



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

2 of 2

FILE NUMBER: PLA-23-023

Date Received: 9/19/2023 Receipt #: 243858 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) Lone Rock Timber Investments MDB-Landco, LP
Mailing address: PO Box 1127 Roseburg, OR 97470
Phone: (541) 391-1494 Email: tmcintosh11@wou.edu
Township: 29S Range: 12W Section: 08 1/4 Section: Select 1/16 Section: Select Tax lot: 300
Tax Account Number(s): 1116900 Zone: Select Zone Forest (F)
Acreage Prior to Adjustment: 28.00 Acreage After the Adjustment 141.58

B. Land Owner(s) Lone Rock Timber Investments MDB-Landco, LP
Mailing address: PO Box 1127 Roseburg, OR 97470
Phone: (541) 391-1494 Email: tmcintosh11@wou.edu
Township: 29S Range: 12W Section: 07 1/4 Section: Select 1/16 Section: Select Tax lot: 100
Tax Account Number(s) 1115400 Zone Forest (F)
Acreage Prior to Adjustment: 138.08 Acreage After the Adjustment 24.50

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:

Consolidating forest production land and separating from property that is being used in a residential capacity.

- 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: NA

Property 2: NA

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

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**

*Chris Burnett*



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

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To: Lone Rock Resources  
2323 Old Hwy. 99 S  
Roseburg, OR 97471  
Attn: Chris Burnett

Date: September 6, 2023  
Order No. 606525AM  
Reference: 93781/NNA/93783 Pleasant  
Valley Ln  
Myrtle Point, OR 97458

We have enclosed our SORT Report pertaining to order number 606525AM.

***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.**



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## STATUS OF RECORD TITLE

Chris Burnett  
Lone Rock Resources  
2323 Old Hwy. 99 S  
Roseburg, OR 97471

September 6, 2023  
Title Number: 606525AM  
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:**

**Lone Rock Timber Investments MDB-LANDCO, Limited Partnership, a Delaware Limited Partnership**

and dated as of **August 24, 2023** at 7:30 a.m.

**Said property is subject to the following on record matters:**

**Tax Information:**

Taxes assessed under Code No. 4111 [Account](#) No. 1115400 [Map](#) No. 29S1207-00-00100  
NOTE: The 2022-2023 Taxes: \$578.87, are Paid

Taxes assessed under Code No. 4101 [Account](#) No. 1116900 [Map](#) No. 29S1208-00-00300  
NOTE: The 2022-2023 Taxes: \$142.06, are Paid

Taxes assessed under Code No. 4111 [Account](#) No. 1115601 [Map](#) No. 29S1207-00-01700  
NOTE: The 2022-2023 Taxes: \$1,013.70, are Paid

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: November 8, 1946  
Instrument No.: [165/192](#)  
Affects Parcel II



3. Conditions and reservations in deed from William G. Workman and Pansy L. Workman,  
Recorded: October 1, 1977  
Instrument No.: [1977-1017955](#)
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: Coos-Curry Electric  
Recorded: May 31, 1977  
Instrument No.: [77-05-08414](#)  
Affects Parcels I and III
5. Coos-Curry Electric Cooperative Inc. Line Extension Agreement, including the terms and provisions thereof,  
Recorded: July 6, 1977  
Instrument No.: [1977-710797](#)
6. Mutual Water Agreement and Water Pipeline Easement, including the terms and provisions thereof,  
Recorded: February 22, 1978  
Instrument No.: [78-3-02310](#)  
Affects Parcel III
7. Easement and Maintenance Agreement, including the terms and provisions contained in Deed,  
Recorded: March 24, 1978  
Instrument No.: [78-3-02304](#)

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. 606525AM

PARCEL I:

The Northeast quarter of Section 7, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM the North 60 feet of the Northwest quarter of the Northeast quarter of said Section 7;

ALSO SAVE AND EXCEPT THEREFROM the South half of the Southeast quarter of the Northeast quarter of said Section 7.

ALSO SAVE AND EXCEPT any portion lying or being within the public right of way.

