

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: PETER MEYERS
ADDRESS: 6672 SW CANYON DRIVE
PORTLAND OR 97225
PHONE: 503 291 1824
E-MAIL: PMY66@GMAIL.COM

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

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

NAME: FRANCES MEYERS
ADDRESS: 6672 SW CANYON DRIVE
PORTLAND OR 97225
PHONE: 503 291 1824
E-MAIL: FPMEY66@GMAIL.COM

SITE INFORMATION:

Parcel/Lot 1:

ZONING DISTRICT: R-M
TAX MAP AND LOT: 07-11-10-DC-09800-00
SITE ADDRESS (Location if unaddressed): 1105 NW INLET AVE
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 0.19 acre 8276.4 SF
SQUARE FOOTAGE **AFTER** ADJUSTMENT: 20037.6
How is access obtained to this parcel/lot? OFF OF INLET AVE

How will the adjustment impact the access? GIVES ACCESS TO 12' WIDE UNNAMED ROAD AT THE SOUTH

Parcel/Lot 2:

ZONING DISTRICT: R-M
TAX MAP AND LOT: 07-11-10-DC-09900-00
SITE ADDRESS (Location if unaddressed): ADJACENT TO 1105 NW INLET AVE
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 1.27 ACRE 11761.2 SF
SQUARE FOOTAGE **AFTER** ADJUSTMENT: 0

How is access obtained to this parcel/lot? OFF OF INLET AVE AND FROM 12' WIDE UNNAMED ROAD AT THE SOUTH

How will the adjustment impact the access? NO CHANGE



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: <u>NW INLET AVE</u>	Width: <u>50.0'</u>
Parcel/Lot 2	Name: <u>NW INLET AVE</u>	Width: <u>56.5'</u>

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: <u>NW INLET AVE</u>	Width: <u>106.5'</u>
Parcel/Lot 2	Name: <u>N/A</u>	Width: <u>N/A</u>

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.

FFM PM 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)

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

FFM PM 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)

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

FFM PM 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

FFM PM 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

FFM PM 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

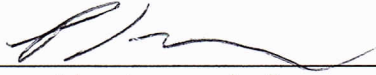
FFM PM The submitted map shows existing utility services, pipes, and lines and all easements on each parcel/lot, with clear labels of all items

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

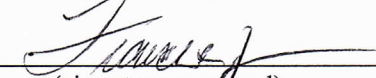
I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, 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:

PETER MEYERS 
Property Owner/Contract Purchaser (signature required)

4/13/2022
Date

FRANCES MEYERS 
Property Owner/Contract Purchaser (signature required)

