



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-21-037

Date Received: 8/2/21 Receipt #: 226347 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) Christopher & Nicole Kirkpatrick

Mailing address: 1400 Roseburg Road / Myrtle Point, Oregon 97458

Phone: (541) 868-4801 Email: crunchbuilt@outlook.com

Township: 29S Range: 12W Section: 16 1/4 Section: C 1/16 Section: A Tax lot: 1200

Tax Account Number(s): 1138300 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 5.93 Acreage After the Adjustment

B. Land Owner(s) Christopher & Nicole Kirkpatrick

Mailing address: 1400 Roseburg Road / Myrtle Point, Oregon 97458

Phone: (541) 868-4801 Email: crunchbuilt@outlook.com

Township: 29S Range: 12W Section: 16 1/4 Section: C 1/16 Section: A Tax lot: 1201

Tax Account Number(s) 1138400 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 4.39 Acreage After the Adjustment

C. Surveyor Russ S. Dodge

Mailing Address 656 S. 12th CT

Phone #: (541) 404-3799 Email: rdodgesurvey@gmail.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:

To adjust and or redefine a common boundary line along an existing concrete retaining wall.

The Current Boundary Line is a North/South Deed Line, written prior to the Construction and placement of the retaining wall. Both Parcels have been owned by the same parties, currently and historically.

SEE Attached Plot Plan.

- 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:

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:
Greater than 30'

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



NE1/4 SW1/4 SEC. 16 T.29S. R.12W. W.M.
COOS COUNTY

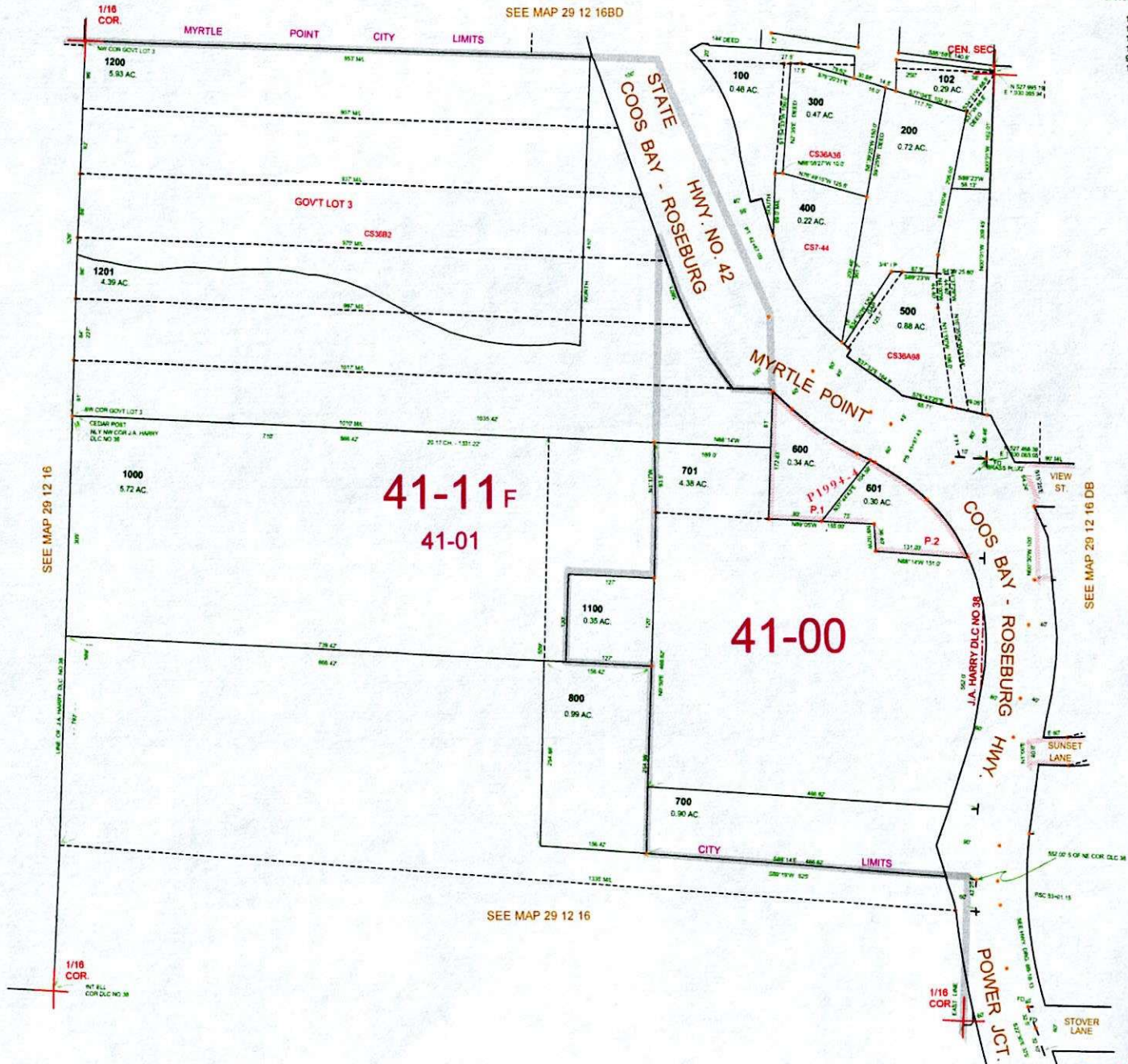
29 12 16CA
MYRTLE POINT

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'
SEE MAP 29 12 16BD

CANCELLED

- 1300
- 1400
- 1500
- 1600
- 900
- 101



02-09-2007
29 12 16CA
MYRTLE POINT

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

July 10, 2021 9:47:03 am

Account # 1138902
Map # 29S1216BD08801
Code - Tax # 4100-1138902

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name KIRKPATRICK, CHRISTOPHER & NICOLE

Deed Reference # 2016-10015

Agent

Sales Date/Price 01-28-2016 / \$70,000.00

In Care Of

Appraiser

Mailing Address 1400 ROSEBURG RD
 MYRTLE POINT, OR 97458-1613

Prop Class 503 **MA** **SA** **NH** **Unit**
RMV Class 500 05 19 CMP 20207-1

Situs Address(s)		Situs City						
Code Area		RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
4100	Land	1,375					Land	0
	Impr.	0					Impr.	0
Code Area Total		1,375	0	1,219	1,375	1,219		0
Grand Total		1,375	0	1,219	1,375	1,219		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
4100	10	<input checked="" type="checkbox"/>		OS	Farm Use Unzoned	100	A	1.77	H6	006*	212
4100	20	<input checked="" type="checkbox"/>		OS	Farm Use Unzoned	100	A	0.60	K3	006*	507
4100	30	<input checked="" type="checkbox"/>		OS	Farm Use Unzoned	100	A	2.50	K6	006*	630
4100	40	<input checked="" type="checkbox"/>		OS	Farm Use Unzoned	100	A	0.20	K7	006*	6
4100	50	<input checked="" type="checkbox"/>		OS	Farm Use Unzoned	100	A	0.92	U8	006*	20
Grand Total								5.99			1,375