PARCEL II:

Beginning at a point on the Section line 20 chains South of the Northwest corner of Section 8, Township

29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon;

thence South along the Section line 13 chains;

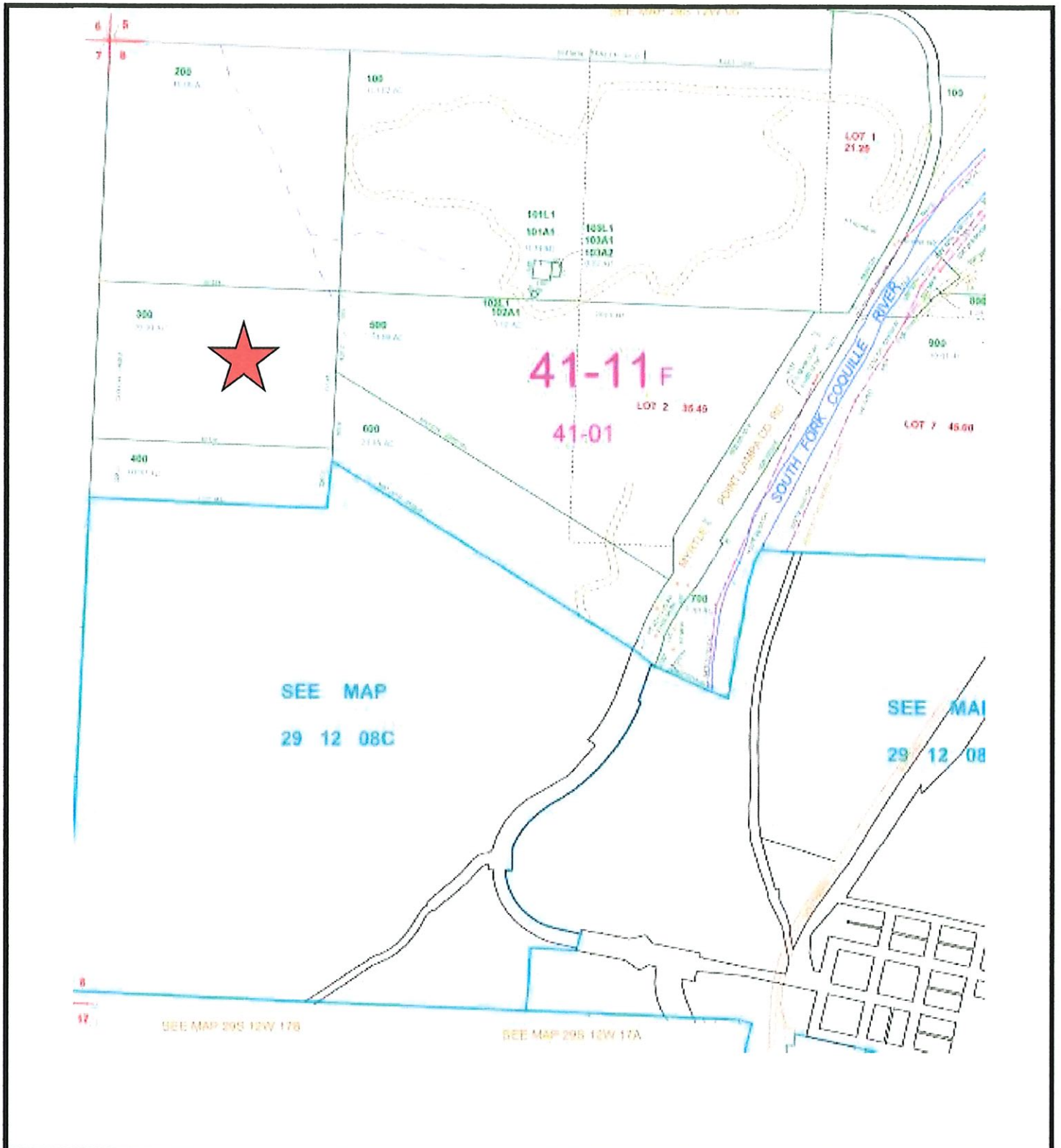
thence East 20 chains;

thence North 13 chains;

thence West 20 chains to the place of beginning.