4/13/2022
Date

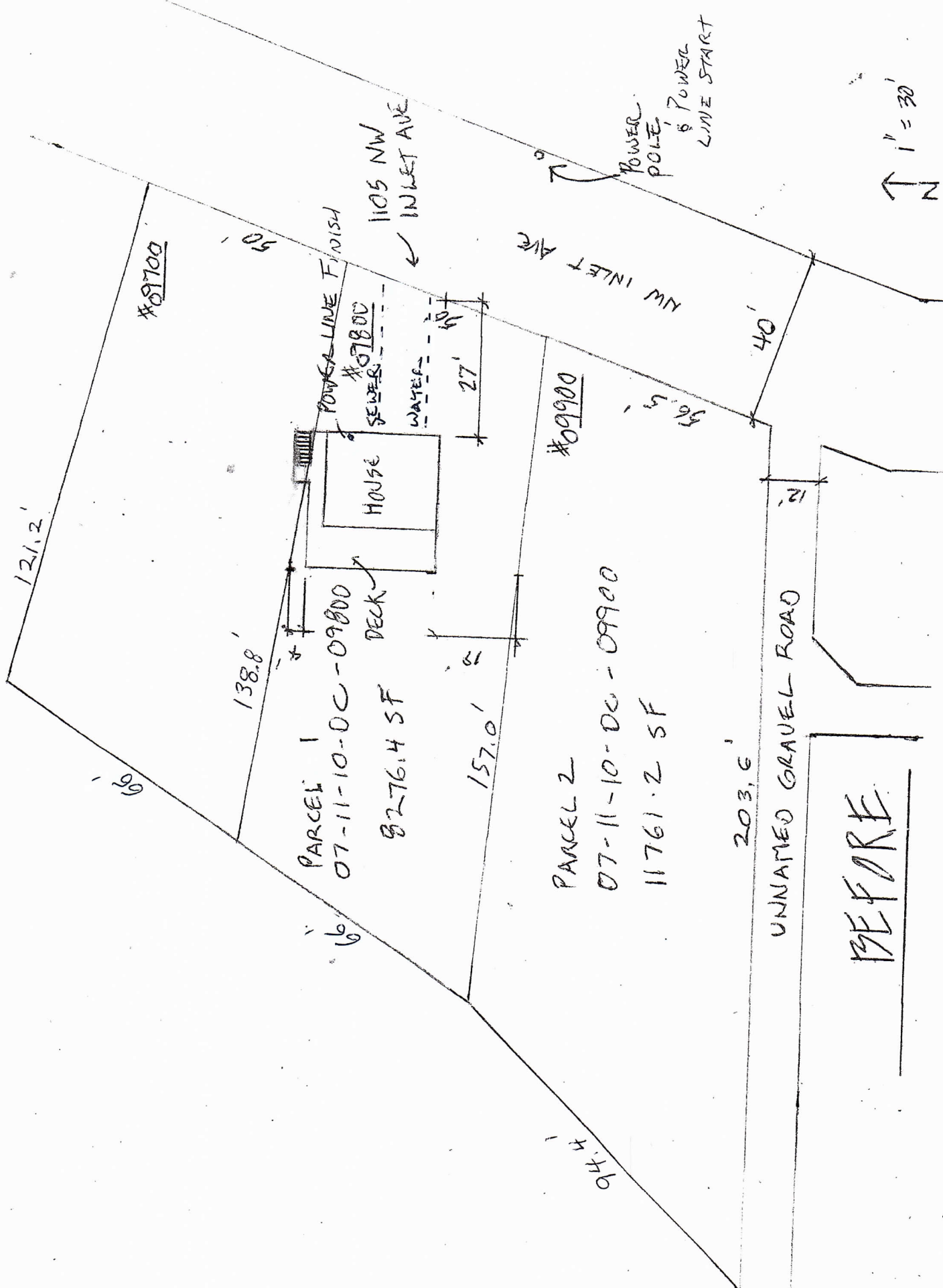
Property Owner/Contract Purchaser (signature required)

Date

Property Owner/Contract Purchaser (signature required)

