



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-21-23

Date Received: 4/14/21 Receipt #: 224327 Received by: JMB

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) McMahan Family Trust/Jeff McMahan

Mailing address: 36150 Cold Spring Road, Crabtree, OR 97335

Phone: Email:

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot: 28S 14W 31 C A 01100

Tax Account Number(s): 2351200 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 8.57 Acreage After the Adjustment 10.24

B. Land Owner(s) McMahan Family Trust/Jeff McMahan

Mailing address: 36150 Cold Spring Road, Crabtree, OR 97335

Phone: Email:

Township: Range: Section: 1/4 Section: 1/16 Section: 28S 14W 31 C A 01200

Tax Account Number(s) 2352100 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 3.40 Acreage After the Adjustment 1.20

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 adjustment is adjust the area containing the cranberry bog into Tax Lot 1100.

Note: the record 2.39 acres for Tax Lot 1200 should be 3.40 acres.

- 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 type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 2 currently meet the mimimum 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:  
45 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.**

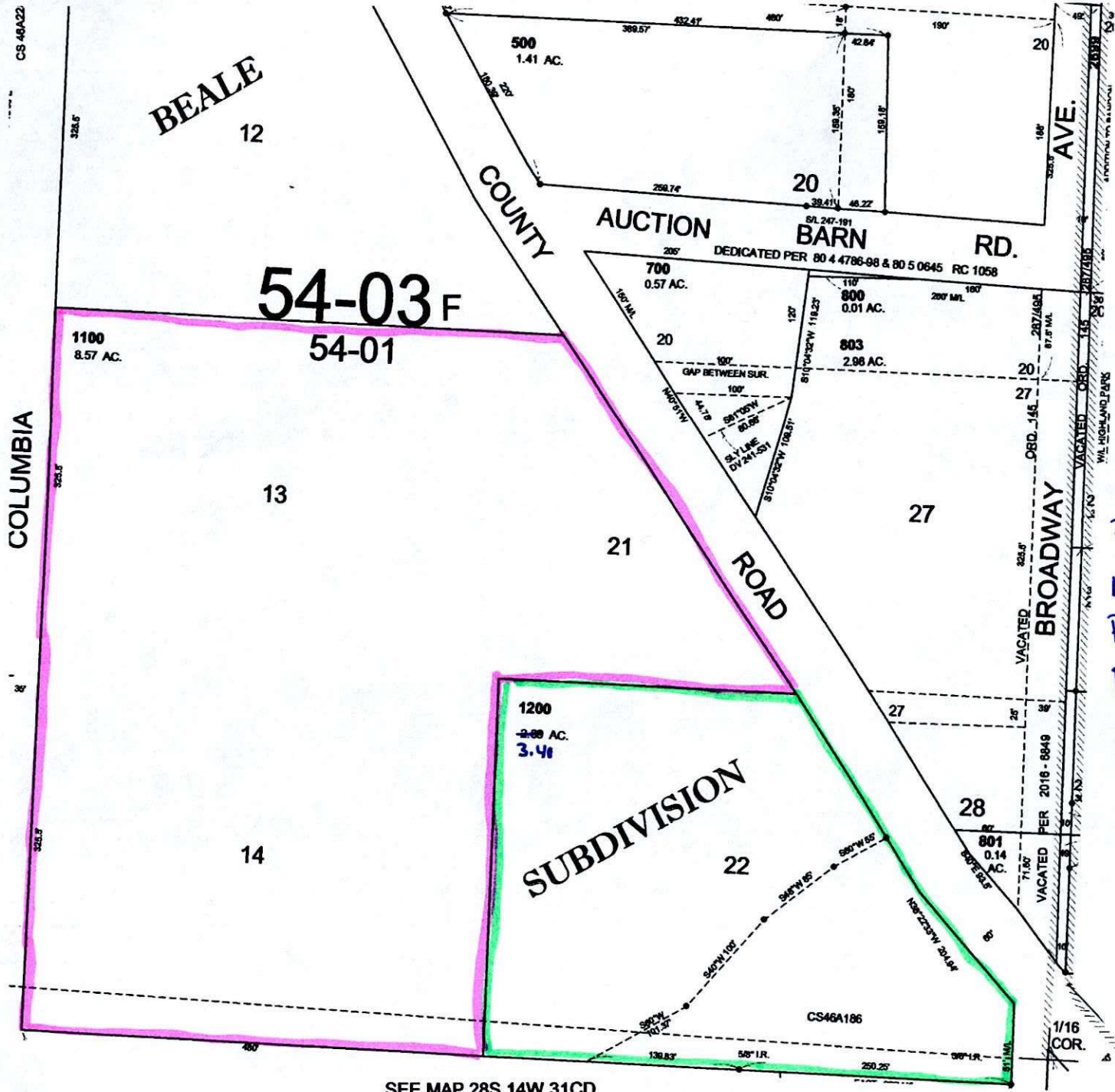
**Property Owner**

DocuSigned by:

