



**Coos County
Planning Department
Lawfully Established Parcel
Determination Application**

Official Use Only

Fee 600⁰⁰
Receipt No. 224224
Check No./Cash 5909
Date 4/3/21
Received By JMB
File No. D-21-004

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):

Owner(s): MICHAEL J. SMITH Telephone: 541-759-3601
Address: 74799 CRANNOG RD.
City: NORTH BEND Zip Code: 97459
Email: _____

Applicant(s): Troy Rambo Telephone: 541-751-8900
Address: P.O. Box 809
City: NORTH BEND Zip Code: 97459
Email: MANDRLLC@FRONTIER.COM

B. PROPERTY INFORMATION:

Township: 245 Section: 02CD
Range: 13W Tax Lot: 1500
Tax Account: 159702 Zoning District: RC

C. SUBMISSION REQUIREMENTS:

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.

TJR

I hereby attest that I am authorized to make the application for an administrative review and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

TJR

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

TJR

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

TJR

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

TJR

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

E. SIGNATURES:

Teoy Rambo
Applicant(s) Original Signature

Applicant(s) Original Signature

5/27/2021
Date

Date

Applicant(s) Original Signature

Applicant(s) Original Signature

Date

Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“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 interviewing 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.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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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.

RE-RECORDED 97 03 0677
~~97 03 0429~~

After recording return to:

Steve Wilgers, P.C.,
P.O. Box 29,
Coos Bay, OR 97420

Until a change is requested,
send all tax statements to:

Michael J. and Cynthia Ann Smith
426 Northwood Rd.
North Bend, OR 97459

The consideration is \$117,000.00

Tax account numbers of property: 1597.02

Address of Grantor: 6200 Quaking Aspen Rd., Reno, NV 89510

Address of Grantee: 426 Northwood Rd., North Bend, OR 97459

RECORDING # 97030429
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
11:26 AM ON 03/18/1997
H. BRIGHT Deputy
By _____ Deputy
pages 3 Fee \$ 42.00



69-809
AFTER RECORDING
RETURN TO:
Ticor Title Insurance
331 N 3rd - Box 1075
Coos Bay, OR 97420-0233

MEMORANDUM OF SALE

KNOW ALL MEN BY THESE PRESENTS that there was executed on the 12th day of March, 1997 between DAVID C. PAYTON and BETTY M. PAYTON, whose address is 6200 Quaking Aspen Rd., Reno, NV 89510, as Sellers, and MICHAEL J. SMITH and CYNTHIA ANN SMITH, whose address is 426 Northwood Rd., North Bend, OR 97459, as Buyers, a Contract of Sale for the sale of real property for a consideration of the sum of One Hundred Seventeen Thousand and no/00 Dollars (\$117,000.00), covering the following described real property:

PARCEL 1

Beginning at a point in the SE 1/4 of the SW 1/4 of Section 2, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the quarter section corner on the South boundary of the said Section 2 bears South 21° 11' East 439.71 feet; thence North 15° 20' East 29 feet,

MEMORANDUM OF SALE - 1

~~ORIGINAL RETURNED SAME DAY~~
03-19-97

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION. PREVIOUSLY RECORDED IN 97-03-0429.

1707

RE-RECORDED 97 03 0677
~~97-03-0429~~

more or less, to the Southerly boundary of the right of way of the Herman Nabb Road; thence Northwesterly along the right of way boundary 210 feet, more or less, to the Easterly boundary of the right of way of the Oregon Coast highway; thence Southerly along the said State Highway right of way boundary 120 feet, more or less, to a point which is West of the point of beginning; thence East 202 feet, more or less, to the point of beginning, it being the intention to dead herewith all of the land lying between the South boundary of the above described tract and the Southerly boundary of the right of way of the Herman Nabb Road, the width of which is unknown, being a portion of the SE 1/4 of the SW 1/4 of Section 2.

PARCEL 2

Beginning at a point on the SE 1/4 of the SW 1/4 of Section 2, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the shaft at the quarter section corner on the South boundary of the said Section 2 bears South 21° 11' East 439.71 feet; thence South 15° 20' West 114.06 feet; thence West 200 feet, more or less, to a point on the East boundary of the right of way of the Oregon Coast Highway; thence Northerly along the said right of way boundary 114 feet, more or less, to a point which is due West of the point of beginning; thence East 202 feet, more or less, to the point of beginning, being a portion of the SE 1/4 of the SW 1/4 of said Section 2.

PARCEL 3

Beginning at a point in the SE 1/4 of the SW 1/4 of Section 2, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the South quarter corner of said Section 2 bears South 47° 16' East 294.73 feet; thence due East 50.00 feet; thence North 15° 20' East 40.00 feet; thence due West 250.00 feet to the East line of the Oregon Coast Highway; thence along said East line Southerly 103.70 feet; thence due East 200.00 feet to the point of beginning, being a portion of the SE 1/4 of the SW 1/4 of said Section 2.

