

Property Line Adjustment 1



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-21-019

Date Received: 5/28/21 Receipt #: 224214 Received by: JMB

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) Willow Series Holdings LLC c/o Hancock Natural Resource Group, Inc.
Mailing address: 197 Clarendon Street, C-08-99, Boston, MA 02116-5010
Phone: (617)849-2946 Email: dkenney@hnrp.com
Township: _____ Range: _____ Section: _____ ¼ Section: _____ 1/16 Section: _____ Tax lot: _____
Select _____ Select _____ Select _____ Select _____ Select _____ See Exhibit B
Tax Account Number(s): See Exhibit B Zone: Select Zone Forest (F)
Acreage Prior to Adjustment: 40,893.52 Acreage After the Adjustment 22,675.01

B. Land Owner(s) Willow Series Holdings LLC c/o Hancock Natural Resource Group, Inc.
Mailing address: 197 Clarendon Street, C-08-99, Boston, MA 02116-5010
Phone: (617)849-2946 Email: dkenney@hnrp.com
Township: _____ Range: _____ Section: _____ ¼ Section: _____ 1/16 Section: _____
Select _____ Select _____ Select _____ Select _____ Select _____ See Exhibit B
Tax Account Number(s) See Exhibit B Zone Forest (F)
Acreage Prior to Adjustment: 1,959.26 Acreage After the Adjustment 20,177.77

C. Surveyor N/A, Legal Representative - Stoel Rives LLP, Sarah Stauffer Curtiss and Max Yoklic
Mailing Address 760 SW Ninth Ave, Suite 3000, Portland, OR 97205
Phone #: (503)294-9829 Email: sarah.curtiss@stoel.com,max.yoklic@stoel.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:

This is the first of two property line adjustments intended to reconfigure existing property lines such that the existing legal lots of record are of similar size. This will allow the Applicant to split the timberlands among separate client entities. See attached narrative for additional detail.

- 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 of record.

Property 2: There are no lien holders of record.

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 mimimum parcel/lot size? | Yes <input checked="" type="checkbox"/> | No <input 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

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 Signatures

Steve Sanders, STEEL RIVES LLP

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.

**Coos County
Property Line Adjustment No. 1
Application Narrative**

A. Introduction

Willow Series Holdings LLC c/o Hancock Natural Resources Group, Inc. ("Applicant") proposes to adjust the property line between two large timberland properties located in Coos County ("County"). Applicant owns the timberlands that are the subject of this application, and the proposed lot line adjustment will allow Applicant to split the timberlands among separate client entities while maintaining compliance with the County's land division standards. The two existing lots of record are located within the County's Forest or F zone¹ and, following the proposed property line adjustment, will continue to meet the 80-acre minimum parcel size requirement and be managed as commercial timberlands consistent with the purpose of the F zone. There are no structures on the existing lots of record, and no change of use or development is proposed as part of this application.

B. Proposal

1. Existing Configuration

As shown on the existing lot of record map attached as **Exhibit A**, the proposed lot line adjustment involves two existing legal lots of record located in Township 30 South, Range 10 West; Township 30 South, Range 11 West; Township 31 South, Range 10 West; Township 31 South, Range 11 West; Township 32 South, Range 10 West; and Township 32 South, Range 11 West with the following legal descriptions:

Existing Lot of Record 1 (shown in blue)²:

Township 31 South, Range 11 West, W.M.

Section 4 The Southwest quarter
Section 5 Lots 2, 3, and 4
 The South one-half of the North one-half
 The North one-half of the South one-half

Sections 5, 7, and 8

All that part of the South one-half of the South one-half of Section 5; the North one-half of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, the East one-half of the Northwest quarter, the East one-half of the Southwest quarter of Section 7; the North one-half of the Northwest quarter, the

¹ Coos County Zoning and Hazard Map (2019), <https://www.coastalatlant.net/coos-all-hazards/>.

² Existing Lot of Record 1 is validated pursuant to Applicant's request for validation of an unlawfully established unit of land, included as part of this land use application package.

Northeast quarter or the Northeast quarter of the Northeast quarter of Section 8, Lots 1, 2 and the Northeast quarter of the Northwest quarter of Section 18 lying North, Northwesterly and Northeasterly of the following described line:

Beginning at a point on the West boundary line of Section 18, Township 31 South, Range 11 West, W.M.; that is, 358.1 feet North of the West $\frac{1}{4}$ corner of said Section 18,

thence N $63^{\circ} 30'$ E 74.5 feet; thence N $13^{\circ} 15'$ E 355.2 feet;
thence N $28^{\circ} 30'$ E 598.9 feet; thence N $51^{\circ} 30'$ E 64.9 feet;
thence N $63^{\circ} 00'$ E 99.2 feet; thence N $46^{\circ} 45'$ E 140.6 feet;
thence N $86^{\circ} 00'$ E 129.5 feet; thence S $81^{\circ} 45'$ E 259.3 feet;
thence N $29^{\circ} 00'$ E 187.4 feet; thence N $37^{\circ} 45'$ E 86.0 feet;
thence $24^{\circ} 30'$ E 125.1 feet; thence N $56^{\circ} 15'$ E 260.1 feet;
thence N $78^{\circ} 00'$ E 106.0 feet; thence N $62^{\circ} 45'$ E 300.4 feet;
thence N $37^{\circ} 15'$ E 146.5 feet; thence N $21^{\circ} 45'$ E 415.0 feet;
thence N $28^{\circ} 15'$ E 261.5 feet; thence N $45^{\circ} 30'$ E 150.6 feet;
thence N $61^{\circ} 30'$ E 81.2 feet to a 1.5 inch iron pipe;
thence N $19^{\circ} 00'$ E 329.6 feet; thence N $13^{\circ} 00'$ E 108.4 feet;
thence N $2^{\circ} 00'$ E 126.2 feet; thence N $4^{\circ} 00'$ W 135.1 feet;
thence $7^{\circ} 30'$ W 115.2 feet; thence N $24^{\circ} 30'$ W 231.0 feet;
thence N $24^{\circ} 00'$ 265.5 feet; thence N $8^{\circ} 00'$ E 89.3 feet;
thence N $4^{\circ} 00'$ W 123.6 feet; thence N $13^{\circ} 00'$ E 268.2 feet;
thence N $2^{\circ} 30'$ W 126.4 feet; thence N $30^{\circ} 00'$ E 211.7 feet;
thence N $50^{\circ} 45'$ E 295.4 feet; thence N $8^{\circ} 30'$ E 326.5 feet to a 1.5 inch iron pipe;
thence N $17^{\circ} 30'$ E 199.5 feet; thence N $14^{\circ} 45'$ W 134.5 feet;
thence N $38^{\circ} 45'$ E 281.0; thence N $22^{\circ} 45'$ E 200.0 feet;
thence N $50^{\circ} 30'$ E 199.0 feet; thence N $19^{\circ} 30'$ E 353.7 feet;
thence N $32^{\circ} 00'$ E 198.8 feet; thence N $54^{\circ} 30'$ E 143.9 feet;
thence S $72^{\circ} 45'$ E 132.4 feet; thence N $73^{\circ} 00'$ E 292.5 feet;
thence S $83^{\circ} 30'$ E 229.4 feet; thence N $71^{\circ} 00'$ E 94.0 feet;
thence N $87^{\circ} 00'$ E 273.1 feet; then N $60^{\circ} 00'$ E 231.5 feet;
thence N $73^{\circ} 00'$ E 224.7 feet; thence S $78^{\circ} 30'$ E 32.6 feet to a 1.5 inch iron pipe that is 864.8 feet south of the corner common to Sections 5, 6, 7, and 8;
thence S $78^{\circ} 30'$ E 191.6 feet; thence N $76^{\circ} 30'$ E 90.0 feet;
thence N $51^{\circ} 30'$ E 331.0 feet; thence N $73^{\circ} 00'$ E 329.4 feet;
thence N $37^{\circ} 00'$ E 400.5; then N $74^{\circ} 30'$ E 164.2 feet;
thence S $84^{\circ} 30'$ E 256.1 feet; thence N $74^{\circ} 30'$ E 178.0 feet;
thence N $84^{\circ} 30'$ E 179.7 feet; thence N $69^{\circ} 00'$ E 334.0 feet;
thence N $89^{\circ} 30'$ E 87.0 feet; thence N $62^{\circ} 15'$ E 126.9 feet;
thence N $85^{\circ} 45'$ E 127.3 feet; thence N $63^{\circ} 30'$ E 176.7 feet;
thence N $89^{\circ} 00'$ E 124.0 feet; thence N $73^{\circ} 00'$ E 145.0 feet to a 1.5 inch iron pipe that is 291.6 feet North of the $\frac{1}{4}$ corner common to Sections 5 and 8;

thence N 59° 00' E 198.8 feet; thence S 88° 15' E 298.9;
thence S 86° 00' E 389.9 feet; thence N 69° 00' E 308.4 feet;
thence N 82° 00' E 354.4 feet; thence N 65° 00' E 206.6 feet;
thence N 87° 30' E 220.2 feet; thence S 82° 99' E 94.8 feet;
thence N 87° 00' E 192.1 feet to a 1.5 inch iron pipe;
thence S 6° 00' E 255.5 feet; thence S 51° 00' E 132.0 feet;
thence S 36° 00' E 91.0 feet; thence S 23° 45' E 127.7 feet;
thence S 22° 00' E 255.0 feet; thence East 27.0 feet to the common corner
of Sections 4, 5, 8, and 9, Township 31 South, Range 11 West, W.M.

EXCEPTING THEREFROM THE FOLLOWING: That portion of real property conveyed to Gordon Hayes and Evelyn Hayes, husband and wife, and Wilbur R. Merchen and Catherine R. Merchen, husband and wife, as set forth in Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2186, Records of Coos County, Oregon and that portion of real property conveyed to Gordon Hayes and Evelyn Hayes, by Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2189, Records of Coos County, Oregon.

- Section 9** The North one-half of the Southwest quarter
The Southwest quarter of the Southwest quarter
The Northwest quarter
- Section 15** The Southwest quarter
- Section 16** All
- Section 17** That part of the South one-half of the South one-half lying South of the South bank of Hayes Creek
- Section 19** That part of the North one-half of the Northeast quarter lying South of the South bank of Hayes Creek
- Section 20** That part of the North one-half of the Northwest quarter lying South of the South bank of Hayes Creek

Existing Lot of Record 2 (shown in green)³:

Township 30 South, Range 10 West, W.M.

- Section 16** All
- Section 19** The West one-half of the Southeast quarter

³ Existing Lot of Record 2 is validated as a lawfully established unit of land under Coos County Zoning and Land Development Ordinance ("CCZLDO") Sections 6.1.125 and 6.1.175 pursuant to Applicant's lot validation application, included as part of this land use application package.

- The Southeast quarter of the Southeast quarter
- Section 20** The Northeast quarter of the Northeast quarter
The South one-half of the Northeast quarter
The East one-half of the Southwest quarter
The Southeast quarter
- Section 21** All
- Section 22** All
- Section 23** The South one-half
- Section 24** The South one-half
- Section 25** All
- Section 26** All
- Section 27** All
- Section 28** All
- Section 29** The South one-half of the Southwest quarter
- Section 30** The Northwest quarter of the Northeast quarter
The South one-half of the Northeast quarter
The Southeast quarter
Lots 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Section 31** The West one-half of the Northeast quarter
The Northeast quarter of the Northeast quarter
The Southeast quarter
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Section 32** All
- Section 33** All
- Section 34** All
- Section 35** The North one-half
The Southeast quarter
The North one-half of the Southwest quarter
The Southeast quarter of the Southwest quarter

Township 30 South, Range 11 West, W.M.

- Section 35** Lots 5, 6, and 7
- Section 36** The Northwest quarter of the Southwest quarter
Lot 1

Township 31 South, Range 10 West, W.M.

- Section 1** All
- Section 2** All
- Section 3** All
- Section 4** All
- Section 5** All
- Section 6** All
- Section 8** All
- Section 9** The North one-half
The North one-half of the South one-half
- Section 10** All
- Section 11** All
- Section 12** All
- Section 13** All
- Section 14** All
- Section 15** The Northeast quarter
The East one-half of the Northwest quarter
The South one-half
- Section 19** Lots 7, 8, 9, 10, 11, and 12
- Section 20** The Southeast quarter
- Section 21** The Northeast quarter
The South one-half

Section 22 All
Section 23 All
Section 24 All
Section 25 All
Section 26 All
Section 27 All
Section 28 All
Section 29 The East one-half
Section 30 The South one-half of the Southeast quarter
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
Section 31 All
Section 32 All
Section 33 All
Section 34 All
Section 35 All

Township 31 South Range 11 West, W.M.

Section 1 All
Section 11 All
Section 12 All
Section 13 All
Section 14 All
Section 15 The East one-half
The Northeast quarter of the Northwest quarter
The South one-half of the Northwest quarter

- Section 22** The Northeast quarter of the Northeast quarter
- Section 23** The North one-half
The North one-half of the South one-half
- Section 24** The Northwest quarter of the Northwest quarter
- Section 25** The Southeast quarter of the Northwest quarter
The South one-half
- Section 27** The South one-half of the South one-half
- Section 33** The East one-half of the Northwest quarter
Lots 1, 2, 3, 4, 5, 6, 7, 10, 11, and 12
- Section 34** All
- Section 35** All
- Section 36** All

Township 32 South, Range 10 West, W.M.

- Section 4** Lots 1, 2, and 5
The Southwest quarter of the Northeast quarter
The West one-half of the West one-half of the Southeast quarter of the
Northeast quarter
The East one-half of the Southeast quarter of the Northwest quarter

LESS AND EXCEPT that portion conveyed to School District No. 70 by deed recorded February 28, 1916 in Book 73, Page 51, Deed Records of Coos County, Oregon.⁴

- Section 5** Lots 1, 2, and 3

Township 32 South, Range 11 West, W.M.

