LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT DRAFT COPY C.S. FILE NO. FILING DATE. SE 1/4, SEC. 4, T18S, R12W, W.M REGISTERED FLORENCE, LANE COUNTY, OREGON **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY OREGON **PARTITION PLAT** PARTITION PLAT EUGENE M. WOBBE 97-P1038-P2450 2010-P2450 1093 (\$89°23'40"F 295 25") C (\$89°30'31"E 340.06") D P.L.S. EXPIRATION DATE: 6-30-2024 S89°22'29"E 295.28' S89°20'06"E 340.09 WOBBE & ASSOCIATES, INC. 74.84 75.00 75.00 75.00 75.00 510 KINGWOOD ST./P.O. BOX 3093 S89°20'0 FLORENCE, OR 97439 51 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 8647 SqFt 8641 SqFt 8633 SqFt LOT 8 10' CH=N77°29'57"W 53.36' R=42.50' L=57.69' 50' ACCESS - REEL 1807R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00' 75.00 S89°23'40"E \* B =N12°20'26"W 37.62' N89°27'28"W 454 49' 275.27' (275.20') B N89°27'28"W 4.53' L=35.80' CH=N17°04'31"W L=26.29' CH=N17°23'47"W 26.29" STONEFIELD COURT \$89°27'28"E 492:00' S0°32'32"W 3.49' S89°23'40"F 29.33'-F 6 N0°32'32"E 4.50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY PARTITION 98-P111 BASIS OF BEARINGS - CSF 23050 NR9°27'28"W RHODODENDRON E N89°23'40"W \* B 102.32 S89°27'28"E S89°27'28"E B FD 5/8" | B 317.50' (317.48') B I=N39°40'39"E 36.92' NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE 70.00 65.29 R=20.00' L=14.04' CH=S50°25'07"E 18.21 R=42.50' L=18.36' LOT 9 CH=S88°41'02"E 37.12 R=42.50' L=38.41 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 8727 SqFt 8713 SqFt LOT 10 9281 SqFt 11209 SaFt 30.00 30.00 70.22' 70.00 75.00 FD 5/8° I.R. N89°23'28"W 578.12' (N89°23'40"W 578.25") B INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' W0.21 (N89°23'40"W 860.12') B I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH **DECLARATION:** CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **ENCUMBRANCES:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 28" WEST AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON PLANNING DIRECTOR LANE CO., OREGON. REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM RHODODENDRON DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE CO., OREGON. (EXACT LOCATION NOT GIVEN, BY OBSERVATION PLANNING COMMISSION CHAIRPERSON DATE WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN NORTH 15° 42' 44" WEST FOR 16.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS. ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE LANE COUNTY APPROVALS: OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57269. FEET. THENCE I FAVING SAID RIGHT OF WAY I INF SOLITH 89° 23' 40" FAST FOR RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. 275.27 FEET; THENCE NORTH 0° 01' 15" EAST FOR 125.00 FEET; THENCE SOUTH 89" STONEFIELD INVESTMENTS, LLC LANE CO., OREGON. 22' 29" EAST FOR 295.28 FEET; THENCE SOUTH 89° 20' 08" EAST FOR 340.09 FEET; COUNTY ASSESSOR DATE THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN NOTES: LANE COUNTY, OREGON. BY: ROBBIE WRIGHT: MANAGING MEMBER CONCURRENCE RECORDED 2023, DOCUMENT LANE COUNTY DEEDS AND RECORDS, COUNTY SURVEYOR NO.2023-DATE LANE COUNTY, OREGON STATE OF OREGON) NARRATIVE: **ACKNOWLEDGMENT:** COUNTY OF LANE) THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. EQUIPMENT USED: TRIMBLE \$6 LANE COUNTY BOARD OF COMMISSIONERS DATE THE INTERIOR MONUMENTS WERE SET PER THE APPROVED TENTATIVE PLAT PC 21 29 SUB 02. TRIMBLE R8S PERSONALLY APPEARED REFORE ME THE ABOVE NAMED BORBIE WRIGHT THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND SURVEY REFERENCES FROM CSF 