*Jeff McMahon*

Successor Trustee of the McMahon Family Trust

515E4CD5145C485  
4/12/2021 11:51 AM PDT



SEE MAP 28S 14W 31DB

PROPERTY OWNER:  
 MEMAION FAMILY TRUST  
 P.O. Box 2069  
 BANDON, OR 97411

SEE MAP 28S 14W 31CD

08-22-2017

28S 14W 31CA

BEFORE ADJUSTMENT

NE1/4 SW1/4 SEC. 31 T28S R14W W.M.  
COOS COUNTY

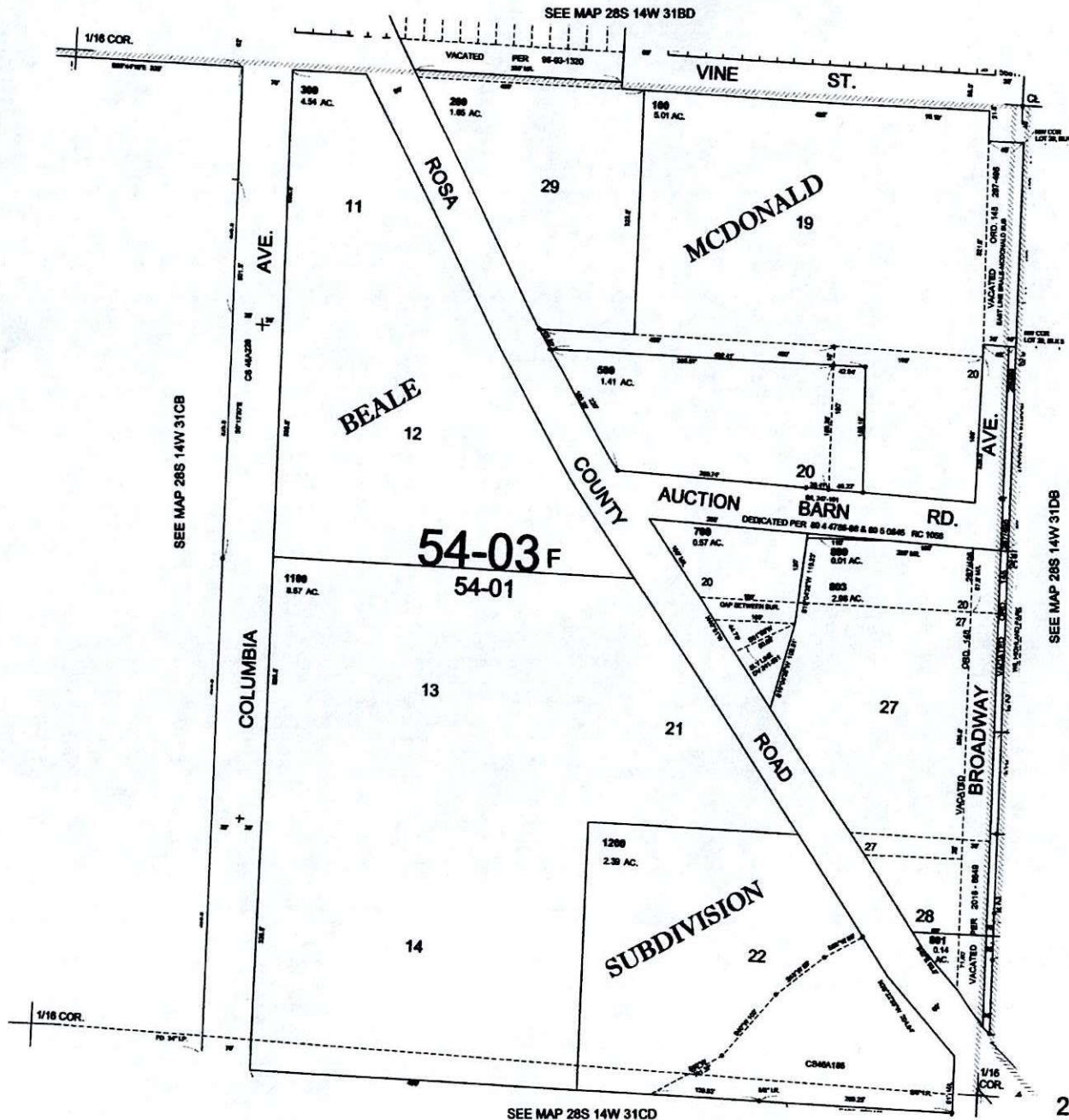
28S 14W 31CA

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 100'

CANCELLED NO.

