



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-21-034

Date Received: 7/14/21 Receipt #: 224326 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) Juniper Properties LLC

Mailing address: PO Box 1127 Rosebrug, OR 97470

Phone: (541) 391-1494 Email: tmcintosh11@wou.edu

Township: 23S Range: 12W Section: 15 1/4 Section: Select 1/16 Section: Select Tax lot: 600

Tax Account Number(s): R21700 Zone: Select Zone Forest (F)

Acreage Prior to Adjustment: 53.96 Acreage After the Adjustment 4.45

B. Land Owner(s) Juniper Properties LLC

Mailing address: PO Box 1127 Roseburg, OR 97470

Phone: (541) 391-1494 Email: tmcintosh11@wou.edu

Township: 23S Range: 12W Section: 15 1/4 Section: Select 1/16 Section: Select Tax lot: 700;200

Tax Account Number(s) R21701 & R34702 Zone Forest (F)

Acreage Prior to Adjustment: 78.00 Acreage After the Adjustment 127.51

C. Surveyor Dan Saily - Lone Rock Timeber Resources

Mailing Address PO Box 1127 Roseburg, OR 97470

Phone #: (541) 673-0141 Email: tmcintosh11@wou.edu

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:

Consolidating forest production land and seperating from property that is being used in a residential capacity.

- 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: NA

Property 2: NA

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

400 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

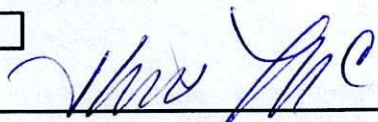
Will the property line adjustment change the access point? Yes No

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.

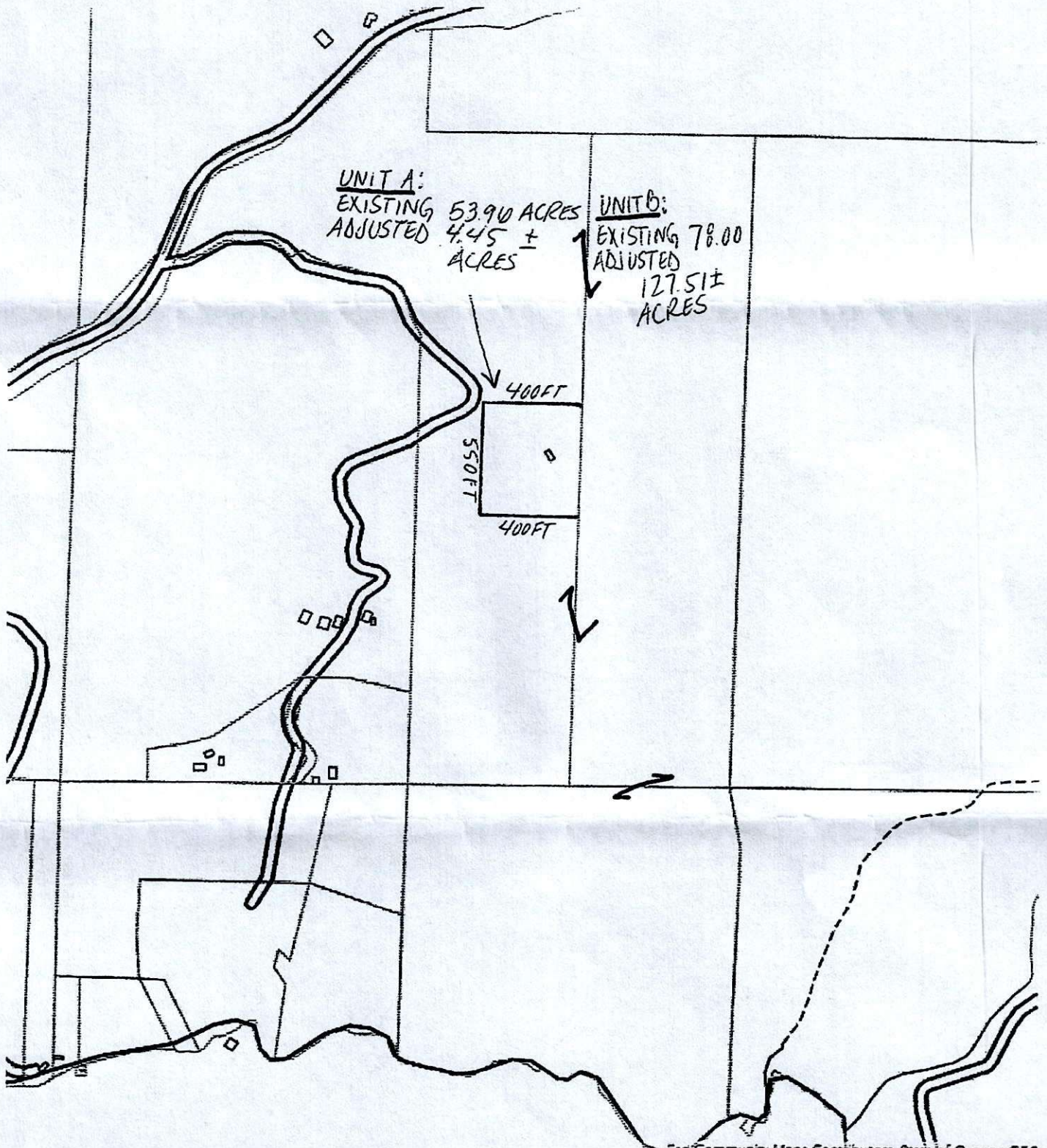
It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation 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