- Section 1** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10
The Southwest quarter
- Section 2** Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16

⁴ As explained in the Lawfully Established Parcel Determination application for this existing lot of record, the current deed of record contains a scrivener's error omitting this exception from the legal description of Tax Lot 32S10W04TL0010000, which will be corrected through a correction deed.

	The South one-half
Section 3	All
Section 4	Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 The South one-half
Section 9	The East one-half
Section 10	The North one-half The Northeast quarter of the Southwest quarter The North one-half of the Southeast quarter The Southeast quarter of the Southeast quarter
Section 11	The North one-half The Southwest quarter
Section 15	All
Section 21	The East one-half of the Northeast quarter The Northeast quarter of the Southeast quarter

The existing lots of record were created prior to County zoning and partition regulations by deed or land sale contract, as evidenced by the deed records attached as **Exhibit B**.⁵

2. Proposed Adjustment

As shown on the proposed lot line adjustment map attached as **Exhibit C**, Applicant is proposing to move the common boundary line between the two existing lots of record, resulting in the following legal descriptions:

Proposed Parcel A (shown in blue):

Township 30 South, Range 10 West, W.M.

Section 16	All
Section 19	The West one-half of the Southeast quarter The Southeast quarter of the Southeast quarter
Section 20	The Northeast quarter of the Northeast quarter

⁵ CCZLDO defines a “lawfully established unit of land” to include units of land created “by deed or land sale contract, if there were no applicable planning, zoning, or subdivision or partition ordinances or regulations that prohibited the creation.” CCZLDO 6.1.125(1)(e). The Coos County Planning Department confirmed that the date when the applicable planning, zoning or subdivision or partition ordinances went into effect is January 1, 1986.

The South one-half of the Northeast quarter
The East one-half of the Southwest quarter
The Southeast quarter

- Section 21** All
- Section 22** All
- Section 23** The South one-half
- Section 24** The South one-half
Section 25 All
- Section 26** All
- Section 27** All
- Section 28** All
- Section 29** The South one-half of the Southwest quarter
- Section 30** The Northwest quarter of the Northeast quarter
The South one-half of the Northeast quarter
The Southeast quarter
Lots 4, 5, 6, 7, 8, 8, 10, 11, and 12
- Section 31** The West one-half of the Northeast quarter
The Northeast quarter of the Northeast quarter
The Southeast quarter
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Section 32** All
- Section 33** All
- Section 34** All
- Section 35** The North one-half
The Southeast quarter
The North one-half of the Southwest quarter
The Southeast quarter of the Southwest quarter

Township 30 South, Range 11 West, W.M.

- Section 35** Lots 5, 6, and 7

Section 36 The Northwest quarter of the Southwest quarter
Lot 1

Township 31 South, Range 10 West, W.M.

Section 1 All

Section 2 All

Section 3 All

Section 4 All

Section 5 All

Section 6 All

Township 31 South, Range 11 West, W.M.

Section 1 All

Section 4 The Southwest quarter

Section 5 Lots 2, 3, and 4
The South one-half of the North one-half
The North one-half of the South one-half

Sections 5, 7, and 8

All that part of the South one-half of the South one-half of Section 5; the North one-half of the Northeast quarter, the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, the East one-half of the Northwest quarter, the East one-half of the Southwest quarter of Section 7; the North one-half of the Northwest quarter, the Northeast quarter or the Northeast quarter of the Northeast quarter of Section 8, Lots 1, 2 and the Northeast quarter of the Northwest quarter of Section 18 lying North, Northwesterly and Northeasterly of the following described line:

Beginning at a point on the West boundary line of Section 18, Township 31 South, Range 11 West, W.M.; that is, 358.1 feet North of the West $\frac{1}{4}$ corner of said Section 18,

thence N 63° N 30' E 74.5 feet; thence N 13° 15' E 355.2 feet;
thence N 28° 30' E 598.9 feet; thence N 51° 30' E 64.9 feet;
thence N 63° 00' E 99.2 feet; thence N 46° 45' E 140.6 feet;
thence N 86° 00' E 129.5 feet; thence S 81° 45' E 259.3 feet;
thence N 29° 00' E 187.4 feet; thence N 37° 45' E 86.0 feet;

thence 24° 30' E 125.1 feet; thence N 56° 15' E 260.1 feet;
thence N 78° 00' E 106.0 feet; thence N 62° 45' E 300.4 feet;
thence N 37° 15' E 146.5 feet; thence N 21° 45' E 415.0 feet;
thence N 28° 15' E 261.5 feet; thence N 45° 30' E 150.6 feet;
thence N 61° 30' E 81.2 feet to a 1.5 inch iron pipe;
thence N 19° 00' E 329.6 feet; thence N 13° 00' E 108.4 feet;
thence N 2° 00' E 126.2 feet; thence N 4° 00' W 135.1 feet;
thence 7° 30' W 115.2 feet; thence N 24° 30' W 231.0 feet;
thence N 24° 00' 265.5 feet; thence N 8° 00' E 89.3 feet;
thence N 4° 00' W 123.6 feet; thence N 13° 00' E 268.2 feet;
thence N 2° 30' W 126.4 feet; thence N 30° 00' E 211.7 feet;
thence N 50° 45' E 295.4 feet; thence N 8° 30' E 326.5 feet to a 1.5 inch
iron pipe;
thence N 17° 30' E 199.5 feet; thence N 14° 45' W 134.5 feet;
thence N 38° 45' E 281.0; thence N 22° 45' E 200.0 feet;
thence N 50° 30' E 199.0 feet; thence N 19° 30' E 353.7 feet;
thence N 32° 00' E 198.8 feet; thence N 54° 30' E 143.9 feet;
thence S 72° 45' E 132.4 feet; thence N 73° 00' E 292.5 feet;
thence S 83° 30' E 229.4 feet; thence N 71° 00' E 94.0 feet;
thence N 87° 00' E 273.1 feet; then N 60° 00' E 231.5 feet;
thence N 73° 00' E 224.7 feet; thence S 78° 30' E 32.6 feet to a 1.5 inch
iron pipe that is 864.8 feet south of the corner common to Sections 5, 6, 7,
and 8;
thence S 78° 30' E 191.6 feet; thence N 76° 30' E 90.0 feet;
thence N 51° 30' E 331.0 feet; thence N 73° 00' E 329.4 feet;
thence N 37° 00' E 400.5; then N 74° 30' E 164.2 feet;
thence S 84° 30' E 256.1 feet; thence N 74° 30' E 178.0 feet;
thence N 84° 30' E 179.7 feet; thence N 69° 00' E 334.0 feet;
thence N 89° 30' E 87.0 feet; thence N 62° 15' E 126.9 feet;
thence N 85° 45' E 127.3 feet; thence N 63° 30' E 176.7 feet;
thence N 89° 00' E 124.0 feet; thence N 73° 00' E 145.0 feet to a 1.5 inch
iron pipe that is 291.6 feet North of the 1/4 corner common to Sections 5
and 8;
thence N 59° 00' E 198.8 feet; thence S 88° 15' E 298.9;
thence S 86° 00' E 389.9 feet; thence N 69° 00' E 308.4 feet;
thence N 82° 00' E 354.4 feet; thence N 65° 00' E 206.6 feet;
thence N 87° 30' E 220.2 feet; thence S 82° 99' E 94.8 feet;
thence N 87° 00' E 192.1 feet to a 1.5 inch iron pipe;
thence S 6° 00' E 255.5 feet; thence S 51° 00' E 132.0 feet;
thence S 36° 00' E 91.0 feet; thence S 23° 45' E 127.7 feet;
thence S 22° 00' E 255.0 feet; thence East 27.0 feet to the common corner
of Sections 4, 5, 8, and 9, Township 31 South, Range 11 West, W.M.

EXCEPTING THEREFROM THE FOLLOWING: That portion of real
property conveyed to Gordon Hayes and Evelyn Hayes, husband and wife,
and Wilbur R. Merchen and Catherine R. Merchen, husband and wife, as

set forth in Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2186, Records of Coos County, Oregon and that portion of real property conveyed to Gordon Hayes and Evelyn Hayes, by Instrument, Recorded March 26, 1987, Bearing Microfilm Reel No. 87-2-2189, Records of Coos County, Oregon.

- Section 9** The Northwest quarter
The North one-half of the Southwest quarter
The Southwest quarter of the Southwest quarter
- Section 11** All
- Section 12** All
- Section 13** All
- Section 14** All
- Section 15** The Northeast quarter of the Northwest quarter
The South one-half of the Northwest quarter
The East one-half
The Southwest quarter
- Section 16** All
- Section 17** That part of the South one-half of the South one-half lying South of the South bank of Hayes Creek
- Section 19** That part of the North one-half of the Northeast quarter lying South of the South bank of Hayes Creek.
- Section 20** That part of the North one-half of the Northwest quarter lying South of the South bank of Hayes Creek
- Section 22** The Northeast quarter of the Northeast quarter
- Section 23** The North one-half
The North one-half of the South one-half
- Section 24** The Northwest quarter of the Northwest quarter

Proposed Parcel B (shown in green)⁶:

Township 31 South, Range 10 West, W.M.

Section 8	All
Section 9	The North one-half The North one-half of the South one-half
Section 10	All
Section 11	All
Section 12	All
Section 13	All
Section 14	All
Section 15	The Northeast quarter The East one-half of the Northwest quarter The South one-half
Section 19	Lots 7, 8, 9, 10, 11, and 12
Section 20	The Southeast quarter
Section 21	The Northeast quarter The South one-half
Section 22	All
Section 23	All
Section 24	All
Section 25	All
Section 26	All
Section 27	All
Section 28	All

⁶ This proposed lot of record will be the subject of Property Line Adjustment No. 2, serial adjustment 2 of 2. This Property Line Adjustment No. 1 is serial adjustment 1 of 2.

- Section 29** The East one-half
- Section 30** The South one-half of the Southeast quarter
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Section 31** All
- Section 32** All
- Section 33** All
- Section 34** All
- Section 35** All

Township 31 South Range 11 West, W.M.

- Section 25** The Southeast quarter of the Northwest quarter
The South one-half
- Section 27** The South one-half of the South one-half
- Section 33** The East one-half of the Northwest quarter
Lots 1, 2, 3, 4, 5, 6, 7, 10, 11, and 12
- Section 34** All
- Section 35** All
- Section 36** All

Township 32 South, Range 10 West, W.M.

- Section 4** Lots 1, 2, and 5
The West one-half of the West one-half of the Southeast quarter of the
Northeast quarter
The Southwest quarter of the Northeast quarter
The East one-half of the Southeast quarter of the Northwest quarter

LESS AND EXCEPT that portion conveyed to School District No. 70 by deed recorded February 28, 1916 in Book 73, Page 51, Deed Records of Coos County, Oregon.

- Section 5** Lots 1, 2, and 3

Township 32 South, Range 11 West, W.M.

- Section 1** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10
The Southwest quarter
- Section 2** Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16
The South one-half
- Section 3** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16
The South one-half
- Section 4** Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16
The South one-half
- Section 9** The East one-half
- Section 10** The North one-half
The Northeast quarter of the Southwest quarter
The North one-half of the Southeast quarter
The Southeast quarter of the Southeast quarter
- Section 11** The North one-half
The Southwest quarter
- Section 15** All
- Section 21** The East one-half of the Northeast quarter
The Northeast quarter of the Southeast quarter

3. Area to be Conveyed

The area to be conveyed as part of this property line adjustment is as follows:

Township 30 South, Range 10 West, W.M.

- Section 16** All
- Section 19** The West one-half of the Southeast quarter
The Southeast quarter of the Southeast quarter
- Section 20** The Northeast quarter of the Northeast quarter
The South one-half of the Northeast quarter
The East one-half of the Southwest quarter
The Southeast quarter

- Section 21** All
- Section 22** All
- Section 23** The South one-half
- Section 24** The South one-half
- Section 25** All
- Section 26** All
- Section 27** All
- Section 28** All
- Section 29** The South one-half of the Southwest quarter
- Section 30** The Northwest quarter of the Northeast quarter
The South one-half of the Northeast quarter
The Southeast quarter
Lots 4, 5, 6, 7, 8, 8, 10, 11, and 12
- Section 31** The West one-half of the Northeast quarter
The Northeast quarter of the Northeast quarter
The Southeast quarter
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12
- Section 32** All
- Section 33** All
- Section 34** All
- Section 35** The North one-half
The Southeast quarter
The North one-half of the Southwest quarter
The Southeast quarter of the Southwest quarter

Township 30 South, Range 11 West, W.M.

- Section 35** Lots 5, 6, and 7
- Section 36** The Northwest quarter of the Southwest quarter
Lot 1

Township 31 South, Range 10 West, W.M.

- Section 1** All
- Section 2** All
- Section 3** All
- Section 4** All
- Section 5** All
- Section 6** All

Township 31 South Range 11 West, W.M.

- Section 1** All
- Section 11** All
- Section 12** All
- Section 13** All
- Section 14** All
- Section 15** The Northeast quarter
The Northeast quarter of the Northwest quarter
The South one-half of the Northwest quarter
The Southeast quarter
- Section 22** The Northeast quarter of the Northeast quarter
- Section 23** The North one-half
The North one-half of the South one-half
- Section 24** The Northwest quarter of the Northwest quarter

C. Applicable Criteria

SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS: As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action unless the application is required to correct an encroachment. In that circumstance the only applicable criteria is

Sections 6.3.125.1, 6.3.150 and 6.3.175. Encroachments do not require notice.

Response: Applicant's proposal will adjust the common boundary line between two lawfully established units of land and does not involve an encroachment.

