



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E. Second Street
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Friday, October 15, 2021**

File No: PLA-21-024

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

Applicant(s): TAT Enterprises, LLC
PO Box 97
Coos Bay, OR 97420

Surveyor(s): Troy Rambo, Mulkins & Rambo

Staff Planner: Crystal Orr, Planner I

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 **Wednesday, October 27, 2021**. Appeals are based on the applicable land use criteria. All land use reviews are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots and Parcels. 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.*

Property Information

	Property #1	Property #2
Account Numbers	99920282	99920283
Map Numbers	24S1335C0-03710	24S1335C0-03711
Property Owners	TAT ENTERPRISES, LLC PO BOX 97 COOS BAY, OR 97420-0010	TAT ENTERPRISES, LLC PO BOX 97 COOS BAY, OR 97420-0010
Situs Addresses	No Situs Issued	No Situs Issued
Acreages	4.13 Acres	3.09 Acres
Zonings	RURAL RESIDENTIAL-2 (RR-2) AIRPORT - NORTH BEND - CONICAL SURFACE (NBCS)	RURAL RESIDENTIAL-2 (RR-2) AIRPORT - NORTH BEND - CONICAL SURFACE (NBCS)

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

This notice shall be posted from October 15, 2021 to October 27, 2021

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. **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.**

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, staff report and any conditions may be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2021-2>. 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; however, an appointment is required to be setup for viewing purposes. 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 Crystal Orr, Planner I 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: 

Crystal Orr, Planner I

Date: Friday, October 15, 2021 .

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: 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-21-024 Staff Report -**Findings of Fact and Conclusions**

Exhibit F: 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.
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-21-024
 Applicant/ Owner: TAT Enterprises, LLC
 Date: October 11, 2021
 Location: Township 24S Range 13W Section 35C TL 3710 & 3711
 Proposal: Property Line Adjustment

