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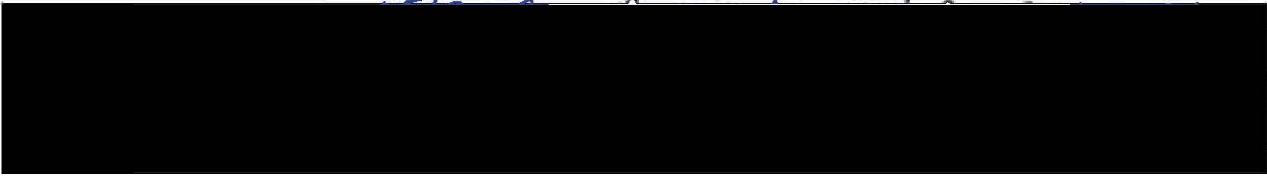
# Property Line Adjustment Application

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: NORA SHERWOOD & GARY BURMAN



**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: \_\_\_\_\_

**SITE INFORMATION:**

**Parcel/Lot 1:**

ZONING DISTRICT: R15

TAX MAP AND LOT: 07-11-22-AB-05200-00

SITE ADDRESS (Location if unaddressed): 1510 SW Dune Ave.

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 7498

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 14991

How is access obtained to this parcel/lot? 1/2 SW Dune Ave

How will the adjustment impact the access? None

**Parcel/Lot 2:**

ZONING DISTRICT: R15

TAX MAP AND LOT: 07-11-22-AB-05300-00

SITE ADDRESS (Location if unaddressed): end of SW Dune Ave

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 7493

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 14991

How is access obtained to this parcel/lot? 1/2 SW Dune 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: SW Dune Ave. Width: 50'  
Parcel/Lot 2 Name: " " " Width: 56'

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: Same as above Width: \_\_\_\_\_  
Parcel/Lot 2 Name: \_\_\_\_\_ Width: \_\_\_\_\_

**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.

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)

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

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)

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

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

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

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

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.



Property Owner/Contract Purchaser (signature required)

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.*

WTF 13481-5 LC

STATE OF OREGON } ss.  
County of Lincoln

3 Pages

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. WITNESS my hand and seal of said office affixed.

  
DANA W. JENKINS, Lincoln County Clerk



Doc : 200810672  
Recd: 207279 16.00  
09/09/2008 04:17:48pm

<b>After recording return to:</b>
<b>Gary R. Burman Nora Parker 375 Blue Sage Circle Steamboat Springs, CO 80487</b>
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
<b>Same as Above</b>

Order Number: 13481

Reserved for Recorder's Use

### PERSONAL REPRESENTATIVE'S DEED

**Susan R. Walter**, the duly appointed, qualified and acting personal representative of Josephine M. Van Kleek, deceased, pursuant to proceedings filed in Circuit Court for Multnomah County, Oregon, Case No. 0803-90395, **Grantor**, conveys to **Gary R. Burman and Nora S. Parker, as tenants by the entirety, Grantee**, all the estate, right and interest of the above named deceased at the time of the decedent's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

#### SEE ATTACHED EXHIBIT "A"

Account No(s): **R20617**  
Map/Tax Lot No(s): **07-11-22-AB-5200**

The true consideration for this conveyance is **\$230,000.00**. (Here comply with requirements of ORS 93.030.)

**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 OF CHAPTER 424, OREGON LAWS 2007. 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.**

Executed this 9 date of September, 2008

Van Kleek Estate

Susan R. Walter  
Susan R. Walter  
Its Personal Representative

State of **Oregon**, County of **Lincoln** ) ss.

This instrument was acknowledged before me on this 9 day of September, 2008 by **Susan R. Walter**, as Personal Representative of the Estate of Josephine M. Van Kleek.

Michele J. Scruggs  
Notary Public for Oregon



**Legal descriptions of lots  
Gary Burman and Nora Sherwood**

**BEFORE**

**2008-10672**

**Property R20617 / 1510 SW Dune Ave.**

Beginning at a point 30 feet East of the Southeast Corner of Lot 3, Block 2, NELSCOTT CREST, in Section 22, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, thence East 150 feet, thence North 50 feet; thence West 150 feet, thence South 50 feet to the point of beginning.

