



**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-21-005

Date Received: 3/1/21 Receipt #: 224251 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)** Harvey and Katherine Wilcox Trust

Mailing address: 69968 Hwy 101, North Bend, OR 97459

Phone: (541) 759-4467

Email: h.andk.wilcox@hughes.net

Township: 23S Range: 13W Section: 26 ¼ Section: Select 1/16 Section: Select Tax lot: none assigned yet

Tax Account Number(s): none assigned yet Zone: Select Zone Forest (F)

Acreeage Prior to Adjustment: 5.30 ac Acreeage After the Adjustment 9.32 ac

**B. Land Owner(s)** Harvey and Katherine Wilcox Trust

Mailing address: 69968 Hwy 101, North Bend, OR 97459

Phone: (541) 759-4467

Email: h.andk.wilcox@hughes.net

Township: 23S Range: 13W Section: 26 ¼ Section: Select 1/16 Section: Select Tax lot: tax lot 3102

Tax Account Number(s) 63503 Zone Forest (F)

Acreeage Prior to Adjustment: 4.02 ac Acreeage After the Adjustment 0 ac

**C. Surveyor** Jerry Estabrook if needed

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_

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

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 combine the two properties into one. Thereby eliminating TL3102, which was created by the USFS without following the partition rules. This was done before I owned TL3102 and I did not find out about it until I applied for permits.

Property #1 has been determined to be a discrete parcel, so I will be left with one discrete parcel.

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.

*Will indicated by Email that I do not need a Title Report*

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: None

Property 2: None

**Please answer the following:**

Will the adjustment create an additional Unit of land? Yes  No

Does property 1 currently meet the minimum parcel/lot size? Yes  No

Does property 2 currently meet the minimum parcel/lot size? Yes  No

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:

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

**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 Signatures**

*Ausey W. Lay*  
\_\_\_\_\_  
*Katherine A. Wilcox*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 26 T23S R13W W.M.  
COOS COUNTY

1" = 400'

23S 13W 26

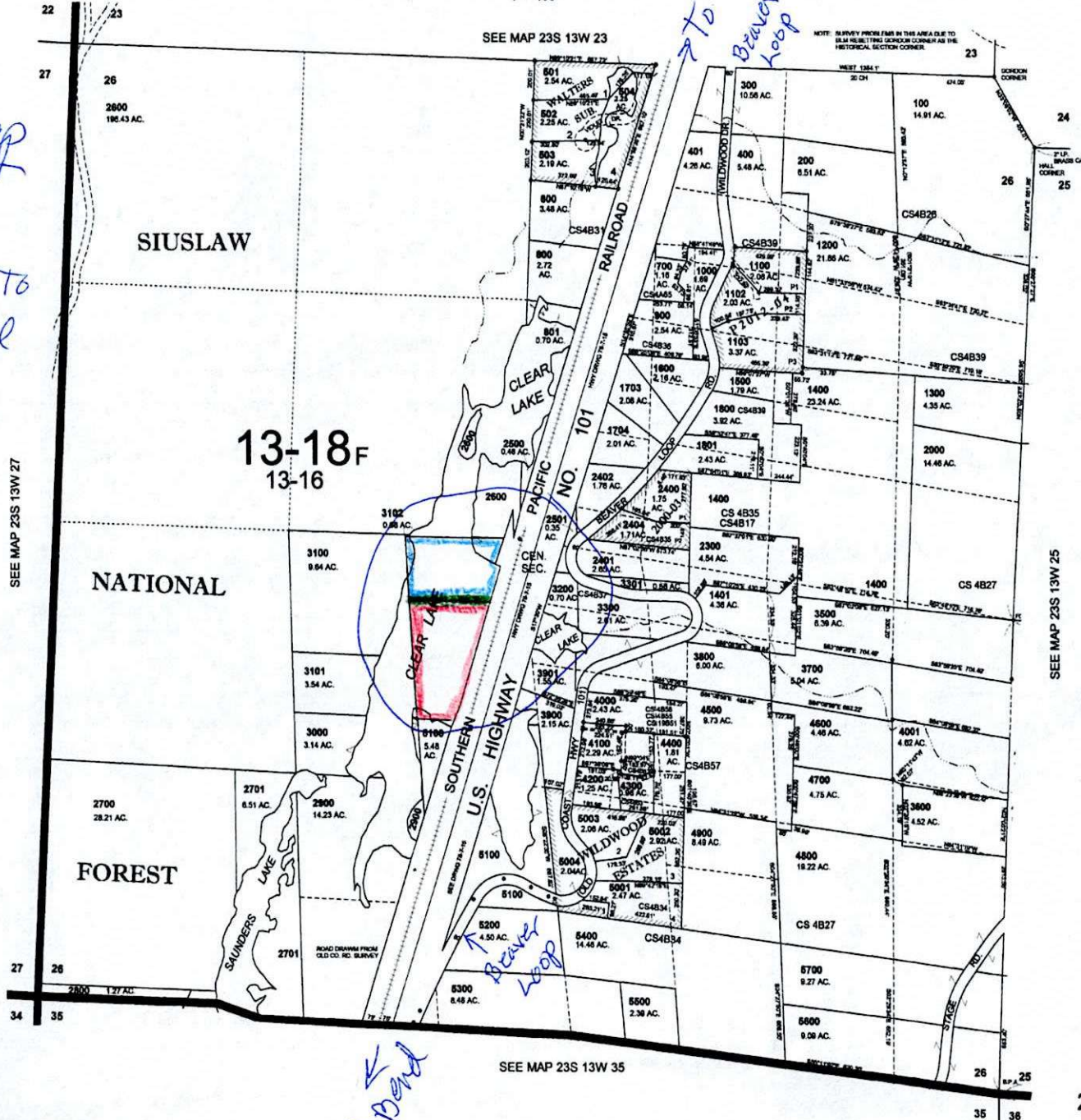
CANCELLED NO.