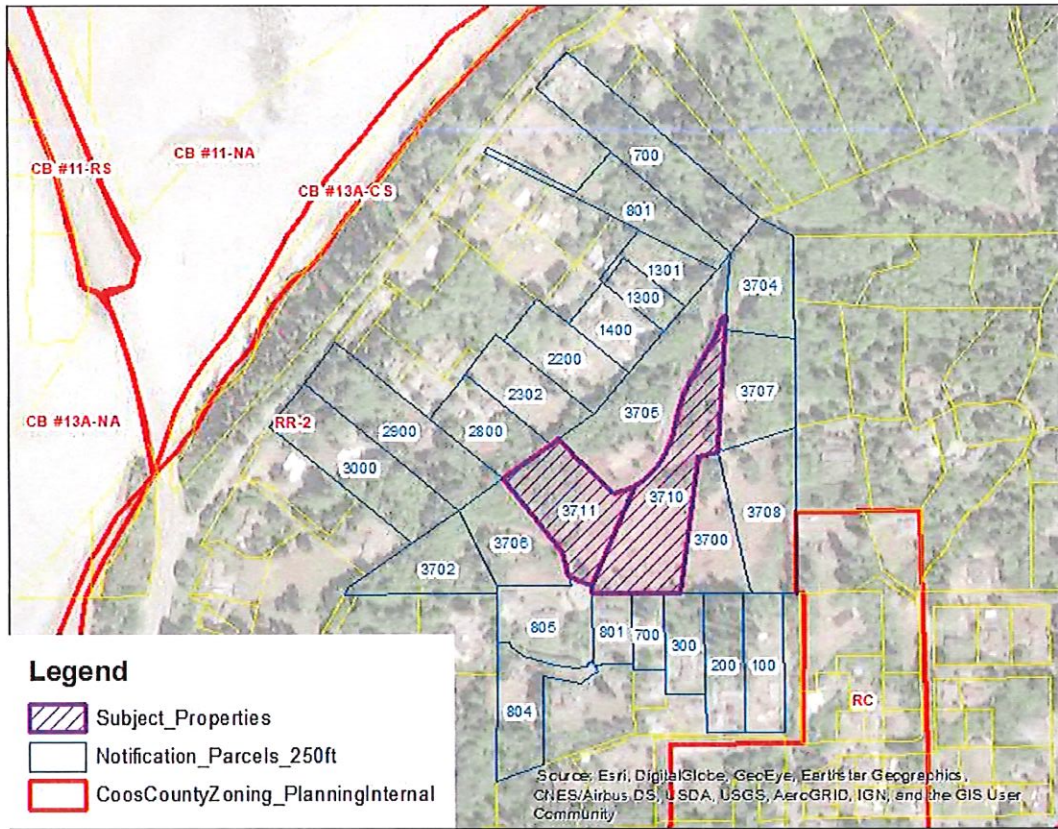
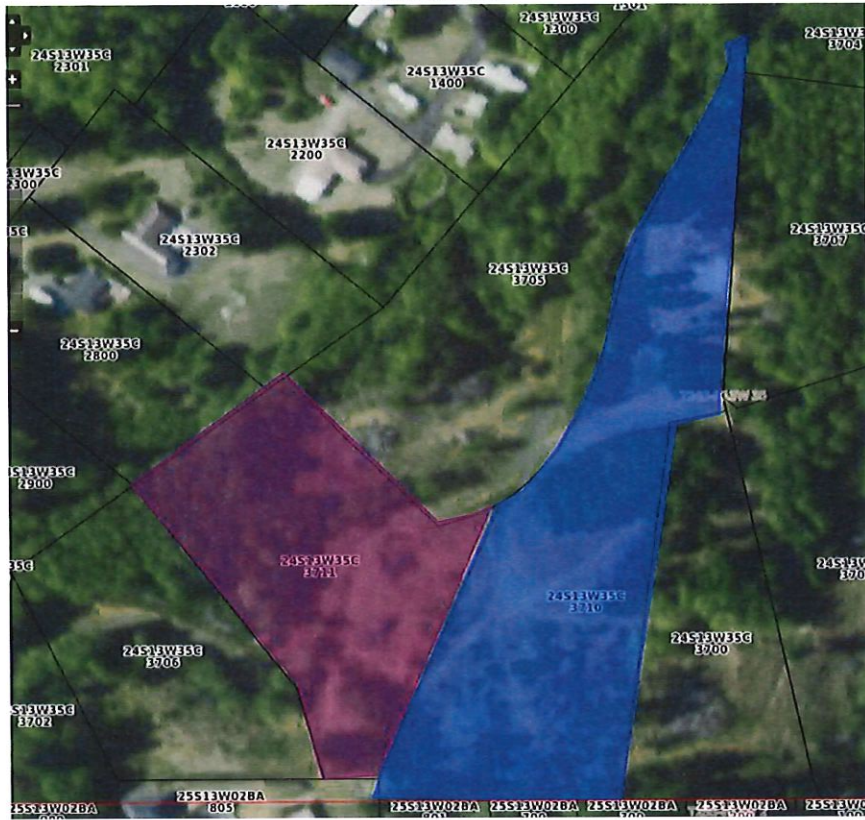
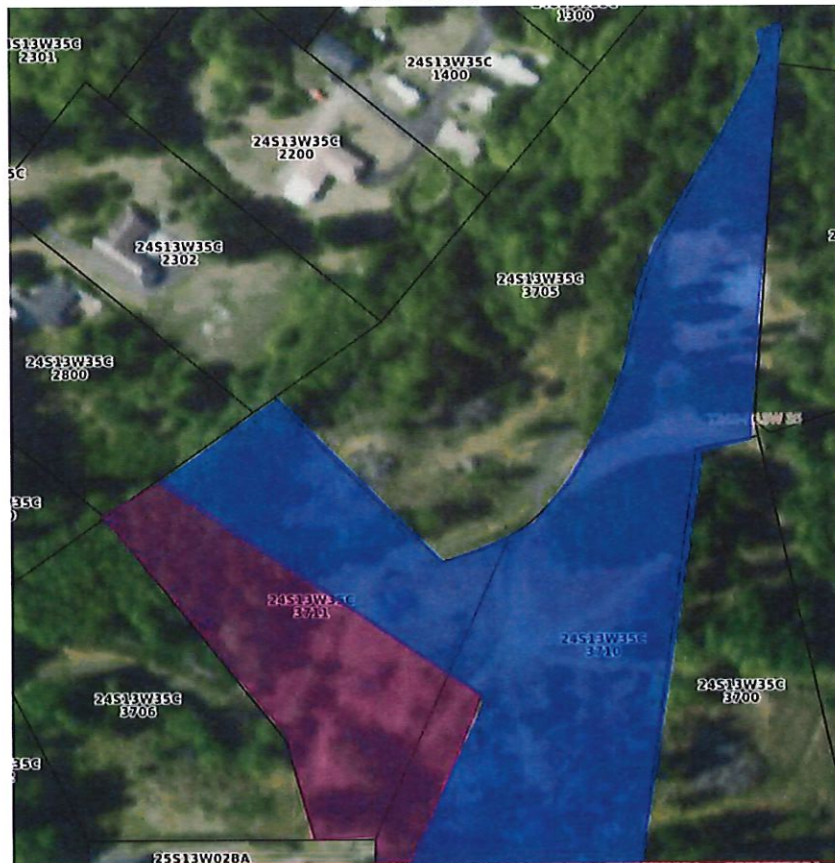


EXHIBIT "C"
BEFORE AND AFTER ADJUSTMENT MAPS
BEFORE:



AFTER:



**EXHIBIT “D”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. Proposal: The proposal is a request for Planning Director Approval of a Property Line Adjustment between two lawfully created units of land to create a better building site on tax lot 3711.

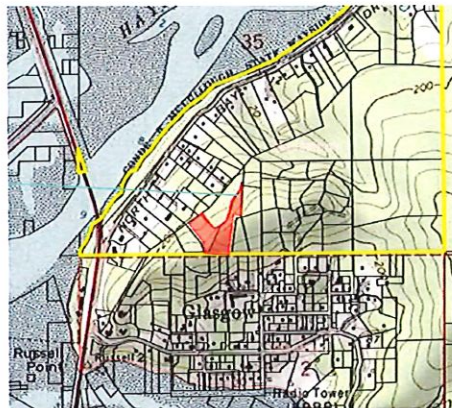
B. BACKGROUND INFORMATION:

Tax lot 3710 was approved for a septic site evaluation on May 19, 2021 (ZCL-21-163).

