



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- 018

Date Received: 5/24/21 Receipt #: 226202 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) Daniel & Celia Davis

Mailing address: P.O. Box 1741, Bandon, OR 97411

Phone: 541-297-3333

Email:

Township: 29S Range: 14W Section: 5 1/4 Section: Select 1/16 Section: Select Tax lot: 01000

Tax Account Number(s): 1203408 Zone: Select Zone Rural Residential-5 (RR-5)

Acreage Prior to Adjustment: 3.40 Acreage After the Adjustment 2.90

B. Land Owner(s) Riley & Christine Spillar

Mailing address: 1059 Ranch Road, Reedsport, OR 97467

Phone: 541-361-6353

Email:

Township: 29S Range: 14W Section: Select 1/4 Section: Select 1/16 Section: Select Tax lot: 01100

Tax Account Number(s) 1203422 Zone Rural Residential-5 (RR-5)

Acreage Prior to Adjustment: 1.68 Acreage After the Adjustment 2.18

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 owners of Property #2 would like to purchase a 50 foot strip of land from the owners of

Property #1

- 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: No Lien Holder

Property 2: No Lien Holder

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:

70 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

* Daniel E. Davis 5-7-2021

* [Signature] 5.7.2021

* Celia V. Davis 5-7-2021

* Christine Spillar 5.7.2021

After recording return to: (Name, Address, Zip)
Riley A Spillar and Christine A Spillar
PO Box 1044, Palm Desert, CA 92261

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:

Riley A Spillar and Christine A Spillar
PO Box 1044, Palm Desert, CA 92261

ORDER NO. 01049-5806

RECORDED BY
FIRST AMERICAN TITLE

1951790

*1007007

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the law of the United States by Stewart Lender Services, Inc., as Attorney in Fact, Grantor, conveys and specially warrants to Riley A Spillar and Christine A Spillar, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein. Being the same premises conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed Recorded on 9/18/12 in the Coos County Recorder's office as fee number 2012-7840 situated in Coos County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 216.010, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$39,900.00. (Here, comply with the requirements of ORS 93.030.)

File No.: 01049-5806
Special Warranty Deed FHLMC NW

Page 1 of 3

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$51.00

12/28/2012 02:42:40PM
PAGE 1 OF 3

2012 11107

Dated this 21 day of December, 2012

Amanda L. Jonas
Authorized Signature for Federal Home Loan
Mortgage Corporation, a corporation organized
and existing under the law of the United States,
by Amanda L. Jonas Authorized
Signatory for Stewart Lender Services, Inc., as
its Attorney in Fact

State of FL

ss.

County of Hillsborough

This instrument was acknowledged before me this 21 day of Dec, 2012 by
Amanda L. Jonas as Authorized Signatory for Stewart Lender Services, Inc., as
Attorney in Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing
under the law of the United States.

*Amanda L. Jonas

Before me:

[Signature]
Notary Public for Florida
My commission expires:



UNOFFICIAL COPY

**EXHIBIT "A"
LEGAL DESCRIPTION**

Real property in the County of , State of Oregon, described as follows:

A part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 29 South, Range 14 West of the Willamette Meridian, described as follows:

Beginning at a point on the Rosa Road that is 450 feet South of the North line of the Southwest Quarter of the Northwest Quarter of said Section 5; thence West to the West line of the Southwest Quarter of the Northwest Quarter of said Section 5; thence South 150 feet to a point; thence East to the Rosa Road; thence North and following the West boundary of said road to the point of beginning, all being in Coos County, Oregon.

Tax Parcel Number: 12034.22

Unofficial
Copy

File No.: 01049-5806
Special Warranty Deed FHLMC NW

Page 3 of 3

KNOW ALL MEN BY THESE PRESENTS, That

88-03-1762

LARRY R. LEWIS AND JANET F. LEWIS

Grantor s

for consideration as hereinafter stated to them paid by the Grantees herein, do hereby grant, bargain, sell and convey unto DANIEL E. DAVIS AND CELIA V. DAVIS,

husband and wife, Grantees, as tenants by the entirety, the following described real property, situate in the County of Coos and State of Oregon, to-wit:

SEE EXHIBIT "A" REVERSE SIDE

"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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

To Have and to Hold the granted premises unto the said Grantees, as tenants by the entirety, their Heirs and Assigns forever.

The Grantor s do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE EXHIBIT "B" REVERSE SIDE

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated above.

