

Attachment 4

APPROVED

Florence Planning Commission  
Design Review Board

ATTACHMENT 4

PC 21 20 SUB 01

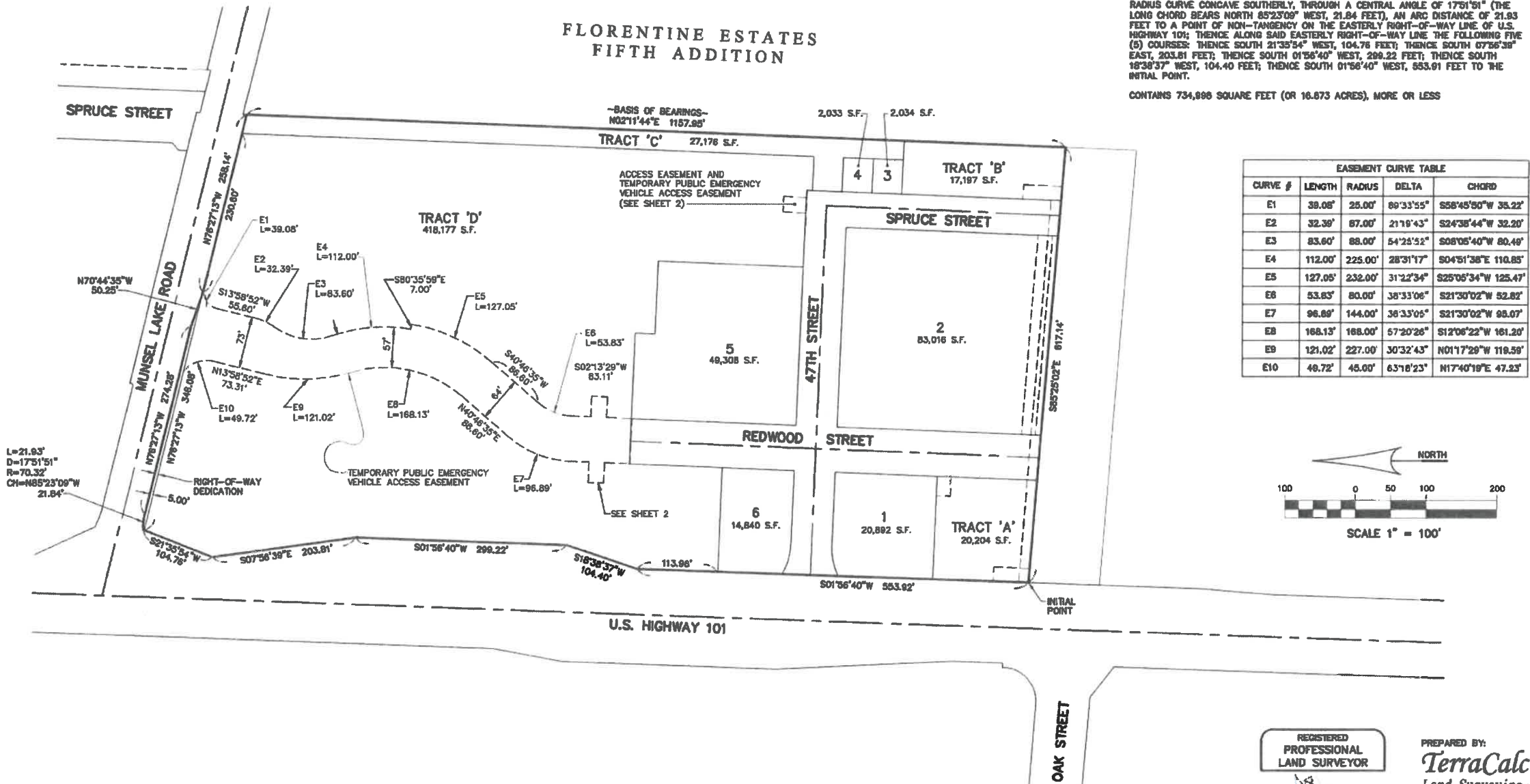
Exhibit Resolution Number

TENTATIVE SUBDIVISION  
CANNERY STATION  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14,  
TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.,  
CITY OF FLORENCE, LANE COUNTY, OREGON  
FEBRUARY 7, 2019

NOTE:  
SEE SHEET 2 FOR LOT DIMENSIONS, DETAILS, AND NOTES.

PROPERTY OWNER:  
CANNERY STATION DEVELOPMENT, LLC  
10300 S.W. GREENBURG ROAD, SUITE 425  
PORTLAND, OR 97223

LEGAL DESCRIPTION:  
THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-056372, LANE COUNTY DEED RECORDS, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF FLORENCE, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1001" AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-056372, SAID POINT BEARS SOUTH 85°25'02" EAST, 705.76 FEET AND NORTH 01°56'40" EAST, 100.02 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 14, SAID INITIAL POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101, BEING 65.00 FEET FROM THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-056372 SOUTH 85°25'02" EAST, 617.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 02°11'44" EAST, 1157.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNSEL LAKE ROAD, BEING 35.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 76°27'13" WEST, 258.14 FEET; THENCE NORTH 70°44'35" WEST, 50.25 FEET; THENCE NORTH 76°27'13" WEST, 274.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 70.32 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°51'51" (THE LONG CHORD BEARS NORTH 85°23'09" WEST, 21.84 FEET), AN ARC DISTANCE OF 21.83 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: THENCE SOUTH 21°35'54" WEST, 104.76 FEET; THENCE SOUTH 07°56'38" EAST, 203.61 FEET; THENCE SOUTH 01°56'40" WEST, 299.22 FEET; THENCE SOUTH 16°38'37" WEST, 104.40 FEET; THENCE SOUTH 01°56'40" WEST, 553.91 FEET TO THE INITIAL POINT.  
CONTAINS 734,898 SQUARE FEET (OR 16.673 ACRES), MORE OR LESS



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 31, 2020  
DARREN S. HARR  
56181

RENEWAL DATE: 6-30-19

PREPARED BY:  
**TerraCalc**  
Land Surveying, Inc.  
1615 N.E. Miller Street  
McMinnville, OR 97128  
(503) 857-0935  
www.TerraCalc.com

SHEET 1 OF 2