*Vicinity Map*

*Proposed line to be adjusted*

*Property # 1*

*property # 2*



- 2301
- 1900
- 2100
- 2200
- 3400
- 3401
- 1700
- 2403
- 5101
- 5701
- 5600M1
- 5700M1
- 4901
- 5000
- 5701
- 1701
- 1702
- 3601
- 4301
- 4001
- 4002
- 4003
- 500
- 4004
- 1101
- 1201
- 4302

SEE MAP 23S 13W 27

SEE MAP 23S 13W 25

SEE MAP 23S 13W 35

02-06-2017

23S 13W 26

35 38



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

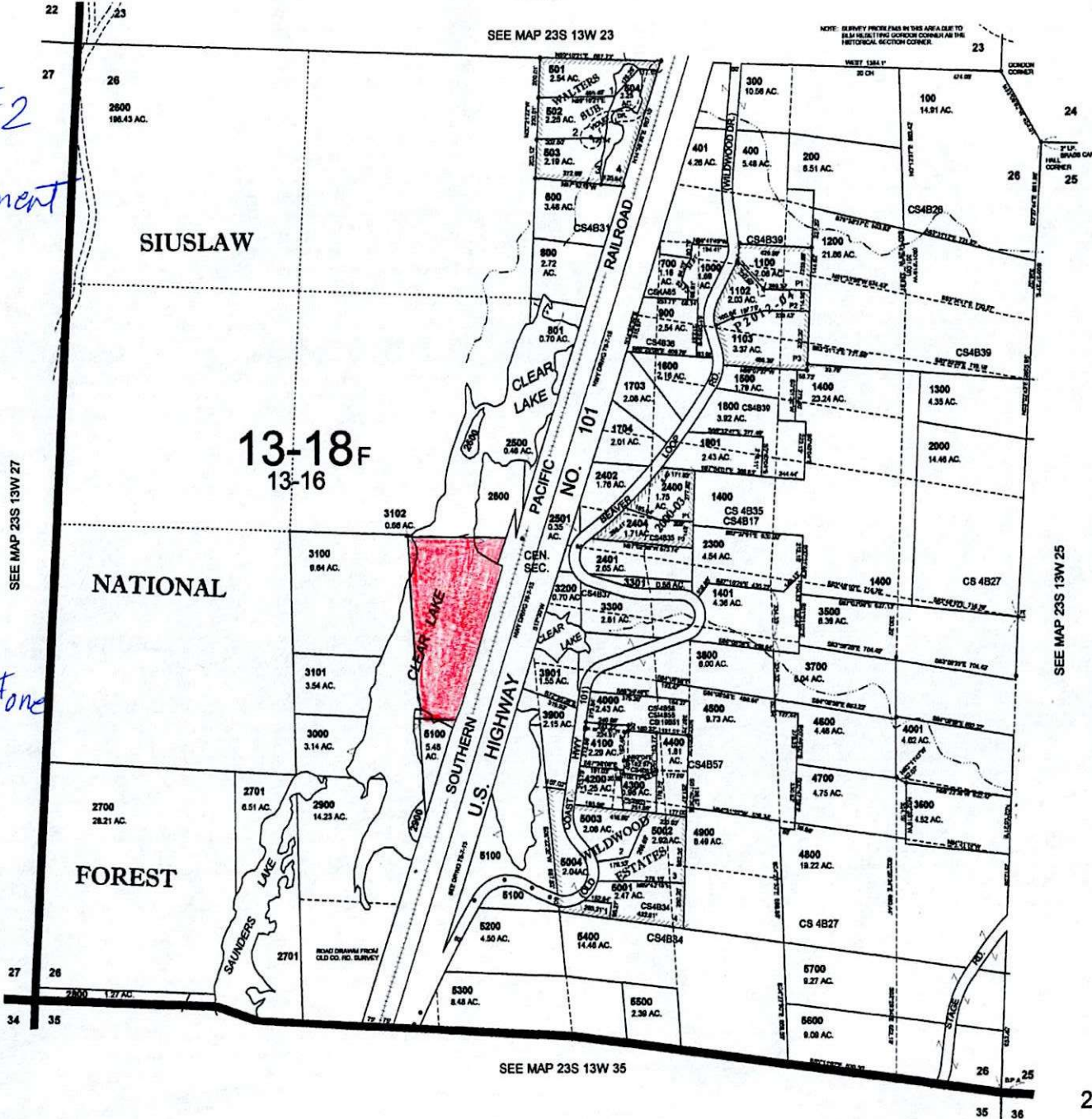
SECTION 26 T23S R13W W.M.  
COOS COUNTY

23S 13W 26

1" = 400'

CANCELLED NO.

*Plot Plan #2  
after adjustment*



- 2301
- 1900
- 2100
- 2200
- 3400
- 3401
- 1700
- 2403
- 5101
- 5601
- 5701
- 5600M1
- 5700M1
- 4801
- 5000
- 5701
- 1701
- 1702
- 3601
- 4301
- 4001
- 4002
- 4003
- 500
- 4004
- 1101
- 1201
- 4302

*Property #one*

SEE MAP 23S 13W 35

02-06-2017

23S 13W 26

35 36

Property # 1

After Recording Send To:  
Harvey Wilcox  
69968 Hwy 101  
North Bend, OR 97459

Coos County, Oregon  
\$86.00

2021-02227  
02/25/2021 02:12 PM  
Pgs=1



Debbie Heller, CCC, Coos County Clerk

Send Tax Statements To:  
Harvey Wilcox  
69968 Hwy 101  
North Bend, OR 97459

Consideration: \$2000.00

### WARRANTY DEED

Jolene J. Poppe as Grantor, hereby conveys and warrants to Harvey A. Wilcox and Katherine S. Wilcox as Trustees of the Harvey and Katherine Wilcox Trust created by Trust Agreement dated May 24, 2017 as Grantees, and unto Grantees heirs, successors and assigns all of that real property with the appurtenances thereunto belonging or in any way pertaining, situated in the County of Coos, State of Oregon, described as follows:

All that portion of the S1/2 of the NE1/4 of the NE1/4 of the SW1/4 and the N1/2 of the SE1/4 of the NE1/4 of the SW1/4 of Section 26, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon (per the 1980 BLM survey) lying west of the Coos Bay Rail Link right-of-way.

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 simple 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.

