

## Lot 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:

ADDRESS:

PHONE:

E-MAIL:

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NAME:

ADDRESS:

PHONE:

E-MAIL:

**SITE INFORMATION:**

**Parcel/Lot 1:**

ZONING DISTRICT: R-7.5

TAX MAP AND LOT: 07-11-27DD 00201-00

SITE ADDRESS (Location if unaddressed): S.E. 51<sup>ST</sup> ST

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 160,610.0 SQ FT 3.69 AC

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 157,519.5 SQ FT 3.62 AC

How is access obtained to this parcel/lot? SE 51<sup>ST</sup> ST

How will the adjustment impact the access? NONE

**Parcel/Lot 2:**

ZONING DISTRICT: R 7.5

TAX MAP AND LOT: 07-11-27DD 00202-00

SITE ADDRESS (Location if unaddressed): 4527 S.E. LEE AVE.

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 7647.7 SQ FT 0.18 AC

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 10,738.5 SQ FT 0.25 AC

How is access obtained to this parcel/lot? S.E. LEE AVE.

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: S.E. 51<sup>ST</sup> ST Width: 55.7 FT  
 Parcel/Lot 2 Name: S.E. LEE AVE Width: 150 FT

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: S.E. 51 ST Width: 55.7 FT  
 Parcel/Lot 2 Name: S.E. LEE AVE Width: 150 FT

### ACKNOWLEDGEMENTS:

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

DKF 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)

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

DKF 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)

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

DKF 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

DKF 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

DKF 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

DKF 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 minor replat or partition 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)

1-19-2023  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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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.

<b>Office Use Only</b>	
<b>Planning &amp; Community Development</b>	
_____ Received by	
_____ Date Received	

Approval may be conditioned upon extension or assurance of public improvements as described in LCMC 16.16.010 through 16.16.100.

Within two years of the tentative plan approval, the applicant shall submit to the city a final plat for the minor replat or partition that is consistent with the tentative plan and state law. A signature block for the community development director, the Lincoln County surveyor and the Lincoln County tax assessor shall be on the final plat. The community development director shall approve the final plat if it is consistent with the tentative plan and all conditions have been satisfied, including the provision and acceptance of any required public improvements.

After the final plat has been approved by all city and county officials and recorded, one copy shall be given to the city within 30 days of recording.

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 minor replat or partition as outlined in Lincoln City Municipal Code (LCMC) Chapter 16.08 and reflected in this application.

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<p><b>Office Use Only</b>  <b>Planning &amp; Community Development</b></p>
<p>_____  Received by</p>
<p>_____  Date Received</p>

TENTATIVE PLAN FOR A PROPERTY LINE ADJUSTMENT  
 BETWEEN PARCEL 2 PARTITION PLAT 2022-14 & A TRACT OF LAND  
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 27,  
 T 7 S, R 11 W, N.M., LINCOLN COUNTY, OREGON  
 FOR  
 SCHNOONER CREEK LLC

