



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-23-016

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) Robert and Sandra Butler
Mailing address: PO Box 1941, Bandon, OR 97411
Phone: Email:
Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot:
28S 14W 21 C D 1101
Tax Account Number(s): 969901 Zone: Select Zone Rural Residential-2 (RR-2)
Acreage Prior to Adjustment: 1.29 Acreage After the Adjustment 1.31

B. Land Owner(s) Robert and Sandra Butler
Mailing address: PO Box 1941, Bandon, OR 97411
Phone: Email:
Township: Range: Section: 1/4 Section: 1/16 Section:
28S 14W 21 C D 1100
Tax Account Number(s) 969900 Zone Rural Residential-2 (RR-2)
Acreage Prior to Adjustment: 1.30 Acreage After the Adjustment 1.28

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

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 owner of the property would like to have all improvements on a single discrete unit of land.

- 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: _____

Property 2: _____

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:

52'

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

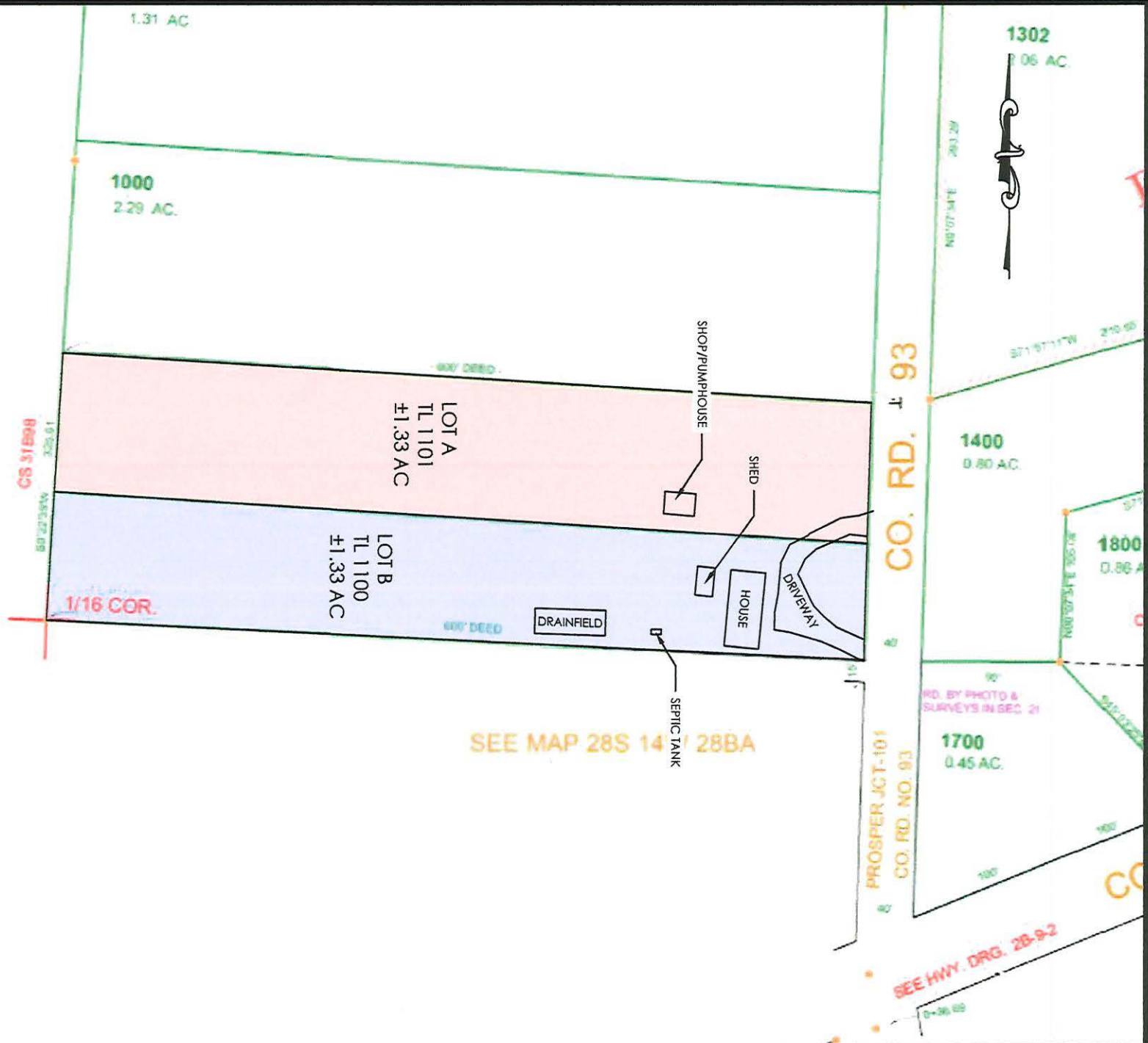
Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge 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

