

# SUNRIDGE FIRST ADDITION

SE 1/4 SECTION 14, TOWNSHIP 19 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN  
LOWELL, LANE COUNTY, OREGON  
JANUARY 3, 2005

RECORDED

DATE 2 Feb 2005  
COUNTY CLERK

BY Moulding

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2005-008200

LANE COUNTY SURVEYORS OFFICE

C.B. FILE NO. 39107

FILING DATE 2 FEB. 05

S



00665332200500082000010012

02/02/2005 09:22:46 AM

RPR-SUBD Cnt=1 Stn=6 CASHIER 07  
\$5.00 \$230.00 \$10.00 \$11.00

## LEGEND

- SET 5/8" X 30" REINFORCING ROD WITH ORANGE PLASTIC CAP STAMPED "FNF"
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "HANKINS LS 687"

XX(##) RECORD DATA PER REFERENCE NO.

## REFERENCES

- 1) RECORD INFORMATION PER SUNRIDGE, FILE 75 SLIDE 1091-HANKINS 2001
- 2) RECORD INFORMATION PER COUNTY SURVEY FILE NO. 33607-HANKINS 1996



NOTE:  
A UTILITY EASEMENT EXISTS OFF-SITE THAT WAS ADDRESS-ED WITHIN THE CONDITIONS OF APPROVAL. SAID EASEMENT WAS RECORDED JULY 13, 2004 DOCUMENT NO. 2004-053822

P.U.E. & ACCESS EASEMENT RECORDED 1/05/05 DOC. NO. 2005-000981-

P.U.E. FOR SANITARY SEWER LINE RECORDED 1/05/05 DOC. NO. 2005-000980-

NORTHERLY LINE OF THE FORMER SOUTHERN PACIFIC RAILROAD RIGHT OF WAY PER C.S.F. 31330 AND 33607 AS COMPUTED FROM MONUMENTS SET ON THE RIGHTS-OF-WAY LINES OF EAST FIRST STREET

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Paula Lee Norness*  
OREGON  
AUGUST 22, 1975  
PAULA LEE NORNESS  
1034

RENEWAL DATE: DEC. 31, 2006

19-01-14 TAX LOT: 1700

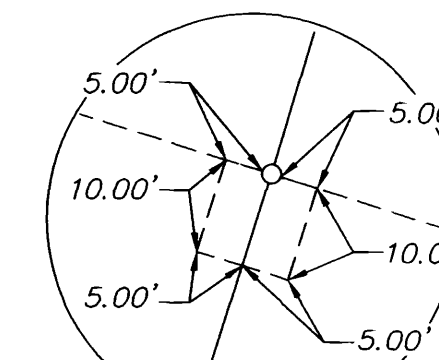
HP DESIGN JET 330 PLOTTER, HP #51640A PIGMENT BASED INK ON CONTINENTAL #JPC-4M2 POLYESTER FILM

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	102.36'	29.00'	28.91'	S 08°36'22" W	16°14'02"
C2	74.00'	116.24'	104.65'	N 61°43'23" E	90°00'00"
C3	5579.56'	73.63'	73.63'	S 73°30'24" E	00°45'22"
C4	134.00'	33.94'	33.85'	N 80°32'00" W	14°30'47"
C5	134.00'	18.87'	18.86'	S 81°26'26" W	08°04'11"
C6	5579.56'	75.09'	75.09'	S 74°25'27" E	00°46'16"
C7	5579.56'	76.91'	76.91'	S 75°12'16" E	00°47'23"
C8	134.00'	21.72'	21.70'	S 72°45'40" W	09°17'20"
C9	134.00'	79.70'	78.53'	S 51°04'39" W	34°04'44"
C10	134.00'	10.12'	10.11'	S 31°52'31" W	04°19'31"
C11	134.00'	30.38'	30.31'	S 23°13'04" W	12°59'22"
C12	162.36'	46.00'	45.85'	S 08°36'22" W	16°14'02"
C13	104.00'	163.36'	147.08'	N 61°43'23" E	90°00'00"
C14	132.36'	37.50'	37.38'	S 08°36'22" W	16°14'02"
C15	5579.56'	240.62'	240.61'	S 74°21'50" E	02°28'15"
C16	5.00'	7.89'	7.09'	S 61°54'25" W	90°22'02"
C17	5.50'	8.59'	7.74'	N 28°00'39" W	89°28'05"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°16'37" E	6.50'
L2	S 73°16'37" E	6.50'
L3	S 73°16'37" E	6.50'
L4	S 00°29'21" W	2.00'



DETAIL "A"

## SHEET INDEX

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SHEET 2 PRIVATE EASEMENTS AND SLOPE EASEMENT  
SHEET 3 SIGNATURES, APPROVALS, NARRATIVE