PARCEL III:

The South half of the Southeast quarter of the Northeast quarter of Section 7, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

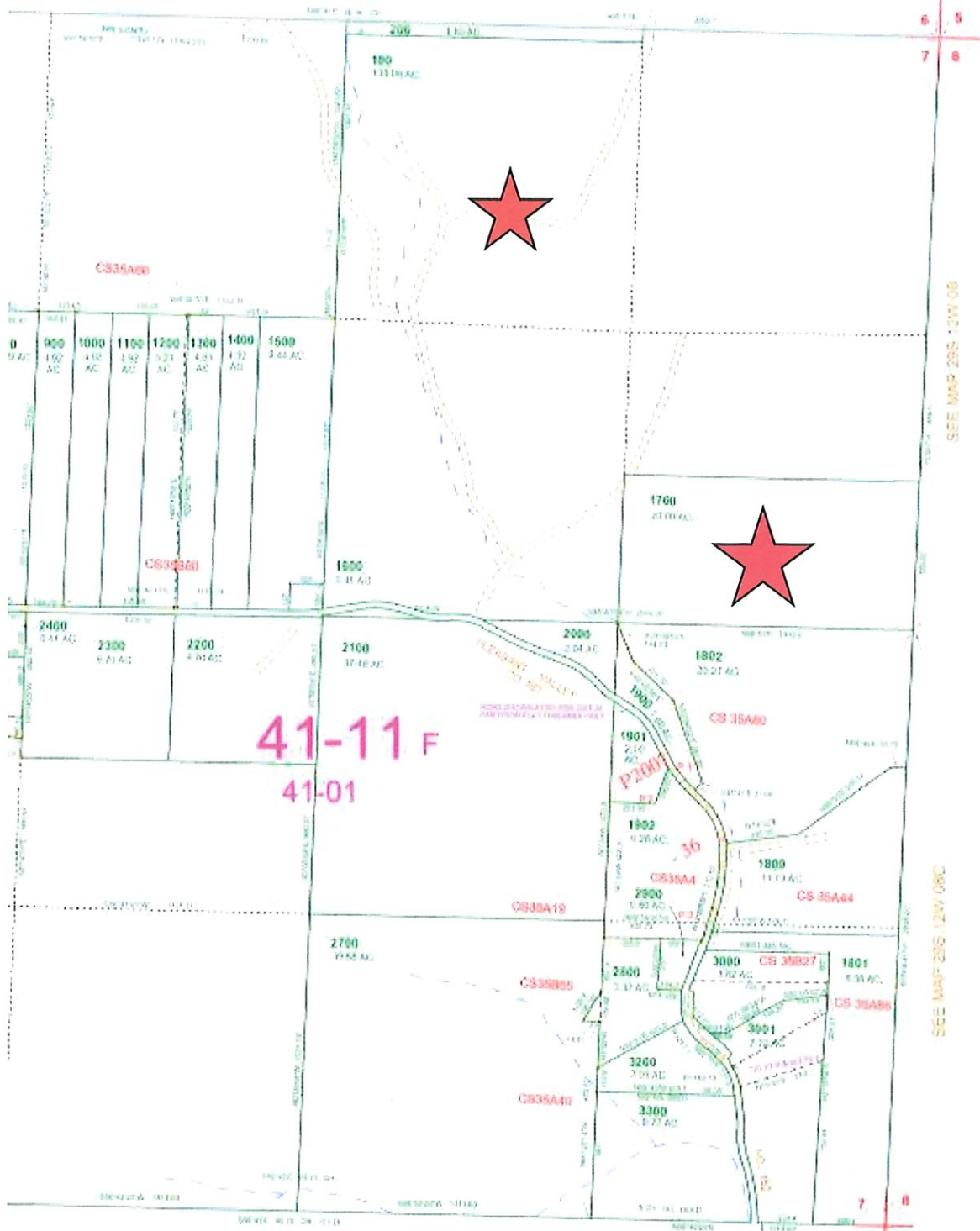


93781/NNA/93783 Pleasant Valley Ln  
Myrtle Point, OR 97458

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