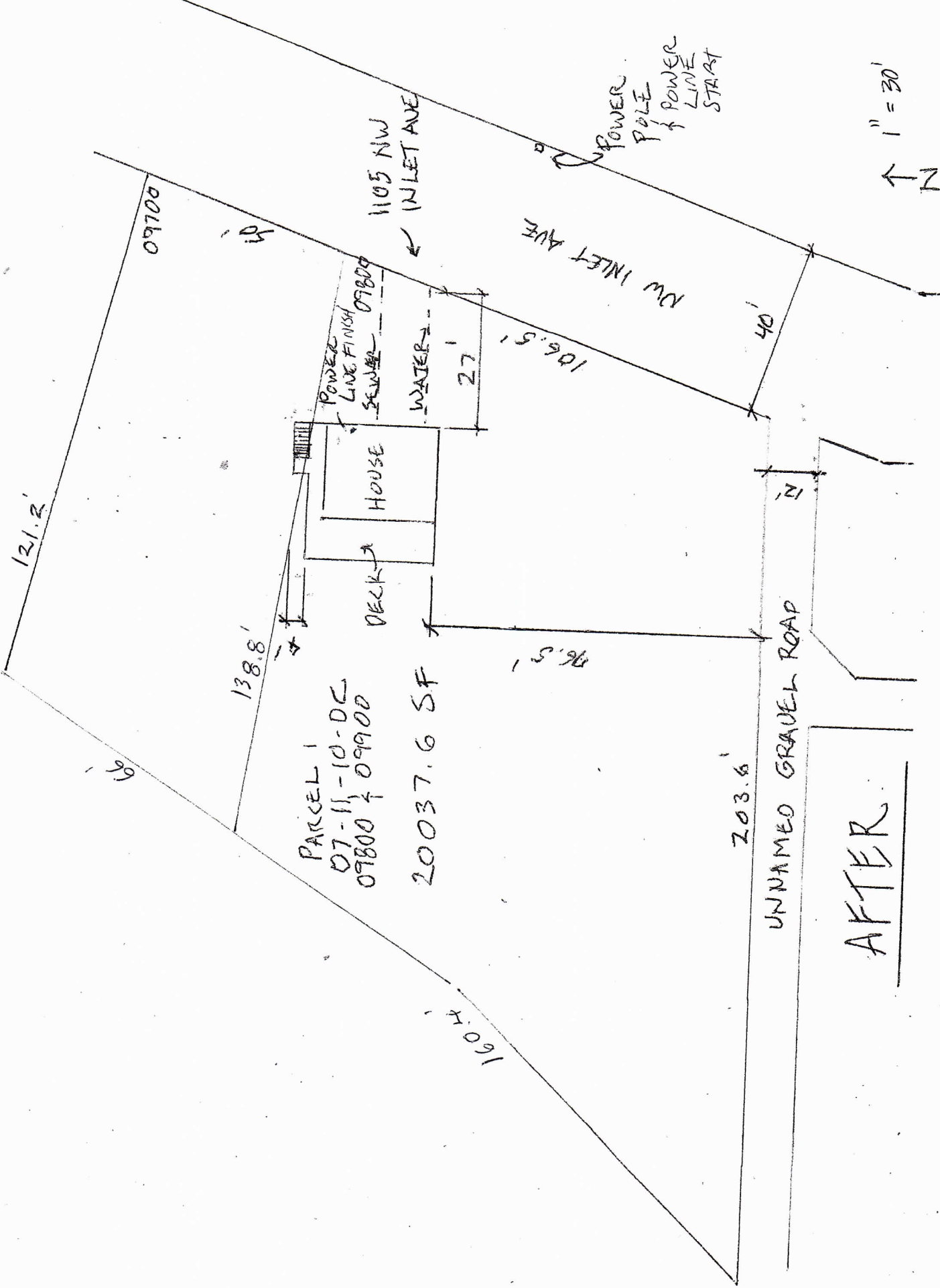
Date

- *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.*



BEFORE

1" = 30'



121.2'

09700

138.8'

PARCEL 1
07-11-10-DC
09800 & 09900

20037.6 SF

HOUSE

DECK

POWER
LINE FINISH
SEWER

WATER

27'

96.5'

106.5'

UNNAMED GRAVEL ROAD

203.6'

AFTER

1105 NW
INLET AVE

NW INLET AVE

POWER
POLE
& POWER
LINE
START

1" = 30'

N

RECORDING REQUESTED BY:



3469 NW Highway 101
Lincoln City, OR 97367

AFTER RECORDING RETURN TO:

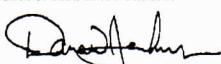

Order No.: WT0229065-CAS
Peter Meyers and Frances Meyers
6672 SW Canyon Dr.
Portland, OR 97225

SEND TAX STATEMENTS TO:

Peter Meyers and Frances Meyers
6672 SW Canyon Dr.
Portland, OR 97225

APN: R119699
R117304
R122220
Map: 07-11-10-DC-09800
07-11-10-DC-09700
07-11-10-DC-09900

Lincoln County, Oregon
 12/27/2021 01:44:02 PM **2021-16133**
 DOC-WD Cnt=1 Pgs=3 Stn=10
 \$15.00 \$11.00 \$10.00 \$60.00 \$7.00 \$103.00
 I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Terrence L. Hegar, who also appears of record as Terrence L. Hegar, Ronald R. Hegar and Loren W. Hegar, Grantor, conveys and warrants to Peter Meyers and Frances Meyers, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lincoln, State of Oregon:

Lots 3, 4 and 5, Block 7, MRS. WHITE'S FIRST ADDITION OF DEVILS LAKE, in the City of Lincoln City, County of Lincoln and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (**\$495,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-22-21

Terrence L. Hegar
Terrence L. Hegar

Ronald R. Hegar
Ronald R. Hegar

Loren W. Hegar
Loren W. Hegar

State of OREGON
County of Clatsamas

This instrument was acknowledged before me on 22nd of December 2021 by Terrence L. Hegar, Ronald R. Hegar, and Loren W. Hegar.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/16/2025



EXHIBIT "A"
Exceptions

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.

Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,

Recorded: March 20, 1989

Document No.: Book 202, Page 1261, Lincoln County Records

Amended by instrument,

Recorded: December 8, 1989

Document No.: Book 211, Page 1675, Lincoln County Records

Amended by instrument,

Recorded: September 25, 2014

Document No.: 2014-08573, Lincoln County Records

Amended by instrument,

Recorded: April 23, 2015

Document No.: 2015-03700, Lincoln County Records

Amended by instrument,

Recorded: September 18, 2017

Document No.: 2017-09032, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05371, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05372, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05373, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05374, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05376, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05380, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No.: 2018-05382, Lincoln County Records

Recorded: March 11, 2020

Document No.: 2020-02628, Lincoln County Records

Recorded: September 14, 2020

Document No.: 2020-09368, Lincoln County Records