STONEFIELD COURT

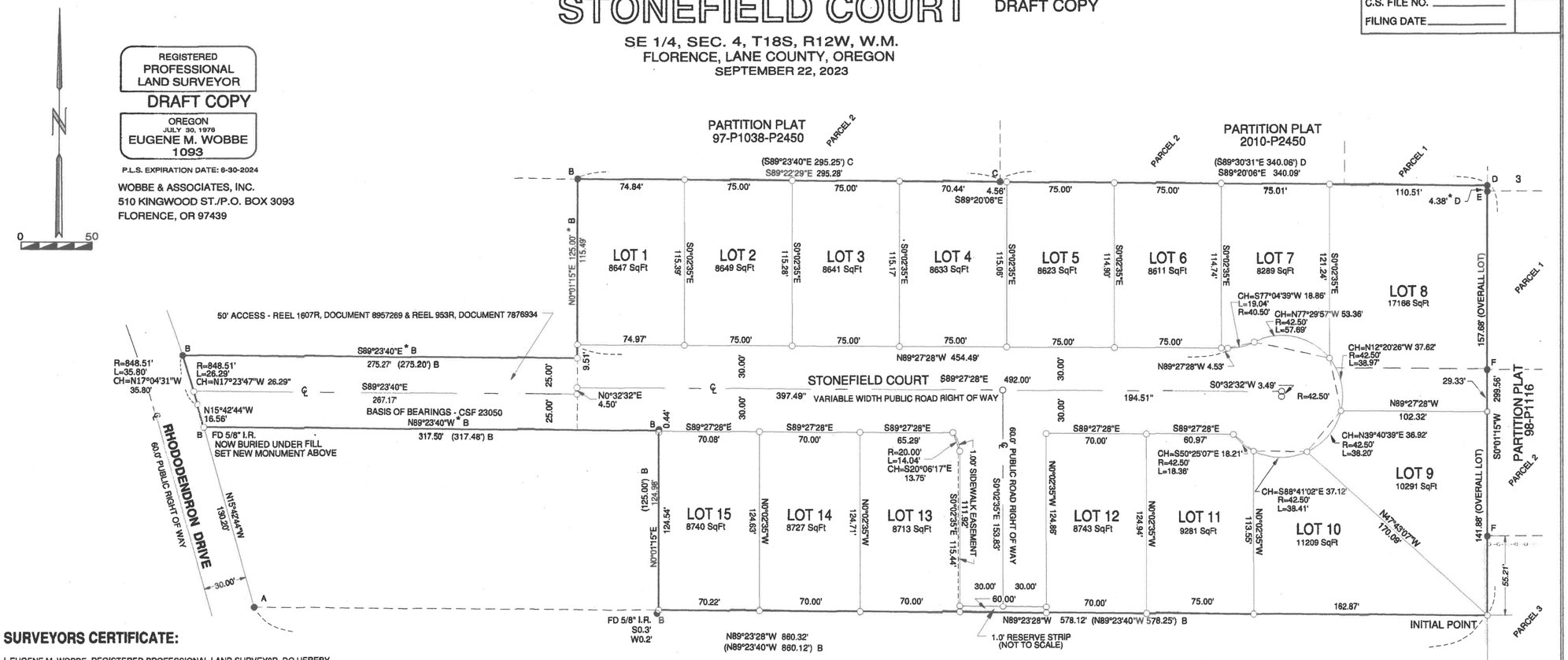
DRAFT COPY

SE 1/4, SEC. 4, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON
SEPTEMBER 22, 2023

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

REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT COPY
OREGON JULY 30, 1976 EUGENE M. WOBBE 1093
P.L.S. EXPIRATION DATE: 6-30-2024

WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST./P.O. BOX 3093
FLORENCE, OR 97439



SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT:

BEGINNING AT A POINT SOUTH 89° 03' 40" EAST 89.15 FEET AND NORTH 0° 01' 15" EAST 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 FOR 578.12 FEET; THENCE NORTH 0° 01' 15" EAST FOR 124.98 FEET; THENCE NORTH 89° 23' 40" WEST FOR 317.50 FEE TO THE EASTERN RIGHT OF WAY LINE OF 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 ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 35.80 feet (THE CHORD OF WHICH CURVE BEARS NORTH 17° 04' 31" WEST 35.80 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; THENCE SOUTH 0° 01' 15" WEST FOR 299.56 FEET, TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

NARRATIVE:

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. THE EASTERN PORTION OF THE NORTHERN BOUNDARY OF THE PLAT HOLDS MONUMENTS FOUND FROM CSF 22050, CSF 32848 AND CSF 33779. THE EASTERN BOUNDARY HOLDS MONUMENTS FOUND FROM THE PLAT OF NORTH LEEWARD ESTATES AND CSF 35123. THE SOUTHEAST CORNER WAS ESTABLISHED AT DEED RECORD POSITION FROM THE SECTION CORNER. THE SOUTH - SOUTHWEST CORNER MONUMENT WAS DETERMINED TO BE PUSHED OUT OF POSITION BY A LARGE FILL. A REPLACEMENT MONUMENT WAS SET AT RECORD BEARING FROM THE MONUMENT FOUND FOR THE INTERIOR ANGLE POINT ON THE SOUTHERN LINE AND ON A LINE BETWEEN THE SOUTHEAST CORNER AND THE 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF PARCEL 2 OF CSF 17664. THE WESTERN PORTION OF THE SOUTHERN LINE HOLDS MONUMENTS FOUND FROM CSF 22050. THE WESTERN LINE IS THE EASTERN RIGHT OF WAY LINE OF RHODODENDRON DRIVE AND HOLDS MONUMENTS FOUND FROM CSF 22050. THE INTERIOR ANGLE POINT ON THE NORTHERN LINE WAS ASTABLISHED AT RECORD BEARING AND DISTANCE FROM THE MONUMENT FOUND FOR THE NORTH - NORTHWEST CORNER.

MAP NO. 18-12-04-4-4, TL 3800

DECLARATION:

KNOW ALL MEN THAT STONEFIELD INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THIS PLAT IN ACCORANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND DOES DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS AND ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN AND DOES DONATE TO THE PUBLIC ALL WASTE WATER SYSTEMS, STORM WATER SYSTEMS, WATER SYSTEMS AND STREET AND SIDEWALK IMPROVEMENTS WITHIN THE PUBLIC STREETS AND PUBLIC UTILITY AND SIDEWALK EASEMENTS.

STONEFIELD INVESTMENTS, LLC

_____
BY: ROBBIE WRIGHT: MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF LANE) **SS**

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED ROBBIE WRIGHT MANAGING MEMBER OF STONEFIELD INVESTMENTS, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICER AND THAT HE HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2023.

_____

NOTARY PUBLIC - OREGON
COMMISSION NO. _____
COMMISSION EXPIRES: _____

CITY OF FLORENCE APPROVALS: PC 15 17 PUD 01

_____ PLANNING DIRECTOR DATE

_____ PLANNING COMMISSION CHAIRPERSON DATE

LANE COUNTY APPROVALS:

_____ COUNTY ASSESSOR DATE

_____ COUNTY SURVEYOR DATE

_____ LANE COUNTY BOARD OF COMMISSIONERS DATE

LEGEND

- ○ INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE ASSOC".
- A● INDICATES 1/2" I.P. FD PER CSF 17664
- B● INDICATES 5/8" I.R. FD PER CSF 22050
- C● INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093"
- D● INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WARD LS 1091"
- E● INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093"
- F● INDICATES 5/8" I.R. FD W/ YELLOW PLASTIC CAP MKD' "WOBBE PLS1093"
- ( ) INDICATES RECORD DATA.
- * INDICATES MEASURED DATA SAME AS RECORD.
- ⊕ INDICATES CALCULATED POSITION

ENCUMBRANCES:

1. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 78-76934, RECORDED NOVEMBER 20, 1978, ANE COUNTY OFFICIAL RECORDS, LANE CO., OREGON.
2. OVERHEAD RIGHT OF WAY EASEMENT, TO CENTRAL LINCOLN P.U.D. RECORDED MAY 2, 1985, LANE COUNTY OFFICIAL RECORDS, LANE CO., OREGON. (EXACT LOCATION NOT GIVEN. BY OBSERVATION AFFECTS A 20 FOOT STRIP IN THE WESTERLY 250 FEET OF STONEFIELD COURT).
3. EASEMENT FOR INGRESS AND EGRESS, DOCUMENT 89-57289, RECORDED DECEMBER 19, 1989, LANE COUNTY OFFICIAL RECORDS. LANE CO., OREGON.

NOTES:

CONCURRENCE RECORDED _____, 2023, DOCUMENT NO.2023-_____ LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.

EQUIPMENT USED: TRIMBLE S6
TRIMBLE R8S

SURVEY REFERENCES

- A - CSF 17664
- B - CSF 22050
- C - CSF 32848
- D - CSF 33779
- E - NORTH LEEWARD ESTATES , FILE 75, SLIDE 172
- F - CSF 35123

FD BRASS CAP MKD' "LANE COUNTY PUBLIC WORKS DEPT., T18S, R12W, S3,S4,S9,S10, 1973". LCCM 1543

PLOTTER - HP DESIGNJET 500
PAPER - CANON PM36
INK - HP C4844A

DC20222103 STONEFIELD PLAT REV CDS.DCD