



Coos County Planning Department

60 E. Second St., Coquille OR 97423 (LOCATION)

225 N. ADAMS ST. COQUILLE OR 97423 (MAILING)

PHONE: 541-396-7770 EMAIL: PLANNING@CO.COOS.OR.US

LAWFULLY CREATED UNIT OF LAND DETERMINATION FORM

Date Received: 7/15/21 Receipt #: 224352 Received by: MB
Application File Number D-21-010 Planner Assigned: _____

This application shall be filed out electronically. If you need assistance please contact staff

Please be aware if the fees are not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

Land Owner(s) Lone Rock TT Land Co.

Mailing address: PO Box 1127, Roseburg, OR 97470

Phone: 541-391-1494

Email: tmcintosh11@mail.wou.edu

Applicant(s) Thomas McIntosh

Mailing address: PO Box 603, Oakland, OR 97462

Phone: 541-391-1494

Email: tmcintosh11@mail.wou.edu

Type of Ownership: Single Ownership - Signed Application

PROPERTY INFORMATION:

Township: 27S Range: 13W Section: 2 ¼ Section: 0 1/16 Section: 0 Tax lot: 101


Township: Select Range: Select Section: Select ¼ Section: 0 1/16 Section: 0 Tax lot: _____

Tax Account Number(s): 690407

Any account information may be found on the Coos County Assessor's Webpage, by contacting staff or on your tax statement. Any incomplete application will not be processed.

SUPPLEMENTAL QUESTIONS AND CRITERIA FOR A LAWFULLY CREATED (DISCRETE) UNIT OF LAND DETERMINATION.

I. The following questions are required to be answered:

1. How was the unit of land created? Section 6.1.125.1.e 
2. When was the unit of land created? Prior to 1979
3. Provide the deed numbers were used to determine the unit(s) was lawfully created?
79-02-4720 & 2020-5730
4. How many lawfully created parcels are you requesting confirmation on?
One
5. How are these units of land accessed?
Acme Road

II. The following is required to be submitted as part of the application:

1. All deeds used to determine the Lawfully Created Units of Land (this need to be readable).
2. Map(s) of the Lawfully Created Units of Land with access point, roads and development.
3. Findings to the criteria listed in Section III of this application form.
4. All fees will be collected with the exception of any recording fees.

**III. SECTION 6.1.125 LAWFULLY CREATED
“Lawfully established unit of land” means:**

1. The unit of land was created:
 - a. Through an approved or pre-ordinance plat;
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
 - d. By a public dedicated road that was held in fee simple creating an intervening ownership prior to January 1, 1986;
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
 - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
 - b. A plat implementing the previous land use decision was not recorded; or
 - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
 - d. An application under this section is not subject to ORS 215.780.
 - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