22050, CSF 32848 AND CSF 33779. THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC". FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION A - CSF 17664 B - CSF 22050 ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER. THE SOLITH - SOLITHWEST BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE INDICATES 1/2" I.P. FD PER CSF 17664 FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED. C - CSF 32848 CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A INDICATES 5/8" I.R. FD PER CSF 22050 REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR D - CSF 33779 INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172 SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_ THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WARD LS 1091" F - CSF 35123 CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE INDICATES 5/8" I.R. 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MAP NO. 18-12-04-4-4. TL 3800

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BOX 3093 FLORENCE, OR 97439 0 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 8647 SaFt 8649 SaFt 8633 SqFt 8623 SqFt LOT 8 CH=S77°04'39"W 18.86' 50' ACCESS - REEL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00 75.00 S89°23'40"E \* E =N12°20'26"W 37.62' R=848.51' L=35.80' CH=N17°04'31"W 35.80' N89°27'28"W 454.49' 275.27' (275.20') B N89°27'28"W 4.53' S0°32'32"W 3.49' STONEFIELD COURT \$89°27'28"E 492.00' 29.33'-S89°23'40"E 46 N0°32'32"E 4,50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY 194.51" N15°42'44"W BASIS OF BEARINGS - CSF 23050 N89°27'28"W N89°23'40"W \* B 102.32 S89°27'28"E S89°27'28"E FD 5/8" I.R. 317.50' (317.48') E CH=N39°40'39"E 36.92' R=42.50' L=38.20' NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE 65.29' 60.97 CH=S50°25'07"E 18.21' LOT 9 10291 SaFI CH=S88°41'02"E 37.12 LOT 15 L=38.41 LOT 14 LOT 13 LOT 12 LOT 11 8740 SqFt 8713 SaFt 8743 SqFt LOT 10 9281 SoFt 11209 SaFt 30,00 70 00' 75.00 162.87 FD 5/8" I.R. N89°23'28"W 578.12' (N89°23'40"W 578.25') B INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' W0.2' 1.0' RESERVE STRIP (NOT TO SCALE) (N89°23'40"W 860.12") B I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH **DECLARATION:** CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **ENCUMBRANCES:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: KNOW ALL MEN THAT STONEFIELD INVESTMENTS LLC. AN OREGON LIMITED LIABILITY 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH. AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON PLANNING DIRECTOR DATE LANE CO., OREGON. 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BOX 3093 4.38'\* D FLORENCE, OR 97439 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 8647 SqFt 8649 SaFt 8623 SqFt LOT 8 50' ACCESS - REEL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00 75.00 75.00' 75.00 CH=N12°20'26"W 37.62' R=42.50' L=38.97' S89°23'40"E \* B N89°27'28"W 454.49' 275.27' (275.20') E N89°27'28"W 4.53' S0°32'32"W 3.49' R=42.50' STONEFIELD COURT \$89°27'28"E 492.00' S89°23'40"E 고유 N0°32'32"E 4.50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY 194.51" N89°27'28"W BASIS OF BEARINGS - CSF 23050 N15°42'44"W RHODODENDRON RHODODENDRON N89°23'40"W \* B S89°27'28"E S89°27'28"E S89°27'28"E S89°27'28"E S89°27'28"E FD 5/8" I.R. 317.50° (317.48°) B CH=N39°40'39"E 36.92' NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE 65.29' 60.97 R=20.00' L=14.04' CH=\$20°06'17"E R=42.50' L=38.20' CH=S50°25'07"E 18.21 R=42.50' L=18.36' LOT 9 13.75 CH=S88°41'02"E 37.12 R=42.50' L=38.41' LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 8740 SqFt 8713 SqFt LOT 10 30.00 30.00 70.22 70.00 70.00 - 60,00' 70.00' 75.00 162.87 FD 5/8" I.R. 