FORD-NESS-FASSBENDER, INC. DBA  
FORD & ASSOCIATES

LAND SURVEYING  
CONSTRUCTION SUPERVISION \* WATER RIGHTS EXAMINATIONS

P.O. Box 22735  
1000 S. Bertelsen, Ste. 1 Eugene, OR 97402

(541) 344-1852  
Fax (541) 344-9923

www.fncinc.net  
JOB NO. 4124.00  
DWG. NO. 4124-15TADD  
DRAWN BY: PLN/TDM



RECORDED

DATE 2 Feb. 2005  
COUNTY CLERK

BY M. Aldridge

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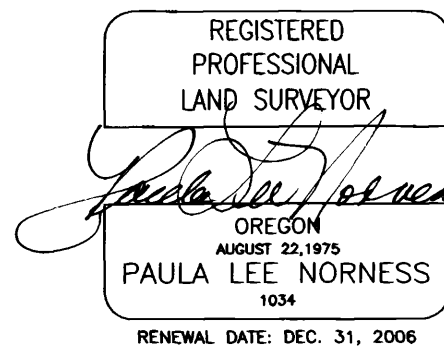
## NARRATIVE

THIS SURVEY AND PLAT IS BEING COMPLETED AT THE REQUEST OF THE OWNER TO MEET THE CONDITIONS OF APPROVAL OF SUNRIDGE FIRST ADDITION. THE DESIGN AND FINAL LOTS AND STREETS AS SHOWN ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN GIVEN CONDITIONAL APPROVAL.

THE MONUMENTS MARKING THE NORTHERLY CORNERS OF LOT 9 OF SUNRIDGE WERE RECOVERED AS SHOWN (IN ADDITION TO OTHER MONUMENTS SET IN THAT PLAT AND IN THAT SURVEY FILED UNDER NO. C.S.F.33607 ON THE RIGHTS-OF-WAY OF EAST FIRST STREET AND NOT SHOWN HEREON) AND SERVE AS THE BASIS FOR THIS SURVEY. THE ORIGINAL RIGHT-OF-WAY OF THE RAILROAD IS AS SHOWN ON C.S.F. 33607 AND WAS COMPUTED THEREFROM.

## SURVEYOR'S CERTIFICATE

I, PAULA LEE NORNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPERTY MONUMENTS THE PROPERTY DESCRIBED HEREON AND THAT I SET A 5/8" X 30" REINFORCING ROD WITH AN ORANGE PLASTIC CAP STAMPED "FNF" TO MARK THE INITIAL POINT HEREOF AND THAT SAID INITIAL POINT BEARS NORTH 73°16'39" WEST 90.00 FEET FROM THE REINFORCING ROD MARKING THE NORTHWEST CORNER OF LOT 9 OF SUNRIDGE AS PLATTED AND RECORDED AT FILE 75, SLIDE 1091, PLAT RECORDS OF LANE COUNTY, OREGON (PLAT RECORDED APRIL 9, 2001, DOCUMENT NO. 2001-020173, OFFICIAL RECORDS OF LANE COUNTY).



## DESCRIPTION

BEGINNING AT THE INITIAL POINT; THENCE, NORTH 73°16'39" WEST 62.49 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF EAST FIRST STREET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 0°21'40" WEST 120.00 FEET TO A POINT MARKED BY A REINFORCING ROD MARKING; THENCE, NORTH 73°16'39" WEST 82.61 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 17°48'00" WEST 253.00 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 73°16'37" WEST 21.66 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 16°43'23" WEST 154.73 FEET TO A REINFORCING ROD SET ON THE NORTHERLY LINE OF THE FORMER SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AS SURVEYED AND MONUMENTED IN THAT SURVEY FILED AT THE OFFICE OF THE LANE COUNTY SURVEYOR UNDER NO. 31330; THENCE, 240.62 FEET ALONG SAID NORTHERLY LINE AS IT FOLLOWS THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5579.56 FEET TO A REINFORCING ROD BEARING SOUTH 74°21'50" EAST 240.61 FEET FROM THE LAST DESCRIBED POINT; THENCE, NORTH 29°30'57" EAST 96.97 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 60°36'12" EAST 159.07 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 76°13'33" EAST 168.61 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 12°17'41" EAST 110.12 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 72°44'42" EAST 22.12 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 16°43'23" EAST 144.40 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 73°16'37" WEST 42.41 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 16°43'23" EAST 100.00 FEET TO A REINFORCING ROD MARKING THE SOUTHEAST CORNER OF LOT 12 OF SUNRIDGE AS PLATTED AND RECORDED AT FILE 75, SLIDE 1091, PLAT RECORDS OF LANE COUNTY, OREGON (PLAT RECORDED APRIL 9, 2001, DOCUMENT NO. 2001-020173, OFFICIAL RECORDS OF LANE COUNTY); THENCE, NORTH 73°16'39" WEST 390.89 FEET ALONG THE SOUTH LINE OF SAID PLAT OF SUNRIDGE AND ITS WESTERLY EXTENSION TO A REINFORCING ROD SET IN THAT SURVEY FILED AT THE LANE COUNTY SURVEYOR'S OFFICE UNDER NO. 33607; THENCE, NORTH 0°29'21" EAST 100.00 FEET TO THE INITIAL POINT ALL IN LOWELL, LANE COUNTY, OREGON.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHADE TREE, INC. IS THE OWNER OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE CITY OF LOWELL PLANNING ORDINANCE AND O.R.S CHAPTER 92 AND DOES HEREBY DEDICATE TO THE FREE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS, THE SLOPE EASEMENT AND THE CONSERVATION EASEMENTS AS SHOWN HEREON. SHADE TREE, INC. DOES HEREBY ACKNOWLEDGE THE SEPARATE CREATION OF PRIVATE ACCESS AND MAINTENANCE EASEMENTS AS SHOWN HEREON.

