



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-23-015

Date Received: 7/26/23 Receipt #: 239995 Received by: C. Carr
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) Bart and Martha Bartley

Mailing address: 63046 Pennsylvania Road, Coos Bay, OR 97420

Phone: 305-433-1666 Email: bart.bartley@hotmail.com

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot:
26S 13W 11 A B 1200

Tax Account Number(s): 4515200 Zone: Select Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 2.18 Acreage After the Adjustment 2.38

B. Land Owner(s) Janice Stephens

Mailing address: 63042 Pennsylvania Road, Coos Bay, OR 97420

Phone: 541-260-0005 Email: janniemoose@gmail.com

Township: Range: Section: 1/4 Section: 1/16 Section:
26S 13W 11 A B 1212

Tax Account Number(s) 4515212 Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 2.05 Acreage After the Adjustment 1.85

C. Surveyor Stephan Stys

Mailing Address PO Box 778, Coos Bay, OR 97420

Phone #: 541-294-6915 Email: stephan@estabrooklandsurveying.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

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:

10' minimum

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

Bart Bartley
Martha Bartley
James M. Stephens

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.

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 property line adjustment is to move the property line so that Bart Bartley's improvements are on his property.

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: Mortgage Electronic Registration System, PO Box 2026, Flint, MI 48501

Property 2: Wells Fargo Bank, 420 Montgomery Street, San Francisco, CA 94104

Secretary of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410

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



1495 NW Garden Valley Blvd., Roseburg, OR 97471
PHONE (541)672-6651 FAX (541)672-5793

STATUS OF RECORD TITLE

Estabrook Land Surveying
PO Box 778
Coos Bay, OR 97420

July 13, 2023
Title Number: 597114AM
Title Officer: Teddi Underhill
Fee: \$200.00

Your Reference No. Stephens

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Jack H. Stephens and Janice Stephens, as tenants by the entirety

and dated as of **July 3, 2023** at 7:30 a.m.

Said property is subject to the following on record matters: Tax Information:

Taxes assessed under Code No. 0916 Account No. 4515212 Map No. 26-13W-11AB-01212

NOTE: The 2022-2023 Taxes: \$2,626.89, are Paid

1. The 2023-24 Taxes: A lien not yet due or payable.
2. Easements for utilities over and across the Land formerly included within the boundaries of alley and West Street, now vacated, if any such exist.
3. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 23, 1992
Instrument No.: [92-12-0952](#)
4. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation dba Pacific Power & Light Company
Recorded: October 22, 1993
Instrument No.: [93-10-0893](#)
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation, dba Pacific Power & Light Company
Recorded: October 22, 1993
Instrument No.: [93-10-0894](#)

6. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation dba Pacific Power & Light Company
Recorded: January 12, 1996
Instrument No.: [96-01-0457](#)

7. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$355,500.00
Trustor/Grantor: Jack H. Stephens and Janice Stephens, husband and wife
Trustee: Fidelity National Title
Beneficiary: Wells Fargo Bank, N. A. organized and existing under the laws of The United States
Recorded: November 12, 2009
Instrument No.: [2009-11319](#)

The beneficial interest under said Deed of Trust was assigned by successive assignments of record to Nationstar Mortgage LLC D/B/A Champion Mortgage Company, by assignment
Maturity Date April 28, 2097

Recorded: November 22, 2017
Instrument No.: [2017-11230](#)

8. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$355,500.00
Trustor/Grantor: Jack H. Stephens and Janice Stephens, husband and wife
Trustee: Fidelity National Title
Beneficiary: Secretary of Housing and Urban Development
Dated: November 2, 2009
Recorded: November 12, 2009
Instrument No.: [2009-11320](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Jack H. Stephens
Janice Stephens

NOTE: The Manufactured Structure located on the subject property has been detitled as evidenced by Application to Exempt a Manufactured Structure from Registration and Titling, including the terms and provisions thereof,
Recorded: October 19, 2000
Instrument No.: [2000-11043](#)

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include

supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 597114AM

Block 4, Alder Park Addition to Marshfield (Now Coos Bay), Coos County, Oregon.
Together with vacated West Street abutting Lots 11 and 12, and the vacated alley
Abutting Lots 1 through 22 of said Block 4.

