

SUNRIDGE

FILE 75, SLIDE 1091

AN ADDITION TO LOWELL, OREGON
SE 1/4 SECTION 14, T 19 S, R 1 W, W.M.
MARCH 1, 2001 SCALE 1" = 50'

LEGEND

- FND. MONUMENT AS DESCRIBED
- FND. 5/8" IRON ROD WITH PLASTIC CAP MKD. "HANKINS LS 687"
- ⊙ FND. 5/8" IRON ROD WITH PLASTIC CAP MKD. "ROBERTS PLS 1039"
- FND. 1/2" IRON PIPE
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MKD. "HANKINS LS 687"
- 1 13 RECORD DATA WITH REFERENCE NUMBER

Division of Chief Deputy Clerk
Lane County Deeds and Records

2001-020173



\$41.00

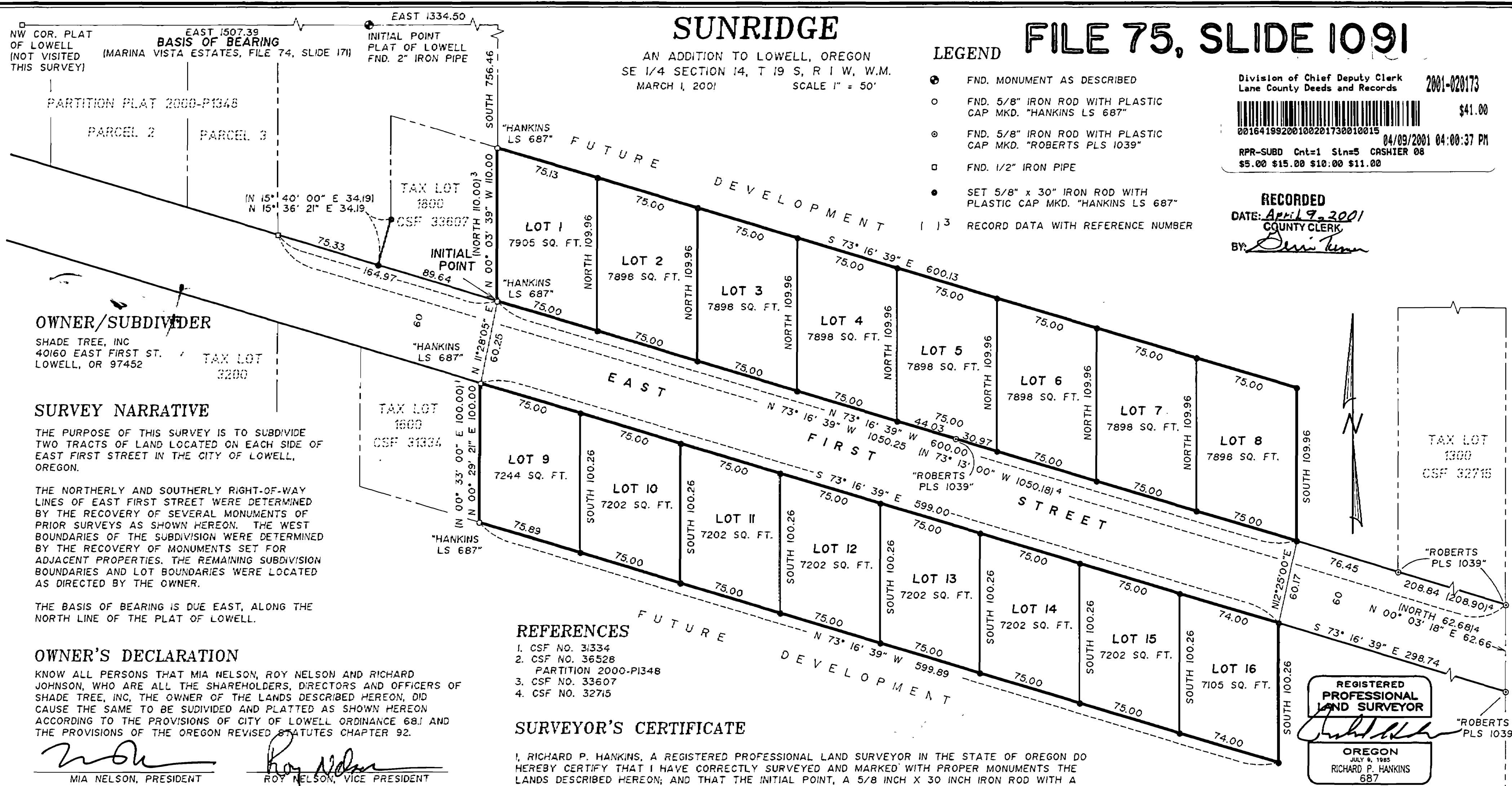
00164199200100201730010015

04/09/2001 04:00:37 PM
RPR-SUBD Cnt=1 Sln=5 CASHIER 08
\$5.00 \$15.00 \$10.00 \$11.00

RECORDED

DATE: April 9, 2001
COUNTY CLERK

BY: *Devin Kern*



NW COR. PLAT OF LOWELL (NOT VISITED THIS SURVEY)
EAST 1507.39
BASIS OF BEARING
MARINA VISTA ESTATES, FILE 74, SLIDE 171

EAST 1334.50
INITIAL POINT PLAT OF LOWELL FND. 2" IRON PIPE

PARTITION PLAT 2000-PI348
PARCEL 2
PARCEL 3

OWNER/SUBDIVIDER

SHADE TREE, INC
40160 EAST FIRST ST.
LOWELL, OR 97452

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TWO TRACTS OF LAND LOCATED ON EACH SIDE OF EAST FIRST STREET IN THE CITY OF LOWELL, OREGON.

