APPROVED
City of Florence
Community Development
Department
"A" PC 16 21 PUD 01
Exhibit File Number

FINDINGS OF FACT
FLORENCE PLANNING COMMISSION
Exhibit "A"

Public Hearing Date: Nov. 8, 2016 (continued from October 11, 2016)
Planner: Wendy FarleyCampbell
Date of Report: November 8, 2016
Application: PC 16 21 PUD 01

I. PROPOSAL DESCRIPTION

Proposal: A request for a modification to Sandpines Planned Unit Development (PUD) approval, modifying approved uses on remnant Lot 48 of Sandpines West subdivision from multi-family and single family attached to single family residential.

Applicant & Property Owner: Allen Snegireff

Applicant's Representative: Tim Sapp

Location: Lot 48, remnant, west and south of Royal St. Georges Drive, east of Sandpines West Townhouse Community, Phase 1 and north of Siuslaw Village

Site: Map #18-12-15-43 TL: 1500

Comprehensive Plan Map Designation: Medium Density

Zone Map Classification: Mobile Home / Manufactured Home Residential District

Surrounding Land Use / Zoning:

Site:	Vacant / Mobile Home / Manufactured Home Residential District (RMH)
North:	Single Family Homes / RMH
South:	Park and drainage area / RMH
East:	Single Family Homes / RMH
West:	Townhomes / RMH

Streets / Classification:
Site, East and North – Royal St. Georges Drive, Local; West – None; South – 35th St.

II. NARRATIVE:

Sandpines PUD received Final Development Plan approval June 9, 1992 via Resolution No. 92-6-9-27A. The 270 acres approved under that approval included the golf course and proposed residential and hotel developments. The property has over the years been sold and developed under different ownerships. The final development plan for the PUD designated duplex and triplex clusters on Lot 48. Lot 48 was officially platted under Sandpines West in October 30, 1992. Subsequently

portions of Lot 48 were replatted under Sandpines West Townhouse Community, Phases 1 & 2 in 1993 & 1994 and then Wisteria in 2004. The result of these actions left the applicant's remnant piece of Lot 48 east of the townhouse developments. The new owner wishes to modify the original 1992 PUD approval, like the applicant of Wisteria in 2003, from duplex and triplex clusters (townhouses) to single family residential development. Because this application involves simply what amounts to a change of use, those related criteria are all that have been reviewed. Vehicular access, utilities and open space were completed with the Sandpines West Final Plat.

The applicant submitted the application for a modification of the Final Planned Unit Development Plan on September 8, 2016. The application was deemed "complete" on September 19, 2016. The Planning Commission opened the hearing on October 11, 2016 and continued it to the date certain of November 8, 2016 due to a lack of quorum. A request was made to continue the hearing so that additional testimony could be submitted. The request was denied by the Planning Commission. They approved the application at the November 8, 2016 hearing with a unanimous vote.

IV. NOTICES & REFERRALS:

Notice: On September 20, 2016 notice was mailed to surrounding property owners within 300 feet of the property. On September 20, 2016 a sign was posted on the property. Notice was published in the Siuslaw News on October 5, 2016.

At the time of this report, the City received no written comments. There were several verbal inquiries via phone.

Referrals: On September 20, 2016 referrals were sent to the Florence Building, Police, and Public Works Departments; United States Postal Service, Central Lincoln PUD, Western Lane Ambulance District, Division of State Lands, Department of Land Conservation and Development, Charter Communications, Century Link, and Siuslaw Valley Fire and Rescue.

Siuslaw Valley Fire and Rescue submitted testimony on September 21, 2016 stating they had no concerns with the development change.

Public Works submitted annotated aerial imagery from site investigation of the area indicating potential private stormwater encroachments from either Sandpines Golf course or Sandpines West Homeowners Association.

V. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Sections 1-5
Chapter 3: Off-Street Parking and Loading, Sections 2 through 4 and 8
Chapter 12: Mobile Home/Manufactured Home Residential District, Section 1
Chapter 23: Planned Unit Development, Sections 3 through 14
Chapter 36: Public Facilities, Section 6

Realization 2020 Florence Comprehensive Plan:
Chapter 2: General Subsection Policy 7, Residential Subsection Policies 1, 5, 10

VI. FINDINGS

Code criteria are listed in **bold**, with findings in regular text. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-5: LAND USE HEARINGS:

A. Hearings are required for quasi-judicial land use matters requiring Planning Commission review.

B. Notification of Hearing:

1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.

2. Prior to a quasi-judicial hearing, notice shall be published one (1) time in a newspaper of general circulation.

Notification of the quasi-judicial land use hearing for this planned unit development application was mailed on September 20, 2016, 20 days prior to the hearing, to all property owners within 300 feet of the subject property. A notice was also published in the Siuslaw News one time on October 5, 2016. The notification procedures meet the requirements of FCC 10-1-1-5.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. The notice shall:

a. Explain the nature of the application and the proposed use or uses which could be authorized;

b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;

c. Set forth the street address or other easily understood geographical reference to the subject property;

d. State the date, time and location of the hearing;

e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;

f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;

g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;

h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.

i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.

The notice mailed to surrounding property owners as described above contained information regarding the nature of the application and uses proposed; applicable criteria applying to the issue; the street address of the property; the date, time and location of the meeting; the need to "raise it or waive it" appeal rights; stated that the application and criteria were available for inspection at no cost and would be provided at reasonable cost; stated that a copy of the staff report would be available no less than seven days prior to the hearing regarding the item; included a statement of the requirements for submission of testimony; and included the name of the staff person to contact, telephone number for the Planning Department and an email address where questions or testimony could be sent. The application was properly noticed and these criteria are met.

D. Hearing Procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.

The Planning Commission will meet and decide upon the application in accordance with FCC (Florence City Code) 2-10.

E. Action by the Planning Commission:

1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.

2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**

4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission will receive all evidence deemed relevant at the public hearing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to support the application. The burden to supply such evidence is upon the applicant.

F. **Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

Notice of Decision shall be mailed to the applicant and all parties providing testimony either in writing or verbally at the hearing who provided a mailing address.

TITLE 10: CHAPTER 23: PLANNED UNIT DEVELOPMENT

10-23-1: PURPOSE: The Planned Unit Development authorization is intended to:

A. **Encourage the coordinated development of unplatted land.**

B. **Encourage innovative land utilization through a flexible application of zoning regulations.**

C. **Preserve the natural amenities of land and water.**

D. **Create opportunities for a wide variety of life styles.**

E. **Provide for the efficient use of public utilities, services and facilities.**

F. **Result in a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development, in which the design of the overall unit permits increased freedom in the placement and uses of buildings and the location of open spaces, circulation facilities, off-street parking areas and other facilities.**

10-23-3: DEVELOPMENT OPTIONS: A PUD may include any of the following land uses, either singly or in combinations when they are compatible with each other and blend harmoniously with adjacent uses:

B. For all other districts:

a. All uses normal to the designated zoning district.

b. Open Space and Parklands (Ord. No. 2, Series 2011)

c. Commercial uses.

d. Temporary use of vacant lots for RV use. (Ord 12, 1998)

The Sandpines West property is zoned Mobile Home Manufactured Home Residential. The applicant proposes a single-family residential dwelling on remnant Lot 48, a permitted use in this zone. The proposal meets this criterion.

10-23-12: ADHERENCE TO APPROVED PLAN: The final development plan shall continue to control the planned unit development after it is finished and the following shall apply:

1. **The use of the land and the construction, modification or alteration of a building or structure within the planned unit development shall be governed by the approved final development plan.**

2. **An amendment to a completed planned unit development may be approved if it is required for the continued success of the planned unit development, if it is appropriate because of changes in condition that have occurred since the final development plan was approved or because there have been changes in the development policy of the community as reflected by the comprehensive plan or related land use regulations.**

3. **No modification or amendment to a completed planned unit development is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the planned unit development.**

Sandpines PUD received Final Development Plan approval June 9, 1992 via Resolution No. 92-6-9-27A. The 270 acres approved under that approval has over the years been sold and developed under different ownerships. The PUD designated the Lot 48 area uses as duplex and triplex clusters. Lot 48 was officially platted under Sandpines West in October 30, 1992. Subsequently Lot 48 was replatted under Sandpines West Townhouse Community, Phases 1 & 2 and then Wisteria in 1993, 1994 and 2003, respectively. The result of these actions left the applicant's remnant piece of Lot 48 east of the townhouse developments. The new owner wishes to modify the original 1992 PUD approval, like the applicant of Wisteria in 2003, from duplex and triplex clusters (townhouses) to single family residential development. Criterion 2 above permits an amendment to a final PUD if required for continued success of the PUD. The residential market has changed considerably since their 1992 approval. There are presently an oversupply of attached single family residential

dwellings, condominium style in the Florence area. But townhouses are in undersupply of the need. The applicant's lot could possibly accommodate two small single family attached units with the required covered parking. But due to the curved lot frontage, meeting the setback requirements for the approved use on the lot would be a challenge justifying a change to the approved uses for the lot. The requested change meets the criteria.

TITLE 10: CHAPTER 12: MOBILE HOME MANUFACTURED HOME RESIDENTIAL DISTRICT

10-12-1-2: DESIGN STANDARDS:

2. Single Family Dwellings
3. Planned Unit Developments

A PUD is defined as a "development of a unified site design for an area of land that allows deviation from specific site development standards while observing general purposes of the zoning regulations". The applicant's property is zoned Mobile Home Manufactured Home Residential District. The applicant proposes a single family development on the lot within a Planned Unit Development at low density lot size due to the lot layout. As such, the proposed single family uses at a lower density than Medium Density is consistent with the RM District. The proposed single family use within the PUD development is permitted.

10-12-1-4: LOT AND YARD REQUIREMENTS:

A. Minimum Lot Dimensions: To be designated a building site a lot must be at least fifty feet wide and at least eighty feet in depth (50' x 80'). For new subdivisions and newly platted lots, the minimum width shall be sixty five feet (65')

The plats for Sandpines West, Sandpines West Townhouse Community, Phase 1 and Wisteria were recorded 1992, 1993 and 2004 respectively. The remnant portion left as a result of these actions has 200' of lot frontage along Royal St. George, a southern side lot line 165' long and a western side lot line of 100' long. All of these dimensions meet the minimum lot dimensions.

B. Minimum Lot Area: To be designated a building site, a lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6500).

The lot is 11,326 sq. ft. which meets the minimum lot area.