PLA - PRELIMINARY (SMITH OAKS)

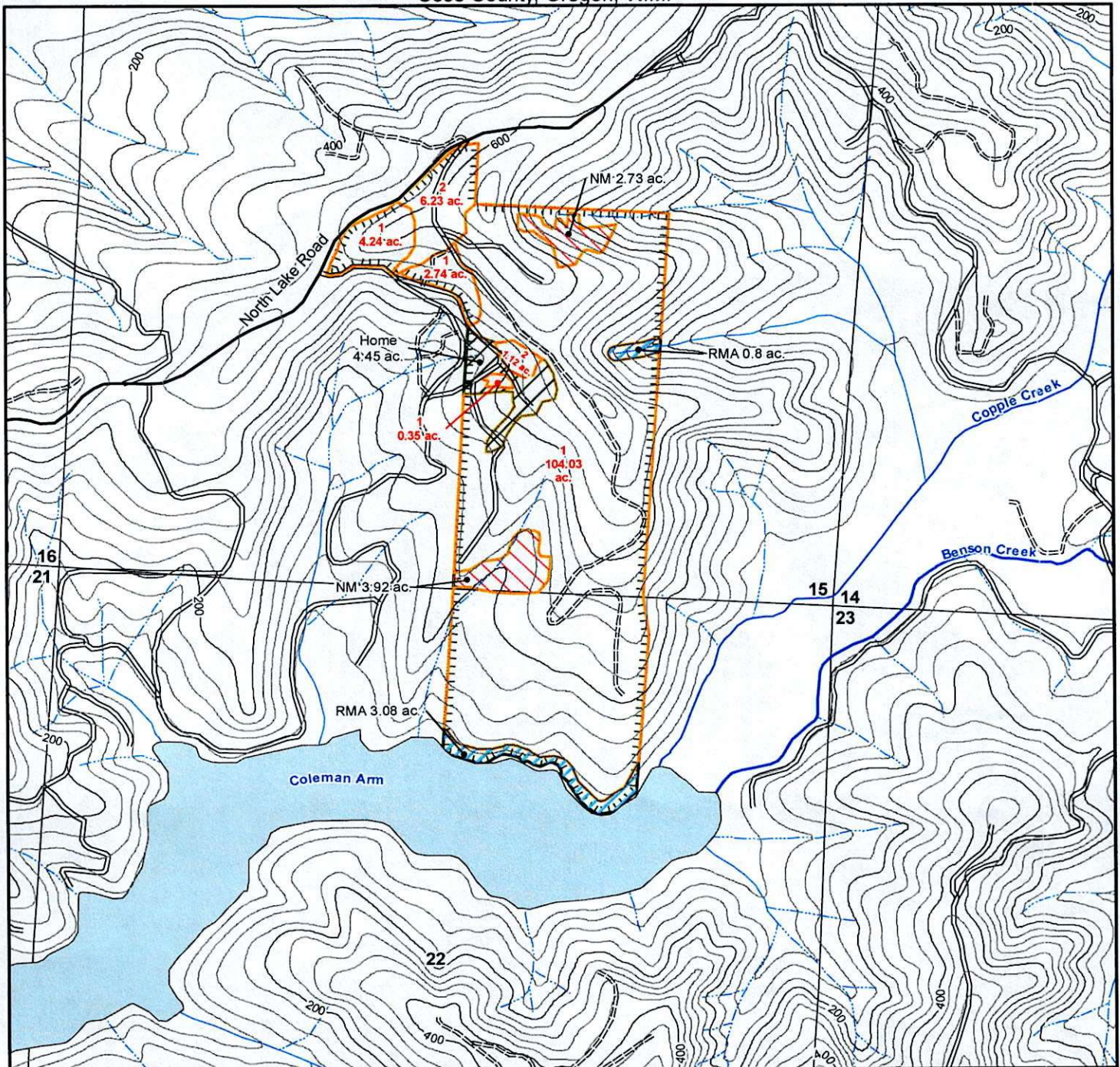




Smith Oaks South Tenmile Timber Properties, LLC Property and Stand Type Map

P.O. Box 761
North Bend, OR 97459

Portions of
T 23 South, R 12 West, Sec. 15 & 22
Coos County, Oregon, W.M.