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
Grand Total							0		0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY										
FARM										

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021
NOT OFFICIAL VALUE

July 10, 2021 9:36:27 am

Account # 1138400
Map # 29S1216CA01201
Code - Tax # 4100-1138400
4111-1138490

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name KIRKPATRICK, CHRISTOPHER & NICOLE

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser JIM HARTER

Mailing Address 1400 ROSEBURG RD
MYRTLE POINT, OR 97458-1613

Prop Class 109 MA SA NH Unit
RMV Class 101 05 19 CMP 20202-1

Situs Address(s)	Situs City
ID# 10 1400 ROSEBURG RD	MYRTLE POINT
ID# 10 1400 ROSEBURG RD	MYRTLE POINT
ID# 1400 ROSEBURG RD	MYRTLE POINT

Code Area	RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
4100 Land	56,280					Land	0
Impr.	0					Impr.	0
Code Area Total	56,280	26,040	26,040	0	0		0
4111 Land	25,850					Land	0
Impr.	233,760					Impr.	0
Code Area Total	259,610	120,120	120,120	0	0		0
Grand Total	315,890	146,160	146,160	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
4100	10	<input checked="" type="checkbox"/>		EFU, CITY	Market	100 A	0.52	MHS	003	56,280
						Code Area Total	0.52			56,280
4111	20	<input checked="" type="checkbox"/>		EFU, CITY	Market	100 A	3.87	MV	003	25,850
						Code Area Total	3.87			25,850
						Grand Total	4.39			82,130

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
4111	1	1988	136	Carport- Class 3	100	0		3,410
4111	6	2016	146	Carport- Class 4	100	0		15,630
4111	3	2013	138	One story with attic-Class 3	100	1,600		214,720
4111	5	2015	452	MH REAL DOUBLE CLASS 5	100	1,296	R-99919352	72,560
Grand Total						2,896		306,320

Code Area	Type	Exemptions/Special Assessments/Potential Liability			
4111	FIRE PATROL:				
	■ FIRE PATROL SURCHARGE	Amount	47.50	Year	2021
4100	FIRE PATROL:				
	■ FIRE PATROL TIMBER	Amount	18.75 Acres	3.87	Year 2021

MS Account(s): 4111-R-99919352

*** The Real MS value is not included in the total of the real account



**300 W. Anderson
Coos Bay, OR 97420
Phone: 269-5127
Fax: 267-0990**

**105 E. 2nd Street
Coquille, OR 97423
Phone: 396-2777
Fax: 396-2776**

**1010 First St., Suite 215
Bandon, OR 97411
Phone: 347-5429
Fax: 347-6811**

Consumer Information Report

Prepared For: Cynthia Johnson

Mon Feb 10, 2020

Property Address:

Tax Account:

Map:

R 1138300

29S-12-16CA TL 1200

Owner of Record:

Owner's Address:

KIRKPATRICK, CHRISTOPHER & NICOLE

1400 ROSEBURG RD
MYRTLE POINT, OR

Prepared By:



TICOR TITLE™

Coos County - Property Profile

Account: R 1138300 Map: 29S-12W-16CA TL 1200
 Property Class: - HIGH AND BEST USE FARM LAND Building Class: 302
 Owner of record: KIRKPATRICK, CHRISTOPHER & NICOLE
 Owner's Address: 1400 ROSEBURG RD
 MYRTLE POINT, OR

Situs Address: , 0
 Acres: 5.93 Roll: Real Property
 Market Improv: 20,560
 Market Land: 2,908
 RMV: 23,468
 TAV: 16,777
 2019 Taxes: See below
 Last Sale Date: 1/2016 Deed Reference: 2016 10015
 Last Sale Price: 70,000 Deed Type: WD
 Zoning: EFU Code Area:

Tax History:

Tax Year	Code Area	Taxes	Amount Paid	Balance Due
2019	4111	230.62	230.62	0.00
2018	4111	226.23	226.23	0.00
2017	4111	222.50	222.50	0.00
2016	4111	218.17	218.17	0.00
2015	4111	217.94	217.94	0.00

Sales History:

Sale Date	Seller Name	Buyer Name	Sale Price	Doc No
2016-01-28		KIRKPATRICK	70,000	2016 10015
1994-10-14		DUNN	25,000	1995 90617
1990-11-01		KREWSON	0	1991 115855
1985-02-01		KREWSON	15,000	1991 133744

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this record.

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2020
 NOT OFFICIAL VALUE

February 10, 2020 10:56:12 am

Account # 1138300
 Map # 28S1218CA01200
 Code - Tax # 4111-1138300

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name KIRKPATRICK, CHRISTOPHER & NICOLE

Deed Reference # 2016-10015

Agent

Sales Date/Price 01-28-2016 / \$70,000.00

In Care Of

Appraiser GREG DALTON

Mailing Address 1400 ROSEBURG RD
 MYRTLE POINT, OR 97458-1613

Prop Class 502 MA SA NH Unit
 RMV Class 500 05 22 RRL 20200-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
4111 Land	2,908					Land	0
4111 Impr.	20,560					Impr.	0
Code Area Total	23,468	14,500	17,278	2,908	2,778		0
Grand Total	23,468	14,500	17,278	2,908	2,778		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
4111	40	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.10	H6	006*	11
4111	50	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	3.10	K3	006*	2,448
4111	60	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.85	K8	006*	200
4111	30	<input type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.93	K6	006*	219
4111	70	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.95	K7	006*	30
Grand Total								5.93			2,908

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
4111	1	0	302	LOFT BARN	100		1,080		20,560	
Grand Total								1,080		20,560

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
NOTATION(S):						
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM						
■ FIRE PATROL ADDED 2014 AFFIDAVIT #20303 - #1138390 COMBINED INTO #1138300 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION						
4111	FIRE PATROL:					
	■ FIRE PATROL SURCHARGE	Amount	47.50	Year	2020	
	■ FIRE PATROL TIMBER	Amount	18.75 Acres	4.93	Year 2020	