C. Lot Coverage: The maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced areas shall not exceed sixty five percent (65%) of the lot area.
This criterion will apply upon application of building permits.

D. Yard Regulations: Minimum setbacks and yard regulations shall be as indicated below:

1. Front Yard: No garage or parking structures shall be closer than twenty feet (20') from the front property line. All other buildings shall be set back at least twenty feet (20').

2. Side Yards: A yard of not less than five feet (5') shall be maintained on each side of the lot. Corner side yards shall not be used for clotheslines, incinerators, permanent storage of trailers, boats and recreational vehicles or of any materials, nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.

3. Rear Yards: Dwelling units shall be set back not less than ten feet (10') from the rear property line. Accessory buildings shall be set back not less than five feet (5') from the rear property line.

4. All patio structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.

These criteria will apply upon application of building permits.

10-12-1-5: SITE DEVELOPMENT PROVISIONS:

A. Building or Structural Height Limitations:

1. Residential Buildings: The maximum building or structural height shall be twenty-eight feet (28').

2. Accessory Buildings: The maximum building or structural height shall be fifteen feet (15').

3. Nonresidential Buildings: The maximum building or structural height shall not exceed twenty eight feet (28').

B. Fences: See Code Section 10-34-5 of this Title.

C. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.

D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)

J. Access and Circulation: Refer to Section 10-35 of this Title for requirements.

K. Public Facilities: Refer to Section 10-36 of this Title for requirements.

L. Lighting: Refer to Section 10-37 of this Title for requirements.

Provision for vehicular access and public utilities was made during Sandpines West Plat. Applicable subsections A through L of FCC 10-12-1-5 shall be met by the developer within the Sandpines West Planned Unit Development and shall be reviewed at the time of submission of building permit application. This may include provision for stormwater

facilities within the Royal St. George right-of-way or within easements on the applicant's property to accommodate stormwater presently traversing across the applicant's lot in open ditches. (Condition 3)

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.

B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.

Each residence will be required to provide off-street parking spaces in accordance with FCC 10-3-3 and 10-3-4.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.

Each residence shall be required to provide parking counting toward the minimum required number of parking spaces for single-family residences in garages or carports.

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Design Review Board a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Design Review Board and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces.

Table 10-3-1, Minimum Required Parking By Use:

A. Residential and Commercial Dwelling Types:

Single Family Dwelling Including attached and detached dwellings and manufactured homes	**2 spaces per dwelling unit on a single lot**

The applicant has proposed a single-family dwelling. The dwelling unit shall be required to provide at least two spaces of covered parking.

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete , porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

A. Parking for new single family dwellings and duplexes shall be provided as a carport or garage, unless the majority of existing dwellings within 100 feet of the property boundary of the proposed development do not have such covered parking facilities. The number of required covered parking spaces shall be based on the predominant number of covered spaces on the majority of lots within the 100 foot radius. Parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long. No encroachments (such as water heaters, steps, door swings) are allowed into the required parking spaces.

The applicant has proposed a single-family residence as part of a Planned Unit Development. The applicant shall ensure that the single-family dwelling provides covered parking spaces suitable in area and dimension for two vehicles. No encroachments (such as water heaters, steps, door swings, etc.) into the required parking spaces shall be allowed.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

10-35-2-2: Applicability: Section 10-35-2 applies to vehicle access and on-site circulation facilities in the City of Florence. This Section applies to any type of land use or development permit. Access to a designated state or county highway is subject to the provisions of this Section in addition to the requirements of the applicable roadway authority. Where regulations of the City conflict with those of the roadway authority the more restrictive requirements apply.

10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

No modification to the Royal St. George Dr. public access point is proposed. The development will take access from Royal St. Georges Dr. and will require a Construction Permit in Right-of-Way from Pubic Works in conjunction with building permit submittal.

TITLE 10: CHAPTER 36: PUBLIC FACILITIES

10-36-6: EASEMENTS:

A. Provision: Dedication of easements for storm water, sewers, water and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water; dedication of easements for sanitary sewers, and for access thereto for maintenance; and dedication of easements for other public utilities may be required of the land divider by the Planning Commission along lot rear lines, lot side lines or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this Title. Easements for utility lines shall be not less than fifteen feet (15') in width and the utility shall be located in the center of the easement. Before a partition or subdivision can be approved, there shall appear thereon a restriction, providing that no building, structure, tree, shrubbery or other obstruction shall be placed or located on or in a public utility easement. The City may require an additional five foot (5') easement for utility lines along street frontages when necessary.

B. Recordation: As determined by the City all easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be recorded with the final plat.

The site appears to have been encumbered with private stormwater facilities. These facilities must be relocated or placed within an easement. **(Condition 3)**

FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN

CHAPTER 2: LAND USE

POLICY 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.

As utilities for the subdivision have already been installed, the additional usage has been calculated and found to be within the capacity of the sewer and water systems.

RESIDENTIAL

POLICY 1. The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:

- **high quality, innovative residential lot and building design,**
- **incorporation of unique land forms into the final subdivision design,**
- **significant open space,**
- **on-site amenities reflecting the value for both active and passive recreational facilities,**
- **natural resource protection, where identified as part of a preliminary site investigation report,**
- **a mix of dwelling unit types and densities, and a mix of residential, commercial, and recreational uses, where appropriate.**

The applicant has proposed infill on an existing lot within an approved PUD meeting the policies listed above.

5. Residential developers shall, in order to obtain planned unit development approval, to provide recreational area as a percentage of the required open space consistent with the amount indicated in Florence City Code. The recreation area shall satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan.

The applicant has proposed infill on an existing lot within an approved PUD meeting the policy.

10. Single family residential uses (including manufactured homes) shall be located in low and medium density residential areas, and shall be discouraged from high density residential areas to protect that land for the intended uses.

The applicant has proposed infill on an existing lot within an approved PUD meeting the criteria listed above. The area is designated medium density and thus meets this policy.

VII. CONCLUSION

The proposed application meets the requirements of City Code with the following conditions:

VIII. EXHIBITS

"A" Findings of Fact
"B" Land Use Application
"C" Public Works Stormwater Imagery
"D" Previous Sandpines Plats (1992, 1993, 1994, 2004)
"E" 1992 Sandpines PUD Master Development Plan
"F" Siuslaw Valley Fire and Rescue Referral Comments
"G" Testimony Jean Shaw
"H" CCR Excerpts: Sandpines West Lots, Sandpines Townhouses, Sandpines West Master Plan

FILE 74, SLIDE 19

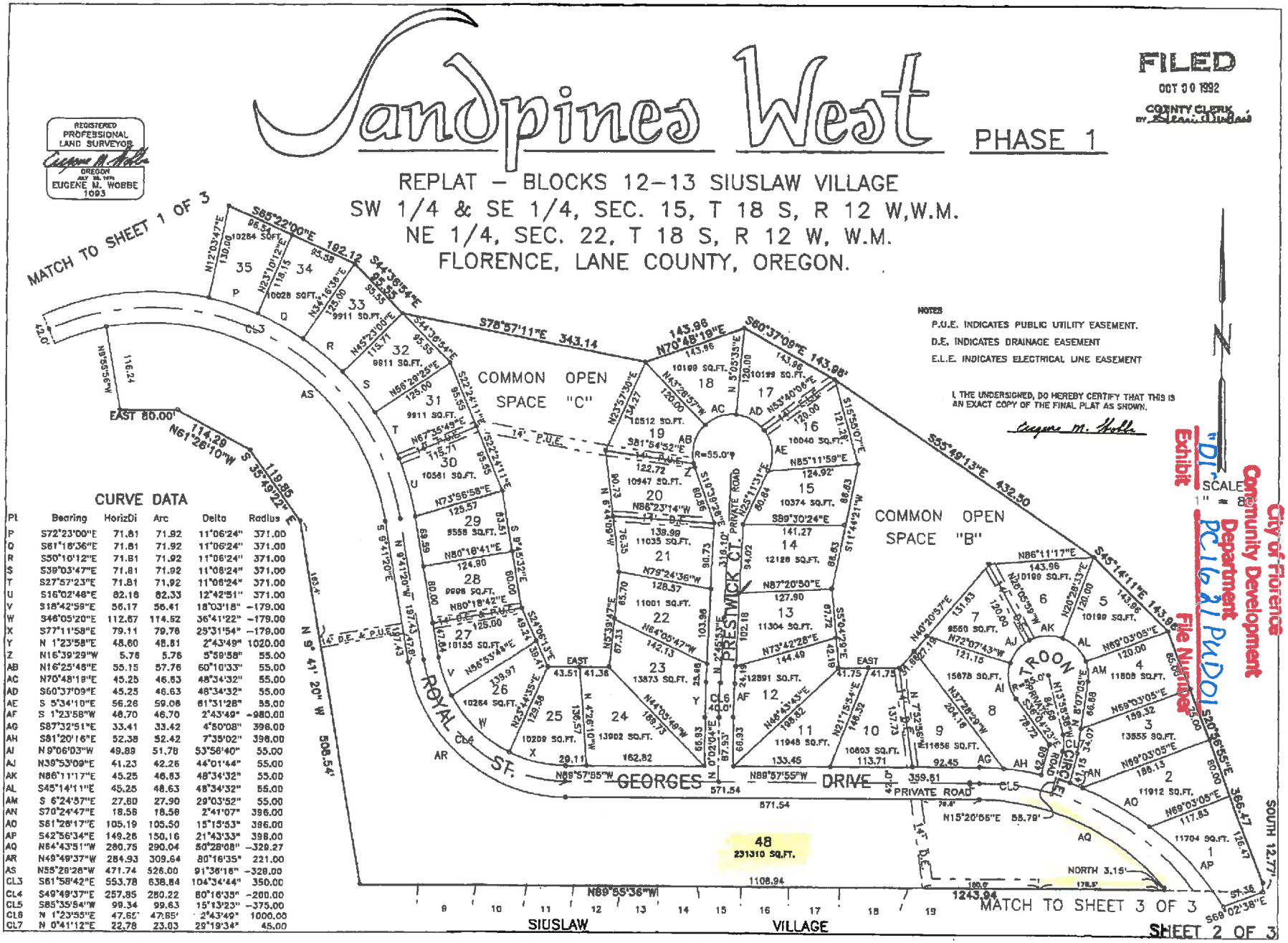
Sandpines West PHASE 1

REPLAT – BLOCKS 12–13 SIUSLAW VILLAGE
SW 1/4 & SE 1/4, SEC. 15, T 18 S, R 12 W,W.M.
NE 1/4, SEC. 22, T 18 S, R 12 W, W.M.
FLORENCE, LANE COUNTY, OREGON.