PARCEL 4

Beginning at a point in the SE 1/4 of the SW 1/4 of Section 2, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which said point the iron pipe at the South quarter corner of said Section 2 bears South 47° 16' East

MEMORANDUM OF SALE - 2

1708

RE-RECORDED ~~97-03-0429~~ 97-03-0677

294.73 feet; thence due East 50.00 feet; thence South 15° 20' West 103.69; thence due West 250.00 feet to the East line of the Oregon Coast Highway; thence Northierly along the East line of said highway 103.70 feet; thence due East 200.00 feet to the point of beginning, being a portion of the SE 1/4 of the SW 1/4 of said Section 2.

Tax Dept. a/c # 1597.02

Street address: 4986 Wildwood, North Bend, OR 97459

DATED this 12th day of March, 1997.

David C. Payton
Betty M. Payton

STATE OF Oregon)
County of Coos) ss.

Personally appeared the above named David C. Payton and Betty M. Payton and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 12th day of March, 1997.

Mary Ann Wilson
Notary Public for STATE OF OREGON



RE-RECORDED

RECORDING # 97030677
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
11:04 AM ON 03/20/1997
By M. WILSON Deputy
#pages 3 Fee \$ 15.00



MEMORANDUM OF SALE - 3

1709

81-5-5315

Until a change is requested, all tax statements shall be sent to the following address: 4986 Wildwood Drive
North Bend, OR. 97459

WARRANTY DEED

GEORGE M. RILEY and EDNA E. RILEY, husband and wife, hereinafter called the grantors, convey unto RUSSELL D. WAYLAND and VIRGINIA V. WAYLAND, husband and wife, hereinafter called the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos, State of Oregon, described as follows:

Tract 1: Beginning at a point in the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, from which point the quarter section corner on the South boundary of the said Section Two (2) bears South 21° 11' East a distance of 439.71 feet; and running thence North 15° 20' East for a distance of 29 feet, more or less, to the Southerly boundary of the right of way of the Herman Nabb Road; thence Northwesterly along the right of way boundary for a distance of 210 feet, more or less, to the Easterly boundary of the right of way of the Oregon Coast Highway; thence Southerly along the said State Highway right of way boundary for a distance of 120 feet, more or less, to a point which is West of the point of beginning; thence East for a distance of 202 feet, more or less, to the point of beginning, it being the intention to deed herewith all of the land lying between the South boundary of the above described tract and the Southerly boundary of the right of way of the Herman Nabb Road, the width of which is unknown. Being a portion of the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon.

Tract 2: Beginning at a point in the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, from which point the shaft at the quarter section corner on the South boundary of the said Section Two (2) bears South 21° 11' East a distance of 439.71 feet; and running thence South 15° 20' West for a distance of 114.06 feet; thence West for a distance of 200 feet, more or less, to a point on the East boundary of the right of way of the Oregon Coast Highway; thence Northerly along the said right of way boundary for a distance of 114 feet, more or less, to a point which is due West of the point of beginning; thence East for a distance of 202 feet, more or less, to the point of beginning. Being a portion of the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon.

81-5-5316

Tract 3: beginning at a point in the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, from which point the iron pipe at the South one quarter corner of said Section Two (2) bears South 47° 16' East a distance of 294.73 feet; thence due East for a distance of 50.00 feet; thence North 15° 20' East for a distance of 103.69 feet; thence due West for a distance of 250.00 feet to the East line of the Oregon Coast Highway; thence along said East line Southerly for a distance of 103.70 feet; thence due East for a distance of 200.00 feet to the point of beginning. Being a portion of the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon.

Tract 4: Beginning at a point in the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, from which said point the iron pipe at the South one quarter corner of said Section Two (2) bears South 47° 16' East a distance of 294.73 feet; thence due East for a distance of 50.00 feet; thence South 15° 20' West for a distance of 103.69 feet; thence due West for a distance of 250.00 feet to the East line of the Oregon Coast Highway; thence Northerly along the East line of said highway for a distance of 103.70 feet; thence due East for a distance of 200.00 feet to the point of beginning. Being a portion of the Southeast quarter (SE-1/4) of the Southwest quarter (SW-1/4) of Section Two (2), Township Twenty-four (24) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon.

TO HAVE AND TO HOLD the above premises unto said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully seized in fee simple of the above granted premises, and that grantors will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever.

The true and actual consideration for this transfer is \$15,000.00.