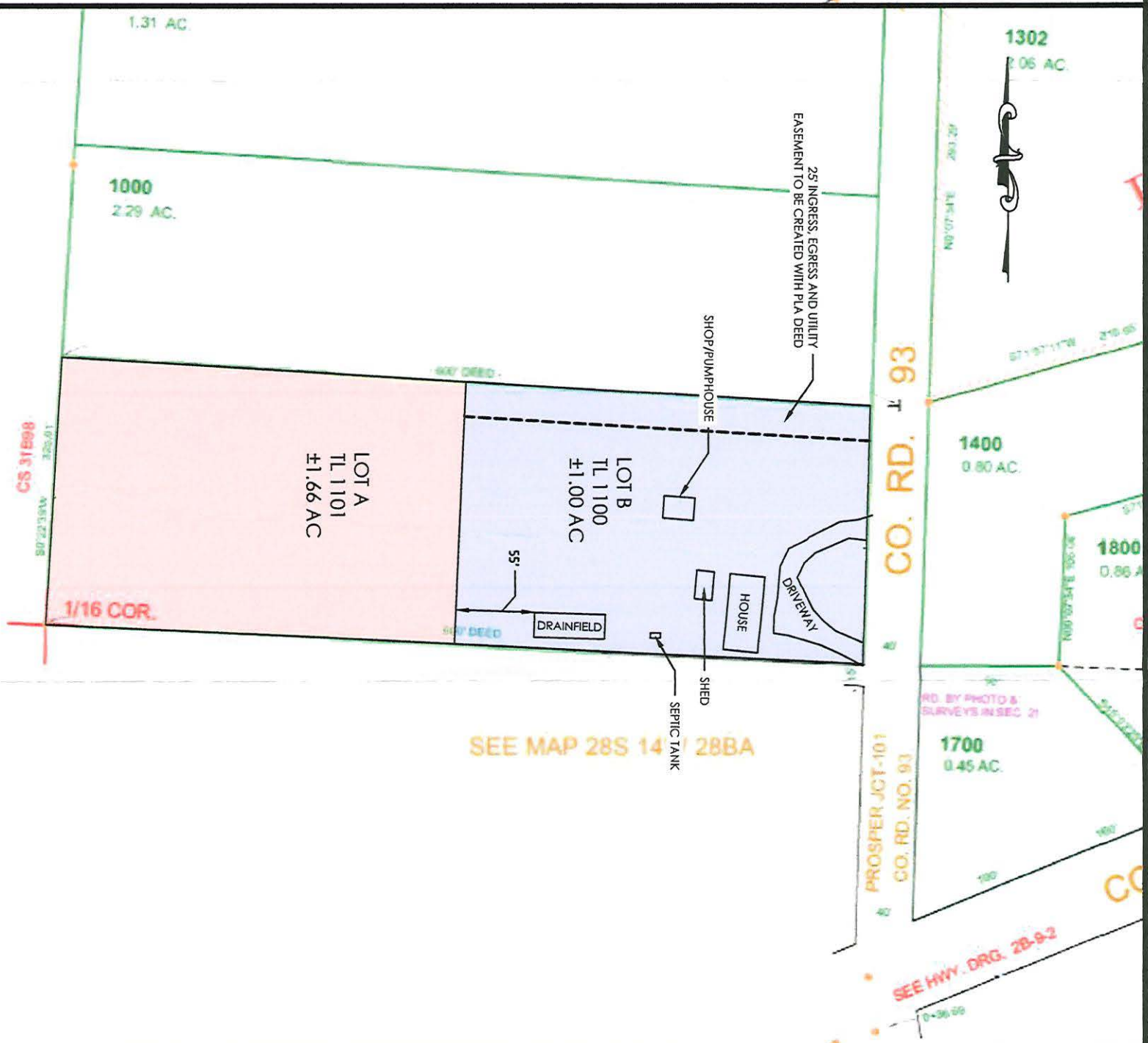
Sandra Butler - Butler Family Trust

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.



BEFORE



AFTER

ESTABROOK LAND SURVEYING	Drawn By: SRS Date: 3/12/2023	0 1" = 100' 1"	TENTATIVE MAP AND PLOT PLAN	FIGURE
	BUTLER PROPERTY LINE ADJUSTMENT			28S-14W-21CD-1100 28S-14W-21CD-1101

**PROPERTY LINE ADJUSTMENT LOCATED IN SW 1/4 OF SECTION 21,
TOWNSHIP 28 SOUTH, RANGE 14 WEST, W.M., COOS COUNTY, OREGON.**

COOS COUNTY SURVEYOR

DATE RECEIVED _____

DATE ACCEPTED/FILED: _____

COOS COUNTY SURVEYOR

PLANNING FILE NO.: PLA-77-777

LEGEND

- FOUND MONUMENT AS NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "STYS 86454PLS".