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# LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT C.S. FILE NO. FILING DATE\_ SE 1/4, SEC. 4, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON REGISTERED **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY OREGON PARTITION PLAT EUGENE M. WOBBE **PARTITION PLAT** 97-P1038-P2450 2010-P2450 1093 (S89°23'40"E 295.25") C (S89°30'31"E 340,06") D P.L.S. EXPIRATION DATE: 6-30-2024 S89°22'29"E 295.28" WOBBE & ASSOCIATES, INC. 74.84 75 00 75.00' 70.44 4.56 75.00 75.00 75.01' 510 KINGWOOD ST./P.O. BOX 3093 S89°2 FLORENCE, OR 97439 0 1 5 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 114.90 LOT 6 LOT 7 8611 SqFt LOT 8 50' ACCESS - REEL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00 75.00 75.00 75.00 S89°23'40"E \* B N89°27'28"W 454,49 R=848.51' L=26.29' CH=N17°23'47"W 26.29" 275.27' (275.20') E N89°27'28"W 4.53' 1 =35.80 PARTITION PLA 98-P1116 CH=N17°04'31"W STONEFIELD COURT \$89°27'28"E 492.00' S0°32'32"W 3.49' 29.33' S89°23'40"E N0°32'32"E 4.50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY 194.51" N89°27'28"W N15°42'44"W 16.56' BASIS OF BEARINGS - CSF 23050 RHODODENDRON IN PROPERTY OF V N89°23'40"W \* B S89°27'28"E S89°27'28"E S89°27'28"E 317.50' (317.48') B NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE 70.00 65.29' 70.00 R=20.00' L=14.04' CH=\$20°06'17"E CH=S50°25'07"E 18.21 R=42.50' L=18.36' LOT 9 CH=S88°41'02"E 37.12 R=42.50' LOT 15 8740 SqFt LOT 14 **LOT 13** LOT 12 LOT 11 8727 SaFt 8713 SaFt LOT 10 9281 SqFt 11209 SaFI 30.00 70.22 70.00 70.00' 60,00' 162.87 FD 5/8" I.R. N89°23'28"W 578.12' (N89°23'40"W 578.25') B INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' 1.0' RESERVE STRIF (NOT TO SCALE) (N89°23'40"W 860.12') B I FLIGENE M WORRE REGISTERED PROFESSIONAL LAND SURVEYOR DO HERERY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH CITY OF FLORENCE APPROVALS: PG 15 17 PUD 01 **DECLARATION: ENCUMBRANCES:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, BEGINNING AT A POINT SOUTH 89° 03' 40" FAST 89.15 FEET AND NORTH 0° 01' 15" EAST COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, PLANNING DIRECTOR DATE AND SURDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON LANE CO., OREGON. RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 28" WEST REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM CO., OREGON. (EXACT LOCATION NOT GIVEN. BY OBSERVATION RHODODENDRON DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 15° 42' 44" WEST FOR 16.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE PLANNING COMMISSION CHAIRPERSON DATE WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD 1 THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS. ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE LANE COUNTY APPROVALS: OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57269. FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 23' 40" EAST FOR RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. 