LINE TABLE

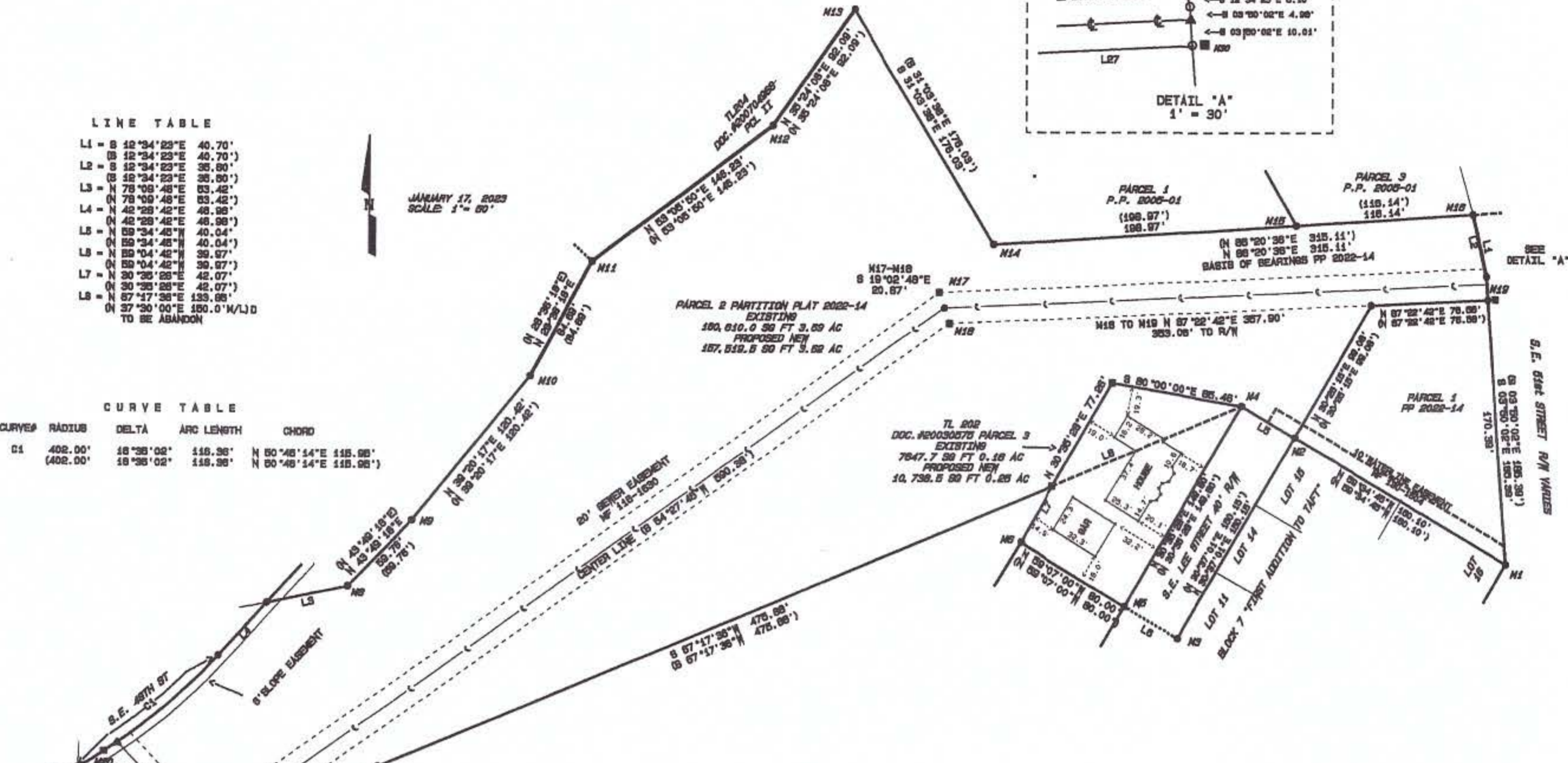
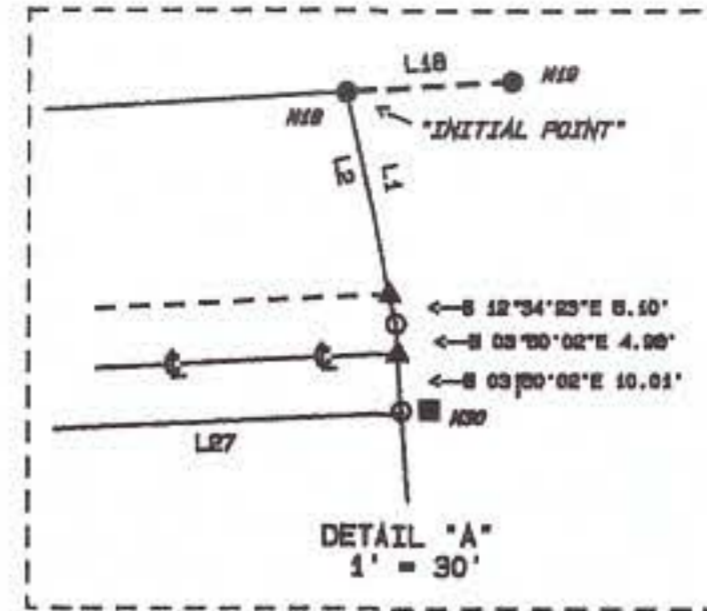
L1	=	S 12°34'23"E	40.70'
L2	=	S 12°34'23"E	40.70'
L3	=	S 12°34'23"E	35.90'
L4	=	N 78°00'48"E	53.42'
L5	=	N 42°29'42"E	48.98'
L6	=	N 59°34'43"E	40.04'
L7	=	N 59°04'42"E	39.57'
L8	=	N 30°36'28"E	42.07'
L9	=	N 37°17'36"E	133.86'

