

LAND MANAGEMENT DIVISION



# LAND USE APPLICATION Legal Lot Verification with Notice

PUBLIC WORKS DEPARTMENT 125 E 8<sup>th</sup> AVENUE, EUGENE OR 97401 Planning: 682-3807

For Office Use Only FILE # PA105823 CODE: DALLVRN DEEDS: 5 x 128 FEE: 1508  
640 2148

Applicant (print name): BENEDICK HOLDINGS LLC.

Mailing address: 27922 WARD LANE EUGENE, OREGON 97402

Phone: (541) 688-6402 Email: ejbenedick@msn.com

Applicant Signature: Sharla A Whitten

Land Owner (print name): BENEDICK HOLDINGS LLC.

Mailing address: 27922 WARD LANE EUGENE, OREGON 97402

Phone: (541) 688-6402 Email: ejbenedick@msn.com

Land Owner Signature: Sharla A Whitten

Zone: RA, BD, U, PW Was this property used to qualify a tract for a dwelling? Yes / No

**PROPERTY LOCATION**

18-12-10 <sup>40</sup> TL 400, 401 & 801 18-12-10-34

TownshipRange Section Taxlot Subdivision/partition lot/parcel block

VACANT - NONE

Site address

PROPOSAL: Approval of a final legal lot determination and notice, pursuant to Lane Code 13.020.

**REQUIRED SUBMITTALS**

- The property description card. This is available in the Assessment and Taxation Department.
- Submit every deed listed on the description card. Deeds are available at the Deeds & Records Office.
- The tax map for the subject property. This is available in the Assessment and Taxation Department.
- The applicable fee. The fee for the legal lot research is a base fee plus a fee for the number of deeds and other documents needed to make a determination. When additional documents are required fees will be charged for each document.
- This application form.
- Please make all copies single sided on 8 1/2" x 11" paper and DO NOT STAPLE.

CLINT @ EGR  
BELOFT

SHANE HUGHES Version 3/2009

**Exhibit K58-D**

DO NOT  
SEPARATE  
PACKET

D

## CERTIFICATE OF MAILING

PA10-5823  
HOLDINGS  
3-14-2011

This is to certify that I, Chris Rogers, mailed Notification of

Land Use Decision

To the person(s) shown on the attached copy of mailing labels &/or attached letter, and delivered said information to the authorized agent for the us Post Office in Eugene, Oregon on

DATE MAILED: 3/14/11

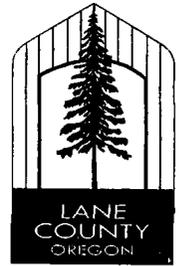
END OF COMMENT PERIOD: \_\_\_\_\_

APPEAL DEADLINE: 3/25/11

  
CHRIS ROGERS

**NOTE: Surrounding property owners listed are "the owners of record of all property on the most recent property tax assessment rolls" on RLID as per Lane Code 14.300(3)(d). If a tax lot appears on the notice list & there are no corresponding addresses then the tax records have not been updated; therefore, these property owners were not notified.**

**NOTICE OF PENDING LAND USE DECISION  
BY THE LANE COUNTY PLANNING DIRECTOR**



LAND MANAGEMENT DIVISION  
[http //www LaneCounty org/PW\\_LMD/](http://www.LaneCounty.org/PW_LMD/)

**Department File:** PA10-5823  
**Property Owner(s):** Benedick Holdings, LLC  
**Applicant:** Benedick Holdings, LLC  
**Agent:** none  
**Map & Tax Lot:** 18-12-10-40-00400/401 & 18-12-10-34-00801 (Combined)  
**Property Address:** Vacant  
**Acreage:** 46 acres  
**Contiguous Ownership:** None  
**Base Zone:** Suburban Rural Residential (RA)  
**Comprehensive Plan:** Florence Rural Comprehensive Plan (/RCP)

You own or occupy property near the above referenced properties that is the subject of a land use application and pending decision for conditional **Approval** of this application by the Lane County Planning Director.

**Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be forwarded to the purchaser.**

The purpose of this notice is to inform you about the proposal and pending decision, where you may receive more information, and the requirements if you wish to appeal the pending decision by the Director to the Lane County Hearings Official. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

**PROPOSAL: To obtain a Final Legal Lot decision pursuant 13.020 for tax lot 18-12-10-40-00400/401 & 18-12-10-34-00801 (Combined). This proposal is for 1 parcel only. (See vicinity map of legal lot configuration)**

**FINDINGS OF FACT AND COMPLIANCE WITH APPLICABLE REQUIREMENTS.**

The information and findings submitted by the applicant in support of this application to address the applicable requirements were reviewed and found to be thorough and accurate. Therefore, the Director adopts the applicant's information and findings along with the staff report in support of the decision to approve this application and hereby incorporates the application by reference as part of the record.

The application, all documents and evidence relied upon by the applicant, the applicable criteria, and a copy of the Lane County Planning Director's report are available for inspection at the Lane County Land Management Division at no cost, and copies will be provided at reasonable cost. The name of the Lane County Land Management Division representative to contact **Jeremy Sherer** and the telephone number where more information can be obtained is **(541) 682-3989**

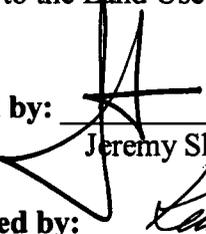
LAND MANAGEMENT DIVISION / PLANNING DEPARTMENT / 125 EAST 8TH AVENUE / EUGENE, OREGON 97401 / FAX (541) 682-3947  
BUILDING (541) 682-4651 / PLANNING (541) 682-3577 / SURVEYORS (541) 682-4195 / COMPLIANCE (541) 682-3724 / ON-SITE SEWAGE (541) 682-3754

 30% Post-Consumer Content

This decision will become final at 5 P.M. on 3/28/11 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Lane County Land Management Division. **This form is enclosed and must be used if you wish to appeal this decision.**

1. To complete this form, fill in the required information and attach to it all of the materials and information required in numbers 2, 3 and 6 of the appeal form.
2. Then, submit the completed form to Lane County Planning Director so that it is received by him or her prior to the above mentioned time that the decision becomes final.
3. The Lane County Planning Director shall reject an appeal if it is not received prior to the time that the decision becomes final or if it is not complete.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Prepared by:  Date: MAR 11, 2011  
Jeremy Sherer, Engineering Associate

Authorized by:  Date: 11 Mar 11  
Kent Howe, Planning Director

**EXHIBITS**

- A. Staff Report
- B. Conditions of Approval
- C. Vicinity Map with Property Configuration

## Exhibit A

### Staff Report

Report Date:

3/14/11

**Department File:** PA10-5823  
**Property Owner(s):** Benedick Holdings, LLC  
**Applicant:** Benedick Holdings, LLC  
**Agent:** none  
**Map & Tax Lot:** 18-12-10-40-00400/401 & 18-12-10-34-00801 (Combined)  
**Property Address:** Vacant  
**Acreage:** 46 acres  
**Contiguous Ownership:** None  
**Base Zone:** Suburban Rural Residential (RA)  
**Staff Planner:** Jeremy Sherer, (541) 682-3989

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## I. PROPOSAL AND DETERMINATION

To obtain a Final Legal Lot per Lane Code Chapter 13.020 for a parcel known as tax lot 18-12-10-40-00400/401 & 18-12-10-34-00801 (Combined). The purpose of this Legal Lot Verification with Notice is to determine that the subject property was created prior to and/or in conformance with Lane Code and other applicable law. Pursuant to LC 13.020, this determination shall become final when it is made and noticed.

**CONCLUSION:** As defined in Lane Code 13.010, the subject property is a parcel. This staff report has preliminarily determined that the subject property is a legal lot. This preliminary legal lot becomes final at the conclusion of the Notice.

## II. BACKGROUND INFORMATION

On 11/18/2010, a Legal Lot Verification with Notice was submitted to Lane County Land Management Division. The application was reviewed and accepted as complete on 12/15/2010.

## III. SITE INFORMATION

### A. Site Description

Property Descriptions:

This parcel is known as tax lot 18-12-10-40-00400/401 & 18-12-10-34-00801 (Combined) and is described in Warranty Deed 2007-083806, dated 12/21/2007

**B. Zoning and Land Division Background**

The first comprehensive Zoning and Land Use Regulations, Ordinance 3 and 4, were adopted in 1949.

The first partition regulation for these properties were adopted on May 2, 1962. Lane County adopted property line adjustment regulations on January 8, 2010.

The first zoning regulation for these properties were adopted on May 22, 1964 to RA.

**IV. APPROVAL CRITERIA AND ANALYSIS**

Approval is subject to satisfaction of Lane Code 13.010, definition of a legal lot. Criteria is in italics followed by staff findings

**Conformity with Definition of a Legal Lot, Pursuant to Lane Code Chapter 13.010:**

*A lawfully created lot or parcel. A lot or parcel lawfully created shall remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided as provided by law..*

Finding 1: The parent parcel was created lawfully and reconfigured as provided by law. See definition of a parcel, the next finding s

***Parcel:***

*(1) Includes a unit of land created:(a) By partitioning land as defined in LC 13.010.*

*(b) In compliance with all applicable planning, zoning and partitioning ordinances and regulations; or(c) By deed or land sales contract if there are no applicable planning, zoning or partitioning ordinances or regulations.*

*(2) It does not include a unit of land created solely to establish a separate tax account.*

Finding 2: This unit of land was created as a separate parcel on 7/14/1943 by Warranty Deed Book 267, Page 391 and reconfigured by Property Line Adjustment RR# 2012R/9479519, dated 11/07/1994 along with CSF 32321, and by Land Partition (Replat) 2001-P1501, dated 10/09/2001

**VI. FINAL** Based upon the above findings and the conditions as applied, the subject property is a parcel. Therefore, **APPROVAL** is granted for a Final Legal Lot pursuant Lane Code 13.020 for this parcel subject to conditions stated in Exhibit B of this staff report.

