



# NOTICE OF LAND USE DECISION

Coos County Planning  
225 N. Adams St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
Fax: 541-396-1022

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Thursday, July 08, 2021**

File No: PLA-21-017

Proposal: Request for a land use authorization for a Property Line Adjustment between two lawfully created units of land

Applicant(s): LONE ROCK TT LANDCO LLC  
ATTN: JACOB B. GIBBS  
PO BOX 1127  
ROSEBURG, OR 97470-0255

Surveyor(s): Clyde Mulkins, Mulkins and Rambo  
PO Box 809  
North Bend OR 97459

Staff Planner: Jill Rolfe, Planning Director

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**Decision: Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, July 20, 2021**. Pursuant to Section 5.8.100 Property Line Adjustments are appealable within twelve (12) days the written notice is mailed. Appeals are based on the applicable land use criteria for a Property Line Adjustments are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.3 Property Line Adjustments. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information, please contact the staff planner listed in this notice.**

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### Property Information

Account Numbers	535335	99920549
Map Numbers	26S1324C0-03402	26S1324C0-03405
Property Owners	LONE ROCK TT LANDCO LLC ATTN: JACOB B. GIBBS PO BOX 1127 ROSEBURG, OR 97470-0255	LONE ROCK TT LANDCO LLC ATTN: JACOB B. GIBBS PO BOX 1127 ROSEBURG, OR 97470-0255
Situs Addresses	None Assigned	None Assigned
Acreages	16.19 Acres	1.06 Acres
Zonings	RURAL RESIDENTIAL-2 (RR-2)	RURAL RESIDENTIAL-2 (RR-2)

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This notice shall be posted from July 8, 2021 to July 20, 2021

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Jill Rolfe, Planning Director and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Jill Rolfe \_\_\_\_\_ Date: Thursday, July 08, 2021 .  
Jill Rolfe, Planning Director

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Property Line Adjustment Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-21-017 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Comments Received

Exhibit F: PLA-21-017 Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff. This is a tentative decision and will become final if the conditions of approval are completed correctly and any required survey maps and/or deeds are completed.

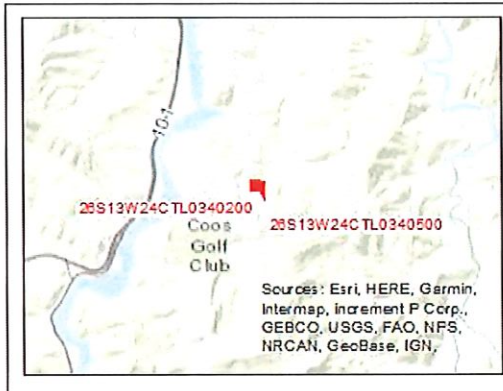
1. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.
  - a. The Coos County Survey stated the newly adjusted line will require a survey and monuments. An easement will need to be secured through tax lot 3405 to the newly reconfigured tax lot 3402.
  - b. The Coos County Assessor's Office did not provide formal comments but at the time the deed is reviewed there will be comments.
2. Map and Monuments Required:
  - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
  - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
  - c. The survey shall establish monuments to mark the adjusted line; and
  - d. If a survey is required, the deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
3. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
4. **Final approval** - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
  - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
    - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
    - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
    - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
  - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.