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;

Response: The property line adjustment will allow Applicant to split the timberlands among separate client entities while maintaining compliance with the County's land division standards. There are no structures on the existing lots of record, and no change of use or development is proposed as part of this application.

b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;

Response: A vicinity map is provided as part of **Exhibit A** of this application.

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;

Response: The maps provided in **Exhibit A** and **Exhibit C** depict the existing boundary lines of the lots affected by the proposed property line adjustment and the approximate location for the proposed adjustment line. There are no structures and no development is proposed within 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.

Response: A title policy is provided as **Exhibit D**.

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.

Response: As evidenced by the title policy, **Exhibit D**, there are no current lien holders of record.

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).

Response: The property line adjustment will not create an additional unit of land and the resulting lot size will exceed the 80-acre minimum.

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

Response: The property line adjustment will not create an encroachment.

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.

Response: The property line adjustment does not involve a dwelling, so this criterion is not applicable.

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.

Response: The units of land at issue in this property line adjustment exceed 160 acres and do not contain dwellings, so 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.

Response: All property involved in this property line adjustment is within the F zone.

SECTION 6.3.150 EASEMENTS AND ACCESS: A line adjustment shall have no effect 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.

Response: The property line adjustment will have no effect on existing easements or access.

SECTION 6.3.175 MAPPING AND FILING REQUIREMENTS:

1. 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;

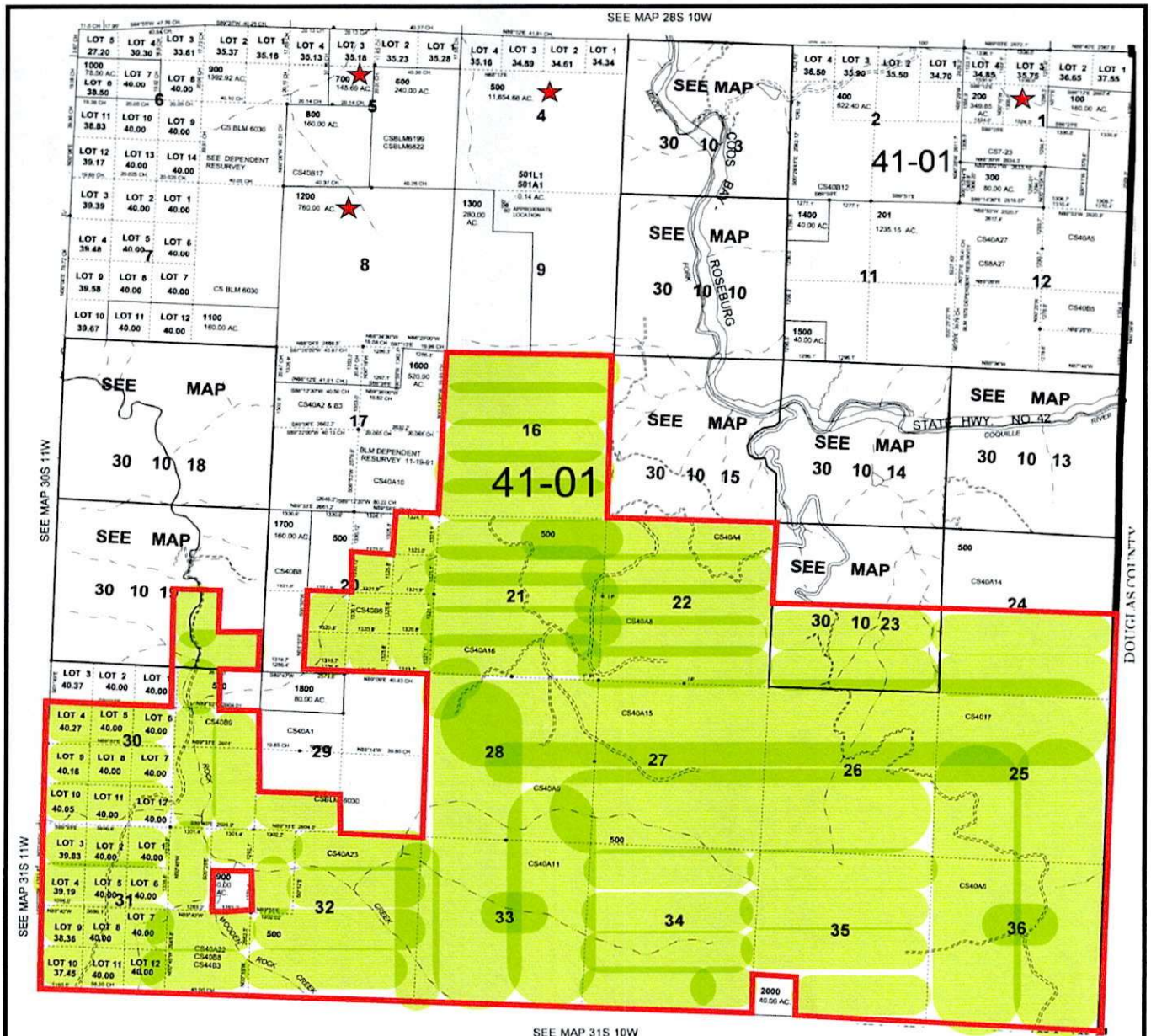
b. The survey map shall show all structures within ten (10) feet of the adjusted line;

c. The survey shall establish monuments to mark the adjusted line.

d. The Coos County Surveyor reserves the right to require monumentation and mapping on parcels greater than ten acres in size.

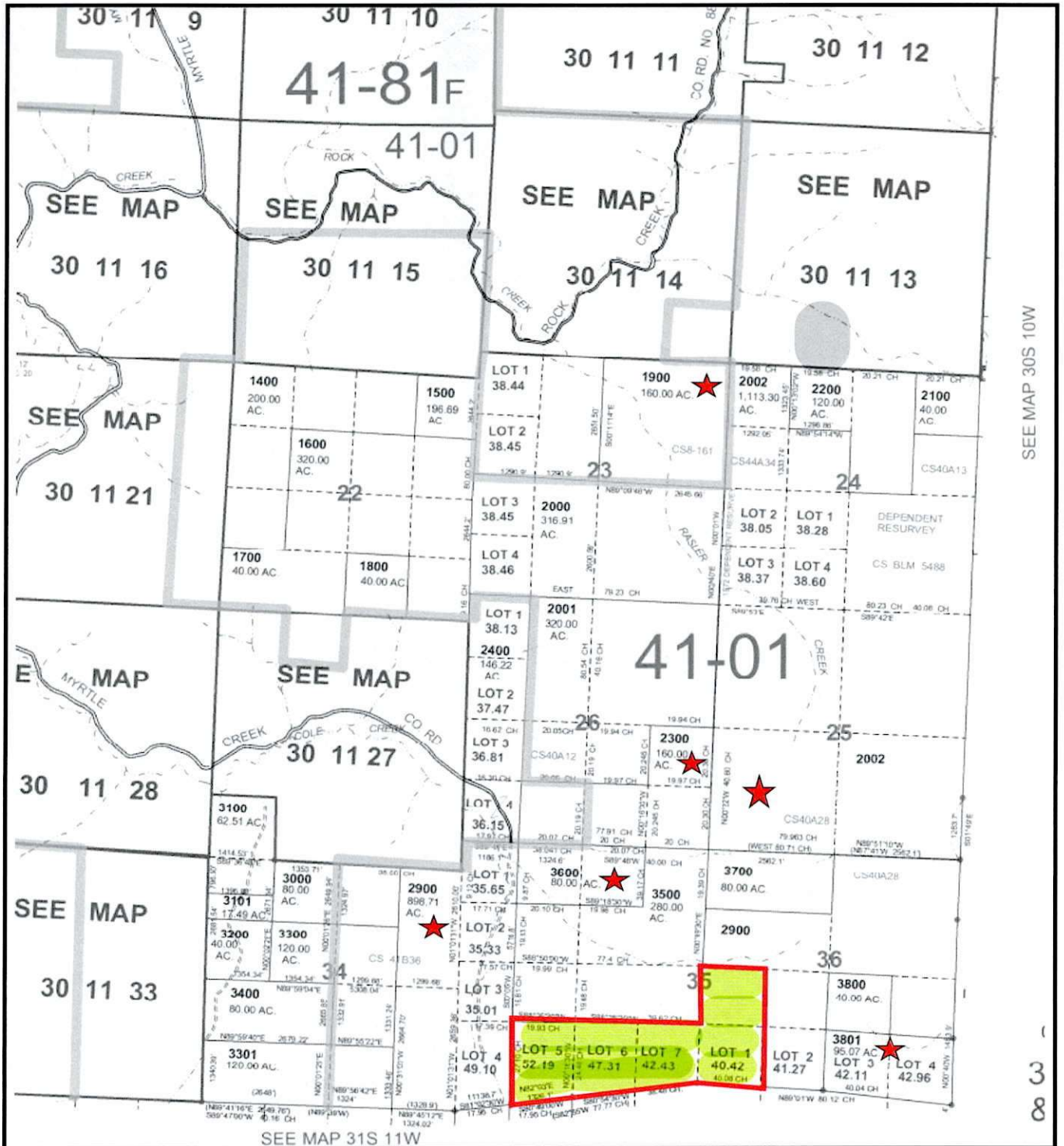
Response: Neither of the resulting lots will be ten acres or less, so this criteria is not applicable.

EXHIBIT A
Pre-Adjustment Maps



T30S R10W Sec 00
 Lots 200, 500, 700 & 1200
 Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



SEE MAP 30S 10W

38



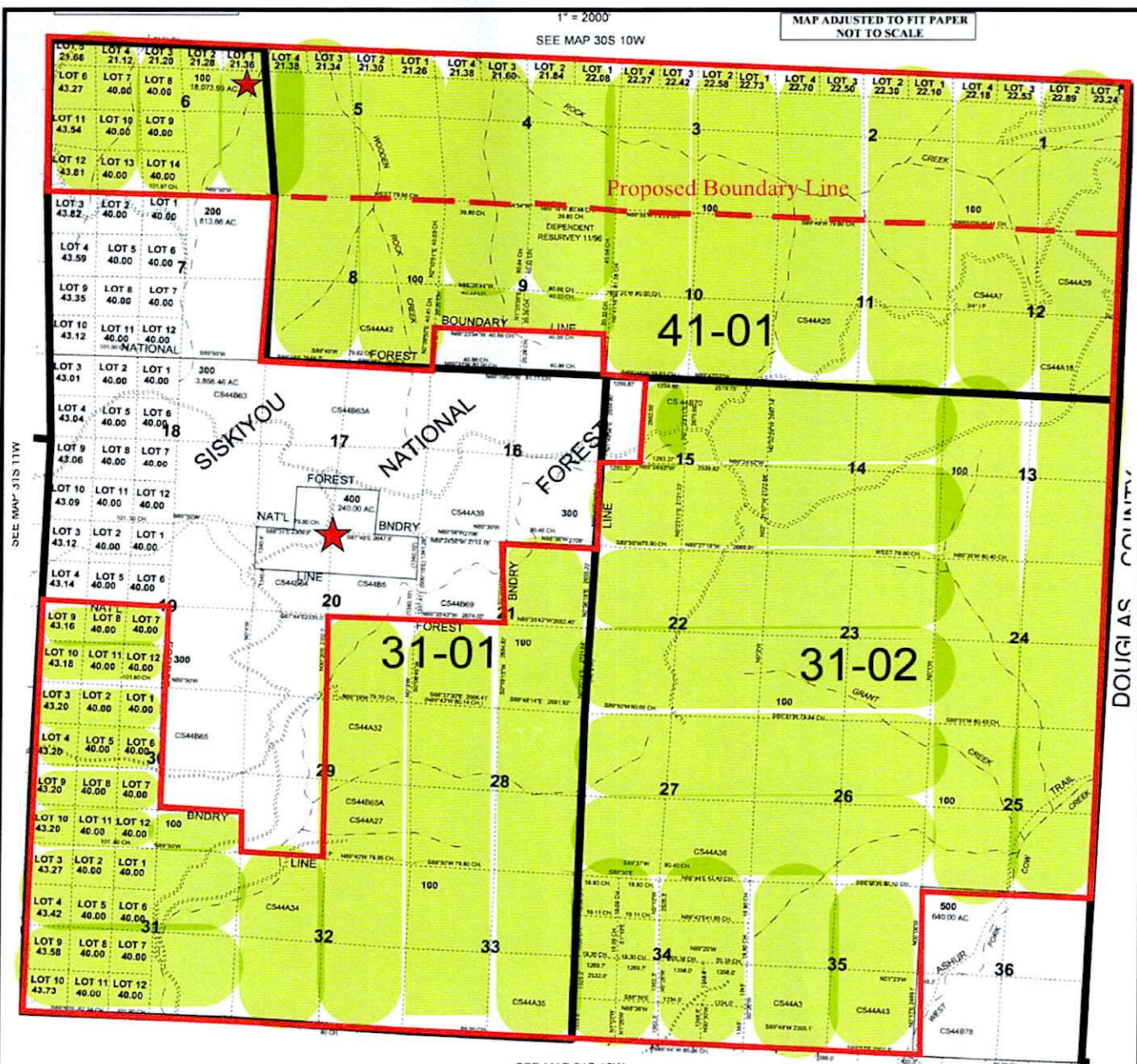
T30S R11W Sec 00 (East Half)
 Lots 1900, 2300, 2900, 3600 & 3801
 Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

1" = 2000'