## **EXHIBIT B**

### **CONDITIONS OF APPROVAL PA10-5823**

**All of the following conditions are binding on the applicant or successive owner(s) of the parcel or successive applicant(s) who exercise this approval action.**

#### **GENERAL CONDITIONS AND INFORMATION**

1. A Final Legal Lot Determination means:

- a. Ownership in this property may be conveyed with the assurance that it will not require approval by Lane County under its land division regulations; and
- b. Lane County will recognize this property as a legally separate unit of land for the purposes of development. Nevertheless, development will still be subject to applicable zoning, sanitation, access, and building regulations

2. A Final Legal Lot Determination **does not** mean:

- a. a creation of a new lot, parcel, gap or overlap,
- b. a guaranty of continued recognition of prior land use approvals based on a specific location or on a particular parcel,
- c. a creation or determination of written or unwritten real property rights, ownership, title, or boundary location, and a final legal lot determination does not mean
- d. the parcel has been verified to have legal access as defined by LC 15.055.

**It is your responsibility to work with the identified departments to assure that the conditions are satisfactorily met within the prescribed time period.**

**EXHIBIT C**

**VICINITY MAP WITH  
PROPERTY CONFIGURATION**



*Note: This is only a graphical representation to aid in locating the approximate location of the subject property(ies). It is not intended to depict the actual location of the boundary nor is it the result of a survey. Information shown is based upon information provided by the Applicant.*



LAND MANAGEMENT DIVISION

APPEAL OF A DIRECTOR'S DECISION

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401
Planning: 682-3807 Building: 682-3823 Sanitation: 682-3754

For Office Use Only FILE # CODE: HOAPPEAL FEE: \$250

Appellant

Mailing address

Phone Email

Signature

Appellant's Representative

Mailing address

Phone Email

Signature

LOCATION (subject property)

Township Range Section Taxlot Subdivision/partition lot/parcel

Required submittals. Your appeal application will be rejected if it does not contain all the required information.

- 1. A copy of the decision being appealed, with the department file number
2. The \$250 appeal fee, payable to Lane County
3. The appeal deadline, as stated in the Director's Decision
4. Check one of the items below to identify your party status with the right to appeal the Director's decision
5. A letter that addresses each of the following three standards
6. Any additional information in support of your appeal

(Version 4/2010)

