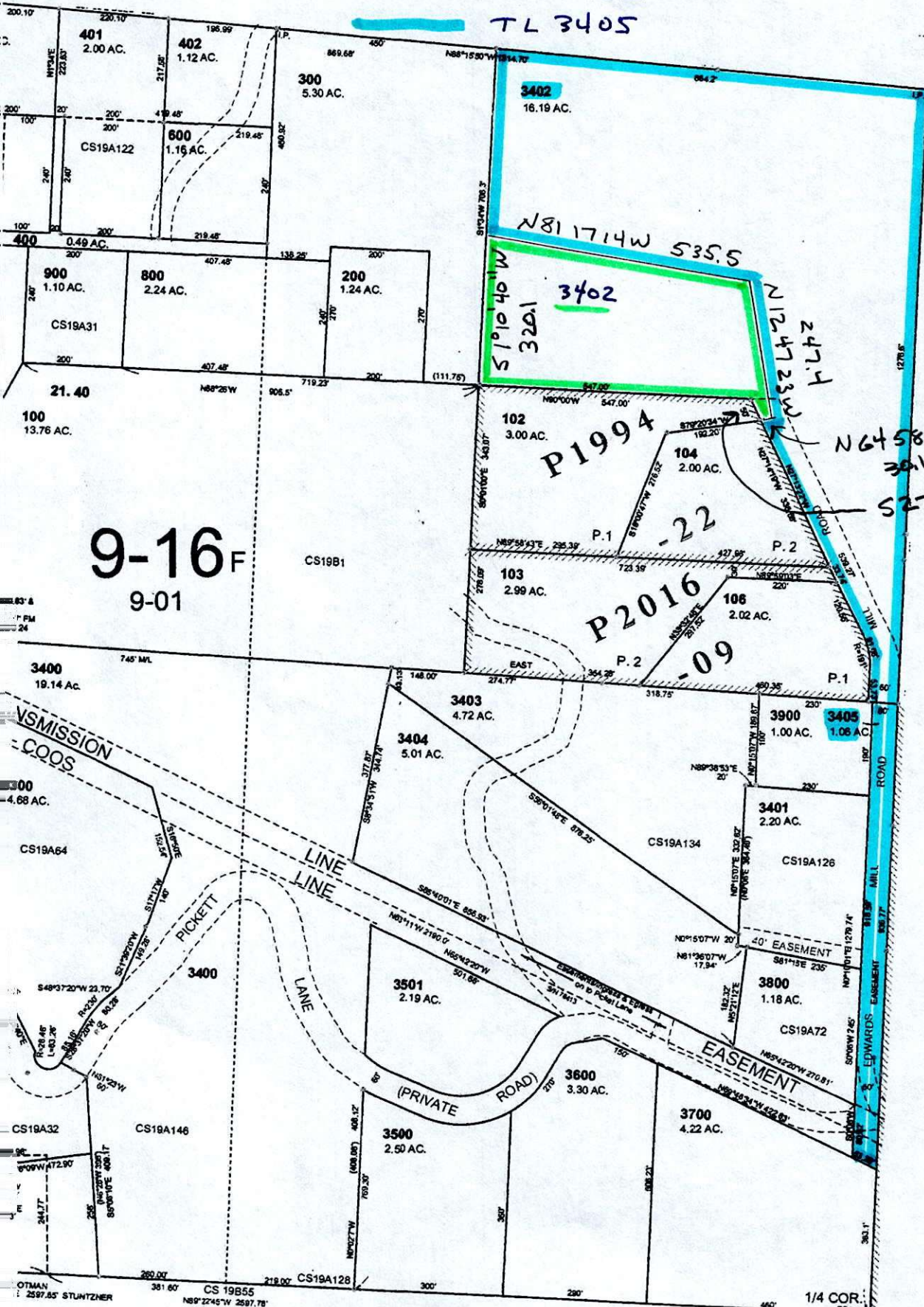
26S 13W 24C & PLOT PLAN AFTER ADJUSTMENT

SEE MAP 26S 13W 24B

TL 3402

TL 3405

- 101
- 2900
- 2802
- 2400U1
- 2500U1
- 700
- 2800U1
- 2800U2
- 1100
- 1900
- 500
- 1400



SEE MAP 26S 13W 24D

9-16_F 9-01

Until a change is requested, all tax statements shall be sent to the following address:

Lone Rock TT LandCo LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Jacob B. Gibbs

Coos County, Oregon **2020-05730**
\$541.00 Pgs=92 06/18/2020 10:20 AM
eRecorded by: FIRST AMERICAN TITLE INSURANCE
COMPANY - NCS ATLANTA
Debbie Heller, CCC, Coos County Clerk

After recording, ~~return to:~~

Lone Rock TT LandCo LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Jacob B. Gibbs

When Recorded Return To:
Kerri Lockwood
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 999643

SPECIAL WARRANTY DEED—STATUTORY FORM
[Coos County, Oregon]

LONE ROCK TIMBER INVESTMENTS I, LLC, a Delaware limited liability company, grantor, hereby conveys and specially warrants to LONE ROCK TT LANDCO LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances created or suffered by grantor except as described in Exhibit B attached hereto, and by this reference made a part hereof.

The true consideration for this conveyance consists in whole of other value given.

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 this 8 day of June, 2020.

