



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-21-021

Date Received: 6/2/21 Receipt #: 226222 Received by: umb

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) Lafranchi, Ronald C. & Kelly

Mailing address: 580 N Central Blvd., Coquille, OR 97423

Phone: Email:

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot: 29S 12W 21 Select Select 200

Tax Account Number(s): 1157100 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 134.86 Acreage After the Adjustment 138.10

B. Land Owner(s) Lafranchi, Ronald C. & Kelly

Mailing address: 580 N Central Blvd., Coquille, OR 97423

Phone: Email:

Township: Range: Section: 1/4 Section: 1/16 Section: 29S 12W 22 Select Select 200

Tax Account Number(s) 1158200 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 110.72 Acreage After the Adjustment 107.48

C. Surveyor Douglas C. McMahan - Stuntzner Engineering & Forestry LLC

Mailing Address P.O. Box 118, Coos Bay, OR 97420

Phone #: 541-267-2872 Email: doug@stuntzner.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 application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

To move the existing structures in the south west corner of (T29 R12 Sec. 22) Tax Lot 200 to Tax Lot 200(T29 R12 Sec. 21). This would move the existing farm structures from the uphill tax lot and connect it to the lower pasture lands.

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 proper 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: Umpqua Bank
P.O. Box 1580, Roseburg, OR 97470

Property 2: _____

Please answer the following:

Will the adjustment create an additional Unit of land? Yes No

Does property 1 currently meet the minimum parcel/lot size? Yes No

Does property 2 currently meet the minimum parcel/lot size? Yes No

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

If there are structures please provide how far they are in feet from the adjusted boundary line:

50' +/-

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

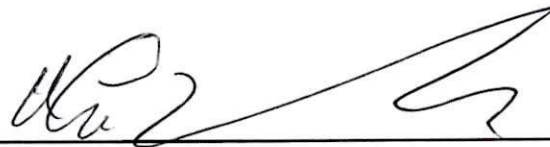
Will the property line adjustment change the access point? Yes No

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



SECTION 22 T29S R12W W.M.
COOS COUNTY

Before Property Line Adjustment

29S 12W 22

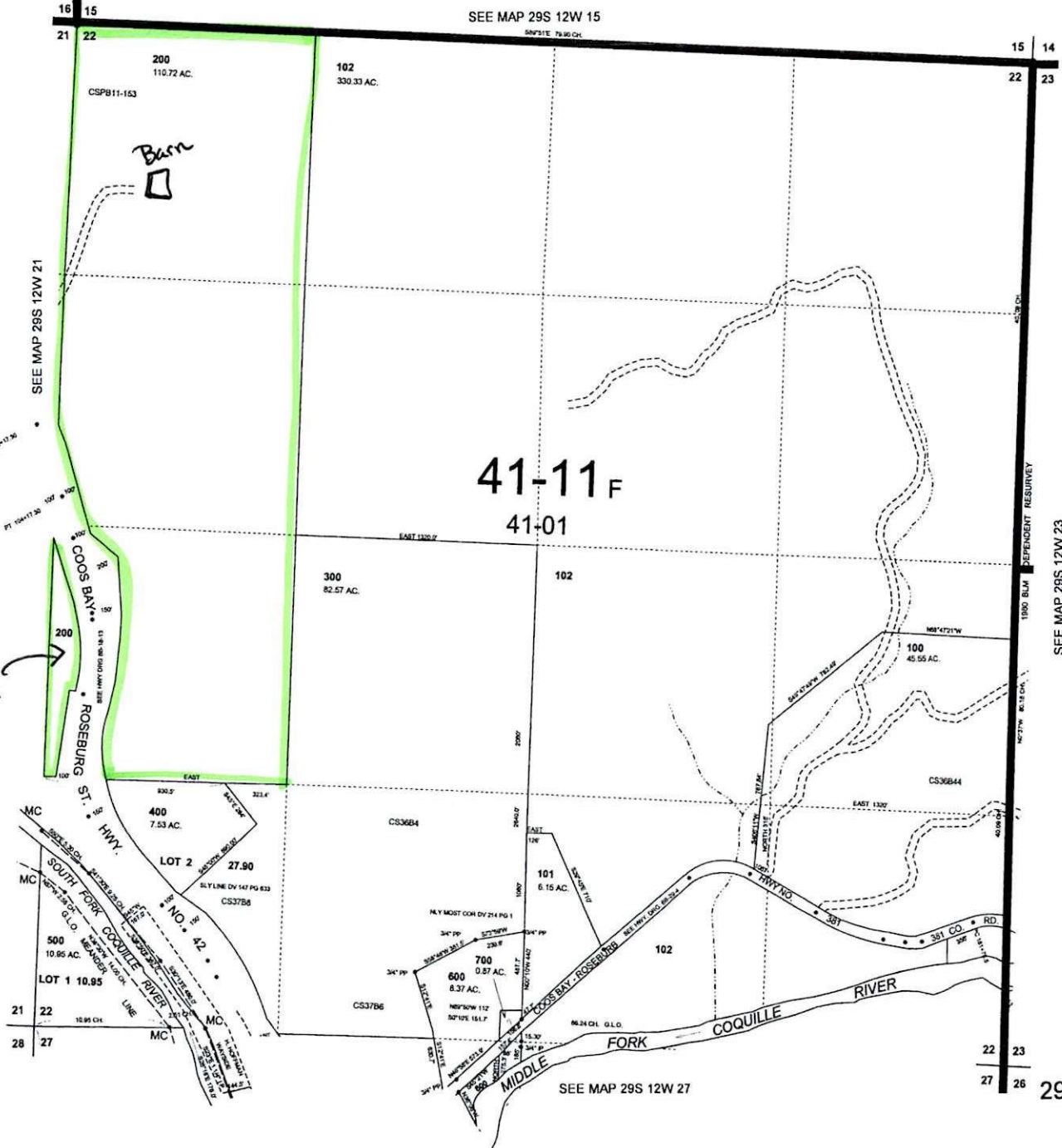
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