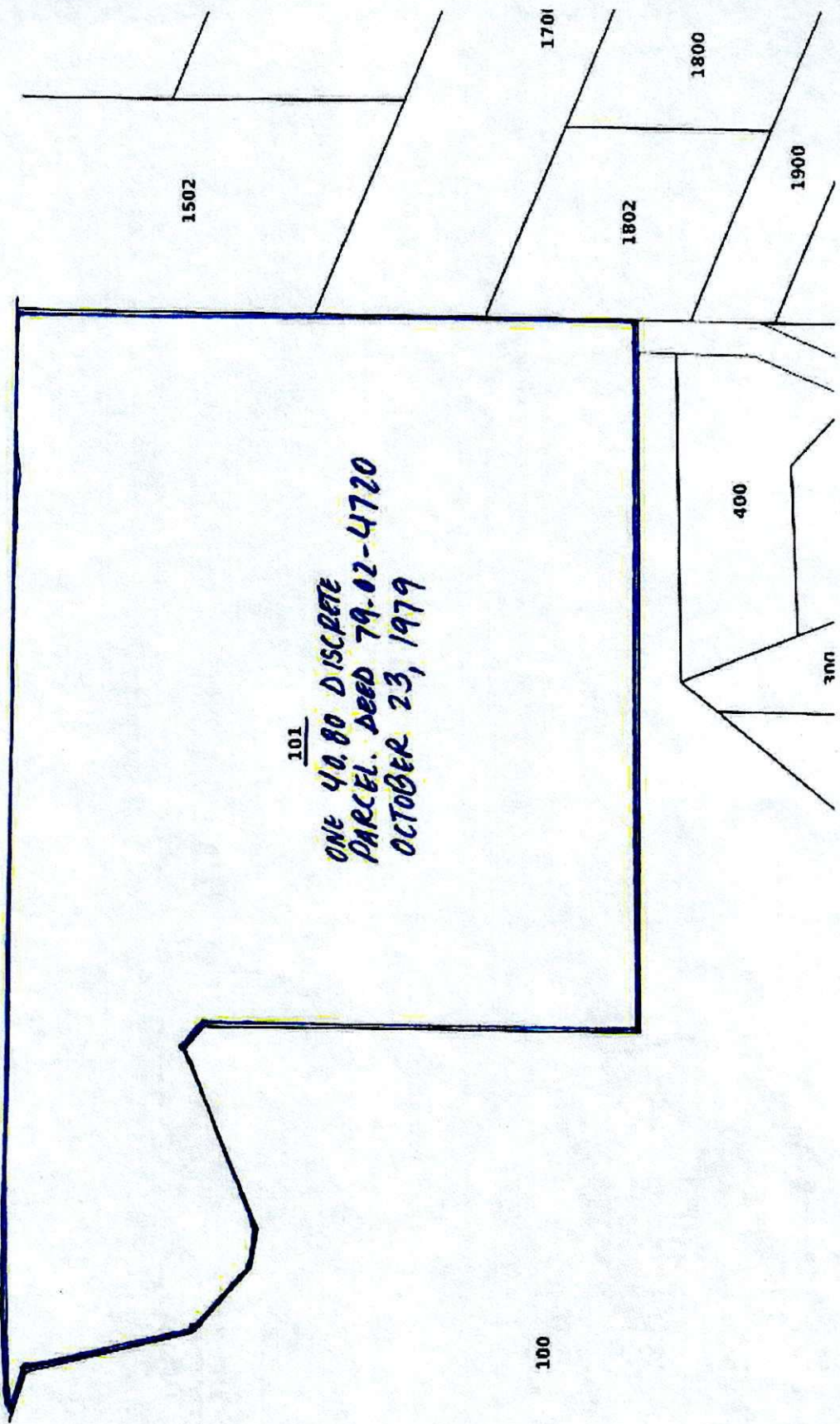
SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist a road may be required to provide access. The applicable road standards in Chapter VII will apply.

FINDINGS:



101

ONE 40.80 DISCRETE
PARCEL. DEED 79-02-4720
OCTOBER 23, 1979

1502

1701

1800

1802

1900

400

300

100

23094

SURVEY FOR PROPERTY DESCRIPTION


FOR SUN STUDS INC.


