

APPROVED

Florence Planning Commission

Design Review Board

PC 21 20 SUB 01
Resolution Number

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

MAP 18-12-14-20 TAX LOT 700

FILE NAME	DRAWING
18-12-14-20	PLAN
80 Fm	BY
19-07-15	REVISION
1/1	SHEET

This map was drawn with TRACER PC software



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N73°32'14"W	43.87'	89.19'	44.33'	28°29'34"	22.63'
C2	N78°07'41"E	43.43'	88.19'	43.87'	28°11'10"	22.39'
C3	S65°23'08"E	21.84'	70.32'	21.83'	17°51'51"	11.85'
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'	88°24'57"	140.90'
C6	S1°25'37"W	123.24'	90.00'	135.74'	88°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	55.82'	230.00'	56.05'	13°57'49"	26.17'
C9	S23°25'50"W	94.04'	130.00'	95.22'	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'

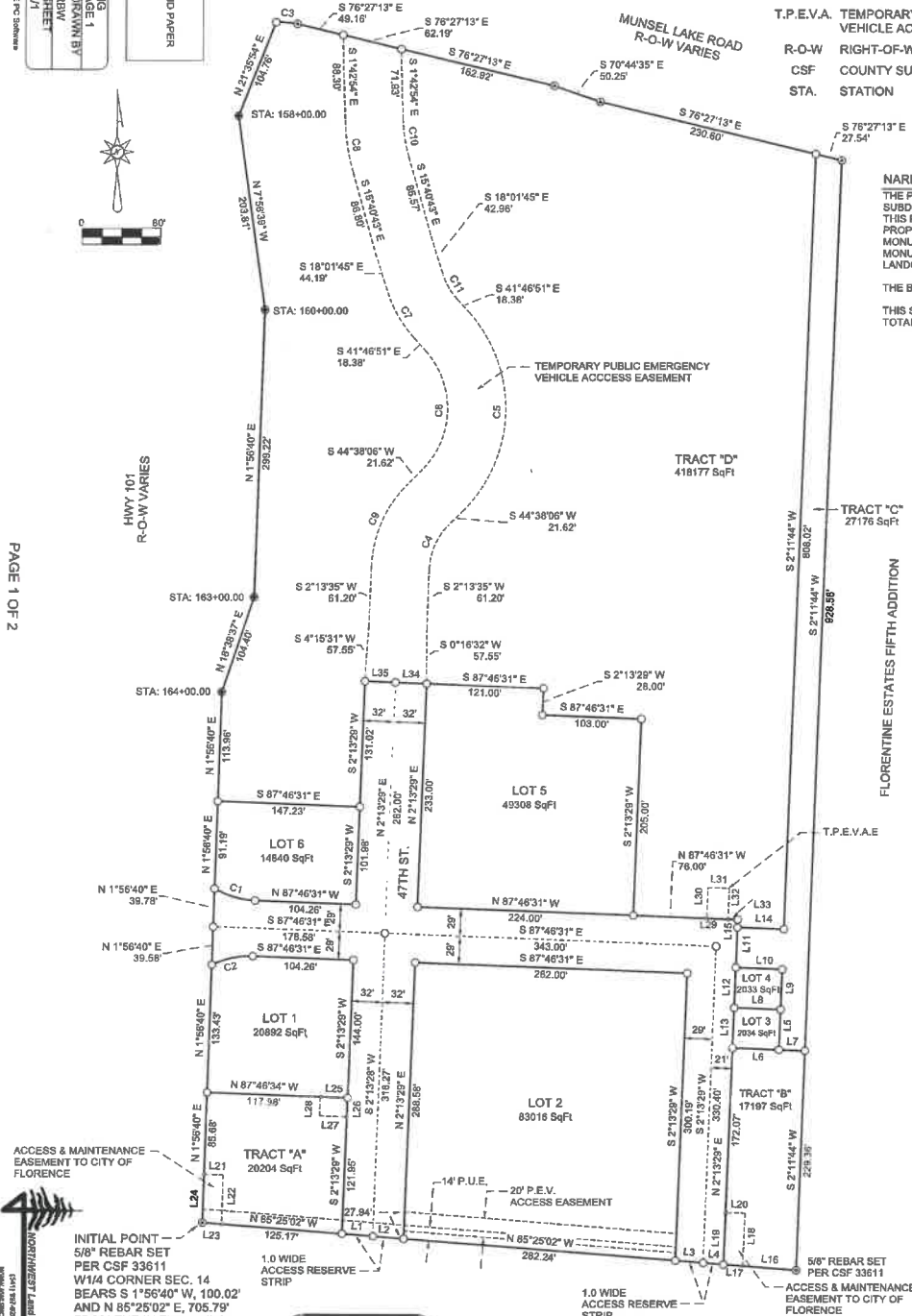
- MONUMENT FOR POST MONUMENTATION
 ⊙ FND: 5/8" REBAR AS NOTED
 ⊙ FND: 5/8" REBAR WITH YPC MARKED "LANE COUNTY RW"
 ⊙ FND: 5/8" REBAR
 ⊙ AA SURVEYING INC CSF 30919
- T.P.E.V.A. TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
 R-O-W RIGHT-OF-WAY
 CSF COUNTY SURVEY FILE
 STA. STATION