Tax lot 3711 was approved for a Property Line Adjustment (PLA-21-030) on February 23, 2021. ON May 19, 2021 a Zoning Clearance Letter (ZCL-21-164) was issued to perform a septic site evaluation.

The current application was submitted on June 17, 2021 and deemed incomplete within the 30-day time frame (July 16, 2021) due to staff needing an adjustment map that meets Coos County Zoning & Land Development Ordinance CCZLDO standards. A new map was received on August 5, 2021 and the application was deemed complete. The deemed complete process is explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

C. LOCATION: The units of land are located northeast of the City of North Bend.



D. ZONING: Both parcels are zoned Rural Residential-2 (RR-2).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

Section 4.2.100 Residential

Rural Residential (RR)

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

E. SITE DESCRIPTION AND SURROUNDING USES:

Tax lot 3710 currently consists of 4.13 acres, and tax lot 3711 consists of 3.12 acres. Both parcels are zoned Rural Residential-2 (RR-2) and are surrounded by like zoning. The surrounding parcels appear to be used for residential.

F. COMMENTS:

As part of the property line adjustment the only comments requested were from the County Surveyor and Assessor’s Office. At the time of notice comments have not been received. As a condition of approval all requirements of the Surveyor and Assessor’s Office shall be adhered to.

II. GENERAL PROPERTY COMPLIANCE

A. 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: Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties noncompliant.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means:

- 1. The unit of land was created:*
 - a. Through an approved or pre-ordinance plat;*
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
 - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

FINDING: Both tax lots were lawfully created pursuant to 6.1.125.1.c by a Partition that approved by Coos County Planning (P-19-003). Tax lot 3711 received its current configuration through PLA-20-030.

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 (2) lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

B. Criteria and standards for Property Line Adjustments

• **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.

• **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 this requirement if the property is large and does not have a lien holder.*
 - d. *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 application was received on June 17, 2021 and was deemed complete on August 5, 2021. A Vicinity Map showing the adjustment was submitted. A property report for both units of land was not received, but the applicable easements are listed and neither parcel has a lien holder; therefore, the Planning Director waived the requirement to have a report due to the fact there are no lienholders.

Therefore, all criteria have been satisfied.

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: Both Parcels are zoned Rural Residential-2 (RR-2), RR-2 has a minimum lot size of two (2) acres. Both parcels are over the minimum lot size, which means they are both conforming. Tax lot 3710 currently has 4.13 acres and will increase to 5.50 acres. Tax lot 3711 currently has 3.12 acres and will decrease to 2.05 acres in size. This means that both parcels will remain conforming as they will both be over the minimum two (2) acres.

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: This adjustment will not create an encroachment. Therefore, this request complies with this criterion under this section.

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: Neither parcel will be reduced to less than an acre. Therefore, this request complies with the criteria under this section.

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: This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.

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 both residentially zoned; therefore, this criterion has been met.

• **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.

FINDING: There will be no effect on existing easements. Therefore, this criterion has been met.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

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.

FINDING: 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.

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 approval and filing requirements found in the conditions of approval in Exhibit "A" of this report once the appeal period has expired and an appeal has not be filed.

VI. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district or parties: Coos Bay/North Bend Water Board, Oregon International Port of Coos Bay, and North Bay Fire Department.

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, 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.

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: PLA21-024

Date Received: 6/17/21 Receipt #: 224245 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) TAT Enterprises, LLC
Mailing address: P.O. Box 97, Coos Bay, OR 97420
Phone: 541-290-0463 Email: todd@arcticiceoforegon.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
24S 13W 35 C Select 3710

Tax Account Number(s): 99920282 Zone: Select Zone Rural Residential-2 (RR-2)
Acreage Prior to Adjustment: 4.13 Acreage After the Adjustment ~~5.81~~ 5.50

B. Land Owner(s) TAT Enterprises, LLC
Mailing address: P.O. Box 97, Coos Bay, OR 97420
Phone: 541-290-0463 Email: todd@arcticiceoforegon.com

Township: Range: Section: ¼ Section: 1/16 Section:
24S 13W 35 C Select 3711

Tax Account Number(s) 99920283 Zone Rural Residential-2 (RR-2)
Acreage Prior to Adjustment: 3.12 Acreage After the Adjustment ~~5.81~~ 2.05

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 purpose of the adjustment is to create a better building site on TL# 3711.