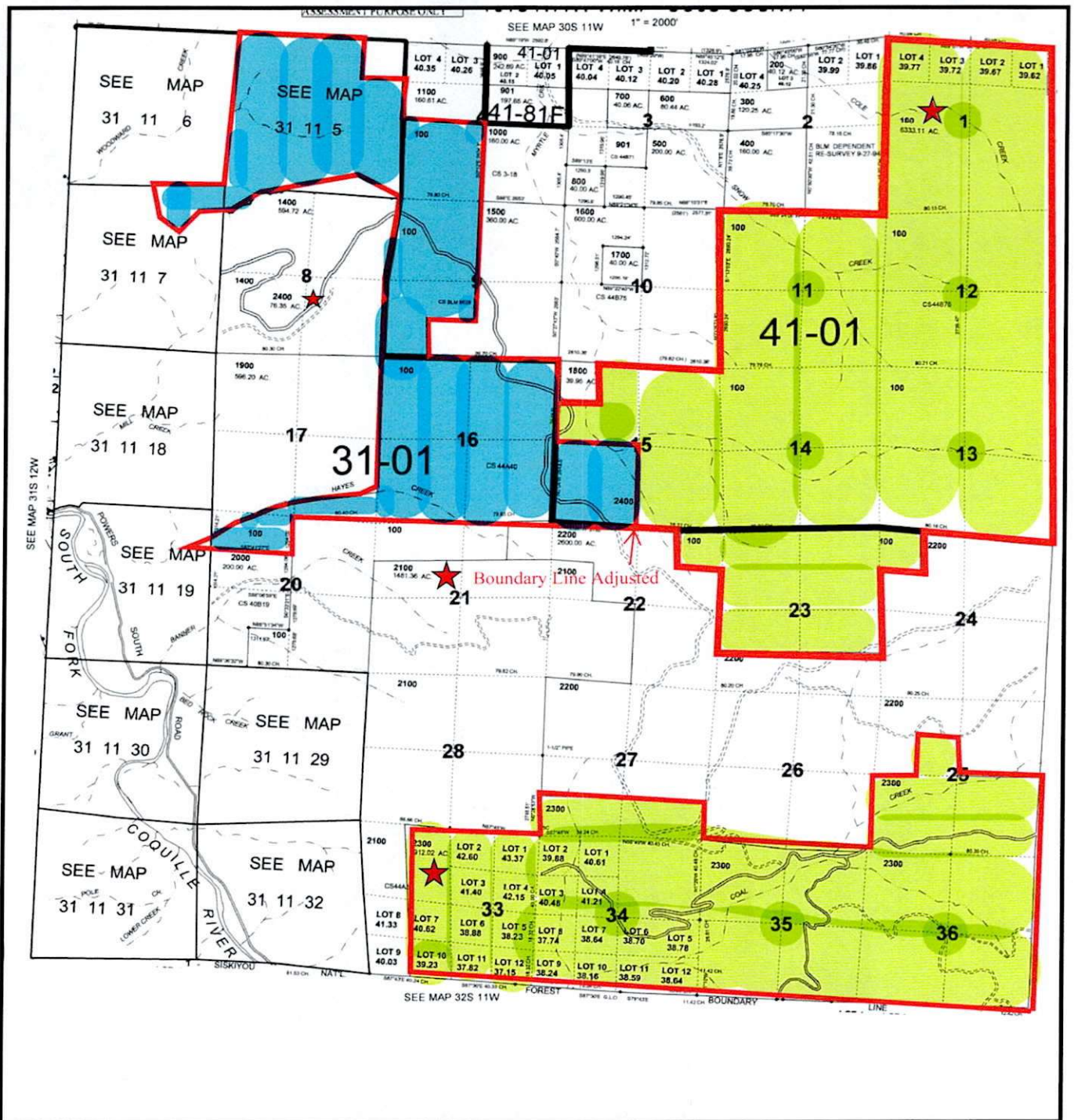
SEE MAP 30S 10W

MAP ADJUSTED TO FIT PAPER
NOT TO SCALE



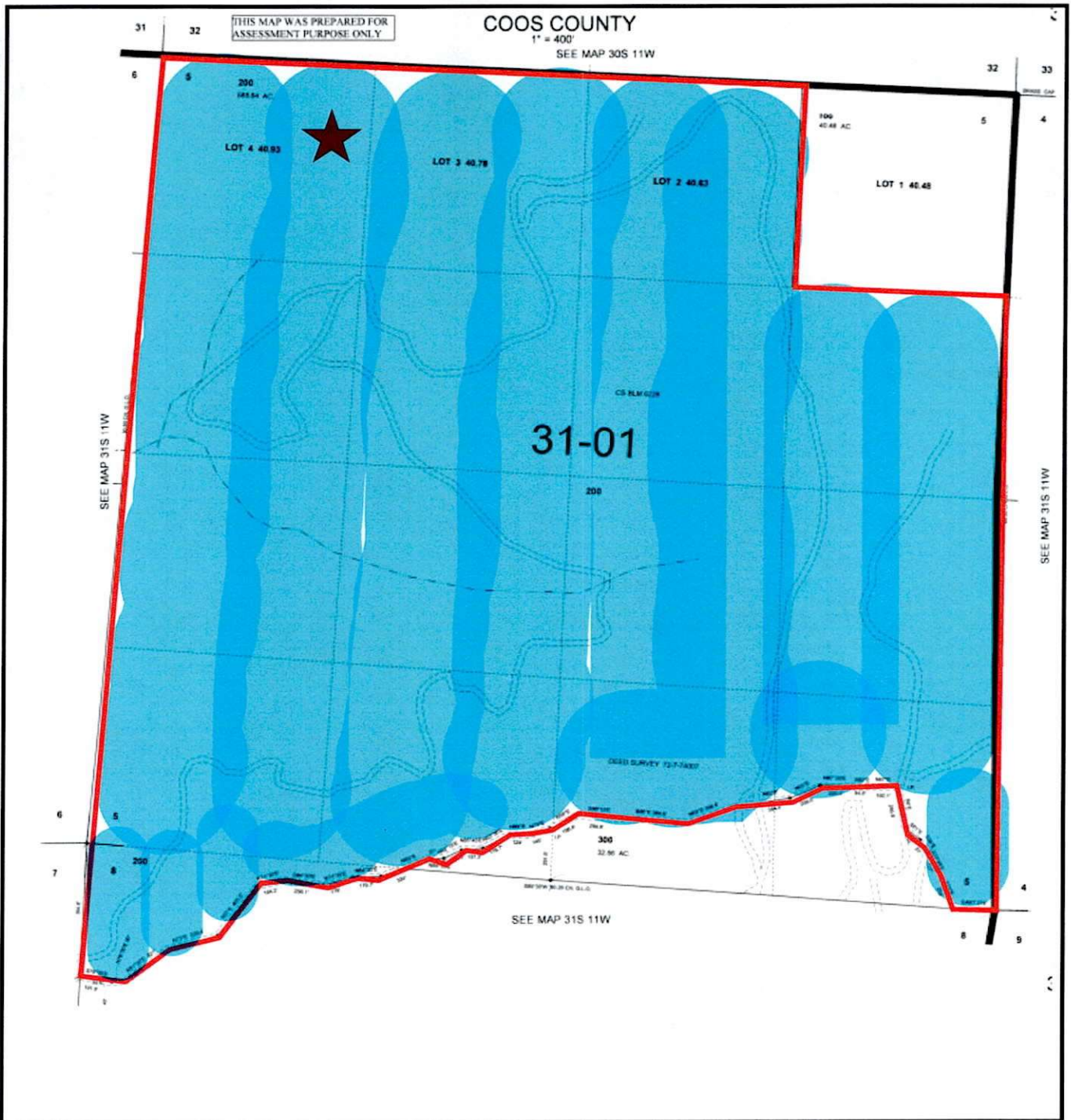
T31S R10W Sec 00
Lots 100 & 400
Coos County, OR

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T31S R11W Sec 00
 Lots 100, 2100, 2300 & 2400
 Coos County, OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



T31S R11W Sec 05 Lot 200
Coos County, OR

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1" = 400'
SEE MAP 31S 11W

6 5

S89°08'33"W 893.54'

S89°31'E 78.92 CH. G.L.D.

100
92.18 AC.



7

8

N00°50'27"W 860.37'

N14°37'11"W 448.61'

N02°51'19" 179.90'

N05°55'19"W 185.27'

N22°48'13"W 76.60'

N12°22'35"W 73.25'

N13°42'48"E 76.52'

N04°20'23"W 78.59'

N77°05'14"W 205.93'

N07°52'10"W 138.80'

N28°10'00"W 148.00'

N10°30'E 5 161'

N17°30'E 5 161'

N10°30'E 5 161'

N50°45'E 296.4'

N10°E 208.2'

N10°E 211.7'

N10°E 208.2'

N4°W 123.6'

N8°E 89.3'

286.5'

300
231.96 AC.

300
231.96 AC.

300
231.96 AC.

300
231.96 AC.

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231.96 AC.

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231.96 AC.

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231.96 AC.

300
231.96 AC.

S78°30'E 322.2'

191.6'

224.7'

273.1'

94'

229.4'

290.5'

332.4'

383.7'

435.0'

486.3'

537.6'

588.9'

640.2'

691.5'

742.8'

794.1'

845.4'

896.7'

948.0'

999.3'

1050.6'

1101.9'

1153.2'

1204.5'

1255.8'

1307.1'

1358.4'

1409.7'

1461.0'

1512.3'

1563.6'

31-01

SEE MAP 31S 11W

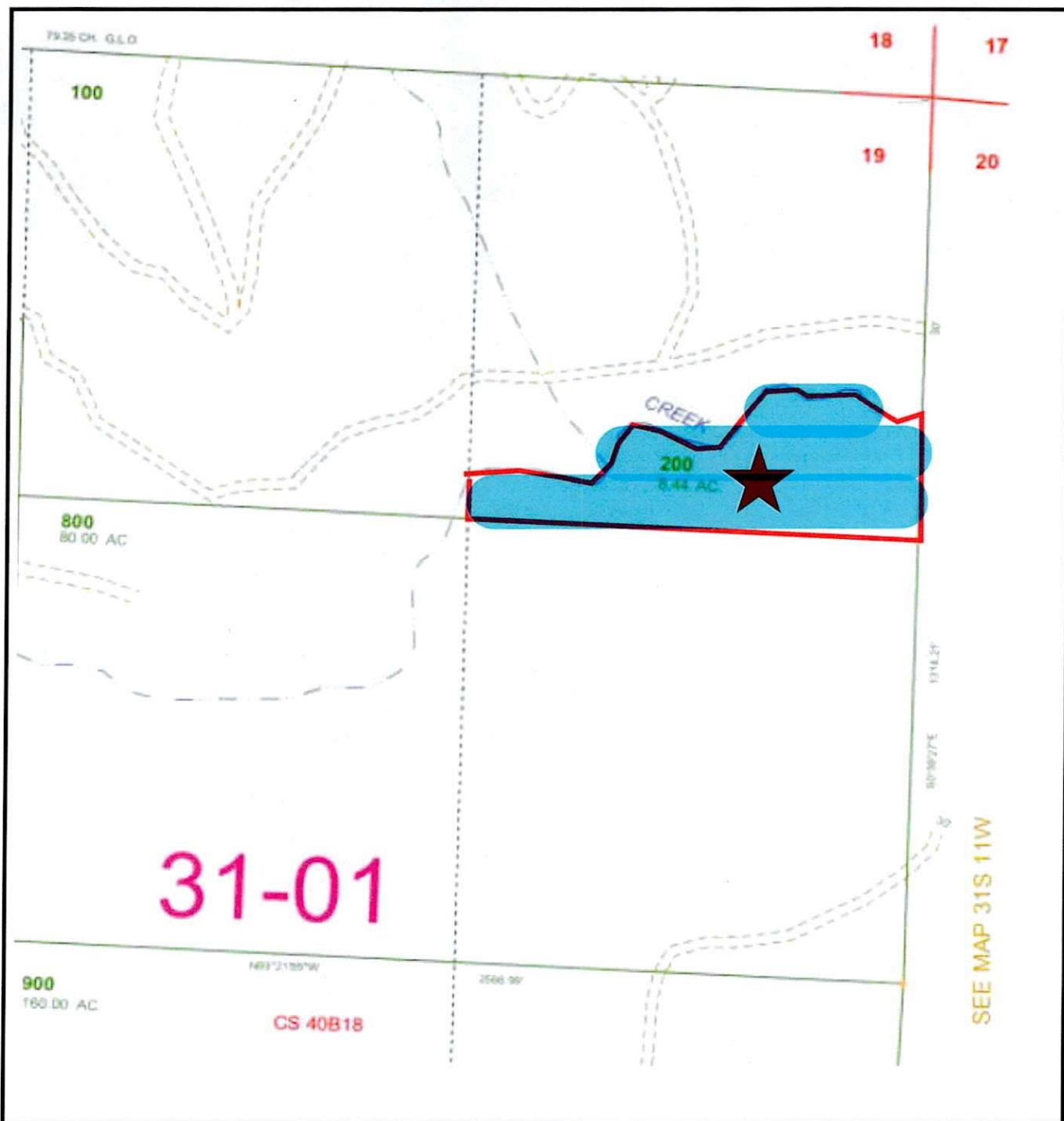
RAILROAD R.W.

