



**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-21-038

Date Received: 8/17/21 Receipt #: 220375 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)** C. Phillip Nemrava

Mailing address: P.O. Boc 415, Bandon, OR 97411

Phone: 541-297-5991

Email: \_\_\_\_\_

Township: 28S Range: 14W Section: 29 ¼ Section: C 1/16 Section: Select Tax lot: 00800

Tax Account Number(s): 990100 Zone: Select Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 2.04

Acreage After the Adjustment 2.09

**B. Land Owner(s)** Danny Nickell

Mailing address: P.O. Box 488, Bandon, OR 97411

Phone: 541-347-4084

Email: \_\_\_\_\_

Township: 28S Range: 14W Section: 29 ¼ Section: C 1/16 Section: Select Tax lot: 00900

Tax Account Number(s) 990000 Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 1.32

Acreage After the Adjustment 1.28

**C. Surveyor** Troy Rambo

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

**Purpose of the Property Line Adjustment:**

The purpose of the adjustments is to exchange property to resolve an encroachment.

Note: The Tax Lot and Acct # may change for TL # 800 as the Partition has not been worked by the Assessor's office when this application was prepared.

- 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: No Lien Holder

Property 2: No Lien Holder

**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 minimum 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:  
 5 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** C. Phillip Nemrava C. Philly Nemman 8/12/21  
DANNY Nickell Dan Nickell 8/12/21

PROPERTY LINE ADJUSTMENT SURVEY  
 LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 29.  
 T.28S.. R.14W.. W.M.. COOS COUNTY, OREGON