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Does property 2 currently meet the minimum parcel/lot size?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

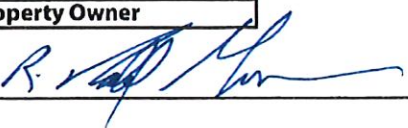
- Was property one created through a land division? Yes No
- Was property two created through a land division? Yes No
- Are there structures on the property? Yes No
- If there are structures please provide how far they are in feet from the adjusted boundary line:
no structures
- Is there a sanitation 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



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW1/4 SEC.35C T24S R13W W.M.
COOS COUNTY

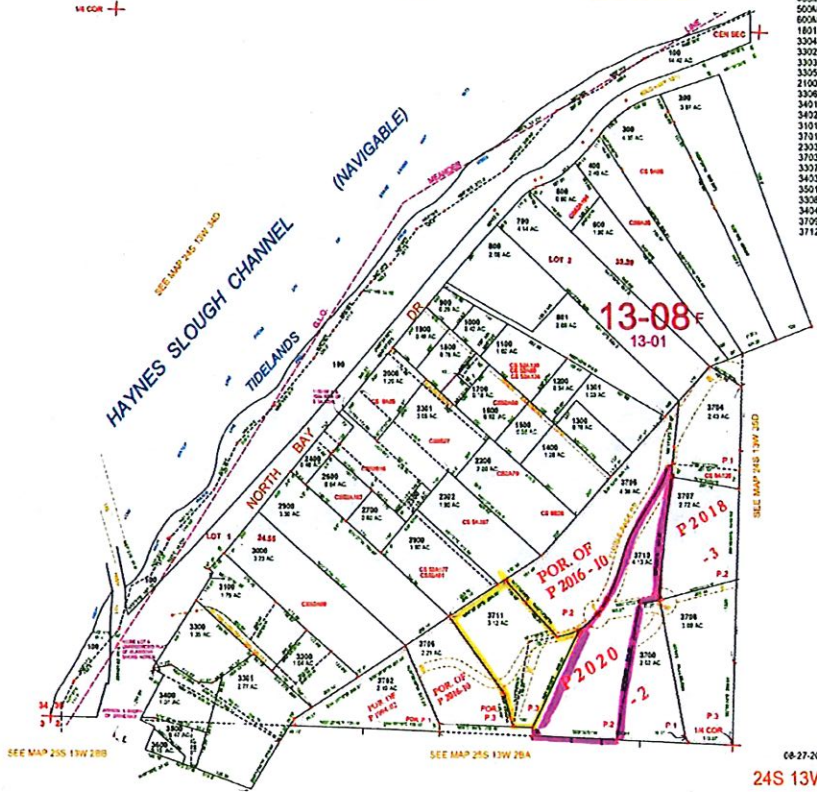
24S 13W 35C

CANCELLED NO.

1/4 COR +

1" = 200'

SEE MAP 24S 13W 35A

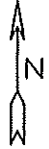


- 2550
- 400M1
- 500M1
- 600M1
- 1801
- 3304
- 3302
- 3303
- 3305
- 2100
- 3306
- 3401
- 3402
- 3101
- 3701
- 2303
- 3703
- 3307
- 3403
- 3501
- 3308
- 3404
- 3709
- 3712