300



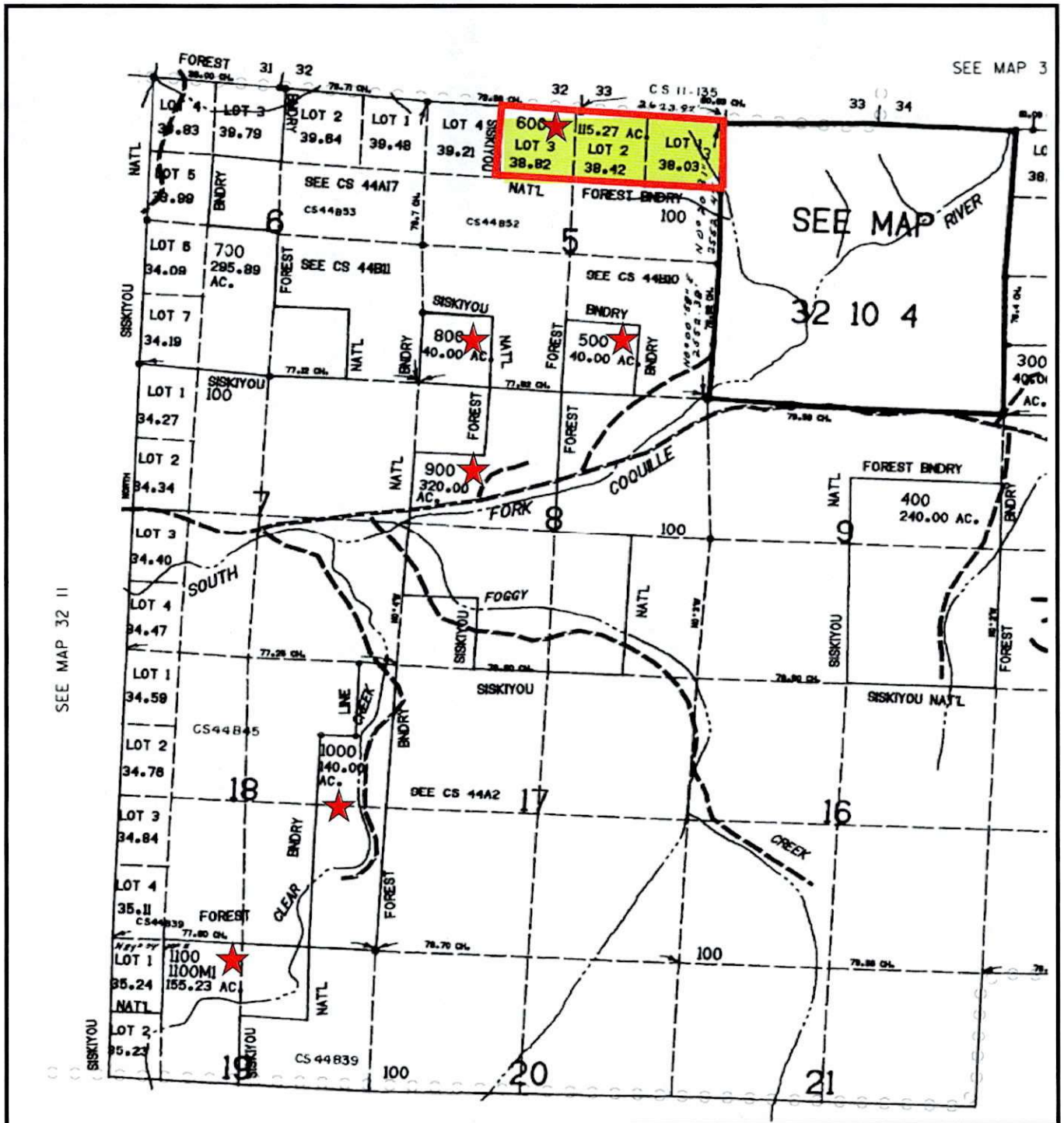
T31S R11W Sec 07 Lot 100
Coos County, OR

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T31S R11W Sec 19 Lot 200
Coos County, OR

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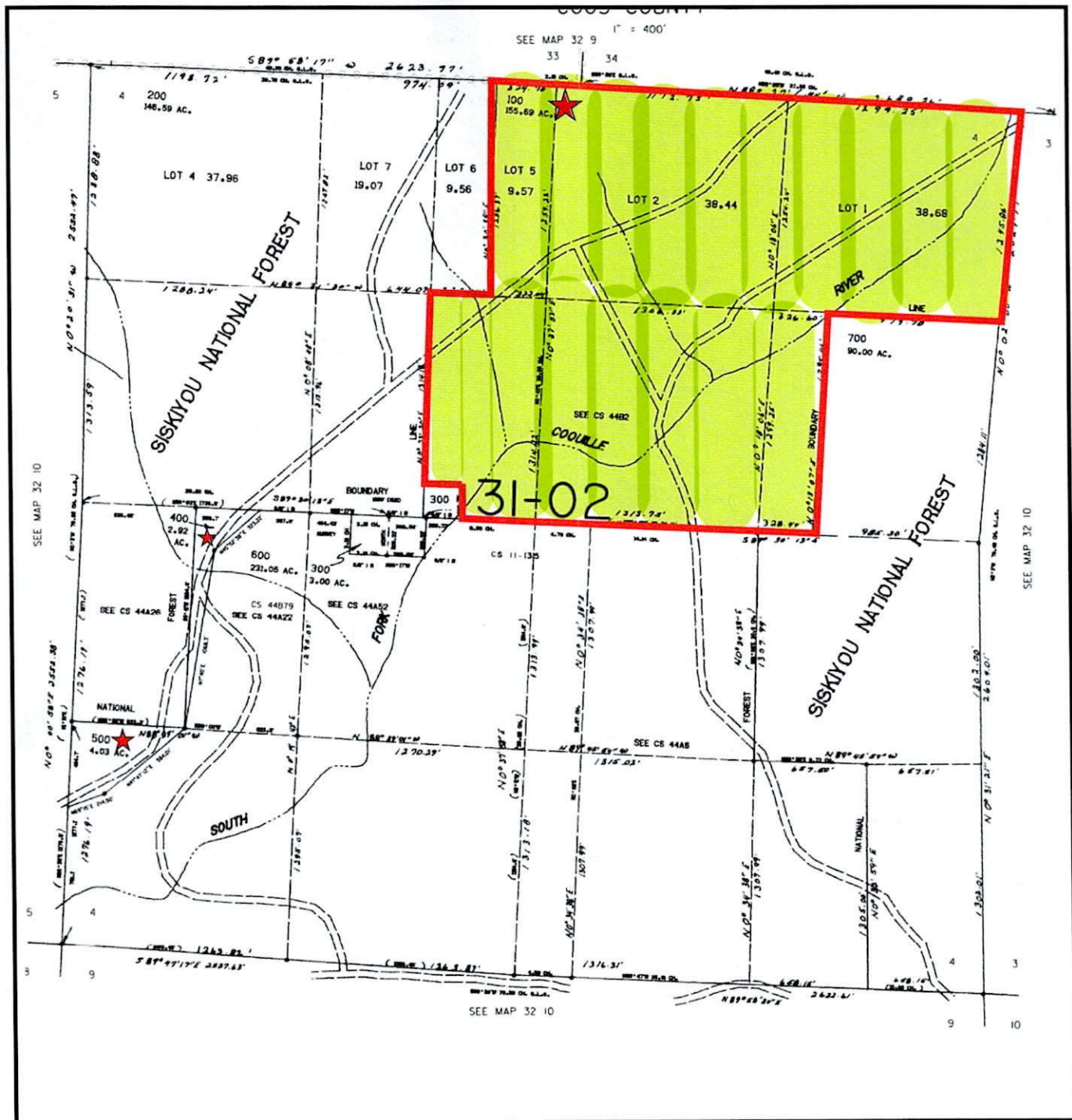
SEE MAP 32 II

SEE MAP 3



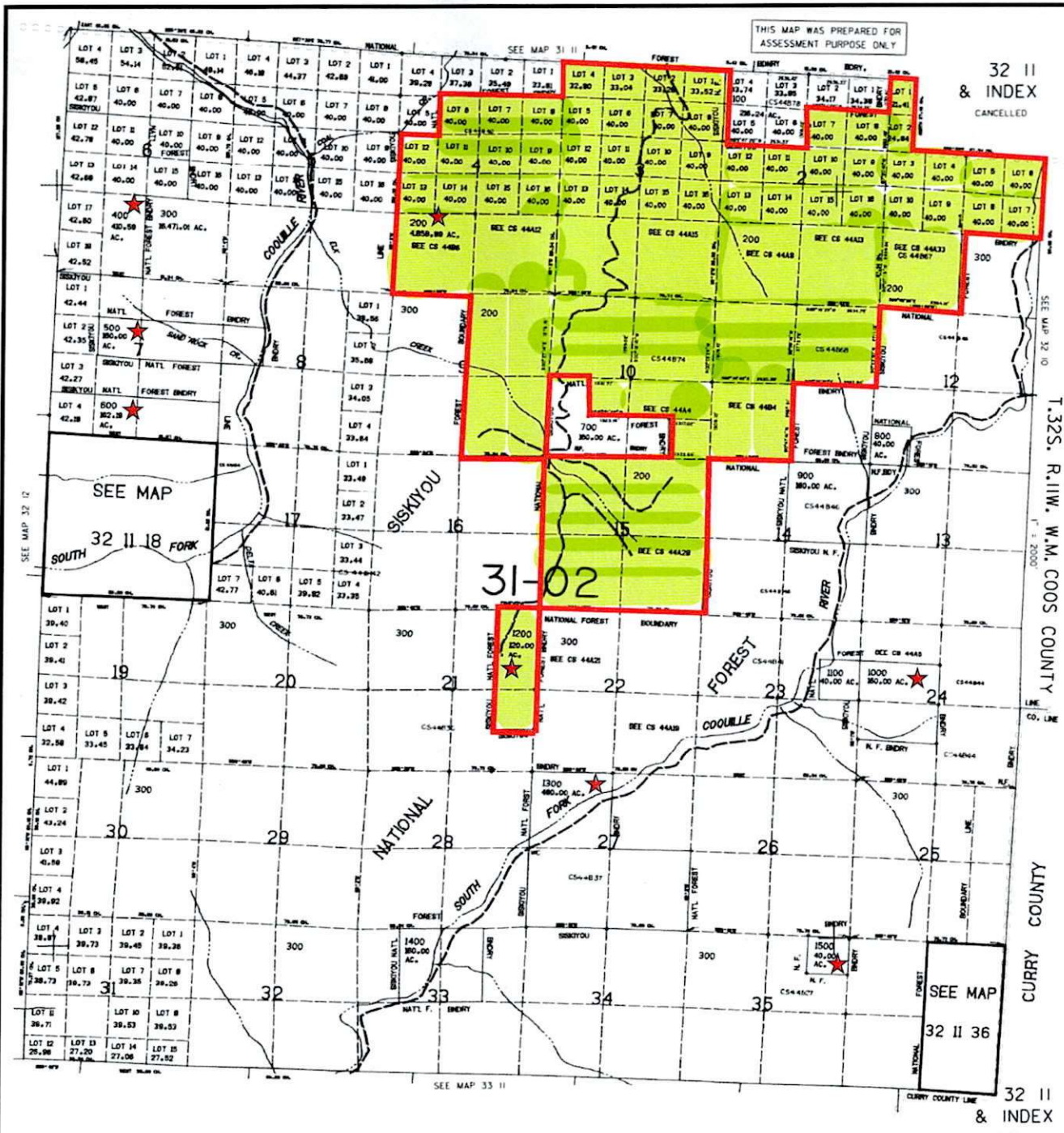
T32S R10W Sec 00 (West Half)
 Lots 500, 600, 800, 900, 1000 & 1100
 Coos County, OR

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T32S R10W Sec 04
 Lots 100, 400 & 500
 Coos County, OR

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T32S R11W Sec 00
 Lots 200, 400, 500, 600, 1000,
 1200, 1300 & 1500
 Coos County, OR