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.

PAGE 1 OF 2



LINE	BEARING	HORIZ DIST
L1	N85°25'02"W	32.03'
L2	N85°24'50"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	S86°03'20"E	20.00'
L22	S1°56'40"W	61.21'
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'

ACCESS & MAINTENANCE EASEMENT TO CITY OF FLORENCE

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 ROBERT B. WARD JR.
 JULY 30, 1978
 1091

EXPIRES: 6/30/2022

RECORDED
 DATE: _____
 COUNTY CLERK: _____

LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. _____
 FILING DATE: _____

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

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. 2017-089372, LAND COUNTY DEED RECORDS, BEING LOCATED IN THE NORTHWEST ONE-QUARTER SECTION 14, T18S, R12W, W.M., 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 "151091" AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-089372, SAID POINT BEARS SOUTH 85° 39'02" EAST, 765.79 FEET AND NORTH 1°55'40" EAST, 100.02 FEET FROM THE WEST 1/4 CORNER OF SAID TRACT OF LAND, BEING LOCATED IN THE NORTHWEST ONE-QUARTER SECTION 14, T18S, R12W, W.M., CITY OF FLORENCE, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO), THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT NORTH 2°11'54" EAST, 157.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNSEL LAKE MEASURED PERPENDICULAR THERETO, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 78°27'13" WEST, 255.14 FEET; THENCE NORTH 70°44'55" WEST, 50.25 FEET; THENCE NORTH 20°14'52" WEST, 100.02 FEET; THENCE SOUTH 85°39'02" WEST, 765.79 FEET TO THE INITIAL POINT, ALL IN FLORENCE, LANE COUNTY, OREGON

CONTAINS 16.673 ACRES MORE OR LESS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2022

PLATTER: HP DESIGNET 100
INK: BLACK C4844A
MEDIA: 830 ACID FREE BOND PAPER
RUBBER-INKJET BOND
PAPER 100% RECYCLED
DISTRIBUTED BY ROLL BOND

FILE NAME	DATE	DRAWN BY
18-075.TRY	8-14-2021	RBW
SCALE	100 Ft/in	SHEET
JOB	REVISION	1/1
18-075	1/1	

This map drawn with TRAVESE 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

KNOW 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 LAY OUT AND SUBDIVIDE THE SAME AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92 AND DO HEREBY INDICATE TO THE PUBLIC THE TRUE AND CORRECT LOCATION AND ALSO DEDICATE THE EASEMENTS FOR THE PURPOSES SO INDICATED HEREON

CHARLES MCGLADE, MANAGER

STATE OF OREGON)
COUNTY OF LANE)

PERSONALLY 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 VOLUNTARY ACT AND DEED

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

NOTARY PUBLIC - OREGON

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE: _____

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" IS SUBJECT TO TEMPORARY EASEMENTS FOR 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°11'54" EAST PER SURVEY NO. 34803, LANE COUNTY SURVEY RECORDS.

8.) THE EAST AND NORTH RIGHT-OF-WAY LINES OF 4TH STREET ARE SUBJECT TO A 10 FOOT WIDE ACCESS RESERVE STRIP, AS SHOWN HEREON.

9.) THE SOUTH END OF THE SPRUCE STREET RIGHT-OF-WAY AND THE NORTH AND SOUTH END OF THE SPRUCE 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 11, 1988, RECEPTION NO. 41810

13.) LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED AUGUST 02, 1988, RECEPTION NO. 85-27293 AND RECORDED OCTOBER 14, 2009 AS INSTRUMENT NO. 2009-089344 DEED OF RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF WAY SHALL BE GRANTED OR CONVEYED TO ANY OTHER PARTY, WHETHER EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTING PROPERTY.

14.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: BUT DELETING ANY COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS 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 399A(1), OF THE UNITED STATES CODES: RECORDING INFORMATION: JANUARY 12, 1989 AS INSTRUMENT NO. 85-01647



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