

STAFF REPORT

PROPERTY LINE ADJUSTMENT: 23-98

APPLICANT: Calvin L. Granger Larry Fredrickson
P.O. Box 302
Crescent, OR 97733-0302

PROPERTY DESCRIPTION: A parcel of land located in a portion of Section 36 of TS24, R 08, which includes tax lot 1000, and more particularly located south of Crescent, OR, Lot 1, Blk 1 of Pinney Acres. See Map submitted by applicant, Ex B.

WHAT IS BEING ADJUSTED: The proposed lot line being adjusted will include tax lot as indicated above. (See map Ex B and Ex D)

PARCEL SIZE: Parcel size after adjustment for parcel 1, will be approximately 1.66acs, +/- and Parcel 2, will be approximately 2.96acs +/- (See map EX D)

ZONING: RS: Tax lots will remain zoned as is.

FACILITIES: PP&L Septic. Ind septic tanks

ACCESS: off of Pinney St.

A. Staff Report

B. Assessor Map

C. County Surveyor Recommendations: The adjusted line must be surveyed and monumented in accordance with O.R.S. 92.

D. Applicants Map

ORDER AND FINDINGS:

- A. In review of application and map, parcels being adjusted are contiguous with one another and do not create a new parcel.
- B. Parcels being adjusted will remain in the existing use and in the existing zones. (See EX B)
- C. The adjusted lots will have access and will not interfere with any other easements. (See Exhibit D)
- D. The adjustment of lot will not take lot out of the required lot size requirement. There will be no significant change.

20-
15-2008

E. By relocating the lot line, the new lot line does not relocate a parcel. (See Exhibit D)

CONDITIONS: 1. Record the appropriate document with the County Clerk which implements the adjustment shown on the map submitted.

2. File a survey, when required by County Surveyor.
(See Exhibit C.)

3. Provide a copy of the map and legal description or survey to the County Assessor and Planning Dept.

4. Taxes, penalties, assessments paid to the Assessor Office prior to any change of property line.

CONCLUSIONS: Based on the above information and exhibits and findings and applying the criteria for a property line adjustment of Section 45.540 of the LDC, PLA Map 23-98 is approved.

Appeal of this decision may be appealed to the Board of Commissioners within 7 days of actual notice of the decisions set forth in Article 33 of the Land Development Code.

Carl Shuck, Planning Director/ Date

Carl Shuck 5/28/98

18077-A

DESCRIPTION SHEET

Larry Fredrickson
Major Partition 80-18
Parcel No. 1

A portion of Lot 1, Block 1, Pinney's Acres, located in the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) of Section 36, Township Twenty-four (24) South, Range Eight (8) East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southwest corner of Lot 1, Block 1, Pinney's Acres; thence North 40° 38' 35" East, 311.99 feet; thence 192.22 feet along the arc of a 485.00 foot radius curve, concave to the West (the long chord of which bears North 29° 17' 22" East, 190.96 feet); thence North 17° 56' 08" E, 197.81 feet to the North line of Lot 1, Block 1, Pinney's Acres; thence South 89° 29' 00" East along said North line, 101.74 feet to the true point of beginning;

thence continuing South 89° 20' 00" East, 185.00 feet to the Northeast corner of Lot 1, Block 1, Pinney's Acres;

thence South 00° 39' 00" West along the East line of Lot 1, Block 1, Pinney's Acres, 335.04 feet to the northerly line of Pinney Street;

thence 96.04 feet along the arc of a 207.78 foot radius curve, concave to the Southeast (the long chord of which bears South 42° 39' 51" West, 95.18 feet);

thence North 89° 21' 15" West, 121.29 feet;

thence North 00° 39' 00" East parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82 feet to the true point of beginning.

Containing 1.66 acres more or less.



18077-B

DESCRIPTION SHEET

Larry Fredrickson
Major Partition 80-18
Parcel No. 2

A portion of Lot 1, Block 1, Pinney's Acres, located in the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) of Section 36, Township Twenty-four (24) South, Range Eight (8) East, of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Pinney's Acres; thence northeasterly along the easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1, Block 1:

thence South $89^{\circ} 20' 00''$ East along the North line of Lot 1, Block 1, Pinney's Acres, 230.71 feet;

thence South $00^{\circ} 39' 00''$ West parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82;

thence North $89^{\circ} 21' 15''$ West, 144.55 feet;

thence North $00^{\circ} 38' 45''$ East, 49.39 feet;

thence North $89^{\circ} 21' 15''$ West 107.50 feet;

thence South $40^{\circ} 38' 35''$ West, 311.99 feet to the true point of beginning.