**EXHIBIT "B"  
VICINITY MAP**



**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900



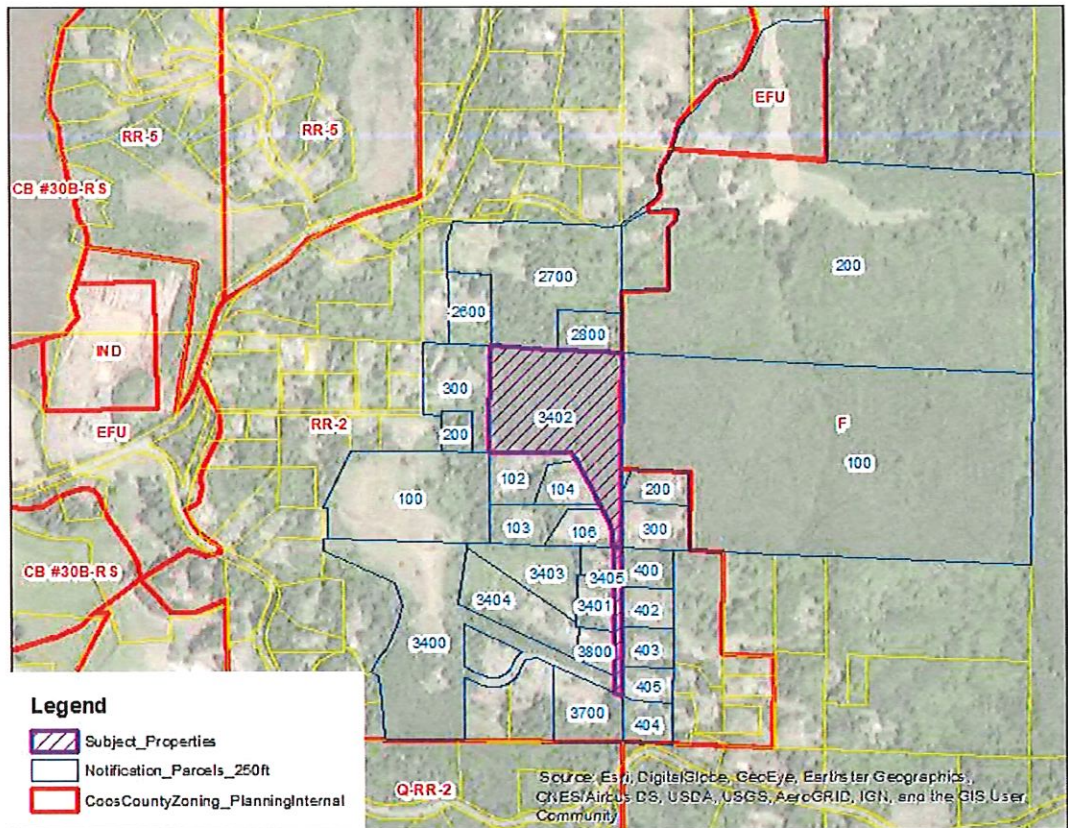
File: PLA-21-017

Applicant/  
Owner: Lone Rock TT Land Co., LLC

Date: July 7, 2021

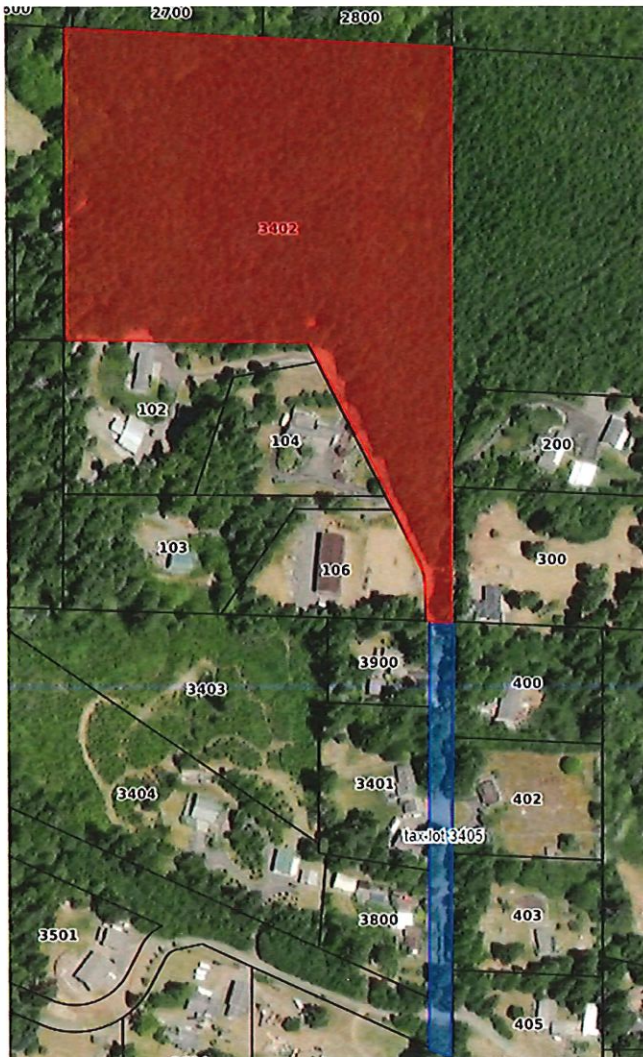
Location: Township 26S Range 13W  
Section 24C TL 3402 & 3405