275.27 FEET; THENCE NORTH 0° 01' 15" EAST FOR 125.00 FEET; THENCE SOUTH 89" STONEFIELD INVESTMENTS, LLC 22' 29" EAST FOR 295.28 FEET: THENCE SOUTH 89° 20' 06" EAST FOR 340.09 FEET: COUNTY ASSESSOR DATE THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN NOTES: LANE COUNTY, OREGON. BY: ROBBIE WRIGHT: MANAGING MEMBER CONCURRENCE RECORDED 2023, DOCUMENT LANE COUNTY DEEDS AND RECORDS. NO.2023-COUNTY SURVEYOR DATE LEEWARD STATE OF OREGON) NARRATIVE: **ACKNOWLEDGMENT:** COUNTY OF LANE) THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. EQUIPMENT USED: TRIMBLE S6 LANE COUNTY BOARD OF COMMISSIONERS DATE THE INTERIOR MONUMENTS WERE SET PER THE APPROVED TENTATIVE PLAT PC 21 29 SUB 02. PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBBIE WRIGHT MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND LEGEND SURVEY REFERENCES FROM CSF 22050, CSF 32848 AND CSF 33779, THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC". A - CSF 17684 FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION B - CSF 22050 ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER. THE SOUTH - SOUTHWEST BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE INDICATES 1/2" L.P. FD PER CSF 17664 C - CSF 32848 FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED. CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A INDICATES 5/8" L.B. ED PER CSE 22050 D - CSF 33779 REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" SUBSCRIBED BEFORE ME THIS E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172 DAY OF THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST INDICATES 5/8" J.R. FD W/ YELLOW PLASTIC CAP MKD' "WARD LS 1091" F - CSF 35123 CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE INDICATES 5/8" I.R. 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#### LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT C.S. FILE NO. FILING DATE SE 1/4, SEC. 4, T18S, R12W, W.M. REGISTERED FLORENCE, LANE COUNTY, OREGON **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY OREGON **PARTITION PLAT** PARTITION PLAT EUGENE M. WOBBE 97-P1038-P2450 2010-P2450 1093 (S89°23'40"E 295.25') C (\$89°30'31"E 340.06') D P.L.S. EXPIRATION DATE: 6-30-2024 S89°22'29"E 295.28" S89°20'06"E 340.09' WOBBE & ASSOCIATES, INC. 74.84 75.00 70 44 75.00 75.00 75.01 510 KINGWOOD ST./P.O. BOX 3093 4.38'\* D FLORENCE, OR 97439 0 LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 8647 SqFt 8649 SqFt 8623 SqFt LOT 8 CH=S77°04'39"W 18.86 50' ACCESS - REEL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00 75.00 75.00 CH=N12°20'26"W 37.62' R=42.50' L=38.97' S89°23'40"E \* B R=848.51' L=35.80' CH=N17°04'31"V N89°27'28"W 454.49' 275.27' (275.20') [ N89°27'28"W 4.53' L=26.29' CH=N17°23'47"W 26.29' STONEFIELD COURT \$89°27'28"E 492.00' S0°32'32"W 3.49' 29.33 S89°23'40"E PARTITION PLA 98-P1116 N0°32'32"E 4.50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY 267.17 194.51 N89°27'28"W N15°42'44"W BASIS OF BEARINGS - CSF 23050 N89°23'40"W \* B 102.32 \$89°27'28"E S89°27'28"E S89°27'28"E FD 5/8" I.R. S89°27'28"E S89°27'28"E 317.50' (317.48') B 70.08 CH=N39°40'39"E 36.92" NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE ODODENDRON 65.29' 70.00 60.97 CH=S50°25'07"E 18.21' 1=18.38 LOT 9 10291 SqFI CH=S88°41'02"E 37.12" LOT 15 LOT 14 LOT 13 L=38.41 LOT 12 LOT 11 8713 SaFt 8743 SqFt LOT 10 9281 SaFt 30,00 30.00 70.00 - 60 00' 70.22 70.00 75.00 182.87 FD 5/8" I.R. N89°23'28"W 578.12' (N89°23'40"W 578.25') B INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32" 1.0' RESERVE STRIP (NOT TO SCALE) W0.2' (N89°23'40"W 860.12') B I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **DECLARATION: ENCUMBRANCES:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY 1. 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MAP NO. 18-12-04-4-4, TL 3800

INDICATES CALCULATED POSITION

S3.S4.S9.S10. 1973".

## LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT C.S. FILE NO. DRAFT COPY FILING DATE SE 1/4, SEC. 4, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON REGISTERED **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY PARTITION PLAT PARTITION PLAT EUGENE M. WOBBE 97-P1038-P2450 1093 (S89°30'31"E 340.06') D (S89°23'40"E 295,25") C P.L.S. EXPIRATION DATE: 6-30-2024 S89°20'06"E 340.09 S89°22'29"E 295.28" WOBBE & ASSOCIATES, INC. 74.84 75.00 70.44' 4.56 \$89°20'06"E 75.00 75.00' 75.01 510 KINGWOOD ST./P.O. 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NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE 317.50° (317.48°) B 70.08 65.29 70,00 CH=S50°25'07"E 18.21 LOT 9 10291 SaFt CH=S88°41'02"E 37.12" R=42.50" L=38.41 LOT 12 LOT 15 LOT 13 LOT 11 LOT 14 LOT 10 8740 SqFt 8727 SqFt 8713 SqFt 8743 SqFt 9281 SqFt 11209 SqFI 30.00 - 60,00 70.00 70.00 70.00 70.22 162.87 N89°23'28"W 578.12' (N89°23'40"W 578.25') B FD 5/8" I.R. S0.3' INITIAL POINT, 1.0' RESERVE STRIP (NOT TO SCALE) N89°23'28"W 860.32' **SURVEYORS CERTIFICATE:** I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **ENCUMBRANCES: DECLARATION:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT DATE 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, PLANNING DIRECTOR LANE CO., OREGON. AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 28" WEST REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF CO., OREGON. (EXACT LOCATION NOT GIVEN, BY OBSERVATION AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM PLANNING COMMISSION CHAIRPERSON AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD BHODODENDRON DRIVE. THENCE ALONG SAID EASTERN RIGHT OF WAY LINE WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN NORTH 15° 42' 44" WEST FOR 18.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS. ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE LANE COUNTY APPROVALS: 3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57269, OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 23' 40" EAST FOR 275.27 FEET; THENCE NORTH 0° 01' 15' EAST FOR 125.00 FEET; THENCE SOUTH 89° 22' 29" EAST FOR 295.28 FEET; THENCE SOUTH 89° 20' 06" EAST FOR 340.09 FEET; ESTATES STONEFIELD INVESTMENTS, LLC DATE COUNTY ASSESSOR NOTES: THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN BY: ROBBIE WRIGHT: MANAGING MEMBER 2023, DOCUMENT LANE COUNTY, OREGON CONCURRENCE RECORDED LANE COUNTY DEEDS AND RECORDS. NO.2023-DATE COUNTY SURVEYOR LANE COUNTY, OREGON. LEEWARD NARRATIVE: **ACKNOWLEDGMENT:** COUNTY OF LANE) EQUIPMENT USED: TRIMBLE S6 DATE LANE COUNTY BOARD OF COMMISSIONERS THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. THE INTERIOR MONUMENTS WERE SET PER THE APPROVED TENTATIVE PLAT PC 21 29 SUB 02. PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBBIE WRIGHT THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND SURVEY REFERENCES MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC". FROM CSF 22050, CSF 32848 AND CSF 33779. THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND A - CSF 17664 FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION B - CSF 22050 INDICATES 1/2" I.P. FD PER CSF 17664 BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER. THE SOUTH - SOUTHWEST C - CSF 32848 EOREGOING INSTRUMENT TO BE A VOILINTARY ACT AND DEED. INDICATES 5/8" I.R. FD PER CSF 22050 CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A D - CSF 33779 E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172 INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD" "WOBBE PLS1093" REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR SUBSCRIBED BEFORE ME THIS \_\_\_ DAY OF THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD" "WARD LS 1091" F - CSF 35123 CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE 9 10 S89°03'40"E 89.15' A WESTERN LINE IS THE EASTERN RIGHT OF WAY LINE OF RHODODENDRON DRIVE AND HOLDS MONUMENTS INDICATES RECORD