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

10-Feb-2020

KIRKPATRICK, CHRISTOPHER & NICOLE
 1400 ROSEBURG RD
 MYRTLE POINT, OR 97458-1613

Tax Account #	1138300	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4111
Situs Address		Interest To	Feb 15, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.62	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$226.23	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.50	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$218.17	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$217.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.76	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.72	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.68	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.59	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.56	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.53	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.38	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.22	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.13	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.10	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$2,949.52	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #1138390 COMBINED INTO #1138300 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION



Terril L. Turt, Coos County Clerk

Grantor:

MIKE DUNN

PO Box 38

Myrtle Point, Oregon 97458

Grantee:

CHRISTOPHER KIRKPATRICK

NICOLE KIRKPATRICK

1400 Roseburg Rd
Myrtle Point, OR 97458

After recording, return to:

Walter B. Hogan

PO Box 458

Myrtle Point, Oregon 97458

Until requested otherwise, send all tax statements to:

CHRISTOPHER KIRKPATRICK

NICOLE KIRKPATRICK

1400 Roseburg Rd
Myrtle Point, OR 97458

Consideration: \$70,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MIKE DUNN, hereinafter called Grantor, for the consideration stated, to grantor paid by CHRISTOPHER KIRKPATRICK and NICOLE KIRKPATRICK, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows: to-wit:

See Exhibit A

To have and to hold the same unto grantees and grantees' heirs, successors and assigns forever.

And grantor hereby covenant to and with grantees and grantees' heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: Those of record, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer is the sum of SEVENTY THOUSAND DOLLARS AND NO/100 (\$70,000.00).

Warranty Deed

Page | 1

In construing this deed, where the context so requires, the singular includes the plural.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantors have executed this instrument this 28 day of January, 2016.

Mike Dunn
MIKE DUNN

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on January 28, 2016, by MIKE DUNN.



Julie Anne Groves
Notary Public for Oregon
My Commission Expires: 9/1/18

94 10 0602

EXHIBIT "A"

A tract of land located in the SE 1/4 of the NW 1/4 and Government Lot 3 of Section 16, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way boundary of Oregon State Highway No. 42 said point being North 50° 27' West 79.06 feet from a point of curve (station 35+95.04) on said highway boundary and said point also being North 67° 36' 10" West 849.41 feet from the center of said Section 16; thence South 39° 33' West 21.54 feet to an iron rod; thence South 70° 14' 43" West 81.99 feet to an iron rod; thence North 73° 54' 50" West 50.91 feet to an iron rod; thence North 55° 30' 55" West 68.43 feet to an iron rod; thence North 1° 53' 54" West 103.42 feet to an iron rod; thence North 19° 33' 09" West 40.54 feet to a point which is 20.00 feet from said highway boundary; thence North 50° 27' West 52.37 feet to a point 20.00 feet from point of tangent (station 32+04.15) on said highway boundary; thence Westerly and parallel and being 20.00 feet from said highway to the Easterly boundary of that property conveyed to Mary Sorensen Perry in deed recorded June 27, 1983, bearing Microfilm Reel No. 83-3-4957, Records of Coos County, Oregon; thence Southerly along Perry's East line to Perry's Southeast corner; thence North 89° 19' West 50 feet; thence South along the 1/16th line 715 feet, more or less, to the middle of a creek; thence upstream along the thread of the stream of said creek to a point which is 750 feet East and 127 feet, more or less, North of the Southwest corner of Government Lot 3, of said Section 16; thence North 410 feet, more or less, to the Southwesterly right of way to line of Hwy. 42; thence Northwesterly along said right of way to the point of beginning, subject to the following encumbrances:

1. 1994/1995 taxes which are a lien but not yet payable, Tax Account No. 11383 Code 41.01;
2. rights of the public in and to that portion lying within streets, roads, and highways; and
3. all liens, encumbrances and exceptions of record.

RECORDING # 94100602

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:47 AM ON 10/17/1994
J. WILSON