Proposal: Property Line Adjustment

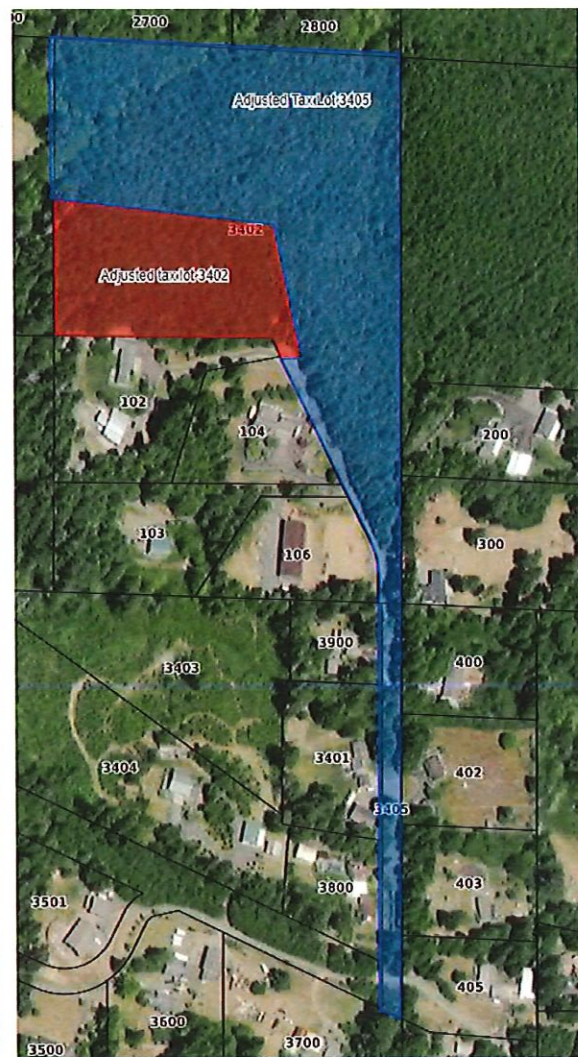


**EXHIBIT "C"**  
**PROPERTY LINE ADJUSTMENT MAP**  
THESE AERIAL IMAGES ARE PART OF STAFF'S REVIEW. THE LINES SHOWING ACTUAL  
DISTANCES SEE THE APPLICANT'S MAPS FOUND IN EXHIBIT "F"

**Before Adjustment**



**After Adjustment**



**EXHIBIT "D"**  
**STAFF REPORT**  
**FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

**A. PROPOSAL:** According to the application the request it to adjust the parcel to create an approximate 3.60 acre parcel so that it can be sold. The remaining portion of the property will remain in timber production.

**B. BACKGROUND INFORMATION:**

Deed Document # 79-5-1265 describes five (V) separate units of land. Tax lot 3405 is described as Parcel III in that deed and Tax Lot 3402 is described as Parcel II in the same deed.

Tax lot 3405 is undeveloped and has a perpetual and non-exclusive right of way of Edwards Mill Road to serve Parcels II and III also a joint right of way as described in Coos County Deed Records, Volume 215, Page 526. The change of the configuration of will not have an effect on any deeded access or right of ways.