SUBJECT PROPERTIES

08-27-2020
24S 13W 35C

PROPOSED PROPERTY LINE ADJUSTMENTS
BETWEEN PARCELS 2 & 3 OF P 2020 #2



SEE P 2020 #2
FOR CURVE DATA

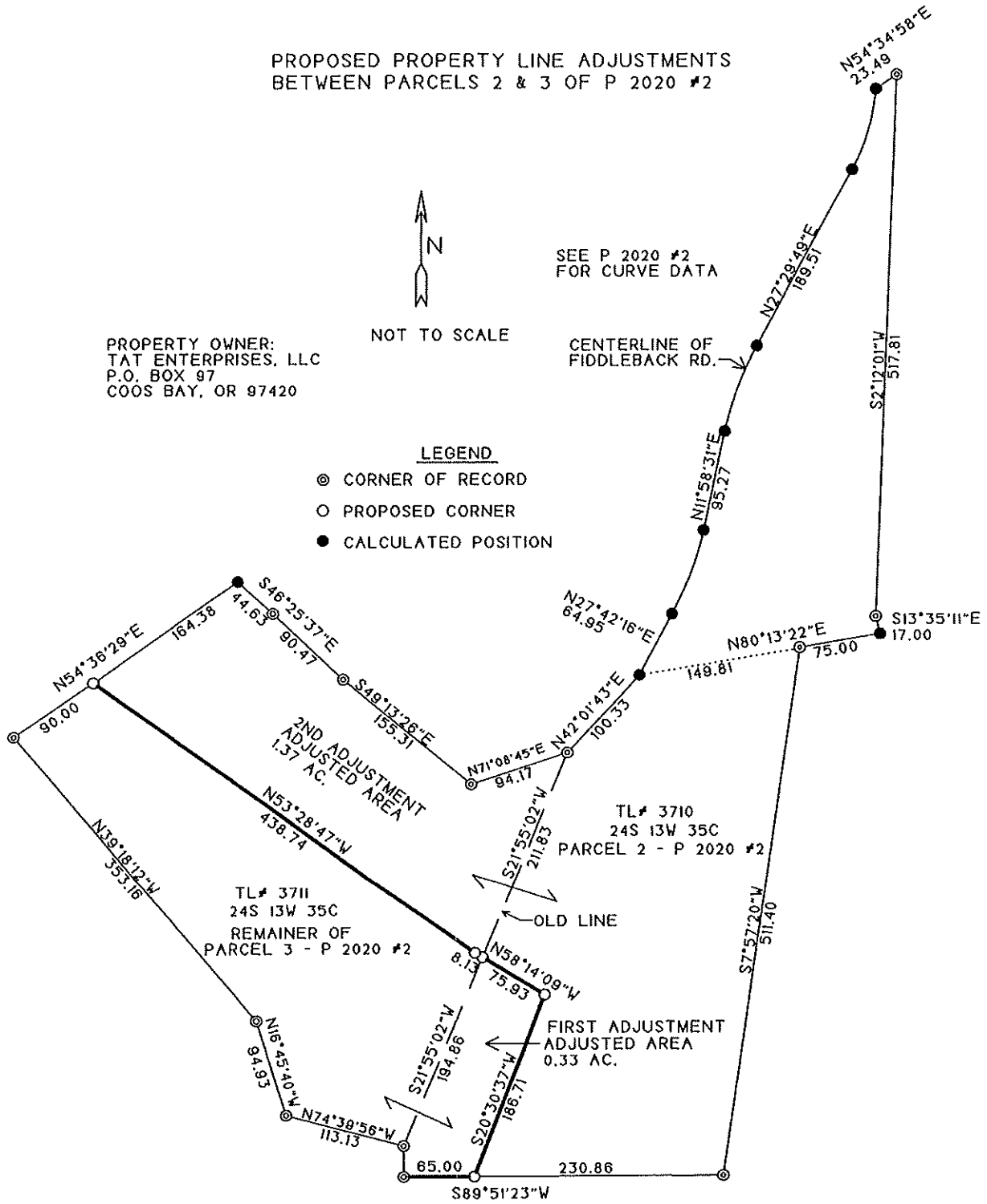
NOT TO SCALE

PROPERTY OWNER:
TAT ENTERPRISES, LLC
P.O. BOX 97
COOS BAY, OR 97420

CENTERLINE OF
FIDDLEBACK RD.

LEGEND

- ⊙ CORNER OF RECORD
- PROPOSED CORNER
- CALCULATED POSITION



RECORDING REQUESTED BY:
Ticor Title Company of Oregon
OR-2002513

AFTER RECORDING RETURN TO:
AmeriTitle
PO Box 1609
Roseburg, OR 97470

Coos County, Oregon **2020-11342**
\$86.00 Pgs=1 11/12/2020 09:04 AM
eRecorded by: FNF-RECONVEYANCE
Dabble Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF RECONVEYANCE

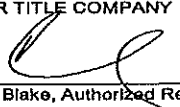
KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee or successor trustee under that certain trust deed dated January 10, 2014 executed and delivered by TAT Enterprises, LLC as grantor and Brenda G. Robbins as beneficiary, recorded on January 14, 2014 in the Mortgage Records of Coos County, Oregon, in Reception No. 2014-00274, having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligation secured by the trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the described premises by virtue of the trust deed.

In construing this instrument and whenever its context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its Board of Directors.


Dated: November 11, 2020

TICOR TITLE COMPANY

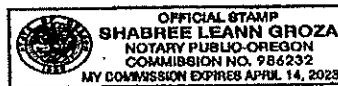

Cindy Blake, Authorized Representative

State of Oregon
County of Clackamas

Personally appeared before me November 11, 2020, Cindy Blake who being duly sworn did say she is Authorized Representative of Ticor Title Company and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and acknowledged said instrument to be its voluntary act and deed.


Notary Public - State of Oregon

My Commission Expires: 4-14-2023



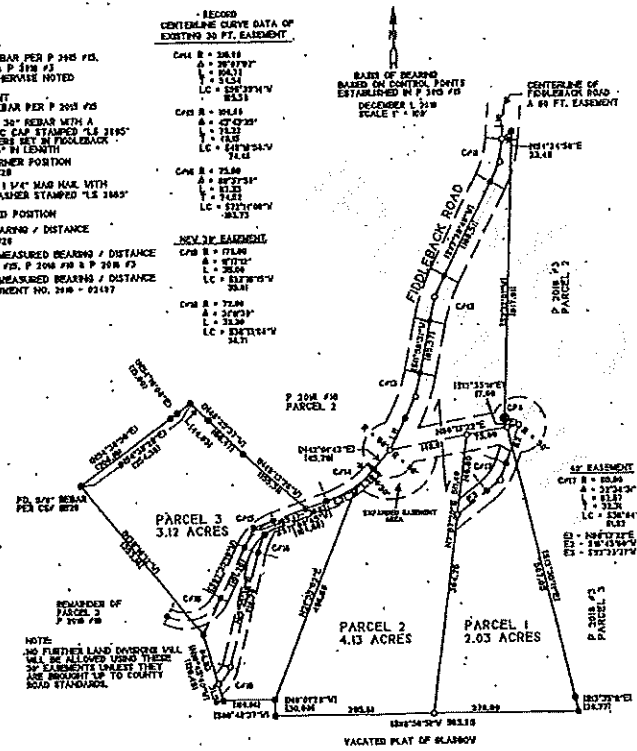
RE-PLAT OF PARCEL 1 OF PARTITION 2016 #10 TOGETHER WITH A PORTION OF PARCEL 3 OF PARTITION 2016 #10 LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 35, T.24S., R.13W., W.M., COOS COUNTY, OREGON

