



**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](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: PLA-21-031

Date Received: 7/7/21 Receipt #: Invoice Received by: AD.

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)** Coos County

Mailing address: 250 N. Baxter, Coquille, OR 97423  
 Phone: 541.396.7586 Email: mdado@co.coos.or.us

Township: 26S Range: 14W Section: 22 ¼ Section: Select 1/16 Section: Select Tax lot: 700  
 Tax Account Number(s): 581105 Zone: Select Zone Rural Residential-2 (RR-2)  
 Acreage Prior to Adjustment: 4.56 Acreage After the Adjustment 3.60

**B. Land Owner(s)** Coos County

Mailing address: 250 N. Baxter, Coquille, OR 97423  
 Phone: 541.396.7586 Email: mdado@co.coos.or.us

Township: 26S Range: 14W Section: 22 ¼ Section: Select 1/16 Section: Select Tax lot: 603  
 Tax Account Number(s) 581112 Zone Rural Residential-2 (RR-2)  
 Acreage Prior to Adjustment: 5.67 Acreage After the Adjustment 6.63

**C. Surveyor** Michael L. Dado

Mailing Address 250 N. Baxter, Coquille, OR 97423  
 Phone #: 541.396.7586 Email: mdado@co.coos.or.us

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:

To reconfigure existing parcels for future sales, seperating more buildable land from steeper forest lands

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- 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, easemnts, 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: Coos County

Property 2: \_\_\_\_\_

Please answer the following:

- |  |   |  |
|--|---|--|
| Will the adjustment create an additional Unit of land?       | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the mimimum parcel/lot size?  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

Was property one created through a land division? Yes  No

Was property two created through a land division? Yes  No

Are there structures on the property? Yes  No

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

65'

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

*Nathaniel G. Johnson, Nathaniel Johnson - County Counsel*



**COOS COUNTY SURVEYOR**  
250 N. Baxter Street, Coquille, Oregon 97423

**Michael L. Dado**  
541-396-7586  
Email [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

June 30, 2021

Re: Cottell Ranch  
Property Line Adjustment-Phase 3

Nathaniel,

Here is the application and Before and After drawings for the next phase of this project. It needs to be signed by you and submitted to Planning.  
Thank you.

Very truly yours

Michael L. Dado

# PROPOSED PROPERTY LINE ADJUSTMENT

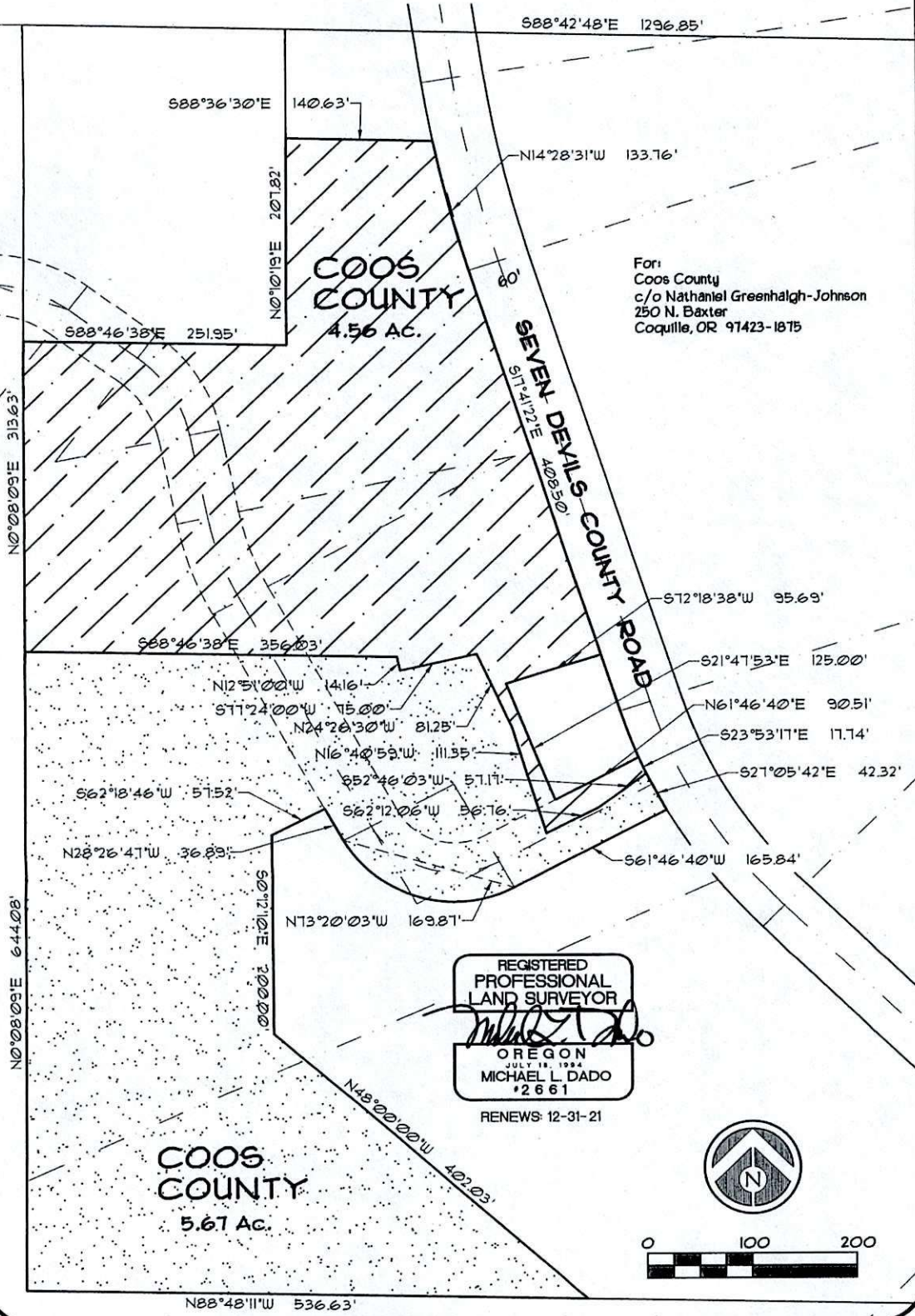
## COTTELL RANCH PROJECT - Phase 3 BEFORE