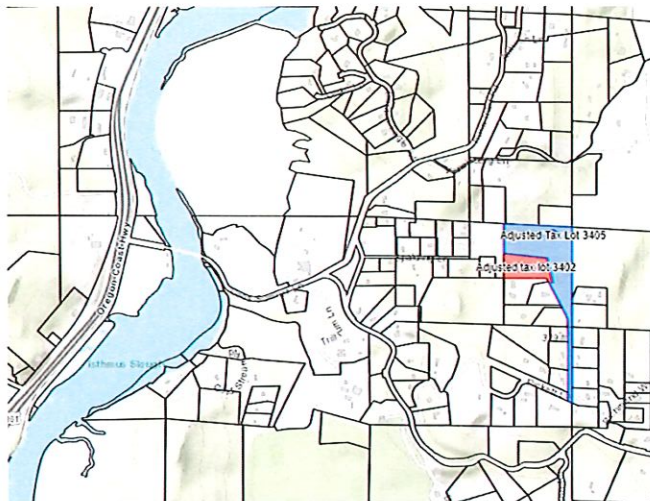
Tax lot 3402 is heavily treed and has no development. Both properties are zoned Rural Residential-2 (RR-2).

**C. COMPLIANCE PURSUANT TO SECTION 1.1.300:** *It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance.*

**FINDINGS:** The were no compliance issues discovered during the review of this proposal. The properties were created lawfully and there are no structures. Therefore, at the time of this report and with the information available staff finds that properties are in compliance with the CCZLDO.

**II. BASIC FINDINGS:**

**A. LOCATION:** These units of land are located southeast of the City of Coos Bay and the Rural Unincorporated Boundary of Millington. Accessed from Edwards Mill Road via Coos Sumner Lane. The map below shows the location.



**B. ZOINING:** The tax lots in this case are both zoned Rural Residential-2 (RR-2).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

*SECTION 4.2.100 Residential*

*There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.*

*The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.*

*The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.*

*The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.*

**C. SPEICAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:**

*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site*

*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

These properties do not list any Special Development Consideration and/or Overlay Zones. The proposal does not include any type of earth moving or structural development; therefore, even if the property was in a Special Development Consideration and/or Overlay Zone it would not be required to be addressed.

**D. SITE DESCRIPTION AND SURROUNDING USES:**

Tax lot 3402 is zoned for residential use but is treed. The property is surrounded by Rural Residential-2 Zoning to the north, west and south and southeast. The rest of the southern boundary (tax lot 100) is zoned Forest and is owned by Lone Rock Timber as well. The properties that are zoned RR-2 that surround the property range in size from one acre to fifteen acres with the median acreage appearing to be about two and half acres. Most of the lots are developed with a residential use. The properties at the northeastern boundary are in commercial forest operations and appear from the most current aerial photo to be treed.

Tax lot 3405 is a strip of land that is encumbered by access easements and is only developed with a road. It is surrounded by RR-2 zoning and contains the same size of tracts of properties as described by tax lot 3402. Below is the aerial image to show the subject properties.



**E. COMMENTS:**

- a. **PUBLIC AGENCY:** As part of the property line adjustment the only comments requested were from the County Surveyor and Assessor's Office. The County Surveyor did provide comments on May 24, 2021, stating that the newly adjusted line will have to be surveyed and monumented and an easement shall be secured to provide access to the newly reconfigured tax lot 3402. The full comment can be found at Exhibit E.
- b. **PUBLIC COMMENTS:** This application request did not require any request for comments prior to the release of the decision pursuant to notice of decision requirements found in Chapter V of the CCZLDO.
- c. **LOCAL TRIBE COMMENTS:** The change in boundary lines does not require a notice to local tribes.

- F. LAWFULLY CREATED UNIT OF LAND:** Tax lot 600 was lawfully created pursuant to 6.1.125.1.e as it was created by legal description conveying real property prior to 1986. Deed Document # 79-5-1265 describes five (V) parcels as separate units of land. Tax lot 3405 is described as Parcel III in that deed and Tax Lot 3402 is described as Parcel II on the same deed as discrete descriptions.



