



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: 24S Range: 13W Section: 35 1/4 Section: C 1/16 Section: Select Tax lot: 3710

Tax Account Number(s): 99920282 Zone: Select Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 4.13 Acreage After the Adjustment 5.50

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: 24S Range: 13W Section: 35 1/4 Section: C 1/16 Section: Select Tax lot: 3711

Tax Account Number(s) 99920283 Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 3.12 Acreage After the Adjustment 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 No

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

Does property 2 currently meet the mimimum 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:

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

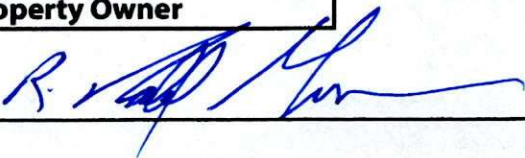
Will the property line adjustment change the access point? Yes No

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

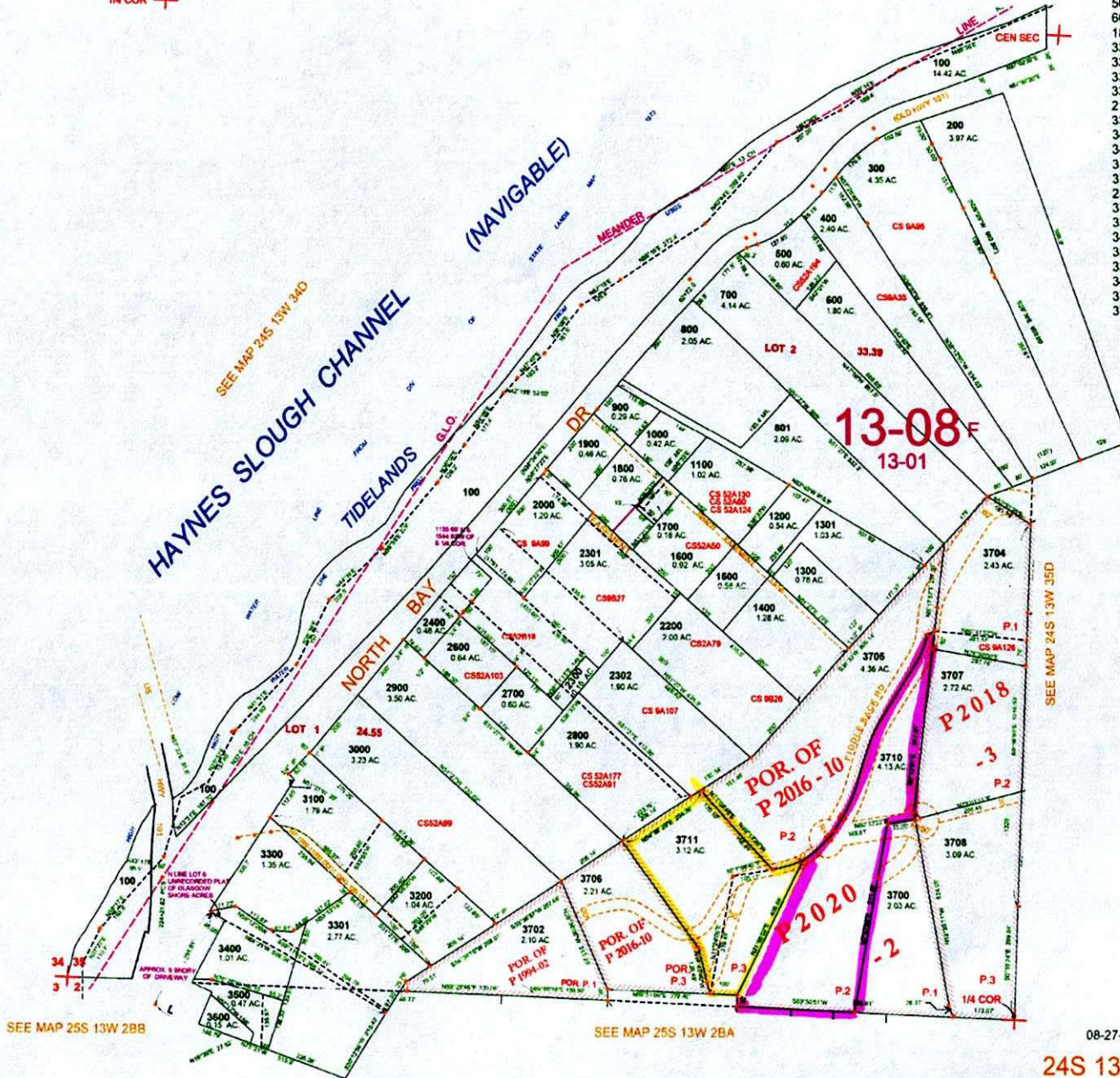
CANCELLED NO.