By _____ Deputy

pages 2 Fee \$ 38.00

1253

EXHIBIT

A

NE1/4 SW1/4 SEC. 16 T.29S. R.12W. W.M.
COOS COUNTY

29 12 16CA
MYRTLE POINT

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

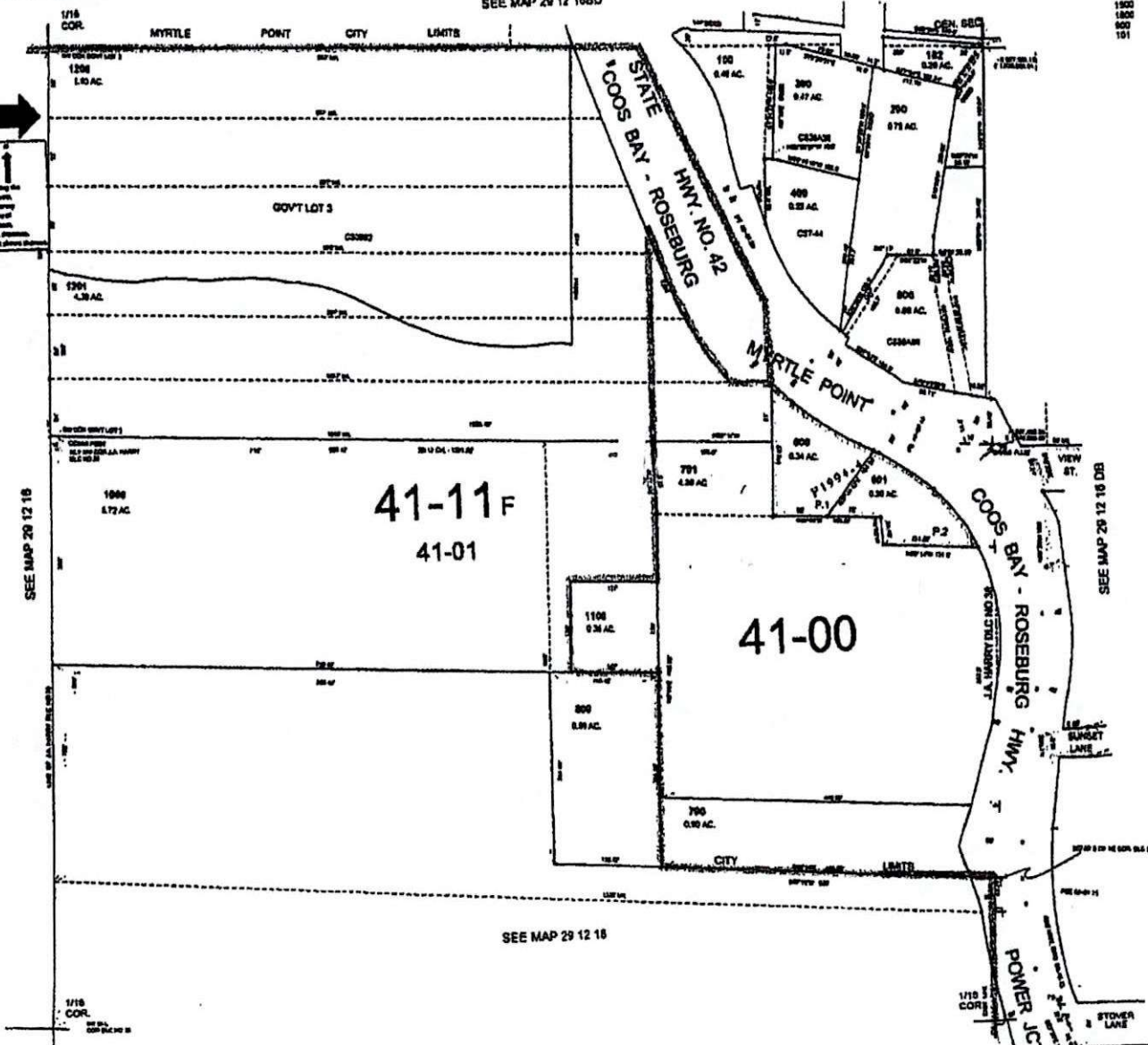
1" = 100'
SEE MAP 29 12 16BD

CANCELLED

1300
1400
1500
1600
1700
1800
1900
2000

TICOR TITLE

Information is being furnished as an aid to forming the basis of a decision as to whether or not to acquire the land described and should not be used as a survey or as a legal document. It is not a warranty of any kind. The Company will not be responsible for any errors or omissions in this map or for any consequences that may result therefrom.



SEE MAP 29 12 16

SEE MAP 29 12 16 DB

SEE MAP 29 12 16

01-03-2007
29 12 16CA
MYRTLE POINT

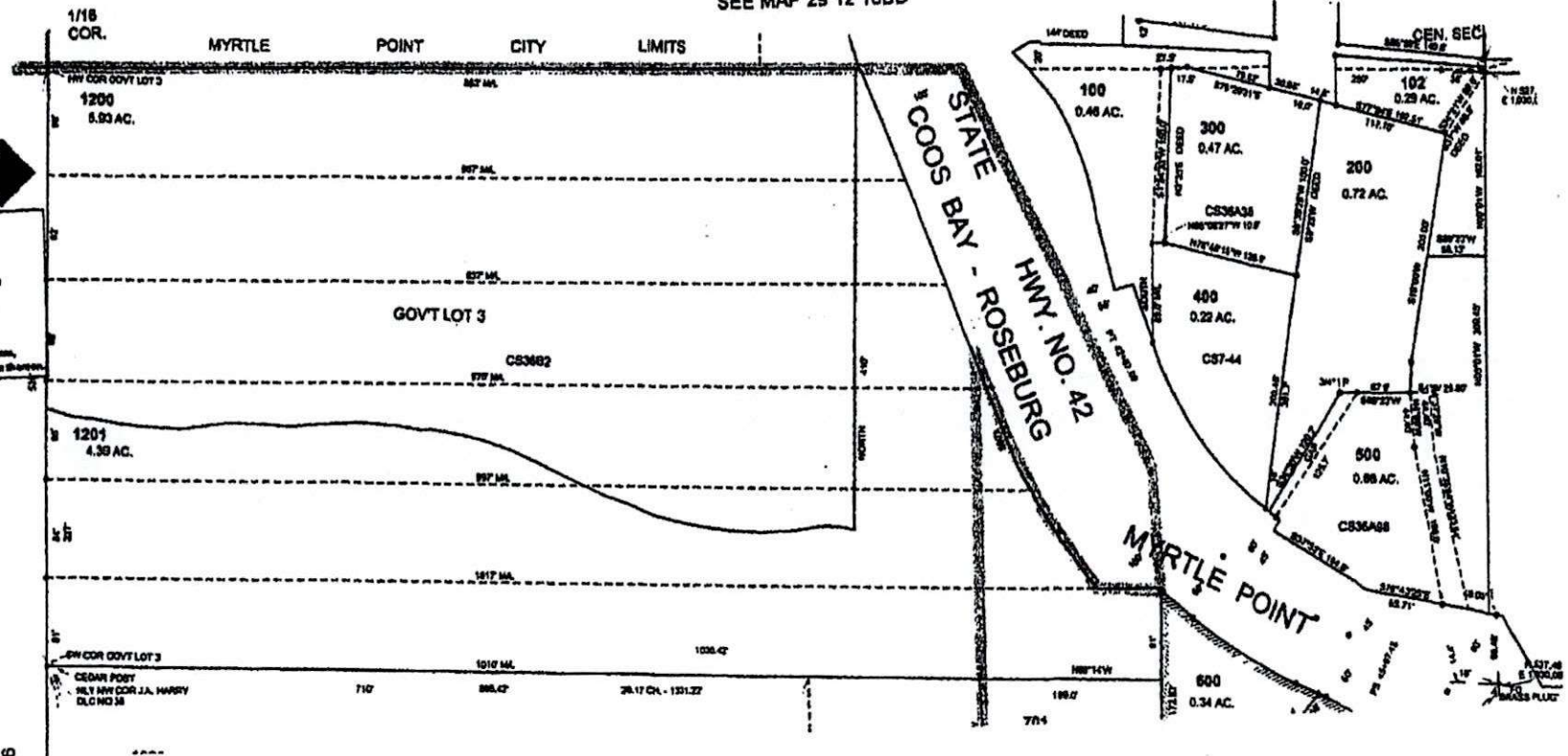
NE1/4 SW1/4 SEC. 16 T.29S. R.12W. W.M.
COOS COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 100'
SEE MAP 29 12 168D

TICOR TITLE

This map/plot is being furnished as an aid to locating the herein described land in relation to adjoining streets, natural boundaries and other land, and to set a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure discrepancies, omissions, inaccuracies of a monument, acreage or other matters shown thereon.