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EXHIBIT B

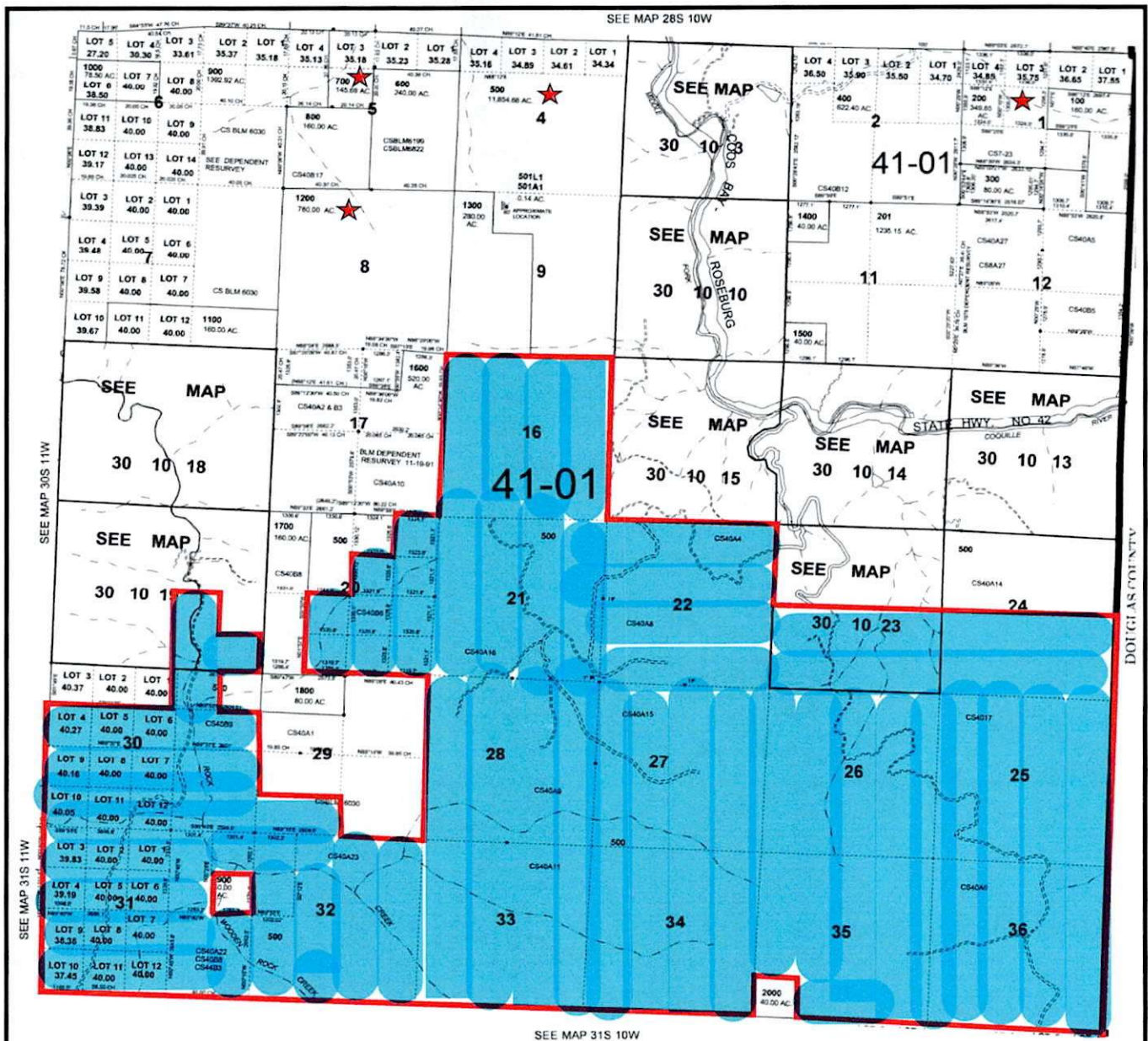
<u>TLID</u>	<u>Tax Account</u>	<u>Acreage</u>	<u>Chain from last deed prior to 1986 to Present</u>
30S10W00TL0050000 ¹ (portion)	1247200	9,795.31	1962-44524 Coos Bay Timber Co. to Georgia-Pacific Corp.
30S10W19TL0070000	1257600	120	1981-04-2493 Georgia-Pacific Corp. to Rex Timber Inc.
30S10W23TL0040000	1259600	320	1989-02-0261 Rex Timber Inc. merger into Georgia-Pacific Corp.
30S11W00TL0290000 (portion)	1291800	222.35	1995-01-0005 Georgia-Pacific Corp. to Georgia-Pacific West Inc.
31S10W00TL0010000	1371192	18,073.99	2001-11834 Georgia-Pacific West Inc. to GPW Timber, Inc.
31S11W00TL0010000 (portion)	1390590	4,200 (appx.)	2001-13723 GPW Timber Inc. merger into Plum Creek Timber Company Inc.
31S11W00TL0230000	1404200	2912.02	
32S10W00TL0060000	1436200	115.27	2001-13724 Plum Creek Timber Company, Inc. to Plum Creek Timberlands L.P.
32S10W04TL0010000	1435400	155.69	2018-08075 Weyerhaeuser Co. as successor by merger to Plum Creek Timberlands L.P. to Weyerhaeuser Co.
32S11W00TL0020000	1442800	4,858.89	
32S11W00TL0120000	145300	120	2020-11557 Weyerhaeuser Co. to Willow Series Holdings LLC
Total Acreage		40,893.52	

¹ Deed 1962-44524 did not convey Section 4 or the East one-half and Northeast quarter of the Northwest quarter of Sections 9, thereby creating a separate lawfully established lot line between Section 9 and Section 16, Township 30 South, Range 10 West, W.M., despite the inclusion of Section 4 and those portions of Section 9 in Tax Lot 30S10W00TL0050000. Georgia-Pacific Corp. obtained title to the remaining portions of Tax Lot 30S10W00TL0050000 under other deeds. Georgia-Pacific Corp. obtained title to the West one-half of the Northwest quarter of Section 32 from Sherwood Products Co. under Deed 65-12-4453. Georgia-Pacific Corp. obtained title to the Northeast quarter of the Northeast quarter of Section 31 from Otto B. Alley under Deed 1977-5-7588. Georgia-Pacific Corp. obtained title to the Southeast quarter of the Southeast quarter of Section 34 from Evans Products Co. under Deed 1965-12-4679. All of these portions of property were conveyed as a single parcel from Georgia-Pacific Corp. to Rex Timber Inc. under Deed 1981-04-2493.

<u>TLID</u>	<u>Tax Account</u>	<u>Acreage</u>	<u>Chain from last deed prior to 1986 to Present</u>
31S11W00TL0010000 (portion)	1390590	1,270 (appx.)	1972-7-74005 Coldiron <u>to</u> Georgia-Pacific Corp. 1981-04-2493 Georgia-Pacific Corp. <u>to</u> Rex Timber Inc.
31S11W05TL0020000	1392900	588.64	1989-02-0261 Rex Timber Inc. <u>merger into</u> Georgia-Pacific Corp.
31S11W07TL0010000²	1393701	92.18	1995-01-0005 Georgia-Pacific Corp. <u>to</u> Georgia-Pacific West Inc.
31S11W19TL0020000	1400001	8.44	2001-11834 Georgia-Pacific West Inc. <u>to</u> GPW Timber, Inc. 2001-13723 GPW Timber Inc. <u>merger into</u> Plum Creek Timber Company Inc. 2001-13724 Plum Creek Timber Company, Inc. <u>to</u> Plum Creek Timberlands L.P. 2018-08075 Plum Creek Timberlands L.P. <u>to</u> Weyerhaeuser Co. 2020-11557 Weyerhaeuser Co. <u>to</u> Willow Series Holdings LLC
Total Acreage		1,959.26	

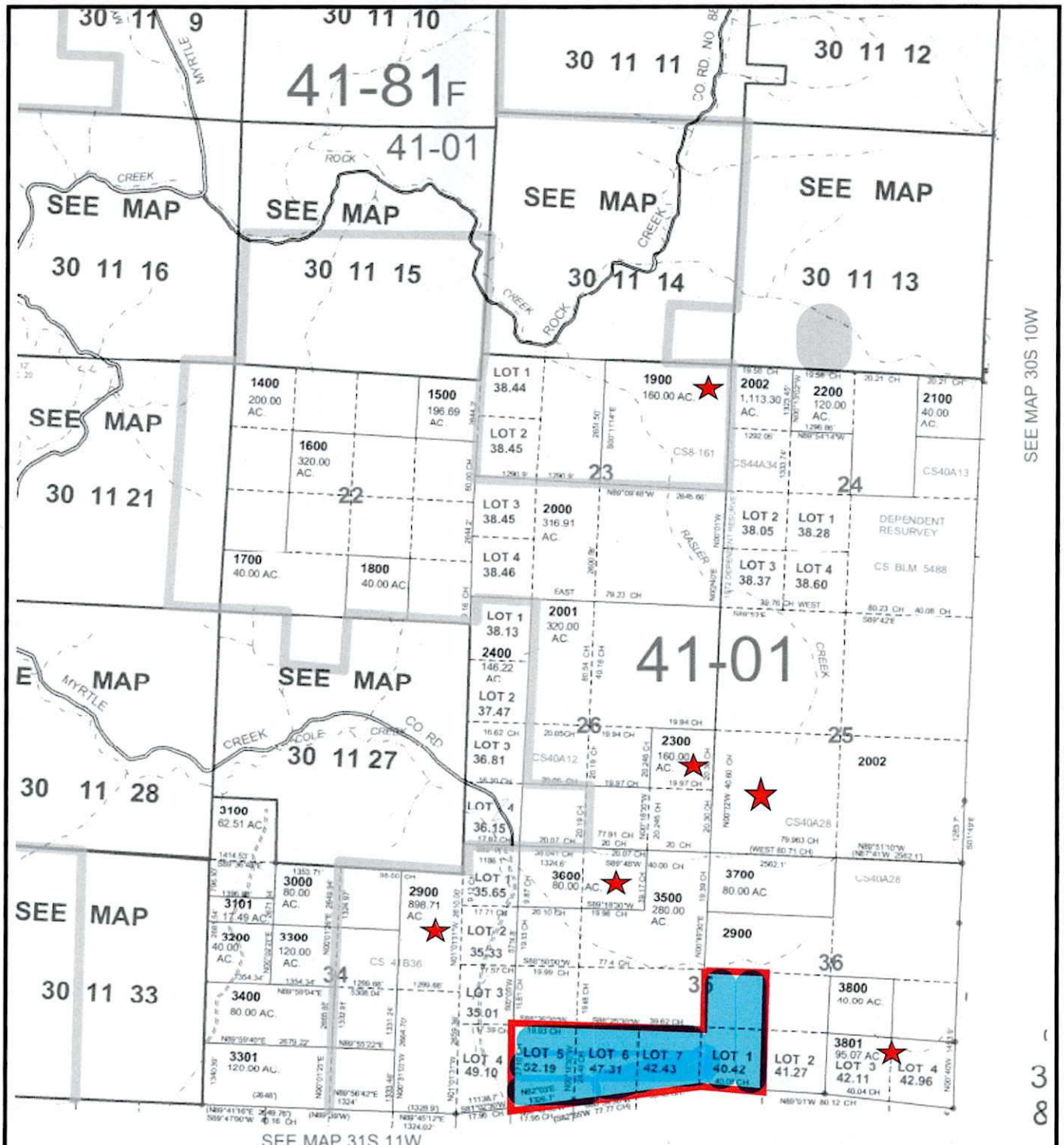
² Tax Lot 100 is verified as a portion of this Lot of Record pursuant to Applicant's request for validation of an unlawfully established unit of land.

EXHIBIT C
Post-Adjustment Maps



T30S R10W Sec 00
 Lots 200, 500, 700 & 1200
 Coos County, OR

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SEE MAP 30S 10W

38



T30S R11W Sec 00 (East Half)
 Lots 1900, 2300, 2900, 3600 & 3801
 Coos County, OR

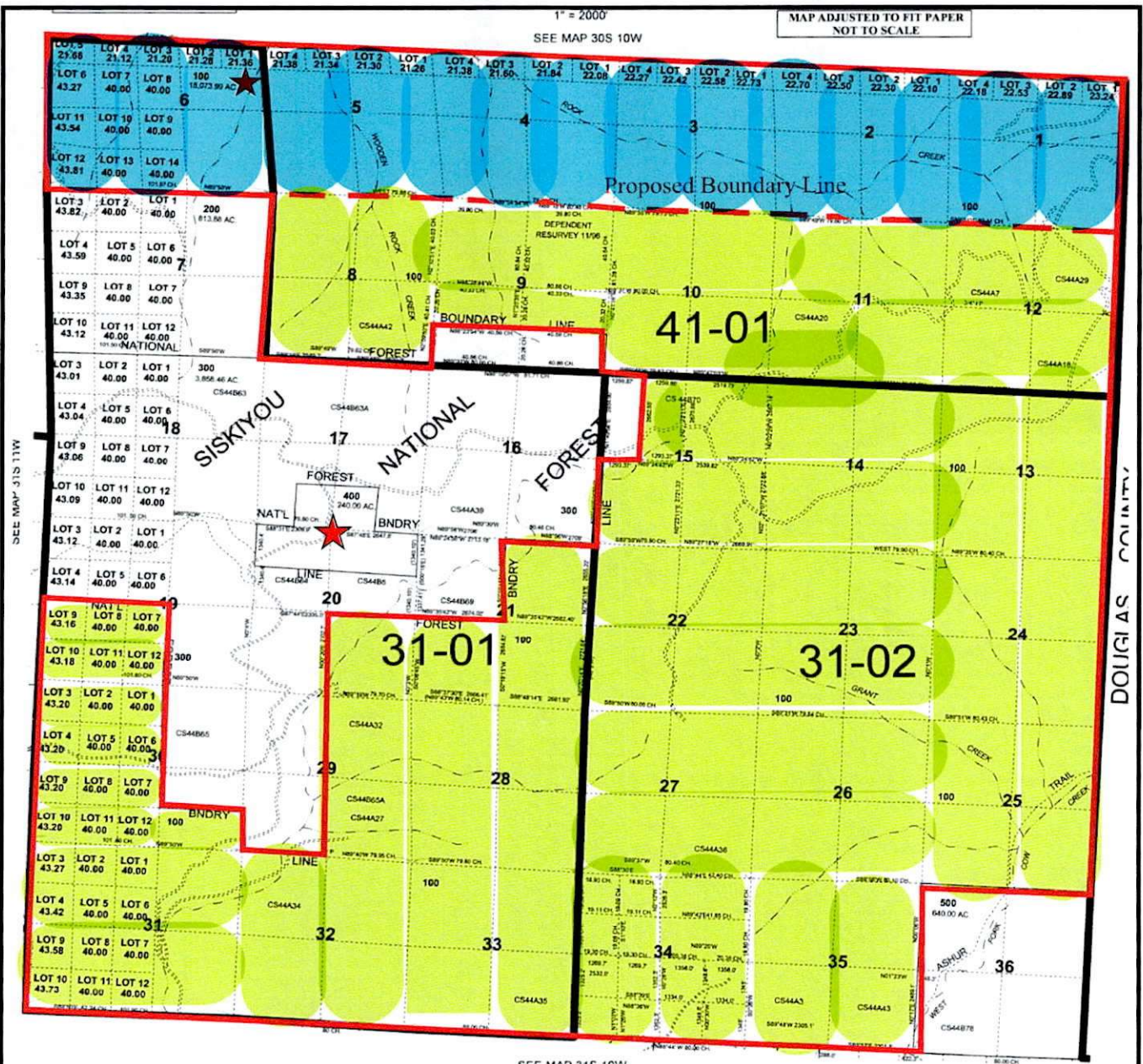
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SEE MAP 31S 11W

1" = 2000'