FILED
OCT 30 1992
COUNTY CLERK
BY Sherri Sullivan

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1974
EUGENE M. WOBBE
1093

MATCH TO SHEET 1 OF 3



NOTES
P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
D.E. INDICATES DRAINAGE EASEMENT
E.L.E. INDICATES ELECTRICAL LINE EASEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Eugene M. Wobbe

SCALE 1" = 80'

CURVE DATA

Pt	Bearing	HorizDi	Arc	Delta	Radius
P	S72°23'00"E	71.81	71.92	11°06'24"	371.00
Q	S61°16'36"E	71.81	71.92	11°06'24"	371.00
R	S50°10'12"E	71.81	71.92	11°06'24"	371.00
S	S39°03'47"E	71.81	71.92	11°06'24"	371.00
T	S27°57'23"E	71.81	71.92	11°06'24"	371.00
U	S16°02'48"E	82.18	82.33	12°42'51"	371.00
V	S18°42'59"E	56.17	56.41	18°03'18"	-179.00
W	S46°05'20"E	112.67	114.52	36°41'22"	-179.00
X	S77°11'58"E	79.11	79.76	25°31'54"	-179.00
Y	N 1°23'58"E	48.60	48.61	2°43'49"	1020.00
Z	N16°39'29"W	5.76	5.76	5°58'58"	55.00
AB	N16°25'46"E	55.15	57.76	60°10'33"	55.00
AC	N70°48'19"E	45.25	46.63	48°34'32"	55.00
AD	S60°37'09"E	45.25	46.63	48°34'32"	55.00
AE	S 5°34'10"E	56.26	59.06	61°31'28"	55.00
AF	S 1°23'58"W	48.70	48.70	2°43'49"	-980.00
AG	S87°32'51"E	33.41	33.42	4°50'08"	396.00
AH	S81°20'16"E	52.38	52.42	7°35'02"	396.00
AI	N 9°06'03"W	49.89	51.78	53°56'40"	55.00
AJ	N39°53'09"E	41.23	42.26	44°01'44"	55.00
AK	N86°11'17"E	45.25	46.63	48°34'32"	55.00
AL	S45°14'11"E	45.25	46.63	48°34'32"	55.00
AM	S 6°24'57"E	27.80	27.90	29°03'52"	55.00
AN	S70°24'47"E	18.56	18.56	2°41'07"	396.00
AO	S61°28'17"E	105.19	105.50	15°15'53"	396.00
AP	S42°56'34"E	149.26	150.16	21°43'33"	396.00
AQ	N64°43'51"W	280.75	290.04	50°28'08"	-329.27
AR	N49°49'37"W	284.93	309.64	80°16'35"	221.00
AS	N55°28'28"W	471.74	526.00	91°36'18"	-328.00
CL3	S61°58'42"E	553.78	638.84	104°34'44"	350.00
CL4	S49°49'37"E	257.85	280.22	80°16'35"	-200.00
CL5	S85°35'54"W	99.34	99.63	15°13'23"	-375.00
CL6	N 1°23'55"E	47.65'	47.65'	2°43'49"	1000.00
CL7	N 0°41'12"E	22.78	23.03	29°19'34"	45.00

SHEET 2 OF 3

APPROVED
City of Florence
Community Development
Department
File Number PC 16 21 PUDOI

Exhibit "D1"

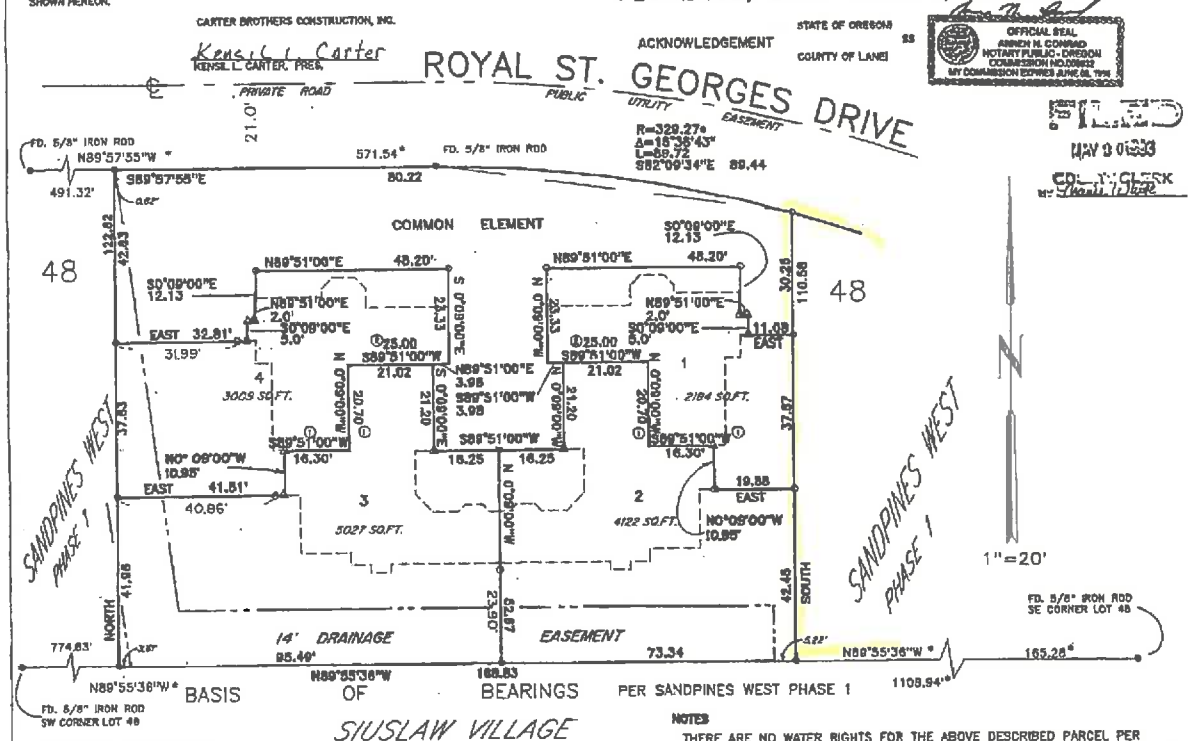
Exhibit D1

1993

FILE 74 , SLIDE 66

SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 1

REPLAT OF A PORTION OF LOT 48 SANDPINES WEST PHASE 1
S 1/2, SEC. 15, T. 18 S, R 12 W, W.M.
FLORENCE, LANE COUNTY, OREGON.



BASIS OF BEARINGS PER SANDPINES WEST PHASE 1

SIUSLAW VILLAGE

CARTER BROTHERS CONSTRUCTION, INC.

Kensil L Carter
KENSIL L. CARTER, PRES.

DECLARATION

KNOW ALL MEN THAT CARTER BROTHERS CONSTRUCTION, INC, IS THE OWNER OF THE DESCRIBED PROPERTY AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF OREGON) ss
COUNTY OF LANE)

PERSONALLY APPEARED KENSIL L. CARTER, WHO BEING DULY SWORN, SAYS THAT HE IS THE PRESIDENT OF CARTER BROTHERS CONSTRUCTION, INC, AN OREGON CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICER AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF MAY, 1993.

OFFICIAL SEAL
ANNEN M. CONRAD
NOTARY PUBLIC - OREGON
COMMISSION NO.009653
MY COMMISSION EXPIRES JUNE 06, 1994

FILED
MAY 3 01993
CO. CLERK
By Sharon Wilson

DECLARATION:

Know all men that Florence Resort Community, Inc. is the owner of the above described property and does hereby layout and subdivide the same as shown hereon.

I, EUGENE M. WOBBE, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF FINAL PLAT AS SHOWN.

FLORENCE RESORT COMMUNITY, INC.
Jack H. Rooke Pres.

EUGENE M. WOBBE PLS

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF LANE) ss

NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 6-20-95

Personally appeared Jack H. Rooke, who being duly sworn, say that he is the President of Florence Resort Community, Inc., an Oregon Corporation, and that the instrument was signed in behalf of said corporation by the above named officer and he acknowledged said instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 28 day of Apr., 1993.

LANE COUNTY APPROVALS:

COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY ASSESSOR 4/28/93

K. Robert Eyll 5-5-1993
COUNTY SURVEYOR

CITY OF FLORENCE APPROVALS:

PLANNING COMMISSION CHAIRMAN
PLANNING COMMISSION SECRETARY

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST DULY SWORN ON OATH, SAY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 48, SANDPINES WEST, PHASE 1, AS PLATTED AND RECORDED IN FILE 74, SLIDES 18, 19 AND 20, LANE COUNTY OREGON PLAT RECORDS, SAID POINT BEING NORTH 89°55' 36" WEST 165.28 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°55'36" WEST 168.83 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 122.62 FEET TO THE NORTHERLY LINE OF SAID LOT 48; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°57'55" EAST 80.22 FEET; THENCE ALONG THE ARC OF A 329.27 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 82° 09' 34" EAST 89.44 FEET) A DISTANCE OF 89.72 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 110.58 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1979
EUGENE M. WOBBE
1093
P.L.S. EXPIRATION DATE: 12-31-94

WOBBE & ASSOCIATES, INC.
510 KINGWOOD STREET
P.O. BOX 1136
FLORENCE, OR 97439

NOTES

THERE ARE NO WATER RIGHTS FOR THE ABOVE DESCRIBED PARCEL PER DOCUMENT RECORDED JUNE 16,1992, REEL 1768R, RECEPTION NO. 9232863

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST RECORDED OCTOBER 30, 1992, RECORDERS RECEPTION NO. 9281812 & 9281813 OFFICIAL RECORDS OF LANE COUNTY, OREGON.

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST TOWNHOUSE COMMUNITY RECORDED May 20 '26 1993, RECORDERS RECEPTION NO. 9390.34 Reel 1840R & 93317 81 Reel 1860R OFFICIAL RECORDS OF LANE COUNTY, OREGON.

CONCURRENCE RECORDED OCTOBER 14, 1992 RECORDERS RECEPTION NO. 9257885 REEL 1797R, LANE COUNTY OFFICIAL RECORDS.

CONCURRENCE RECORDED SEPT. 9, 1992, RECORDERS RECEPTION NO. 9250743 REEL 1788R, LANE COUNTY OFFICIAL RECORDS.