Containing 2.96 acres more or less.

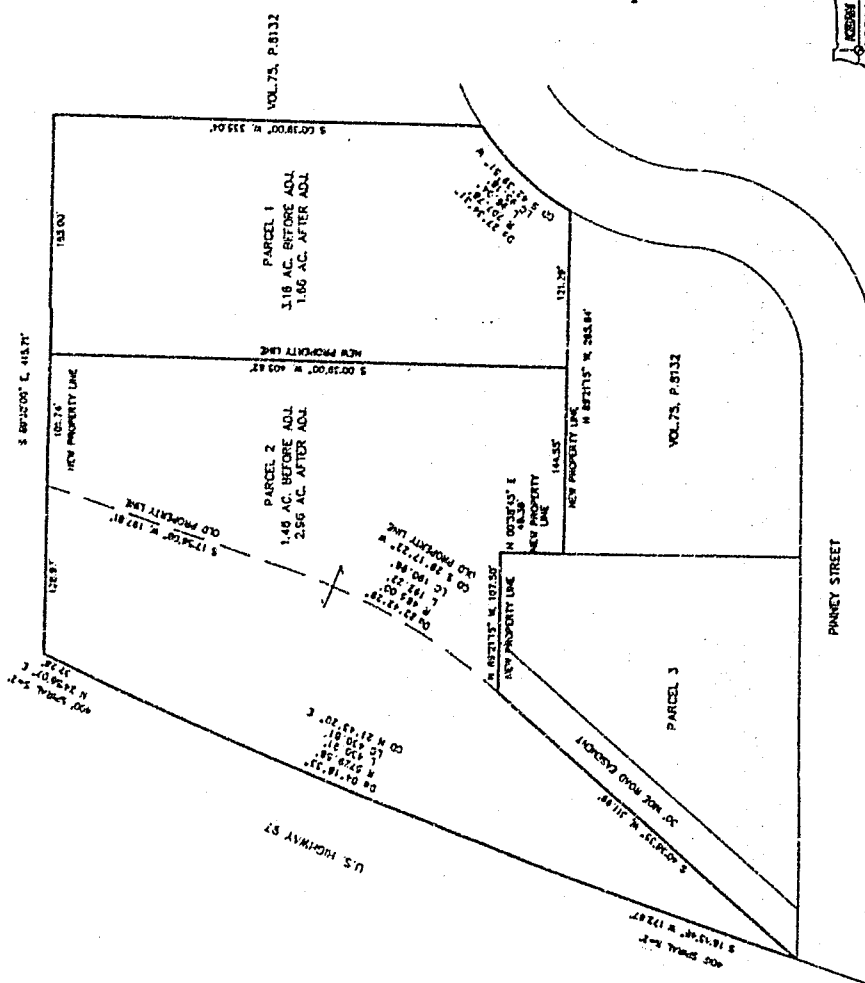
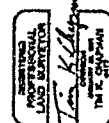
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeff Kern

OREGON
JULY 30, 1978
JEFF A. KERN
1081

SKETCH OF PROPOSED
PROPERTY LINE ADJUSTMENT
FOR
LARRY FREDRICKSON
PARCELS 1 & 2
MAJOR PARTITION 80-18
PORTION OF LOT 1, BLOCK 1
PINNEY'S ACRES
KLAMATH COUNTY, OREGON

VOL. 75, P. 8132

MAY 4, 1998
SCALE 1" = 50'NOTED DIMENSIONS SHOWN BASED ON SURVEY FOR
JOHN GARNETT, BY JEFF KORN & ASSOC., INC.

PINNEY STREET

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the 28th day
of May A.D., 19 98 at 1:18 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 18076
Return: Commissioners Journal
FEE \$30.00
1.50 copy
By Kathleen Rosa Bernetha G. Letsch, County Clerk