### III. STAFF FINDINGS AND CONCLUSIONS:

#### a. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Single Property Line Adjustment between two lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

#### b. Key definitions:

*ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*

*DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*

*DEVELOPMENT: The act, process or result of developing.*

*USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*

*ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*

*Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*

#### c. Criteria and standards for Property Line Adjustments

##### • **SECTION 6.3.125 PROCEDURE:**

1. *An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:*
  - a. *Reason for the line adjustment;*
  - b. *Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;*
  - c. *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 shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;*
  - d. *A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of the this requirement if the property is large and does not have a lien holder.*
  - e. *A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.*

**FINDING:** The reason for the property line adjustment is to reconfigure tax lot 3402 from 16.19 acres to approximately 3.60 acres. The reconfigured unit of land will be sold as a

homesite for residential purposes. This is consistent with the zoning and is not prohibited by the CCZLDO.

The map provided by the applicant's surveyor, Clyde Mulkins, is an assessment map that shows adjacent land divisions and roadways. The map serves as a plot plan as well but there is no development on either property. A property report was waived as the property owner does not have a lien holder and did provide the appropriate deeds. There are no lien holders of record to provide notice or to consult with.

The application was received on May 21, 2021. The application was found to comply and include all required information, forms and fees as of June 18, 2021. This is within the 30 day as consistent with ORS 215.427 as codified in the CCZLDO Section 5.0.250. From the date the application was found to be complete and given the zoning Coos County has 150 to render a final action (notice of decision) for an application that requires a land use notice of decision. This decision has been rendered within twenty days of the 150 days. The tentative decision will become final when the appeal period has expired, and no appeals have been filed. The final approval of this request will be completed once the conditions of approval have been completed and the survey map has been filed with the County and the deed has been recorded.

Therefore, this criteria has been complied with at this time.

2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:*
  - a. *No parcel is reduced in size contrary to a condition under which it was formed;*
  - b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*
  - c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

**FINDING:** Tax lot 3402 was created by deed description and exceeds the minimum lot size of two acres in the RR-2 zoning district. Currently tax lot 3405 is legal non-conforming because it was created by deed description prior to the acknowledgment of the current two acre minimum lot size in the Rural Residential-2. The proposal will adjust the tax lots to exceed the minimum lot size allowing both units of land to be considered conforming units of land. The change will not change the land use pattern in fact it will change the status of tax lot 3405 to conforming lot size.

Therefore, this request complies with the criteria under this section.

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

**FINDING:** No encroachment will be created through this process and any future structures will be required to comply with the setback requirements in the applicable zoning district.

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

**FINDING:** Currently there are no dwellings involved in this property line adjustment. The change in the property line will result in units of land that exceed one (1) acre. Therefore, this condition does apply.

5. *In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.*
  - a. *A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - b. *A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - c. *A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.*

**FINDING:** The subject properties are not zoned resource. Therefore, this criteria is not applicable.

6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.*

**FINDING:** The parcels are within the same zoning designation; therefore, this criterion has been met.

- **SECTION 6.3.150 EASEMENTS AND ACCESS:**

*A line adjustment shall have no affect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected then an easement may be created for access to comply with this criterion.*

**FINDING:** There will be no affect on existing easements; however, an easement for access shall be secured to serve the newly adjusted tax lot 3402 for residential purposes. Therefore, once the access easement is secured or showed that it will serve the newly reconfigured tax lot 3402, this criterion will have been complied with.

#### **IV. DECISION:**

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

**V. EXPIRATION:**

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the conditions of approval in Exhibit "A" of this report once the appeal period has expired and an appeal has not been filed.

**VI. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, County Surveyor, County Assessor's Cartography Staff, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

Special districts to receive notice: Sumner Rural Fire Protection District, Oregon International Port of Coos Bay, and Coos Bay-North Bend Water Board.

**EXHIBIT "E"**  
**COMMENTS**



**COOS COUNTY SURVEYOR**  
250 N. Baxter Street, Coquille, Oregon 97423

**Michael L. Dado**  
541-396-7586  
Email [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

May 24, 2021

PLA-21-017  
Lone Rock TT Landco. LLC  
26-13- 24C, TL 3402 & TL 3405

Crystal,

I have no objections to this proposed Property Line Adjustment. The newly adjusted line will have to be surveyed and monumented. We need to be sure to secure an easement for access to TL 3402.

I have no further comments at this time.