EDITOR ONLY

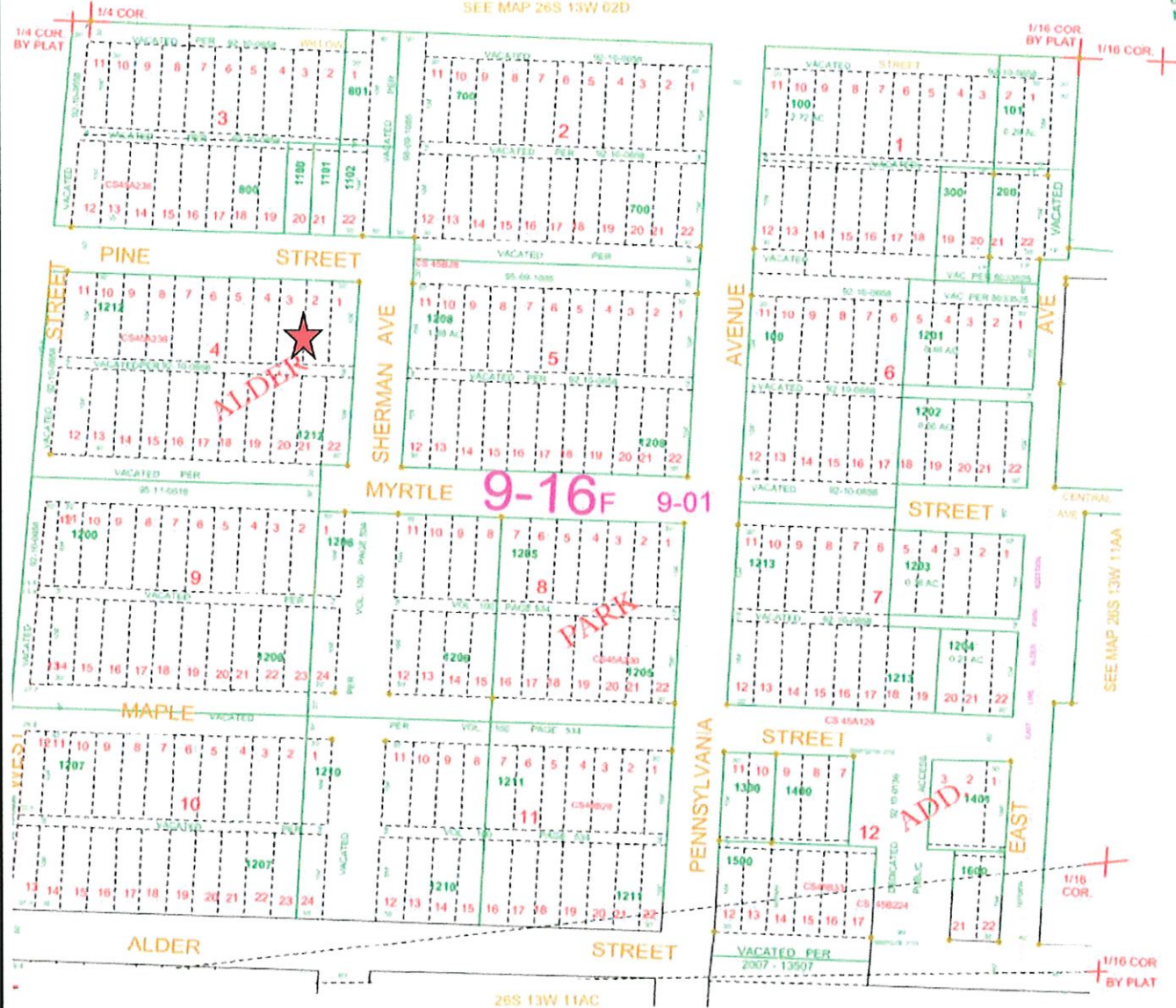
NW1/4 NE1/4 SEC. 11 T.26S. R.13W. W.M.
COOS COUNTY

26 13 11AB

1" = 100'

CANCELLED
900
1000
400
500
600
1209

SEE MAP 26S 13W 02D



4-3-2008

26 13 11AI



63042 Pennsylvania Road
Coos Bay, OR 97420

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



1495 NW Garden Valley Blvd., Roseburg, OR 97471
PHONE (541)672-6651 FAX (541)672-5793

STATUS OF RECORD TITLE

Estabrook Lane Surveying
PO Box 778
Coos Bay, OR 97420

July 13, 2023
Title Number: 597111AM
Title Officer: Teddi Underhill
Fee: \$200.00

Your Reference No. Bartley

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Bart C. Bartley and Martha K. Bartley, as tenants by the entirety

and dated as of **July 3, 2023** at 7:30 a.m.