Tarr L. Turt, Coos County Clerk

GRANTOR:

MIKE DUNN

PO Box 38

Myrtle Point, Oregon 97458

GRANTEE:

CHRISTOPHER KIRKPATRICK

NICOLE KIRKPATRICK

1400 Roseburg Rd
Myrtle Point, OR 97458**After recording, return to:**

Walter B. Hogan

PO Box 458

Myrtle Point, Oregon 97458

Until requested otherwise, send all tax statements to:

CHRISTOPHER KIRKPATRICK

NICOLE KIRKPATRICK

1400 Roseburg Rd
Myrtle Point, OR 97458

Consideration: \$70,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MIKE DUNN, hereinafter called Grantor, for the consideration stated, to grantor paid by CHRISTOPHER KIRKPATRICK and NICOLE KIRKPATRICK, husband and wife, hereinafter called Grantees, does hereby grant, bargain, sell and convey unto the grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows: to-wit:

See Exhibit A

To have and to hold the same unto grantees and grantees' heirs, successors and assigns forever.

And grantor hereby covenant to and with grantees and grantees' heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: Those of record, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer is the sum of SEVENTY THOUSAND DOLLARS AND NO/100 (\$70,000.00).

Warranty Deed

Page | 1

In construing this deed, where the context so requires, the singular includes the plural.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantors have executed this instrument this 28 day of January, 2016.

Mike Dunn
MIKE DUNN

STATE OF OREGON)
)
County of Coos) ss.

This instrument was acknowledged before me on January 28, 2016, by MIKE DUNN.



Julie Anne Groves
Notary Public for Oregon
My Commission Expires: 9/1/18

94 10 0602

EXHIBIT "A"

A tract of land located in the SE 1/4 of the NW 1/4 and Government Lot 3 of Section 16, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way boundary of Oregon State Highway No. 42 said point being North 50° 27' West 79.06 feet from a point of curve (station 35+95.04) on said highway boundary and said point also being North 67° 36' 10" West 849.41 feet from the center of said Section 16; Thence South 39° 33' West 21.54 feet to an iron rod; thence South 70° 14' 43" West 81.99 feet to an iron rod; thence North 73° 54' 50" West 50.91 feet to an iron rod; thence North 55° 30' 55" West 68.43 feet to an iron rod; thence North 1° 53' 54" West 103.42 feet to an iron rod; thence North 19° 33' 09" West 40.54 feet to a point which is 20.00 feet from said highway boundary; thence North 50° 27' West 52.37 feet to a point 20.00 feet from point of tangent (station 32+04.15) on said highway boundary; thence Westerly and parallel and being 20.00 feet from said highway to the Easterly boundary of that property conveyed to Mary Sorensen Perry in deed recorded June 27, 1983, bearing Microfilm Reel No. 83-3-4957, Records of Coos County, Oregon; thence Southerly along Perry's East line to Perry's Southeast corner; thence North 89° 19' West 50 feet; thence South along the 1/16th line 715 feet, more or less, to the middle of a creek; thence upstream along the thread of the stream of said creek to a point which is 750 feet East and 127 feet, more or less, North of the Southwest corner of Government Lot 3, of said Section 16; thence North 410 feet, more or less, to the Southwesterly right of way to line of Hwy. 42; thence Northwesterly along said right of way to the point of beginning, subject to the following encumbrances:

1. 1994/1995 taxes which are a lien but not yet payable, Tax Account No. 11383 Code 41.01;
2. rights of the public in and to that portion lying within streets, roads, and highways; and
3. all liens, encumbrances and exceptions of record.

RECORDING # 94100602

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:47 ON 10/17/1994
J. WILSON

By _____ Deputy

pages 2 Fee \$ 38.00

1253

EXHIBIT

A

When Recorded Return to:
Terry DeSylvia, Esq.
Brownstein, Rask,
1200 SW Main Street
Portland, OR 97205-2040

COOS COUNTY, OREGON 2016-03955
\$51.00 05/19/2016 11:49:50 AM
Pgs=2

Mail Tax Statements To:
Brian Leitgeb, Trustee of the Irwin Leitgeb Marital Trust
1201 SW 12th Ave., Ste. 308
Portland, OR 97205



Terril L. Turi, Coos County Clerk

STATUTORY BARGAIN AND SALE DEED

Brian Leitgeb and Terry DeSylvia, the duly appointed, qualified, and acting co-personal representatives of the estate of Irwin Leitgeb, deceased, convey to Brian Leitgeb, Trustee of the Irwin Leitgeb Marital Trust, all of Irwin Leitgeb's interest in that real property situated in Coos County, Oregon, described on Exhibit "A" attached.

The true and actual consideration for this conveyance stated in terms of dollars is zero and consists of other consideration which is the entire consideration.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

"Grantors"

BRIAN LEITGEB, Co-Personal Representative of the Estate of Irwin Leitgeb, Deceased

TERRY DeSYLVIA, Co-Personal Representative of the Estate of Irwin Leitgeb, Deceased



STATE OF OREGON)
) SS.
County of Multnomah)

This instrument was acknowledged before me on May 17, 2016 by Brian Leitgeb, Co-Personal Representative of the Estate of Irwin Leitgeb, Deceased.

Notary Public for the State of Oregon

STATE OF OREGON)
) SS.
County of Multnomah)

This instrument was acknowledged before me on May 17, 2016 by Terry DeSylvia, Co-Personal Representative of the Estate of Irwin Leitgeb, Deceased.

Notary Public for the State of Oregon

EXHIBIT "A"

PARCEL 1

A parcel of land situated in the Southwest quarter of Section 16, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a point located East 866.42 feet from the Southwest corner of Government Lot 3 in said Section 16; thence East 155 feet, more or less, to the Northwest corner of that parcel conveyed to John W. Weaver and Edith Irene Weaver in Tract B of Deed Recorded July 18, 1956, in Book 252, Page 54, Records of Coos County, Oregon; thence South 93.5 feet; thence East 162.31 feet, more or less, to the Southeast corner of that parcel conveyed to John W. Weaver and Edith Irene Weaver in Tract B of Deed Recorded July 18, 1956, in Book 252, Page 54, Records of Coos County, Oregon; thence South 7° 00' West 36 feet; thence East 151 feet, more or less, to a point on the North-South quarter Section line running through the center of said Section 16; thence South along said quarter Section line 337.12 feet; thence West 466.62 feet to a point South of the point of beginning; thence North 466.62 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the limits of Oregon State Highway 42.

PARCEL 2

Beginning at a point which is South 559.68 feet from the Northeast corner of the J.A. Harry Donation Land Claim No. 38 in Section 16, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence West 466.62 feet; thence North 93.06 feet, more or less, to the Southwest corner of property conveyed to Charles Franklin Hurd, et ux, by Instrument Recorded March 14, 1986, bearing Microfilm Reel No. 86-103663, Records of Coos County, Oregon; thence East 466.12 feet; thence South 93.06 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the limits of Oregon State Highway 42.

