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05/29/2019 01:45:15 PM

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This is a no fee document

05/29/2019

DOUGLAS COUNTY CLERK

FILED

Date: 6-5-19 By: PH

This survey consists of:

FDR Map: V5 P26

Narrative: CS 67/43-11

Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR



CERTIFICATE PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

C.S. FILE 67/43-11

A

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY OREGON

DOUGLAS COUNTY OREGON
FILED

MAY 29 2019

AN ORDER ACCEPTING VACATION OF)
INTERNAL LOT LINES OF A PORTION)
OF WINCHESTER BAY SUBDIVISION)
IN SECTION 7CA, TOWNSHIP 22S,)
RANGE 12W, W.M., DOUGLAS)
COUNTY, OREGON)

ORDER GRANTING VACATION)
OF INTERNAL LOT LINE)
PATRICIA K. HITT, COUNTY CLERK

This matter comes before the Board of Commissioners upon petition of Pauline M. Salado for internal lot line vacation described in "Exhibit A."

All the owners of the subject property proposed to be vacated signed the petition.

The Planning Department found that the interior lot line vacation complies with applicable land use regulations and facilitates development of the subject property.

The Board of Commissioners hereby determines that the lot line vacation benefits property utilization and approves the interior lot line vacation described above without a hearing.

IT IS HEREBY ORDERED that the attached Order is accepted and the County Clerk is authorized and directed to record the attached documents in the Deed Records of Douglas County, Oregon.

Now, IT IS HEREBY ORDERED that the internal lot lines described in this order is vacated, except that any existing utilities or owners of drainage facilities located within the property will have continued and unrestricted access to service, maintain, upgrade or replace their facilities.

DATED THIS 29th day of May, 2019.

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY



Tim Freeman, Chair




Chris Boice, Commissioner

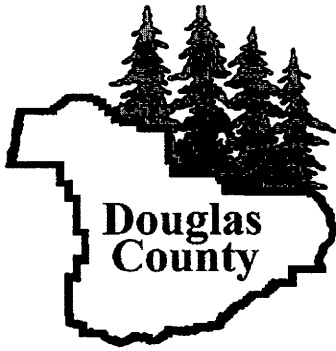


Tom Kress, Commissioner

REVIEWED AS TO FORM

By 
_____ Office of County Legal Counsel

Date: 5/20/2019



PLANNING DEPARTMENT

Room 106 • Justice Building • Douglas County Courthouse
Roseburg, Oregon 97470

Planning Services
(541) 440-4289
Fax # (541) 440-6266

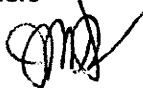
On-Site Services
(541) 440-6183
Fax # (541) 464-6429

Environmental Health
(541) 440-3574
Fax # (541) 957-2097

“A Program With Great Spirit”
May 22, 2019

MEMORANDUM

TO: Douglas County Board of Commissioners

FROM: Joshua M. Shaklee, Planning Director 

RE: Report regarding Vacation of Interior Lot Lines for Pauline Salado on property described as Tax Lots 5300 and 5400 in Section 7CA of Township 22S, Range 12W, W.M.; Property ID Nos. R66256 and R66263.

Petitioner, Pauline Salado, has requested the Board of Commissioners vacate the interior lot line(s) described in “Exhibit A” attached to this petition. The Salado ownership consists of a total of ten (10) legal units of land; six (6) legal units of land within Tax Lot 5300 (Part of Lots 8, 9 and 10 and Lots 11, 12 and 13, Block 17 of Winchester Bay Subdivision), and; four (4) legal units of land within Tax Lot 5400 (Part of Lots 7, 14, 15 and 16, Block 17 of Winchester Bay Subdivision).

Petitioner requests vacation of the interior lot lines to facilitate commercial development of the property which is zoned (CT) Tourist Commercial. Based on the requirements of the Building Department as per the State of Oregon Building Code, structural development of commercially zoned property cannot be built over existing lot lines. The property owner’s current and future plans for commercial development consisting of multiple buildings is limited by these code requirements and this request will allow development of the property as one unit of land.

The petitioner is 100% owner of the properties of the proposed interior lot line vacation for the above-referenced lots. The petitioner requests the Board to vacate the existing interior lot lines without a hearing pursuant to ORS 368.351. The Planning Department recommends acceptance of the petition and vacation of the interior lot line by signing the order of vacation.

BEFORE THE BOARD OF COMMISSIONERS OF DOUGLAS COUNTY, OREGON

IN THE MATTER OF THE INTERNAL)
LOT LINE VACATION OF A PORTION)
OF WINCHESTER BAY SUBDIVISION)
FOR PART OF LOTS 7, 8, 9, 14, 15 & 16) PETITION
AND ALL OF LOTS 10, 11, 12 & 13 OF)
BLOCK 17 IN SECTION 7CA OF T22S,)
R12W, W.M., DOUGLAS COUNTY, OR)

Petitioner, Pauline Salado, hereby requests the Board of Commissioners of Douglas County, Oregon, vacate the internal lot lines described in "Exhibit A" attached to this petition and incorporated herein.