DATA. NOTARY PUBLIC - OREGON FD BRASS CAP MKD' "LANE FOUND FROM CSF 22050. THE INTERIOR ANGLE POINT ON THE NORTHERN LINE WAS ASTABLISHED AT INDICATES MEASURED DATA SAME AS RECORD. COUNTY PUBLIC WORKS DEPT., T18S, R12W, RECORD BEARING AND DISTANCE FROM THE MONUMENT FOUND FOR THE NORTH - NORTHWEST CORNER COMMISSION EXPIRES INDICATES CALCULATED POSITION S3 S4 S9 S10, 1973". MAP NO. 18-12-04-4-4, TL 3800

## LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT DRAFT COPY C.S. FILE NO. FILING DATE. SE 1/4, SEC. 4, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON REGISTERED **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY **PARTITION PLAT** PARTITION PLAT EUGENE M. WOBBE 97-P1038-P2450 2010-P2450 1093 (S89°30'31"E 340.06") D (S89°23'40"E 295.25') C P.LS. EXPIRATION DATE: 6-30-2024 S89°22'29"E 295.28' S89°20'06"E 340.09' WOBBE & ASSOCIATES, INC. 74.84 75.00 75.00 75.01 70.44 4 56 75.00 \$8000 510 KINGWOOD ST./P.O. BOX 3093 FLORENCE, OR 97439 0 7 5 LOT 2 LOT 1 LOT 3 LOT 4 LOT 5 LOT 7 LOT 6 8647 SqFt 8633 SqFt 8623 SqFt LOT 8 CH=S77°04'39"W 18.86 50' ACCESS - REFL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 CH=N12°20'26"W 37.62' R=42.50' L=38.97' 75.00 75.00 S89°23'40"E \* B N89°27'28"W 454.49 R=848.51' L=35.80' CH=N17°04'31"W 275.27' (275.20') B N89°27'28"W 4.53' PARTITION PLAT L=26.29' CH=N17°23'47"W 26.29" STONEFIELD COURT \$89°27'28"E 492.00' 29.33 S0°32'32"W 3.49' S89°23'40"E R=42.50 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY N0°32'32"E 4.50' 194.51" N89°27'28"W BASIS OF BEARINGS - CSF 23050 N89°23'40"W \* B S89°27'28"E 389°27'28"| S89°27'28"E S89°27'28"E FD 5/8" I.R. NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE CH=N39°40'39"E 36.92' 317.50' (317.48') B 70.08 70.00 65.29' 60.97 R=20.00' L=14.04' CH=\$20°06'17"E CH=S50°25'07"E 18.21 LOT 9 CH=S88°41'02"E 37.12' R=42.50' L=38.41' LOT 15 LOT 13 LOT 14 LOT 12 LOT 11 LOT 10 8740 SaFt 8727 SqFt 8713 SqFt 9281 SqFt 30.00 70.22 70.00 70.00 70.00 75.00 182.87 N89°23'28"W 578.12' (N89°23'40"W 578.25') B FD 5/8" I.R. INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' 1.0' RESERVE STRIP W0.2' (N89°23'40"W 860.12") E I FLIGENE M. WORRE REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH **ENCUMBRANCES:** CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **DECLARATION:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, PLANNING DIRECTOR DATE LANE CO., OREGON. AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 28" WEST 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF CO., OREGON. (EXACT LOCATION NOT GIVEN. BY OBSERVATION AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM DATE PLANNING COMMISSION CHAIRPERSON RHODODENDRON DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD \* WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN NORTH 15° 42' 44" WEST FOR 16.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS. ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE **LANE COUNTY APPROVALS:** 3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57269, OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 23' 40" EAST FOR LANE CO., OREGON. 275.27 FEET; THENCE NORTH 0° 01' 15" EAST FOR 125.00 FEET; THENCE SOUTH 89° STONEFIELD INVESTMENTS, LLC 22' 29" EAST FOR 295.28 FEET; THENCE SOUTH 89° 20' 06" EAST FOR 340.09 FEET; COUNTY ASSESSOR DATE NOTES: THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON. BY: ROBBIE WRIGHT: MANAGING MEMBER CONCURRENCE RECORDED\_ 2023, DOCUMENT LANE COUNTY DEEDS AND RECORDS, DATE COUNTY SUBVEYOR LANE COUNTY, OREGON. STATE OF OREGON) NARRATIVE: ACKNOWLEDGMENT: COUNTY OF LANE) **EQUIPMENT USED: TRIMBLE S6** THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. LANE COUNTY BOARD OF COMMISSIONERS DATE THE INTERIOR MONUMENTS WERE SET PER THE APPROVED TENTATIVE PLAT PC 21 29 SUB 02. PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBBIE WRIGHT THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND SURVEY REFERENCES FROM CSF 22050, CSF 32848 AND CSF 33779. THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP A - CSF 17664 FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE MARKED "WOBBE ASSOC". B - CSF 22050 ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER. THE SOUTH - SOUTHWEST INDICATES 1/2" I.P. FD PER CSF 17664 C - CSF 32848 FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED. CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A INDICATES 5/8" I.R. FD PER CSF 22050 D - CSF 33779 REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172 SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WARD LS 1091" F - CSF 35123 CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" 9 10 S89°03'40"E 89.15'\* WESTERN LINE IS THE EASTERN RIGHT OF WAY LINE OF RHODODENDRON DRIVE AND HOLDS MONUMENTS FD BRASS CAP MKD' "LANE COUNTY PUBLIC WORKS DEPT., T18S, R12W, S3,S4,S9,S10, 1973". LCCM 1543 INDICATES RECORD DATA. NOTARY PUBLIC - OREGON FOUND FROM CSF 22050. THE INTERIOR ANGLE POINT ON THE NORTHERN LINE WAS ASTABLISHED AT INDICATES MEASURED DATA SAME AS RECORD. RECORD BEARING AND DISTANCE FROM THE MONUMENT FOUND FOR THE NORTH - NORTHWEST CORNER. COMMISSION EXPIRES: INDICATES CALCULATED POSITION MAP NO. 18-12-04-4-4, TL 3800

# LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT C.S. FILE NO. FILING DATE. SE 1/4, SEC. 4, T18S, R12W, W.M. REGISTERED FLORENCE, LANE COUNTY, OREGON **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY OREGON PARTITION PLAT **PARTITION PLAT** EUGENE M. WOBBE 97-P1038-P2450 2010-P2450 1093 (S89°23'40"E 295.25') C (\$89°30'31"E 340.06') D P.L.S. EXPIRATION DATE: 6-30-2024 S89°20'06"E 340.09' WOBBE & ASSOCIATES, INC. 74.84 70.44' 4.56 75.00 75.00 75.01 510 KINGWOOD ST./P.O. BOX 3093 FLORENCE, OR 97439 0 N 50 LOT 1 LOT 2 LOT 3 LOT 4 LOT 6 LOT 5 LOT 7 8647 SqFt 8649 SaFt LOT 8 50' ACCESS - REEL 1607R, DOCUMENT 8957269 & REEL 953R, DOCUMENT 7876934 74.97 75.00 75.00 75.00 75.00 CH=N12°20'26"W 37.62" S89°23'40"E \* B R=848.51' L=35.80' CH=N17°04'31"W 275.27° (275.20°) B L=26.29' CH=N17°23'47"W 26.29" 16 A STONEFIELD COURT \$89°27'28"E S0°32'32"W 3.49' 29.33 S89°23'40"E N0°32'32"E 4.50' 397.49" VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY 194.51" R=42.50 PARTITION F N89°27'28"W BASIS OF BEARINGS - CSF 23050 102.32 N89°23'40"W \* B S89°27'28"E S89°27'28"E S89°27'28"E S89°27'28"E B FD 5/8" LR. CH=N39°40'39"E 36.92" 317,50' (317,48') B 70.08 65.29' NOW BURIED UNDER FILL SET NEW MONUMENT ABOVE R=20.00' L=14.04' CH=S20°06'17"E CH=S50°25'07"E 18.21' R=42.50' L=18.36' LOT 9 13.75 CH=S88°41'02"E 37.12 R=42.50' L=38.41 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 8743 SqFt LOT 10 8713 SqFt 9281 SqFt 11209 SqF 30.00 30.00 70.22 70.00 70.00 - 60.00' 75,00 162.87 N89°23'28"W 578.12' (N89°23'40"W 578.25') B FD 5/8" I.R. INITIAL POINT S0.3' W0.2' **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' (N89°23'40"W 860.12') B I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **ENCUMBRANCES: DECLARATION:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, DATE PLANNING DIRECTOR AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON LANE CO., OREGON-RANGE 12 WEST OF THE WILLAMETTE MERIDIAN: THENCE NORTH 89° 23' 28" WEST 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM CO., OREGON. (EXACT LOCATION NOT GIVEN. BY OBSERVATION PLANNING COMMISSION CHAIRPERSON DATE RHODODENDRON DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN NORTH 15° 42' 44" WEST FOR 16.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS. ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE LANE COUNTY APPROVALS: 3. 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# LANE COUNTY SURVEYORS OFFICE STONEFIELD COURT DRAFT COPY C.S. FILE NO. FILING DATE. SE 1/4, SEC. 4, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON REGISTERED **PROFESSIONAL SEPTEMBER 22, 2023** LAND SURVEYOR DRAFT COPY OREGON PARTITION PLAT PARTITION PLAT 97-P1038-P2450 EUGENE M. WOBBE 2010-P2450 1093 (S89°23'40"E 295.25") C S89°30'31"E 340.06') D P.L.S. EXPIRATION DATE: 6-30-2024 S89°22'29"E 295.28' S89°20'06"E 340.09' WOBBE & ASSOCIATES, INC. 74.84 70.44' 4.56 75.00° 75.01 510 KINGWOOD ST./P.O. 