



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 - 025

Date Received: 6/21/21 Receipt #: 226252 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901

Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
28S 11W 10 Select Select 1400

Tax Account Number(s): 819100

Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 128.15

Acreage After the Adjustment 76.89

B. Land Owner(s) Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901

Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:
28S 11W 15 Select Select 100

Tax Account Number(s) 822401

Zone Forest (F)

Acreage Prior to Adjustment: 7.31

Acreage After the Adjustment 58.57

C. Surveyor Clyde F. Mulkins

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](#)

See PLA-003

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 property line adjustment is the first part of a two part property line adjustment to isolate the dwelling on Tax Lot 1400 on to a smaller parcel.

- 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: none

Property 2: none

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 type="checkbox"/> | No <input checked="" type="checkbox"/> |

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

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

32 feet and 35 feet

Is there a sanitation system on the one or both properties, if so, please indicate the type of system

Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

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

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner



David J. Laird

6/18/21
DATE



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

See p/a-21-003

FILE NUMBER: PLA- -

Date Received: _____ Receipt #: _____ Received by: _____

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LAND INFORMATION

A. Land Owner(s) Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901

Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
 28S 11W 10 Select Select 1400

Tax Account Number(s): 819100 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 76.89 Acreage After the Adjustment 2.60

B. Land Owner(s) Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901

Email: davidlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:
 28S 11W 15 Select Select 100

Tax Account Number(s) 822401 Zone Forest (F)

Acreage Prior to Adjustment: 58.57 Acreage After the Adjustment 132.86

C. Surveyor Clyd F. Mulkins

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 this application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

This property line adjustment is the second part of a two property line adjustment. The overall goal is to isolate a 2.60 acre homesite. The larger property is to be managed as a farm/forest operation by the current owners.

- A before and after vicinity map locating the proposed line adjustment or elimination in relation 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:
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| 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"/> |
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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:
more than 35 feet

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

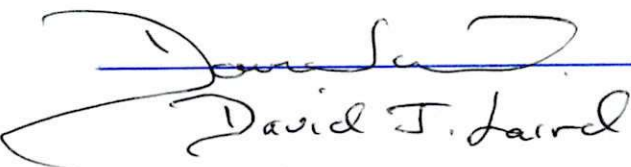
Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner


David J. Laird

6/18/21
DATE

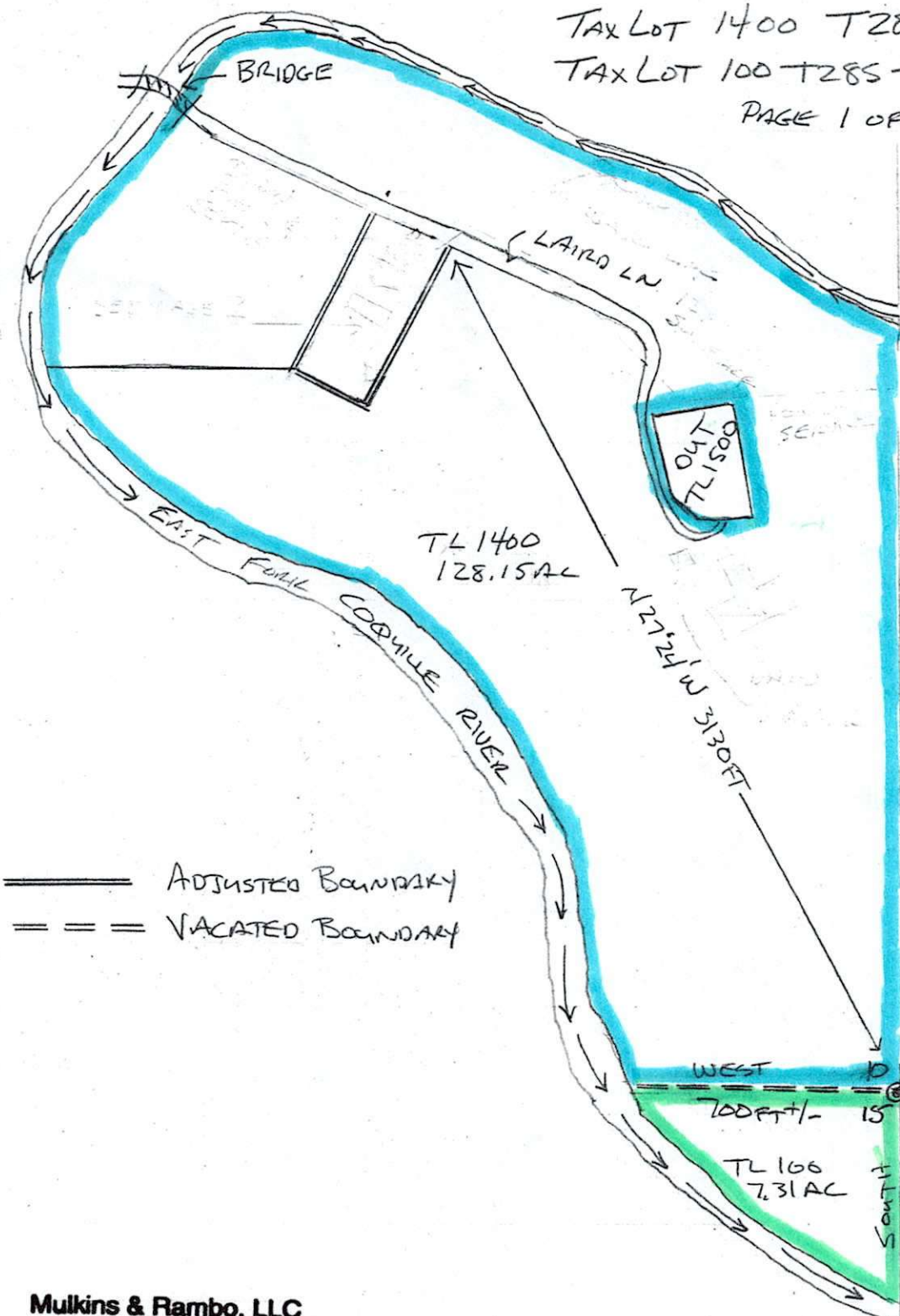
BEFORE ADJUSTMENTS

PLOT PLAN

TAX LOT 1400 T28S-1211W SEC 10

TAX LOT 100 T28S-1211W-SEC 15

PAGE 1 OF 2



SCALE
1" = 500
2/12/2021

==== ADJUSTED BOUNDARY
- - - - VACATED BOUNDARY

Mulkins & Rambo, LLC
PO Box 809
North Bend, OR 97459

NO IMPROVEMENTS ON T.L. 100

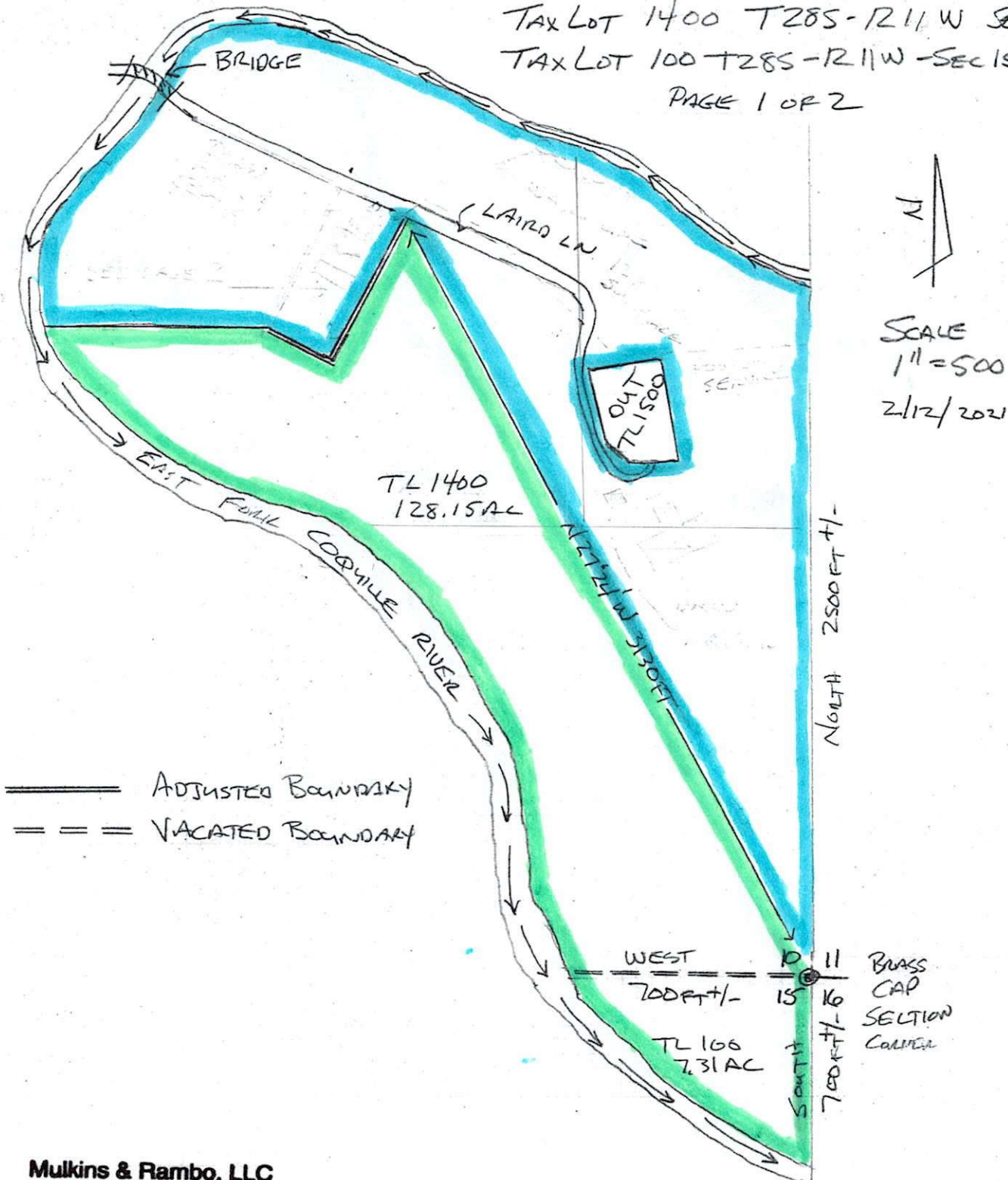
BRASS
CAP
SECTION
CORNER

AFTER FIRST ADJUSTMENT PLOT PLAN

TAX LOT 1400 T285-1211 W SEC 10

TAX LOT 100 T285-1211 W - SEC 15

PAGE 1 OF 2



Mulkins & Rambo, LLC
PO Box 809
North Bend, OR 97459

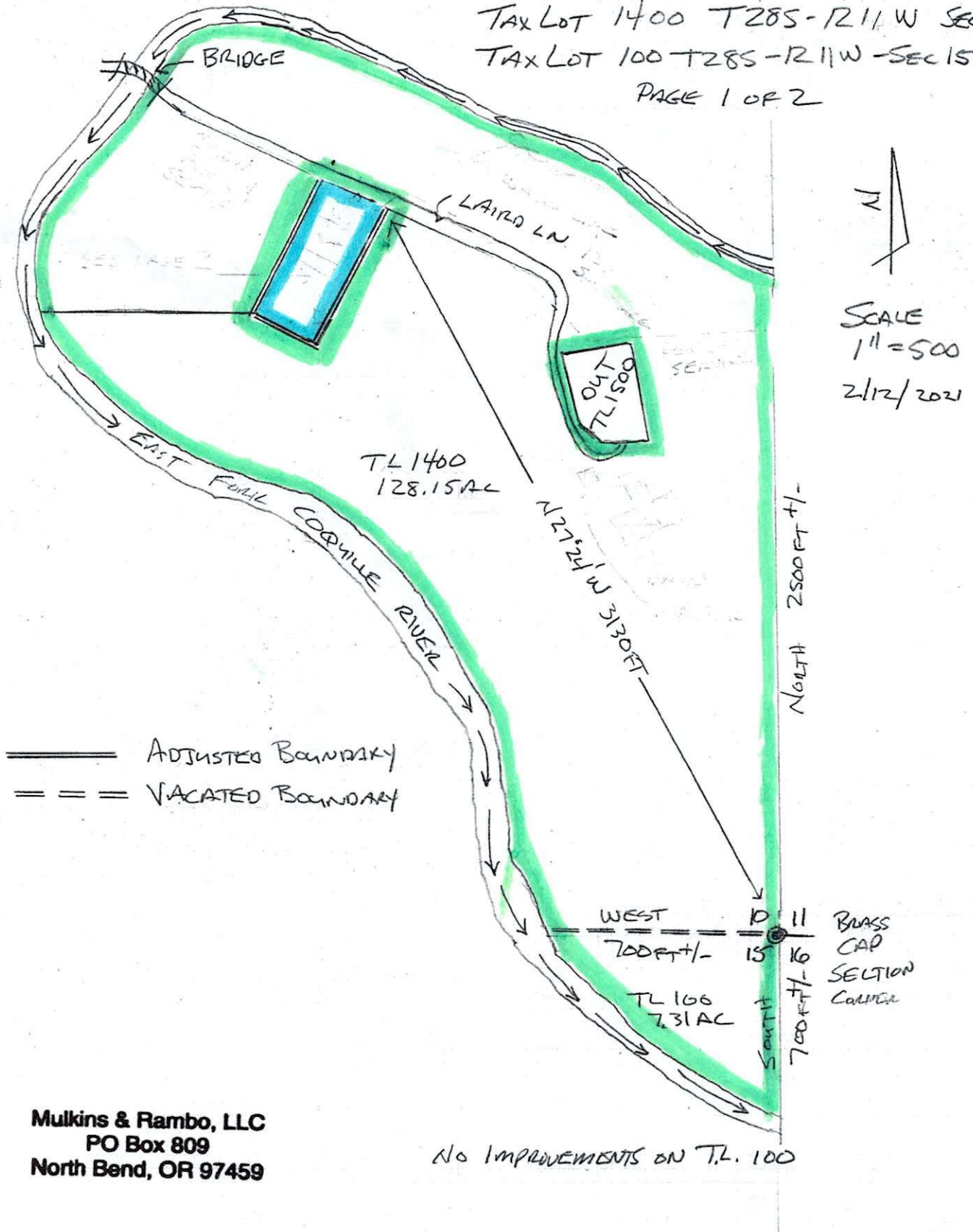
NO IMPROVEMENTS ON T.L. 100