**2023-08487**

**Property R22868**

Beginning at a point 30 feet East of the Southeast corner of Lot 3, Block 2, NELSCOTT CREST, a subdivision in Section 22, Township 7 South, Range 11 West of the Willamette Meridian in Lincoln County, Oregon; and running thence South 50 feet, running thence East 150 feet, running thence North 50 feet, running thence West 150 feet to point of beginning.

**AFTER**

Beginning at a point 30 feet East of the Southeast Corner of Lot 3, Block 2, NELSCOTT CREST, in Section 22, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, thence running South 50 feet, running thence East 150 feet, running thence North 100 feet, running thence West 150 feet, running thence South 50 feet to the point of beginning.

**SURVEY OF TWO TRACTS OF LAND  
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 22,  
T 7 S. R 11 W. W.M., LINCOLN COUNTY, OREGON  
07-11-22-AB-TL5200 & TL 530  
FOR  
NORA SHERWOOD**

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE NORTHWEST, NORTHEAST, SOUTHWEST AND SOUTHEAST CORNERS OF THAT TRACT OF LAND AS DESCRIBED IN Doc. No.2008-10672 (TL 5200) AND ALSO MONUMENT THE SOUTHWEST AND SOUTHEAST CORNERS OF THAT TRACT OF LAND AS DESCRIBED IN Doc. No.2023-08487 (TL 5300), BOTH LINCOLN COUNTY DEED RECORDS. MONUMENTS OF C.S.#10,849 (M2) AT THE SOUTHEAST CORNER OF TL 3500 ALONG WITH THE UNRECORDED MONUMENT OF "LSR" (M3) AT THE NORTHWEST CORNER TL5000 WERE RECOVERED ALONG WITH THE BRASS CAP MARKING THE ONE QUARTER CORNER BETWEEN SECTION 15 & SECTION 22 (M1) AND HELD FOR CONTROL. DEED DATA WAS THEN HELD FROM SAID ONE QUARTER CORNER TO DETERMINE POSITIONS TO MONUMENT THE CORNERS OF THE SUBJECT TRACTS OF THIS SURVEY AS SHOWN. RECOVERED MONUMENTS OF C.S.#6354 (M4 & M5) AND MONUMENT OF C.S #12,727 (M6) WERE THEN FOUND OUT OF POSITION AS NOTED IN THE FOUND MONUMENT TABLE.

**FOUND MONUMENT TABLE**

- M1= 2"BRASS CAP 1/4 CORNER  
SEC 15/SEC 22 MARKED L.C.S.1975
- M2= 5/8" I.R. C.S.#10,849
- M3= 5/8" I.R. W/YPC MARKED "RLS 2218"  
NOT OF RECORD
- M4= 1/2" I.P. C.S.#6354 N 68°25'W 0.46'
- M5= 1/2" I.P. CS.#6354 N 48°08'W 0.28'
- M6= 5/8" I.R. W/YPC MARKED "RLS 1285"  
C.S.#12,727 N 41°55'W 0.26'

**SURVEY BY**  
**DARIUS K. FERGUSON P.L.S.**  
**LAND SURVEYING**  
6062 SE HWY 101, SUITE B  
LINCOLN CITY, OR. 97367  
PH: (541) 994-5854  
DFERGUSONSURVEYING@GMAIL

**LEGEND**

- I.P. = IRON PIPE
- I.R. = IRON ROD
- YPC = YELLOW PLASTIC ID CAP
- ▲ = CALCULATED POINT
- = MONUMENTS FOUND AS NOTED IN MONUMENT TABLE
- = MONUMENTS OF C.S.#14,055 SEARCH FOR NOT FOUND AT CALCULATED CORNER POSITIONS
- = MONUMENTS SET - 5/8" x 30" I.R. W/YPC MARKED "FERGUSON P.L.S. 2279"
- C.S.xxx = REFERENCE NUMBER OF RECORD SURVEY
- (xxxx) = DATA OF RECORD DEEDS
- (xxxx)R = DATA OF RECORD SURVEY BY LRS
- C.S.#13,099 & C.S.#14,055
- DATA OF RECORD SURVEY BY HAMILTON C.S.#10,849

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Darius K. Ferguson*

**OREGON**  
JULY 16 1987