TO BE ABANDON

CURVE TABLE

CURVE#	RADIUS	DELTA	ARC LENGTH	CHORD
C1	402.00'	18°38'02"	115.96'	N 50°48'14"E 115.96'
	(402.00')	18°38'02"	115.96'	N 50°48'14"E 115.96'

JANUARY 17, 2023  
 SCALE 1" = 80'



- LEGEND
- I.P. = IRON PIPE
  - I.R. = IRON ROD
  - YPC = YELLOW PLASTIC ID CAP
  - OPM = ORIGINAL PLAT MONUMENT OF "FIRST ADDITION TO TAFT"
  - P.P. = POWER POLE
  - MF = MICROFILM DEED RECORDS
  - ▲ = CALCULATED POINT
  - = MONUMENTS FOUND AS NOTED IN MONUMENT TABLE
  - = MONUMENTS FOUND - 5/8" x 30" I.R. N/YPC MARKED
  - = MONUMENTS FOUND - 5/8" x 30" I.R. N/YPC MARKED
  - = MONUMENTS SET - 5/8" x 30" I.R. N/YPC MARKED
  - = FERUGSON P.L.S. 2279
  - = FERUGSON P.L.S. 2279
  - = CALCULATED CENTER LINE BEVER EASEMENT POINTS
  - C.S. xxx = REFERENCE NUMBER OF RECORD SURVEY
  - (xxxx) 0 = DATA OF RECORD DEEDS
  - (xxxx) = DATA OF RECORD SURVEY BY THIS FIRM PARTITION PLAT 2022-14
  - xxxx = DATA OBSERVED BY THIS SURVEY WHERE MEASURED OR CALCULATED DIFFERENT THAN RECORD & NEP DATA

FOUND MONUMENT TABLE

N1	=	1/2" I.R. OPM
N2	=	5/8" I.R. N/YPC MARKED "PLS 2279" C.S.#20,772
N3	=	1-1/2" I.P. HELD PER C.S.#2140, C.S.#2270, C.S.#2812, C.S.#12,902, C.S.#13,199 AND C.S.#17,771
N4	=	5/8" I.R. C.S.#7054
N5	=	5/8" I.R. N/YPC MARKED "PLS 2279" C.S.#17,771
N6	=	5/8" I.R. N/YPC MARKED "PLS 2279" C.S.#17,771
N7	=	5/8" I.R. N/YPC MARKED "PLS 2279" C.S.#18,351
N8	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N9	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N10	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N11	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N12	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N13	=	5/8" I.R. DEED MONUMENT HELD PER C.S.#17,939
N14	=	5/8" I.R. N/YPC MARKED "PNE LS1320" PP 2005-01
N15	=	5/8" I.R. N/YPC MARKED "PNE LS1320" PP 2005-01
N16	=	5/8" I.R. N/YPC MARKED "PNE LS1320" PP 2005-01
N17	=	5/8" I.R. N/YPC MARKED "LOOMIS PLS 1908" NOT OF RECORD
N18	=	5/8" I.R. N/YPC MARKED "LOOMIS PLS 1908" NOT OF RECORD
N19	=	5/8" I.R. N/YPC MARKED "LOOMIS PLS 1908" NOT OF RECORD
N20	=	5/8" I.R. N/YPC MARKED "LOOMIS PLS 1908" NOT OF RECORD

PREPARED BY  
 DARIUS K. FERGUSON P.L.S.  
 LAND SURVEYING  
 8082 S.E. HWY. 101, SUITE 8  
 LINCOLN CITY, OR. 97367  
 PH: (541) 994-8854  
 DFERGUSONSURVEYING@GMAIL

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Darius K. Ferguson*

OREGON  
 JULY 18, 1987  
 DARIUS K. FERGUSON  
 2279

RENERB 12-31-23

After Recording Return to:

Keller & Keller, P.C.  
P.O. Box 14746  
Portland, OR 97293-0746

Send Tax Statements to:

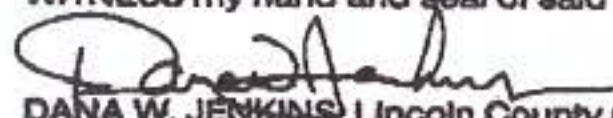
Schooner Creek LLC  
P.O. Box 341  
Lincoln City, OR 97367

The true consideration for this conveyance is none, however, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

STATE OF OREGON } ss.  
County of Lincoln

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

Book \_\_\_\_\_ Page \_\_\_\_\_  
WITNESS my hand and seal of said office affixed.

  
DANA W. JENKINS, Lincoln County Clerk

Doc : 200305753  
Rect: 302909 31.00  
04/14/2003 02:44:41pm



WARRANTY DEED

Michael DeForrest Philips, Trustee of the Trust U/W Margaret McCall - 1, Grantor, conveys to Schooner Creek LLC, all that real property situated in Lincoln County, State of Oregon, described as:

Parcel 1: TL 2000

Beginning at the NE corner of Lot 4, Block 6, FIRST ADDITION TO TAFT, Lincoln County, Oregon; running thence north 42.0 feet; thence north 30°31' east 92.7 feet to the initial point of this tract described as follows: thence north 30°31' east 50.0 feet; thence north 59°29' west 80.0 feet; thence south 30°31' west 50.0 feet; thence south 59°29' east 80.0 feet to the place of beginning. (TL 2000, Sec. 27, T7S, R11W, WM)

Parcel 2: TL 2001

Beginning at the NE corner of Lot 4, Block 6, FIRST ADDITION TO TAFT, Lincoln County, Oregon; running thence north 42.0 feet; thence north 30°31' east 142.7 feet to the initial point of this tract described as follows; thence north 30°31' east 50 feet; thence north 59°29' west 80.0 feet; thence south 30°31' west 50.0 feet; thence south 59°29' east 80.0 feet to the place of beginning. (TL 2001, Sec. 27, T7S, R11W, WM)

Parcel 3: TL 202

Beginning at the most northerly corner of the Plat of FIRST ADDITION TO TAFT in Section 27, T7S, R11W, W.M. in Lincoln County, Oregon; thence south 30°31' west 150 feet; thence north 59°29' west 80 feet; thence north 30°31' east 40 feet, more or less, to a point that is south 67°30' west from the point of beginning; thence north 67°30' east 150 feet, more or less, to the point of beginning. (TL 202, Sec. 27, T7S, R11W, WM)

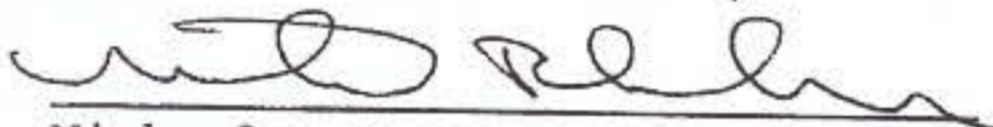
Parcel 4: TL 201

Beginning at the intersection of the north line of the SE ¼ SE ¼ Section 27, T7S, R11W, WM and the westerly right

of way line of the Schooner Creek County road; thence from said point of beginning southerly along said right of way line 225 feet, more or less, to the most easterly corner of Lot 16, Block 7, FIRST ADDITION TO TAFT; thence north 58°50' west 200 feet to the most northerly corner of said subdivision; thence south 67°30' west 606 feet; thence south 66°25' west 215 feet, more or less, to the southeast corner of that tract of land conveyed to Rilla A. Burns by Fred Stahly by deed recorded February 19, 1964 in Book 242, page 188, Deed Records of Lincoln County, Oregon; said point being also the northwesterly corner of the second tract conveyed to George Barnard by deed recorded September 12, 1947 in Book 120, page 333, Deed Records of Lincoln County; thence north 110.95 feet; thence north 47°37' east 130.75 feet to a 5/8" iron rod; thence north 79°15'30" east 93.38 feet to a 5/8" iron rod; thence north 44°55' east 59.58 feet to a 5/8" iron rod; thence north 40°28'30" east 120.21 feet to a 5/8" iron rod; thence north 29° 50'30" east 04.75 feet to a 5/8" iron rod; thence north 54° 06'30" east 146.48 feet to a 5/8" iron rod; thence north 36°45' east 92.16 feet to a 5/8" iron rod; thence south 29°48'30" east 176.02 feet; thence north 87°37' east 324 feet, more or less, to the point of beginning. All in Section 27, T7S, R11W, WM, Lincoln County, Oregon. (TL 201, Sec. 27, T7S, R11W, WM)