NE 1/4 of the NW 1/4 of SECTION 22, TOWNSHIP 26 SOUTH, RANGE 14 W.W.M.  
COOS COUNTY, OREGON

For:  
Coos County  
c/o Nathaniel Greenhalgh-Johnson  
250 N. Baxter  
Coquille, OR 97423-1675

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael L. Dado*  
OREGON  
JULY 18, 1984  
MICHAEL L. DADO  
#2661

RENEWS: 12-31-21

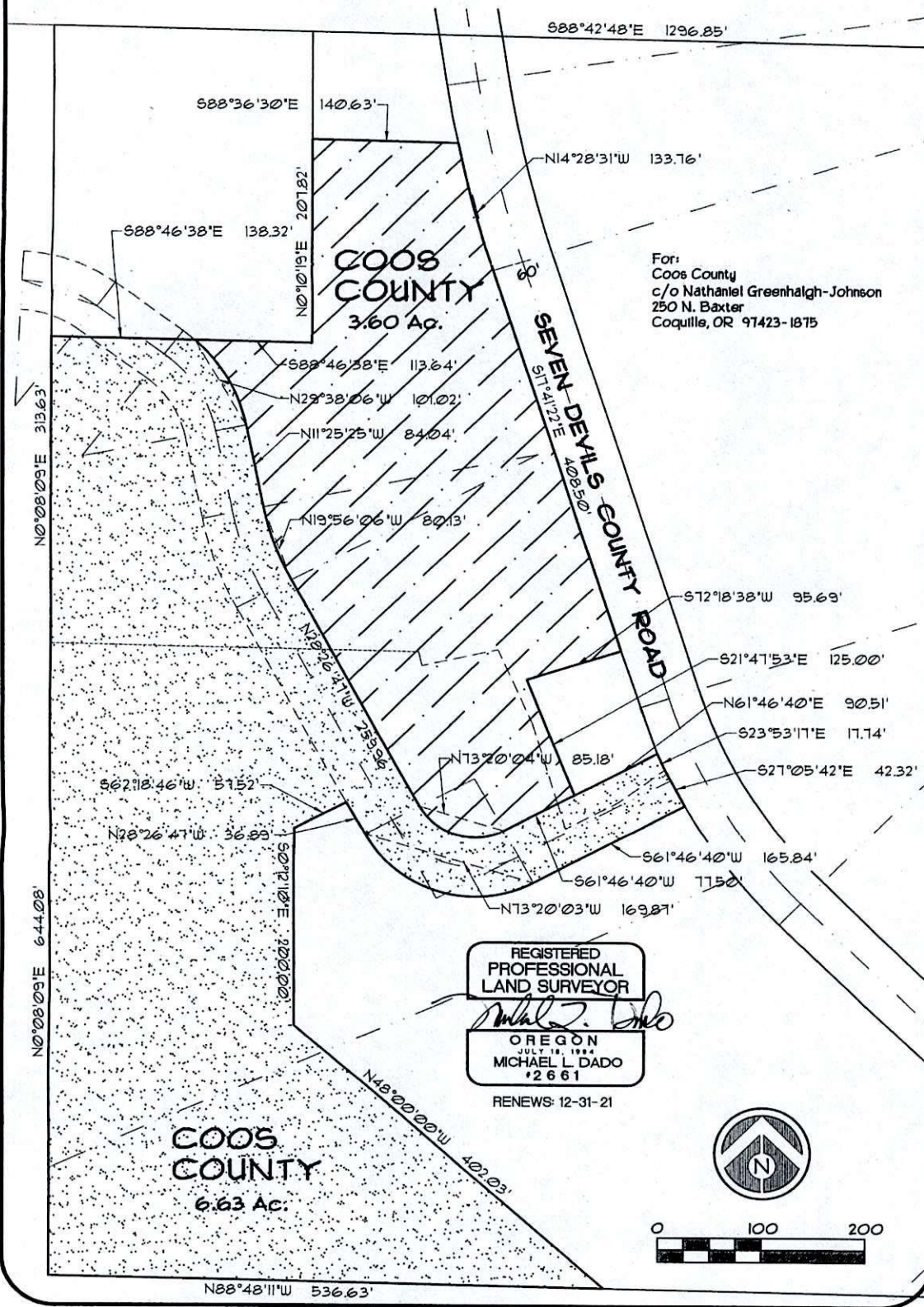


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# PROPOSED PROPERTY LINE ADJUSTMENT

COTTELL RANCH PROJECT - Phase 3 AFTER

NE 1/4 of the NW 1/4 of SECTION 22, TOWNSHIP 26 SOUTH, RANGE 14 W.W.M.  
COOS COUNTY, OREGON



For:  
Coos County  
c/o Nathaniel Greenhalgh-Johnson  
250 N. Baxter  
Coquille, OR 97423-1875

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael L. Dado*

OREGON  
JULY 18, 1994  
MICHAEL L. DADO  
#2681

RENEWS: 12-31-21



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