

Received 8/1/22

Property Line Adjustment Application

THIS IS PUBLIC RECORD

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: Jolene Lynn Finch
ADDRESS: [REDACTED]
PHONE: [REDACTED]
E-MAIL: [REDACTED]

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: Brenda Joyce Koenig
ADDRESS: [REDACTED]
PHONE: [REDACTED]
E-MAIL: [REDACTED]

SITE INFORMATION:

Parcel/Lot 1:

ZONING DISTRICT: 07-11-27-CD-09900
TAX MAP AND LOT: LOT 7, BLOCK 1 Amended Plat to Cushwood Heights
SITE ADDRESS (Location if unaddressed): 4822 SW 48th Court, Lincoln City OR
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 9147.6
SQUARE FOOTAGE **AFTER** ADJUSTMENT: 15777.6
How is access obtained to this parcel/lot? SW 48th Court, Lincoln City OR
How will the adjustment impact the access? None

Parcel/Lot 2:

ZONING DISTRICT: 07-11-27-CD-09800
TAX MAP AND LOT: LOT 6, Block 1 Amended Plat to Cushwood Heights
SITE ADDRESS (Location if unaddressed): 4824 SW 48th Court, Lincoln City OR
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 6630
SQUARE FOOTAGE **AFTER** ADJUSTMENT: 0
How is access obtained to this parcel/lot? SW 48th Court, Lincon City OR
How will the adjustment impact the access? None



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>4822 SW 48th Court</u>	Width: <u>70 ft</u>
Parcel/Lot 2	Name: <u>4824 SW 48th Court</u>	Width: <u>90 ft</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>4822 SW 48th Court</u>	Width: <u>160 ft</u>
Parcel/Lot 2	Name: <u>4824 SW 48th Court</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.

JH BJK 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)

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

JH BJK 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)

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

JH BJK 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

JH BJK 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

JH BJK 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

JH BJK 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:



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.*

RECORDING REQUESTED BY:



3469 NW Highway 101
Lincoln City, OR 97367

AFTER RECORDING RETURN TO:

Order No.: WT0219639-KB
Jolene Lynn Finch and Brenda Joyce Koenig
2631 NE Hawthorne Cir
Vancouver, WA 98663

SEND TAX STATEMENTS TO:

Jolene Lynn Finch and Brenda Joyce Koenig
2631 NE Hawthorne Cir
Vancouver, WA 98663

APN: R139188
Map: 07-11-27-CD-09900

Lincoln County, Oregon		2021-09152
07/16/2021 09:41:06 AM		
DOC-WD	Cnt=1 Pgs=5 Stn=12	
\$25.00 \$11.00 \$10.00 \$60.00 \$7.00	\$113.00	
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

City of Lincoln City, a municipal corporation of the State of Oregon, Grantor, conveys and warrants to Jolene Lynn Finch and Brenda Joyce Koenig, 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:

Lot 7, Block 1, AMENDED PLAT TO CUSHWOOD HEIGHTS, in Lincoln County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). (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.

RECORDING REQUESTED BY:


Western Title & Escrow

3469 NW Highway 101
Lincoln City, OR 97367

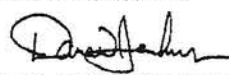

AFTER RECORDING RETURN TO:

Order No.: WT0220658-KB
Jolene Lynn Finch and Brenda Joyce Koenig
2631 NE Hawthorne Cir
Vancouver, WA 98663

SEND TAX STATEMENTS TO:

Jolene Lynn Finch and Brenda Joyce Koenig
2631 NE Hawthorne Cir
Vancouver, WA 98663

APN: R101309
Map: 07-11-27-CD-09800
4824 SW 48th Court, Lincoln City, OR 97367

Lincoln County, Oregon	2021-09168
07/16/2021 10:40:06 AM	
DOC-WD	Cnt=1 Pgs=4 Stn=12
\$20.00 \$11.00 \$10.00 \$60.00 \$7.00	\$108.00
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

City of Lincoln City, Grantor, conveys and warrants to Jolene Lynn Finch and Brenda Joyce Koenig, 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:

Lot 6, Block 1, AMENDED PLAT TO CUSHWOOD HEIGHTS, in Lincoln County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). (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.

AMENDED PLAT TO CUSHWOOD HEIGHTS

LOT 6, BLOCK 1

SE 1/4 OF THE SW 1/4 OF SEC 27, T7S, R11W, WM.

LINCOLN COUNTY, OREGON *Remove property line between lot 6 & 7*

SCALE: 1" = 50'

SURVEYORS CERTIFICATE

I, DANIEL T. BROWNING, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH APPROPRIATE MONUMENTS THE LAND REPRESENTED ON THIS PLAT, AND AS AN INITIAL POINT SET A 2" x 36" GALVANIZED IRON PIPE 6" BELOW GROUND SURFACE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 1, CUSHWOOD HEIGHTS, SAID INITIAL POINT BEING NORTH 889.53 FEET AND EAST 8.86 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 27, T7S, R11W, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON. THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT; THENCE NORTH 0° 41' 10" EAST 145.13 FEET; THENCE NORTH 89° 59' 34" WEST 157.04 FEET; THENCE SOUTH 4° 46' 00" EAST 85.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 32.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 49' 58"; THENCE SOUTH 5° 51' 15" WEST 49.67 FEET; THENCE NORTH 88° 04' 30" EAST 20.8 FEET; THENCE NORTH 5° 51' 15" EAST 10.87 FEET; THENCE SOUTH 89° 45' 45" EAST 14.65 FEET TO THE INITIAL POINT, BEING THE POINT OF BEGINNING.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF January, 1981