George M. Riley
Edna E. Riley

STATE OF OREGON)
County of Coos) ss.

do hereby certify that this 15th day of January, 1969, personally appeared above named George M. Riley and Edna E. Riley, and they acknowledged to me the foregoing instrument to be their voluntary

Lawrence C. Phelan
Notary Public for Oregon
My commission expires: 3/6/69



605
RECORDED DEC 29 1981 AT 9:51 AM
MARY ANN WILSON, COUNTY CLERK
6993

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

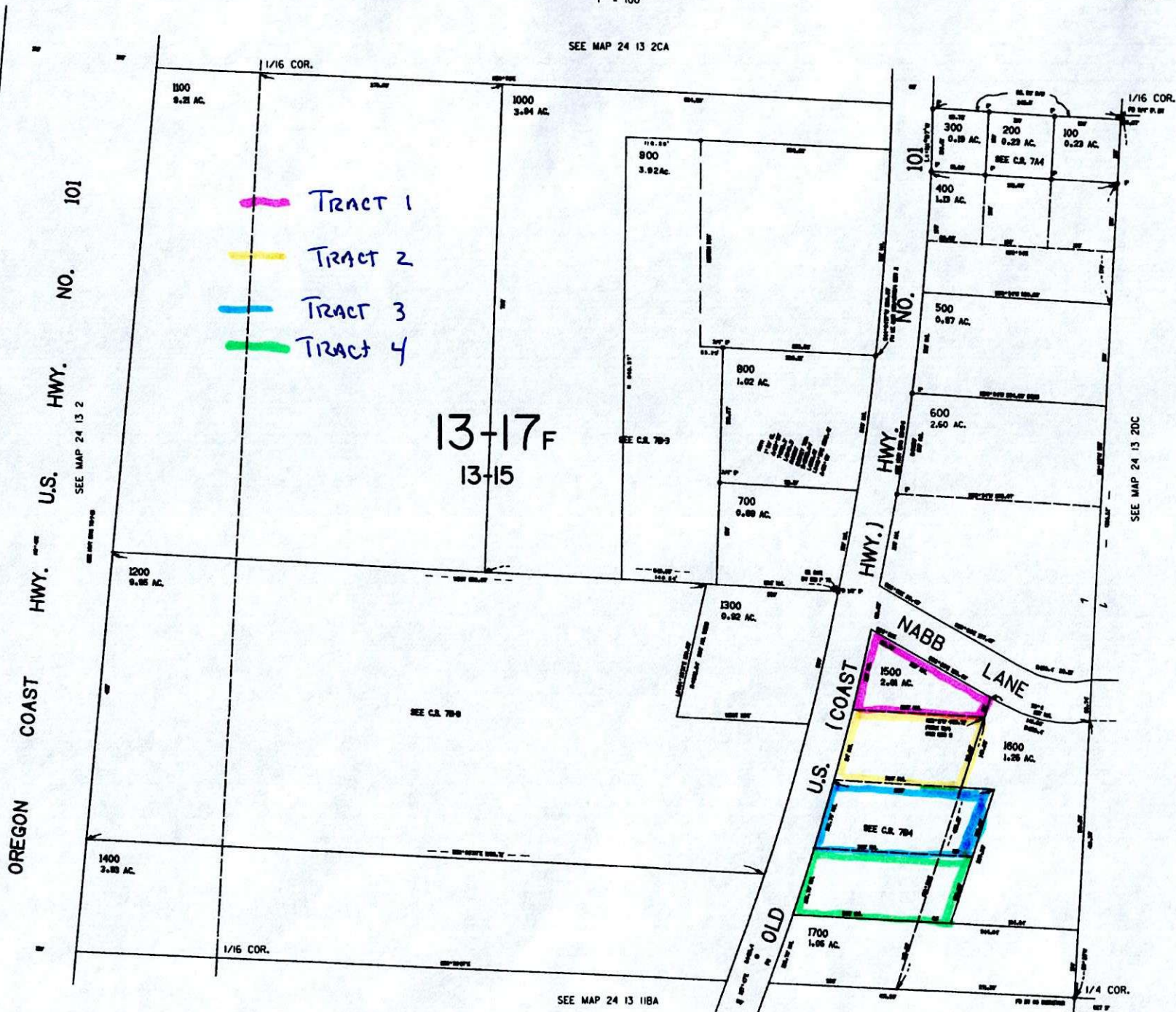
SE1/4 SW1/4 SEC. 2 T.24S. R.13W. W.M.
COOS COUNTY

24 13 2CD

1" = 100'

CANCELLED

SEE MAP 24 13 2CA



13-17_F
13-15

- █ TRACT 1
- █ TRACT 2
- █ TRACT 3
- █ TRACT 4

SEE MAP 24 13 11BA

24 13 2CD



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 2ND day of JUNE, 2021,

I, MICHAEL J. SMITH
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 24S, Range 13W,

Section 02 CD, Tax Lot 1500, Deed Reference 97-03-0677

Hereby grant permission to TROY RAMBO so that a(n)
(Print Name)

LAWFULLY ESTABLISHED PARCEL DETERMINATION application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s

Michael Smith