- 2500
- 400M1
- 500M1
- 600M1
- 1801
- 3304
- 3302
- 3303
- 3305
- 2100
- 3306
- 3401
- 3402
- 3101
- 3701
- 2303
- 3703
- 3307
- 3403
- 3501
- 3308
- 3404
- 3709
- 3712

1" = 200'

SEE MAP 24S 13W 35A

1/4 COR +



08-27-2020

24S 13W 35C

SUBJECT PROPERTIES

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



NOT TO SCALE

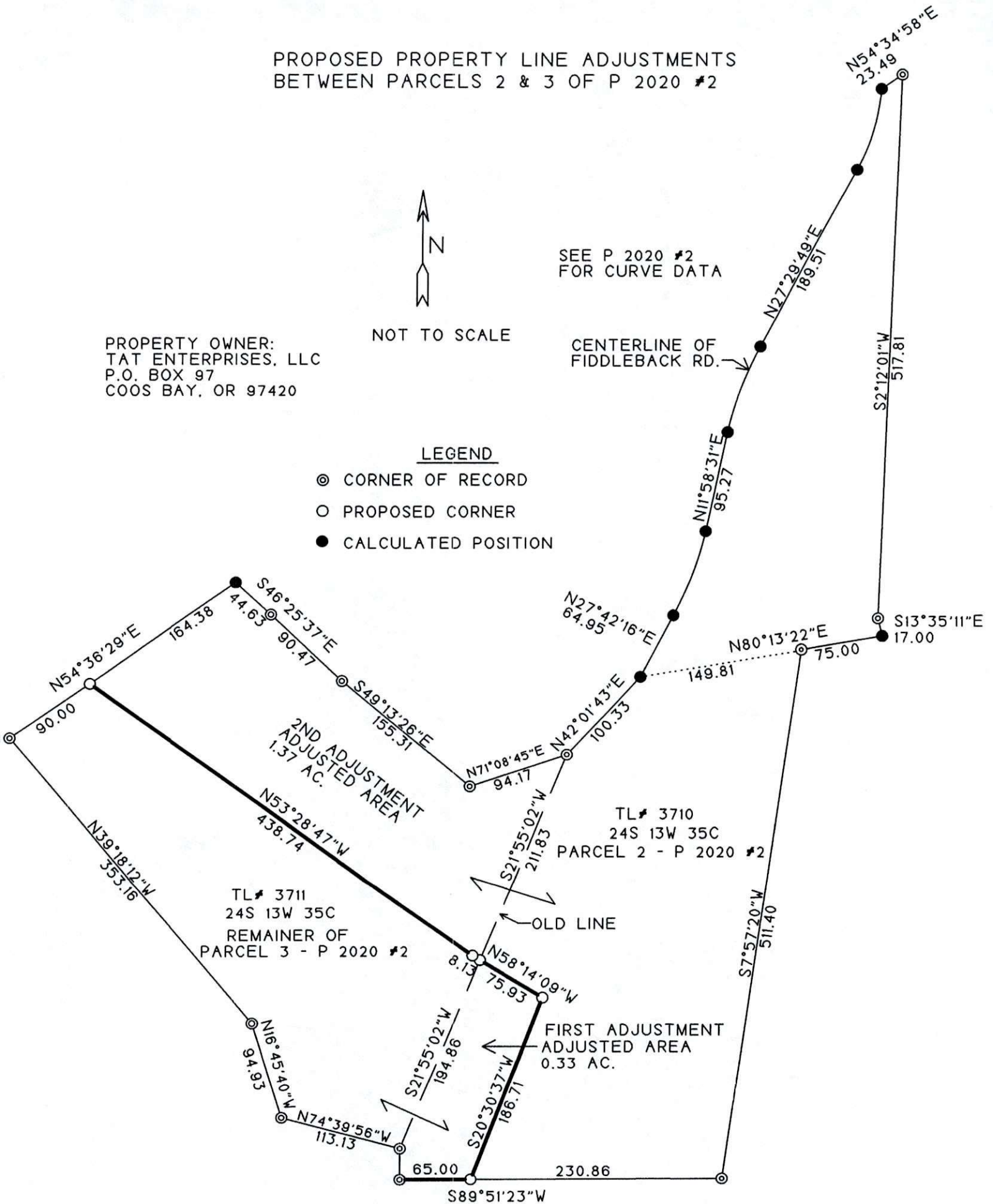
SEE P 2020 #2
FOR CURVE DATA

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
Debbie 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