PA10-5823  
HOLDINGS  
3-14-2011

1812103403200  
ABBONIZIO WAYNE A P  
PO BOX 188  
FLORENCE, OR 97439

1812103106400  
ADAMS BERTHA L  
04966 OCEANA DR  
FLORENCE, OR 97439

1812101302800  
ALTA M TAYLOR TRUST  
84955 HWY 101 S  
FLORENCE, OR 97439

1812103105400  
ASHTON TRUST  
4960 SANDRIFT CRT  
FLORENCE, OR 97439

1812103108400  
BAKER JACK H & DORIS V  
87838 SANDRIFT ST  
FLORENCE, OR 97439

1812103405800  
BALDI JOHN F & MARIA C  
87635 WOODMERE EAST  
FLORENCE, OR 97439

1812104001300  
BALL MAY I TE  
PO BOX 1018  
FLORENCE, OR 97439

1812104000500  
BATCHELDER NANCY S  
PO BOX 935  
YACHATS, OR 97498

1812103400100  
BEACH GARY M & CATHERINE A  
87723 SALTAIRE ST  
FLORENCE, OR 97439

1812103400801  
1812104000400/401  
BENEDICK HOLDINGS LLC  
27922 WARD LN  
EUGENE, OR 97402

1812104000100  
BOGGS PAUL DANIEL & MONA DEE  
PO BOX 387  
SPRAGUE RIVER, OR 97639

1812103407200  
CAMPBELL ALEXANDER J & ELIZABETH L  
87640 LIMPIT LN  
FLORENCE, OR 97439

1812103100800  
CAMPBELL DAVID J & DIANE E  
4985 GULLSETTLE CRT  
FLORENCE, OR 97439

1812103101100  
CAPUTO RONALD A & JUDY E  
87729 SANDRIFT ST  
FLORENCE, OR 97439

1812103400300  
CARRUTHERS RONALD  
87694 LIMPIT LN  
FLORENCE, OR 97439

1812103405600/700  
CHARLES P & DIANNE NOBLE GILMOUR TRUST  
87629 WOODMERE ST E  
FLORENCE, OR 97439

1812104001000  
CLARK JAMES M & HEIDI A  
05180 HECETA BEACH RD  
FLORENCE, OR 97439

1812103406000  
CLAUSEN ROBERT E  
87630 WOODMERE EAST  
FLORENCE, OR 97439

1812103100500  
COLIN C HEIBERT TRUST  
04906 GLORIA GAYLE WAY  
FLORENCE, OR 97439

1812104000300  
CONDLEY SHAWN S & ANGIE L  
PO BOX 1557  
FLORENCE, OR 97439

1812104000800/900  
COX OSCAR R  
05176 HECETA BEACH RD  
FLORENCE, OR 97439

1812104001300  
DERRICKSON THELMA MAY TE  
PO BOX 1018  
FLORENCE, OR 97439

1812103108200  
DOBSON RICHARD L & DONNA M  
PO BOX 1739  
FLORENCE, OR 97439

1812103400300  
DODD ELKE  
87694 LIMPIT LN  
FLORENCE, OR 97439

1812103105200  
DONNELLY GARY L & SHERRI K  
87740 SANDRIFT ST  
FLORENCE, OR 97439

1812103100200  
DUKE KENT F & CAROL G  
87827 SANDRIFT  
FLORENCE, OR 97439

1812103405901

DURST WILLIAM F  
87649 WOODMERE EAST  
FLORENCE, OR 97439

1812101302100  
FLESHER AHL S & CYNTHIA G  
1820 MADELYNNE CRT  
TURLOCK, CA 95382

1812103100300  
FOX M JAMES & MARTHA C  
87803 SANDRIFT ST  
FLORENCE, OR 97439

1812103100900  
GARDINER FAMILY TRUST  
87737 SANDRIFT ST  
FLORENCE, OR 97439

1812103405700  
GILMOUR DIANNE NOBLE TE  
87629 WOODMERE ST E  
FLORENCE, OR 97439

1812103101300  
HALL WILLIAM & CATHEY M  
87701 SANDRIFT ST  
FLORENCE, OR 97439

1812101302200  
HARRAH LINDA L & MICHAEL R  
87863 KELSIE WAY  
FLORENCE, OR 97439

1812104001402  
HAWKINS BEN & ROSE  
PO BOX 2186  
FLORENCE, OR 97439

1812100000101  
HEAD JAMES & EILEEN  
5139 HECETA BEACH RD  
FLORENCE, OR 97439

1812101301400  
HECETA INC

PO BOX 3467  
FLORENCE, OR 97439

1812103108100  
HERSHEY CHRISTINA G  
85574 GLENADA RD  
FLORENCE, OR 97439

1812101301000  
HILL RICKEY L SR & DONNA M  
87919 WOOD LAKE WAY S  
FLORENCE, OR 97439

1812103100700  
ISHII JOINT TRUST  
87757 SANDRIFT ST  
FLORENCE, OR 97439

1812101302900  
JOHNSON FAMILY TRUST  
5046 KELSIE CRT  
FLORENCE, OR 97439

1812103408000  
KENNETH L URWIN TRUST  
4929 CLOUDCROFT LN  
FLORENCE, OR 97439

1812101302500/600  
KING CHARLES M & BETTY B  
5009 KELSIE CT  
FLORENCE, OR 97439

1812103105300  
KINSLOW JANICE A  
87772 SANDRIFT ST  
FLORENCE, OR 97439

1812101304600/700  
1812102000400, 1812104001600  
LANE COUNTY LAND OWNED  
125 E 8TH AVE  
EUGENE, OR 97401

1812103106300  
LARA ROBERT Y & NANCY L

87786 SANDRIFT  
FLORENCE, OR 97439

1812103405901  
LEHMAN MARY H  
87649 WOODMERE EAST  
FLORENCE, OR 97439

1812101302300  
LEWIS GEORGE E  
5043 KELSIE CRT  
FLORENCE, OR 97439

1812103108000  
LEWIS JACK & BARBARA L EVANS TRUST  
87810 SANDRIFT ST  
FLORENCE, OR 97439

1812103100400  
LOUISE HIX TRUST  
PO BOX 188  
AZALEA, OR 97410

1812103408100  
MCCAULEY DONNA & JIMMY  
87684 LIMPIT LN  
FLORENCE, OR 97439

1812103108100  
MCCONNELL MARIA  
87814 SANDRIFT ST  
FLORENCE, OR 97439

1812101302700  
MCCORD MATTHEW P & ESTHER M  
PO BOX 407  
VALLEYFORD, OR 99036

1812103407900  
MCDONALD LIVING TRUST  
4933 CLOUDCROFT LN  
FLORENCE, OR 97439

1812103105100  
MEHURON ARLENE G TE  
87730 SANDRIFT ST

FLORENCE, OR 97439

1812103105100  
MEHURON REX D TE  
87730 SANDRIFT ST  
FLORENCE, OR 97439

1812101302400  
MENDONCA FAMILY LIVING TRUST  
5033 KELSIE CRT  
FLORENCE, OR 97439

1812103105000  
MILLER MICHAEL J & PATTI J  
87720 SANDRIFT ST  
FLORENCE, OR 97439

1812103407700/800  
PETERSON ROBERT R & CORREEN B  
4937 CLOUDCROFT LN  
FLORENCE, OR 97439

1812103108500  
PILCHER RANDALL J & SUSAN R  
87842 SANDRIFT ST  
FLORENCE, OR 97439

1812103407600  
POTTS CHARLES J & EDITH M  
4938 CLOUDCROFT LN  
FLORENCE, OR 97439

1812103101200  
PURSCHELLEY ROBERT R & CECELIA G  
87623 SANDRIFT ST  
FLORENCE, OR 97439

1812103406200  
ROATH FAMILY TRUST  
PO BOX 2707  
FLORENCE, OR 97439

1812103406200  
ROATH REGINA TE  
PO BOX 2707  
FLORENCE, OR 97439

1812103407100  
ROBERTSON LIVING TRUST  
87659 WOODMERE W  
FLORENCE, OR 97439

1812103403300  
ROGERS DONALD E & CAREN J  
87660 WOODMERE WEST  
FLORENCE, OR 97439

1812103407500  
RONALD L & SUZANNE VIERSEN-SLOAN REV TRU  
87678 LIMPIT LN  
FLORENCE, OR 97439

1812104001800  
SANDRA R JEREMIAH BYPASS TRUST  
PO BOX 466  
PLEASANT HILL, OR 97455

1812103108300  
SHOYS PETER KILLIAN & CHRISTINE MARIE  
87836 SANDRIFT ST  
FLORENCE, OR 97439

1812101302000  
SIKORA JAMES & JANE  
87885 KELSIE WAY  
FLORENCE, OR 97439

1812103101000  
SPIVEY WILLIAM F III & J A  
87733 SANDRIFT ST  
FLORENCE, OR 97439

1812104001500/1701  
THOMPSON BETTY A  
4354 SPRUCE ST  
FLORENCE, OR 97439

1812103108600  
TRUST DATED 06/26/03  
87843 SANDRIFT ST  
FLORENCE, OR 97439

1812103407400  
UDT 11/02/04  
PO BOX 2695  
FLORENCE, OR 97439

1812103407300  
ULMAN BEVERLY & LOHMA  
PO BOX 2570  
FLORENCE, OR 97439

1812103406100  
WADE OTIS A & AMY C  
87661 WOODMERE WEST  
FLORENCE, OR 97439

1812103100600  
WATKINS CARL D & RONETTA B  
1259 GREENWOOD DR NE  
KEIZER, OR 97303

1812104001100  
WILSON MITCHELL & LUCILLE  
05190 HECETA BEACH RD  
FLORENCE, OR 97439

1812103100101  
WILSON PAUL M & JO ANN  
87849 SANDRIFT ST  
FLORENCE, OR 97439

1812103403100  
WOODS FRANK N & ROSEMARY R  
4914 CLOUDCROFT LN  
FLORENCE, OR 97439



# *EGR & Associates, Inc.*

Engineers, Geologists and Surveyors

2535B Prairie Road  
Eugene, Oregon 97402  
(541) 688-8322  
Fax (541) 688-8087

December 15, 2010

Lane County Land Management Division  
Attention: Jeremy A. Sherer, PLS  
125 E 8<sup>th</sup> Ave.  
Eugene, OR 97401

RE: Legal Lot Verification PA 10-5823

Dear Jeremy:

In response to the Notice of Incomplete Land Use Application dated December 14, 2010, we request that the above referenced application be processed as submitted with the following explanation.

From the record it appears that the three tax lots combined would constitute one legal lot.

Tax Lots 400 & 401 were one parcel in 1943 Deed Book 267, Page 391. The date of this document is sufficient to show that the combined Tax Lots constitute a legal lot.

Tax Lot 401 was separated by Contract in 1977, Reel 842R #7721753, leaving 400 as a remainder. This division appears to create two illegal parcels. The parcels were recombined under one ownership in 1980 by Deed Reel 1085R #8036142 and Contract Reel 1067R #8019003.

In 1994 a property line adjustment, Reel 2012R #9479519, was completed between Tax Lot 401 and presumably at that time Tax Lot 800. This adjustment was in preparation for Idylewood Second Addition and is depicted on CSF 32321. For some reason the adjusted portion of Tax Lot 800 was denoted as Tax Lot #801 rather than incorporated within Tax Lot 401.

The current proposal involves subdividing the combined Tax Lots 400, 401 and 801 and it is our opinion that the 1994 adjustment should be considered an adjustment between the combined legal lot of Tax Lots 400 & 401 and the adjoining Tax Lot 800.

If you need any additional information or would like to discuss this further please feel to contact me.

Sincerely,  
*EGR & Associates, Inc.*

Ryan Erickson, PLS  
Professional Surveyor

Cc: Gene Benedick

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Idylewood 4 Legal Lot

**SHERER Jeremy A**

---

**From:** SHERER Jeremy A  
**Sent:** Wednesday, December 15, 2010 11:15 AM  
**To:** 'Ryan Erickson'  
**Cc:** 'ejbenedick@msn.com'  
**Subject:** RE: Benedick Legal Lot - PA 10-5823

**December 15, 2010**

**Benedick Holdings, LLC  
27922 Ward Lane  
Eugene, OR 97402**

Subject: PA10-5823, DALLVRN for tax lots 400/401, tax map 18-12-10-40 & tax lot 801, tax map 18-12-10-34, combined  
Received on: 11/18/2010  
Proposal: Final Legal Lot Verification with Notice

The land use application(s) referenced above has/have been deemed complete and accepted for processing pursuant to Lane Code (LC) 14 050(3) Acceptance as a complete application does not involve determining if the application is approvable based on the applicable approval criteria It is the responsibility of the applicant to demonstrate that the application meets the approval criteria The information provided by the applicant may or may not be adequate for this purpose

Staff are required by LC 14.050(3)(b)(iv) to mail this written notice to the applicant when an application is deemed complete Once assigned, staff will process your application(s) according to LC 14 050(4). Staff will process your application and evaluate whether the approval criteria are met A land use decision with findings of fact and conditions of approval will then be mailed to the applicant, parties of record and surrounding property owners. Absent an appeal and upon expiration of the 12 day appeal period, your land use decision becomes final.

If you have any questions concerning this letter, please contact our administrative staff, Chris Rogers at (541) 682-3347.

Sincerely,

Jeremy A. Sherer, PLS  
Engineering Associate  
Lane County Planning Department

---

**From:** Ryan Erickson [mailto:rerickson@egrassoc.com]  
**Sent:** Wednesday, December 15, 2010 10:39 AM  
**To:** SHERER Jeremy A  
**Cc:** 'Clint Beecroft'  
**Subject:** Benedick Legal Lot - PA 10-5823

Jeremy,

Attached is the letter you requested outlining the history of the three tax lots.

12/15/2010

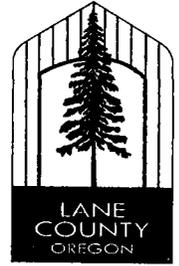
Let me know if you need anything else.

Ryan Erickson, PLS  
Professional Surveyor  
EGR & Associates  
2535 B Prairie Rd  
Eugene, OR 97402

Office: (541) 688-8322  
Cell: (541) 914-0711  
Fax: (541) 688-8087

December 14, 2010

## Notice of Incomplete Land Use Application



LAND MANAGEMENT DIVISION  
[http://www.LaneCounty.org/PW\\_LMD/](http://www.LaneCounty.org/PW_LMD/)

**Owners:**

**Benedick Holding LLC  
27922 Ward Lane  
Eugene, OR 97402**

**Applicant:**

**Benedick Holding LLC  
27922 Ward Lane  
Eugene, OR 97402**

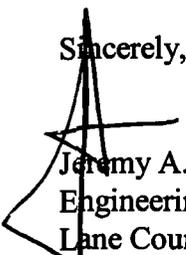
Subject: PA10-5823  
Received on **October 20, 2010**

Proposal: A request for Director Approval of a Legal Lot Verification with Notice Application pursuant to the provisions of Lane Code 13.020

Your land use application is incomplete. Please see the attached list of item(s) needed. If the materials will not be submitted within 14 days, complete and return the enclosed "Applicant Intent Form."

If you have any questions concerning this notice or your application, please contact me.

Sincerely,



Jeremy A. Sherer, PLS  
Engineering Associate  
Lane County Land Management Division  
125 E 8<sup>th</sup> Ave  
Eugene OR 97401  
(541) 682-3989  
(541) 682-3947 (FAX)  
[jeremy.a.sherer@co.lane.or.us](mailto:jeremy.a.sherer@co.lane.or.us)

## **Items needed to complete application PA10-5823**

The following items need to be submitted to complete the application:

1. Lane Code Chapter 14.050(1)(d) requires each application be accompanied by the appropriate filing fee. The application is for two legal lot verifications with notice on one application. The two legal lot determinations are 18-12-10-40-00400 & 401 (Combined), and 18-12-10-34-00801. Please apply for an additional legal lot on one of the legal lot determinations and advise which tax lot goes to each application.

Please note that it is the applicant's responsibility to provide persuasive evidence that the application complies with the decision criteria. Supplying the requested information will provide the necessary persuasive evidence to document an objective decision.