BY **BURTON W. HOLT**

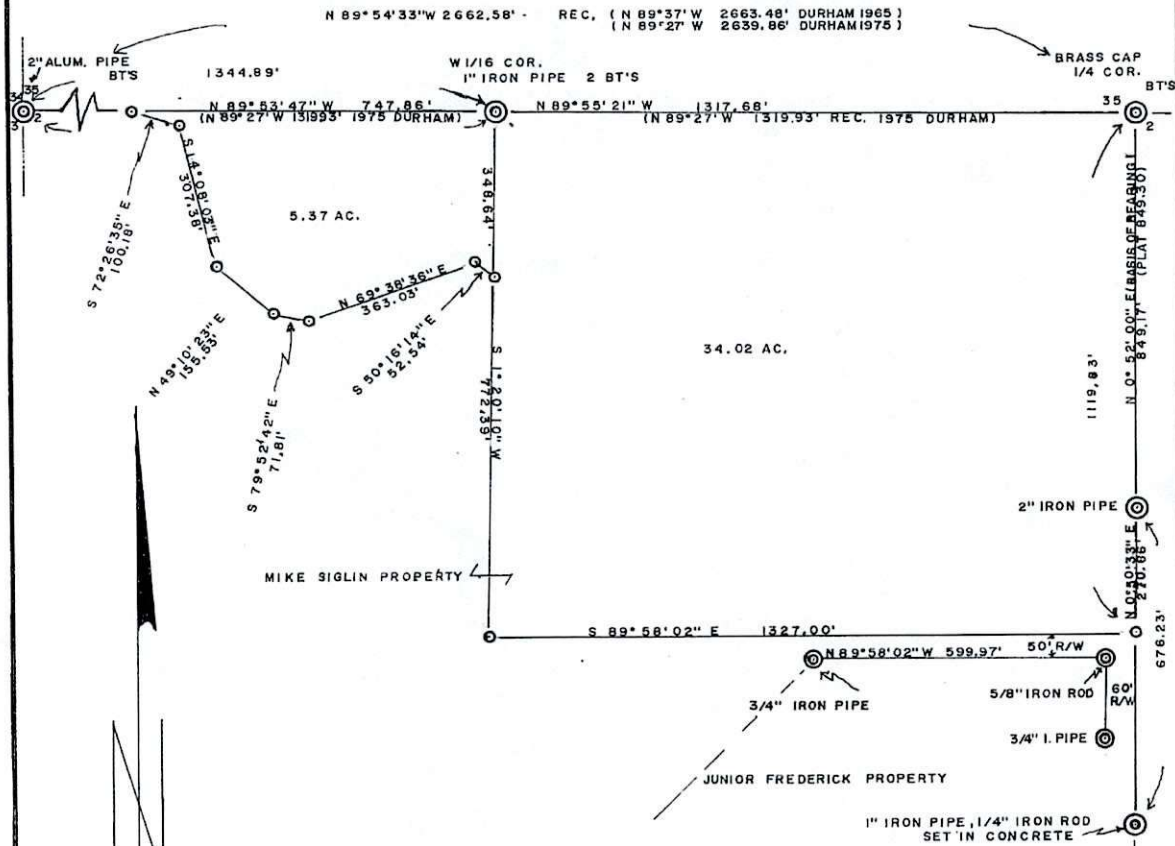
SECTION 2 T27S R13W WM

1" = 300'

FEB. 14, 1979

MONUMENTS FOUND: 

MONUMENTS SET:  5/8" IRON ROD



BASIS OF BEARING:
GREEN ACRES PLAT
BY C. F. BESSEE 1932

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Burton W. Holt

OREGON
OFFICE OF THE
BURTON W. HOLT
418

RECEIVED

FEB 28 1979

Filed *Mar. 14, 1979*

Russell F. Fisher
County Surveyor

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 Lawfully Established Parcel Determination on Account No 690407.

Lone Rock Timber
(Print)


(Signature)

(Print)

(Signature)

July 12, 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.

OFFICIAL RECORDS
OF DESCRIPTIONS
OF
REAL PROPERTIES

301	27	13	2			101		
	TWP	RGE	SEC	1/4	1/16	PARCEL NUMBER	TYPE	NO
CODE AREA NUMBER	MAP NUMBER					NUMBER	SPEC INT	
TAX LOT NUMBER								

OLD ACCT. NO. 690407
OLD TAX LOT NO. _____

FORMERLY PART OF _____

Name and Tax Lot Information	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
		VOL	PAGE	
SIGLIA, MICHAEL W & LEONA A. SUNTIP COMPANY SGLIA, MICHAEL W & LEONA A. 90 BUCK HORN TIMBER, LTD	10-23-79	79-02-4720		40.80
BUCK HORN TIMBER, LTD	4-2-84	84-2	2251	
LONE ROCK TIMBER CO.	4-18-84	84-2	3381	
	3-3-88	87-02	3431	
		87-02	0101	
Lone Rock Timberland Company BUCK HORN TIMBER TO LONE ROCK	10-4-05	RWC#	05-133	
REF ONLY TIMBERLANDS CLEAR TITLE 343	3-1-11	2011-	1540	
Lone Rock Timber Investments, I, LLC	WD 4-12-11	2011	1712	
LONE ROCK TT LANDCO LLC	WD 07-06-20	2020	5730	