



SCALE: 1" = 50'

SUNRIDGE SECOND ADDITION

SE 1/4 SECTION 14, TOWNSHIP 19 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN
LOWELL, LANE COUNTY, OREGON
MAY 31, 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-057003

LANE COUNTY SURVEYOR'S OFFICE

C.S. FILE NO. **39377**

FILING DATE: **26 July '05**



07/26/2005 10:42:53 AM

RPR-SUBD Cnt=1 Stn=4 CASHIER 02
\$5.00 \$220.00 \$10.00 \$11.00

LEGEND

- SET 5/8" X 30" REINFORCING ROD WITH ORANGE PLASTIC CAP STAMPED "FNF"
- ⊙ 5/8" X 30" REINFORCING ROD WITH ORANGE PLASTIC CAP STAMPED "FNF" TO BE POST MONUMENTED
- FOUND 5/8" REINFORCING ROD WITH ORANGE PLASTIC CAP STAMPED "FNF" - SET IN SUNRIDGE FIRST ADDITION
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "HANKINS LS 687", UNLESS OTHERWISE NOTED

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
- 3) RECORD INFORMATION PER SUNRIDGE FIRST ADDITION - DOC. 2005-008200 - NORNESS 2004
- 4) RECORD INFORMATION PER COUNTY SURVEY FILE NO. 32715-ROBERTS 1995

INITIAL POINT

5/8" X 30" REINFORCING ROD W/ "HANKINS" CAP MARKING THE S.E. CORNER OF LOT 12 SUNRIDGE AND THE N.E. CORNER LOT 37 SUNRIDGE FIRST ADDITION

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 80.00' | 23.35' | 23.27' | N 81°38'18" W | 16°43'24" |
| C2 | 80.00' | 125.81' | 113.24' | S 44°56'46" W | 90°06'27" |
| C3 | 130.00' | 38.19' | 38.05' | N 81°41'33" W | 16°49'48" |
| C4 | 130.00' | 11.15' | 11.15' | S 75°46'07" E | 04°54'50" |
| C5 | 130.00' | 26.72' | 26.67' | S 84°06'46" E | 11°46'29" |
| C6 | 105.00' | 30.65' | 30.54' | S 81°35'33" E | 16°43'24" |
| C7 | 105.00' | 165.13' | 148.63' | N 44°56'44" E | 90°06'32" |
| C8 | 130.00' | 80.76' | 79.46' | S 72°12'13" W | 35°35'32" |
| C9 | 100.00' | 29.37' | 29.27' | S 81°41'33" E | 16°49'48" |

NOTE: STORMWATER PIPE EASEMENT EXISTS OFF-SITE THAT WAS ADDRESSED WITHIN THE CONDITIONS OF APPROVAL SAID EASEMENT WAS REC. 26 July 05 DOC. NO. 2005-57003

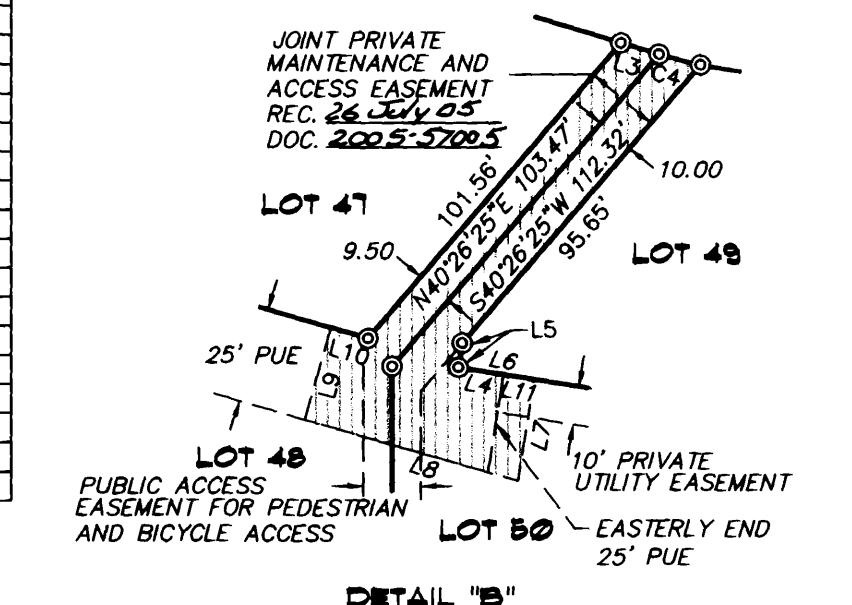
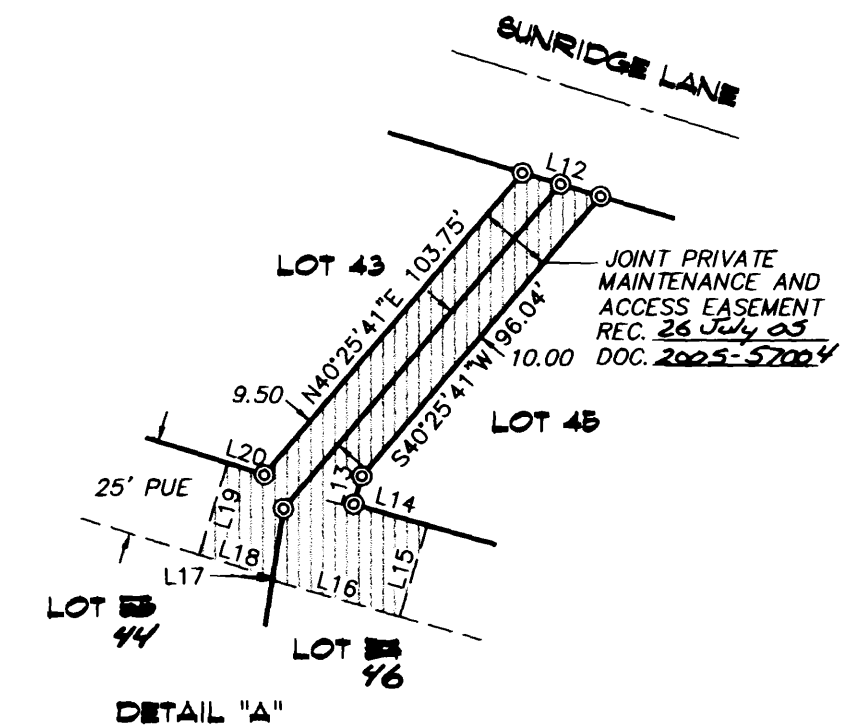
LAND PARTITION
PLAT NO. 87-01008
C&P 34423