Said property is subject to the following on record matters: Tax Information:

Taxes assessed under Code No. 0916 Account No. 4515200 Map No. 26-13W-11AB-01200

NOTE: The 2022-2023 Taxes: \$1,522.39, are Paid

1. As disclosed by the Coos County tax roll, the amount of assessment has been reduced by reason of a Veteran's Exemption.
2. The 2023-24 Taxes: A lien not yet due or payable.
3. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 23, 1992
Instrument No.: [92-12-0952](#)
4. Easements for utilities over and across the Land formerly included within the boundaries of .Maple Street, Myrtle Street, West Street and alley, now vacated, if any such exist
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation dba Pacific Power & Light Company
Recorded: October 22, 1993
Instrument No.: [93-10-0893](#)

6. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation, dba Pacific Power & Light Company
Recorded: October 22, 1998
Instrument No.: [93-10-0894](#)

7. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Pacificorp, a corporation dba Pacific Power & Light Company
Recorded: January 12, 1996
Instrument No.: [96-01-0457](#)

8. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$189,000.00
Trustor/Grantor: Bart C. Bartley and Martha K. Bartley, as tenants by the entirety
Trustee: First American Title
Beneficiary: Mortgage Electronic Registration Systems, Inc (MERS) as nominee for Banner Bank, organized and existing under the laws of Washington
Dated: July 8, 2015
Recorded: July 14, 2015
Instrument No.: [2015-006299](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Bart C. Bartley
Martha K. Bartley

NOTE: The Manufactured Structure located on the subject property has been detitled as evidenced by Application to Exempt a Manufactured Structure from Registration and Titling, including the terms and provisions thereof,
Recorded: February 7, 1996
Instrument No.: [96-02-0233](#)

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 597111AM

Lots 2 through 23, inclusive, Block 9, Alder Park Addition to Marshfield (now Coos Bay) Coos County, Oregon. Together with that portion of vacated Maple Street and vacated alley that would inure to said lots by operation of law. ALSO Together with that portion of vacated Myrtle Street and vacated West Street that would inure to said property by operation of law.