Adjusted Second Adjustment Plot Plan

Tax Lot 1400 T285-1211 W Sec 10

Tax Lot 100 T285-1211 W - Sec 15

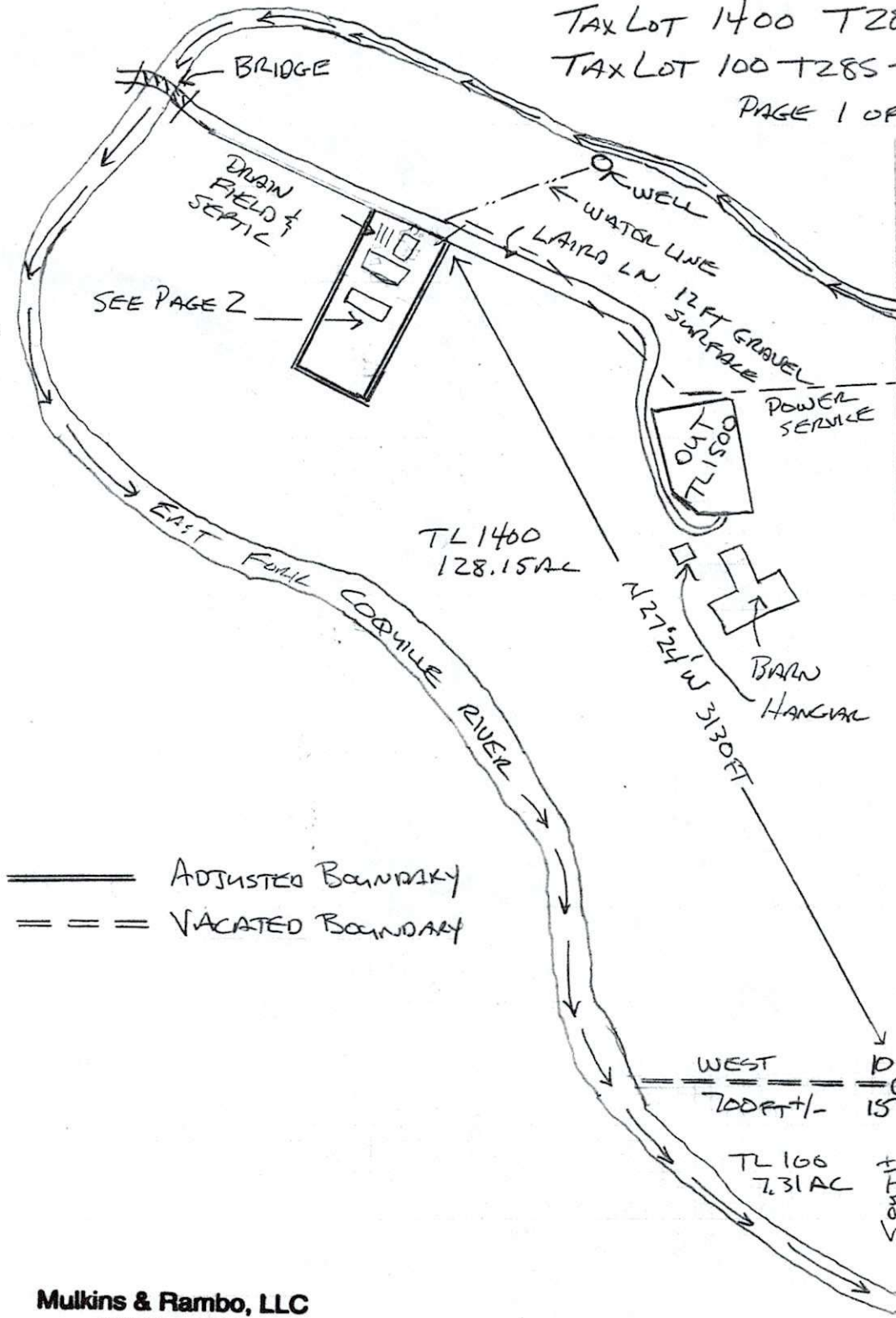
PAGE 1 OF 2



Mulkins & Rambo, LLC
PO Box 809
North Bend, OR 97459

NO IMPROVEMENTS ON TL. 100

PLOT PLAN
 TAX LOT 1400 T28S-1211 W SEC 10
 TAX LOT 100 T28S-1211 W - SEC 15
 PAGE 1 OF 2



N
 SCALE
 1" = 500
 2/12/2021

==== ADJUSTED BOUNDARY
 === VACATED BOUNDARY

Mulkins & Rambo, LLC
 PO Box 809
 North Bend, OR 97459

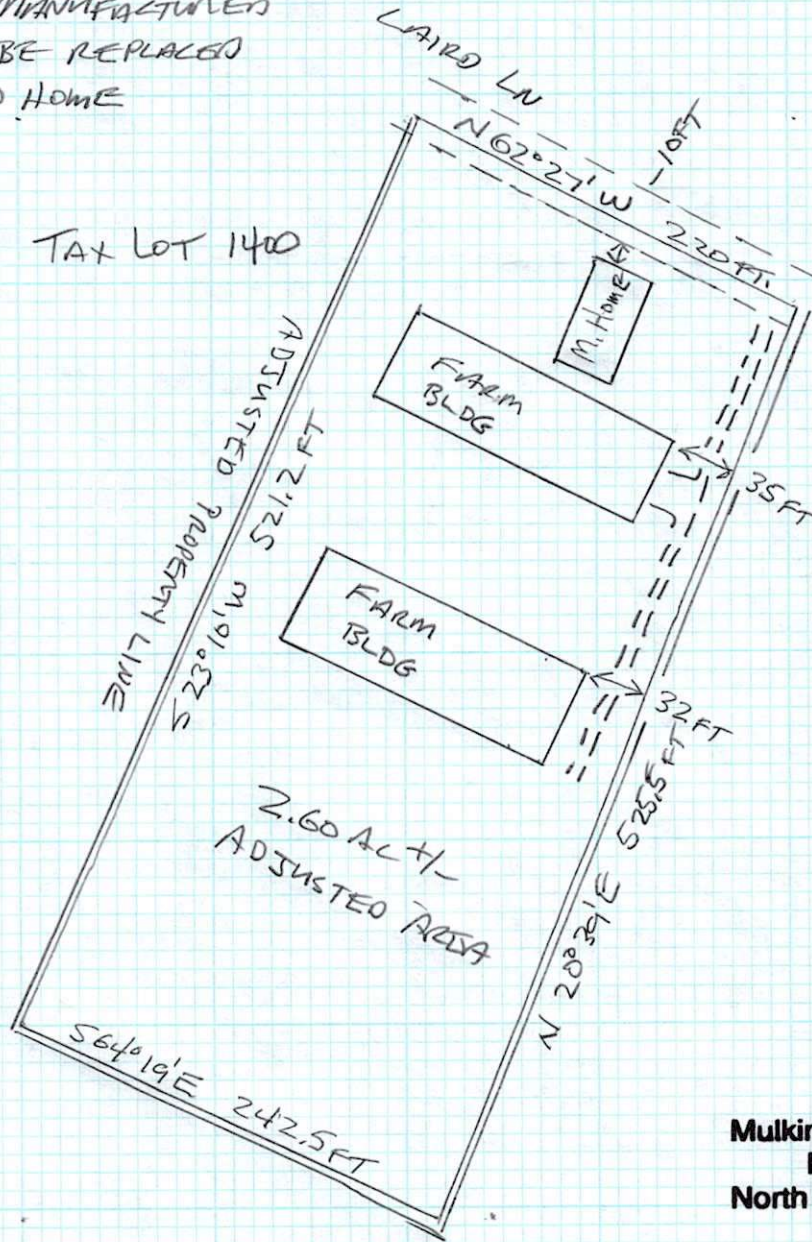
NO IMPROVEMENTS ON T.L. 100

PLOT PLANS
 TAX LOT 1400 (PORTION)
 PAGE 2 of 2

NOTE: THE MANUFACTURED HOME WILL BE REPLACED WITH A NEW HOME STRUCTURE.