## Applicant Intent Form

**Date: December 14, 2010**

**Department File No.: PA10-5823**

**Received On: November 18, 2010**

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**In order to help us process your application, please:**

- 1. Check one box;**
- 2. Sign & date at the bottom;**
- 3. Return in enclosed self-addressed envelope.**

- I intend to submit the missing or incomplete materials as identified in the Incomplete Notice.** I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing information, and that, on the 181st day after first being submitted, the application is void if the I have not submitted:
- (a) All of the missing information; or
  - (b) Some of the missing information and written notice that no other information will be provided.
- I do not intend to submit the missing or incomplete materials as identified in the Incomplete Notice.** I understand that Lane County will proceed to review the application materials previously submitted. I understand that incomplete applications may not provide the necessary supporting information to demonstrate compliance with applicable criteria and standards and may result in the denial of my application.
- I wish to withdraw the application.** I understand that Lane County will refund any portion of the application fee that has not been expended in the review of the application.

\_\_\_\_\_  
Signature of Applicant / Agent

\_\_\_\_\_  
Date

**SHERER Jeremy A**

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**From:** SHERER Jeremy A  
**Sent:** Tuesday, December 14, 2010 8:50 AM  
**To:** 'clintbeecroft@egrassoc.com'  
**Subject:** Benedick Holding Legal Lot Verification PA10-5823

**Attachments:** PA105823 Incomplete.doc

Mr. Beecroft,

I spoke to Mr. Benedick yesterday about the legal lot verification that was submitted by Sharla Whitten and he told me to contact you.

I have just completed the "completeness review" for two legal lots verifications on two separated tax lots (tax lot 801 and tax lots 400/401). These verifications require two applications -- one application per tax lot.

I have attached the word doc I sent to Benedick Holdings for your convenience. The applicant will have to respond to the letter and apply for an additional legal lot verification.

I left a message for you yesterday, so please let me know if you have any questions



PA105823  
complete.doc (49 KE)

Sincerely,

Jeremy A. Sherer, PLS  
Engineering Associate  
Lane County Planning Department

AFTER RECORDING RETURN TO:

Douglas A. Nelson  
Gartland, Nelson, McCleery,  
Wade & Walloch, P.C.  
44 Club Road, Suite 200  
Eugene, OR 97401

Division of Chief Deputy Clerk  
Lane County Deeds and Records  
2007-083806  
\$36.00  
00984807280700838080230239  
12/21/2007 11:19:45 AM  
RPR-DEED Cnt=1 Str=4 CASHIER 02  
\$15.00 \$11.00 \$10.00

UNTIL A CHANGE IS REQUESTED,  
MAIL ALL TAX STATEMENTS TO:

Benedick Holdings, LLC  
Sharla A. Whitten and Judith M. Southwell, Managers  
27922 Ward Lane  
Eugene, OR 97402

**WARRANTY DEED -- STATUTORY FORM**

Julius E. Benedick and E. Justine Benedick, Grantor, conveys and warrants to Benedick Holdings, LLC, an Oregon limited liability company, Grantee, the real property in Lane County, Oregon, described on the attached Exhibit A, free of encumbrances, except as specifically set forth therein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

This conveyance is for no consideration, as it is the initial contribution to the LLC. The liability and obligations of Grantor and Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Dated: December 20, 2007.

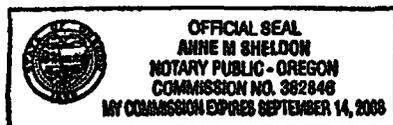
GRANTOR:

*Julius E. Benedick*  
\_\_\_\_\_  
JULIUS E. BENEDICK

*E. Justine Benedick*  
\_\_\_\_\_  
E. JUSTINE BENEDICK

STATE OF OREGON     )  
                                  ) ss.  
County of Lane        )

The foregoing instrument was acknowledged before me on December 20, 2007, by Julius E. Benedick and E. Justine Benedick.



*Anne M. Sheldon*  
\_\_\_\_\_  
Notary Public for Oregon

## EXHIBIT A

Parcel I -- Idylewood Phase 4, Tax Acct. Nos. 1675071, 1675105, 1675188, 1675196, 1675295, 167329 and 1675303:

Lots 203, 206, 214, 215, 225, 226 and 228, Idylewood Third Addition, as platted and recorded in File 75, Slides 1188 and 1189 on December 21, 2001, Reception No. 2001-086511, Official Records of Lane County, Oregon. ✓

Parcel II -- Idylewood Phase 5, Tax Acct. Nos. 1181674 and 780484:

The Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian in Lane County, Oregon. ✓

Parcel III -- Idylewood Phase 5, Tax Acct. No. 1517844:

Beginning at a point being North 1° 46' 07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77° 19' 35" West 158.87 feet; thence South 6° 21' 44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46° 40' 43" West 76.25 feet) a distance of 86.71 feet; thence South 86° 59' 43" West 10.39 feet; thence North 37° 06' 35" West 285.00 feet; North 44° 45' 37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65° 58' 12" West 115.84 feet) a distance of 120.89 feet; thence North 4° 49' 49" West 60.00 feet; thence North 9° 36' 38" West 145.69 feet; thence North 68° 57' 42" East 153.02 feet; thence North 31° 46' 42" West 126.38 feet to the Southerly line of Idylewood 1st Addition as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88° 12' 32" East 221.67 feet; thence North 1° 47' 28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3° 19' 49" West 12.50 feet) a distance of 12.52 feet; thence South 88° 12' 32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1° 47' 05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1° 46' 07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying within Land Partition Plat No. 2001-P1501, as platted and recorded 10-09-01, Reception No. 2001-066548, Official Records of Lane County, Oregon. ✓

PARCEL IV -- Fern Ridge, Tax Acct. No. 1394962:

Beginning at the Northwest corner of the Borer tract as described in Deed recorded in Book 260, Page 459, Lane County Oregon Deed Records, said point being marked by a 3/8 inch iron rod set on the Southerly right of way of Wildrose Lane that is North 87° 33' 15" West 565.75 feet from the East 1/16th Corner on the North line of Section 24, Township 17 South, Range 5 West of the Willamette Meridian; run thence along said right of way North 87° 33' 15" West 56.86 feet to a 5/8 inch iron rod; thence along the arc of a 120.00 foot radius curve to the left, the long chord of which bears South 79° 31' 30" West 53.67 feet to a 5/8 inch iron rod; thence along the arc of a 180.00 foot radius curve to the right, the long chord of which bears South 79° 31' 30" West 80.49 feet, to a 5/8 inch iron rod; thence North 87° 33' 15" West 508.63 feet to a 5/8 inch iron rod; thence leaving said right of way South 1281.38 feet to a point 19.90 chains South of the North line of said Section 24, said point being marked by a 5/8 inch iron rod; thence South 87° 22' 22" East parallel with the North line of said Section 24, 695.16 feet to a 5/8 inch iron rod being the Southwest corner

of the Borer tract herein above referred to; thence North  $0^{\circ} 06' 28''$  East 1313.51 feet to the place of beginning, in Lane County, Oregon. ✓

Parcel V -- Fern Ridge, Tax Acct. No. 1394954:

Beginning at a 5/8 inch iron rod that is South  $2^{\circ} 26' 19''$  West 30.00 feet from the Brass Cap marking the North 1/4 corner of Section 24, Township 17 South, Range 5 West of the Willamette Meridian, said point also being on the Southerly right of way of Wildrose Lane; thence along said right of way South  $87^{\circ} 33' 15''$  East 61.70 feet to a 5/8 inch iron rod; thence leaving said right of way South 1281.38 feet to a point 19.90 chains South of the North line of said Section 24 and being marked by a 5/8 inch iron rod; thence North  $87^{\circ} 22' 22''$  West parallel with the North line of said Section 24, 700.39 feet to a 5/8 inch iron rod; thence North 1278.98 feet to a 5/8 inch iron rod set on said Southerly right of way; thence along said right of way South  $87^{\circ} 34' 08''$  East 638.59 feet to the place of beginning, in Lane County, Oregon. ✓

Parcel VI -- Fern Ridge, Tax Acct. No. 497642:

Beginning at a 5/8 inch iron rod set on the Southerly right of way of Wildrose Lane, said iron rod being South  $2^{\circ} 26' 19''$  West 30.00 feet and North  $87^{\circ} 34' 08''$  West 638.59 feet from the Brass Cap marking the North 1/4 Corner of Section 24, Township 17 South, Range 5 West of the Willamette Meridian; run thence along said right of way North  $87^{\circ} 34' 08''$  West 379.90 feet to a 5/8 inch iron rod; thence continuing along said right of way North  $87^{\circ} 34' 08''$  West 305.29 feet to a 5/8 inch iron rod to the West line of Government Lot 2 of said Section 24; thence leaving said right of way South  $2^{\circ} 08' 23''$  West along the West line of said Lot 2, 1154.73 feet to a 5/8 inch iron rod on the Northerly edge of the Amazon Channel; run thence along the Northerly right of way of said channel South  $51^{\circ} 19' 17''$  East 76.59 feet to a 5/8 inch iron rod; thence along the arc of a 1332.39 foot radius curve to the left, the long chord of which bears South  $54^{\circ} 29' 35''$  East 147.44 feet to a 5/8 inch iron rod; thence leaving said channel right of way South  $88^{\circ} 08' 15''$  East 336.99 feet to a Brass Cap marking the Northeast Corner of the R. Basket Donation Land Claim No. 49, Township 17 South, Range 5 West of the Willamette Meridian; thence South  $87^{\circ} 22' 22''$  East 211.28 feet to a 5/8 inch iron rod; thence North 1278.98 feet to the place of beginning, in Lane County, Oregon. ✓

Parcel VII -- Fern Ridge, Tax Acct. No. 497645:

The north 30 feet of the following described property:

Lot 2 of Section 24 and that part of the Northwest quarter of the Northeast quarter and that part of the Northeast quarter of the Northwest quarter of Section 24, described as follows:

Beginning at a point where the West line of the County Road intersects the North line of the said Northeast quarter being at a point 20 chains, more or less, West of the Northeast corner of said Section, thence running South 19.90 chains on the West line of said County Road; thence West 20 chains; thence North 1.20 chains; thence West 12.65 chains; thence North 18.70 chains to the North line of said Section; thence South  $89^{\circ} 48'$  East 32.65 chains, more or less, to the place of beginning, all in Township 17 South, Range 5 West, Willamette Meridian, in Lane County, Oregon;

EXCEPT that certain tract conveyed to Mae Borer by Deed recorded January 12, 1944, at Page 459 of Volume 260, Lane County Oregon Deed Records, Lane County, Oregon.