Daniel T. Browning
NOTARY PUBLIC FOR THE STATE OF OREGON

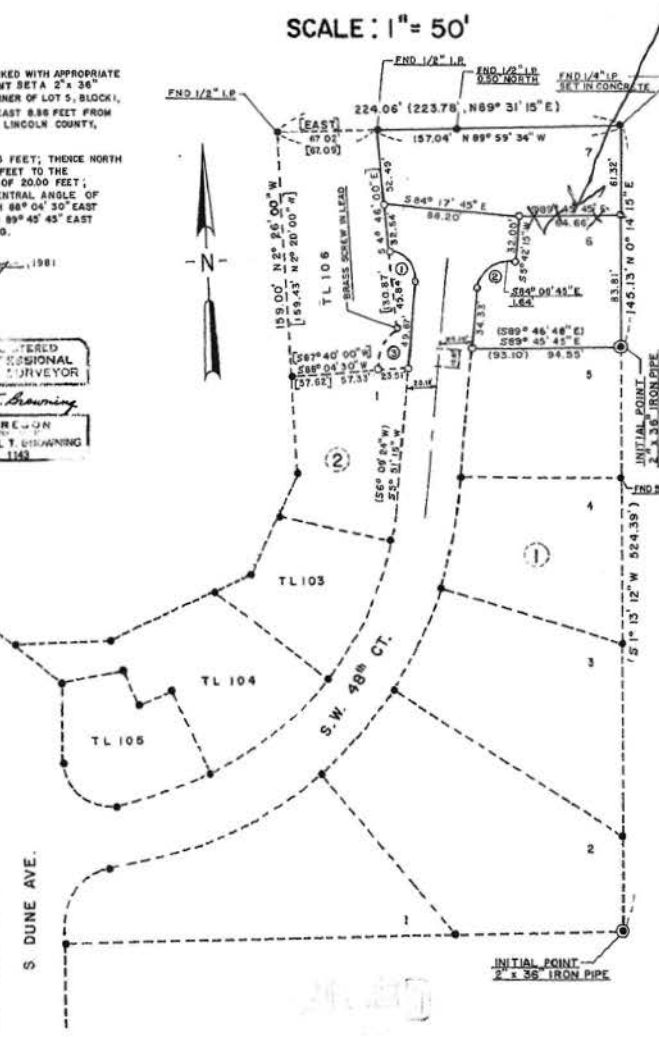
MY COMMISSION EXPIRES 2-15-85



NO.	ANGLE	R	ARC	L. CHORD	CH. BRNG.
1	31° 49' 58"	20.00'	32.06'	28.74'	S40° 02' 56" E
2	88° 04' 30"	20.00'	31.42'	28.28'	S50° 51' 15" W
3	59° 49' 25"	30.00'	31.92'	29.92'	S27° 39' 30" W

ALL BEARINGS AND DISTANCES OF DEED RECORD WHERE DIFFERENT FROM SURVEY ARE SHOWN IN BRACKETS. DIFFERENCE IN PLAT RECORD IS SHOWN IN PARENTHESIS.

- DENOTES MONUMENT FND, 5/8" I.R. UNLESS OTHERWISE NOTED
- DENOTES 5/8" I.R. SET



DECLARATION-DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON, HAVE CAUSED THIS LAND TO BE PLATTED AS SHOWN HEREON AND DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

OWNERS

Quane H. Cushman _____ *Margie B. Cushman* _____
Richard S. Cushman _____ *Ronald P. Johnson* _____
Paul Love _____ *Caroline L. Johnson* _____
Linda Love _____ *Bert Greenwood* _____
Richard S. Cushman _____ *Bert Greenwood* _____

ACKNOWLEDGEMENT

STATE OF OREGON } SS
 COUNTY OF LINCOLN }
 ON THIS DAY PERSONALLY APPEARED QUANE H. CUSHMAN, FLORENCE M. CUSHMAN, PAUL LOVE, LINDA LOVE, RICHARD S. CUSHMAN, MARGIE B. CUSHMAN, RONALD P. JOHNSON, CAROLINE L. JOHNSON AND BERT GREENWOOD WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT & DEED.

IN WITNESS WHERE OF I HAVE SET MY HAND AND SEAL THIS 27 DAY OF January, 1981

Daniel T. Browning
NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES 3-7-82

BEFORE ME DID APPEAR QUANE H. CUSHMAN, FLORENCE M. CUSHMAN, PAUL LOVE, LINDA LOVE, RICHARD S. CUSHMAN, MARGIE B. CUSHMAN, RONALD P. JOHNSON, CAROLINE L. JOHNSON AND BERT GREENWOOD WHO ARE PERSONALLY KNOWN TO ME AND DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND ACKNOWLEDGED THAT THE DEDICATION WAS THEIR FREE ACT AND DEED. SUBSCRIBED AND SWORN TO ME THIS 27 DAY OF January, 1981

Daniel T. Browning
NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES 3-7-82

APPROVALS

CITY OF LINCOLN CITY
 PLANNING COMMISSION CHAIRPERSON *David M. Caldwell* DATE 2/18/81
 CITY SURVEYOR _____ DATE _____

LINCOLN COUNTY

COMMISSIONER *W.C. Smith* DATE _____
 COMMISSIONER *W.C. Smith* DATE 4/2/81
 COMMISSIONER *W.C. Smith* DATE 4/2/81
 SURVEYOR *D. Browning* DATE March 1981
 ASSESSOR *James Miller* DATE 4-3-81
 CLERK *Theresa T. Brown* DATE 4-3-81
 ALL TAXES DUE 80-81 AND PRIOR ARE PAID AS OF 6-30-81
 TAX COLLECTOR *Maya A. May* DATE 4-2-81





Vicinity Map

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Date: 6/1/2021



Location