SHADE TREE, INC.

[Signature]  
MIA NELSON, PRESIDENT

[Signature]  
ROY NELSON, VICE PRESIDENT

[Signature]  
RICHARD JOHNSON, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF OREGON

} SS

COUNTY OF LANE

ON THE 3<sup>rd</sup> DAY OF January, 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIA NELSON, ROY NELSON, AND RICHARD JOHNSON, WHO ACKNOWLEDGED THAT THEY 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.

[Signature]  
NOTARY SIGNATURE

NOTARY PUBLIC FOR OREGON

COMMISSION NUMBER: 357698

MY COMMISSION EXPIRES: July 15, 2006



## APPROVALS

[Signature] 1/28/05  
MAYOR, CITY OF LOWELL DATE

[Signature] 2/1/05  
LANE COUNTY BOARD OF COMMISSIONERS DATE

[Signature] 2/1/5  
LANE COUNTY SURVEYOR DATE

[Signature] 2/1/5  
LANE COUNTY ASSESSOR DATE

## NOTES AND RESTRICTIONS

BUILDINGS MAY NOT BE ERECTED NOR TREES PLANTED WITHIN PUBLIC EASEMENTS. FENCES ARE NOT ALLOWED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT THAT BETWEEN LOTS 26 AND 28, THE EAST LINE OF LOT 32, AND THE WEST LINE OF LOT 20, FENCES MADE UP OF REMOVABLE PANELS ARE ALLOWED IN THE PUBLIC UTILITY EASEMENT. ALL REMOVABLE MATERIAL WITHIN THE EASEMENTS MUST BE PROMPTLY REMOVED AT THE REQUEST OF THE CITY. PROPERTY OWNERS ARE RESPONSIBLE FOR DAMAGE TO FENCES, GATES AND LANDSCAPING WITHIN BOTH PUBLIC AND PRIVATE EASEMENTS THAT IS CAUSED BY OR AS A RESULT OF MAINTAINING, REPAIRING OR REPLACING PUBLIC OR PRIVATE UTILITIES. THE FOLLOWING RECORDED EASEMENT DOCUMENTS ARE PERTINENT TO THE FINAL APPROVAL AND RECORDING OF THIS SUBDIVISION AND ARE REFERRED TO HEREON AT THE REQUEST OF THE CITY OF LOWELL: UTILITY EASEMENT RECORDED JULY 13, 2004, DOCUMENT NO. 2004-053822 WHICH CONTAINS A CLAUSE REGARDING IT BEING OF A TEMPORARY NATURE AND THAT IT WILL BE AUTOMATICALLY EXTINGUISHED AT A FUTURE DATE.

SANITARY SEWER EASEMENT RECORDED JANUARY 1, 2005, DOCUMENT NO. 2005-000980

EASEMENT FOR UNDERGROUND UTILITIES AND PUBLIC ACCESS RECORDED JANUARY 5, 2005, DOCUMENT NO. 2005-000981.

IN CONSERVATION EASEMENT ZONES, CHANGES TO THE NATURAL GRADE SHALL NOT BE MADE, AND STRUCTURES SHALL NOT BE PLACED.

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EQUITABLE SERVITUDES FOR SUNRIDGE FIRST ADDITION RECORDED 2 FEB. 05 DOCUMENT NO. 2005-8204

## ACCEPTANCE

DEDICATION OF PUBLIC RIGHTS-OF-WAY, EASEMENTS AND PUBLIC IMPROVEMENTS ACCEPTED BY THE CITY OF LOWELL.

[Signature] 1/28/05  
WARREN WEATHERS, MAYOR, CITY OF LOWELL DATE

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