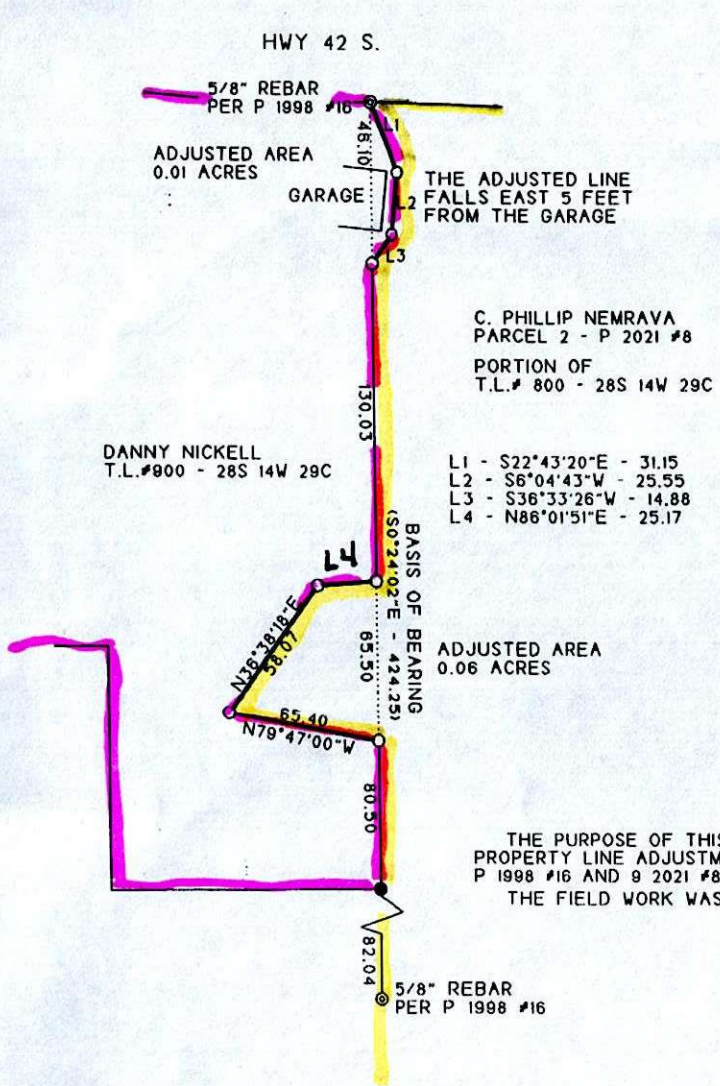
COOS COUNTY SURVEYOR

DATE RECEIVED: \_\_\_\_\_

DATE ACCEPTED/FILED: \_\_\_\_\_

\_\_\_\_\_

COOS COUNTY SURVEYOR



N

BASIS OF BEARING  
 ASSUMED PER P 2021 #8  
 SCALE 1" = 50'  
 AUGUST 11, 2021

- LEGEND
- ⊙ FD. CORNER AS SHOWN
  - SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED "LS 2865"
  - ( ) RECORD PLAT BEARING/DISTANCE
  - ADJUSTED LINE
  - ..... OLD LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET THE CORNERS AS SHOWN SO A DESCRIPTION FOR PROPERTY LINE ADJUSTMENT DEED COULD BE PREPARED. CONTROL FOR THIS SURVEY WAS BASED P 1998 #16 AND 9 2021 #8 .  