Very truly yours

A handwritten signature in black ink that reads "Michael L. Dado". The signature is written in a cursive, flowing style.

Michael L. Dado

EXHIBIT "F"  
APPLICATION



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: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
26S 13W 24 C Select 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: Range: Section: ¼ Section: 1/16 Section:  
26S 13W 24 C Select ~~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: mandrilc@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.

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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, 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 <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 minimum 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:  
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

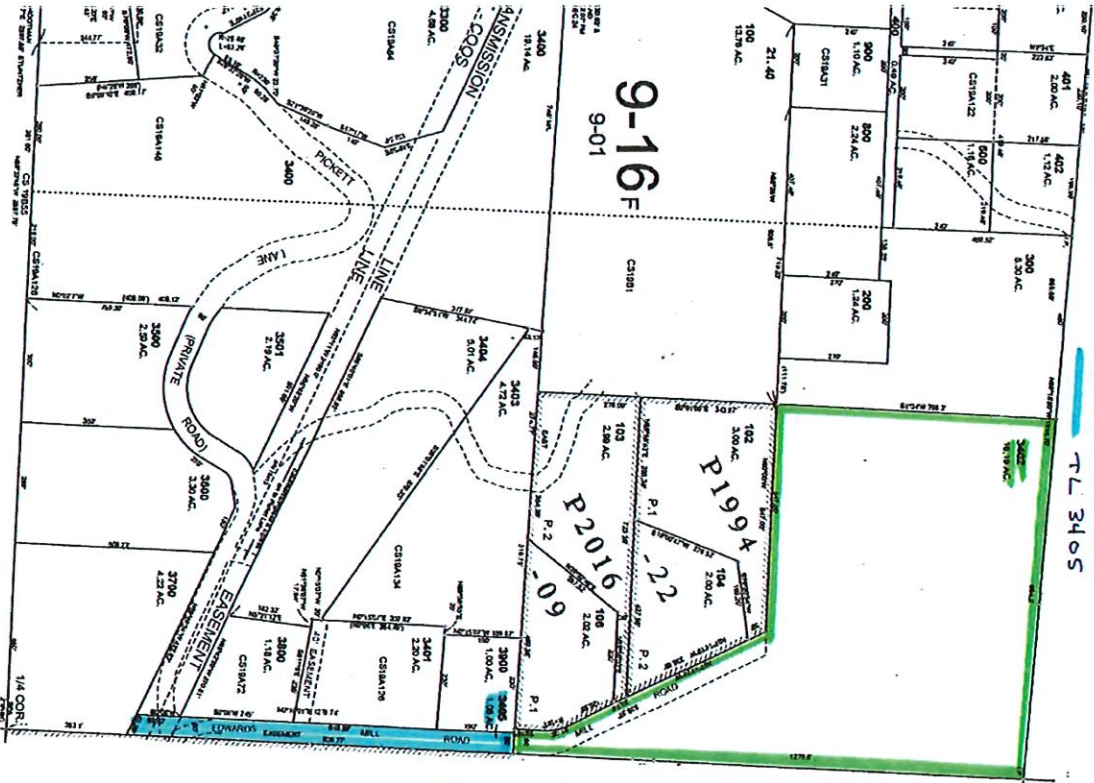


1" = 200'

26S 13W 24E

BEFORE ADJUSTMENT

TL 3402  
TL 3405



- 101
- 2900
- 2902
- 2400U1
- 2500U1
- 700
- 2800U1
- 2800U2
- 1100
- 1100
- 590
- 590
- 1400

SEE MAP 26S 13W 24D

THERE ARE NO IMPROVEMENTS ON TLS 3402 & 3405

05-17-2021

1" = 200'