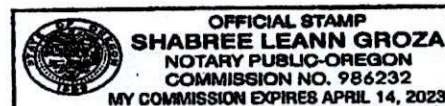

Cindy Blake, Authorized Representative

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 SE1/4 OF THE SW1/4 OF SECTION 35, T.24S., R.13W., W.M., COOS COUNTY, OREGON

Coos County, Oregon 2020-01309
 \$108.00 02/05/2020 09:54 AM
 Page 4
 Double Header, CCC, Coos County Draft

P 2020 #2
 Cab C-741

LEGEND

- ① FD, 5/8" REBAR PER P 2015 #15, P 2016 #10 & P 2016 #3 UNLESS OTHERWISE NOTED
- ② INITIAL POINT
- ③ SET 5/8" X 30" REBAR WITH A RED PLASTIC CAP STAMPED "LS 2885" NOTE: CORNERS SET IN FIDDLEBACK ROAD ARE 15" IN LENGTH
- ④ RECORD CORNER POSITION PER CS# 9826
- ⑤ SET 1/4" X 1 1/4" MAG NAIL WITH A BRASS WASHER STAMPED "LS 2885"
- ⑥ CALCULATED POSITION
- 1 RECORD BEARING / DISTANCE PER CS# 9826
- 1 RECORD & MEASURED BEARING / DISTANCE PER P 2015 #15, P 2016 #10 & P 2016 #3
- 1 RECORD & MEASURED BEARING / DISTANCE PER INSTRUMENT NO. 2018 - 02487

RECORD CENTERLINE CURVE DATA OF EXISTING 30 FT. EASEMENT

CP#4 R = 210.00
 Δ = 28°07'02"
 L = 104.72
 T = 54.54
 LC = 556°35'14"W
 103.58

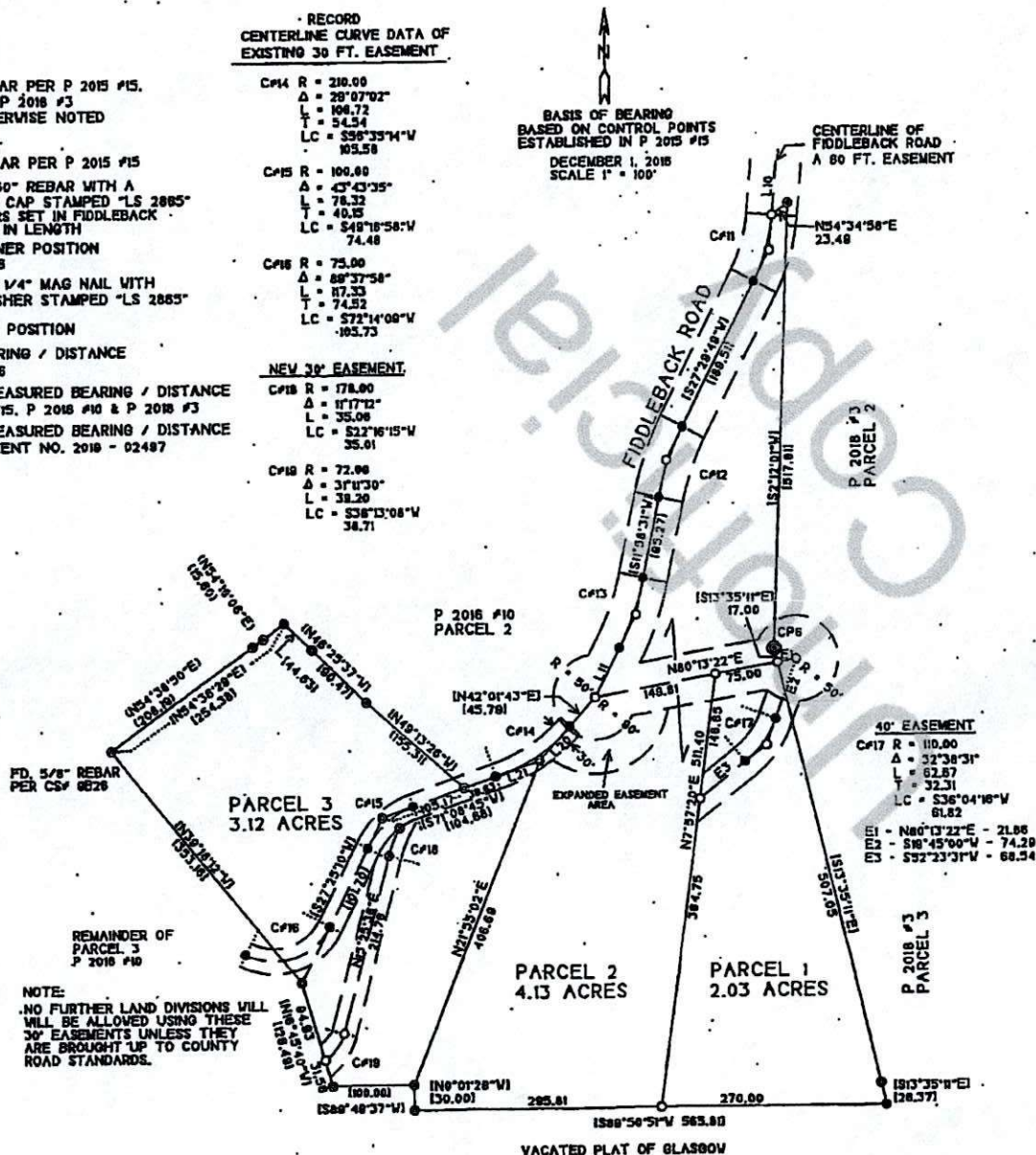
CP#5 R = 100.00
 Δ = 43°43'35"
 L = 78.32
 T = 40.35
 LC = 549°18'58"W
 74.48