VAS PREPARED FOR
ST PURPOSE ONLY

NW1/4 NE1/4 SEC. 11 T.26S. R.13W. W.M.
COOS COUNTY

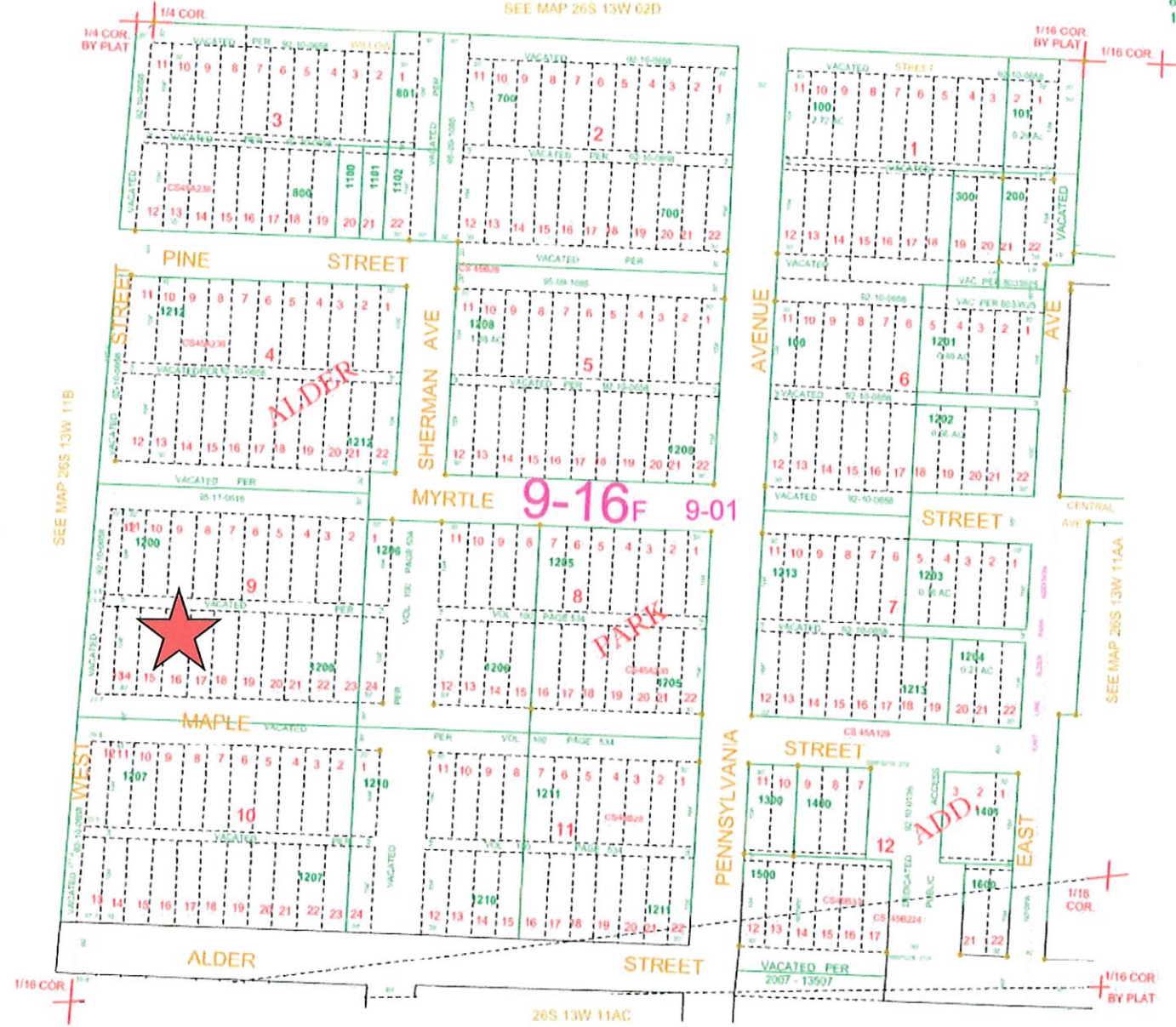
26 13 11.

CANCELLED

1" = 100'

- 900
- 1000
- 400
- 500
- 600
- 1209

SEE MAP 26S 13W 02D



63046 Pennsylvania Road
Coos Bay, OR 97420

THIS MAP IS FURNISHED AS AN
ACCOMMODATION STRICTLY FOR THE
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AREA OR ANY OTHER FACTS RELATED TO
THE LAND SHOWN THEREOF