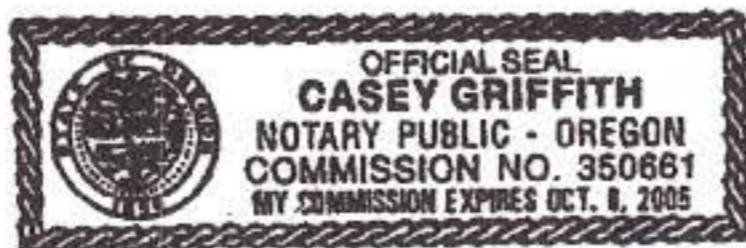
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ANY APPROVED USES.

IN WITNESS WHEREOF, the Trustee of the Trust U/W Margaret McCall - 1, has set his hand and seal this 14 day of ~~March~~ <sup>April</sup>, 2003.

  
Michael DeForrest Philips,  
Trustee, Trust U/W Margaret  
McCall - 1

STATE OF OREGON, County of Lincoln) ss.

Personally appeared this 14 day of ~~March~~ <sup>April</sup>, 2003, the above named Michael DeForrest Philips, Trustee of the Trust U/W Margaret McCall - 1, and acknowledged the foregoing instrument to be his voluntary act and deed as such Trustee.



  
Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**A PROPERTY LINE ADJUSTMENT**  
**TO BE ADDED TO TL 202 07-11-27DD**  
**AND REMOVED FROM PARCEL 2 PARTITION PLAT 2022-14**

A TRACT OF LAND LOCATED IN SECTION 27 TOWNSHIP 7 SOUTH, RANGE 111 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY OREGON; BEING A PORTION OF PARCEL 2 PARTITION PLAT 2022-14, LINCOLN COUNTY PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE PLAT OF "FIRST ADDITION TO TAFT" IN SAID SECTION 27; THENCE NORTH 80°00'00"WEST 85.46 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 30°35'28"WEST 77.26 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 67°17'36"EAST (NORTH 37°30'00"EAST) 133.35 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "B"**

**RESULTANT LEGAL DESCRIPTION  
OF A TRACT OF LAND  
AFTER A PROPERTY LINE ADJUSTMENT  
FOR TL 202 07-11-27DD**

A TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH,  
RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY OREGON  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE PLAT OF "FIRST  
ADDITION TO TAFT" IN SAID SECTION 27; THENCE SOUTH 30°35'28"WEST  
149.80 FEET (SOUTH 30°31'WEST 150.00 FEET) TO A 5/8 INCH IRON ROD;  
THENCE NORTH 59°07'00"WEST 80.00 FEET TO A 5/8 INCH IRON ROD;  
THENCE NORTH 30°35'28"EAST (NORTH 30°31'EAST) 119.33 FEET TO A  
5/8 INCH IRON ROD; THENCE SOUTH 80°00'00"EAST 85.46 FEET TO THE  
POINT OF BEGINNING.

**EXHIBIT "C"**

**RESULTANT LEGAL DESCRIPTION  
FOR PARCEL 2 PARTITION PLAT 2022-14  
AFTER A PROPERTY LINE ADJUSTMENT**

PARCEL 2, PARTITION PLAT 2022-14, LINCOLN COUNTY PLAT RECORDS.

**EXCEPTING THEREFROM** BEGINNING AT THE MOST NORTHERLY CORNER OF THE PLAT OF "FIRST ADDITION TO TAFT" IN SAID SECTION 27; THENCE NORTH 80°00'00"WEST 85.46 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 30°35'28"WEST 77.26 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 67°17'36"EAST (NORTH 37°30'00"EAST) 133.35 FEET TO THE POINT OF BEGINNING.