- 400
- 1000
- 900
- 1300
- 1400
- 501
- 600
- 802
- 101
- 102
- 502
- 103



SEE MAP 28S 14W 31DB

08-22-2017

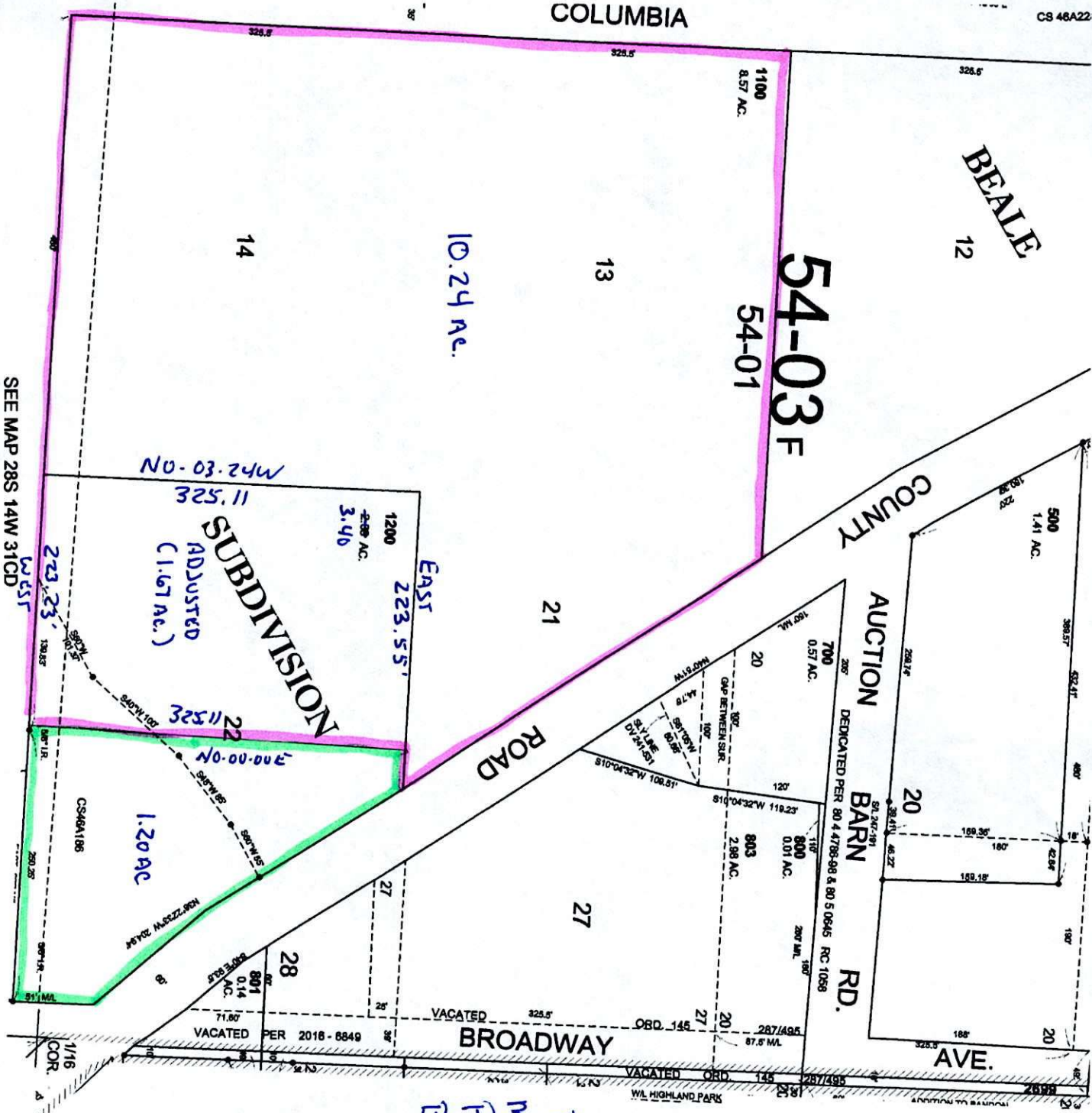
28S 14W 31CA

COLUMBIA

BEALE

54-03 F

54-01



SEE MAP 28S 14W 31CD

AFTER ADJUSTMENT

PROPERTY OWNER:  
 Memorial Family Trust  
 P.O. Box 2069  
 Bandon, OR 97411

SEE MAP 28S 14W 31DB

28S 14W 31CA

08-22-2017

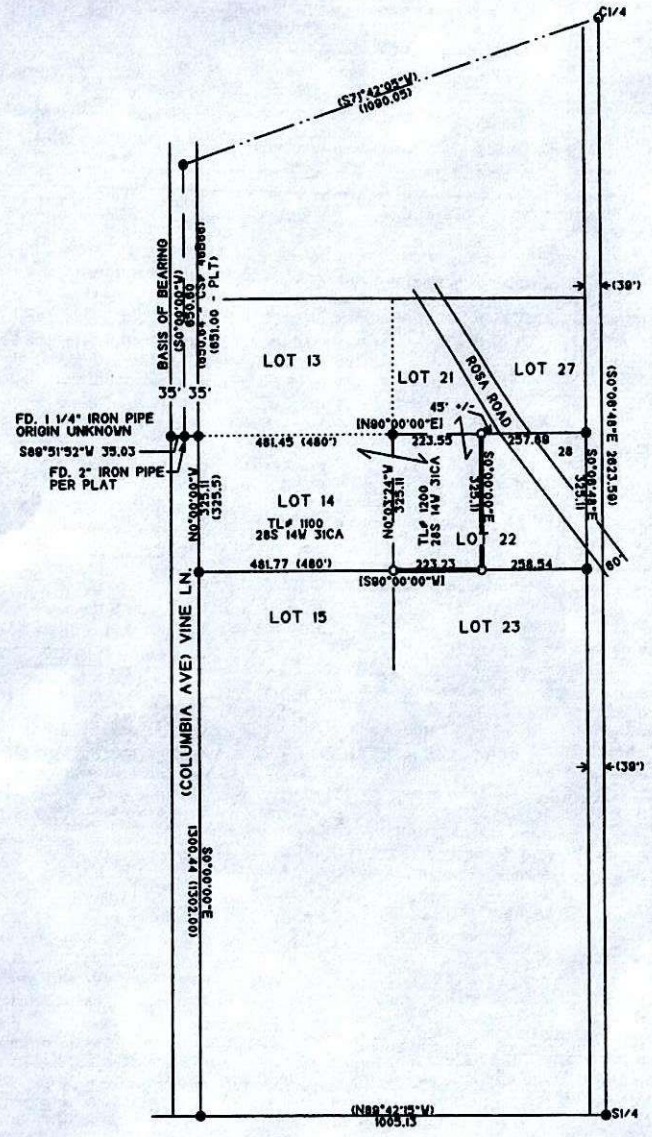
PROPERTY LINE ADJUSTMENT SURVEY - LOCATED IN THE SW1/4  
 OF SECTION 1, T.28S., R.14W., W.M., COOS COUNTY, OREGON  
 (LOTS 14 & 22, PLAT OF BEALE-McDONALD SUBDIVISION)

COOS COUNTY SURVEYOR  
 DATE RECEIVED: \_\_\_\_\_  
 DATE ACCEPTED/FILED: \_\_\_\_\_  
 COOS COUNTY SURVEYOR

SURVEYED FOR:  
 McMAHON FAMILY TRUST  
 P.O. BOX 2089  
 BANDON, OR 97411  
 SURVEYED BY:  
 MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
*Troy Rambo*  
 OREGON  
 JULY 14, 2009  
 TROY J. RAMBO  
 2865  
 RENEWAL 12-31-2022

PLANNING DEPT. FILE NO. PLA-16-024

PLANNING DEPT. APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
 DEED RECORDING NO. 2021 - \_\_\_\_\_



↑ N  
 BASIS OF BEARING  
 ASSUMED PER  
 CS# 48866  
 NOT TO SCALE  
 APRIL 12, 2021

- LEGEND**
- FD. 2" IRON PIPES PER PLAT
  - SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED "LS 2865"
  - CALCULATED POSITION - NOT SET
  - ( ) RECORD BEARING/DISTANCE
  - [ ] RECORD PLAT BEARING - HELD
  - 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 ON THE PLAT OF BEALE-McDONALD SUBDIVISION AND CS# 48866.  
 THE RECORD BEARINGS AND DISTANCES PER CS# 48866 WERE HELD TO CALCULATE THE POSITIONS OF THE C1/4, S1/4 AND THE SOUTH LINE OF SECTION 31. THE NORTH-SOUTH DISTANCES WERE THEN PROPORTIONED ACCORDINGLY AS SHOWN.  
 THE FIELD WORK WAS PERFORMED BY MYSELF.