CP#6 R = 75.00
 Δ = 88°37'58"
 L = 87.33
 T = 74.52
 LC = 572°14'00"W
 -103.73

NEW 30' EASEMENT

CP#8 R = 178.00
 Δ = 11°17'12"
 L = 35.08
 LC = 522°16'15"W
 35.01

CP#9 R = 72.00
 Δ = 31°13'30"
 L = 38.20
 LC = 538°13'08"W
 34.71



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

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97458

REGISTERED PROFESSIONAL LAND SURVEYOR
 TROY & RAMBO
 OREGON
 2827 N. W. 4th
 TROY & RAMBO
 28853
 RENEWAL 12-31-2020

RECORD CENTERLINE CURVE DATA 60 FT. EASEMENT	CONTROL POINTS - LOCAL COORDINATES
CP#11 R = 200.00 Δ = 22°48'48" L = 78.64 T = 40.35 LC = 586°05'24"W 79.31	CP6 - 1228.133 1308.528 P114 - 1086.811 1114.818 P115 - 1032.488 928.183 P116 - 840.447 828.535
CP#12 R = 325.00 Δ = 15°31'18" L = 88.04 T = 44.28 LC = 587°54'10"W 87.77	

RECORD LINE TABLE
CP#13 R = 325.00 Δ = 15°43'45" L = 88.48 T = 43.51 LC = 518°50'23"W 88.20

- PROPERTY SUBJECT TO**
- INST. NO. 88-04-8228 - 80' EASEMENT (ACCESS TO NORTH BAY RD.)
 - INST. NO. 81-04-0716 - 80' EASEMENT (ACCESS TO NORTH BAY RD.)
 - INST. NO. 90-02-0867 - 25' EASEMENT (ACCESS TO NORTH BAY RD.)
 - INST. NO. 84-01-0431 - PARTITION 1894 #2
 - INST. NO. 2014-38 - EASEMENT AGREEMENT
 - INST. NO. 2014-274 - DEED OF TRUST
 - INST. NO. 2015-487 - ROAD MAINTENANCE AGREEMENT
 - INST. NO. 2015-308 - ROAD EASEMENT - EXISTING ROAD CENTERLINE
 - INST. NO. 2015-10003 - PARTITION 2015 #15
 - PARTITION 2016 #10

- NOTES**
- WATER - COOS BAY/NORTH BEND WATER BOARD
 - SEWAGE DISPOSAL - INDIVIDUAL SYSTEMS - NOT PROVIDED
 - SETBACKS - 35 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 RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865, STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH ORS 92.0600 AND THE BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

PARCEL 1 OF PARTITION 2016 #10 TOGETHER WITH A PORTION OF PARCEL 3 OF PARTITION 2016 #10 PER PROPERTY LINE ADJUSTMENT DEED - INSTRUMENT # 2019 - 02497, DEED RECORDS OF COOS COUNTY, OREGON

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 6J AND THAT ALL MONUMENTS HAVE BEEN SET PURSUANT TO THIS ORDINANCE. SIGNED THIS 14th DAY OF January, 2020.