800
103
104

SEE MAP 29S 12W 15



See Exhibit

Barn

41-11F
41-01

SEE MAP 29S 12W 23

12-03-2009

29S 12W 22

SEE MAP 29S 12W 27

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 22 T29S R12W W.M.
COOS COUNTY

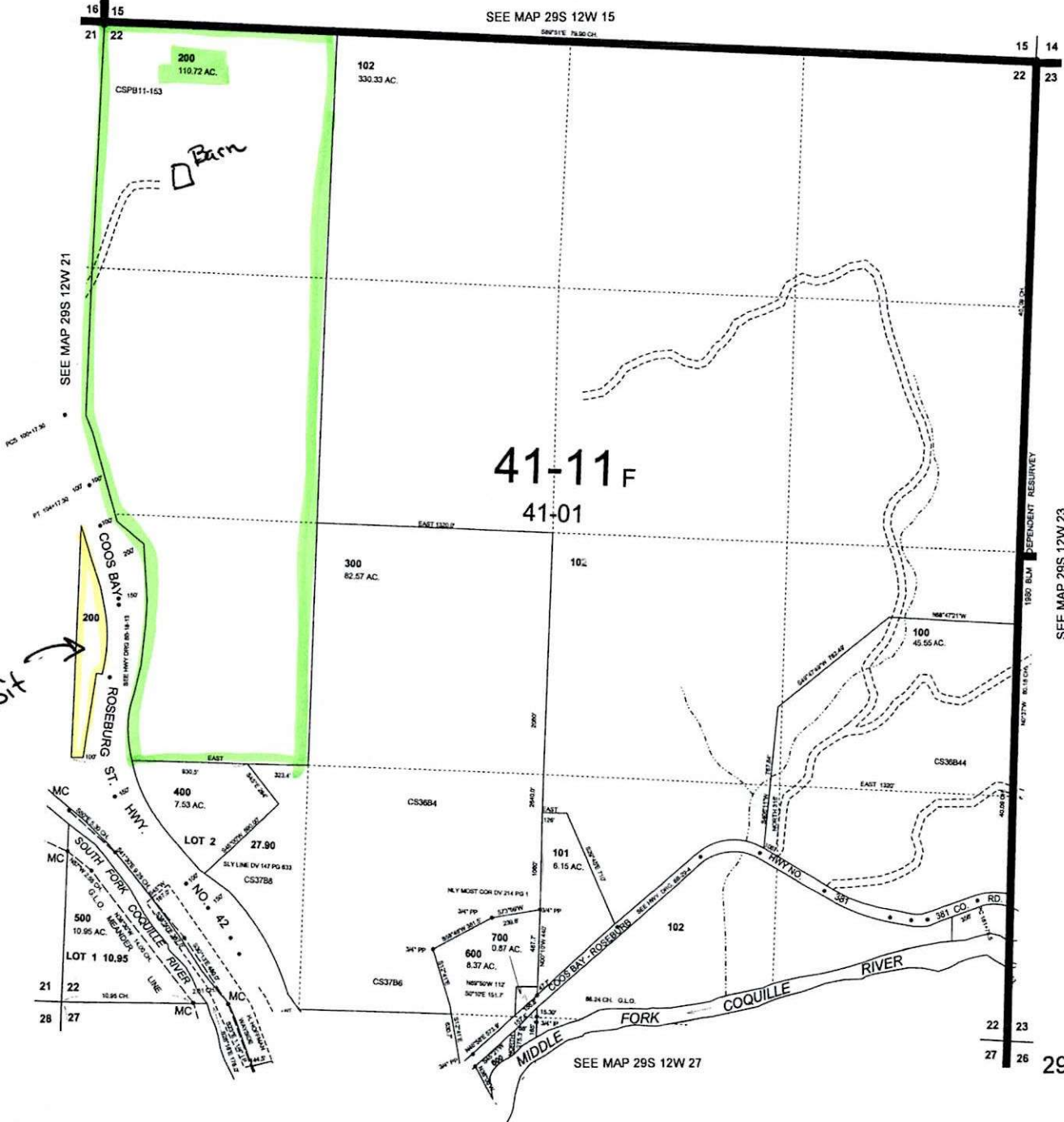
After Property Line Adjustment
29S 12W 22

1" = 400'

CANCELLED NO.