CONCURRENCE RECORDED JULY 28, 1992, RECORDERS RECEPTION NO. 9241822 REEL 1788R, LANE COUNTY OFFICIAL RECORDS.

EASEMENT AS CREATED BY INSTRUMENT RECORDED APRIL 18, 1938, VOLUME 194, PAGE 567, WEST COAST POWER, POWER LINE (BLANKET EASEMENT)

AGREEMENT BETWEEN THE CITY OF FLORENCE AND SUNSET DUNES DEVELOPMENT CORPORATION, RECORDED AUGUST 28, 1990, RECEPTION NO. 90-41488, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

NARRATIVE:

The boundary of this survey was based on monuments found from SANDPINES WEST PHASE 1, platted and recorded in File 74, Slide 18, 19 and 20. Monuments indicated set are for the purpose of defining lot corners. All monuments set are marked with a yellow plastic cap marked "WOBBE – PLS 1093".

- o Indicates 5/8" x 30" iron rod set with yellow plastic cap marked "WOBBE –PLS 1093".
- • Indicates data same as record.
- There is no record for other data.
- ---- Indicates building outline.
- △ Indicates outside building corner used as lot corner.
- ① Indicates lot line is center of double wall.
- ② Indicates lot line center of common wall.

APPROVED
City of Florence
Community Development
Department
PC 1621 PUD 01
File Number

"D4"
Exhibit

Exhibit D2

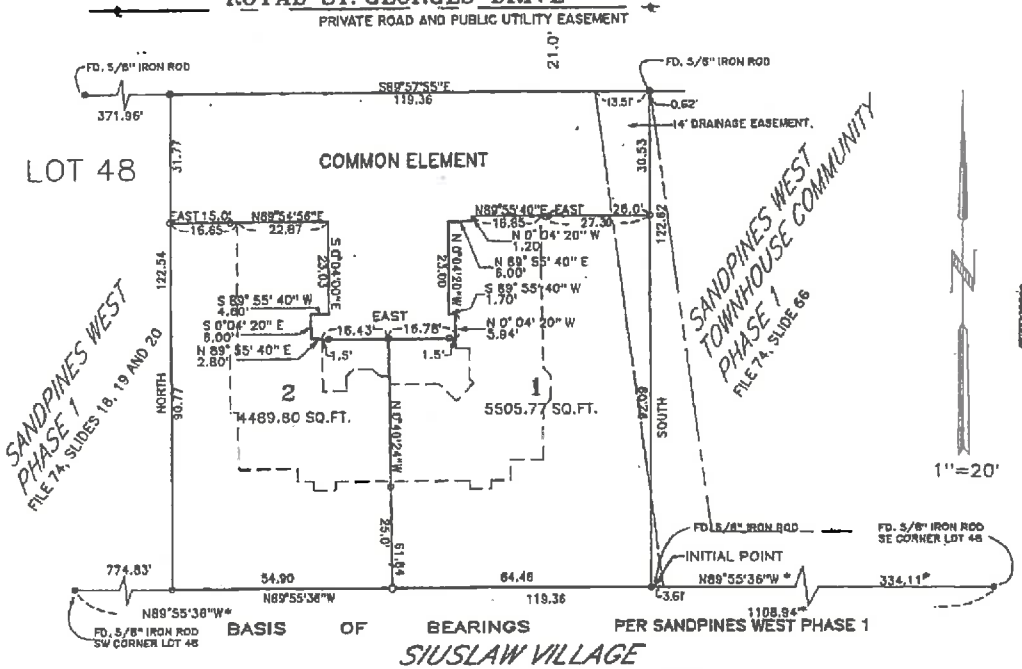
1994

FILE 75 . SLIDE 24

SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 2

REPLAT OF A PORTION OF LOT 48 SANDPINES WEST PHASE 1
SE 1/4, SEC. 15, T 18 S, R 12 W, W.M.
FLORENCE, LANE COUNTY, OREGON.
MAY 13, 1994

FILED
JUN 2 6 '94
COUNTY CLERK
BY Everett Boyd



DECLARATION:

Know all men that Carter Brothers Construction, Inc. is the owner of the above described property and does hereby layout and subdivide the same as shown hereon.

CARTER BROTHERS CONSTRUCTION, INC.

Kensil L. Carter
KENSIL L. CARTER, President

Lawrence E. Carter
LAWRENCE E. CARTER, Secretary/Treasurer

STATE OF OREGON)
ACKNOWLEDGEMENT: ss
COUNTY OF LANE)

Personally appeared Kensil L. Carter and Lawrence E. Carter, who being duly sworn, say that they are the President and the Secretary/Treasurer of CARTER BROTHERS CONSTRUCTION, INC., an Oregon Corporation, and that the instrument was signed in behalf of said corporation by the above named officers and they acknowledge said instrument to be there voluntary act and deed

Subscribed and sworn to before me this 7 day of June, 1994.

OFFICIAL SEAL
IVY L. BRUMMER
NOTARY PUBLIC - OREGON
COMMISSION NO. 009005
MY COMMISSION EXPIRES SEPT. 19, 1994

LANE COUNTY APPROVALS:

COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY COMMISSIONER
COUNTY ASSESSOR

K. Robert Eyzell 6/22/94
COUNTY SURVEYOR

CITY OF FLORENCE APPROVALS:

PLANNING DIRECTOR

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE FINAL PLAT AS SHOWN.
Eugene M. Wobbe

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST DULY SWORN ON OATH, SAY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT THE INITIAL POINT WHICH IS MARKED BY A 5/8" X 30" IRON ROD: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 48, SANDPINES WEST, PHASE 1, AS PLATTED AND RECORDED IN FILE 74, SLIDES 18, 19 AND 20, LANE COUNTY OREGON PLAT RECORDS, SAID POINT BEING NORTH 89°55' 38" WEST 334.11 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°55'38" WEST 119.36 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 122.54 FEET TO THE NORTHERLY LINE OF SAID LOT 48; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°57'55" EAST 119.36 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 122.62 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
Eugene M. Wobbe
OREGON JULY 20, 1979
EUGENE M. WOBBE
1093
P.L.S. EXPIRATION DATE: 12-31-94

WOBBE & ASSOCIATES, INC.
510 KINGWOOD STREET
P.O. BOX 3093
FLORENCE, OR 97439

NOTES

THERE ARE NO WATER RIGHTS FOR THE ABOVE DESCRIBED PARCEL PER DOCUMENT RECORDED JUNE 16,1992, REEL 1768R, RECEPTION NO. 9232863

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST RECORDED OCTOBER 30, 1992, RECORDERS RECEPTION NO. 9261812 & 9261813 OFFICIAL RECORDS OF LANE COUNTY, OREGON.

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST TOWNHOUSE COMMUNITY RECORDED MAY 26TH, 1993, RECORDERS RECEPTION NO. 9331781 OFFICIAL RECORDS OF LANE COUNTY, OREGON.

EASEMENT AS CREATED BY INSTRUMENT RECORDED APRIL 18, 1938, VOLUME 194, PAGE 567, WEST COAST POWER. POWER LINE (BLANKET EASEMENT)

AGREEMENT BETWEEN THE CITY OF FLORENCE AND SUNSET DUNES DEVELOPMENT CORPORATION, RECORDED AUGUST 28, 1990, RECEPTION NO. 90-41485, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

CONCURRENCE RECORDED June 28TH 94 RECORDERS RECEPTION NO. 9441870 REEL 1966-R LANE COUNTY OF OFFICIAL RECORDS.

CONCURRENCE RECORDED June 28TH 94 RECORDERS RECEPTION NO. 9441871 REEL 1966-R LANE COUNTY OF OFFICIAL RECORDS.

NARRATIVE:

The boundary of this survey was based on monuments found from SANDPINES WEST PHASE 1, platted and recorded on File 74, Slide 18, 19 and 20, and SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 1, platted and recorded in File 74, Slide 66. Monuments indicated set are for the purpose of defining lot corners. All monuments set are marked with a yellow plastic cap marked "WOBBE – PLS 1093".

- o Indicates 5/8" x 30" iron rod set with yellow plastic cap marked "WOBBE –PLS 1093".
- * Indicates measured data same as record.

There is no record for other data.

D58/8413.DWG

APPROVED
City of Florence
Community Development Department
File Number PC 1621 PUD 01

"D3" Exhibit

Exhibit D3

2004

RECORDED
DATE: 3 Sept 2004
COUNTY CLERK

WISTERIA AT SANDPINES

REPLAT OF A PORTION OF LOT 48, SANDPINES WEST PHASE 1
SW 1/4, SEC. 15, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON
AUGUST 16, 2004

LANE COUNTY SURVEYOR'S OFFICE
C.S. FILE NO. 38709
FILING DATE 2 SEPT. 04 | S

Division of Chief Deputy Clerk
Lane County Deeds and Records
2004-065146
$315.00
09/02/2004 11:21:33 AM
RPR-SUBD Cnt=1 Stn=1 CASHIER 05
25.00 $250.00 $10.00 $11.00

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1976
EUGENE M. WOBBE
1093
R.E.N. EXPIRATION DATE: 6-30-2006

WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST./P.O. BOX 3083
FflorENCE, OR 97439

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 48 OF SANDPINES WEST PHASE 1 AS PLATTED AND RECORDED IN FILE 74, SLIDES 18, 19 AND 20, LANE COUNTY OREGON PLAT RECORDS, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF ROYAL ST. GEORGES DRIVE, A PRIVATE ROAD; THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID PRIVATE ROAD, ALONG A 329.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 55° 29' 27" EAST 471.74 FEET) A DISTANCE OF 526.00 FEET; THENCE SOUTH 9° 41' 20" EAST FOR 197.43 FEET; THENCE ALONG A 221.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 40° 48' 15" EAST 284.97 FEET) A DISTANCE OF 309.69 FEET; THENCE SOUTH 89° 57' 55" EAST FOR 371.72 FEET TO THE NORTHWEST CORNER OF SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 2, AS PLATTED AND RECORDED IN FILE 75, SLIDE 24, LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 2, SOUTH 0° 01' 26" EAST FOR 122.58 FEET TO THE NORTHERLY BOUNDARY OF SIUSLAW VILLAGE AS PLATTED AND RECORDED IN BOOK 69, PAGE 37, LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89° 55' 38" WEST FOR 658.36 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 48; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 9° 42' 16" WEST FOR 508.64 FEET; THENCE NORTH 38° 49' 10" WEST FOR 119.87 FEET; THENCE NORTH 61° 24' 30" WEST FOR 114.37 FEET; THENCE WEST FOR 79.75 FEET; THENCE NORTH 9° 55' 58" WEST FOR 116.24 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

DECLARATION:

KNOW ALL MEN THAT ROBERT TROST, TRUSTEE OF THE TROST & COMPANY MONEY PURCHASE PENSION PLAN, DATED NOVEMBER 1, 2002, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DOES HEREBY CREATE THE PRIVATE STREET BULB AND DEDICATE THE PUBLIC DRAINAGE AND UTILITY EASEMENTS AS SHOWN AND DOES ACKNOWLEDGE THE EXISTENCE OF OTHER EASEMENTS AS SHOWN ON THE PLAT.