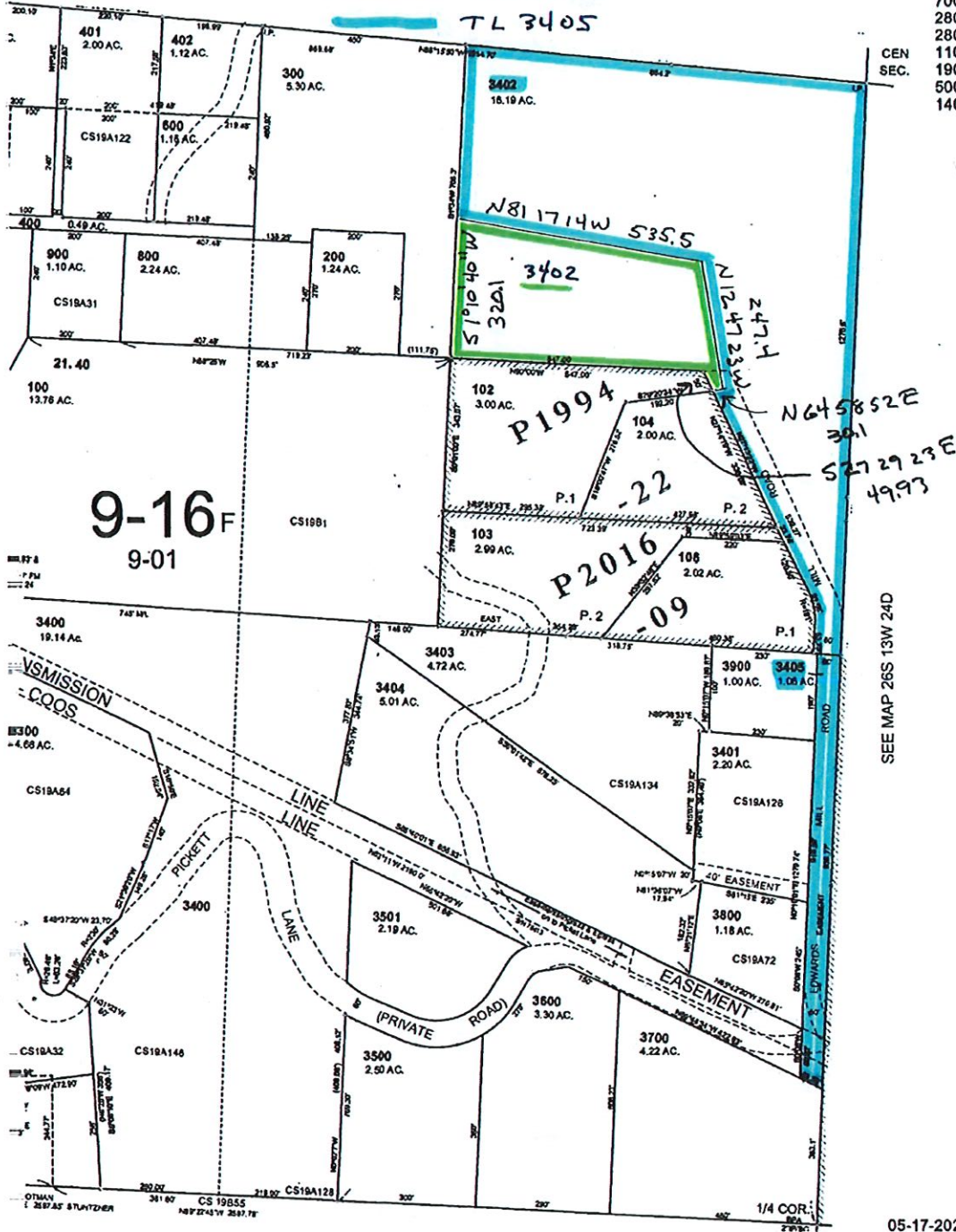
# 26S 13W 24C & PLOT PLAN AFTER ADJUSTMENT

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

SEE MAP 26S 13W 24B

TL 3402

TL 3405



SEE MAP 26S 13W 24D

05-17-2021

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

After recording, return to:

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

When Recorded Return To  
Kerri Lockwood  
First American Title Insurance Company  
National Commercial Services  
515 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 grantees, 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:

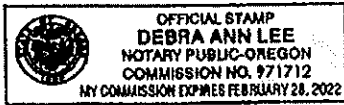
LONE ROCK TIMBER INVESTMENTS I, LLC,  
a Delaware limited liability company

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

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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.

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