800
103
104

SEE MAP 29S 12W 15



SEE MAP 29S 12W 23

12-03-2009

29S 12W 22

SEE MAP 29S 12W 27

SECTION 21 T29S R12W W.M.
COOS COUNTY

Before Property Line Adjustment

29S 12W 21

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

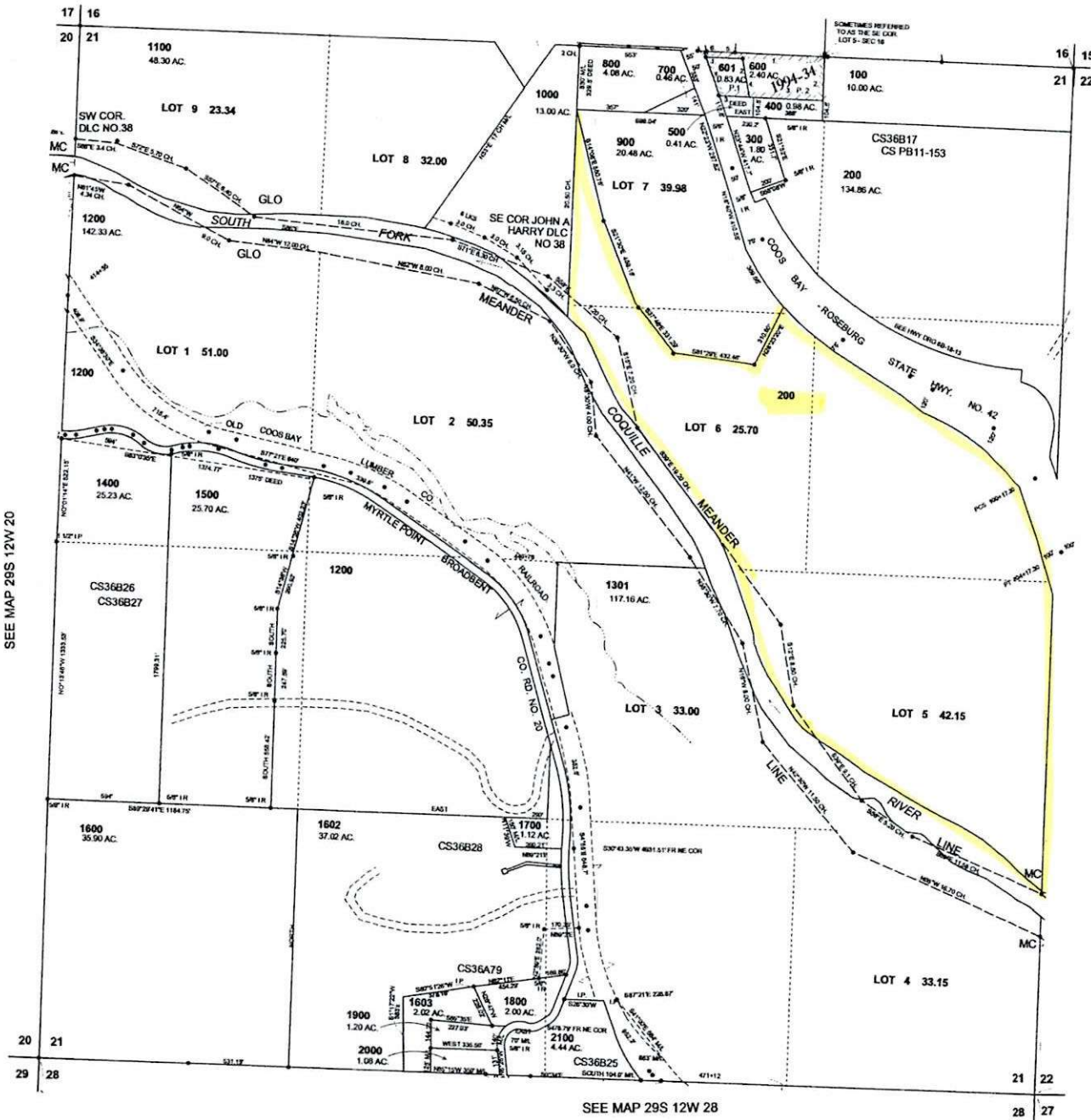
SEE MAP 29S 12W 16

1" = 400'

SEE MAP 29S 12W 16DC

SEE MAP 29S 12W 16DD

CANCELLED NO.



1601
300A1
1300
1101

- PARCEL 600
1. N89°42'34"W 688.96'
 2. N00°00'00"E 225.50'
 3. S89°42'34"E 405.57'
 4. S13°12'37"E 201.09'
 5. N89°42'34"W 200.00'
 6. S21°28'17"E 32.30'

- PARCEL 601
1. N89°42'34"W 200.00'
 2. S13°12'37"E 201.09'
 3. S89°42'34"E 168.90'
 4. S21°28'17"E 210.50'