ROBERT TROST, TRUSTEE

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF LANE) SS

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBERT TROST, TRUSTEE OF THE TROST & COMPANY MONEY PURCHASE PENSION PLAN, DATED NOVEMBER 1, 2002, IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

SUBSCRIBED BEFORE ME THIS 24th DAY OF AUGUST, 2004.

Pamela S. Earls
PAMELA S. EARLS
NOTARY PUBLIC - OREGON
COMMISSION NO. 350007
COMMISSION EXPIRES: DECEMBER 22, 2005

MAP NO. 18-12-15-3-4, TL 3500

CITY OF FLORENCE APPROVALS:

Lisa Sarnoff 9/7/04
PLANNING DIRECTOR DATE

LANE COUNTY APPROVALS:

Jim Bagle 9/2/04
COUNTY ASSESSOR DATE

William Tillinson 9/2/04
COUNTY SURVEYOR DATE

Anna Mansion 9/2/04
CHAIR, LANE COUNTY BOARD OF COMMISSIONERS DATE

NARRATIVE:

THE BOUNDARY OF THIS PLAT IS BASED ON MONUMENTS INDICATED FOUND FROM THE PLAT OF SANDPINES WEST PHASE 1, FILE 74, SLIDES 18, 19 AND 20. MONUMENTS INDICATED SET ARE FOR THE PURPOSE OF DEFINING THE CORNERS OF THE LOTS.

- Ø INDICATES 5/8" x 24" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
- O INDICATES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
- ● INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
- ★ INDICATES MEASURED DATA SAME AS RECORD.
- ( ) INDICATES RECORD DATA.

EQUIPMENT USED: NIKON DTM - 521

SURVEY REFERENCES:
A - SANDPINES WEST PHASE 1, FILE 74, SLIDES 18, 19 AND 20
B - SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 2, FILE 75, SLIDE 24

NOTES:

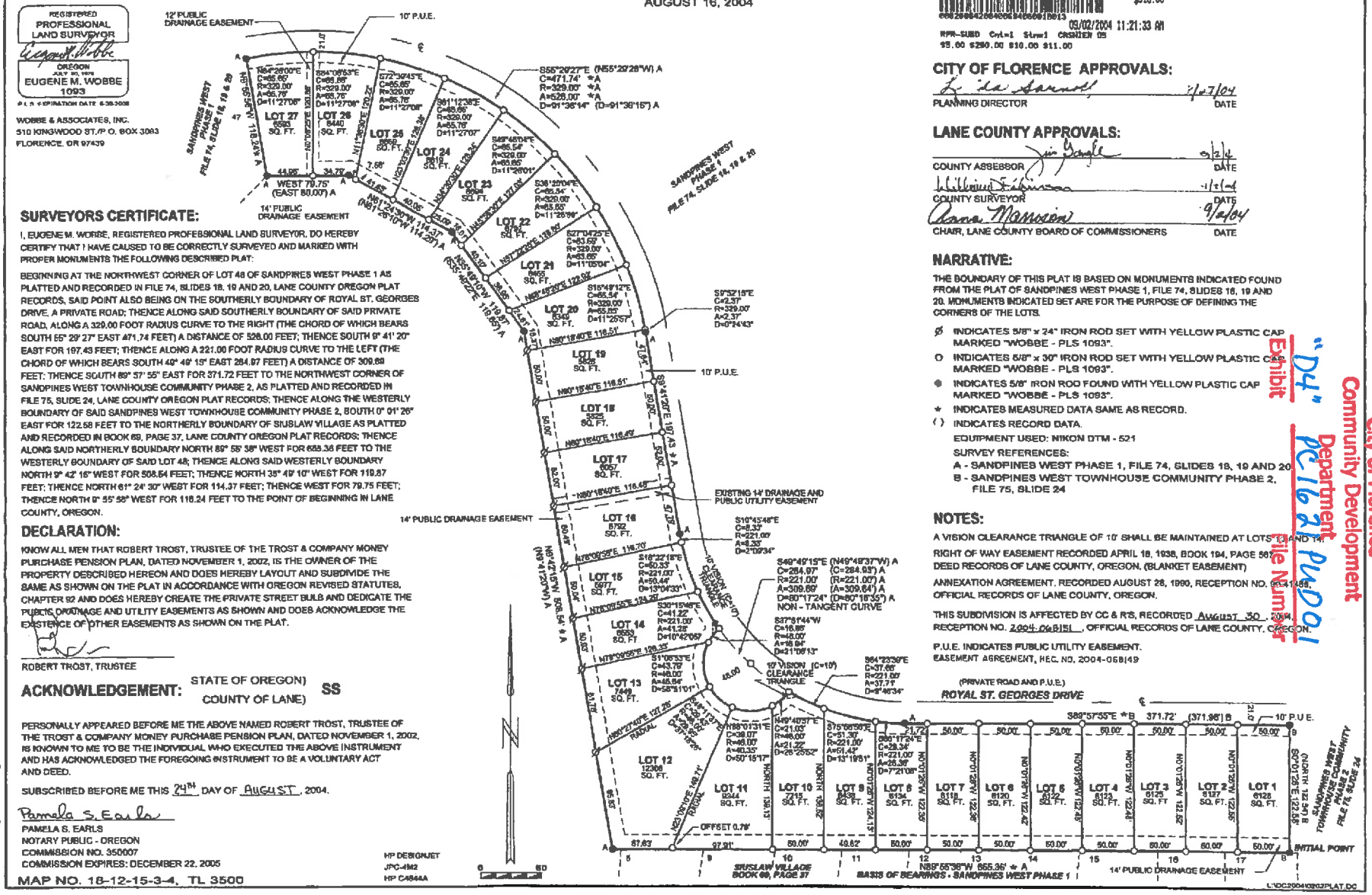
A VISION CLEARANCE TRIANGLE OF 10' SHALL BE MAINTAINED AT LOTS 13 AND 14.

RIGHT OF WAY EASEMENT RECORDED APRIL 18, 1938, BOOK 194, PAGE 567, DEED RECORDS OF LANE COUNTY, OREGON. (BLANKET EASEMENT)

ANNEXATION AGREEMENT, RECORDED AUGUST 28, 1980, RECEPTION NO. 80041488, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

THIS SUBDIVISION IS AFFECTED BY CC & R'S, RECORDED August 30, 2004, RECEPTION NO. 2004-068151, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
EASEMENT AGREEMENT, REC. NO. 2004-068149



"D4" Exhibit
PC 16-21 PUD 01
Department File Number

APPROVED
City of Florence
Community Development

L:\DC2004\02027PLAT.DC

Exhibit D4

1992

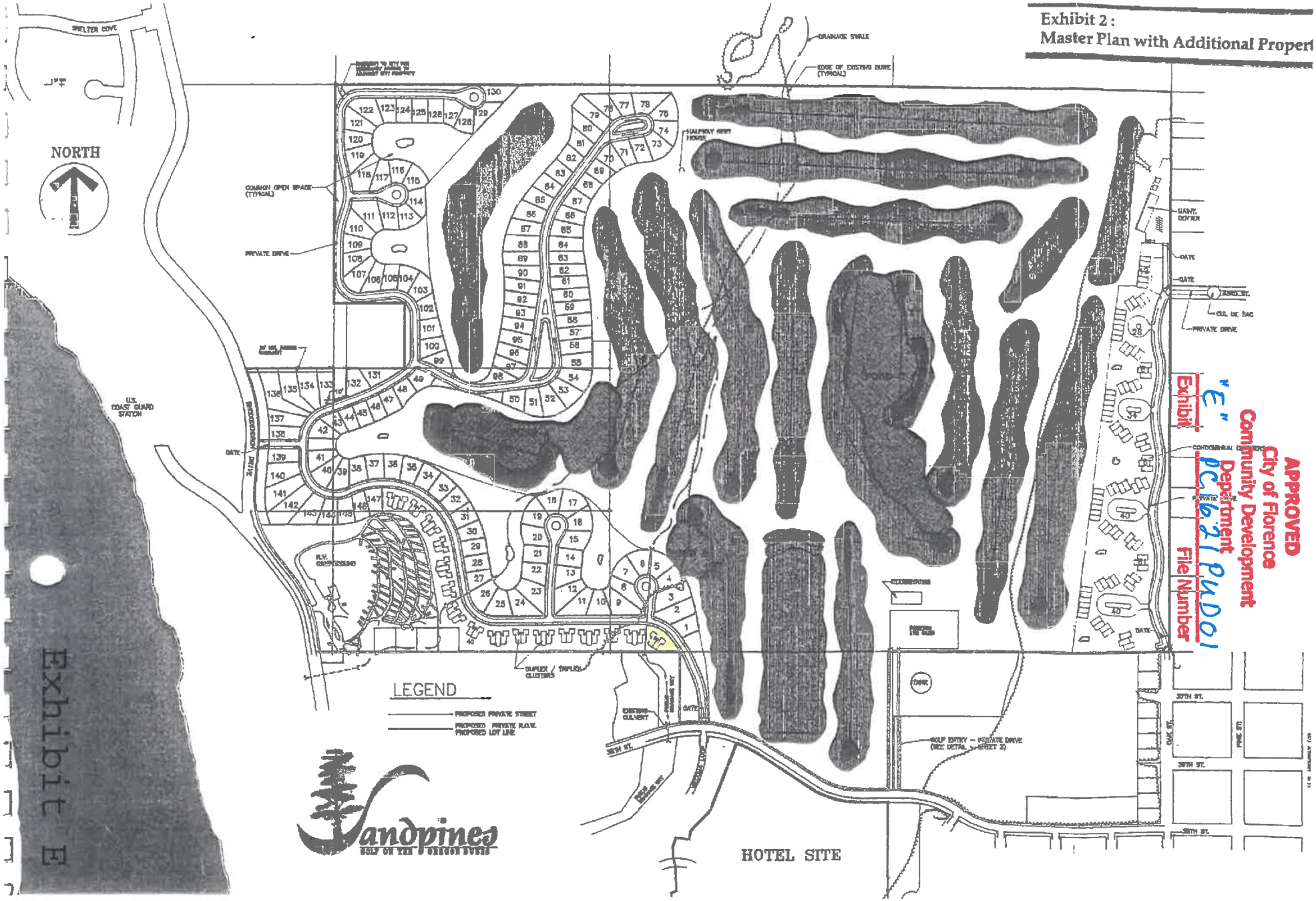


Exhibit 2 :
Master Plan with Additional Propert
NORTH
LEGEND
PROPOSED PRIVATE STREET
PROPOSED PRIVATE R.O.W.
PROPOSED LOT LINE
HOTEL SITE
Sandpines
GOLF ON THE OREGON COAST
Exhibit E
APPROVED
City of Florence
Community Development
Department
PC 6.21 PUD 01
File Number
Exhibit "E"