GRANTOR:

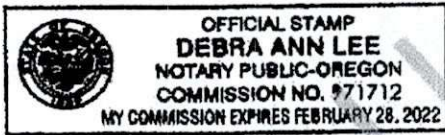
LONE ROCK TIMBER INVESTMENTS I, LLC,
a Delaware limited liability company

By: LONE ROCK MANAGEMENT GROUP, LLC, an
Oregon limited liability company, its Manager

By: Jacob B. Gibbs
Jacob B. Gibbs, General Manager

STATE OF OREGON)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 8th day of June, 2020, by Jacob B. Gibbs, General Manager of Lone Rock Management Group, LLC, an Oregon limited liability company, in its capacity as Manager of LONE ROCK TIMBER INVESTMENTS I, LLC, a Delaware limited liability company.



Debra Ann Lee
Notary Public
My commission expires: 4-28-2022

PARCEL 13: T27-12-00(17) Tax Lot 2600 (PIHL)

The E 1/2 of the SW 1/4 and the West 1/2 of the SE 1/4 of Section 17, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 14: T26-12-19 Tax Lot 100 (DEVEREAUX)

The NE 1/4 of the NW 1/4 and the North 1/2 of the NE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion sold to Dennis R. Johnson and Sandra J. Johnson, further described by Instrument Recorded bearing Microfilm Reel No. 78-4-4010, Records, Coos County, Oregon.

ALSO SAVE AND EXCEPT that portion described as follows: Beginning at a point on the Section line between Sections 18 and 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the one quarter corner between Sections 18 and 19, bears South 86° 39' 18" West 237.10 feet; thence South 03° 02' 48" West 146.67 feet to a point; thence South 86° 39' 18" West 1505.40 feet to a point; thence North 01° 38' 28" East 146.31 feet to a point on the same Section line, from which the West one sixteenth corner between Sections 18 and 19 bears South 86° 39' 18" West 40 feet; thence along the Section line North 86° 39' 18" East 1509.01 feet to the point of beginning.

PARCELS 15 & 16: T26-12-19 Tax Lot 700 and T26-12-19 Tax Lot 400 (STEPHENSON)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 17: T26-12-07 Tax Lot 100 (EXTON)

The NE 1/4 of the NW 1/4 of Section 7, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 18 & 19: T26-13-24D Tax Lot 100 and T26-13-24C Tax Lot 3402 (HOOTMAN)

Parcel A: The North 1/2 of the SE 1/4 of Section 24, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT a Parcel conveyed to Marvin W. Meeler, etux, in Book 286, Page 402, Deed Records, Coos County, Oregon, described as follows: Beginning at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 24; thence South 87° 02' East along the South boundary of the said quarter-quarter Section line 450 feet; thence North 0° 20' East parallel to the center line of said

Section 24 a distance of 300 feet; thence North 87° 02' West 450 feet; thence South 0° 20' West along the said center line a distance of 300 feet to the point of beginning, together with a right of way to and from said property as the roadway now exists.

ALSO SAVE AND EXCEPT a Parcel conveyed to James P. Helgeson, etux, bearing Microfilm Reel No. 70-06- 49230, Records Coos County, Oregon, described as follows: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North along the center line of Section 24, to the center South 1/16th corner of Section 24; thence continuing North along the center line of Section 24, a distance of 300.00 feet to the true point of beginning of this deed; thence East, parallel with the center line of the SE 1/4 of Section 24, a distance of 450 feet; thence North parallel with the center line of Section 24 a distance of 220 feet; thence West parallel with the center line of the SE 1/4 of Section 24 a distance of 388.13 feet; thence South 20° West a distance of 180.91 feet; thence South along the center line of Section 24 a distance of 50.00 feet to the point of beginning.

TL 3402
Parcel B: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East a distance of 1279.87 feet along the centerline of Section 24 to the center South 1/16th corner of Section 24, which is the true point of beginning; thence continuing North 0° 06' East a distance of 1276.6 feet along the center line of Section 24 to the center of Section 1/4 corner; thence North 88° 01' West 864.2 feet along the East-West center line of Section 24 to the point which is 450 feet from the center West 1/16 corner, said point being also the Northeast corner of the Fredlund property as described in Instrument Record bearing Microfilm Reel No. 74-09-103916-17, Records Coos County, Oregon; thence South 1° 34' West 706.3 feet along the East line of the Fredlund property to the Southeast corner of the said Fredlund property; thence East 547.00 feet to a point on the Westerly boundary of the Edwards Mill Road; thence along the Westerly boundary of the Edwards Mill Road as follows: South 27° 13' 22" East 539.27 feet; thence right on a 190.00 foot radius curve a distance of 91.08 feet; thence South 0° 06' West 53.75 feet; thence East 60.00 feet to a point on the East boundary of the Edwards Mill Road, said point being the Center- South 1/16th corner, which is also the true point of beginning.

TL 3405
ALSO: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East 343.1 feet along the center line of Section 24 to the point of beginning; thence North 70° 01' West 53.20 feet along the North line of the Ralph Morgan property as described in Instrument bearing Microfilm Reel No. 78-3-3422, Records Coos County, Oregon; thence North 0° 06' East 50.00 feet from and parallel with the center line of Section 24 a distance of 918.59 feet to a point 50 feet West of the Center-South 1/16 corner of Section 24; thence East 50 feet to the said Center-South 1/16 corner; thence South 0° 06' West 936.77 feet along the center line of Section 24 to the point of beginning, being a portion of the Edwards Mill Road.

PARCEL 20: T27-12-06 Tax Lot 100 (JORGENSEN)

Government Lots 1 and 2 and the South 1/2 of the NE 1/4 of Section 6, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.