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 73°16'37" E | 10.38' |
| L2 | S 73°16'37" E | 10.92' |
| L3 | S 73°16'37" E | 10.38' |
| L4 | S 80°58'21" E | 11.92' |
| L5 | S 09°01'39" W | 6.44' |
| L6 | S 80°58'21" E | 20.00' |
| L7 | S 09°01'39" W | 26.73' |
| L8 | N 74°07'04" W | 57.79' |
| L9 | N 15°52'56" E | 25.00' |
| L10 | S 74°07'04" E | 10.00' |
| L11 | S 80°58'21" E | 8.08' |
| L12 | S 73°16'37" E | 21.30' |
| L13 | S 15°52'56" W | 7.57' |
| L14 | S 74°07'04" E | 20.00' |
| L15 | S 16°52'09" W | 25.00' |
| L16 | N 74°07'04" W | 34.56' |
| L17 | N 08°59'35" E | 0.77' |
| L18 | N 73°07'27" W | 20.01' |
| L19 | N 17°15'18" E | 25.00' |
| L20 | S 72°44'42" E | 10.00' |

ADJUSTED PROPERTY LINE BETWEEN SHADE TREE, INC. AND EDWIN AND DEBORAH MEELHUYSEN PER PROPERTY LINE ADJUSTMENT DEED RECORDED APRIL 27, 2005 DOCUMENT NO. 2005-029904

REGISTERED PROFESSIONAL LAND SURVEYOR
Paula Lee Norness
OREGON
AUGUST 22, 1975
PAULA LEE NORNESS
1034
RENEWAL DATE: DEC. 31, 2006



SHEET INDEX

SHEET 1 SUNRIDGE SECOND ADDITION
SHEET 2 SIGNATURES, APPROVALS, NARRATIVE

FORD-NESS-PASSBENDER, INC. DBA
FORD & ASSOCIATES
LAND SURVEYING
CONSTRUCTION SUPERVISION * WATER RIGHTS EXAMINATIONS

P.O. Box 22735
EUGENE, OR. 97402
1000 S. Bertelsen, Ste. 1
Eugene, OR 97402
(541) 344-1852
Fax (541) 344-9923
www.fninc.net
JOB NO. 4124.00
DWG. NO. 4124-2NDADD.dwg
DRAWN BY: PLN/TDM

RECORDED

DATE 26 July 2005
COUNTY CLERK

BY Marle Hodne

SUNRIDGE SECOND ADDITION

SE 1/4 SECTION 14, TOWNSHIP 19 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN
LOWELL, LANE COUNTY, OREGON
MAY 31, 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-057003



