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REGISTERED PROFESSIONAL LAND SURVEYOR

DIGITALLY SIGNED

OREGON
MAY 12, 2011
DANIEL ADAM NELSON
84832PLS

EXPIRES: December 31, 2022

project title:

RECORD DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87°32'50" EAST, 683.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE OLD ROOSEVELT HIGHWAY, NOW COMMONLY KNOWN AS QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 07°15'26" EAST, 326.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091"; SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 22+00; THENCE SOUTH 07°15'26" EAST, 458.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5; THENCE ALONG A 848.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°01'20" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89°51'36" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1979, ALSO AS REPRESENTED ON LANE COUNTY SURVEY #38311, SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 29°51'31" EAST, 230.82 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; THENCE NORTH 43°51'37" EAST, 890.00 FEET; THENCE NORTH 38°51'37" EAST, 385.05 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87°52'50" WEST, 932.21 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST INC., LANE COUNTY SURVEY FILE NO. 38311, ALSO REPRESENTS THE FINAL JUDGMENT OF CIRCUIT COURT CASE NO. 16-06-02162, DATED MARCH 18, 2008, LANE COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

EXCEPTIONS FROM PRELIMINARY TITLE REPORT ORDER NO. 7193-3043583 ISSUED BY FIRST AMERICAN TITLE COMPANY OF OREGON, DATED APRIL 18, 2018

- GENERAL EXCEPTIONS:**
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.
- CIRCULAR REFERENCE TO THIS SURVEY
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- NOT PLOTTABLE, NOT SURVEY RELATED
- THE EXCEPTIONS TO COVERAGE 1-5 INCLUSIVE AS SET FORTH ABOVE WILL REMAIN ON ANY SUBSEQUENTLY ISSUED STANDARD COVERAGE TITLE INSURANCE POLICY. IN ORDER TO REMOVE THESE EXCEPTIONS TO COVERAGE IN THE ISSUANCE OF AN EXTENDED COVERAGE POLICY THE FOLLOWING ITEMS ARE REQUIRED TO BE FURNISHED TO THE COMPANY; ADDITIONAL EXCEPTIONS TO COVERAGE MAY BE ADDED UPON REVIEW OF SUCH INFORMATION:
- SURVEY OR ALTERNATIVE ACCEPTABLE TO THE COMPANY
 - AFFIDAVIT REGARDING POSSESSION
 - PROOF THAT THERE IS NO NEW CONSTRUCTION OR REMODELING OF ANY IMPROVEMENT LOCATED ON THE PREMISES IN THE EVENT OF NEW CONSTRUCTION OR REMODELING THE FOLLOWING IS REQUIRED:
 - SATISFACTORY EVIDENCE THAT NO CONSTRUCTION LIENS WILL BE FILED; OR
 - ADEQUATE SECURITY TO PROTECT AGAINST ACTUAL OR POTENTIAL CONSTRUCTION LIENS;
 - PAYMENT OF ADDITIONAL PREMIUMS AS REQUIRED BY THE INDUSTRY RATE FILING APPROVED BY THE INSURANCE DIVISION OF THE STATE OF OREGON.
- CITY LIENS, IF ANY, OF THE CITY OF FLORENCE.
NOTE: AN INQUIRY HAS BEEN DIRECTED TO THE CITY CLERK AND SUBSEQUENT ADVICE WILL FOLLOW CONCERNING THE ACTUAL STATUS OF SUCH LIENS.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE MEAN HIGH WATER MARK OF SIOUSLAW RIVER AND/OR MUNSSEL CREEK AND THE OWNERSHIP OF THE STATE OF OREGON IN THAT PORTION LYING BELOW THE HIGH WATER MARK OF SIOUSLAW RIVER AND/OR MUNSSEL CREEK. HIGH WATER MARK NOT OBSERVED.
 - ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVALANCHE; MOVEMENT OF THE SIOUSLAW RIVER AND/OR MUNSSEL CREEK OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR RELICTION OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
 - AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF; RECORDED:
FROM: LANE COUNTY
TO: SCHOOL DISTRICT NO. 97-J, FLORENCE, OREGON
FOR: PUBLIC UTILITIES
AFFECTS: PORTION
- PLOTTED HEREON
 - LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: ASPEN FLO, LLC
AND: SEABROOK HOMES, INC.
RECORDING INFORMATION: SEPTEMBER 24, 2008 AS INSTRUMENT NO. 2008-053686
- PLOTTED HEREON
 - ANY CONVEYANCE OR ENCUMBRANCE BY ASPEN FLO LLC SHOULD BE EXECUTED PURSUANT TO THEIR OPERATING AGREEMENT, A COPY OF WHICH SHOULD BE SUBMITTED TO THIS OFFICE FOR INSPECTION.
- NOT PLOTTABLE, NOT SURVEY RELATED
 - UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
- NOT PLOTTABLE, NOT SURVEY RELATED

SURVEYOR'S CERTIFICATE

TO QUADRANT INVESTMENTS LLC, AN OREGON LIMITED LIABILITY COMPANY, WFG NATIONAL TITLE INSURANCE COMPANY, AND AMERTITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 5 AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED MARCH 22, 2021.

DATE OF PLAT OR MAP: _____

SURVEYOR SIGNATURE: Daniel A Nelson Digitally signed by Daniel A Nelson

SURVEYOR NAME: DANIEL ADAM NELSON Date: 2021.04.29

REGISTRATION/LICENSE NUMBER: 84832 PLS 09:49:53 -0700'

EXHIBIT K

ALTA/NSPS LAND TITLE SURVEY FOR SYCAN B

QUINCE STREET
FLORENCE, OREGON 97439

revisions:

date: APRIL 15, 2021
drawn by: JLB
designer: DAN
project no: 21-143

ALTA/NSPS LAND TITLE SURVEY MAP

sheet: **1**