- CALCULATED POINT.
- SECTION LINE.
- DIMENSION LINE.
- NEW PROPERTY LINE.
- - - OLD PROPERTY LINE.
- BOUNDARY OF PROPERTY SURVEYED.
- APPROXIMATE BOUNDARY OF UNSURVEYED PROPERTIES.
- (11 RECORD PER CS NO. 31B150.
- (12 RECORD PER COOS COUNTY DEED VOLUME: 231, PAGE: 376.

NARRATIVE

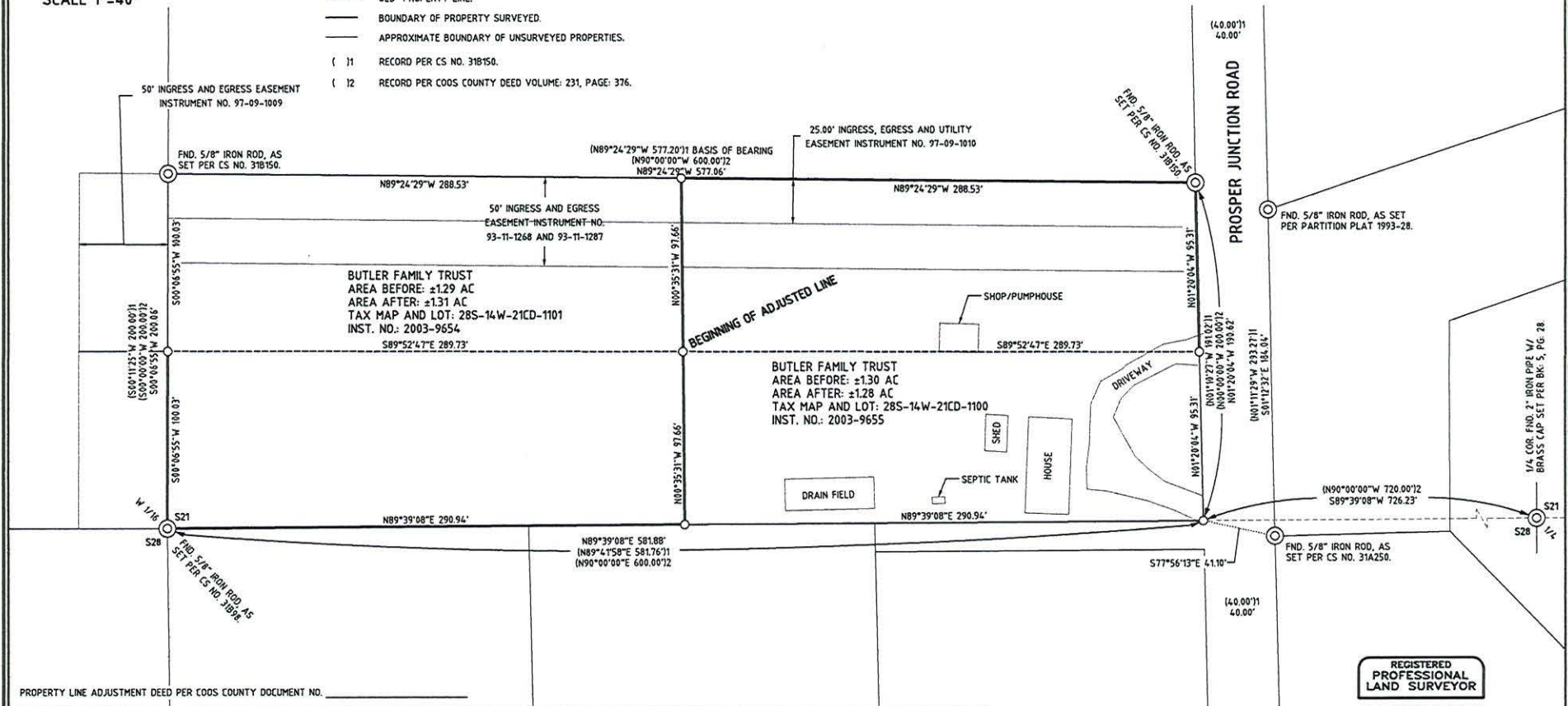
THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT WAS TO ADJUST THE BOUNDARY BETWEEN THE UNITS OF LAND DESCRIBED IN COOS COUNTY DEED RECORDS INSTRUMENT NUMBERS 2003-9655 AND 2003-9654 SO THAT ALL OF THE CURRENT IMPROVEMENTS ARE ON A SINGLE UNIT OF LAND.

