

# Property Line Adjustment Application

## PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

*Copy of purchase contract must be included with submittal for application to be accepted.*

NAME: John L. Shadden, Margaret J. Shadden and E. Jane Shadden  
ADDRESS: 361 NE 5th Avenue  
Hillsboro, OR 97124  
PHONE: 503-648-1186  
E-MAIL: jshadden@hevanet.com

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## SITE INFORMATION:

### **Parcel/Lot 1:**

ZONING DISTRICT: R-1-RE  
TAX MAP AND LOT: 06-11-34 DD; tax lot 2800.  
SITE ADDRESS (Location if unaddressed): 5112 NW Jetty Avenue  
SQUARE FOOTAGE PRIOR TO ADJUSTMENT: 4102 sq. ft.  
SQUARE FOOTAGE AFTER ADJUSTMENT: 4102 sq. ft.  
How is access obtained to this parcel/lot? NW Jetty Avenue  
  
How will the adjustment impact the access? No impact

### **Parcel/Lot 2:**

ZONING DISTRICT: R-1-RE  
TAX MAP AND LOT: 06-11-34 DD; tax lot 2800; Lot 8  
SITE ADDRESS (Location if unaddressed): adjacent to the south of Parcel 1  
SQUARE FOOTAGE PRIOR TO ADJUSTMENT: 5045 sq. ft.  
SQUARE FOOTAGE AFTER ADJUSTMENT: 5045 sq. ft.  
How is access obtained to this parcel/lot? NW Jetty Avenue  
  
How will the adjustment impact the access? No impact



I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, and agree to meet, the criteria for property line adjustments as outlined in Lincoln City Municipal Code (LCMC) Chapter 16.08 and reflected in this application.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.

**SIGNATURES:**

John A. Shadden  
Property Owner/Contract Purchaser (signature required) 2/22/22  
Date

Margaret Shadden  
Property Owner/Contract Purchaser (signature required) 2-22-22  
Date

[Signature]  
Property Owner/Contract Purchaser (signature required) 2/22/22  
Date

\_\_\_\_\_  
Property Owner/Contract Purchaser (signature required) \_\_\_\_\_  
Date

- All property owners listed on the deed of each parcel/lot must sign the application.
- All contract purchasers listed on the purchase contract must sign the application.
- If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.

List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage BEFORE the adjustment:

Parcel/Lot 1 Name: NW Jetty Avenue Width: 49.50 feet  
Parcel/Lot 2 Name: NW Jetty Avenue Width: 51.71 feet

List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage AFTER the adjustment:

Parcel/Lot 1 Name: NW Jetty Avenue Width: 52.58 feet  
Parcel/Lot 2 Name: NW Jetty Avenue Width: 48.63 feet

**ACKNOWLEDGEMENTS:**

My/our initials on the blank next to each item below indicate my/our acknowledgement that the submitted property line adjustment complies with each requirement.

*JCS*  
*MS*

The size, shape, or configuration of two existing units (lots or parcels) of land, each of which is a legal lot or parcel, is to be modified by the relocation of a common boundary between the parcels/lots (LCMC 16.08.160.A)

*JCS*  
*MS*

An additional unit of land is not being created (LCMC 16.08.160.B)

*JCS*  
*MS*

Adjustment of the property line(s) shall not cause or increase any nonconformity with any applicable zoning or other requirement of the City of Lincoln City to a greater extent than prior to the adjustment (LCMC 16.08.160.C)

*JCS*  
*MS*

The application package includes documents showing the legal descriptions of each parcel/lot both BEFORE AND AFTER the required adjustment, clearly titled as such.

*JCS*  
*MS*

The submitted map shows the property lines, dimensions, and square footages of each parcel/lot both BEFORE AND AFTER the requested adjustment, with clear labels of all items

*JCS*  
*MS*

The submitted map shows the existing structures, fences, and walls on both parcels/lots with distances to the property lines both BEFORE AND AFTER the requested adjustment, with clear labels of all items

*JCS*  
*MS*

The submitted map shows the names and widths of existing streets and roads and the amount of frontage each parcel/lot has on each existing street and road both BEFORE AND AFTER the requested adjustment, with clear labels of all items

*JCS*  
*MS*

The submitted map shows existing utility services, pipes, and lines and all easements on each parcel/lot, with clear labels of all items

**NOTE: ALL OF THE ABOVE MAP ITEMS MUST BE CLEARLY IDENTIFIED ON THE SUBMITTED MAP and DOCUMENTS MUST BE ATTACHED BEFORE THE APPLICATION CAN BE ACCEPTED FOR PROCESSING**

## **EXHIBIT A**

### **REVISED LEGAL DESCRIPTION FOR A PROPERTY LINE ADJUSTMENT TO A TRACT OF LAND**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON; BEING PORTIONS OF LOT 7 AND LOT 8 BLOCK 2, "BARRIGAR CREST" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, "BARRIGAR CREST"; THENCE SOUTH 13°14'11"WEST 3.08 FEET; THENCE SOUTH 89°58'05"EAST 19.57 FEET; THENCE NORTH 01°51'50"EAST 9.61 FEET; THENCE SOUTH 88°08'10"EAST 34.30 FEET; THENCE SOUTH 01°51'50"WEST 8.71 FEET; THENCE SOUTH 89°58'05" EAST 46.45 FEET TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 2, "BARRIGAR CREST"; THENCE NORTH 12°57'21"EAST 3.28 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST LINE OF SAID LOT 7 NORTH 12°57'20"EAST 39.31 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 90°00'00"WEST 47.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 78°56'26"WEST 51.81 FEET TO A 5/8 INCH IRON ROD WHICH IS LOCATED SOUTH 13°27'57"WEST 1.81 FEET FROM A 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 13°14'08"W 49.50 FEET TO THE POINT OF BEGINNING.

## **EXHIBIT B**

### **REVISED LEGAL DESCRIPTION FOR A PROPERTY LINE ADJUSTMENT TO A TRACT OF LAND**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON; BEING PORTIONS OF LOT 7 AND LOT 8 BLOCK 2, "BARRIGAR CREST" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, "BARRIGAR CREST"; THENCE NORTH 15°32'29"EAST 37.65 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 13°14'08"EAST 10.98 FEET; THENCE SOUTH 89°58'05" EAST 19.57 FEET; THENCE NORTH 01°51'50"EAST 9.61 FEET; THENCE SOUTH 88°08'10"EAST 34.30 FEET; THENCE SOUTH 01°51'50"WEST 8.71 FEET; THENCE SOUTH 89°58'05"EAST 46.45 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTH 12°57'21"WEST 11.35 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 16°09'31"WEST 37.87 FEET TO A 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°35'03"WEST 99.85 FEET TO THE POINT OF BEGINNING.