 THE FIELD WORK WAS PERFORMED BY MYSELF.

PREPARED FOR:

C. PHILLIP NEMRAVA  
 P.O. BOX 415  
 BANDON, OR 97411

DANNY NICKELL  
 P.O. BOX 488  
 BANDON, OR 97411

PREPARED BY:

MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Troy J. Rambo*

OREGON  
 JULY 14, 1998  
 TROY J. RAMBO  
 2865  
 RENEWAL 12-31-2022

PLANNING DEPT. FILE NO. PLA-21-

PLANNING DEPT. APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

DEED RECORDING NO. 2021 - \_\_\_\_\_

AFTER ADJUSTMENTS

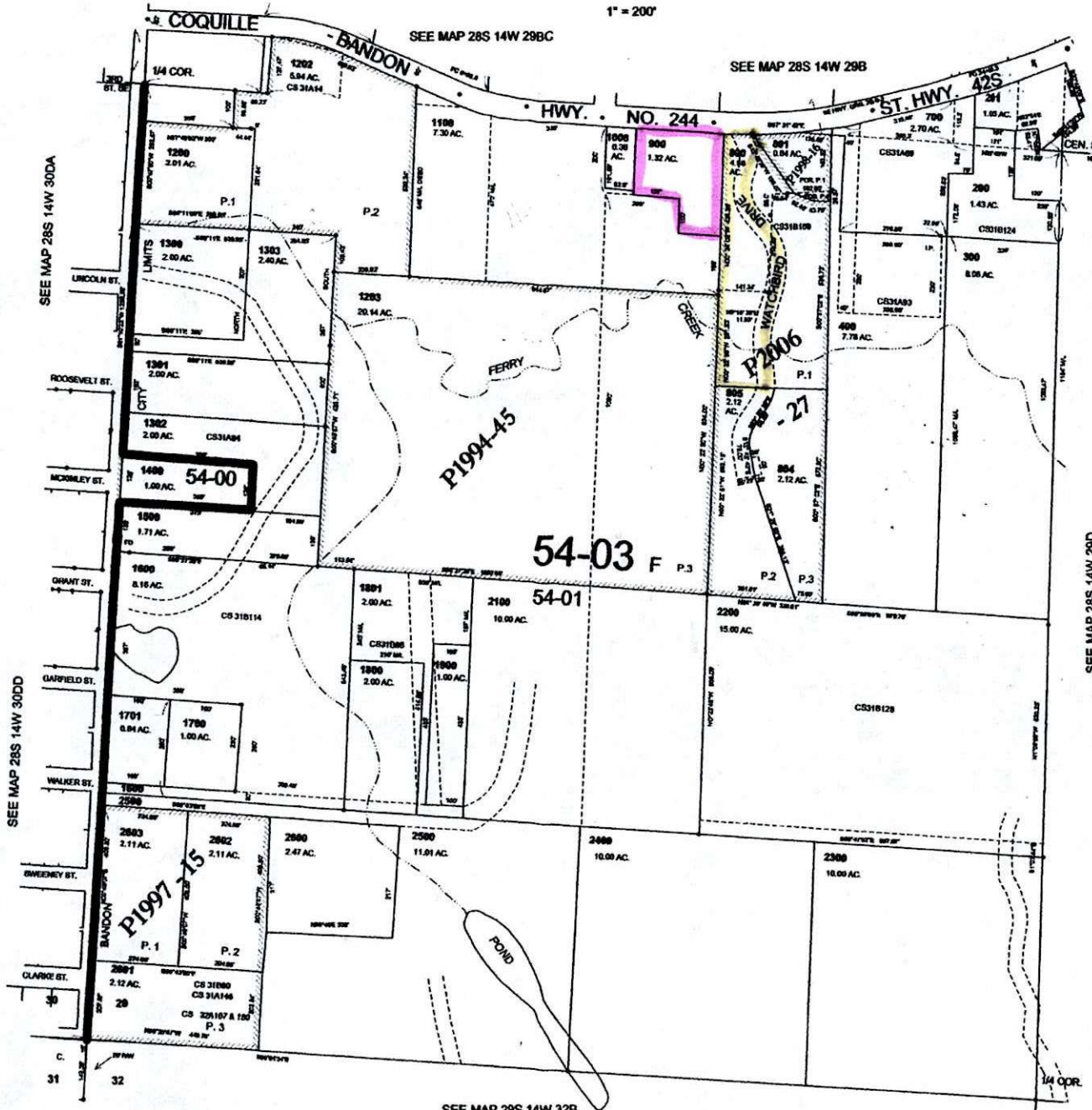
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SW1/4 SEC. 29 T28S R14W W.M.  
COOS COUNTY