Wendy Farley-Campbell

From: Vevie McPherren
Sent: Wednesday, September 21, 2016 9:43 AM
To: Wendy Farley-Campbell; Glen Southerland
Subject: FW: Referral - Resolution PC 16 21 PUD 01

From: Sean Barrett [mailto:sean@svfr.org]
Sent: Wednesday, September 21, 2016 8:16 AM
To: Vevie McPherren <vevie.mcpherren@ci.florence.or.us>
Subject: RE: Referral - Resolution PC 16 21 PUD 01

Fire has no concerns with this development change. Sean

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
(ph) 541-997-3212
(fax) 541-997-9116
(cell) 541-999-0600
www.svfr.org

APPROVED
City of Florence
Community Development
Department
Exhibit "F"
PC 16 21 PUD 01
File Number

Exhibit F

From: Vevie McPherren [mailto:vevie.mcpherren@ci.florence.or.us]
Sent: Tuesday, September 20, 2016 3:23 PM
To: Mike Miller; Jim Langborg; Sean Barrett; Tom Turner; Eric Rines; Robin Hicks - CLPUD; Lisa Herbert; joshua.lightner@charter.com
Cc: Nilda Taylor; Brenda Cervantes; Wendy Farley-Campbell; Glen Southerland; Dave Mortier
Subject: Referral - Resolution PC 16 21 PUD 01

Good afternoon!

APPROVED
City of Florence
Community Development
Department
"G" PC 16 21 PUD 01
Exhibit File Number

ZOLEZZI
INSURANCE
AGENCY

208 W "C" STREET, PO BOX 6, DRAIN, OR 97435

FAX

A BETTER BRAND OF INSURANCE SERVICE

CRAIG ZOLEZZI * SARA CYR

*JEAN SHAW * HEIDI SHELTON

Date: 10/11/2016

Number of pages including cover sheet: ____

To

Wendy

Phone:

Fax phone: 541-997-4109

CC:

From: JEAN SHAW

Phone: 541-836-2177

Fax phone: 541-836-2708

E-MAIL jean@zolezziinsurance.com

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Exhibit G

City of Florence
Community Development Department

250 Highway 101
Florence, OR 97439-7623

PH: (541) 997-8237
FAX: (541) 997-4109

September 20, 2016

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at **7:00 P.M.** on **October 11, 2016**, in the Florence City Council Chambers, 250 Highway 101, to hear and consider the following matter:

RESOLUTION PC 16 21 PUD 01 – Snegireff Sandpines PUD Modification: An application for a modification to a Planned Unit Development from Allen Snegireff to allow for a detached single-family residence on Lot 48, a remnant lot designated for multi-family and single-family attached residences within the Sandpines West PUD. The proposal is located on Royal St. Georges Drive within the Sandpines West PUD, Assessor's Map # 18-12-15-43 Taxlot 01500.

Criteria applying to this application include:
Florence City Code:
Title 10: Zoning Regulations (found at http://www.ci.florence.or.us/council/title-10-zoning-regulations)
Chapter 1: Zoning Administration, Sections 1-5
Chapter 3: Off-Street Parking and Loading, Sections 2 through 4 and 8
Chapter 12: Mobile Home/Manufactured Home Residential District, Section 1
Chapter 23: Planned Unit Development, Sections 3 through 14
Chapter 37: Lighting, Sections 2 through 6

Realization 2020 Florence Comprehensive Plan: (found at http://www.ci.florence.or.us/planning/comprehensive-plan)
Chapter 2: General Subsection Policy 7, Residential Subsection Policies 1, 5, 10 & 11, Recommendation 1

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations, which is believed to apply to the decision. Written testimony should be submitted to the Florence Planning Department, 250 Highway 101 Florence, OR 97439; faxed to (541) 997-4109; or e-mailed to wendy.farleycampbell@ci.florence.or.us.

Written testimony received prior to October 4, 2016 can be addressed within the staff report; however, written testimony will be accepted until October 11, 2016 at 5:00 PM. Please include a mailing address if submitting comments by fax or e-mail. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.

Applicable criteria and other related materials are available for inspection or for purchase at Florence City Hall located at 250 Highway 101, Florence, Oregon or may be found on the City's website at the links above. The staff report is available for inspection 7 days prior to the hearing. For more information call Wendy FarleyCampbell at (541) 997-8237. The meeting location is wheelchair accessible. For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing.

Lane County Planning
541-682-3577

To be published October 5, 2016

grantor – Tros & Coe trust only deed on record
grantee – Maley Purchase Plan
original – 1993 except (.47 acres) 4.

Robert F. Trost
1st Owner title in Eugene

9331781

DECLARATION
PERTAINING TO SANDPINES WEST TOWNHOUSES

This Townhouse Declaration, to be effective upon its recording in Lane County, Oregon, is made and executed this 25th day of May, 1993, by Carter Brothers Construction, Inc., an Oregon corporation (hereinafter "Declarant").

Declarant is the owner of certain real property in the City of Florence, Lane County, Oregon, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Declarant proposes to create a subdivision of lots and townhouses (hereinafter "Townhouse Community") to be known as Sandpines West Townhouses, composed of the real property described on Exhibit A, and other contiguous real property which may be annexed to the Townhouse Community by supplemental declarations recorded by Declarant for that purpose.

Declarant has deemed it desirable for the preservation of the value and desirability of the real property in the Townhouse Community to subject the real property in the Townhouse community to the following covenants, conditions, restrictions and easements, including liens for assessments, and to create a non-profit corporation to which will be transferred the common property of the Townhouse Community and to which will be delegated the power and authority to maintain and administer the common property and enforce the covenants and restrictions and promote the health, safety, and welfare of the Townhouse Community.

Now, therefore, the Declarant hereby declares that the real property described in Exhibit A and each other parcel of real property, as and when it is separately platted and declared to be a part of the Townhouse Community, shall be sold, conveyed, owned and occupied subject to the provisions of this Townhouse Declaration. Each person or entity, upon acceptance of a deed or land sale contract to purchase a lot in the Townhouse Community, covenants and agrees to comply with the provisions of this Townhouse Declaration.

ARTICLE I

DEFINITIONS

Section 1. "Act" means the Oregon Planned Community Act.

Section 2. "Articles of Incorporation" means the articles of incorporation for the non-profit corporation of Sandpines West Townhouse Association, Inc. filed with the Oregon Corporation Commissioner, as amended from time to time.

Section 3. "Board" means the board of directors of the Townhouse Association.

Section 4. "Bylaws" means the bylaws of the Townhouse Association, as amended from time to time.

Section 5. "Common expenses" means expenditures made by or financial liabilities incurred by the Townhouse Association and includes any allocations to the reserve account under Article XII.

Section 6. "Common Property" in this Townhouse Declaration means any real property or interest in real property or any personal property which is owned or leased by the Townhouse Association. "Common Property" in this Townhouse Declaration does not include real property or improvements thereon which are conveyed to another Section Association. "Common Property" in this Townhouse Declaration" does not include real property or improvements thereon (including streets and utility installations) which are conveyed to the Master Association, even though such real property and improvements may be platted as part of the Townhouse Community and used by the Owners of Lots in the Townhouse Community. "Common Property" in this Townhouse Declaration does not include any part of the Sandpines Golf Course.

Section 7. "Declarant" means Carter Brothers Construction, Inc. and any successor or assignee thereof defined as declarant in the Act.

Section 8. "Living Unit" means a building or a portion of a building located upon a Lot and intended for separate occupancy and ownership; it does not include a building or portion of a building on Common Property.

Section 9. "Lot" means a unit of land in the Townhouse Community which is platted for the purpose of constructing thereon one living unit.

Section 10. "Master Association" means Sandpines West Master Association, Inc.; "Master Community" means Sandpines West, a Planned Community; "Master Declaration" means the Declaration Pertaining to Sandpines West, a Planned Community.

Section 11. "Mortgage" means a mortgage or a deed of trust pertaining to a Lot.

Section 12. "Mortgagee" means a mortgagee or a beneficiary of a deed of trust, and "Mortgagor" means a mortgagor or a grantor of a deed of trust.

Section 13. "Occupant" means the occupant of a living unit.

Section 14. "Owner" means the record owner of a fee interest or undivided fee interest in any Lot or a purchaser under a land sale contract for any Lot which is part of the Townhouse Community, but does not include a person or entity who holds an interest in the Lot merely as security for the performance of an obligation.

Section 15. "Plat" means the final map, diagram, drawing, replat or other writing containing the descriptions, locations and other information on Common Property and/or Lots in a subdivision of all or a portion of the real property in the Townhouse Community.

Section 16. "Section Association" means the Townhouse Association and any other homeowners or unit owners associations governing related groups of living units that are part of the Master Community.

Section 17. "Townhouse Association" means the Sandpines West Townhouse Association, Inc., an Oregon nonprofit corporation.

Section 18. "Townhouse Community" means the real property described in Exhibit A and each additional parcel of real property on which Declarant records a plat and supplemental declaration which declares all or portions thereof to be part of the Townhouse Community, including tracts of Common Property conveyed to the Townhouse Association.

Section 19. "Townhouse Declaration" means this declaration and any amendments and supplements thereto.

Section 20. "Turnover meeting" means the meeting described in Article III, Section 7, of the Bylaws.