MICHAEL L. DADD COUNTY SURVEYOR *Michael L. Dadd*

COUNTY ASSESSOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN UPON THE PARCEL HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID. SIGNED THIS 27th DAY OF February, 2020.

STEVE JANSEN COUNTY ASSESSOR *Steve Jansen*

COUNTY CLERK'S CERTIFICATE:

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

MICROFILM NO. 2020-01309 CABINET C PAGE 741
RECORD OF PLATS THIS 5TH DAY OF February, 2020.

DEBBIE HELLER COUNTY CLERK COOS COUNTY, OREGON *Debbie Heller*
by Jeremy Dalton Chief Deputy

PLANNING DIRECTOR'S CERTIFICATE:

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

JILL ROLFE *Jill Rolfe* 1/12/2020 DATE

STATEMENT OF SEWAGE DISPOSAL SYSTEMS:

NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO ANY PURCHASER OF ANY PARCEL DEPICTED ON THE ATTACHED PLAT

COUNTY ROADMASTER'S CERTIFICATE:

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

JOHN ROWE *John Rowe* 2/4/2020 DATE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Troy Rambo
OREGON
JULY 1988
TROY J. RAMBO
2865
RENEWAL 12-31-2020

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

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT TAT ENTERPRISES, LLC IS THE OWNER OF RECORD RECORD 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 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

1. THE UNDERSIGNED HEREBY AGREE THAT HE WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR ANY DAMAGE 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 BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.
2. HEREBY CREATE A PRIVATE 40 FT. EASEMENT ACROSS PARCEL 3 OF PARTITION 2016 #3 AND PARCEL 1 FOR INGRESS, EGRESS AND UTILITIES. SAID EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF PARCELS 1 AND 2.
3. HEREBY CREATE A 30 FT. NON EXCLUSIVE EASEMENT ACROSS PARCEL 3 FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE REMAINDER 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 INGRESS, EGRESS AND UTILITIES.

OWNER:

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

R. Todd Goergen 1/10/2020
R. TODD GOERGEN, MANAGING MEMBER DATE OF TAT ENTERPRISES, LLC

STATE OF OREGON)
COUNTY OF COOS)

THIS IS TO CERTIFY THAT R. TODD GOERGEN PERSONALLY APPEARED BEFORE ME ON THIS 10th DAY OF January, 2020 WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED.

Troy Rambo
NOTARY SIGNATURE

Troy Rambo
NOTARY PUBLIC - OREGON

COMMISSION NO. 960213

MY COMMISSION EXPIRES MARCH 09, 2021

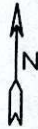
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. CONTROL FOR THIS SURVEY IS BASED ON CS# 9826, PARTITION 1994 #2, P 2015 #15, P 2006 #10 AND P 2018 #3.

THE FOUND CORNERS PER SAID SURVEYS AND PARTITIONS WERE HELD FOR THIS PARTITION. ALL RECORD BEARINGS AND DISTANCES WERE HELD TO ESTABLISH THE CORNERS SET IN THIS SURVEY EXCEPT THE BEARING AND DISTANCE OF THE CENTERLINE OF THE EXTENSION OF FIDDLEBACK ROAD. A HAPPING ERROR WAS DISCOVERED AND THE CORRECT BEARING AND DISTANCE IS NOW SHOWN ON THE ATTACHED PLAT.

THE FIELD WORK WAS PERFORMED IN DECEMBER OF 2019 BY MYSELF.

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



Scale 1"=100Feet

PROPERTY OWNER:
TAT ENTERPRISES, LLC
P.O. BOX 97
COOS BAY, OR 87420

SEE P 2020 #2
FOR CURVE DATA

CENTERLINE OF
FIDDLEBACK RD.

LEGEND

- CORNER OF RECORD
- PROPOSED CORNER
- CALCULATED POSITION