CERTIFICATION OF VITAL RECORD

TYPE OR
PRINT IN
PERMANENT
BLACK INK

OREGON DEPARTMENT OF HUMAN SERVICES
CENTER FOR HEALTH STATISTICS 136-
CERTIFICATE OF DEATH

LD. TAG NO. 583741

STATE FILE NUMBER

1. Legal Name (Include AKA, if any) First Middle Last Suffix Jack Harold Stephens				2. Death Date (MM/DD/YYYY) April 3, 2011	
3. Sex (M/F) Male	4a. Age - Last Birthday 73	4b. Under 1 Year Months Days	4c. Under 1 Day Hours Minutes	5. Social Security Number 545-52-1820	6. County of Death Coos
7. Birthdate (MM/DD/YYYY) OCT 31, 1937		8a. Birthplace (City/Town, or County) Blairsville		8b. (State or Foreign Country) Georgia	
9. Decedent's Education B.A.		10. Was Decedent of Hispanic Origin? (Yes or No. If yes, specify) No		11. Decedent's Race(s) White	
12. Was Decedent Ever in U.S. Armed Forces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Residence: Number and Street (e.g., 234 SE 2nd Street, Apt. No. 8) 63042 Pennsylvania Rd. Coos Bay			
14. City/Town Coos Bay		15. Residence County Coos		16. State or Foreign Country Oregon	
17. Zip Code + 4 97420		18. Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		19. Marital Status at Time of Death Married	
20. Spouse's Name (If married or widowed, give name prior to first marriage) Janice Marie Strunk		21. Usual Occupation (Indicate type of work done during most of working life. DO NOT USE "RETIRED") Industrial Arts Teacher			
22. Kind of Business/Industry (DO NOT USE COMPANY NAME) Secondary Education		23. Father's Name (First, Middle, Last) Chill - Stephens			
24. Mother's Name Prior to First Marriage (First, Middle, Last) Leona - Murphy		25. Informant's Name Janice Stephens			
26. Telephone Number NA		27. Relation to Decedent Wife		28. Mailing Address (Number & Street, City/Town, State, Zip + 4) 63042 Pennsylvania Rd. Coos Bay, OR 97420	
29. Place of Death Hospital Inpatient		30. Facility Name Bay Area Hospital			
31. Location of Death (give address) 1775 Thompson Rd.		32. City/Town or Location of Death Coos Bay		33. State OR	
34. Zip Code + 4 97420		35. Method of Disposition Cremation		36. Place of Disposition (name of cemetery, crematory, or other place) Siulaw Valley Crematory	
37. Location Florence, Oregon		38. Name and Complete Address of Funeral Facility (Number & Street, City/Town, State, Zip + 4) Nelson's Bay Area Mortuary 405 Elrod Ave. Coos Bay, OR 97420			
39. Date of Disposition (MM/DD/YYYY)		40. Funeral Director's Signature <i>Tommy Nelson</i>		41. OR License Number RS: 0399	
42. Registrar's Signature <i>Blanca Maradei</i>		43. Date Received (MM/DD/YYYY) April 5, 2011		44. Local File Number 11780	
45. Record Amendment		46. Record Amendment			
47. Was case referred to Medical Examiner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		48. Autopsy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		49. Time of Death 7:00 PM	
49. Were autopsy findings available to complete the cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		50. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT ENTER TERMINAL EVENTS such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Approximate Interval: Onset to Death IMMEDIATE CAUSE a. Pulmonary Artery Hypertension Due to (or as a consequence of) ↓ b. _____ Due to (or as a consequence of) ↓ c. _____ Due to (or as a consequence of) ↓ d. _____			
51. Other significant conditions contributing to death, but not resulting in the underlying cause given above: CORONARY ARTERY DISEASE - R. VENTRICULAR ANEURYSM, ANGINA PECTORIS, DM		52. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> Unknown <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Unknown if pregnant within the past year <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> Suicide <input type="checkbox"/> Pending <input type="checkbox"/> Not pregnant, but pregnant within 42 days before death			
53. Date of Injury (MM/DD/YYYY)		54. Time of Injury		55. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)	
56. Injury at Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		57. Location of Injury (Number & Street, City/Town, State, Zip + 4)			
58. Describe how injury occurred:		59. If transportation injury, specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)			
60. Name and Address of Certifier (Number & Street, City/Town, State, Zip + 4) Wendy Haack, D.O., 1750 Thompson Rd. Coos Bay, OR 97420					
61. Name and Title of Attending Physician (If Other than Certifier)					
62. Title of Certifier D.O.		63. License Number D029304		64. Date Signed (MM/DD/YYYY) April 4, 2011	
65. Medical Certifier - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated.		66. Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.			
67. Record Amendment					

ORIGINAL - VITAL RECORDS COPY

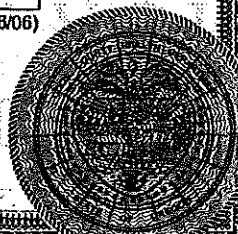
45-2 (08/06)

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE COOS COUNTY REGISTRAR.

DATE ISSUED: APR 5 2011

Frances Hall Smith
FRANCES HALL SMITH
COUNTY REGISTRAR
COOS COUNTY, OREGON

THIS COPY IS NOT VALID WITHOUT OREGON STATE SEAL AND BORDER.