SEE MAP 29S 12W 20

SEE MAP 29S 12W 22

SEE MAP 29S 12W 28

11-21-2016

29S 12W 21

SECTION 21 T29S R12W W.M.
COOS COUNTY

After property Line Adjustment

29S 12W 21

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

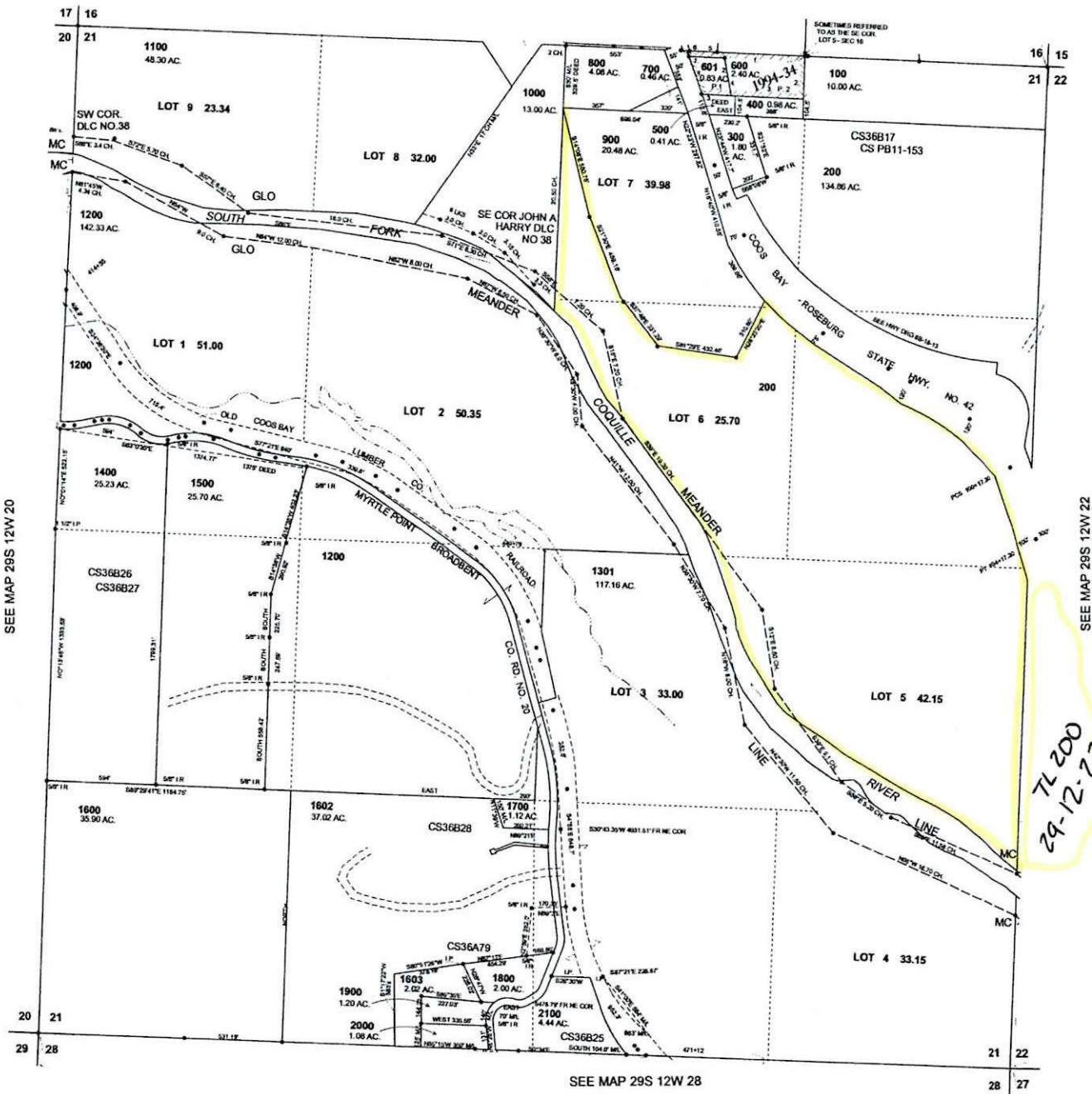
1" = 400'

SEE MAP 29S 12W 16C

SEE MAP 29S 12W 16DD

CANCELLED NO.

1601
300A1
1300
1101



- PARCEL 600**
1. N86°42'54"W 668.90'
 2. N00°00'27"E 225.50'
 3. S88°42'54"E 405.57'
 4. S13°12'37"E 301.05'
 5. N86°42'54"W 200.02'
 6. S21°28'17"E 32.30'
- PARCEL 601**
1. N86°42'54"W 200.02'
 2. S13°12'37"E 201.00'
 3. S88°42'54"E 168.90'
 4. S21°28'17"E 210.50'

*TL 200
29-12-22*

11-21-2016

29S 12W 21



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this _____ day of _____, 20 21,

I, Ronald C. Lafranchi and Kelly Lafranchi
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 29, Range 12,

Section 21 & 22, Tax Lot 200, Deed Reference _____

hereby grant permission to Stuntzner Eng. & Forestry ^{Doug} McMahonso that a(n)
(Print Name)

Property Line Adjustment application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s

[Handwritten Signature]