SCALE 1" = 100'
 2/12/2021



Mulkins & Rambo, LLC
 PO Box 809
 North Bend, OR 97459

After Recording Return To:
Foss, Whitty, Littlefield,
McDaniel & Bodkin, LLP
P.O. Box 1120
Coos Bay, OR 97420

Send Tax Statements To:
Laird Timberlands, LLC
HC 86 Box 141 A
Myrtle Point, OR 97458

Consideration: None.

DEED

MURL W. LAIRD as to an undivided 1.2% interest, LAURA E. LAIRD as to an undivided 1.2% interest, and MURL W. LAIRD and LAURA E. LAIRD, as Trustees of the Murl and Laura Laird Trust under agreement dated August 23, 1993, as to an undivided 97.6% interest, Grantors, convey and warrant to LAIRD TIMBERLANDS, LLC, an Oregon limited liability company, Grantee, all of Grantors' interest in and to the following described real property in Coos County, Oregon:

Parcel 1:

North half of Northeast quarter of Section 12, Township 28 South, Range 10 West of Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7986.00

Parcel 2:

Southeast quarter of Northwest quarter, Northeast quarter of Southwest quarter, West 550 feet of Southwest quarter of Northeast quarter, West 550 feet of Northwest quarter of Southeast quarter, and that portion of West 550 feet of Southwest quarter of Southeast quarter lying North of the Coos Bay Wagon Road, all in Section 6, Township 28 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7933.01

Parcel 3:

That part of the Southwest quarter and the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$), lying South of the Coquille River, in Section 11, Township 28 South, Range 11 West of the Willamette Meridian, containing 146 acres, more or less; and

All land on the East side of the East Fork of the Coquille River in the Northeast quarter (NE $\frac{1}{4}$) and the Southeast quarter (SE $\frac{1}{4}$) of Section 10, Township 28 South, Range 11 West of Willamette Meridian, containing 130 acres, more or less, except the parcel described as Parcel 5 in this deed.