Petitioner requests vacation of the internal lot lines to facilitate commercial development of the property as one (1) single unit of land.

Petitioner is the owners of 100% of the property for the proposed lot line vacation.

Petitioner requests the Board of Commissioners vacate the internal lot lines without hearing pursuant to ORS 368.351.

Petitioner has signed this document on the 10th day of MAY, 2019.

(X) Pauline Salado

Pauline Salado

STATE OF CA
COUNTY OF Butte

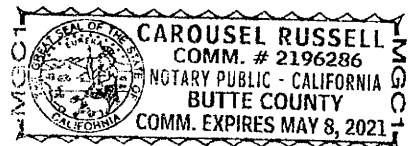
This instrument was acknowledged before me on 5/11/19 by Pauline Salado

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Butte
Subscribed and sworn to (or affirmed) before me on this 11 day of May 2019 by Pauline Salado
I proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature of Notary]
Signature of Notary

[Signature of Notary]
Signature of Notary



This is the second document we have sent.

C.S. FILE 67/43-11

D

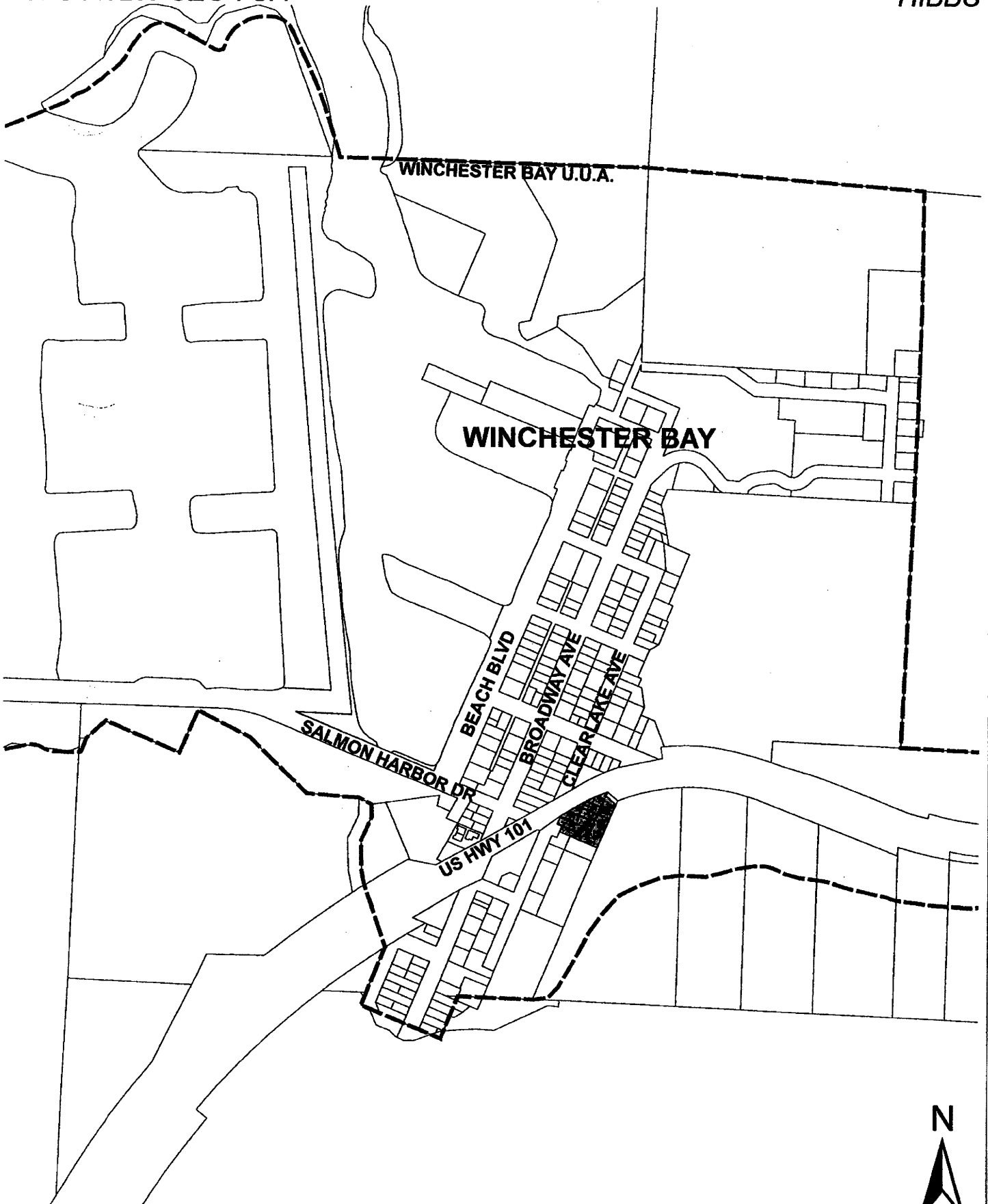
Exhibit "A"

Part of Lots 7, 8, 9, 14, 15 & 16 and all of Lots 10, 11, 12 & 13, Block 17 of Winchester Bay Subdivision,
Douglas County Surveyor Records, Douglas County, Oregon.