28S 14W 29C

CANCELLED NO.

- 500
- 100
- 600
- 2000
- 1001
- 1101
- 2800M2
- 2400U1
- 2400U2
- 2400U3
- 2400U4
- 2400U6
- 2400U7
- 1201
- 1205
- 1204
- 802
- 803
- 202



SEE MAP 28S 14W 29D

SEE MAP 28S 14W 32B

07-07-2007

28S 14W 29C

BEFORE ADJUSTMENTS

FINAL RE-PLAT OF PARCEL I OF P 2006 #27  
 LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 29.  
 T.28S.. R.14W.. W.M.. COOS COUNTY, OREGON

P 2021 #08  
 Cab C-770

Coos County, Oregon 2021-08538  
 \$108.00 07/29/2021 04:14 PM  
 Page 2



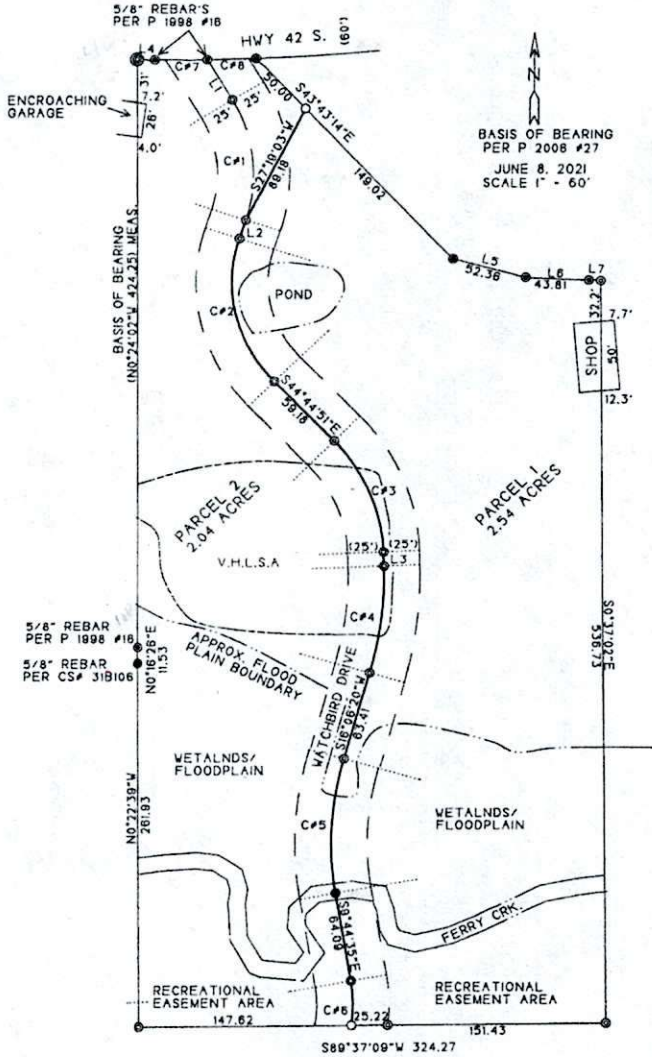
Debbie Haller, CCC, Coos County Clerk

PREPARED FOR:  
 C. PHILLIP NEMRAVA  
 P.O. BOX 415  
 BANDON, OR 97411

PREPARED BY:  
 MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Troy Rambo*  
 OREGON  
 JUL 14 1998  
 TROY J. RAMBO  
 2865  
 RENEWAL 12-31-2026

NOTE: ALL BEARINGS AND DISTANCES  
 SHOWN ON THIS PLAT ARE  
 RECORD PER P 2006 #27  
 SEE NARRATIVE



LINE TABLE

L1	S31°11'00"E	34.05
L2	S18°04'53"W	14.04
L3	S1°55'03"E	10.35
L4	S89°08'45"E	12.58
L5	S74°52'03"E	52.36
L6	S87°26'52"E	43.81
L7	S87°26'52"E	8.39

RECORD CENTERLINE CURVE DATA

C#1	R = 103.00	Δ = 49°15'52"	L = 88.56	LC = S8°33'03"E	85.88
C#2	R = 103.00	Δ = 82°49'44"	L = 112.95	LC = S13°19'59"E	107.37
C#3	R = 120.00	Δ = 42°49'50"	L = 89.70	LC = S23°19'56"E	87.63
C#4	R = 250.00	Δ = 18°01'23"	L = 78.64	LC = S7°05'38"W	78.32
C#5	R = 220.00	Δ = 25°50'55"	L = 99.25	LC = S3°10'53"W	98.41
C#6	R = 103.00	Δ = 17°38'55"	L = 31.73	LC = S0°55'07"E	31.80

RECORD RECORD CURVE DATA

C#7	R = 1462.40	Δ = 1°25'52"	L = 36.52	LC = N88°37'50"E	36.52
C#8	R = 1462.40	Δ = 1°18'29"	L = 33.81	LC = N88°23'57"E	33.81

LEGEND

- ⊙ INITIAL POINT FD. 5/8" REBAR PER P 1998 #16
- FD. 5/8" REBAR PER P 2006 #17
- FD. 5/8" REBAR PER CS# 318159 UNLESS OTHERWISE NOTED
- CALCULATED POSITION PER POSITION PER P 2006 #27 (POSITION NOW UNDER A BRIDGE)

V.H.L.S.A. VERY HIGH LANDSLIDE AREA

PROPERTY SUBJECT TO

BOOK 204 PAGE 273 - BANDON LIGHT & WATER COMPANY - UNDESCRIBED EASEMENT  
 INST. NO. 2010-254 - TRUST DEED  
 INST. NO. 2014-04560 - COVENANTS, CONDITIONS & RESTRICTIONS  
 PARTITIONS 1998 #16 & 2006 #27