ALSO EXCEPT 1.22 acres out of New Plat of FRV Subdivision per File 72, Slide 186, for 1979-80. ✓

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DECLARATION OF PROPERTY LINE ADJUSTMENT

JULIUS E. BENEDICK and JUSTINE BENEDICK, husband and wife are the owner of two adjoining parcels of property referred to herein as Parcel 1 and Parcel 2. JULIUS E. BENEDICK and JUSTINE BENEDICK, husband and wife are setting forth this declaration to set an adjusted boundary line between Parcel 1 and Parcel 2 to comply with Lane County Land Use Regulations and the provisions of ORS 92.190(4).

The reference to the legal description of the Parcel 1 property prior to this adjustment is contained in the deed recorded July 29, 1985, as Reception Number 8526542, Reel Number 1360;

The reference to the legal description of the Parcel 2 property prior to this adjustment is contained in the deed recorded July 23, 1980, as Reception Number 8036142, Reel Number 1085;

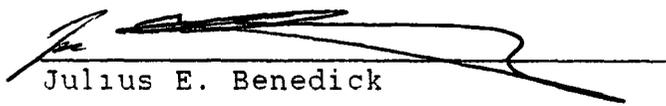
Following this lot line adjustment, the description of the Parcel 1 property is described on the attached Exhibit "A". Following this lot line adjustment, the description of the Parcel 2 property is described on the attached Exhibit "B".

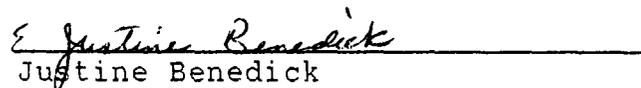
The portion of the legal description which depicts the new adjusted line between Parcel 1 and Parcel 2 is described on the attached Exhibit "C".

7255NOV.10.84#07REC 30.00  
7255NOV.10.84#07PFGND

The true consideration for this conveyance is \$ 0 .

Dated this 7 day of November, 1994.

  
Julius E. Benedick

  
Justine Benedick

AFTER RECORDING RETURN TO: WOBBE & ASSOCIATES, INC.  
510 KINGWOOD STREET  
P.O. BOX 3093  
FLORENCE, OREGON 97439  
(503) 997-8411

After Recording Return To:  
Western Pioneer Title Co.  
P.O. Box 10146  
Eugene, OR 97440



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"EXHIBIT A"

The North 60 feet of the following described property:

Beginning at a point where the East line of the Coast Guard County Road intersects the South line of the Northwest Quarter of the Southwest Quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, in Lane County, Oregon; thence Easterly along the South line of said Northwest Quarter of the Southwest Quarter of said Section 10, 952 feet, more or less, to the Southeast corner of said Northwest Quarter of the Southwest Quarter of said Section 10; thence Northerly along the East line of said Northwest quarter of the Southwest quarter of said Section 10, 990.0 feet to a point; thence West to the East line of the Coast Guard County Road; thence Southerly along the East line of said County Road, to the place of beginning, in Lane County, Oregon.

ALSO: The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 10, Township 18 South, Range 12 West, of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING THEREFROM: Beginning at a point which is located 390 feet South of the Northwest corner of the Northeast quarter of the Southwest quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, Lane County, Oregon; thence Southerly 930 feet along the West line of said Northeast quarter of the Southwest quarter of Section 10; thence Easterly 120 feet to a point; thence Northerly 930 feet to a point; thence Westerly 120 feet to the place of beginning.

EXCEPT: Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the

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Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South  $1^{\circ}46'07''$  West 506.24 feet to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: IDYLEWOOD, as platted and recorded in File 73, Slides 488 and 489, Lane County Oregon plat Records, in Lane County, Oregon.

ALSO EXCEPT: IDYLEWOOD FIRST ADDITION, as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon.

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"EXHIBIT B"

The East half of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette meridian, in Lane County, Oregon.

ALSO: Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

"EXHIBIT C"

Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

The above described parcel contains 5.97 acres, more or less.

The above description is subject to title company concurrence, easements of record, questions of survey and local planning authority approval.

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State of Oregon,  
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

10 NOV 9 9 : 36

Reel 2012R

Lane County OFFICIAL Records  
Lane County Clerk

By



OWNERS AND PARTITIONERS: JULIUS E. AND E. JUSTINE BENEDICK  
29762 WARD LANE  
EUGENE OR 97402

GARY MORRIS CONSTRUCTION INC  
90187 UPPER NORTH FORK RD  
FLORENCE, OR 97439

SURVEYOR: WOBBE & ASSOCIATES INC  
EUGENE M. WOBBE, P.L.S. W.R.E.  
P.O. BOX 3093 / 310 KINGWOOD ST  
FLORENCE, OREGON 97439

PA NO. PA 00-5552

ZONING: RA/U/BD

APPROVALS: *L. J. D. B. Deane* DEPUTY CS 10/1/2001  
LANE COUNTY SURVEYOR DATE  
*John S. Patrick* 10/1/2001  
COUNTY ASSESSOR DATE  
*John S. Patrick* June 28, 2001  
DIRECTOR LAND MANAGEMENT DIVISION DATE

**SURVEYORS CERTIFICATE:**

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 131 IDYLEWOOD SECOND ADDITION AS PLATED AND RECORDED IN FILE 75, SLIDE 184 LANE COUNTY OREGON PLAT RECORDS, THENCE NORTH 8°21'44" EAST 154.21 FEET, THENCE SOUTH 88°13'57" EAST 154.56 FEET THENCE SOUTH 1°46'07" WEST 122.75 FEET TO THE NORTHEAST CORNER OF LOT 132 IDYLEWOOD SECOND ADDITION THENCE SOUTH 66°27'48" WEST 139.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 132, THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 53°35'14" WEST 50.06 FEET) A DISTANCE OF 52.45 FEET TO THE POINT OF BEGINNING IN LANE COUNTY OREGON

**OWNERS DECLARATION:**

KNOW ALL MEN THAT GARY MORRIS CONSTRUCTION, INC. AN OREGON CORPORATION AND JULIUS E. BENEDICK AND E. JUSTINE BENEDICK HUSBAND AND WIFE ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92

GARY MORRIS CONSTRUCTION, INC.

*Gary D. Morris*  
GARY D. MORRIS, PRESIDENT

ACKNOWLEDGEMENT: STATE OF OREGON SS  
COUNTY OF LANE

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED GARY D. MORRIS, PRESIDENT OF GARY MORRIS CONSTRUCTION, INC., AN OREGON CORPORATION WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED

ACKNOWLEDGED BEFORE ME THIS 27<sup>TH</sup> DAY OF FEBRUARY, 2001

*Pamela S. Eagle*

# PARTITION PLAT

FOR JULIUS E. AND E. JUSTINE BENEDICK AND  
GARY MORRIS CONSTRUCTION, INC.  
REPLAT OF LOT 131, IDYLEWOOD SECOND ADDITION  
SW 1/4, SEC 10, T 18 S, R 12 W, W M  
LANE COUNTY, OREGON  
FEBRUARY 20, 2001

RECORDED  
DATE: 09 Oct 2001  
COUNTY CLERK  
BY: *Angie Ford*

LAND PARTITION PLAT NO.  
**2001-PI501**

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 37230  
FILING DATE 09 OCT 01

Division of Chief Deputy Clerk  
Lane County Deeds and Records 2801-065540

336 00  
18/09/2001 09 23 45 AM  
RPR-PRMT Cnt=1 Slt=7 CRASHIER 04  
\$15 00 \$10 00 \$11 00

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF LANE COUNTY PARTITION NO. PA 00-5552. THE SOUTHERLY, EASTERLY AND WESTERLY BOUNDARY WAS ESTABLISHED FROM LOT 131 IDYLEWOOD SECOND ADDITION THE NORTHERLY LINE WAS ESTABLISHED AT THE DIRECTION OF THE OWNER

- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093"
- INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED PLS 1093" PER IDYLEWOOD SECOND ADDITION
- \* INDICATES MEASURED DATA SAME AS RECORD PER IDYLEWOOD SECOND ADDITION FILE 75, SLIDE 194 AND 195. NOTE ALL FOUND MONUMENTS CHECK WITHIN 0.1 OF PLAT RECORD