MAP ADJUSTED TO FIT PAPER
NOT TO SCALE

SEE MAP 30S 10W



SEE MAP 31S 11W

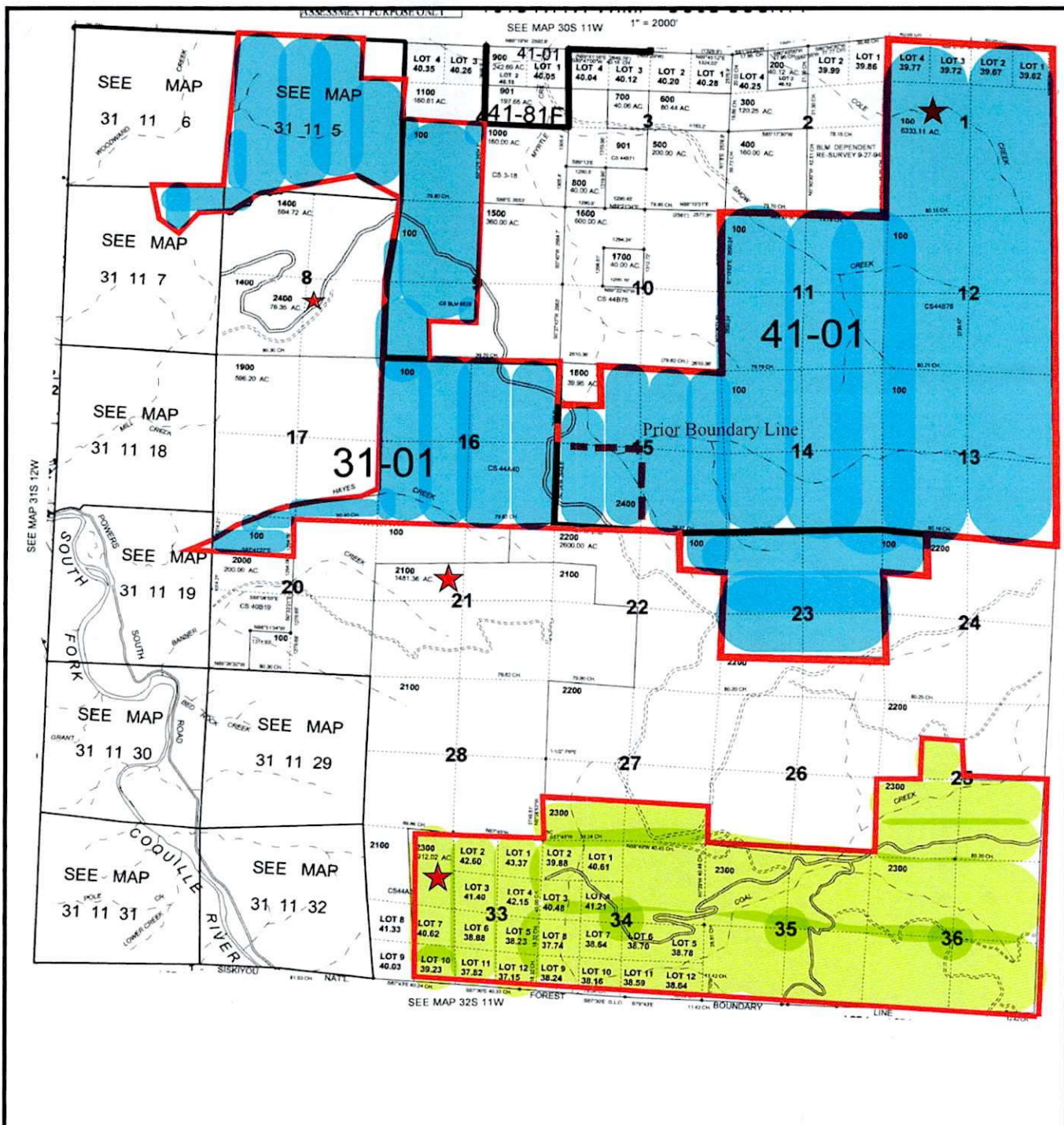
DOUGLAS COUNTY

SEE MAP 31S 10W



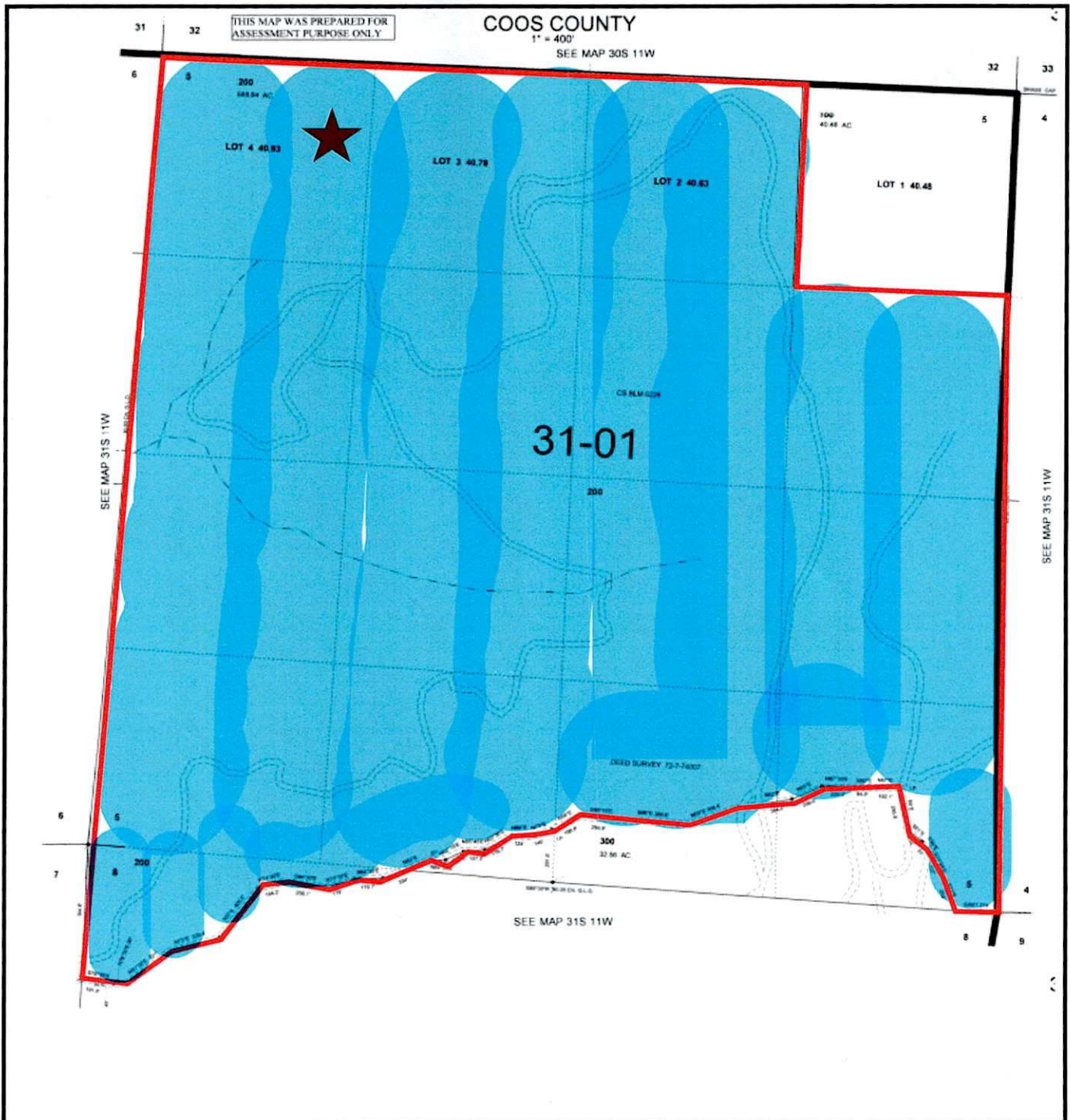
T31S R10W Sec 00
 Lots 100 & 400
 Coos County, OR

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T31S R11W Sec 00
 Lots 100, 2100, 2300 & 2400
 Coos County, OR

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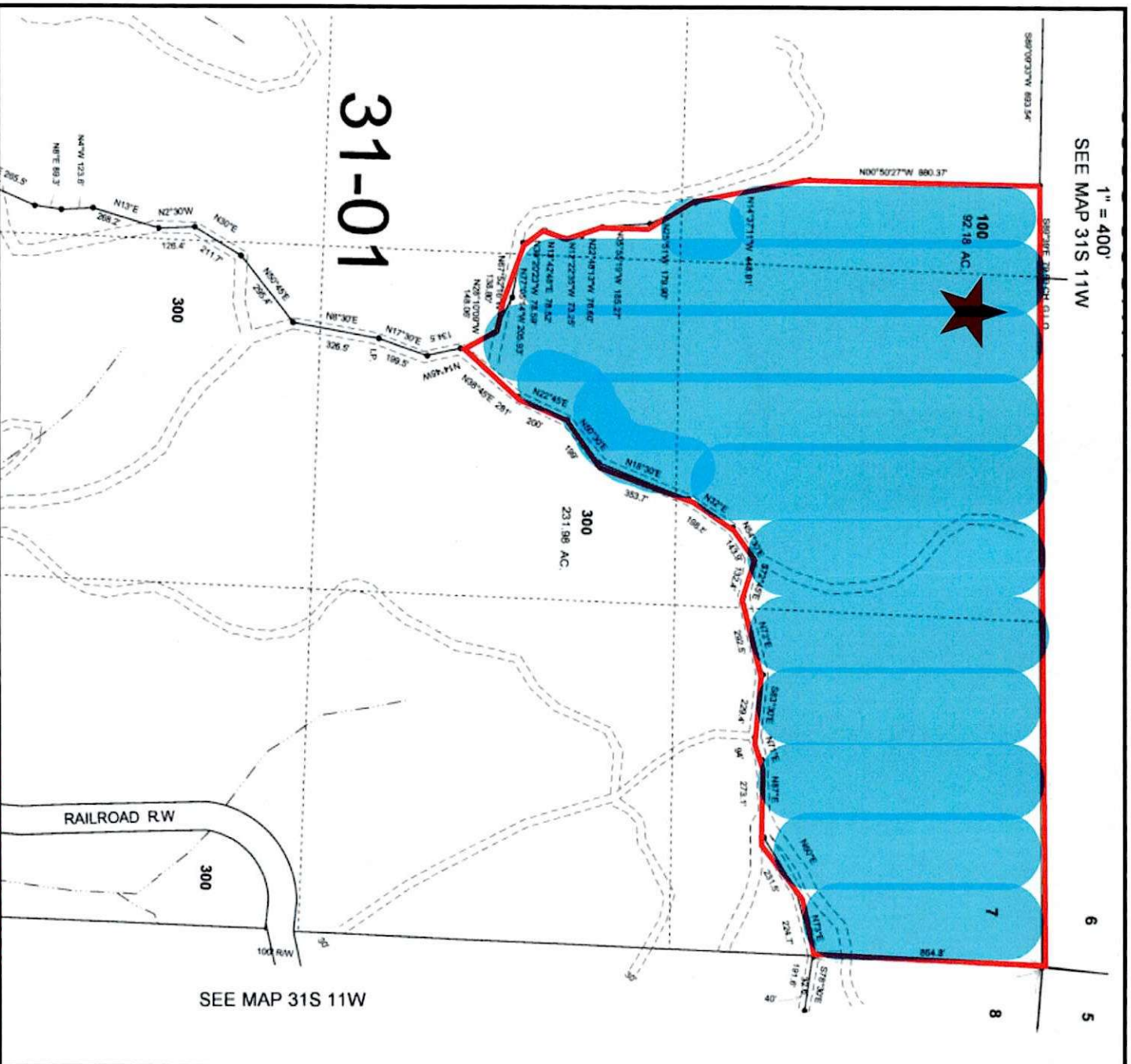


T31S R11W Sec 05 Lot 200
Coos County, OR

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1" = 400'