PERMANENT EASEMENT

CARLA LEE RAY, Grantor, for the true and actual consideration of \$ 250.00, does grant to the **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION**, Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, upon the property described as **Parcel 1 on Exhibit "A" dated 7/8/2004** attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the public way.

IT IS ALSO UNDERSTOOD that Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor and grantor's heirs, successors and assigns, by reason thereof, or by reason of any change of grade of the public way abutting on said property.

Grantor also grants to Grantee, its successors and assigns, a temporary easement for a work area for construction purposes over and across the property described as **Parcel 2 on Exhibit "A" dated 7/8/2004** attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the temporary easement rights herein granted shall terminate three (3) years from the date hereof or upon completion of the above-mentioned construction project, whichever is sooner.

RETURN TO AND TAX STATEMENT TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM OR 97301-3871

Account No.: 29-12-16BC-8801 and 29-12-16CA-1200

Property Address: 1400 Roseburg Rd.
Myrtle Point, OR

9/08/04

Page 1 of 2 - peasiteawa

/cw

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

09/23/2004 #2004-13760
10:55 AM 1 OF 4

IT IS ALSO UNDERSTOOD that the temporary easement herein granted does not convey any right or interest in the above-described Parcel 2, except as stated herein, nor prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights herein granted.

Grantor covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property, and will warrant the easement rights herein granted from all lawful claims whatsoever.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 16th day of Sept., 2004.

Carla Lee Ray
Carla Lee Ray

STATE OF OREGON, County of Coos

Dated Sept. 16, 2004. Personally appeared the above named Carla Lee Ray, who acknowledged the foregoing instrument to be her voluntary act. Before me:

Stephen G. Madison
Notary Public for Oregon

My Commission expires 6/16/07



Accepted on behalf of the Oregon Department of Transportation

Ray Taylor

PARCEL 1 - Permanent Easement For Slopes

A parcel of land lying in Lot 3 of Section 16, Township 29 South, Range 12 West, W. M., Coos County, Oregon and being a portion of that property described in that Deed to L.G. Ray, recorded October 27, 1982, in the Book of Records of Coos County as Microfilm Reel No. 82-4-2081; the said parcel being that portion of said property lying Northwesterly of a line at right angles to the center line of the relocated Coos Bay-Roseburg Highway at Engineer's Station 41+61.00 and included in a strip of land variable in width, lying on the Southwesterly side of said center line, which center line is as follows:

Beginning at Engineer's center line Station 35+00.00, said Station being 410.74 feet North and 733.60 feet West of the center quarter corner of Section 16, Township 29 South, Range 12 West, W.M., Coos County, Oregon; thence South 50° 26' 41" East 95.52 feet; thence on a spiral curve right (the long chord of which bears South 47° 06' 44" East 99.96 feet) 100.00 feet; thence on a 286.48 foot radius curve right (the long chord of which bears South 35° 38' 05" East 48.04 feet) 48.10 feet; thence on a spiral curve right (the long chord of which bears South 24° 09' 27" East 99.96 feet) 100.00 feet; thence South 20° 49' 30" East 423.87 feet to Engineer's center line Station 42+67.49.

The width in feet of said strip of land is as follows:

Station	To	Station	Width on Southwesterly Side of Center Line
38+43.62		40+21.00	120.00
40+21.00		41+61.00	120.00 in a straight line to 100.00

Bearings are based on Oregon Department of Transportation Survey. See Drawing 8B-18-13, dated June, 1960.

This parcel of land contains 1928 square feet, more or less.

PARCEL 2 - Temporary Easement For Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land lying in Lot 3 of Section 16, Township 29 South, Range 12 West, W. M., Coos County, Oregon and being a portion of that property described in that Deed to L.G. Ray, recorded October 27, 1982, in the Book of Records of Coos County as Microfilm Reel No. 82-4-2081; the said parcel being that portion of said property lying Northwesterly of a line at right angles to the center line of the relocated Coos Bay-Roseburg Highway at Engineer's Station 40+21.00 and included in a strip of land variable in width, lying on the Southwesterly side of said center line, which center line is described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>To</u>	<u>Station</u>	<u>Width on Southwesterly Side of Center Line</u>
37+17.00		40+21.00	247.00 in a straight line to 120.00

This parcel of land contains 527 square feet, more or less.

l:/7762shar/acquis/shell/region3/7156002peasiteawa

Christopher & Nicole Kirkpatrick

1400 ROSEBURG ROAD
MYRTLE POINT, OREGON 97458-1613

July 31, 2021

Jill Rolfe - Planning Director
Coos County Planning
225 N. Adams Street
Coquille, Oregon 97423

I, (We) request that this Letter serve as an authorization for Russ S. Dodge to communicate with Coos County Planning Department in regards to a Proposed Property Line Adjustment associated with our property in Myrtle Point. The Property is referenced as Tax Lot's 1200 and 1201, Per Tax Map 29 12 16 AC. He has been contracted to prepare A Tentative Plan for the Adjustment of a Common Boundary Line and will continue to work on this project as it progresses into other phases.

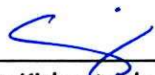
He will be submitting various planning and improvement documents for your review and processing.

If you have any questions, please do not hesitate to call me at (541) 868-4801.

Sincerely,



Christopher Kirkpatrick



Nicole Kirkpatrick

SURVEY FOR:

CHRIS & NICOLE KIRKPATRICK
1400 ROSEBURG ROAD
MYRTLE POINT, OREGON 97458

SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12th CT.
COOS BAY, OREGON 97420



LINE/LC TABLE:

- L1 SOUTH 84.44' [C]
- L2 S 49°41'04" E, 38.29 (LC) [1]
- L3 S 59°21'37" E, 110.33' (LC) [1]
- L4 S 62°51'12" E, 22.36 [1]
- L5 S 62°51'12" E, 8.88' [1]
- L6 S 59°42'44" E, 89.42' (LC) [1]
- L7 S 40°37'56" E, 95.95' (LC) [1]
- L8 N 89°05'00" E, 19.97 [1]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
RUSS S. DODGE
SINCE 1982