**NOTES REQUIRED PER PA 00-5552:**

ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE BEACHES AND DUNES (/BD) COMBINING DISTRICT. ANY DEVIATION FROM THE SITE PLAN APPROVED UNDER PA 4232-93 WILL REQUIRE A NEW PRELIMINARY INVESTIGATION

**NOTES:**

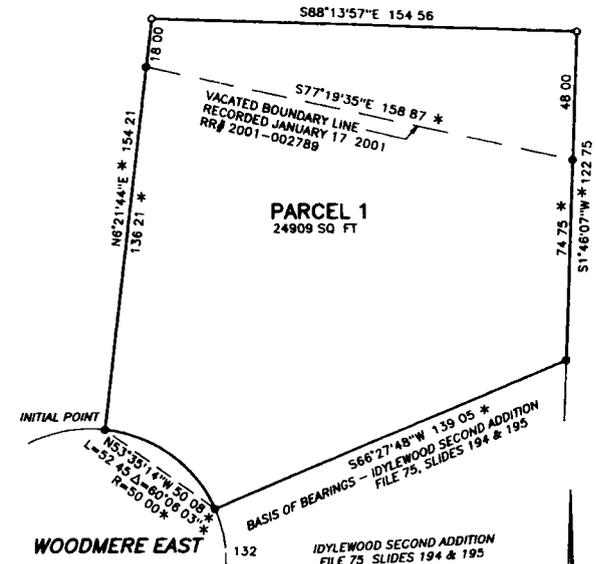
THIS SUBDIVISION IS AFFECTED BY "STATEMENT OF COMPATIBILITY/WAIVER OF TIME ANNEX" RECORDED SEPTEMBER 14, 1994, RECORDERS RECEPTION NO. 94-86156 OFFICIAL RECORDS OF LANE COUNTY

THIS SUBDIVISION IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 14, 1995, RECORDERS RECEPTION NO. 95-32826 OFFICIAL RECORDS OF LANE COUNTY

CONCURRENCE RECORDED 09 October 2001  
RECORDERS RECEPTION NO. 2001-066549

CONCURRENCE RECORDED 09 October 2001  
RECORDERS RECEPTION NO. 2001-066550

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT AS SHOWN  
*Eugene M. Wobbe*



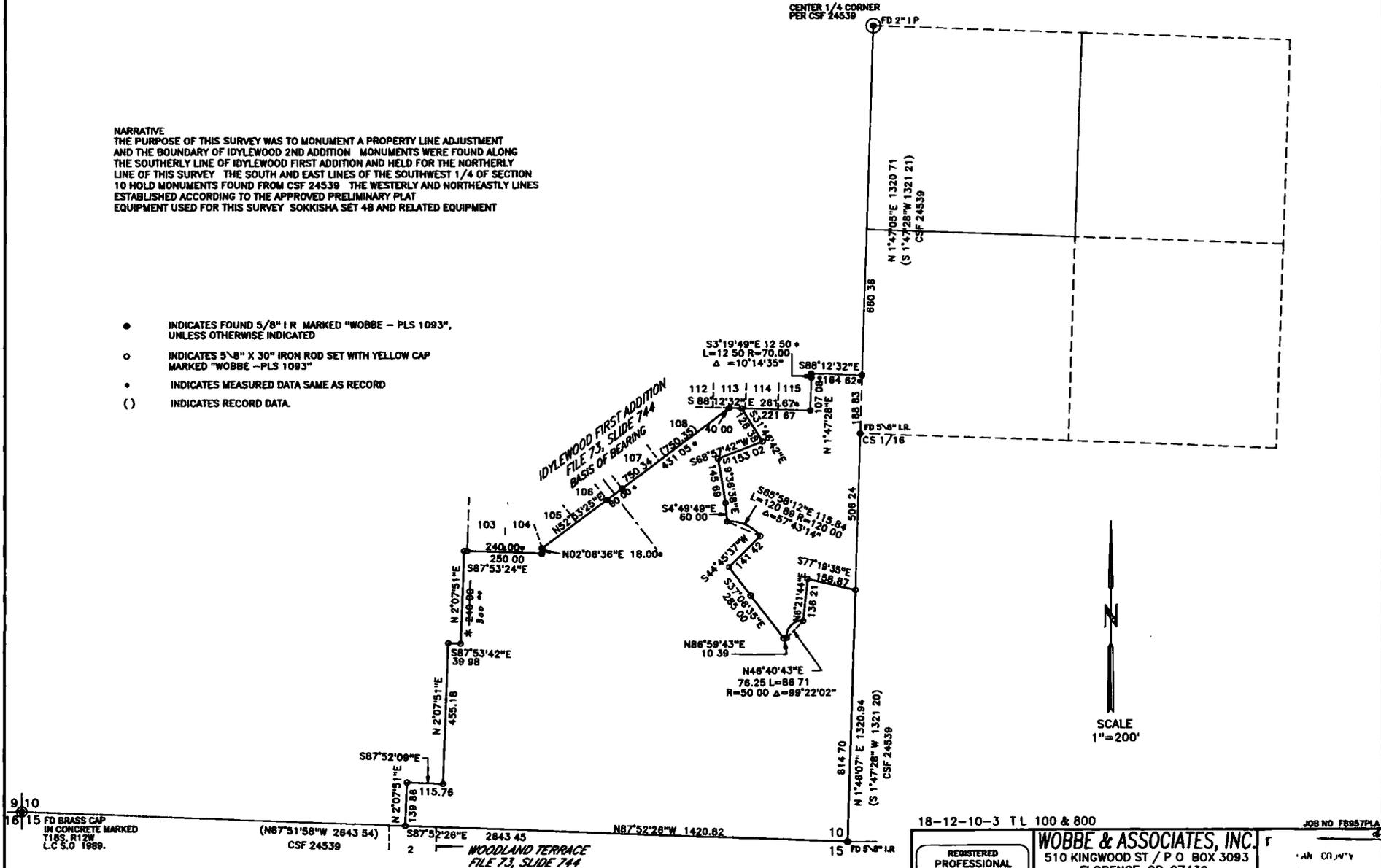
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Eugene M. Wobbe*  
OREGON  
JULY 25, 1978  
EUGENE M. WOBBE  
1093  
P.L.S. EXPIRATION DATE: 6-30-2002

1" = 30'

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPERTY LINE ADJUSTMENT AND THE BOUNDARY OF IDLEWOOD 2ND ADDITION MONUMENTS WERE FOUND ALONG THE SOUTHERLY LINE OF IDLEWOOD FIRST ADDITION AND HELD FOR THE NORTHERLY LINE OF THIS SURVEY THE SOUTH AND EAST LINES OF THE SOUTHWEST 1/4 OF SECTION 10 HOLD MONUMENTS FOUND FROM CSF 24539. THE WESTERLY AND NORTHEASTLY LINES ESTABLISHED ACCORDING TO THE APPROVED PRELIMINARY PLAT EQUIPMENT USED FOR THIS SURVEY SOKKISHA SET 48 AND RELATED EQUIPMENT

- INDICATES FOUND 5/8" I R MARKED "WOBBE - PLS 1093", UNLESS OTHERWISE INDICATED
- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW CAP MARKED "WOBBE - PLS 1093"
- INDICATES MEASURED DATA SAME AS RECORD
- ( ) INDICATES RECORD DATA.



9 | 10  
16 | 15 FD BRASS CAP IN CONCRETE MARKED T18S, R12W L.C.S.O 1989.

(N87°51'58"W 2643.54) CSF 24539

S87°52'26"E 2843.45  
WOODLAND TERRACE FILE 73, SLIDE 744

N87°52'28"W 1420.82

15 FD 5 1/4 LR

18-12-10-3 TL 100 & 800

JOB NO FB957PLA

\* SEE AFFIDAVIT OF CORRECTION REEL 2029R PAGE 9501909

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Eugene M. Wobbe*  
OREGON  
JULY 26, 1979  
EUGENE M. WOBBE 1093

**WOBBE & ASSOCIATES, INC.**  
510 KINGWOOD ST / P O BOX 3093  
FLORENCE, OR 97439  
SURVEY FOR  
GENE BENEDICT  
SW 1/4, SEC 10, T18 S, R 12 W, W M  
FLORENCE, LANE COUNTY, OREGON  
OCTOBER 6, 1994

LAN COUNTY  
PLATS 4TH  
32321  
ATE 12-17-94  
C

**OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES**  
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

4 of 29

21100 (8) 200 780 484  
 OLD NUMBER ACCOUNT NUMBER

TAX LOT		SECTION	TOWNSHIP	S.	RANGE
MAP NO.	18.12.10.4	400	18		12W

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRE REMAIN
		DATE OF ENTRY	DEED NUMBER	
	NW 1/4 SE 1/4 of Sec. 10, T18S, R12W Containing more or less	1945	267/391	40.0
	Less: 0.05 acre in County Road Containing more or less			39.9
	EXCEPT 39.95 acre to 401 for 1977 per R842/21753 Containing more or less			10.00
	The Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian in Lane County, Oregon. Containing more or less	1980	R1067/19003	10.00
	The Northwest quarter of the Northwest quarter of the Southeast Quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian in Lane County, Oregon. Containing more or less	1986	R1371/8537408 <i>2008 recd 2007-083806</i>	10.00

**\*Does not read as above but  
Includes all therein**

BOOK 267 PAGE 391

KNOW ALL MEN BY THESE PRESENTS, That Lester Circle and Altie P. Circle his wife

in consideration of Ten and 00/100 Dollars, to said paid by R. E. Smith and E. W. Smith his wife,

do hereby grant, bargain, sell and convey unto said R. E. Smith and E. W. Smith his wife

that their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Lane and State of Oregon, bounded and described as follows, to-wit:

The Northwest Quarter of the Southeast Quarter of Section Ten (10) Township Eighteen (18) South Range, Twelve (12) West of the Willamette Meridian in Lane County, Oregon, containing Forty (40) Acres

To Have and to Hold, the above described and granted premises unto the said R. E. Smith and E. W. Smith his wife,

their heirs and assigns forever

And we, Lester Circle and Altie P. Circle his wife, the grantors

above named do covenant to and with the above named grantees that we, R. E. Smith and E. W. Smith his wife, lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances,

and that we, will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals, this 14th day of July, 1943

Executed in the Presence of



Lester Circle (SEAL) Altie P. Circle (SEAL)

STATE OF OREGON, County of Lane ss.