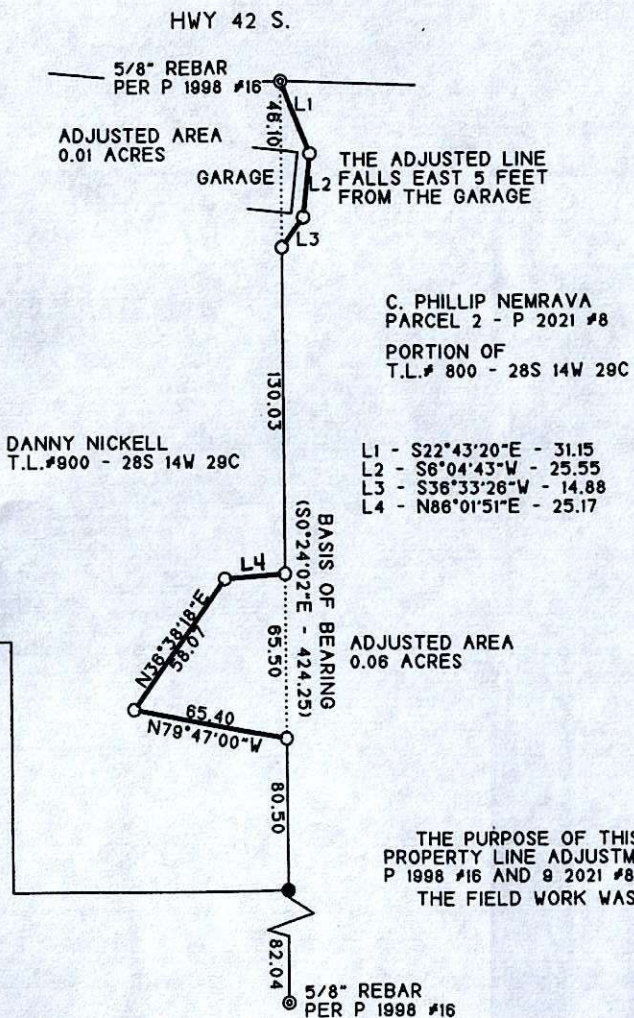
NOTES

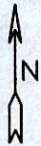
ZONE - RR-2  
 SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. CONTROL FOR THIS SURVEY WAS BASED ON CS# 318108, CS# 318159, P 1998 #16 & P 2006 #27. ALL OF THE MONUMENTS FOUND OR SET IN P 2006 #27 WERE FOUND IN PLACE, EXCEPT ONE THAT NOW FALLS UNDER A BRIDGE. ALL MONUMENTS CHECKED WITHIN 0.10 FEET OR LESS THEREFORE THE RECORD BEARINGS AND DISTANCES WERE HELD FOR THIS PLAT WITH APPROVAL OF MICHAEL DADO, COOS COUNTY SURVEYOR.

PROPERTY LINE ADJUSTMENT SURVEY  
 LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 29.  
 T.28S.. R.14W.. W.M.. COOS COUNTY, OREGON



  
 BASIS OF BEARING  
 ASSUMED PER P 2021 #8  
 SCALE 1" = 50'  
 AUGUST 11, 2021

LEGEND

- ⊙ FD. CORNER AS SHOWN
- SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED "LS 2865"
- ( ) RECORD PLAT BEARING/DISTANCE
- ADJUSTED LINE
- ..... OLD LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET THE CORNERS AS SHOWN SO A DESCRIPTION FOR PROPERTY LINE ADJUSTMENT DEED COULD BE PREPARED. CONTROL FOR THIS SURVEY WAS BASED P 1998 #16 AND 9 2021 #8 .  
 THE FIELD WORK WAS PERFORMED BY MYSELF.

COOS COUNTY SURVEYOR

DATE RECEIVED: \_\_\_\_\_

DATE ACCEPTED/FILED: \_\_\_\_\_

COOS COUNTY SURVEYOR

PREPARED FOR:

C. PHILLIP NEMRAVA  
 P.O. BOX 415  
 BANDON, OR 97411

DANNY NICKELL  
 P.O. BOX 488  
 BANDON, OR 97411

PREPARED BY:

MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Troy Rambo*  
 OREGON  
 JULY 14, 1998  
 TROY J. RAMBO  
 2865

RENEWAL 12-31-2022

PLANNING DEPT. FILE NO. PLA-21-

PLANNING DEPT. APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

DEED RECORDING NO. 2021 - \_\_\_\_\_

RECORDING REQUESTED BY:



1010 1st Street, Ste 215  
Bandon, OR 97411

**GRANTOR'S NAME:**  
Jason D. Sparks and Tara M. Coltharp-Sparks

**GRANTEE'S NAME:**  
Danny Nickell

**AFTER RECORDING RETURN TO:**  
Order No.: 360619027940-JF  
Danny Nickell  
P.O. Box 488  
Bandon, OR 97411

**SEND TAX STATEMENTS TO:**  
Danny Nickell  
P.O. Box 488  
Bandon, OR 97411

APN: 990000  
Map: 28-14-29C TL900  
88326 & 88312 Highway 42 S, Bandon, OR 97411