THE PROCEDURE WAS TO LOCATE AND TIE RECORD MONUMENTS PER CS NO. 31B150, 31A250, 31B98, PARTITION PLAT 1993-28 AND BOOK: 5, PAGE: 28. I THEN CALCULATED THE SOUTHEAST CORNER OF THE UNIT OF LAND DESCRIBED IN COOS COUNTY DEED RECORDS INSTRUMENT NUMBERS 2003-9655 TO BE AT THE INTERSECTION OF THE BOUNDARY COMMON TO SECTIONS 21 AND 28 AND THE WESTERLY BOUNDARY OF PROSPER JUNCTION ROAD. I THEN SET MONUMENTS AS DIRECTED BY THE OWNERS OF THE PROPERTY.

EQUIPMENT USED WAS A NIKON K2 TOTAL STATION WITH TDS RANGER DATA COLLECTOR.

ASSISTING PERSONNEL WAS CEDAR PATRIZIO.

SCALE 1"=40'



PROPERTY LINE ADJUSTMENT DEED PER COOS COUNTY DOCUMENT NO. _____

REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

OREGON
NOVEMBER 8, 2022
STEPHAN R. STYS
86454PLS

EXPIRES 06/30/24



PO BOX 778
COOS BAY, OR 97420
541-294-6915
WWW.ESTABROOKLANDSURVEYING.COM

PREPARED FOR:
SHERI McGRATH, AGENT FOR:
BUTLER FAMILY TRUST
55548 PROSPER JCT. ROAD
BANDON, OR 97411

DRAWN BY: SRS
CHECKED BY: PJC
JOB NO.: 2023-071
DATE: 4/12/2023
SHEET: 1 OF 1

BASIS OF BEARING
THE BASIS OF BEARING IS ASSUMED PER CS NO. 31B150.

RECORD REFERENCE INFORMATION
CS NO. 31B150, BY: MICHAEL L. DADO, DATED: JAN. 2004,
COOS COUNTY DEED RECORDS VOLUME: 231, PAGE: 376.