Dated this 5 day of February, 2021, 9:26 o'clock am

Jolene J. Poppe  
Jolene J. Poppe



State of Oregon)

ss  
County of     ) Jackson

This instrument was acknowledged before me on 2/5, 2021

By Wendi Cheers

Wendi Cheers My commission expires 9/26/2023  
Notary Public

Property #2

After Recording Send To:  
Harvey Wilcox  
69968 Hwy 101  
North Bend, Oregon 97459

Send Tax Statements To:  
Harvey Wilcox  
69968 Hwy 101  
North Bend, Oregon 97459

Consideration: \$0.00

Coos County, Oregon  
\$91.00

2021-00767  
01/21/2021 01:47 PM  
Pgs=2



Debbie Heller, CCC, Coos County Clerk

## CORRECTION DEED

Whereas the State of Oregon has indicated that it does not claim the submerged lands under Coos County's Clear Lake this deed is to correct the description of PARCEL III (Two separate properties that are not connected) of deed 2017-05050 as recorded in the Coos County deed records so as to include the submerged lands.

Harvey A. Wilcox (also known as Harvey Wilcox and Katherine S. Wilcox (also known as Kathy S. Wilcox), husband and wife as Grantors, hereby convey and warrant to Harvey A. Wilcox and Katherine S. Wilcox as Trustees of the Harvey and Katherine Wilcox Trust created by Trust Agreement dated May 24, 2017 as grantees, and unto Grantees heirs, successors and assigns all of that real property with the appurtenances thereunto belonging or in any way pertaining, situated in the County of Coos, State of Oregon, described as follows:

### Property #1 (Tax Lot 3102)

The North ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 26, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon (as per the 1980 BLM survey). Except that portion described in Deed to the State of Oregon recorded April 16, 1955 in Book 241 Page 184, deed records of Coos County, Oregon. Also excepting that portion in U.S. Highway 101. Also excepting that portion in the Southern Pacific Railroad (now Coos Bay Rail).

### Property #2 (Tax Lot 2500)

That portion of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 26, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon (as per the 1980 BLM survey) lying west of the Coos Bay Rail right-of-way. This land was deeded to Harvey Wilcox in boundary line adjustment deed #98-01-1112.

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 simple 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 \$0.00.

Dated this 19 day of Jan, 2021.

Harvey A. Wilcox  
Harvey A. Wilcox

Katherine S. Wilcox  
Katherine S. Wilcox

State of Oregon)

ss

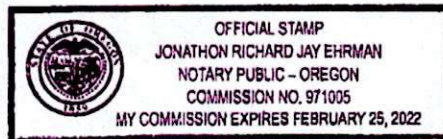
County of Douglas

This instrument was acknowledged before me on 1-19, 2021

By Harvey Wilcox and Katherine Wilcox

Jonathon Ehrman  
Notary Public

My commission expires 2-25-2022



2/26/21

Coos County Planning  
250 N. Baxter St.  
Coquille, OR 97423

I have enclosed an application for a property line adjustment. This PLA is to clear up an ordinance violation that I have been discussing with Jill.

My access to property #2 is a frontage road and RR crossing with the railroad. There is no current access to property #1 and I do not need to get to it as it is mostly submerged. My access is a license agreement with me personally (not an easement) and will not be affected by this PLA.

The State does not claim the bottom of Clear Lake so Property #1's North line and Property #2's South line are abutting as shown on my plot maps. After the adjustment property #2 will no longer exist and I will just own one property.

Property #1 does not have a tax lot designation but it has been approved as a discrete parcel (See your file #D-20-002).

Both properties are zoned Forest and are under the minimum acreage.

I would like to request the following:

- 1) I have been working on this for several years and would like to get this done as soon as possible. I therefore request to have this approved as an administrative action as per Section 6.3.100. My only neighbors are USFS, CBR and ODOT.
- 2) I would like to request that the requirement for a survey map be waived as there is no new line to be monumented and the resulting property is very close to the 10 acre requirement. The only lines that fall on land are the North and East lines. The North line has been marked by the USFS and the East line is referenced by the center of the RR rails. My surveyor's license has been retired so if Mike determines I need to monument it I will Have Jerry Estabrook file the map.

Thank you

*Harvey Wilcox*  
Harvey Wilcox

69968 Hwy 101

North Bend, OR 97459

(541) 759-4467