The true and actual consideration for this transfer is \$ 35,000.00 and other property given, services given, debt and other consideration made for property. (*Strike inapplicable phrases—the dollar amount should include all encumbrances to be paid by purchaser.)

Witness our hand s and seal s this 24 day of March, 19 88.

Larry R. Lewis (SEAL) Janet F. Lewis (SEAL)

STATE OF OREGON

County of Douglas } cs.

On this 24 day of March, 19 88, personally appeared the above named

LARRY R. LEWIS and JANET F. LEWIS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon My Commission Expires 1-26-91

WARRANTY DEED Tenancy by the Entirety

Furnished as a courtesy by WILLAMETTE VALLEY TITLE CO.

State of Oregon County of Coos: 88-03-1762

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

By Deputy #pages

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Daniel E. & Celia V. Davis P. O. Box 803 Port Orford, OR 97465

Return to:

PARCEL I

Beginning at the Northwest corner of the SW 1/4 of NW 1/4 of Section 5, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East to the West boundary of the Rosa Road; thence Southeasterly along said road to the Northeast corner of the property conveyed to Delbert Curtis et ux in instrument bearing Microfilm No. 68-10-33345, Records of Coos County; thence West along Curtis' North line to the West boundary of said Section 5; thence North along said Section line to the point of beginning.

Account #12034.08

PARCEL II

The Southeast quarter of the Northeast quarter (SE 1/4 NE 1/4) of Section Six (6), Township Twenty-nine (29) South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon.

Account #12047.00

EXHIBIT "B"

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as timber land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five years or lesser number of years.
2. Classification of the within property as reforestation land requiring payment of yield tax when timber is cut.
3. Rights of the public in and to that portion of the herein described property lying within the boundaries of roads and roadways.
4. Easement, including the terms and provisions thereof, conveyed to John C. Windhurst, et ux, by instrument recorded December 24, 1954, in Volume 238 page 625, Deed Records of Coos County, Oregon. (Affects Parcel I, exact location unknown)
5. Easement, including the terms and provisions thereof, conveyed to Delbert M. Curtis, et ux, by instrument recorded October 28, 1968 as Microfilm No. 68-10-33345, Deed Records for Coos County, Oregon. (Affects Parcel I)
6. Easement, including the terms and provisions thereof, conveyed to The United States of America and its assigns, by instrument recorded August 29, 1969, as Microfilm No. 69-8-41745, Deed Records for Coos County, Oregon. (Affects Parcel I)
7. Easement, including the terms and provisions thereof, conveyed to The United States of America and its assigns, by instrument recorded July 23, 1970 as Microfilm No. 70-7-50325, Records of Coos County, Oregon. (Affects Parcel II)

SECTION 5 T29S R14W COOS COUNTY

1" = 400'