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

Date: April 3, 2023
Order No. 583318AM
Reference: 55548 Prosper Junction
Road
Bandon, OR 97411

We have enclosed our SORT Report pertaining to order number 583318AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Tonya Vejar

tonya.vejar@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



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

STATUS OF RECORD TITLE

April 3, 2023
Title Number: 583318AM
Title Officer: Tonya Vejar
Fee: \$300.00

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

See attached Exhibit 'A'

Vestee:

Robert L. Butler and Sandra M. Butler, Trustees for the Butler Family Trust

and dated as of **March 15, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:

Taxes assessed under Code No. 5403 [Account](#) No. 969900 [Map](#) No. 28-14W-21CD-01100

NOTE: The 2022-2023 Taxes: \$1,171.99, are Paid

Taxes assessed under Code No. 5401 [Account](#) No. 969901 [Map](#) No. 28-14W-21CD-01101

NOTE: The 2022-2023 Taxes: \$596.32, are Paid

1. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor: Thomas Smith and Cora Smith

Lessee: Oregon-California Petroleum Corporation

Recorded: April 21, 1934

Instrument No.: [120/538](#)

APPEARS TO HAVE EXPIRED.

Amended with Agreement recorded April 13, 1936 as [125/462](#)

RELEASES ANY INTEREST IN PROPERTY

2. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor: E.L. Smith and Emily Smith

Lessee: C.W. Ashton

Recorded: November 21, 1936

Instrument No.: [127/627](#)

APPEARS TO HAVE EXPIRED.

3. Agreement Easement, including the terms and provisions thereof,
Recorded: November 29, 1993
Instrument No.: [93-11-1286](#) **50' INGRESS AND EGRESS OVER TL 1101
IN FAVOR OF TL 2500**
4. Agreement for Easement, including the terms and provisions thereof,
Recorded: November 29, 1993
Instrument No.: [93-11-1287](#) **50' INGRESS AND EGRESS OVER TL
1101 IN FAVOR OF TL 2600**
5. Agreement for Easement, including the terms and provisions thereof,
Recorded: September 24, 1997
Instrument No.: [97-09-1009](#) **50' INGRESS AND EGRESS EASEMENT OVER TL 2600
IN FAVOR OF CHRIS, ROBERT AND SANDRA BUTLER**
6. Agreement for Easement, including the terms and provisions thereof,
Recorded: September 24, 1997
Instrument No.: [97-09-1010](#) **25' INGRESS, EGRESS AND UTILITIES
OVER TL 1101 IN FAVOR OF TL 2600**
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: Coos-Curry Electric Cooperative Inc. **BLANKET EASEMENT OVER TL 1101 IN
FAVOR OF COOS CURRY ELECTRIC**
Recorded: September 24, 1997
Instrument No.: [97-09-1012](#)
Said Instrument was amended by document recorded October 22, 1999 as [1999-13395](#)
8. Agreement for Easement, including the terms and provisions thereof, **ADDED LEGAL DESCRIPTION**
Recorded: January 18, 2007
Instrument No.: [2007-775](#) **EXPLICITLY REMOVES PARKING VIA 97-09-1009**

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.

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. 583318AM

Parcel I:

The South half of the following described real property, to-wit:
Beginning at a point 720 feet west of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 28, Township 28 South, Range 14 West of the Willamette Meridian, in Coos County Oregon, and running thence North 200 feet; thence running West 600 feet; thence running South 200 feet; and thence running East 600 feet to the place of beginning, the above parcel of land being in the Southeast quarter of the Southwest quarter of Section 21 in Township 28 South, Range 14 West of the Willamette Meridian, in Coos County, Oregon

Parcel II:

The North half of the following property, to-wit:
Beginning at a point 720 feet west of the Northeast corner of the Northeast quarter of the Northwest quarter of Section 28, Township 28 South, Range 14 West of the Willamette Meridian, in Coos County Oregon, and running thence North 200 feet; thence running West 600 feet; thence running South 200 feet; and thence running East 600 feet to the place of beginning, the above parcel of land being in the Southeast quarter of the Southwest quarter of Section 21 in Township 28 South, Range 14 West of the Willamette Meridian, in Coos County, Oregon