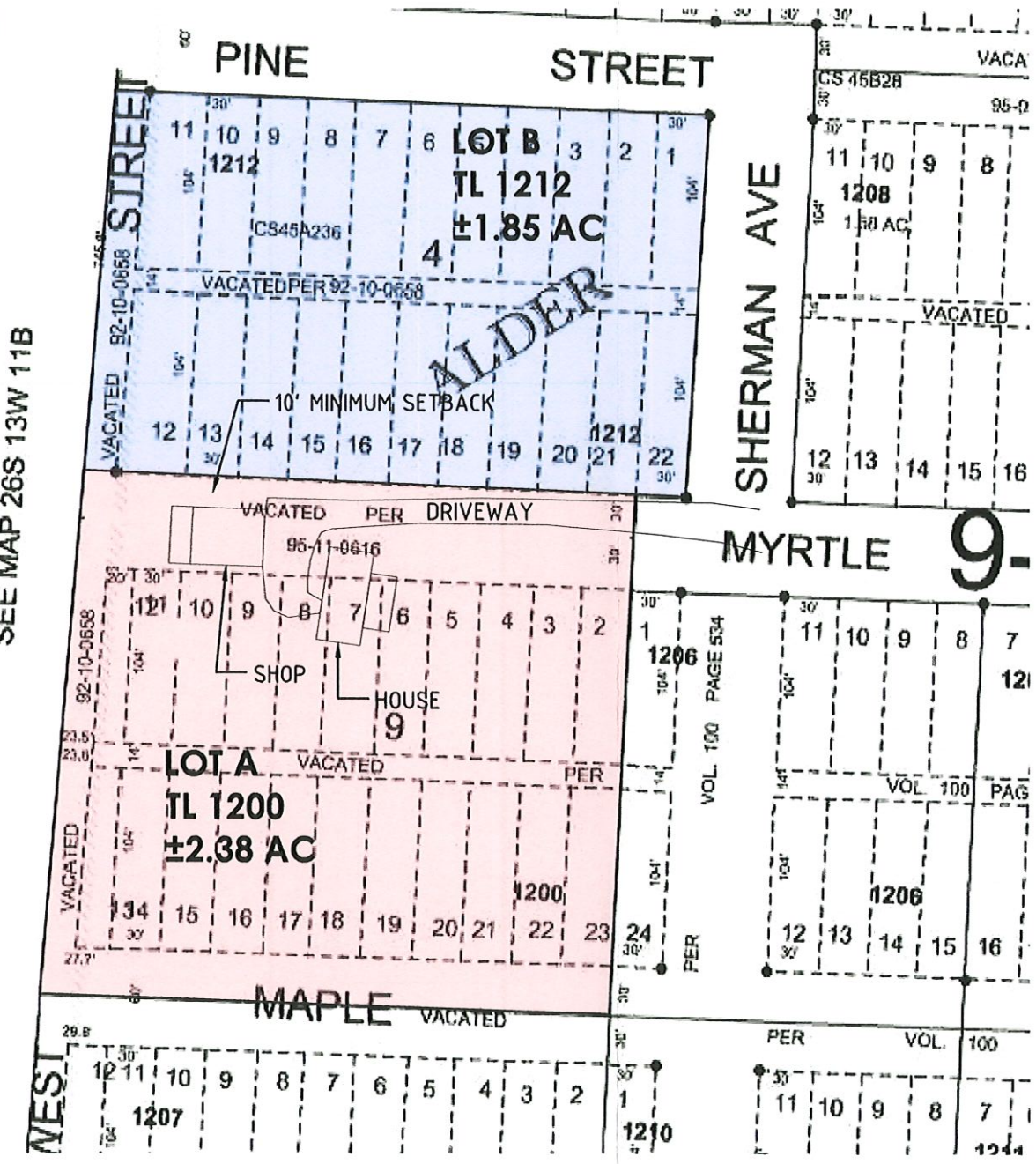
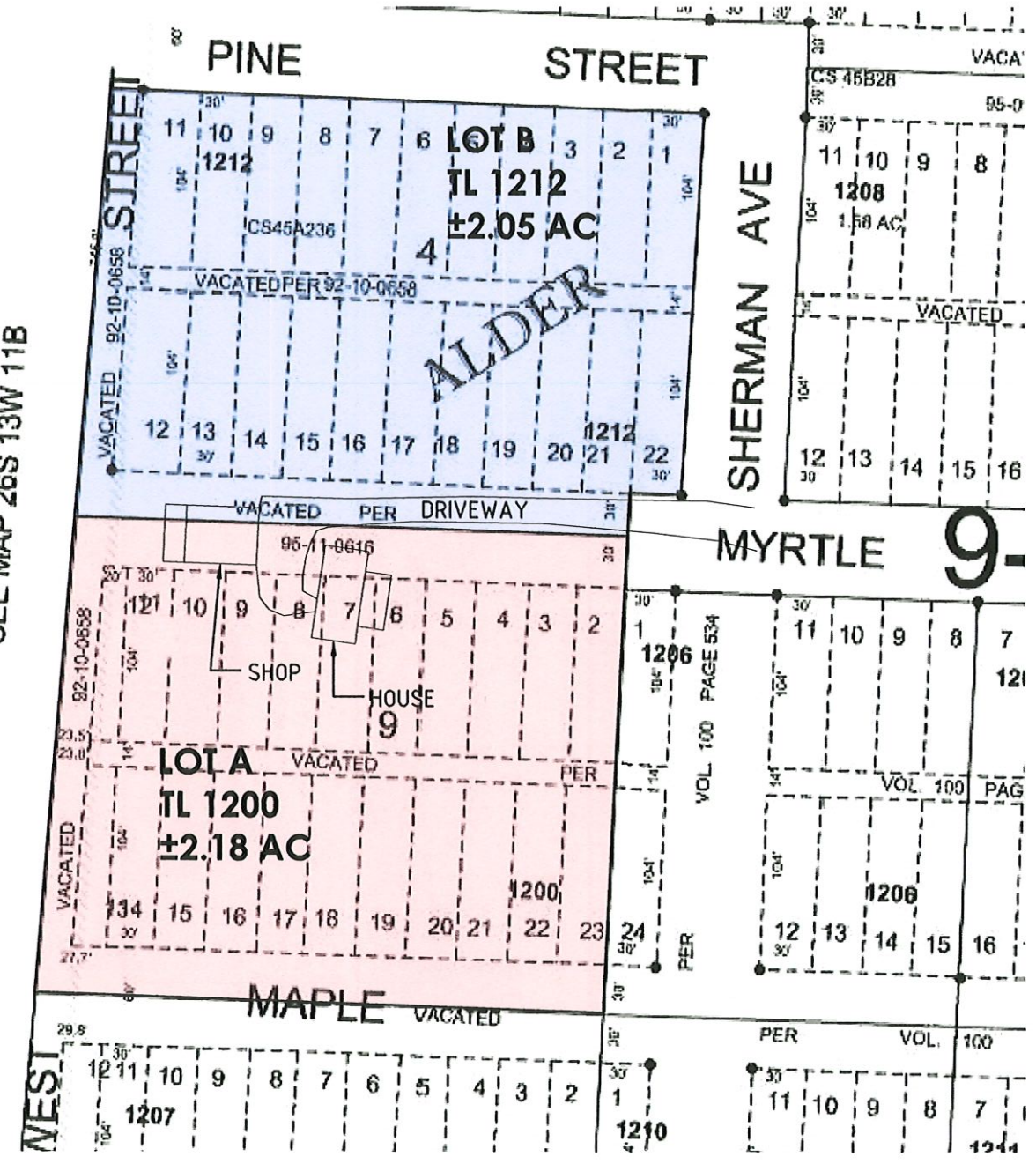


BEFORE

AFTER

SEE MAP 26S 13W 11B

SEE MAP 26S 13W 11B



FIGURE

1

TENTATIVE MAP AND PLOT PLAN

26S-13W-11AB-1200
26S-13W-11AB-1212



Drawn By: SRS
Date: 6/25/2023

BART BARTLEY
PROPERTY LINE ADJUSTMENT

ESTABROOK AND SURVEYING
MAIL: PO BOX 778 COOS BAY, OR 97420
PHONE: 541-294-6515
WEB: ESTABROOKLANDSURVEYING.COM