2020-01309
 COOS COUNTY, OREGON
 PLAT #

P 2016 #2
 Cab C-241

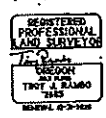
- LEGEND**
- FD. 5/4" REBAR PER P 2016 #2, P 2016 #3 & P 2016 #3 UNLESS OTHERWISE NOTED
 - SETAL POINT FD. 5/4" REBAR PER P 2016 #2
 - SET 5/4" X 3/4" REBAR WITH A RED PLASTIC CAP STAMPED "LS 2145" WITH CORNER SET IN FLOOR/BACK - ROAD ARE 5" IN LENGTH
 - RECORD CORNER POSITION PER CAP #228
 - SET 1/4" X 1 1/4" MAG NAIL WITH A BRASS WASHER STAMPED "LS 2665"
 - CALCULATED POSITION
 - RECORD BEARING / DISTANCE PER CAP #228
 - RECORD & MEASURED BEARING / DISTANCE PER P 2016 #2, P 2016 #3 & P 2016 #3
 - RECORD & MEASURED BEARING / DISTANCE PER INSTRUMENT NO. 2016 - 02197

- RECORD CENTERLINE CURVE DATA OF EXISTING 30 FT. EASEMENT**
- CR1 R = 28.18
 Δ = 89°59'57"
 L = 52.51
 LC = S28°27'14"W 25.51
 - CR2 R = 18.45
 Δ = 47°02'28"
 L = 35.33
 LC = S47°18'54"W 21.18
 - CR3 R = 25.80
 Δ = 87°27'51"
 L = 51.33
 V = 71.21
 LC = S27°27'04"W 34.71
- NEW 20' EASEMENT**
- CR4 R = 17.86
 Δ = 87°27'51"
 L = 35.33
 LC = S27°27'04"W 21.18
 - CR5 R = 25.80
 Δ = 37°03'1"
 L = 31.36
 LC = S27°27'04"W 24.71



PREPARED FOR:
 TAY ENTERPRISES, LLC
 P.O. BOX 87
 COOS BAY, OR 97420

PREPARED BY:
 HUBBARD & RAMBO, LLC
 P.O. BOX 103
 NORTH BEND, OR 97458



RECORD CENTERLINE CURVE DATA 60 FT. EASEMENT CONTROL POINTS - LOCAL COORDINATES

Curve	Bearing	Distance	Point	North	East
CR1	S28°27'14"W	25.51	P114	1099.811	1114.818
CR2	S47°18'54"W	21.18	P115	1095.418	899.132
CR3	S27°27'04"W	34.71	P116	1085.417	128.533

RECORD LINE TABLE

Curve	Bearing	Distance	Point	North	East
CR1	S28°27'14"W	25.51	CP1	1099.811	1114.818
CR2	S47°18'54"W	21.18	CP2	1095.418	899.132
CR3	S27°27'04"W	34.71	CP3	1085.417	128.533

PROPERTY SUBJECT TO

INST. NO. 88-44-822 - 80' EASEMENT ACCESS TO NORTH BAY RD
 INST. NO. 87-44-476 - 80' EASEMENT ACCESS TO NORTH BAY RD
 INST. NO. 89-44-665 - 25' EASEMENT ACCESS TO NORTH BAY RD
 INST. NO. 81-44-431 - PARTITION 181 #2
 INST. NO. 794-01 - EASEMENT AGREEMENT
 INST. NO. 264-011 - DEED OF TRUST
 INST. NO. 305-417 - ROAD MAINTENANCE AGREEMENT
 INST. NO. 180-266 - ROAD EASEMENT - EXISTING ROAD CENTERLINE
 INST. NO. 180-895 - PARTITION 2016 #2

NOTE

WATER - COOS BAY/NORTH BEND WATER BOARD
 SEWAGE DISPOSAL - INDIVIDUAL SYSTEMS - NOT PROVIDED
 SETBACK - 25 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER

RE-PLAT OF PARCEL 1 OF PARTITION 2016 #10 TOGETHER WITH A PORTION OF PARCEL 3 OF PARTITION 2016 #10 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 35, T.24S., R.13W., W.M., COOS COUNTY, OREGON

P 2020 #2
Cab C-741

SURVEYOR'S CERTIFICATE

I, TROY RAHMO, PROFESSIONAL LAND SURVEYOR OF OREGON #2141, STATE THAT I HAVE CORRECTLY SURVEYED AND PLANNED WITH PROPER INSTRUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH OREGON LAWS AND THE BOUNDARIES OF LAND PLAT ARE AS FOLLOWS:

PARCEL 1 OF PARTITION 2016 #10 TOGETHER WITH A PORTION OF PARCEL 3 OF PARTITION 2016 #10 FOR PARCELS 1 & 2. ADJUSTMENT BEG INSTRUMENT # 2020 - 02167, REED RECORDS OF COOS COUNTY, OREGON COUNTY SURVEYOR'S CERTIFICATE.