Coos County, Oregon	<b>2019-06493</b>
\$91.00 Pgs=2	07/25/2019 02:54 PM
eRecorded by: TICOR TITLE BANDON	
Debbie Heller, CCC, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Jason D. Sparks and Tara M. Coltharp-Sparks, Grantor, conveys and warrants to Danny Nickell, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

A parcel of land lying in Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at a point 78 feet East of the center West 16th corner of said Section 29; thence South 230 feet to the North line of the South 1090 feet of the West 1/2 of the West 1/2 of the NE 1/4 of the SW 1/4 of said Section 29; thence East 137 feet; thence South 100 feet; thence East 115 feet to the East line of the West 1/2 of the West 1/2 of the NE 1/4 of the SW 1/4 of said Section 29; thence North 330 feet to the North boundary of the NE 1/4 of the SW 1/4; thence West 252 feet to the point of beginning.

EXCEPTING THEREFROM any portion now lying within the limits of the County Road.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). (See ORS 93.030).

**Subject to:**

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
3. An application for de-litling the manufactured home from personal property to real property has been approved, as disclosed by application:

Recording Date: September 27, 1999  
Recording No: 1999-12356

**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.**



**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7.25.19

Jason D. Sparks  
Jason D. Sparks

Tara M. Coltharp Sparks  
Tara M. Coltharp-Sparks

State of Oregon

County of COOS

This instrument was acknowledged before me on July 25<sup>th</sup>, 2019  
by Jason D. Sparks and Tara M. Coltharp-Sparks.

Jodi Fields  
Notary Public - State of Oregon  
My Commission Expires: 9/20/20



Unofficial Copy



**Fidelity National Title**  
Company

**After Recording Return To:**  
C. Phillip Nemrava  
P.O. Box 1401  
Port Orford OR 97465

**AFTER RECORDING RETURN TO  
FIDELITY NATIONAL TITLE COMPANY**

**Send Tax Statements To:**  
C. Phillip Nemrava  
P.O. Box 1401  
Port Orford OR 97465

Title Order No. 24-91291  
Escrow No. 24-91291  
Tax Account No. T28R14S29C 800  
A#9901.00, T28R14S29C 800  
A#9901.90

**WARRANTY DEED**  
(ORS 93.850)

**Grazyna Richter-Beaman, an estate in fee simple, Grantor, conveys and warrants to C. Phillip Nemrava, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:**

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

**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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

The true consideration for this conveyance is \$290,000.00.

Dated this 8 day of June, 2004.

Grazyna Richter-Beaman  
Grazyna Richter-Beaman

State of OR, County of Lane )ss.

This instrument was acknowledged before me on June 8, 2004  
by Grazyna Richter-Beaman.

Marilyn C. Rawlings  
Notary Public

My commission expires: April 8, 2008



**EXHIBIT 'A'****Legal Description:**

Parcel 2 of Partition Plat No. 1998 #16, filed and recorded September 24, 1998 in Cabinet C, Page 252, Partition Plat Records and recorded in Microfilm No. 1998-57103, Deed Records, in Coos County, Oregon.

Together with an easement for ingress, egress and utilities as set forth in instrument recorded April 12, 2000 in Microfilm No. 2000-3481, Records of Coos County, Oregon.

**Subject to:**

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

The following matters are excluded from the coverage of the policy based on the proximity of the property to Ferry Creek.

- a. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of Ferry Creek.
- b. Any adverse claim based on the assertion that:
  - i. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - ii. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Ferry Creek or has been formed by accretion to such portion.

An Easement created by instrument, including the terms and provisions thereof,  
In favor of: Bandon Light and Water Co. (now acquired by the City of Bandon)

For: Water pipe or water mains

Recorded: November 21, 1950

Book: 204 Page: 273

in Coos County, Oregon.

Final Partition Plat, including the terms and provisions thereof; and also including an easement for ingress and egress and utilities; and also an easement for an existing waterline, created by instrument,

Recorded: September 24, 1998, as 1998 #16 in Cabinet C, Page 252,  
Plat Records and Microfilm Reel Number 1998-57103,

In Coos County, Oregon.

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in instrument

Recorded: April 12, 2000

Microfilm No.: 2000-3481

in Coos County, Oregon.