C.S. FILE 67/43-11
E

VICINITY MAP
T22S R12W SEC 7CA

P/D 18-071
HIBBS



WINCHESTER BAY U.O.A.

WINCHESTER BAY

SALMON HARBOR DR

BEACH BLVD

BROADWAY AVE

CLEARLAKE AVE

US HWY 101



1" = 600'

DOUGLAS COUNTY PLANNING DEPARTMENT

C.S. FILE 67/43-11
F

WINCHESTER BAY

BROADWAY AVE

CLEARLAKE AVE

EIGHTH ST

WINDY BAY HOLDINGS LLC

OLKOWSKI

DOUGLAS COUNTY

US HWY 101

PARKER

PARKER

PARKER

NIN

SALADO

SALADO

NICASTRO

SALADO

SALADO

SALADO

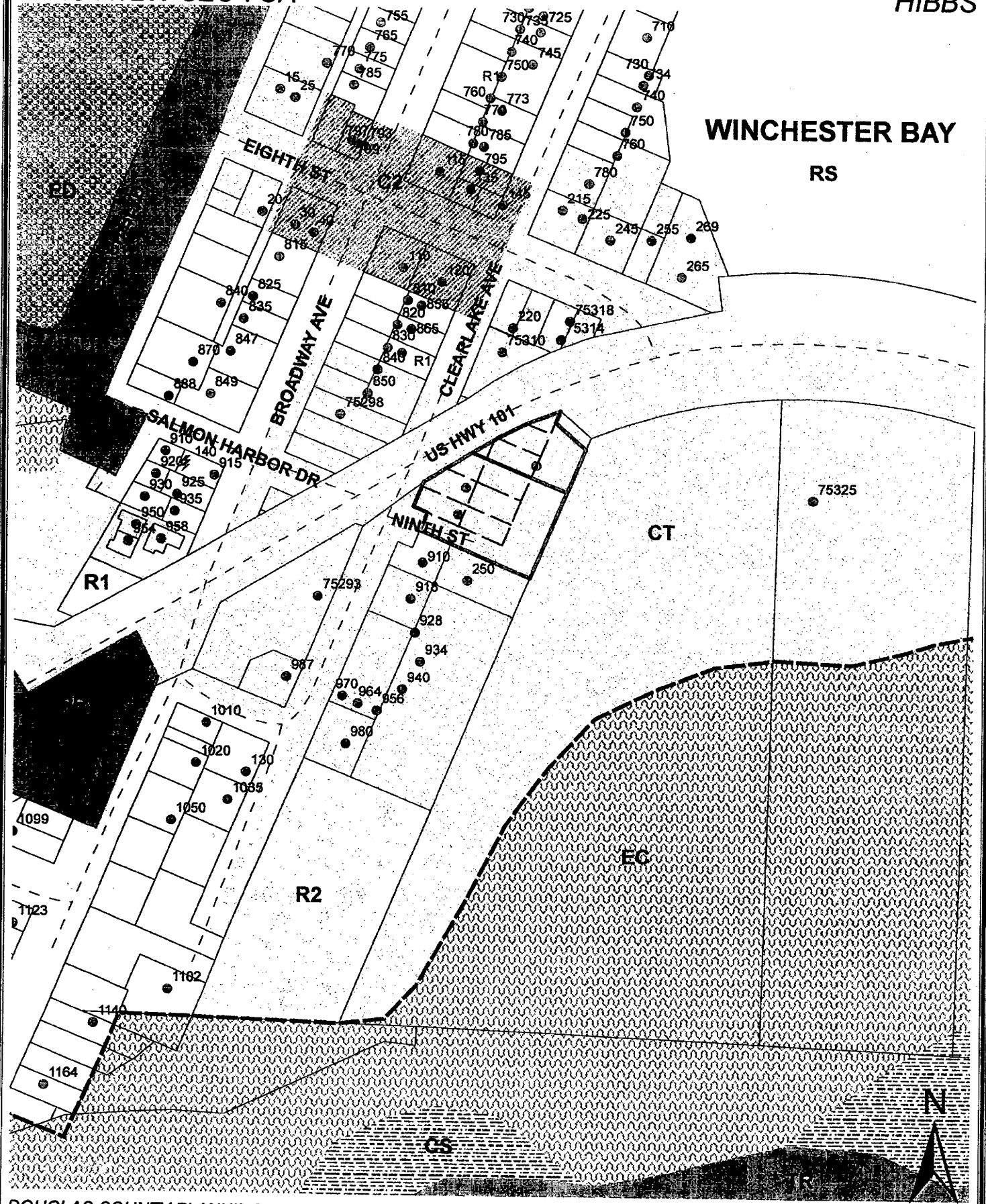
WINCHESTER BAY U.U.A.

N

1" = 100'

ZONING & SITUS MAP
T22S R12W SEC 7CA

P/D 18-071
HIBBS



AERIAL MAP
T22S R12W SEC 7CA

P/D 18-071
HIBBS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DOUGLAS COUNTY PLANNING DEPARTMENT

1" = 50'

C.S. FILE 67/43-11 I