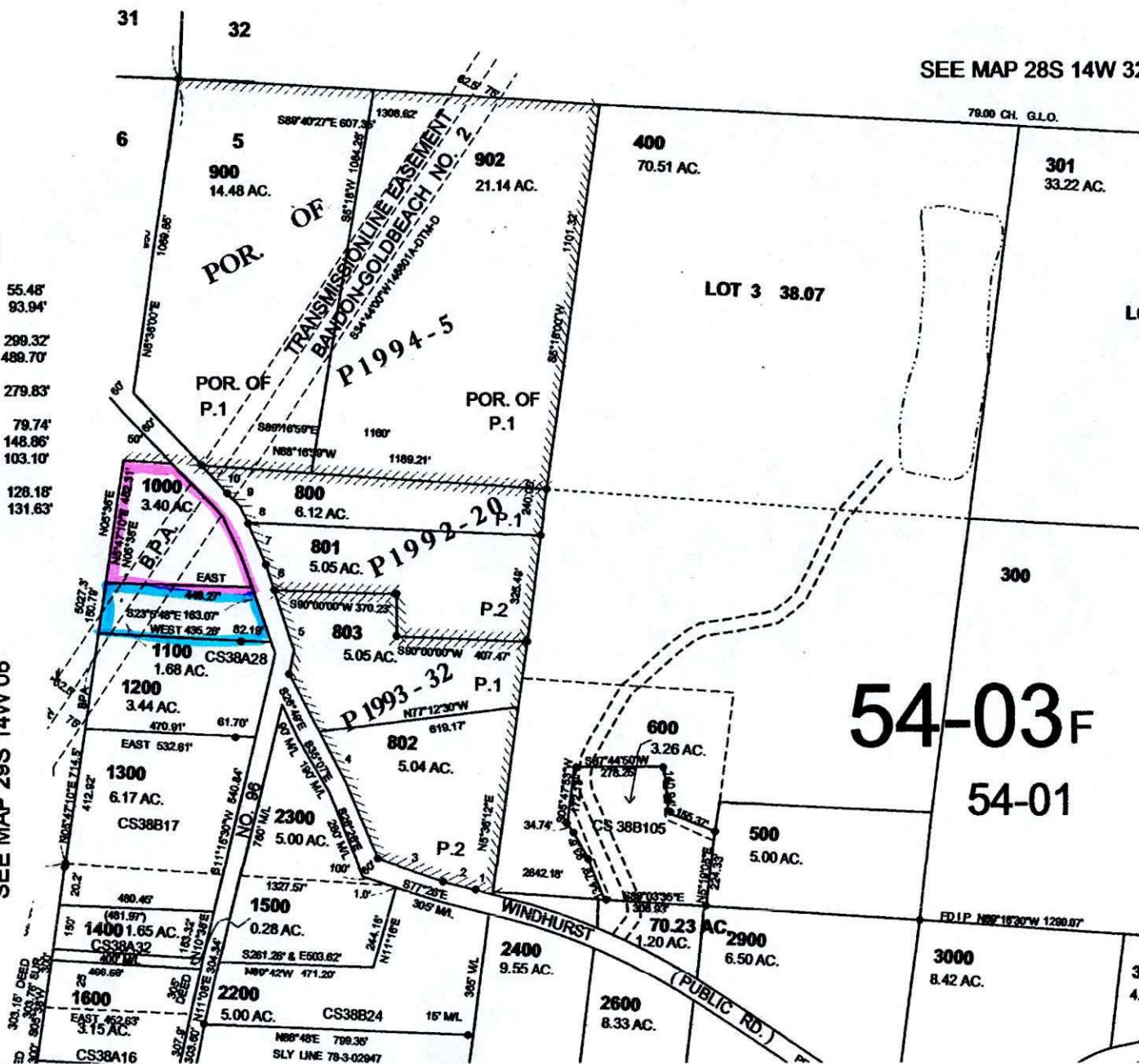
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SEE MAP 28S 14W 32

PORTIONS OF
PARTITION PLATS
1992-20 & 1993-32

1. N88°04'44"W 55.48'
2. S78°34'00"E 93.94'
3. R=379.26'
4. LC=S55°19'30"E 299.32'
5. S32°05'00"E 488.70'
6. R=550.87'
7. LC=S10°20'39"E 279.83'
8. R=550.87'
9. LC=S29°12'31"E 79.74'
10. N33°21'33"W 148.86'
11. N33°21'33"W 103.10'
12. R=550.87'
13. LC=N40°02'25"W 128.18'
14. N46°43'17"W 131.63'