SEE MAP 31S 11W



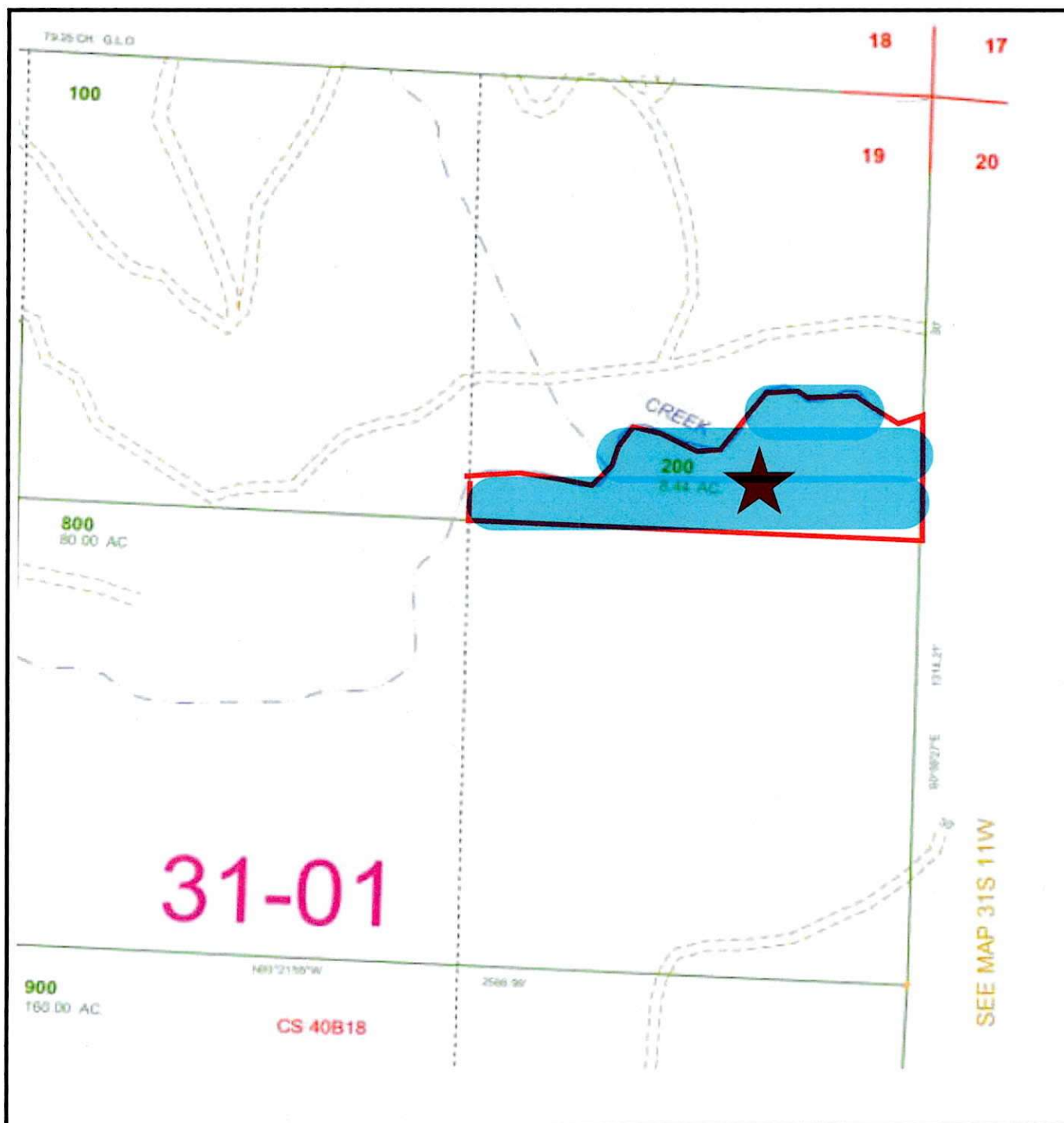
31-01

AmeriTitle

T31S R11W Sec 07 Lot 100
Coos County, OR

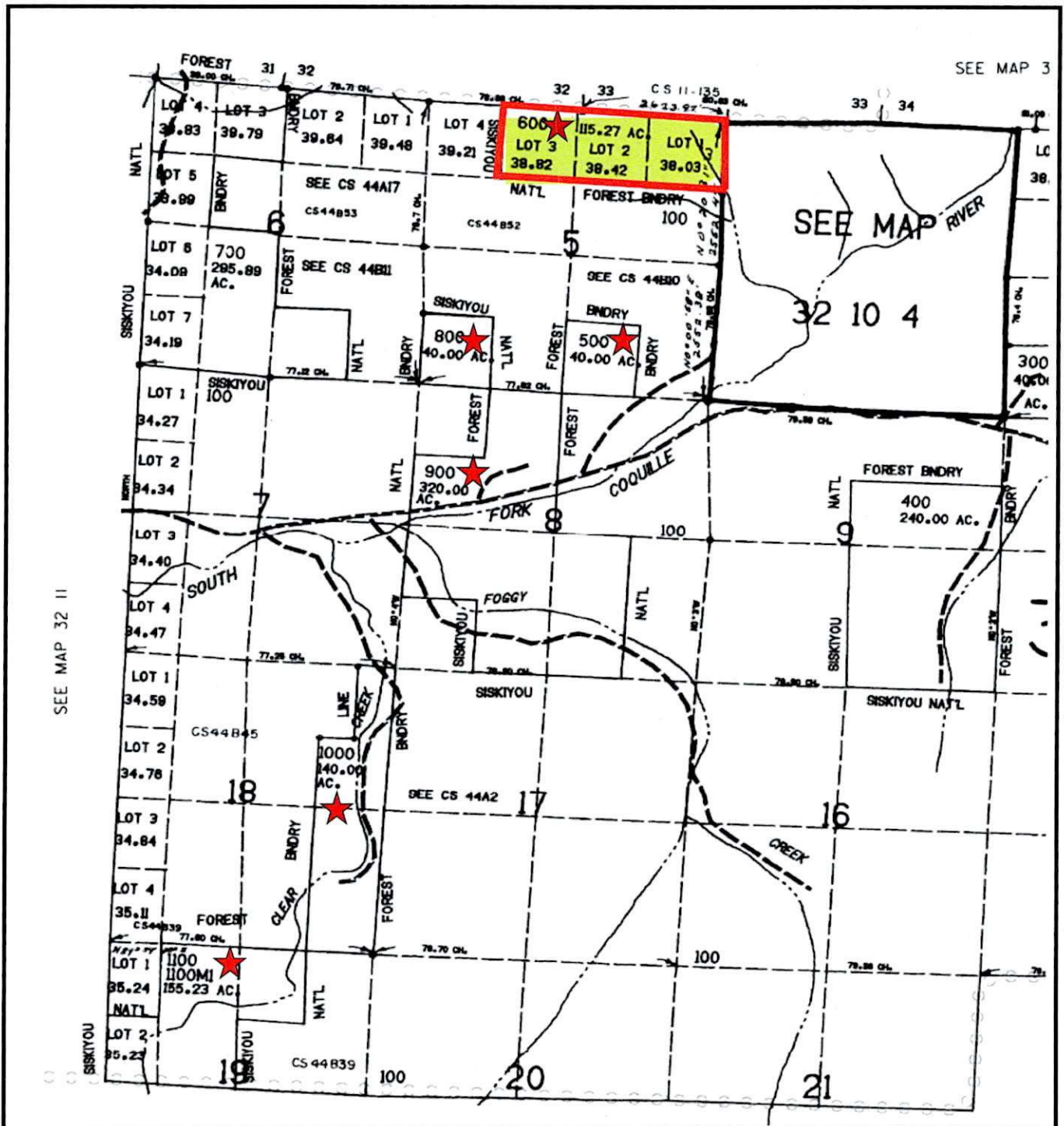
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SEE MAP 31S 11W



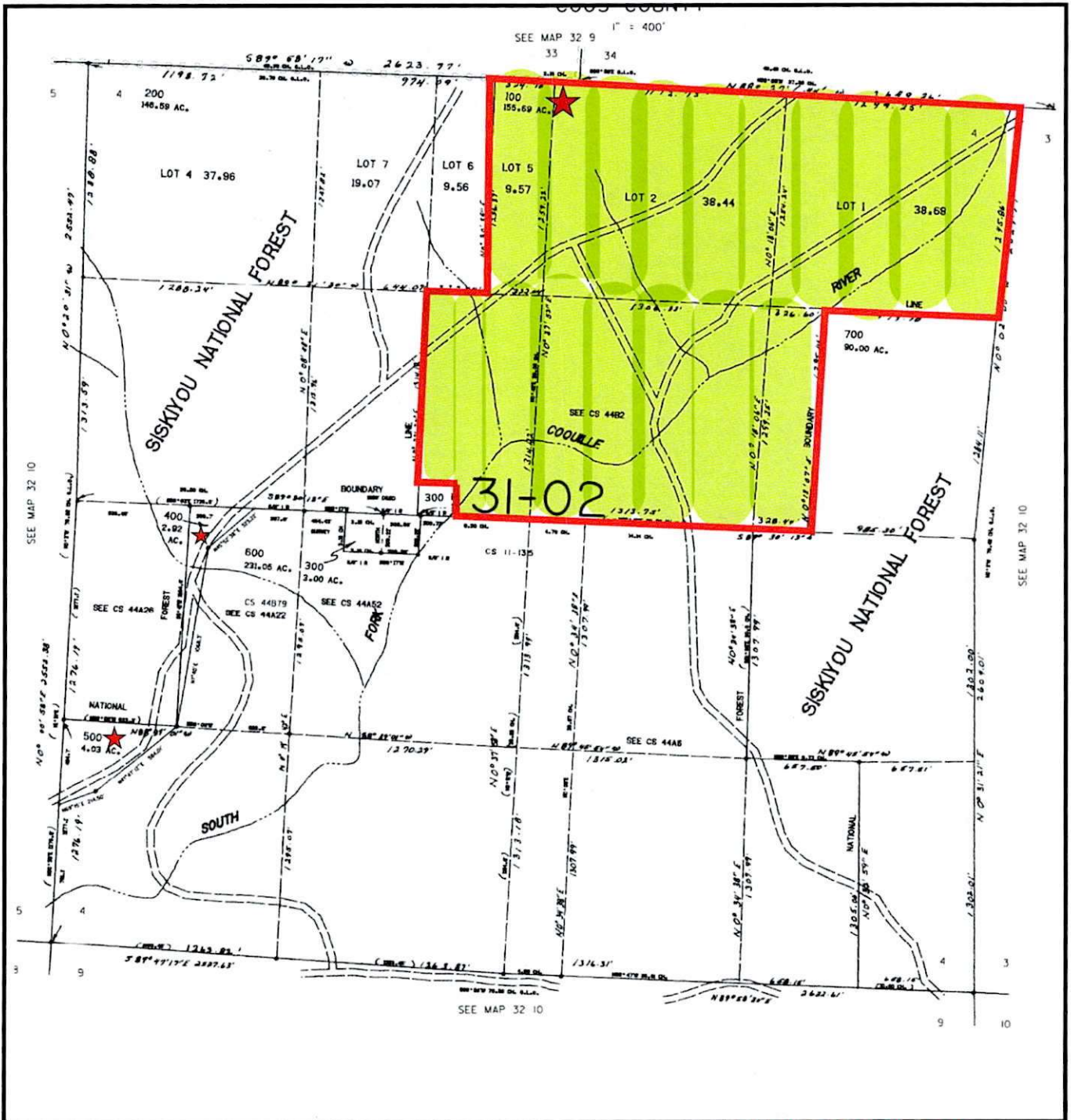
T31S R11W Sec 19 Lot 200
Coos County, OR

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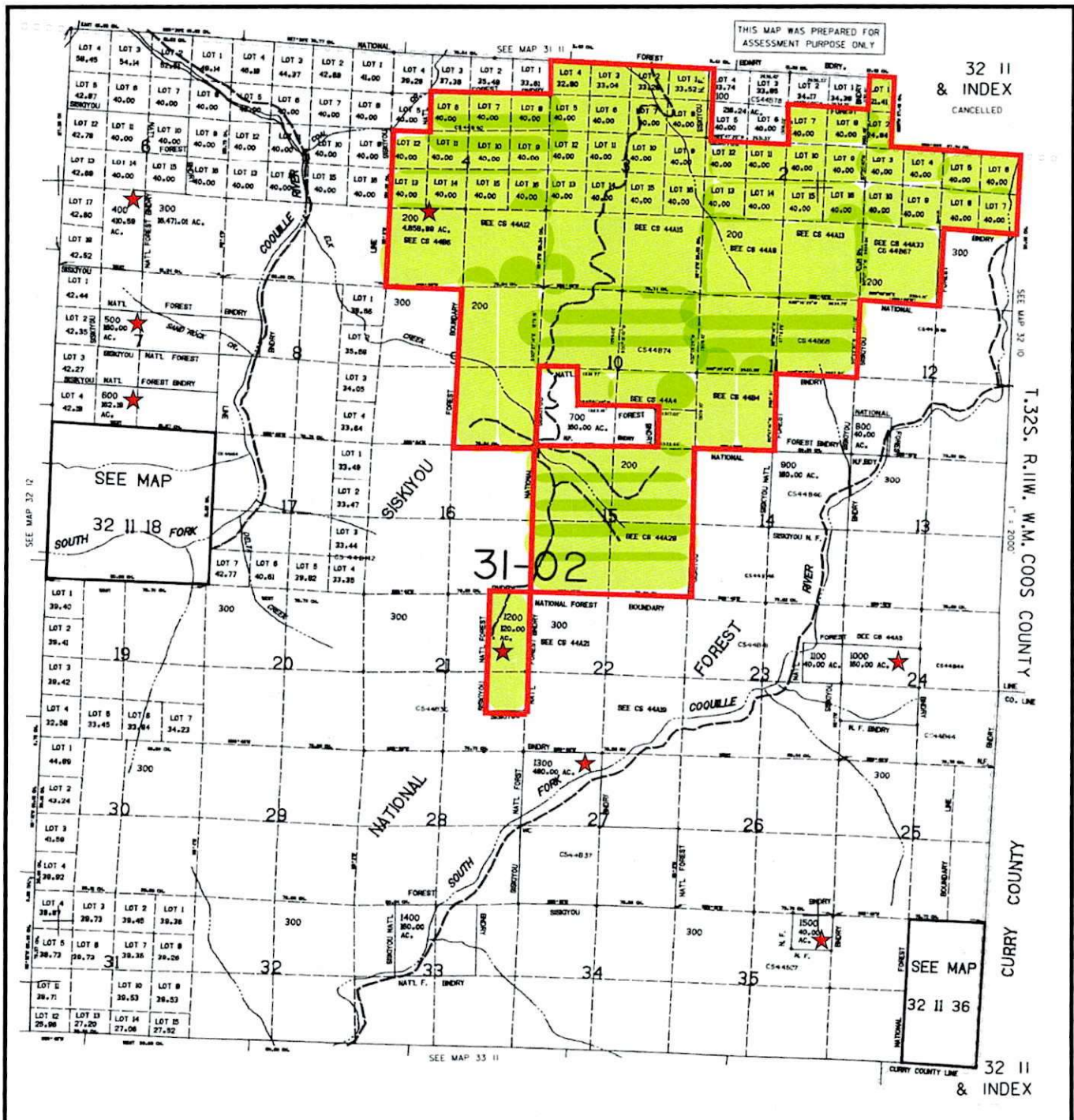
T32S R10W Sec 00 (West Half)
Lots 500, 600, 800, 900, 1000 & 1100
Coos County, OR

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T32S R10W Sec 04
 Lots 100, 400 & 500
 Coos County, OR

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T32S R11W Sec 00
 Lots 200, 400, 500, 600, 1000,
 1200, 1300 & 1500
 Coos County, OR

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