ARTICLE II

NAME AND LOCATION

The name by which the Townhouse Community is to be identified is "Sandpines West Townhouses." All portions of the Townhouse Community are located in the City of Florence, Lane County, Oregon.

ARTICLE III

GENERAL DEVELOPMENT PLAN

Section 1. Phased Development. Declarant proposes to develop and plat the Townhouse Community in several phases. As each phase is developed, Declarant will record a plat of the phase, which plat will identify the number of Lots included in that phase and any

tracts which are or will be subsequently conveyed to the Townhouse Association Property, and will record a supplemental declaration which declares all or a pc property depicted on the plat to be part of the Townhouse Community.

Section 2. Number of Lots. The initial phase of the Townhouse Community consists of 4 Lots as described on Exhibit A. Declarant proposes to create and annex approximately 48 additional Lots for a total of approximately 52 Lots in the Townhouse Community when the phased development has been completed. However, the actual number of additional Lots may be fewer, and there is no limitation on the number of Lots which Declarant may create and annex to the Townhouse Community. Lots may or may not be improved with living units, patios, landscaping, or other similar items at the time of annexation.

Section 3. Allocation of Votes and Common Expenses. As and when additional Lots are created and annexed to the Townhouse Community, the Owners of the Lots shall automatically become members of the Townhouse Association and shall be entitled to vote, as provided in Article XI of this Townhouse Declaration, as of the date of recordation of the plat and supplemental declaration. In this method of allocation of votes, the total number of votes in the Townhouse Association will increase (for Class A members and for the Class B member) as additional Lots are created and annexed.

As and when additional Lots are created and annexed to the Townhouse Community, the Owners of the additional Lots shall be subject to assessments of the Townhouse Association, as provided in Article XII of this Townhouse Declaration; however, Declarant may elect to defer commencement of annual assessments on all Lots in any phase as provided in Section 7, Article XII, so long as Declarant pays all common expenses attributable to such phase until annual assessments are commenced for Lots in that phase. When annual assessments are commenced for Lots in a phase, the Owners of those Lots shall be obligated to pay a prorated portion (prorated on the basis of the Townhouse Association's fiscal year) of the then existing annual and special assessments payable by Owners of existing Lots. In this method of allocation, the annexation of additional Lots should not, by itself, cause existing Owners to pay a higher assessment. Notwithstanding, if annexation includes Common Property (such as a recreational facility) that is disproportionately more expensive to insure and maintain than existing Common Property, the increased common expenses ultimately will result in higher annual assessments for all Lots.

Section 4. Common Property. As each phase of the Townhouse Community is created and annexed, the plat shall depict, and the supplemental declarations will describe, the tracts, if any, which are or will be transferred to the Townhouse Association as Common Property. Declarant proposes to create and annex tracts of Common Property to be used as landscaped areas, parking bays and aprons, driveways, and underground utility installations connecting the living units to central utility systems; however, Declarant reserves the right to annex Common Property with improvements thereon for such other uses as Declarant, in its discretion, deems appropriate; such improvements may include one or more swimming pools,

tennis courts, croquet courts, putting greens, recreational buildings, or other facilities. There is no limitation on Declarant's right to annex Common Property and there is no obligation imposed on Declarant to annex any Common Property. Declarant has not agreed to build any improvements, nor does Declarant choose to limit its right to add improvements not described in this Townhouse Declaration.

Section 5. Master Community; Master Association. Declarant has created the Master Association with articles of incorporation and bylaws, and has recorded the Master Declaration, all of which pertain to the Master Community. The Townhouse Community is part of the Master Community, and the Townhouse Association is one of the section associations that is part of the Master Association. Each Owner of a Lot in the Townhouse Community automatically will be a member of the Master Association as well as the Townhouse Association. The Master Association, among other things, will own and maintain the entrance gates, and all streets (including shoulder, drainage ditch and landscaping within the right of way), street lighting, and privately owned central utility installations that are not owned by section associations.

Section 6. Declarant's Rights Following Turnover Meeting. If Declarant has not completed development of Lots or Common Property at the time of the turnover meeting, Declarant shall continue to hold the special declarant rights under this Townhouse Declaration until development of all Lots and Common Property which Declarant may create and annex has been completed.

ARTICLE IV

ARCHITECTURAL CONTROL

Section 1. Living Units. Every living unit shall be constructed pursuant to plans and specifications approved by Declarant until the following two events have occurred: (a) All Lots owned by Declarant in all phases have been sold and conveyed; and (b) All Common Property depicted on all phases has been conveyed by Declarant to the Townhouse Association. After the foregoing two events have occurred, every living unit shall be constructed pursuant to plans and specifications approved by the Board. However, nothing in this Section shall prevent an Owner from altering the interior of his living unit so long as such alterations do not in any way alter the exterior of the living unit.

Section 2. Board Approval Required. Without prior written approval from the Board, no Owner shall:

(a) Erect or construct any fence, wall, patio, deck, pool, spa, screen, trellis, or other structure or improvement on his Lot; or

APPROVED
City of Florence
Community Development
Department

"H" Exhibit

PC 1621 PUD 01 File Number

9331781

9330634

DECLARATION
PERTAINING TO SANDPINES WEST TOWNHOUSES

This Townhouse Declaration, to be effective upon its recording in Lane County, Oregon, is made and executed this _____ day of _____, 1993, by Florence Resort Community, Inc., an Oregon corporation, (hereinafter "Declarant").

Declarant is the owner of certain real property in the City of Florence, Lane County, Oregon, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Declarant proposes to create a subdivision of lots and townhouses (hereinafter "Townhouse Community") to be known as Sandpines West Townhouses, composed of the real property described on Exhibit A, and other contiguous real property which may be annexed to the Townhouse Community by supplemental declarations recorded by Declarant for that purpose.

Declarant has deemed it desirable for the preservation of the value and desirability of the real property in the Townhouse Community to subject the real property in the Townhouse Community to the following covenants, conditions, restrictions and easements, including liens for assessments, and to create a non-profit corporation to which will be transferred the common property of the Townhouse Community and to which will be delegated the power and authority to maintain and administer the common property and enforce the covenants and restrictions and promote the health, safety, and welfare of the Townhouse Community.

Now, therefore, the Declarant hereby declares that the real property described in Exhibit A and each other parcel of real property, as and when it is separately platted and declared to be a part of the Townhouse Community, shall be sold, conveyed, owned and occupied subject to the provisions of this Townhouse Declaration. Each person or entity, upon acceptance of a deed or land sale contract to purchase a lot in the Townhouse Community, covenants and agrees to comply with the provisions of this Townhouse Declaration.

ARTICLE I

DEFINITIONS

Section 1. "Act" means the Oregon Planned Community Act.

Section 2. "Articles of Incorporation" means the articles of incorporation for the non-profit corporation of Sandpines West Townhouse Association, Inc. filed with the Oregon Corporation Commissioner, as amended from time to time.

1

Exhibit H

9330634 9331781

EXHIBIT A

Beginning at a point on the Southerly line of Lot 48, SANDPINES WEST, PHASE 1, as platted and recorded in File 74, Slides 18, 19 and 20, Lane County Oregon Plat Records, said point being North 89° 55' 36" West 165.28 feet from the Southeast corner of said Lot 48; thence along said Southerly line North 89° 55' 36" West 168.83 feet; thence leaving said Southerly line North 122.62 feet to the Northerly line of said Lot 48; thence along said Northerly line South 89° 57' 55" East 80.22 feet; thence along the arc of a 329.27 foot radius curve right (the chord of which bears South 82° 09' 34" East 89.44 feet), a distance of 89.72 feet; thence leaving said Northerly line South 110.58 feet to the point of beginning, in Lane County, Oregon.

9330634 9331781

93-07406
05/20/93

State of Oregon,
County of Lane—ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

20 MAY 93 4:05

Reel 1849R

Lane County OFFICIAL Records.
Lane County Clerk

By: _____ County Clerk

State of Oregon,
County of Lane—ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

26 MAY 93 8:32

Reel 1850R

Lane County OFFICIAL Records.
Lane County Clerk

By: _____ County Clerk

EXHIBIT A

LWTX33ag.doc

(2)

OCT 30 1992 R-18011

9261812

DECLARATION
PERTAINING TO SANDPINES WEST LOTS

This Lot Declaration, to be effective upon its recording in Lane County, Oregon, is made and executed this 28th day of October, 1992, by Florence Resort Community, Inc., an Oregon corporation, (hereinafter "Declarant").

Declarant is the owner of certain real property in the City of Florence, Lane County, Oregon, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Declarant proposes to create a subdivision of single family lots and homes (hereinafter "Lot Community") to be known as Sandpines West Lots, composed of the real property described on Exhibit A, and other contiguous real property which may be annexed to the Lot Community by supplemental declarations recorded by Declarant for that purpose.

Declarant has deemed it desirable for the preservation of the value and desirability of the real property in the Lot Community to subject the real property in the Lot Community to the following covenants, conditions, restrictions and easements, including liens for assessments, and to create a non-profit corporation to which will be transferred the common property of the Lot Community and to which will be delegated the power and authority to maintain and administer the common property and enforce the covenants and restrictions and promote the health, safety, and welfare of the Lot Community.

Now, therefore, the Declarant hereby declares that the real property described in Exhibit A and each other parcel of real property, as and when it is separately platted and declared to be a part of the Lot Community, shall be sold, conveyed, owned and occupied subject to the provisions of this Lot Declaration. Each person or entity, upon acceptance of a deed or land sale contract to purchase a lot in the Lot Community, covenants and agrees to comply with the provisions of this Lot Declaration.

ARTICLE I

DEFINITIONS

Section 1. "Act" means the Oregon Planned Community Act.

Section 2. "Articles of Incorporation" means the articles of incorporation for the non-profit corporation of Sandpines West Lot Owners Association, Inc. filed with the Oregon Corporation Commissioner, as amended from time to time.

(3)

OCT 30 1992 R-180

9261812

EXHIBIT A

PROPERTY DESCRIPTION
LOT DECLARATION

That real property in the City of Florence, Lane County, State of Oregon, described as Lots 1 through 47 (but not Lot 48), and common open spaces "B" and "C", on the final plat titled "Sandpines West, Phase I" as platted and recorded in File 74, Slides 19-20, Lane County, Oregon, Plat Records.