SEE MAP 29S 14W 06



BEFORE
ADJUSTMENT

SECTION 5 T29S R14W COOS COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

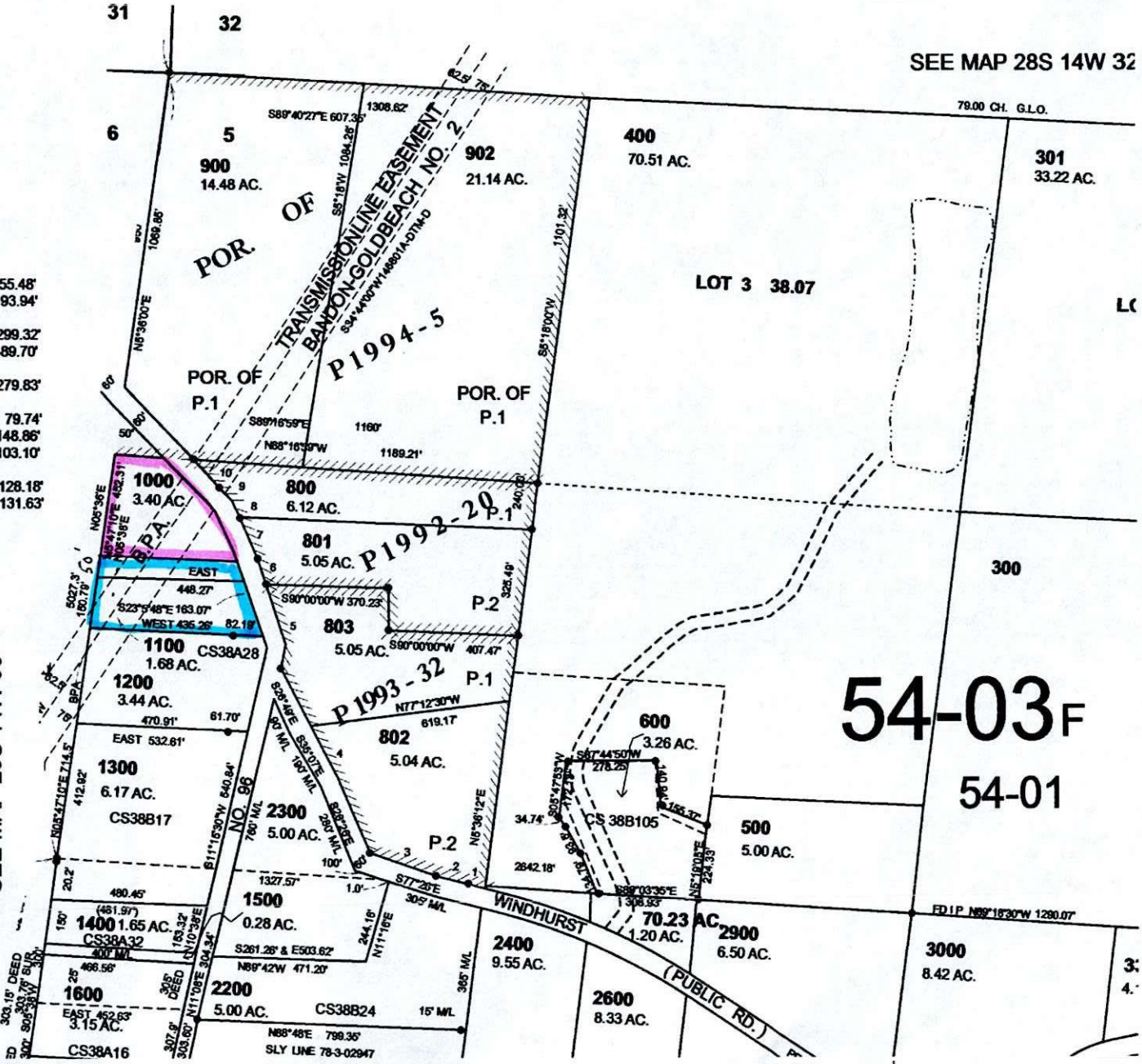
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SEE MAP 28S 14W 32