\$246.00

07/26/2005 10:42:53 AM

RPR-SUBD Cnt=1 Stn=4 CASHIER 02
\$5.00 \$220.00 \$10.00 \$11.00

LANE COUNTY SURVEYOR'S OFFICE

C.S. FILE NO. 39377

FILING DATE: 26 July '05 **5**

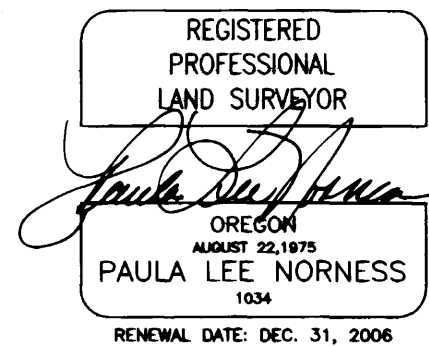
NARRATIVE

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

THE MONUMENTS MARKING THE SOUTHERLY CORNERS OF LOT 13 THROUGH 16 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 AS WELL AS THE MONUMENTS I SET IN SUNRIDGE FIRST ADDITION) AND SERVE AS THE BASIS FOR THIS SURVEY.

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 ACCEPTED THE 5/8" X 30" REINFORCING ROD WITH A PLASTIC CAP STAMPED "HANKINS LS 687" MARKING THE INITIAL POINT HEREOF AND THAT SAID INITIAL POINT ALSO MARKS THE NORTHEAST CORNER OF LOT 37, SUNRIDGE FIRST ADDITION RECORDED FEBRUARY 2, 2005 DOCUMENT NO. 2005-008200 OFFICIAL RECORDS OF LANE COUNTY (AND FILED AT THE OFFICE OF THE COUNTY SURVEYOR UNDER NO. 39107).



DESCRIPTION

BEGINNING AT THE INITIAL POINT; THENCE, SOUTH 73°16'39" EAST 299.00 FEET ALONG THE SOUTH LINE OF SUNRIDGE RECORDED AT FILE 75, SLIDE 1091, OFFICIAL PLAT RECORDS OF LANE COUNTY, OREGON TO THE REINFORCING ROD MARKING THE SOUTHEAST CORNER OF LOT 16 OF SAID PLAT OF SUNRIDGE; THENCE, NORTH 100.26 FEET ALONG THE EAST LINE OF SAID LOT 16 TO A REINFORCING ROD MARKING THE NORTHEAST CORNER THEREOF (BEING ON THE SOUTH RIGHT OF WAY LINE OF EAST FIRST STREET); THENCE, SOUTH 73°16'39" EAST 110.39 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WESTERLY POINT OF THE PORTION OF EAST FIRST STREET VACATED IN VACATION ORDINANCE RECORDED JANUARY 5, 2005, DOCUMENT NUMBER 2005-000978; THENCE, 38.19 FEET ALONG THE NORTH LINE OF SAID VACATION AND THE SOUTH RIGHT OF WAY LINE OF EAST FIRST STREET AS IT FOLLOWS THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET TO A POINT BEARING SOUTH 81°41'33" EAST 38.05 FEET FROM THE LAST DESCRIBED POINT; THENCE, NORTH 89°53'33" EAST 92.63 FEET CONTINUING ALONG SAID NORTH LINE OF THE VACATION AND THE SOUTH RIGHT OF WAY LINE OF EAST FIRST STREET TO THE NORTHEAST CORNER OF SAID VACATION; THENCE SOUTH 0°06'27" EAST 33.84 FEET ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY OF THE WEST LINE OF LANE COUNTY LAND PARTITION PLAT NO. 97-P1008 TO THE SOUTHEAST CORNER OF SAID VACATION; THENCE, SOUTH 73°16'39" EAST 52.24 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID EAST FIRST STREET TO A REINFORCING ROD MARKING THE SOUTHEAST CORNER THEREOF; THENCE, SOUTH 0°06'27" EAST 49.00 FEET ALONG THE WEST LINE OF LANE COUNTY LAND PARTITION PLAT NO. 97-P1008 TO A POINT MARKED BY A REINFORCING ROD; THENCE, SOUTH 0°06'27" EAST 106.11 FEET TO A REINFORCING ROD MARKING THE NORTHEAST CORNER OF THAT PROPERTY LINE ADJUSTMENT DEED RECORDED APRIL 27, 2005, DOCUMENT NO. 2005-029904 OFFICIAL RECORDS OF LANE COUNTY, OREGON; THENCE NORTH 89°56'58" WEST 54.68 FEET ALONG THE NORTH LINE OF SAID DEED TO A REINFORCING ROD; THENCE, 80.76 FEET CONTINUING ALONG SAID NORTH LINE AS IT FOLLOWS THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET TO A REINFORCING ROD BEARING SOUTH 72°12'13" WEST 79.46 FEET FROM THE LAST DESCRIBED POINT; THENCE, WEST 9.76 FEET CONTINUING ALONG SAID NORTH LINE TO A REINFORCING ROD MARKING THE NORTHWEST CORNER THEREOF; THENCE, SOUTH 0°06'27" EAST 170.00 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, WEST 206.87 FEET TO A POINT MARKED BY A REINFORCING ROD; THENCE, NORTH 76°13'33" WEST 309.41 FEET TO A REINFORCING ROD MARKED THE SOUTHEAST CORNER OF LOT 32, SAID PLAT OF SUNRIDGE FIRST ADDITION; THENCE, ALONG THE EAST LINE OF SAID PLAT OF SUNRIDGE FIRST ADDITION THE FOLLOWING COURSES AND DISTANCES: NORTH 127°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 THE INITIAL POINT IN LOWELL, LANE COUNTY, OREGON.
AND
BEGINNING AT THE IRON ROD MARKING THE NORTHEAST CORNER OF LOT 16 OF SUNRIDGE RECORDED AT FILE 75, SLIDE 1091, OFFICIAL PLAT RECORDS OF LANE COUNTY, OREGON; THENCE, NORTH 12°25'00" EAST 60.17 FEET TO A REINFORCING ROD MARKING THE SOUTHEAST CORNER OF LOT 8 OF SUNRIDGE RECORDED AT FILE 75, SLIDE 1091 ON THE NORTH RIGHT OF WAY LINE OF EAST FIRST STREET BEING THE TRUE POINT OF BEGINNING; THENCE, NORTH 109.96 FEET TO A REINFORCING ROD MARKING THE NORTHEAST CORNER OF SAID LOT 8; THENCE, SOUTH 73°16'39" EAST 76.34 FEET TO A REINFORCING ROD ON THE WEST LINE OF THAT TRACT MONUMENTED IN SURVEY FILED AT THE LANE COUNTY SURVEYOR'S OFFICE UNDER NO. 32715; THENCE, SOUTH 0°03'39" EAST 109.99 FEET ALONG SAID WEST LINE TO A REINFORCING ROD SET IN SAID SURVEY ON THE NORTH RIGHT OF WAY LINE OF SAID EAST FIRST STREET; THENCE, NORTH 73°16'39" WEST 76.45 FEET TO THE TRUE POINT OF BEGINNING 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.