THE NORTHERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF EAST FIRST STREET WERE DETERMINED BY THE RECOVERY OF SEVERAL MONUMENTS OF PRIOR SURVEYS AS SHOWN HEREON. THE WEST BOUNDARIES OF THE SUBDIVISION WERE DETERMINED BY THE RECOVERY OF MONUMENTS SET FOR ADJACENT PROPERTIES. THE REMAINING SUBDIVISION BOUNDARIES AND LOT BOUNDARIES WERE LOCATED AS DIRECTED BY THE OWNER.

THE BASIS OF BEARING IS DUE EAST, ALONG THE NORTH LINE OF THE PLAT OF LOWELL.

OWNER'S DECLARATION

KNOW ALL PERSONS THAT MIA NELSON, ROY NELSON AND RICHARD JOHNSON, WHO ARE ALL THE SHAREHOLDERS, DIRECTORS AND OFFICERS OF SHADE TREE, INC, THE OWNER OF THE LANDS DESCRIBED HEREON, DID CAUSE THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF CITY OF LOWELL ORDINANCE 68J AND THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

Mia Nelson
MIA NELSON, PRESIDENT

Roy Nelson
ROY NELSON, VICE PRESIDENT

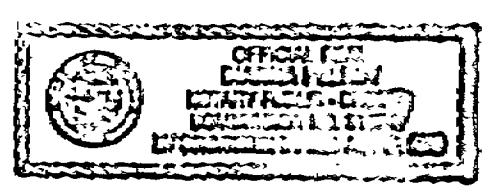
Richard Johnson
RICHARD JOHNSON, VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF OREGON
COUNTY OF LANE

ON THIS 5th DAY OF April, 2001, PERSONALLY APPEARED THE ABOVE NAMED MIA NELSON, ROY NELSON AND RICHARD JOHNSON, WHO ARE ALL THE SHAREHOLDERS, OFFICERS AND DIRECTORS OF SHADE TREE, INC. AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF THE CORPORATION BY THE AUTHORITY OF ITS SHAREHOLDERS AND BOARD OF DIRECTORS, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. BEFORE ME

Diana Pelroy
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:



TAX LOT 403, MAP 19-01-11
TAX LOTS 1400 & 1700, MAP 19-01-14

REFERENCES

1. CSF NO. 31334
2. CSF NO. 36528
3. CSF NO. 33607
4. CSF NO. 32715

SURVEYOR'S CERTIFICATE

I, RICHARD P. HANKINS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED HEREON; AND THAT THE INITIAL POINT, A 5/8 INCH X 30 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687" IS LOCATED SOUTH 73° 16' 39" EAST 164.97 FEET FROM THE SOUTHEAST CORNER OF LAND PARTITION PLAT NO. 2000-PI348, AS RECORDED IN LANE COUNTY APRIL 19, 2000.

BEGINNING AT SAID INITIAL POINT; THENCE NORTH 00° 03' 39" WEST 110.00 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687"; THENCE SOUTH 73° 16' 39" EAST 600.13 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687"; THENCE SOUTH 109.96 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687" LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 73° 16' 39" WEST 600.00 FEET TO THE INITIAL POINT. AND: BEGINNING AT SAID INITIAL POINT; THENCE SOUTH 11° 28' 05" WEST 60.25 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687" LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST FIRST STREET, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 73° 16' 39" EAST 599.00 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687"; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 100.26 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687"; THENCE NORTH 73° 16' 39" WEST 599.89 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP MARKED "HANKINS LS 687"; THENCE NORTH 00° 29' 21" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE:

THERE ARE NO EASEMENTS OF RECORD THAT EFFECT THIS SUBDIVISION.

I, RICHARD P. HANKINS, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF SUNRIDGE.

Richard P. Hankins
RICHARD P. HANKINS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 1985
RICHARD P. HANKINS
687

TO BE RENEWED JUNE 30, 2001

APPROVALS

- John Hansen*
PRESIDENT, LOWELL CITY COUNCIL
DATE: 04-03-01
- Waven R. Deathers*
MAYOR, CITY OF LOWELL
DATE: 4/3/01
- Anna Marison*
CHAIR, LANE COUNTY BOARD OF COMMISSIONERS
DATE: 4/6/01
- K. Robert Eyll*
LANE COUNTY SURVEYOR
DATE: 4-6-2001
- Jim Gangle*
LANE COUNTY ASSESSOR
DATE: 4/6/2001

Surveyed by
Hankins Land Surveying
82379 Rattlesnake Road; Dexter, Oregon 97431
Phone (541)937-2338 Fax (541)937-2338
File No. 01268