- | | | | |
|---------|------------------|--------------------------|---|
| — Paved | — Large | Homesite | Smith Oaks South Tenmile Timber Properties, LLC |
| — Rock | — Med., Fish | Non-Merchantable Timber | |
| — Dirt | — Small, Fish | Pre-Merchantable Timber | |
| | — Small, Nonfish | Riparian Management Area | |

1" = 1,000 ft.
Contour Intervals = 40 ft.
Created: 8/7/2020
by: Barbara McIntosh

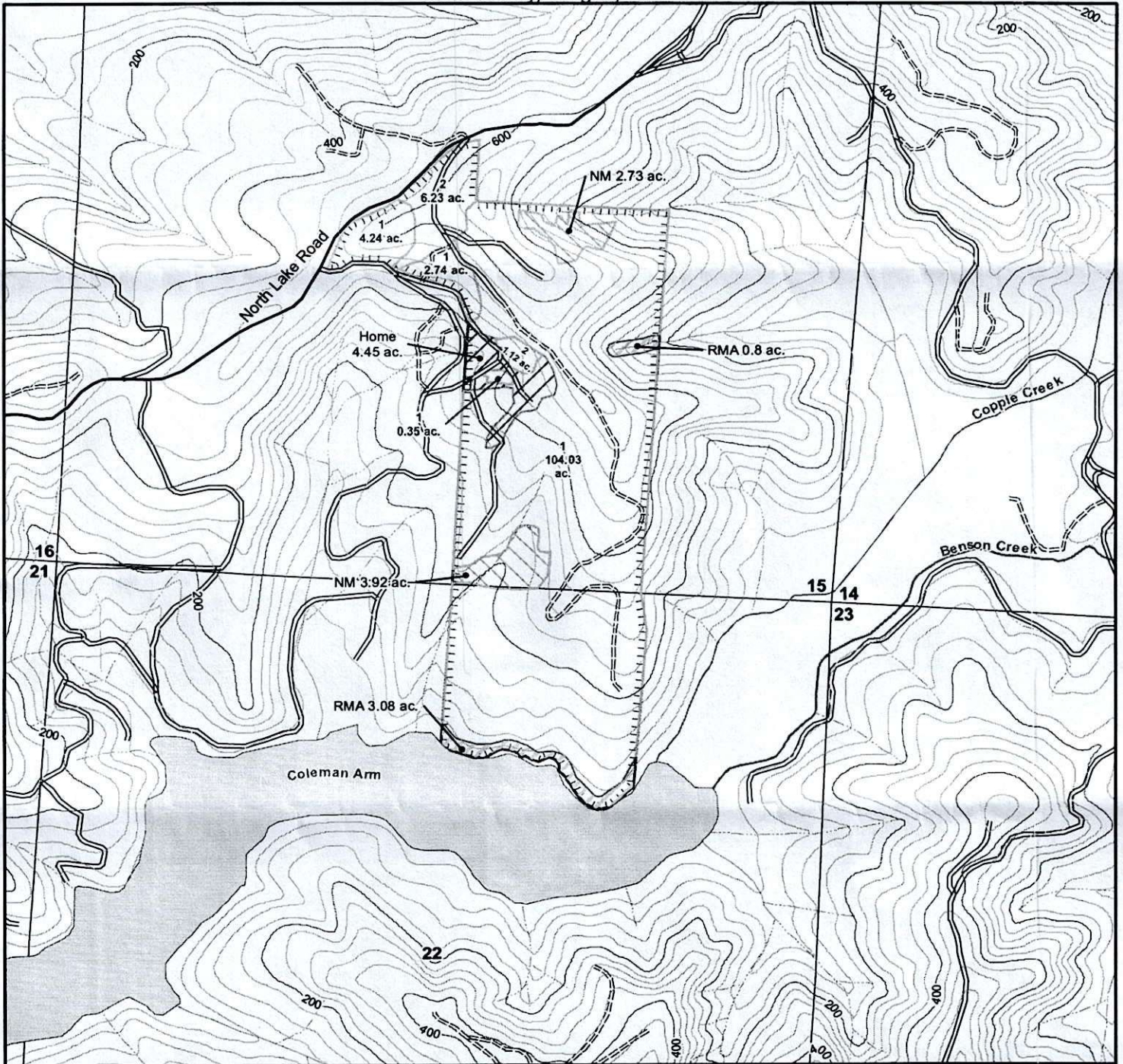
Parcel data derived from Curry County Tax Assessor Parcels dataset dated November, 2019.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



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LAND USE ACTION OWNER AUTHORIZATION

The Coos County Land Use and Development Ordinance requires a signature of one or more owners of property which is the subject of an application. This form, when duly executed, allows an owner to authorize an agent to sign on the owner's behalf in all matters related to making application.

AUTHORIZATION AS AGENT

I (We), hereby, authorize Thomas McIntosh to act as my (our) agent in this application for a Property Line Adjustment on Property ID No(s). R21700, R21701 & R34702.

Juniper Properties LLC &
Lone Rock Timber &
(Print)


(Signature)

(Print)

(Signature)

June 21, 2021
(Date)

Important Disclaimer: If there are multiple owners, purchasers or lessees of record for each property involved in the application, and less than all of the required signatures are obtained, then each of the owners, purchasers, or lessees of record will be notified in processing the application and will have an opportunity to respond. If a timely objection is received from one of the owners within 15 days of the notice, then the application will be deemed by the Director to be withdrawn by the applicant.