[Signature] SHADE TREE, INC.
MIA NELSON, PRESIDENT
[Signature]
ROY NELSON, VICE PRESIDENT
[Signature]
RICHARD JOHNSON, VICE PRESIDENT

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 46 AND 48, AND THE WEST LINE OF LOT 44, 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:

SLOPE EASEMENT RECORDED APRIL 27, 2005, DOCUMENT NO. 2005-029903

JOINT PRIVATE MAINTENANCE/UTILITY EASEMENTS FOR UNDERGROUND UTILITIES AND PUBLIC ACCESS AS REGARDS LOTS 44 AND 46 RECORDED 26 July 2005, DOCUMENT NO. 2005-57004 AND LOTS 48 AND 50 RECORDED 26 July 2005, DOCUMENT NO. 2005-57005

PRIVATE UTILITY EASEMENT AS REGARDS LOT 39, 41 AND 52 RECORDED 26 July 2005, DOCUMENT NO. 2005-57006, 57007, 57008, 57009

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 SECOND ADDITION RECORDED 26 July 2005, DOCUMENT NO. 2005-57010

STORMWATER PIPE EASEMENT EXISTS OFF-SITE THAT WAS ADDRESSED WITHIN THE CONDITIONS OF APPROVAL SAID EASEMENT WAS RECORDED 26 July 2005, DOCUMENT NO. 2005-57011

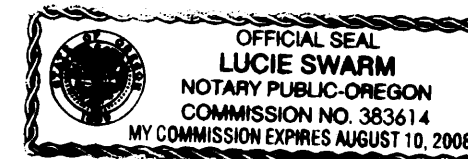
ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF LANE

ON THE 11th DAY OF July, 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
Lucie Swarm
NOTARY PUBLIC FOR OREGON
COMMISSION NUMBER: 383614
MY COMMISSION EXPIRES: August 10, 2008



ACCEPTANCE

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

[Signature] 6/7/05
WARREN WEATHERS, MAYOR, CITY OF LOWELL DATE

POST MONUMENTATION

I, PAULA LEE NORNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE INTERIOR CORNERS WILL BE SET BY OCTOBER 15, 2009.

POST MONUMENTATION AFFIDAVIT

A POST MONUMENTATION AFFIDAVIT WAS RECORDED _____, 20____ AT DOCUMENT NO. _____, LANE COUNTY OREGON OFFICIAL RECORDS.

APPROVALS

[Signature] 7/14/05
MAYOR, CITY OF LOWELL DATE
[Signature] 7/26/05
LANE COUNTY BOARD OF COMMISSIONERS DATE
[Signature] 7/25/05
LANE COUNTY SURVEYOR DATE
[Signature] 7/25/05
LANE COUNTY ASSESSOR DATE

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