

CANNERY STATION P.U.D. - PHASE 1
NW 1/4, SECTION 14, T18S, R12W, W.M.
CITY OF FLORENCE, LANE COUNTY, OR

LEGEND

- MONUMENT FOR POST MONUMENTATION
- ⊙ FND: 5/8" REBAR AS NOTED
- ⊙ FND: 5/8" REBAR WITH YPC MARKED "LANE COUNTY RW"
- ⊙ FND: 5/8" REBAR AA SURVEYING INC CSF 30919
- T.P.E.V.A. TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
- R-O-W RIGHT-OF-WAY
- CSF COUNTY SURVEY FILE
- STA. STATION

NARRATIVE

THE PURPOSE FOR THIS SURVEY WAS TO SUBDIVIDE TAX LOT 700 AS REPRESENTED ON THIS PLAT. THE EXTERIOR BOUNDARY OF THE PROPERTY WAS CONTROLLED BY FOUND MONUMENTS. LOT CORNERS WILL BE POST MONUMENTED AS REQUESTED BY LANDOWNER.

THE BASIS OF BEARING IS AS NOTED HEREON.

THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION.

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N73°32'14"W	43.87'	89.19'	44.33'	28°28'34"	22.63'
C2	N78°07'41"E	43.43'	89.19'	43.87'	28°11'10"	22.39'
C3	S85°23'09"E	21.84'	70.32'	21.93'	17°51'51"	11.05'
C4	S23°25'50"W	50.64'	70.00'	51.81'	42°24'31"	27.16'
C5	S1°25'37"W	205.39'	150.00'	226.24'	86°24'57"	140.90'
C6	S1°25'37"W	123.24'	90.00'	135.74'	86°24'57"	84.54'
C7	S29°54'18"E	53.51'	130.00'	53.89'	23°45'06"	27.34'
C8	S8°41'49"E	55.92'	230.00'	56.05'	13°57'49"	28.17'
C9	S23°25'50"W	94.04'	130.00'	96.22'	42°24'31"	50.43'
C10	S8°41'49"E	41.33'	170.00'	41.43'	13°57'49"	20.82'
C11	S29°54'18"E	28.81'	70.00'	29.02'	23°45'06"	14.72'

FILE NAME	DRAWING
19-075.1RV	PLAT PAGE 1
SCALE	DATE
80 F/Lin	6-15-2021
JOB	REVISION
19-075	1/1
SHEET	
1/1	

PLOTTER: HP DESIGNJET 500
INK: BLACK C4844A
MEDIA: #36 ACID FREE BOND PAPER
RUB24-36 INKJET BOND
MANUFACTURED BY PEXELLE
DISTRIBUTED BY ROLL BOND



MAP 18-12-14-20 TAX LOT 700

PAGE 1 OF 2

LINE	BEARING	HORIZ DIST
L1	N85°25'02"W	32.03'
L2	N85°24'59"W	32.03'
L3	N85°25'02"W	29.02'
L4	N85°25'02"W	21.02'
L5	S2°11'44"W	42.00'
L6	N87°46'31"W	48.43'
L7	N87°46'31"W	27.00'
L8	N87°46'31"W	48.41'
L9	S2°11'44"W	42.00'
L10	S87°46'31"E	48.39'
L11	N2°13'29"E	42.00'
L12	N2°13'29"E	42.00'
L13	N2°13'29"E	42.00'
L14	N87°44'14"W	48.37'
L15	N2°13'29"E	8.00'
L16	N85°25'01"W	55.59'
L17	N85°25'02"W	20.02'
L18	S2°13'29"W	55.00'
L19	N2°13'29"E	54.18'
L20	S87°45'53"E	20.00'
L21	S88°03'20"E	20.00'
L22	S1°56'40"W	51.21'
L23	N85°25'02"W	20.02'
L24	N1°56'40"E	50.29'
L25	N87°46'34"W	27.75'
L26	S2°13'29"W	20.00'
L27	N87°46'34"W	27.75'
L28	N2°13'26"E	20.00'
L29	N87°46'31"W	22.00'
L30	N2°21'15"E	32.00'
L31	S87°46'31"E	22.00'
L32	S2°21'15"W	32.00'
L33	N87°46'28"W	10.00'
L34	N87°46'31"W	32.00'
L35	N87°46'31"W	32.00'

RECORDED

DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. FILING DATE:

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
ROBERT B. WARD JR.
JULY 30, 1976
1091

EXPIRES: 6/30/2022

INITIAL POINT - 5/8" REBAR SET PER CSF 33611 W1/4 CORNER SEC. 14 BEARS S 1°56'40" W, 100.02' AND N 85°25'02" E, 705.79' FROM THE INITIAL POINT



NORTHWEST Land Surveying, Inc.
(541) 991-9201
WWW.NWLSINC.COM
P.O. Box 2827
Florence, OR 97538
Fax (541) 992-0743

CANNERY STATION P.U.D. - PHASE 1
NW 1/4. SECTION 14, T18S, R12W, W.M.
CITY OF FLORENCE, LANE COUNTY, OR

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE: _____

SURVEYORS CERTIFICATE

I ROBERT B. WARD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, THAT THE INITIAL POINT IS A 5/8" REBAR AS NOTED HEREON.

THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-059372, LAND 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" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS1091" AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-059372, SAID POINT BEARS SOUTH 85° 25'02" EAST, 705.79 FEET AND NORTH 1°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. 2017-059372 SOUTH 85°25'02" EAST, 617.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 2°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 CONCAVED SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°51'51" (THE LONG CHORD BEARS NORTH 85° 23'09" WEST 21.384 FEET), AN ARC DISTANCE OF 21.93 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 7°56'39" EAST, 203.81 FEET; THENCE SOUTH 1°56'40" WEST, 299.22 FEET; THENCE SOUTH 18°38'37" WEST, 104.40 FEET; THENCE SOUTH 1°56'40" WEST, 553.91 FEET TO THE INITIAL POINT, ALL IN FLORENCE, LANE COUNTY, OREGON

CONTAINS 16.873 ACRES MORE OF LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
ROBERT B. WARD JR.
JULY 30, 1976
1091

EXPIRES: 6/30/2022

PLOTTER: HP DESIGNJET 500
INK: BLACK C4844A
MEDIA: #36 ACID FREE BOND PAPER
RIJB24-36 INKJET BOND
MANUFACTURED BY PIXELLE
DISTRIBUTED BY ROLL BOND

FILE NAME		
19-075.TRV		
SCALE	DATE	DRAWN BY
100 Ft/In	6-14-2021	RBW
JOB	REVISION	SHEET
19-075	1/1	1/1

This map drawn with TRAVERSE PC, Software

MAP 18-12-14-20 TAX LOT 700

CITY OF FLORENCE APPROVALS

PLANNING DIRECTOR DATE

PLANNING COMMISSION CHAIRPERSON DATE

LANE COUNTY APPROVALS

COUNTY ASSESSOR DATE

COUNTY SURVEYOR DATE

LAND COUNTY BOARD OF COMMISSIONERS DATE

OWNERS DECLARATION

KNOWN ALL MEN THAT CANNERY STATION DEVELOPMENT, LLC AND CHARLES McGLADE, MANAGER, CANNERY STATION DEVELOPMENT, LLC ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND DO HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUES, CHAPTER 92 AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADS AS SHOWN HEREON AND ALSO DEDICATE THE EASEMENTS FOR THE PURPOSES SO INDICATED HEREON

CHARLES McGLADE, MANAGER

STATE OF OREGON)
COUNTY OF LANE)SS

PERSONA;;Y APPEARED BEFORE ME THE ABOVE NAMED CHARLES McGLADE, MANAGER, CANNERY STATION DEVELOPMENT, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT A VOL;UNTARY ACT AND DEED

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

NOTARY PUBLIC - OREGON

RECORDED

DATE: _____

BY: _____

NOTES:

1.) TRACT "A" IS A PRIVATE OPEN SPACE TRACT FOR A WATER QUALITY FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION. SAID TRACT "A" IS SUBJECT TO ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON.

2.) TRACT "B" IS A PRIVATE OPEN SPACE TRACT FOR A WATER QUALITY FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION. SAID TRACT "B" IS SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT AS SHOWN HEREON.

3.) TRACT "C" IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION.

4.) TRACT "D" IS A PRIVATELY OWNED AND MAINTAINED TRACT THAT IS INTENDED FOR FUTURE DEVELOPMENT AND IS SUBJECT TO CITY OF FLORENCE RESOLUTION PC 18 12 PUD 01. SAID TRACT "D" ID SUBJECT TO TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENTS AS SHOWN HEREON. SAID TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION AND SAID EASEMENTS SHALL TERMINATE UPON THE DEDICATION OF RIGHT-OF-WAY OVER THESE AREAS.

5.) LOT 2 AND TRACT "A" ARE SUBJECT TO A 15.00 FT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

6.) LOT 2 IS SUBJECTS TO A 20.00 FOOT WIDE PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN HEREON

7.) THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING FOUND SURVEY MONUMENTS ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS NORTH 2°11'44" EAST PER SURVEY NO. 34803, LANE COUNTY SURVEY RECORDS.

8.) THE EAST AND NORTH RIGHT-OF-WAY LINES OF 47TH STREET ARE SUBJECT TO A 1.0 FOOT WIDE ACCESS RESERVE STRIP, AS SHOWN HEREON.

9.) THE SOUTH END OF THE SPRUCE STREET RIGHT-OF-WAY AND THE NORTH AND SOUTH ENDS OF THE REDWOOD STREET RIGHT-OF-WAY ARE SUBJECT TO 1.00 FOOT WIDE ACCESS RESERVE STRIPS, AS SHOWN HEREON.

10.) CANNERY STATION P.U.D. - PHASE 1 CONDITIONS COVENANTS & RESTRICTIONS RECORDING DOCUMENT NO. _____

11.) CANNERY STATION P.U.D. BYLAWS RECORDING DOCUMENT NO. _____

12.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: OCTOBER 111, 1968, RECEPTION NO. 41610

13.) LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED AUGUST 02, 1985, RECEPTION NO. 85-27329 AND RECORDED OCTOBER 14, 2009 AS INSTRUMENT NO. 2009-058344 DEED OF RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY.

14.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: BUT DELETING ANY COVENANTS, CONDITION OR RESTRICTIONS INDICATING A PREFERENCE OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDING INFORMATION: JANUARY 12, 1998 AS INSTRUMENT NO. 98-01947