DEED - 1

TZ 1400
T28S-1211W
SEC 10

Coos County Assessor's Nos. 8191.00, 8191.90 and 8194.00

Parcel 4:

That part of the NE¼ NE¼ of Section 15 in Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, lying North and East of the center of the stream of the E. Fork of the Coquille River, being more particularly described as follows: Beginning at the Northeast corner of said Section 15 and running thence South along the Section line 840 feet to the East bank of said Coquille River, thence continue South along said Section line 100 feet more or less to the center of the stream, thence northwesterly upstream, along the center of the stream 1200 feet more or less to the North line of Section 15, thence East along said North line 75 feet more or less to the East bank of said Coquille River, thence continue East along said North line 650 feet to the point of beginning, containing 6.8 acres excluding the river bed.

TL 100
T28S-R11W
SEC-15

Coos County Assessor's No. 8224.01

Parcel 5:

A parcel of land in the Northeast quarter of Southeast quarter of Section 10, Township 28 South, Range 11 West of Willamette Meridian, Coos County, Oregon, being described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53' East 249.16 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to point of beginning.

OUT
TL 1500
T28S-R11W
SEC-10

Together with a perpetual easement and right of way over and along the existing roadway from said parcel of land to the Sitkum Route County Road.

Subject to and excepting a life estate granted to Muri W. Laird and Laura E. Laird individually by deed dated December 10, 1998.

Coos County Assessor's No. 8191.01

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 10th day of December, 1998.

DEED - 2

Murl W. Laird
MURL W. LAIRD

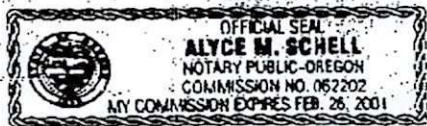
Laura E. Laird
LAURA E. LAIRD

Murl W. Laird
Murl W. Laird, Trustee of the
Murl and Laura Laird Trust
U/A/D 8-23-93

Laura E. Laird
Laura E. Laird, Trustee of the
Murl and Laura Laird Trust
U/A/D 8-23-93

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on December 10, 1998, by Murl W. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993, and by Laura E. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993.



Alyce M. Schell
Notary Public for Oregon

DEED - 3

COPY

After Recording Return To:
Laird Timberlands, LLC
99041 Laird Lane
Myrtle Point, OR 97458

Coos County, Oregon

2021-06811

\$91.00

06/21/2021 09:03 AM

Pgs=2

Send Tax Statements To:
Laird Timberlands, LLC
99041 Laird Lane
Myrtle Point, OR 97458



00134633202100068110020028

Debble Heller, CCC, Coos County Clerk

Grantor/Grantee:
Laird Timberlands, LLC

Consideration: The true and actual consideration for this conveyance is \$00.00.

Bargain and Sale Deed

Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantor, conveys to Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantee, the following described property in Coos County, Oregon:

All the land on the East side of the East Fork of the Coquille River in the Northeast quarter and the Southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

Except that parcel of land in the Northeast quarter of the southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53" East 249.16 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to the point of beginning.

Coos County assessor's Account No. 819100

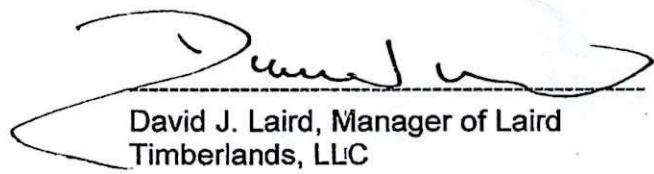
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY

Bargain and Sale Deed - 1

COPY

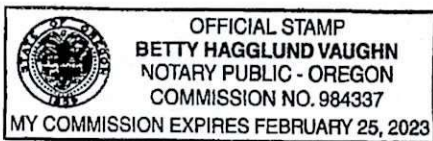
OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18 day of JUNE, 2021.


David J. Laird, Manager of Laird
Timberlands, LLC

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on June 18, 2021 by
David J. Laird, Manager of Laird Timberlands, LLC.




Notary Public for Oregon