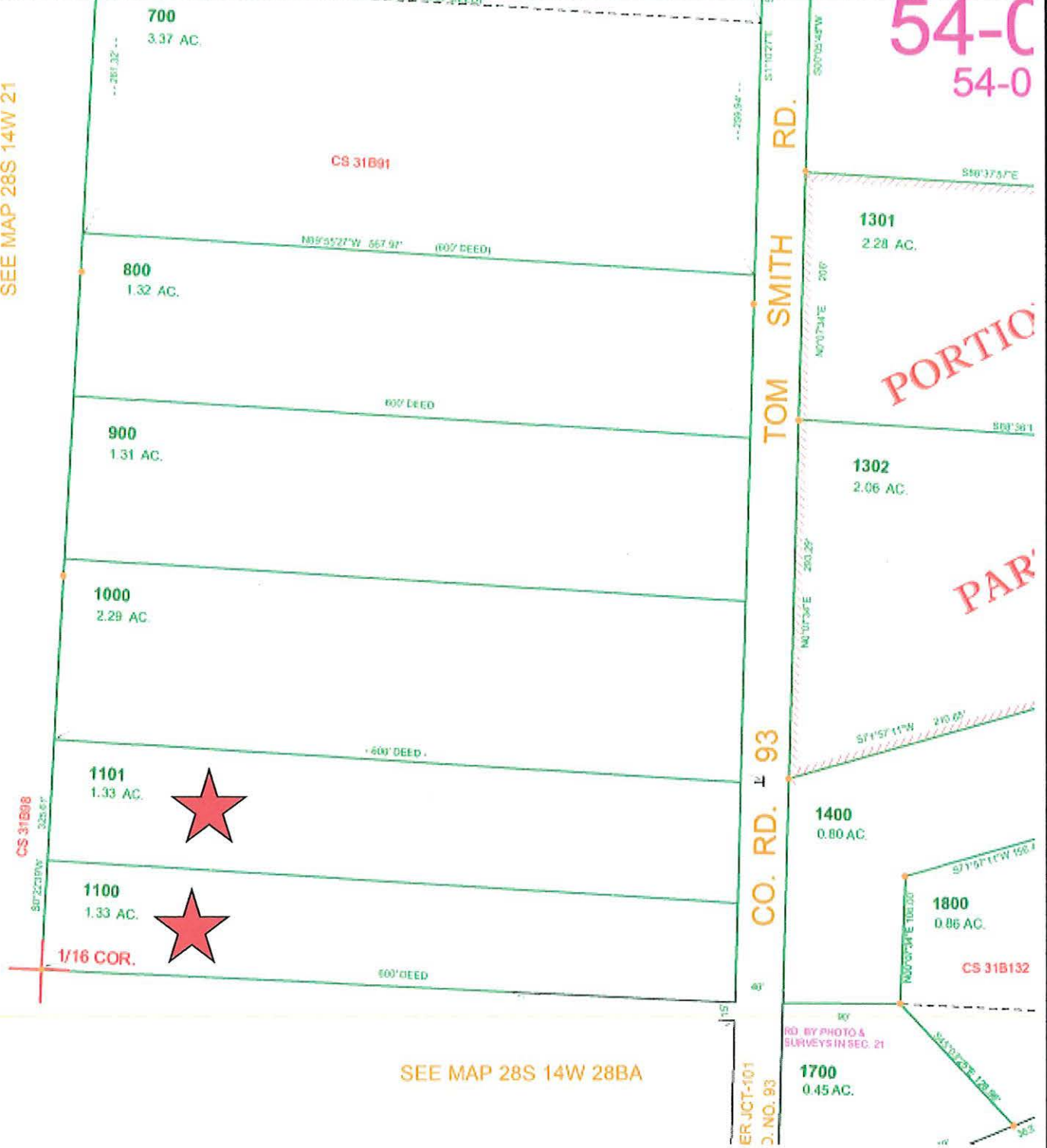
"FOR INFORMATIONAL PURPOSES ONLY"

Parcel I: 28S1421-CD-01100

Parcel II: 28S1421-CD-01101

54-C
54-0

SEE MAP 28S 14W 21



55548 Prosper Junction Road
Bandon, OR 97411

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