9261812

State of Oregon,
County of Lane—ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at
30 OCT 92 2:1 40
and 1801R
Lane County OFFICIAL Records.
Lane County Clerk
By: _____ County Clerk

4

OCT 30 1992 R-180

9261813

DECLARATION
PERTAINING TO SANDPINES WEST, A PLANNED COMMUNITY

This Master Declaration, to be effective upon its recording in Lane County, Oregon, is made and executed this 28th day of October, 1992, by Florence Resort Community, Inc., an Oregon corporation (hereinafter "Declarant").

Declarant is the owner of certain real property in the City of Florence, Lane County, Oregon, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Declarant proposes to create a planned community to be known as Sandpines West, a Planned Community (hereinafter "Master Community"). The Master Community will be composed of a community of single family lots and homes ("Lot Community"), and a community of townhouses ("Townhouse Community"), and may include other communities comprised of groups of related lots or living units (such as condominiums or other townhouses) which are reasonably near the Sandpines Golf Course.

Declarant has deemed it desirable for the preservation of the value and desirability of the real property in the Master Community to subject the real property in the Master Community to the following covenants, conditions, restrictions and easements, including liens for assessments, and to create a non-profit corporation to which will be transferred the common property of the Master Community and to which will be delegated the power and authority to maimain and administer the common property and enforce the covenants and restrictions and promote the health, safety, and welfare of the Master Community.

Now, therefore, the Declarant hereby declares that the real property described in Exhibit A and each other parcel of real property, as and when it is separately platted and declared to be a part of the Lot Community or Townhouse Community and subject to this Master Declaration, or any other community comprised of a group of related lots or living units which is separately platted and declared to be subject to this Master Declaration, shall be sold, conveyed, owned and occupied subject to the provisions of this Master Declaration. Each person or entity, upon acceptance of a deed or land sale contract to purchase a Unit in the Master Community, covenants and agrees to comply with said provisions of this Master Declaration.

ARTICLE I

DEFINITIONS

Section 1. "Act" means the Oregon Planned Community Act.

(5)

OCT 30 1992 R-1601

9261813

EXHIBIT A

PROPERTY DESCRIPTION
MASTER DECLARATION

That real property in the City of Florence, Lane County, State of Oregon described as Lots 1 through 47, and common open spaces "A", "D", and "E", and the private roads and public utility easements described as Royal St. George's Drive, Prestwick Court, and Troon Circle, on the final plat titled "Sandpines West, Phase I", as platted and recorded in File 74, Slides 18-20, Lane County, Oregon, Plat Records, and all portions of the storm drainage system as depicted on the Sandpines West Phase I as-built construction documents, on file with the City of Florence, that exists on any of the foregoing property. For purposes of this description, Royal St. George's Drive is considered to go through to Rhododendron Drive, and include the Rhododendron Drive entryway.

9261813

State of Oregon,
County of Lane—ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

30 OCT 92 3:1 40

Reel 1801R

Lane County OFFICIAL Records.
Lane County Clerk

By: _____
County Clerk

1992

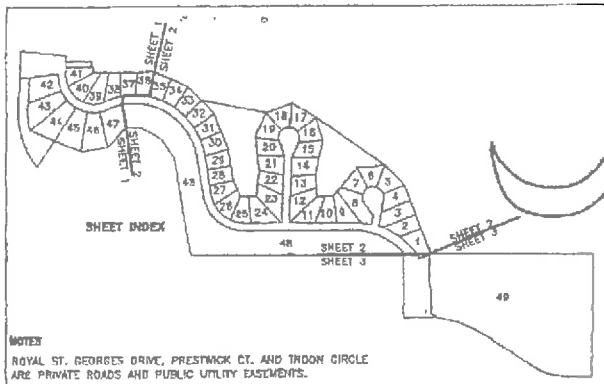
FILE 74, SLIDE 18

Sandpines West

PHASE 1

FILED
OCT 30 1992
COUNTY CLERK

REPLAT – BLOCKS 12–13 SIUSLAW VILLAGE
SW 1/4 & SE 1/4, SEC. 15, T 18 S, R 12 W,W.M.
NE 1/4, SEC. 22, T 18 S, R 12 W, W.M.
FLORENCE, LANE COUNTY, OREGON.



NOTES

ROYAL ST. GEORGES DRIVE, PRESTWICK CT. AND TROON CIRCLE ARE PRIVATE ROADS AND PUBLIC UTILITY EASEMENTS.

THERE ARE NO WATER RIGHTS FOR THE ABOVE DESCRIBED PARCEL PER DOCUMENT RECORDED JUNE 16,1992, REEL 1762R, RECEPTION NO. 9232883

P.U.E. INDICATES PUBLIC UTILITY EASEMENT.

D.E. INDICATES DRAINAGE EASEMENT

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Sandpines West RECORDED 30 October 1992, RECORDERS RECEPTION NO. 9261822 OFFICIAL RECORDS OF LANE COUNTY, OREGON. & 9261815

CONCURRENCE RECORDED OCT. 14, 1992, RECORDERS RECEPTION NO. 9257885 REEL 1797R, LANE COUNTY OFFICIAL RECORDS.

CONCURRENCE RECORDED SEPT. 2, 1992, RECORDERS RECEPTION NO. 9250743 REEL 1765R, LANE COUNTY OFFICIAL RECORDS.

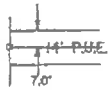
CONCURRENCE RECORDED JULY 28, 1992, RECORDERS RECEPTION NO. 9241822 REEL 1738R, LANE COUNTY OFFICIAL RECORDS.

EASEMENT AS CREATED BY INSTRUMENT RECORDED APRIL 18, 1938, VOLUME 164, PAGE 567, WEST COAST POWER, POWER LINE (BLANKET EASEMENT)

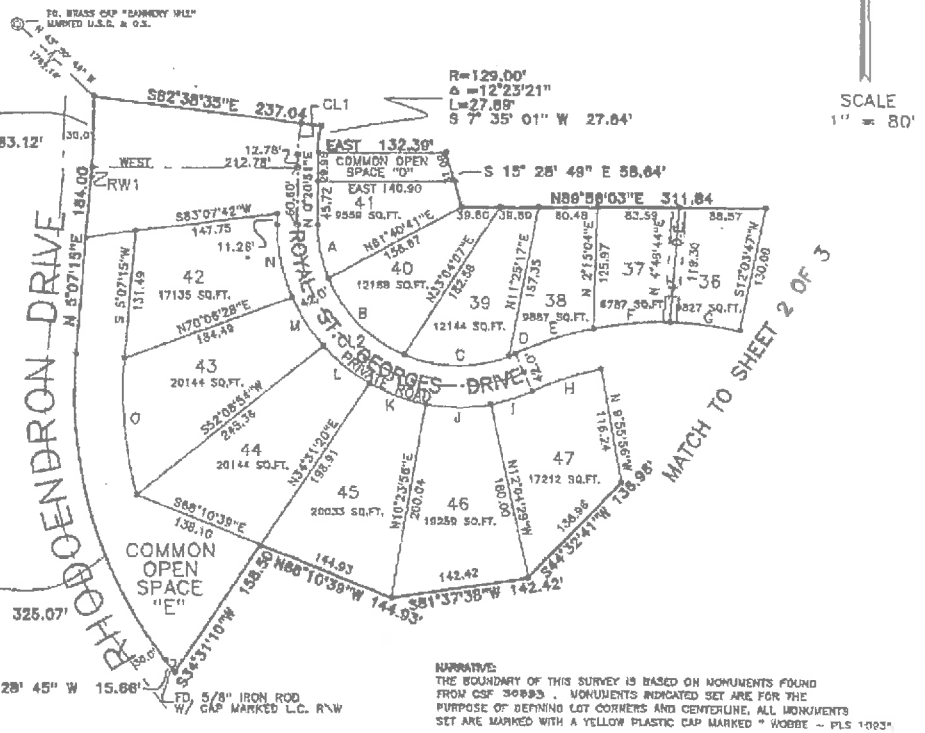
AGREEMENT BETWEEN THE CITY OF FLORENCE AND SUNSET DUNES DEVELOPMENT CORPORATION, RECORDED AUGUST 28, 1990, RECEPTION NO. 90-41488, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

EASEMENT AS CREATED BY INSTRUMENT RECORDED JUNE 21, 1978, RECEPTION NO. 78-40308, OFFICIAL RECORDS OF LANE COUNTY, OREGON, FOR INGRESS AND EGRESS.

TYPICAL 14' P.U.E.
14' D.E.
14' E.L.E.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 29, 1977
EUGENE N. WOBBE
1093



CURVE DATA

Pt	Bearing	HorizDI	Arc	Delta	Radius
A	S10°53'26"E	56.13	56.49	22°28'34"	=144.00
B	S44°43'49"E	110.88	113.61	45°12'11"	=144.00
C	S89°22'20"E	108.08	110.79	44°04'52"	=144.00
D	N67°11'40"E	7.00	7.00	2°47'08"	=144.00
E	N72°13'31"E	84.25	84.44	13°02'24"	371.00
F	N84°51'03"E	78.82	79.07	12°12'39"	371.00
G	S83°29'25"E	71.81	71.82	11°08'24"	371.00
H	S72°12'12"W	74.53	74.68	13°00'25"	=329.00
I	S72°41'48"W	44.74	44.85	13°48'52"	186.00
J	N89°59'55"W	67.14	67.51	20°47'42"	186.00
K	N70°04'03"W	61.61	61.90	19°04'00"	186.00
L	N51°09'34"W	60.60	60.87	18°44'58"	186.00
M	N32°31'38"W	59.84	60.11	18°30'54"	186.00
N	N11°27'40"W	76.13	78.67	23°37'02"	186.00
O	S 4°55'54"E	138.75	139.47	20°06'17"	=397.46
GL1	S 6°38'42"W	32.73	32.80	12°31'41"	=150.00
CL2	S56°57'36"E	277.72	330.07	114°36'55"	=165.00
RW1	S 4°43'51"W	10.16'	10.16'	0°46'48"	746.20'

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Eugene N. Wobbe

NARRATIVE:
THE BOUNDARY OF THIS SURVEY IS BASED ON MONUMENTS FOUND FROM CSF 30833 . MONUMENTS INDICATED SET ARE FOR THE PURPOSE OF DEFINING LOT CORNERS AND CENTERLINE. ALL MONUMENTS SET ARE MARKED WITH A YELLOW PLASTIC CAP MARKED " WOBBE – PLS 1093"

- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE – PLS 1093".
- INDICATES MONUMENT PER CSF 30833

STREET & POINTS WILL BE SET BY JUNE 30, 1993.

POST MONUMENTATION REC. 1884-R/93 35767

SHEET 1 OF 3