BE IT REMEMBERED, That on this 14th day of July, A. D. 1943 before me, the undersigned, a Notary Public

in and for said County and State, personally appeared the within named Lester Circle and Altie P. Circle husband and wife,

who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public for Oregon. My Commission expires March 23, 1945.



R-14.50 1 2 3 4 5 6 7 8 9 10 11 12

8019003

18-12-10-40-400

WPT 57872  
354

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That on the 11th day of April, 1980  
CAREN MORLEY, duly appointed and qualified acting Personal Representative of the  
Estate of ROSS E. SMITH, deceased, Probate #80 79 09153  
as VENDORS, and  
JULIUS E. BENEDICK AND E. JUSTINE BENEDICK, each with an undivided one-half interest  
as TENANTS IN COMMON,  
as VENDEES, made and entered into a certain Land Sale Contract;

WHEREAS, VENDOR agreed to sell and VENDEES agreed to purchase the following described real  
property, to-wit:

The Northeast quarter of the Northwest quarter of the Southeast quarter of  
Section 10, Township 18 South, Range 12 West of the Willamette Meridian in  
Lane County, Oregon.

A B . 518 (111) 00003.5

The true and actual consideration stated in terms of dollars is \$20,000.00.

VENDEES ADDRESS: 333 Howard Avenue, Eugene, Oregon, 97403.

The terms and conditions of said transfer being fully set forth in said Land Sale Contract.

IN WITNESS WHEREOF the parties have hereunto set their hands this 11th day of April, 1980

Caren Morley  
Caren Morley, Personal Representative,  
for the Estate of Ross E. Smith

Julius E. Benedick  
Julius E. Benedick  
E. Justine Benedick  
E. Justine Benedick

STATE OF OREGON, County of Lane

appeared the within named Caren Morley, Personal Representative of the  
Estate of Ross E. Smith, and acknowledged the foregoing instrument to be her voluntary  
act and deed as Personal Representative aforesaid. Also personally appeared the with-  
in named Julius E. Benedick and E. Justin Benedick  
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

333 Howard Avenue  
Eugene, Oregon 97403

Terrie J. Schmidt  
Notary Public for Oregon  
My Commission Expires August 2, 1982.

PIONEER TITLE CO., of Lane and Deschutes Counties



6-

8537408

WP10 70777-C  
18-12-10-4-450

DEED OF PERSONAL REPRESENTATIVE

I, CAREEN MORLEY, duly appointed and qualified acting Personal Representative of the Estate of ROSS E. SMITH, deceased, do convey to JULIUS E. BENEDICK and E. JUSTINE BENEDICK, each with an undivided one-half (1/2) interest as tenants in common, all of that real property situated in Lane County, State of Oregon, and more particularly described as follows:

The Northwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian in Lane County, Oregon.

1789A001 10/17/85WPID 6.00  
\*\*0003\*\*

Free and clear of all encumbrances thereon.

The true and actual consideration for this transfer is TWENTY THOUSAND (\$20,000.00) DOLLARS.

DATED this 14 day of April, 1980.

*Careen Morley*  
CAREEN MORLEY,  
Personal Representative of the  
Estate of ROSS E. SMITH, Dec'd

STATE OF OREGON )  
County of Lane ) ss.

On the 11th day of April, 1980, personally appeared before me the above-named CAREEN MORLEY and acknowledged the above instrument to be her voluntary act as Personal Representative aforesaid. Before me:

*Linda J. Schmidt*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: *Aug 2 1981*  
LINDA J. SCHMIDT  
NOTARY PUBLIC  
STATE OF OREGON

After Recording Return to:  
Julius E. and E. Justine Benedick  
333 Howard Avenue  
Eugene, Oregon 97404

Until a change is requested, mail  
all tax statements to:  
Julius E. and E. Justine Benedick  
333 Howard Avenue  
Eugene, Oregon 97404

8537408

C 20-83

By: AK  
TAMM COUNTY CLERK

1971 R

17 OCT 83 12:03

I, the County Clerk, do hereby certify that the within  
instrument was received by record as

8537408

**OFFICIAL RECORD OF DESCRIPTIONS REAL PROPERTIES 10 OF 20**  
 OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 181 674

TAX LOT		ACCOUNT NUMBER		
MAP NO. 18.12.10.4	PARCEL NO. 401	SECTION 10	TOWNSHIP 18 S	RANGE 12W
INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	SW 1/4 of the NW 1/4 of the SE 1/4 and the E 1/2 of the NW 1/4 of the SE 1/4	1977	R842/21753	29.9
	Containing more or less	1978	R866/61091	
		1978	R866/61092	
		1980	R1085/36142	
		<del>2008</del>	<del>2007-083806</del>	

**\*Does not read as above but includes all therein**

FORM No. 101. CONTRACT—REAL ESTATE—World Payments. 7721753 CONTRACT—REAL ESTATE

THIS CONTRACT, Made the 7th day of February, 1977, between Ross E. Smith of the County of Lane and State of Oregon, hereinafter called the first party, and Curtis A. Lloyd of the County of Lane and State of Oregon, hereinafter called the second party, WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the following described real estate, situate in the County of Lane, State of Oregon:

T18 S, R 12W, Sec 10 of Tax Lot #400 as follows: 3 1/2 of the NW 1/4 of the SE 1/4 and the S 1/2 of the NW 1/4 of the S 1/4, Equalling 30 acres +/-.

for the sum of Twenty-two thousand, five hundred Dollars (\$22,500.00) on account of which four thousand Dollars (\$4,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the remainder to be paid to the order of the first party with interest at the rate of 0% per cent per annum from February 3, 1977, on the dates and in amounts as follows:

February 3, 1978,	\$4,000.00	including interest
February 3, 1979,	\$4,000.00	" "
February 3, 1980,	\$4,000.00	" "
February 3, 1981,	\$4,000.00	" "
February 3, 1982,	Balance of total amount due.	

All or any part of said purchase price maybe paid at anytime. Seller agrees to subordinate the title to a first mortgage for a loan for building and/or improvements and to take back a second mortgage as security for his unpaid balance.

The buyer (also called second party) warrants to and covenants with the seller that the real property described in this contract is (A) unencumbered by any lien or claim, (B) free from all taxes, (C) free from all liens and claims of all persons, (D) free from all liens and claims of all persons, (E) free from all liens and claims of all persons, (F) free from all liens and claims of all persons, (G) free from all liens and claims of all persons, (H) free from all liens and claims of all persons, (I) free from all liens and claims of all persons, (J) free from all liens and claims of all persons, (K) free from all liens and claims of all persons, (L) free from all liens and claims of all persons, (M) free from all liens and claims of all persons, (N) free from all liens and claims of all persons, (O) free from all liens and claims of all persons, (P) free from all liens and claims of all persons, (Q) free from all liens and claims of all persons, (R) free from all liens and claims of all persons, (S) free from all liens and claims of all persons, (T) free from all liens and claims of all persons, (U) free from all liens and claims of all persons, (V) free from all liens and claims of all persons, (W) free from all liens and claims of all persons, (X) free from all liens and claims of all persons, (Y) free from all liens and claims of all persons, (Z) free from all liens and claims of all persons.

IMPORTANT NOTICE: Before, by filing a copy, with any other and subsequent payments (A) or (B) is not applicable, if necessary (A) is applicable and if the title is a priority, as such used is defined in the Probate Code Act and Regulation 2, the seller shall comply with the Act and Regulation by making required disclosures for this contract, via Statement Form No. 100 or notice which this contract will become a lien for to finance the purchase of a dwelling in which owner or owners live Form No. 100 or notice.

SELLER'S NAME AND ADDRESS  
 Curtis A. Lloyd  
 23787 Hwy 126  
 Veneta, Oregon 97457

BUYER'S NAME AND ADDRESS  
 Ross E. Smith

After recording return to:  
 NAME, ADDRESS, ZIP  
 NAME, ADDRESS, ZIP

STATE OF OREGON,  
 County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as informal number \_\_\_\_\_ of Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

By \_\_\_\_\_ Recording Officer  
 Deputy

7721753

The first party agrees that in its capacity as...

The true and actual consideration paid for this receipt stated in terms of delivery...

IN WITNESS WHEREOF, said parties here executed this instrument in duplicate...

Handwritten signatures: Russ E. Smith, Leventis P. Lefteris

Notary Public for Oregon section with fields for State of Oregon, County of Lane, and Notary Public for Oregon.

(DESCRIPTION CONTINUES)

Record Oregon, County of Lane, L.P.M. Pridell, Director of the Department of General Services...

971 APR 15 AM 10 25

842 B

Lane County OFFICIAL RECORD, L.P.M. Pridell, Director of the Department of General Services.