**PORCTIONS OF
PARTITION PLATS
1992-20 & 1993-32**

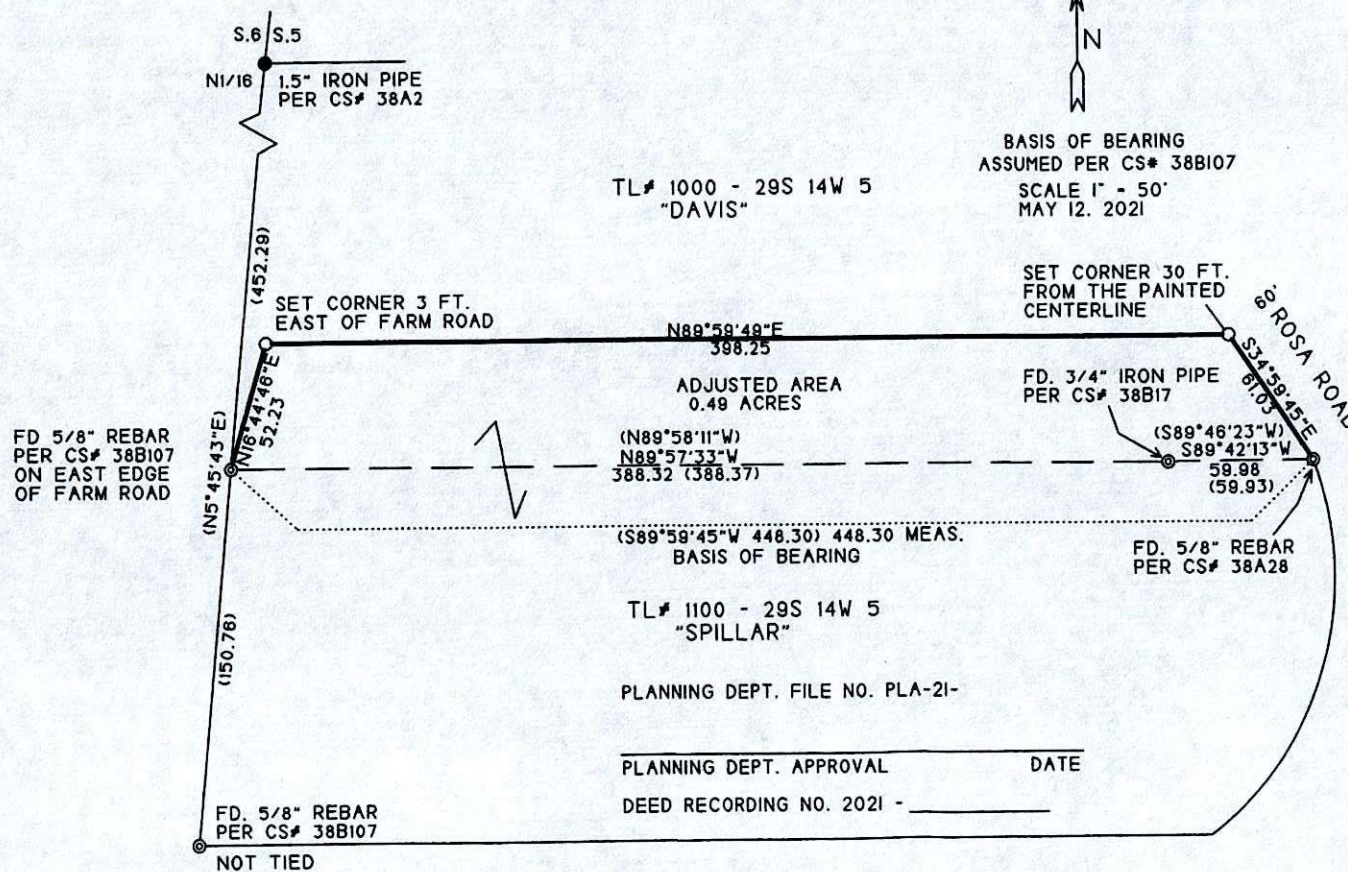
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12. R=550.87'
13. LC=N40°02'25"W 128.18'
14. N46°43'17"W 131.63'

SEE MAP 29S 14W 06



AFTER
ADJUSTMENT

PROPERTY LINE ADJUSTMENT SURVEY - LOCATED IN THE SW1/4 NW1/4
OF SECTION 5. T.29S.. R.14W.. W.M.. COOS COUNTY, OREGON



BASIS OF BEARING
ASSUMED PER CS# 38B107
SCALE 1" = 50'
MAY 12, 2021

COOS COUNTY SURVEYOR
DATE RECEIVED: _____
DATE ACCEPTED/FILED: _____

COOS COUNTY SURVEYOR

SURVEYED FOR:
DANIEL & CELIA DAVIS
P.O. BOX 1741
BANDON, OR 97411
RILEY & CHRISTINE SPILLAR
1059 RANCH RD.
REEDSPORT, OR 97467

SURVEYED BY:
MULKINS & RAMBO, LLC
P.O. BOX 809
NORTH BEND, OR 97459

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy Rambo
OREGON
JULY 14, 1998
TROY J. RAMBO
2865
RENEWAL 12-31-2022

TL# 1000 - 29S 14W 5
"DAVIS"

TL# 1100 - 29S 14W 5
"SPILLAR"

PLANNING DEPT. FILE NO. PLA-21-

PLANNING DEPT. APPROVAL _____ DATE _____
DEED RECORDING NO. 2021 - _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED BOUNDARY AND
CREATE A DESCRIPTION FOR A PROPERTY LINE ADJUSTMENT DEED.
CONTROL WAS BASED ON CS# 38A2, CS# 38A28, CS# 38B17 AND CS# 38B107.
THE RECORD BEARING AND DISTANCE PER CS# 38B107 WAS HELD TO CALCULATE
THE POSITION OF THE NI/16 CORNER AS SHOWN.

- LEGEND
- ⊙ FD. CORNER AS SHOWN
 - SET 5/8" X 30" REBAR WITH A PLASTIC CAP MKD. "LS 2865"
 - () RECORD BEARING/DISTANCE PER CS# 38B107
 - ADJUSTED LINE
 - - - - OLD LINE