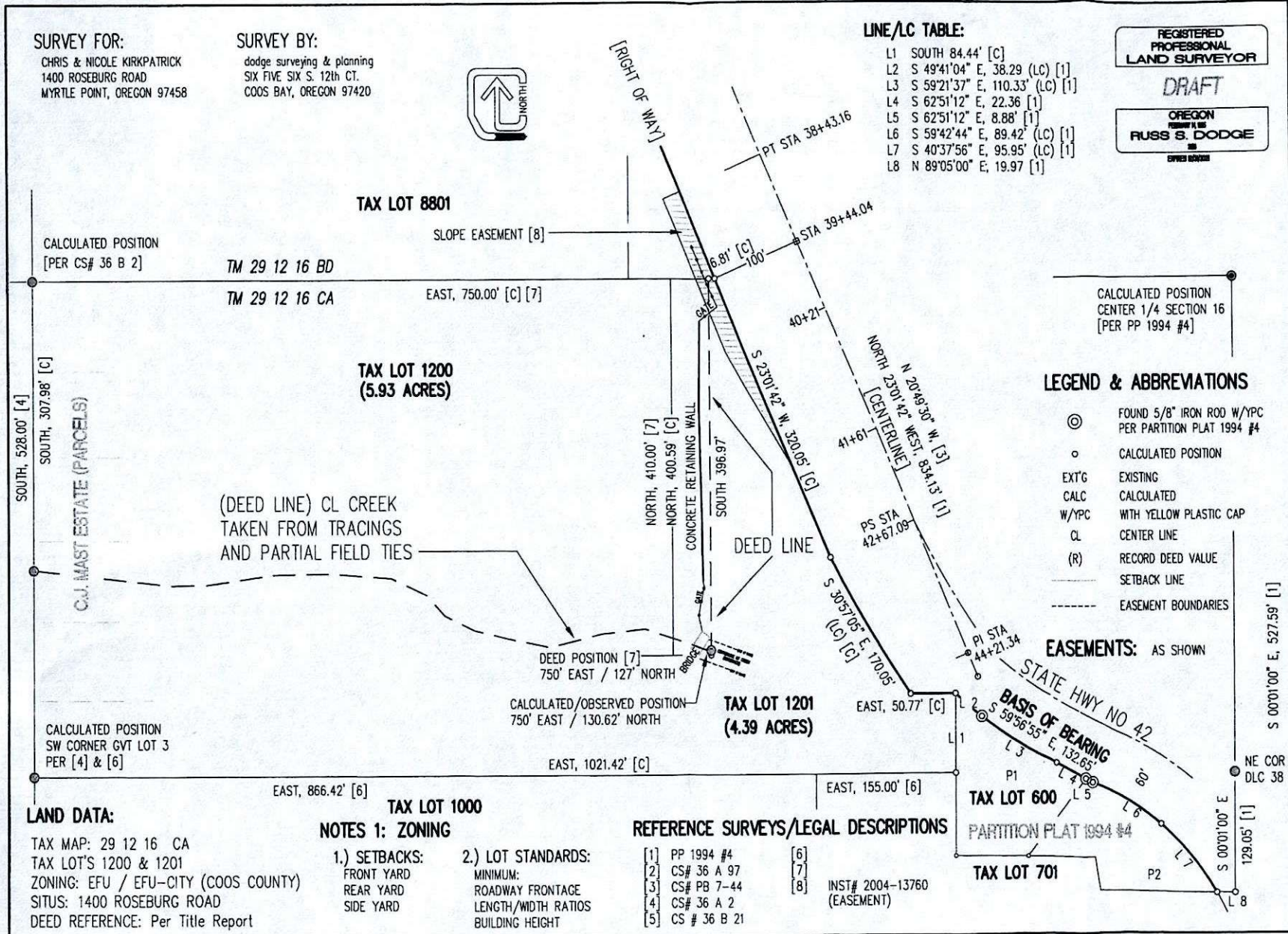
SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420



dodge surveying & planning
(541) 404-3759 | r.dodge@survey@gmail.com

EXISTING CONDITIONS MAP
LOCATED IN THE NE QUARTER OF THE SW QUARTER OF
SECTION 26 - T. 29 S. - R. 12 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 100'
DATE: AUG. 02, 2021
DS&P 21-25



LEGEND & ABBREVIATIONS

- ⊙ FOUND 5/8" IRON ROD W/YPC PER PARTITION PLAT 1994 #4
- CALCULATED POSITION
- EXT'G EXISTING
- CALC CALCULATED
- W/YPC WITH YELLOW PLASTIC CAP
- CL CENTER LINE
- (R) RECORD DEED VALUE
- SETBACK LINE
- EASEMENT BOUNDARIES

EASEMENTS: AS SHOWN

LAND DATA:

TAX MAP: 29 12 16 CA
TAX LOT'S 1200 & 1201
ZONING: EFU / EFU-CITY (COOS COUNTY)
SITUS: 1400 ROSEBURG ROAD
DEED REFERENCE: Per Title Report

NOTES 1: ZONING

- 1.) SETBACKS:
FRONT YARD
REAR YARD
SIDE YARD
- 2.) LOT STANDARDS:
MINIMUM:
ROADWAY FRONTAGE
LENGTH/WIDTH RATIOS
BUILDING HEIGHT

REFERENCE SURVEYS/LEGAL DESCRIPTIONS

- [1] PP 1994 #4
- [2] CS# 36 A 97
- [3] CS# PB 7-44
- [4] CS# 36 A 2
- [5] CS # 36 B 21
- [6]
- [7]
- [8] INST# 2004-13760 (EASEMENT)

S 00°01'00" E, 527.59' [1]

NE COR
DLC 38

S 00°01'00" E
129.05' [1]

SURVEY FOR:

CHRIS & NICOLE KIRKPATRICK
1400 ROSEBURG ROAD
MYRTLE POINT, OREGON 97458

SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420

PLA LINE TABLE:

A	N 34°43'06" E, 19.23'	F	N 01°41'08" W, 29.55'
B	N 14°23'09" W, 15.37'	G	N 01°05'56" W, 79.95'
C	N 11°20'35" E, 32.53'	H	N 00°42'29" E, 92.99'
D	N 16°56'58" W, 50.03'	J	N 54°14'44" E, 15.20'
E	N 01°04'19" W, 75.28'	K	N 71°33'13" W, 22.91'

CALCULATED POSITION
[PER CS# 36 B 2]

TAX LOT 8801

TM 29 12 16 BD EAST, 1332.82' [C]
TM 29 12 16 CA EAST, 750.00' [C] [7]

**TAX LOT 1200
(5.93 ACRES)**

(DEED LINE) CL CREEK
TAKEN FROM TRACINGS
AND PARTIAL FIELD TIES

SOUTH, 528.00' [4]
SOUTH, 307.98' [C]

C.J. WAST ESTATE (PARCELS)