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETION PRESENTED IN ARTICLES 21 AND THAT ALL INSTRUMENTS HAVE BEEN FILED IN THE OFFICE.

MICHAEL L. DANDY
COUNTY SURVEYOR

COUNTY ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSOR TAXES AND ALL OTHER TAXES, FEES OR OTHER CHARGES DUE TO THE COUNTY BY THE LAND SHOWN ON THIS PLAT, SHALL BE PAID BY THE LANDOWNER OF THE LAND SHOWN ON THIS PLAT. I HAVE BEEN ADVISED BY THE LANDOWNER THAT THE TAXES AND FEES HAVE BEEN PAID. RECORD THIS PLAT ON THE 5TH DAY OF FEBRUARY, 2020.

STEVE JENSEN
COUNTY ASSESSOR

COUNTY CLERK'S CERTIFICATE

I, DEBBE WELLES, COUNTY CLERK OF COOS COUNTY, OREGON, HEREBY CERTIFY THAT THIS LAND PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN

INSTRUMENT NO. 2020-02167, CANNOT C PAGE 741
RECORD OF PLATS THIS 5TH DAY OF FEBRUARY, 2020.

**DEEDS WELLES
COUNTY CLERK**

COOS COUNTY, OREGON by Jeremy Dutton, Chief Deputy

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT IS IN CONFORMITY WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

JILL BOLPE
DATE 1/12/2020

STATEMENT OF NEIGHBOR SYSTEMS

NO NEIGHBOR IMPROVAL FACILITY WILL BE PROVIDED TO ANY PURCHASER OF ANY PARCEL DEPICTED ON THE ATTACHED PLAT.

COUNTY BOARDMASTER'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT IS IN CONFORMITY WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

JOHN BOWE
DATE 2/4/2020

PREPARED FOR:

TAT ENTERPRISES, LLC
P.O. BOX 97
COOS BAY, OR 97420

SURVEY BY:

MILKINS & RAHMO, LLC
P.O. BOX 809
NORTH BEND, OR 97459



OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT TAT ENTERPRISES, LLC IS THE OWNER OF RECORD RECORDS OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 21 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

1. THE UNDERSIGNED HEREBY AGREES THAT HE WILL HOLD COOS COUNTY RECORDS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR ANY DAMAGES WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO HOLD RECORDS OR MAKE RECORDS IN THE PROPOSED LAND DIVISION. 2. HEREBY CREATE A PRIVATE 20 FT. EASEMENT (UTILITY EASEMENT) OF PARTITION 2016 #10 AND PARCELS 1 AND 2 FOR WATER AND UTILITIES. THIS EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF PARCELS 1 AND 2. 3. HEREBY CREATE A 20 FT. NON-EXCLUDING EASEMENT ACROSS PARCEL 3 FOR WATERS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE SEPARATORS OF PARCEL 3 OF PARTITION 2016 #10. 4. HEREBY EXPAND A PORTION OF THE EASEMENT AROUND THE CUL. DE SAC TO 90 FEET AS SHOWN ON THE ATTACHED PLAT. THIS EXPANSION IS FOR WATERS, EGRESS AND UTILITIES.

OWNER:

TAT ENTERPRISES, LLC
P.O. BOX 97
COOS BAY, OR 97420

R. Todd Soehren, Managing Member
DATE 1/12/2020
I, TODD SOEHREN, MANAGING MEMBER DATE OF TAT ENTERPRISES, LLC

STATE OF OREGON IS
COUNTY OF COOS)

THIS IS TO CERTIFY THAT I, TODD SOEHREN, PERSONALLY APPEARED BEFORE ME ON THIS 12TH DAY OF JANUARY, 2020, AND WAS ASKED AND ANSWERED THAT HE HAS SIGNED THE ABOVE INSTRUMENT DECLARATION AS HIS VOLUNTARY ACT AND DEED.