SEE MAP 29S 12W 06



SEE MAP 29S 12W 18



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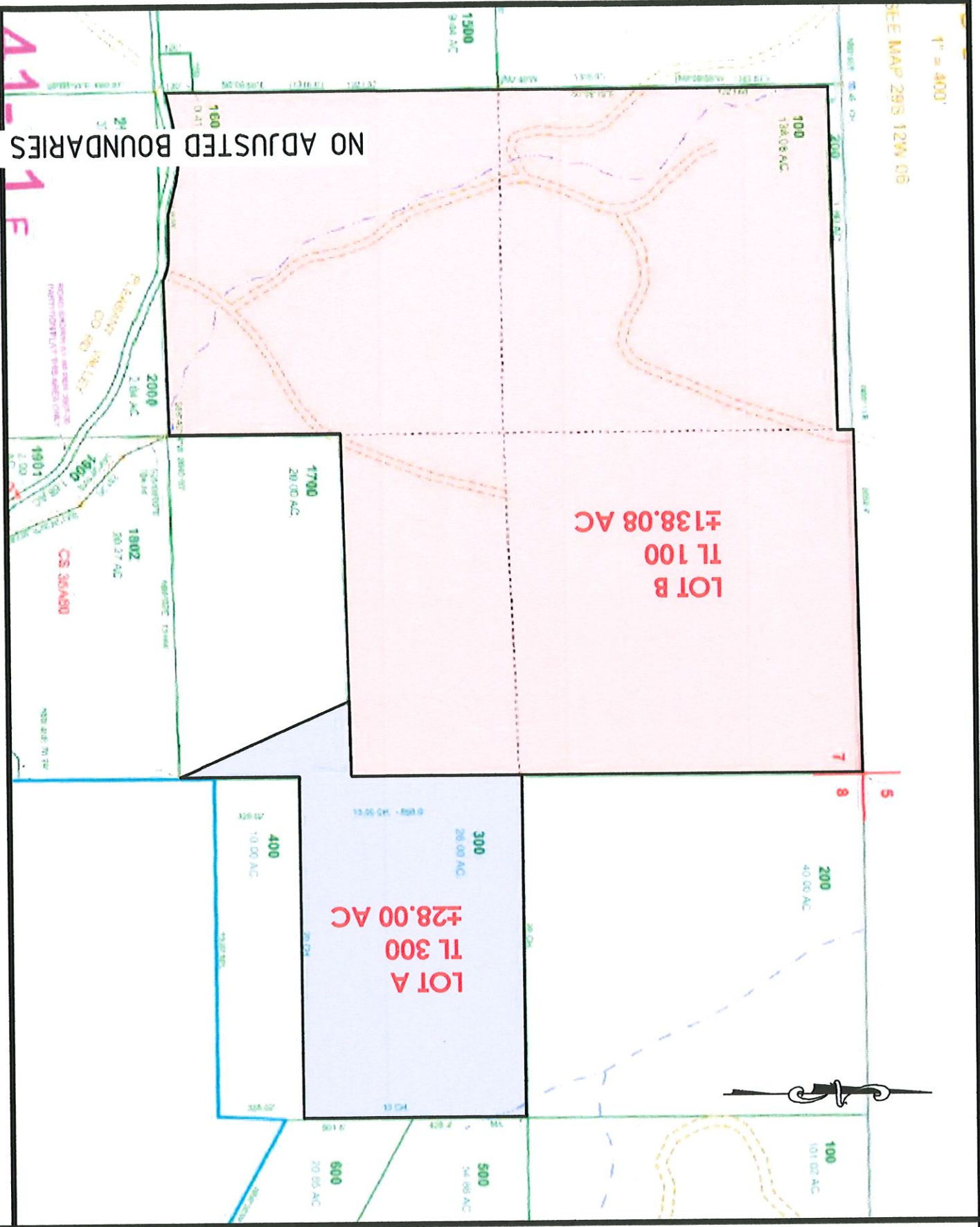
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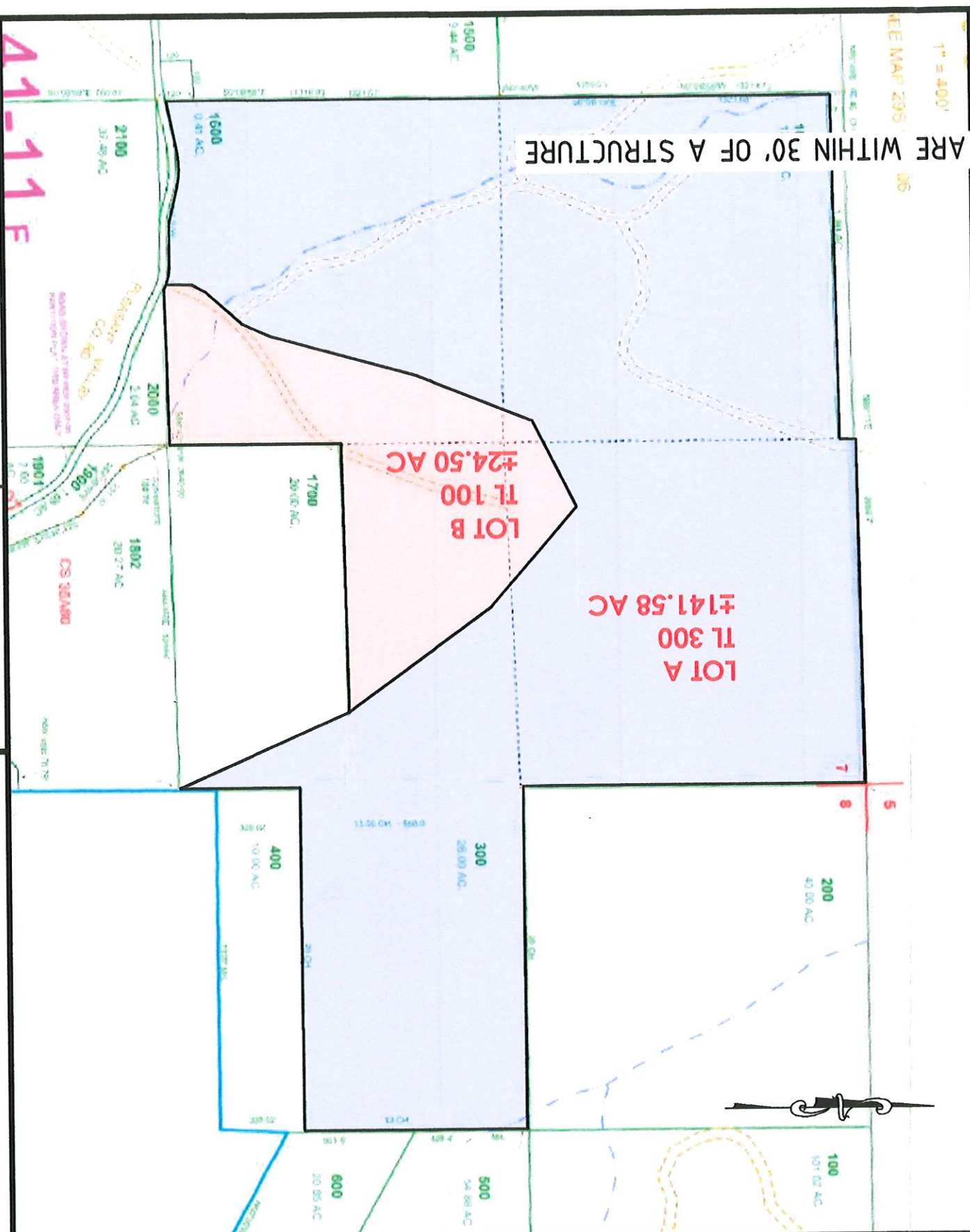
1" = 400'

SEE MAP 29S 12W 06



**BEFORE**

NO ADJUSTED BOUNDARIES ARE WITHIN 30' OF A STRUCTURE



**AFTER**



ESTABROOK  
HAND SURVEYING  
MAIL: PO BOX 778 CROWS BAY, OR 97420  
PHONE: 541-294-8915  
WEB: ESTABROOKHANDSURVEYING.COM

Drawn By: SRS  
Date: 5/25/2023



**LONE ROCK - PLEASANT VALLEY  
PROPERTY LINE ADJUSTMENT 2**

**TENTATIVE MAP AND PLOT PLAN**

29S-12W-7-100  
29S-12W-8-300

FIGURE

1