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S0.3' W0.2' N89°23'28"W 578.12' (N89°23'40"W 578.25') B INITIAL POINT **SURVEYORS CERTIFICATE:** N89°23'28"W 860.32' (N89°23'40"W 860.12") B I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01 **ENCUMBRANCES: DECLARATION:** PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: 1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC. AN OREGON LIMITED LIABILITY BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, 300.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, PLANNING DIRECTOR DATE AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON LANE CO., OREGON, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 28" WEST REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS 2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM CO., OREGON. (EXACT LOCATION NOT GIVEN, BY OBSERVATION RHODODENDRON DRIVE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE PLANNING COMMISSION CHAIRPERSON DATE WATER SYSTEMS WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD NORTH 15° 42' 44" WEST FOR 18.56 FEET; THENCE ALONG SAID RIGHT OF WAY LINE THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE LANE COUNTY APPROVALS: OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57269, RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. FEET: THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89° 23' 40" EAST FOR 275.27 FEET; THENCE NORTH 0° 01' 15" EAST FOR 125.00 FEET; THENCE SOUTH 89° STONEFIELD INVESTMENTS, LLC ESTATES 22' 29" EAST FOR 295.28 FEET; THENCE SOUTH 89° 20' 06" EAST FOR 340.09 FEET; THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN COUNTY ASSESSOR DATE NOTES: LANE COUNTY, OREGON. BY: ROBBIE WRIGHT: MANAGING MEMBER CONCURRENCE RECORDED 2023 DOCUMENT \_ LANE COUNTY DEEDS AND RECORDS, NO.2023-COLINTY SUBVEYOR DATE LANE COUNTY, OREGON. LEEWARD STATE OF OREGON) NARRATIVE: **ACKNOWLEDGMENT:** COUNTY OF LANE) EQUIPMENT USED: TRIMBLE S6 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PLAT AS SHOWN. LANE COUNTY BOARD OF COMMISSIONERS DATE THE INTERIOR MONUMENTS WERE SET PER THE APPROVED TENTATIVE PLAT PC 21 29 SUB 02. PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBBIE WRIGHT THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO SURVEY REFERENCES FROM CSF 22050, CSF 32848 AND CSF 33779. THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP A - CSF 17664 FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION MARKED "WOBBE ASSOC". B - CSF 22050 BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER, THE SOUTH - SOUTHWEST INDICATES 1/2" I.P. FD PER CSF 17664 C - CSF 32848 FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED. CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A INDICATES 5/8" I.R. FD PER CSF 22050 D - CSF 33779 REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD: "WOBBE PLS1093" E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172 SUBSCRIBED BEFORE ME THIS \_\_\_ \_ DAY OF THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WARD LS 1091" F - CSF 35123 CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093" WESTERN LINE IS THE EASTERN RIGHT OF WAY LINE OF RHODODENDRON DRIVE AND HOLDS MONUMENTS 9 10 S89°03'40"E 89.15' A NOTARY PUBLIC - OREGON INDICATES RECORD DATA. FOUND FROM CSF 22050. THE INTERIOR ANGLE POINT ON THE NORTHERN LINE WAS ASTABLISHED AT FD BRASS CAP MKD' "LANE COMMISSION NO. \_\_\_\_\_ COMMISSION EXPIRES: INDICATES MEASURED DATA SAME AS RECORD. RECORD BEARING AND DISTANCE FROM THE MONUMENT FOUND FOR THE NORTH - NORTHWEST CORNER INDICATES CALCULATED POSITION DEPT., T18S, R12W. \$3,\$4,\$9,\$10, 1973". MAP NO. 18-12-04-4-4, TL 3800