Jeremy Dutton
NOTARY SIGNATURE

Jeremy Dutton
NOTARY PUBLIC - OREGON

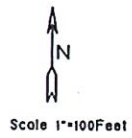
COMMISSION NO. 966817

BY COMMISSION EXPIRES 06/30/21

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED PLAT INTO PARCELS 1, 2, 3 AND 4. THE PLAT IS BASED ON GPS DATA, PARTITION 2016 #10, 2016 #11, 2016 #12, 2016 #13, 2016 #14, 2016 #15, 2016 #16, 2016 #17, 2016 #18, 2016 #19, 2016 #20, 2016 #21, 2016 #22, 2016 #23, 2016 #24, 2016 #25, 2016 #26, 2016 #27, 2016 #28, 2016 #29, 2016 #30, 2016 #31, 2016 #32, 2016 #33, 2016 #34, 2016 #35, 2016 #36, 2016 #37, 2016 #38, 2016 #39, 2016 #40, 2016 #41, 2016 #42, 2016 #43, 2016 #44, 2016 #45, 2016 #46, 2016 #47, 2016 #48, 2016 #49, 2016 #50, 2016 #51, 2016 #52, 2016 #53, 2016 #54, 2016 #55, 2016 #56, 2016 #57, 2016 #58, 2016 #59, 2016 #60, 2016 #61, 2016 #62, 2016 #63, 2016 #64, 2016 #65, 2016 #66, 2016 #67, 2016 #68, 2016 #69, 2016 #70, 2016 #71, 2016 #72, 2016 #73, 2016 #74, 2016 #75, 2016 #76, 2016 #77, 2016 #78, 2016 #79, 2016 #80, 2016 #81, 2016 #82, 2016 #83, 2016 #84, 2016 #85, 2016 #86, 2016 #87, 2016 #88, 2016 #89, 2016 #90, 2016 #91, 2016 #92, 2016 #93, 2016 #94, 2016 #95, 2016 #96, 2016 #97, 2016 #98, 2016 #99, 2016 #100. THE FIELD WORK WAS PERFORMED IN DECEMBER OF 2019 BY HYNEL.

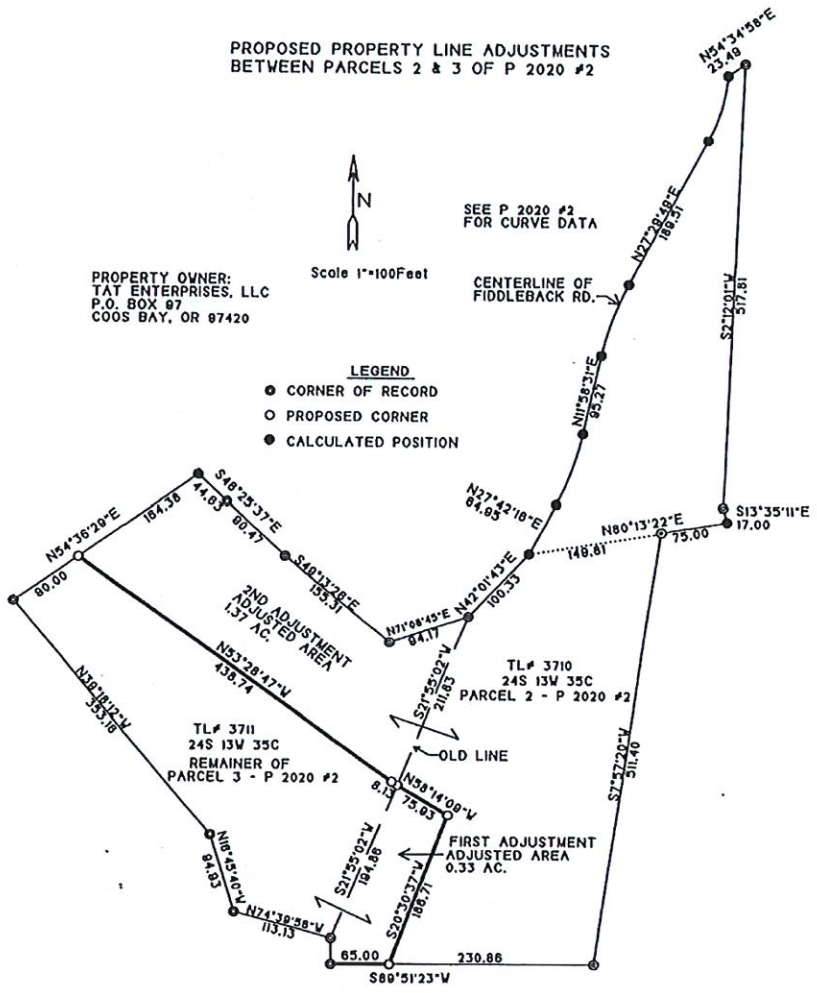
PROPOSED PROPERTY LINE ADJUSTMENTS
BETWEEN PARCELS 2 & 3 OF P 2020 #2

PROPERTY OWNER:
TAT ENTERPRISES, LLC
P.O. BOX 87
COOS BAY, OR 87420

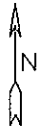


SEE P 2020 #2
FOR CURVE DATA

- LEGEND**
- CORNER OF RECORD
 - PROPOSED CORNER
 - CALCULATED POSITION



PLOT PLAN
 PROPOSED PROPERTY LINE ADJUSTMENTS
 BETWEEN PARCELS 2 & 3 OF P 2020 #2



SEE P 2020 #2
 FOR CURVE DATA

Scale 1"=100Feet

PROPERTY OWNER:
 TAT ENTERPRISES, LLC
 P.O. BOX 97
 COOS BAY, OR 97420

CENTERLINE OF
 FIDDLEBACK RD.

LEGEND

- ⊙ CORNER OF RECORD
- PROPOSED CORNER
- CALCULATED POSITION
- ADJUSTED LINE
- OLD LINE