CALCULATED POSITION
SW CORNER GVT LOT 3
PER [4] & [6]

EAST, 866.42' [6]

LAND DATA:

TAX MAP: 29 12 16 CA
TAX LOT'S 1200 & 1201
ZONING: EFU / EFU-CITY (COOS COUNTY)
SITUS: 1400 ROSEBURG ROAD
DEED REFERENCE: Per Title Report

TAX LOT 1000

NOTES 1: ZONING

SETBACKS & LOT STANDARDS:
SEE CCLDO SECTION 4.6.140

REFERENCE SURVEYS/LEGAL DESCRIPTIONS

[1]	PP 1994 #4	[6]	INST# 2016-03955
[2]	CS# 36 A 97	[7]	INST# 2016-10015
[3]	CS# PB 7-44	[8]	INST# 2004-13760 (EASEMENT)
[4]	CS# 36 A 2		
[5]	CS # 36 B 21		



LINE/LC TABLE:

L1	SOUTH 84.44' [C]
L2	S 49°41'04" E, 38.29 (LC) [1]
L3	S 59°21'37" E, 110.33' (LC) [1]
L4	S 62°51'12" E, 22.36 [1]
L5	S 62°51'12" E, 8.88' [1]
L6	S 59°42'44" E, 89.42' (LC) [1]
L7	S 40°37'56" E, 95.95' (LC) [1]
L8	N 89°05'00" E, 19.97 [1]

PRE PLA AREAS

TL 1200 - 5.93 ACRES
TL 1201 - 4.39 ACRES

POST PLA AREAS (PLA SUBPARCEL - 0.10 ACRES)

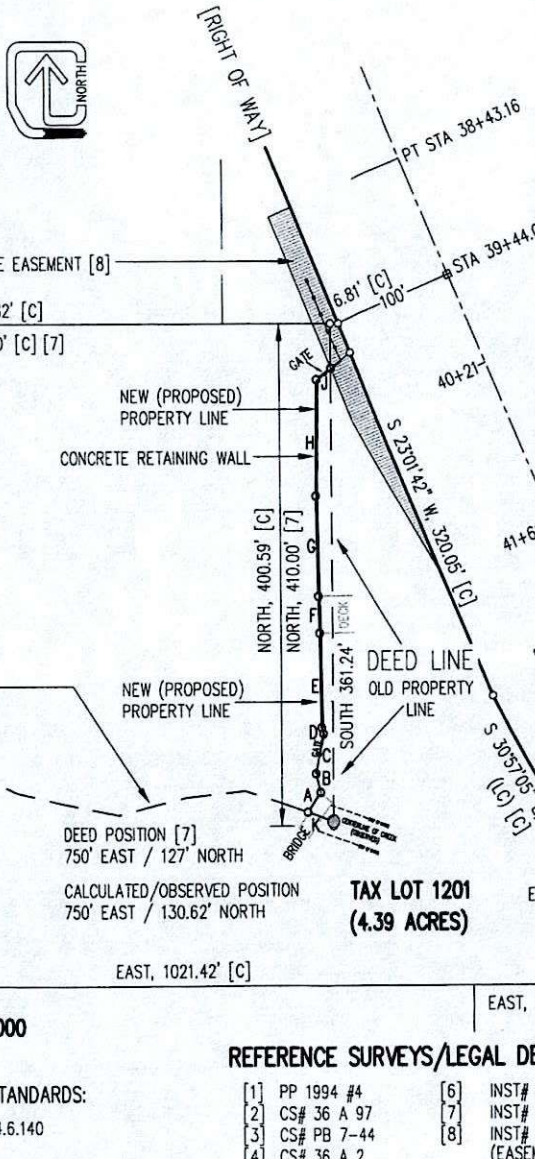
TL 1200 - 5.83 ACRES
TL 1201 - 4.49 ACRES

CALCULATED POSITION
CENTER 1/4 SECTION 16
[PER PP 1994 #4]

LEGEND & ABBREVIATIONS

- ⊙ FOUND 5/8" IRON ROD W/YPC PER PARTITION PLAT 1994 #4
- CALCULATED POSITION
- EXT'G EXISTING
- CALC CALCULATED
- W/YPC WITH YELLOW PLASTIC CAP
- CL CENTER LINE
- (R) RECORD DEED VALUE
- SETBACK LINE
- ▨ EASEMENT AREA

EASEMENTS: AS SHOWN



REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAFT

OREGON
RUSS S. DODGE
LAND SURVEYOR

TENTATIVE PLAN - PROPERTY LINE ADJUSTMENT

LOCATED IN THE NE QUARTER OF THE SW QUARTER OF
SECTION 26 - T. 29 S. - R. 12 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 100'
DATE: AUG. 02, 2021
DS&P 21-25

dodge surveying & planning
(541) 404-3759 | rdodge@survey@gmail.com

SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420

**Submitted TO:
Coos County Planning Department
Property Line Adjustment**

**SUBJECT PROPERTY:
TAX MAP 29 12 16 CA - TAX LOT's 1200 & 1201
Christopher & Nicole Kirkpatrick**

**OWNER: CHRISTOHPER & NICOLE KIRKPATRICK
ZONING: EFU [COOS COUNTY] / EFU-CITY (Coos County)
Parcel Size: 5.93 ACRES / 4.39 ACRES**

SUBMITTALS:

LAND USE APPLICATION

Assessor Map (Reduced Copy)
CC Assessor Summary Report & Map
Title Report – Partial Copy [Showing Exceptions]
Copies of the Vested Legal Descriptions
Copies of the Easements
Existing Conditins Map [Before]
Tentative PLAN (Layout After)
Letter of Authorization

Background Information

The Applicant/Owner by this submittal wishes to apply for a Property Line Adjustment. Christopher & Nicole Kirkpatrick are the owners of Both Parcels. They wish to adjust a common boundary line in order to separate and define certain features on the Parcels.

At this time there will be no changes to the Character of Use of each of the Parcels. These changes will not present any problems related to new setback line locations, nor existing utility locations. The line is being located along an existing concrete retaining wall having a height of 2.5 feet, and existing fence lines. There are no underground utility lines running across the "New" Boundary Line. There are no buildings located within 30 feet of the "New" Boundary Line. There is an existing Deck (Timber & Concrete) lying East of the "New" line. The westerly edge is shown on the Tentative Plan along with the Retaining Wall and Fence Line Locations.

dodge surveying & planning
SIX FIVE SIX S. 12th CT – STE 1
Coos Bay, Oregon 97420
(541) 404-3799
August 02, 2021