Handwritten signature: L. Pridell

7721753

19 11 10 4 400 W7024001 WPT 76006

ROSS E. SMITH

Grantor, convey to LLOYD OPERATIONS, INCORPORATED, an Oregon corporation

Grantee,

the following described property free of encumbrances except as specifically set forth herein situated in Lane County, Oregon, to-wit:

The East half of the Northwest quarter of the Southeast quarter; and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12, West of the Willamette Meridian, in Lane County, Oregon.

B o . 1-45571 50

This said property is free from encumbrances except conditions, restrictions and assessments of record and the 1977-78 taxes, a lien not yet due and payable.

The true consideration for this conveyance is other than money. (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of September, 1977

Ross E. Smith (Signature)

STATE OF OREGON County of Lane, 9-23-1977

Personally appeared the above named ROSS E. SMITH and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon - My commission expires 7-5-81

Grantee's Address 23850 Highway 126, Veneta, OR 97487

PIONEER TITLE CO., of Lane and Douglas Counties, Oregon

7761091

State of Oregon,  
County of Lane--ss.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

971 SEP 26 PM 1 17

Recd 866 R

Lane County OFFICIAL Records

D.M. Penfold, Director of the Department of General Services

By S. Hawcroft

CRS

JCR  
RECORDS

LANE COUNTY BOOK

INDEXED BY COUNTY CLERK

2022-2023	2022-2023
1917-1921	1917-1921
1898-1916	1898-1916
1850-1897	1850-1897

After recording return to

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W 12 10 4 400  
PIONEER TITLE CO. OF LANS AND DISCHARGES COUNTIES

7762092

WPT 46006

CURTIS A. LLOYD

Grantor

for value received hereby grants, bargain, sell and convey unto LLOYD OPERATIONS, INCORPORATED, an Oregon corporation,  
Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

The East half of the Northwest quarter of the Southeast quarter;  
and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12, West of the Willamette Meridian, in Lane County, Oregon.

B 8 • 2675576

PIONEER TITLE CO. of Lans and Discharges Counties

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 23rd day of September, 1977, between ROSS E. SMITH

as Seller, and CURTIS A. LLOYD as Purchaser, for the sale and purchase of the above described real estate. The Grantee hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$18,500., plus interest from 9-23-77. The true consideration for this conveyance is something other than money.  
Dated: September 23, 1977.

(Seal)

*Curtis A. Lloyd*  
Curtis A. Lloyd

(Seal)

(Seal)

(Seal)

Notary Public for Oregon  
I, *Alfred J. ...*, Notary Public for Oregon, do hereby certify that the above named CURTIS A. LLOYD

has acknowledged the foregoing instrument to be his voluntary act and deed.

My Commission Expires 7-5-81

Grantee's Address: 23850 Highway 126, Veneta, OR 97487

7751092

State of Oregon,  
County of Lane—92.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

1977 SEP 26 PM 1 17

Reel 866 R  
Lane County OFFICIAL Records.

D.M. Penfold, Director of the Department of General Services.

By S. Hauencroft  
Deputy  
C2333

ASSIGNMENT OF CONTRACT AND DEED

GRANTOR
GRANTEE
DATE RECEIVED BY THIS OFFICE
CONTRACT ADDRESS, ZIP
DATE, ADDRESS, ZIP
When a check is required, all the documents must be sent to the following address:
DATE, ADDRESS, ZIP

**WELLS**  
FARGO BANK

OF WASH & CLATSOP CO COUNT

200 Park St. • Eugene 542-1851  
223 W. "A" St. • Medford 752-7222  
100 Oregon Ave. • Bend 332-2122  
500 Knapwood • The Dalles 337-4122  
Farm County 213-1020

8036142

STATUTORY WARRANTY DEED

LLOYD OPERATIONS, INCORPORATED, an Oregon corporation, Grantor, conveys and warrants to JULIUS E. BENEDICK and E. JUSTINE BENEDICK, husband and wife, each as to an undivided one-half interest as tenants in common, Grantees, the following described real property:

The East half of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamet Meridian, in Lane County, Oregon.

Grantor's covenants only exclude the encumbrances or other interests as follows:

1. Deed of Trust, including the terms and provisions thereof, executed by Lloyd Operations, Incorporated, as grantor, to Western Pioneer Title Co., trustee, for the benefit of Harold P. Miller and Daisy L. Miller, husband and wife, and Katherine O. Scott, beneficiary, dated September 23, 1977, recorded September 26, 1977, Reel 866, Reception No. 77-61093, Official Records of Lane County, Oregon, given to secure the payment of a note for \$15,000.00.
2. Property taxes due Lane County, Oregon (1979-80 taxes paid in full, Map No. 18 12 10 4 401 Code 97-11, Account No. 1181674).

The consideration for this conveyance is an exchange of promises which cannot be valued in terms of dollars.

Signed by authority of the Board of Directors, this 17th day of July, 1980.

LLOYD OPERATIONS, INCORPORATED

By Lucretia A. Lehman  
President  
B 3 5 6101311 00802



80361-12

STATE OF OREGON )  
County of Lane ) ss.

Personally appeared Curtis A. Lloyd  
who, being sworn, stated that ~~the former~~ is the President  
of grantor corporation and that this instrument was voluntarily  
signed ~~in~~ on behalf of the corporation by authority of its Board  
of directors. Before me:



David J. ...  
Notary Public for Oregon  
My Commission Expires: 9/28/81

Until a change is requested, all tax statements  
shall be sent to the following address: 333 Howard Avenue,  
Eugene, Oregon 97402.

80361-12

State of Oregon  
County of Lane—ss.  
I, D.M. Prisk, Director of the Depart-  
ment of General Services, do hereby certify that the within  
instrument was returned for record at

2 1981 10 41

Book 1085R  
Last County OFFICIAL RECORDS

D.M. Prisk, Director of the Department of  
General Services.

D. M. Prisk  
DMS

Statutory Warranty Deed - 2



**OWNERS AND PARTITIONERS:** JULIUS E AND E JUSTINE BENEDICK  
29752 WARD LANE  
EUGENE OR 97402

GARY MORRIS CONSTRUCTION INC  
90187 UPPER NORTH FORK RD  
FLORENCE, OR 97439

**SURVEYOR:** WOBBE & ASSOCIATES INC  
EUGENE M WOBBE, P L S W R E L  
P O BOX 3093 / 510 KINGWOOD ST  
FLORENCE OREGON 97439

**PA NO.** PA 00-5552

**ZONING:** RA/U/BD

**APPROVALS:** W. D. R. ... DEPUTY CLERK 10/1/2001  
LANE COUNTY SURVEYOR DATE  
Jim ... COUNTY ASSESSOR 10/1/2001  
DATE  
John S. ... June 28, 2001  
per DIRECTOR LAND MANAGEMENT DIVISION DATE

**SURVEYORS CERTIFICATE:**

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 131 IDYLEWOOD SECOND ADDITION AS PLATTED AND RECORDED IN FILE 75 SLIDE 194 LANE COUNTY OREGON PLAT RECORDS THENCE NORTH 6°21'44" EAST 134.21 FEET, THENCE SOUTH 88°13'57" EAST 154.56 FEET, THENCE SOUTH 1°46'07" WEST 122.73 FEET TO THE NORTHEAST CORNER OF LOT 132 IDYLEWOOD SECOND ADDITION THENCE SOUTH 88°27'48" WEST 139.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 132, THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 53°35'14" WEST 50.08 FEET) A DISTANCE OF 52.45 FEET TO THE POINT OF BEGINNING IN LANE COUNTY OREGON

**OWNERS DECLARATION:**

KNOW ALL MEN THAT GARY MORRIS CONSTRUCTION INC AN OREGON CORPORATION AND JULIUS E BENEDICK AND E JUSTINE BENEDICK, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92

GARY MORRIS CONSTRUCTION INC

Gary D Morris  
GARY D MORRIS PRESIDENT

**ACKNOWLEDGEMENT:** STATE OF OREGON  
COUNTY OF LANE SS

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED GARY D MORRIS PRESIDENT OF GARY MORRIS CONSTRUCTION INC AN OREGON CORPORATION WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED

ACKNOWLEDGED BEFORE ME THIS 27<sup>TH</sup> DAY OF FEBRUARY 2001

Pamela S. ...

# PARTITION PLAT

FOR JULIUS E AND E JUSTINE BENEDICK

AND

GARY MORRIS CONSTRUCTION, INC  
REPLAT OF LOT 131, IDYLEWOOD SECOND ADDITION  
SW 1/4, SEC 10, T 18 S, R 12 W, W M  
LANE COUNTY, OREGON

FEBRUARY 20 2001

**RECORDED**  
DATE 02 Oct 2001  
COUNTY CLERK  
BY Jenny ...  
14

LAND PARTITION PLAT NO.  
**2001-P1501**

Division of Chief Deputy Clerk 2001-025548  
Lane County Bonds and Records \$35.00  
18/05/2001 08 23 45 05  
APP-PORT Out=1 Stmt=7 ORDER=04  
635.00 616 00 511.00

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 97290  
FILING DATE 9/28/00 C

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF LANE COUNTY PARTITION NO. PA 00-5552. THE SOUTHERLY, EASTERLY AND WESTERLY BOUNDARY WAS ESTABLISHED FROM LOT 131 IDYLEWOOD SECOND ADDITION THE NORTHERLY LINE WAS ESTABLISHED AT THE DIRECTION OF THE OWNER

- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093"
- INDICATES 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP MARKED "PLS 1093" PER IDYLEWOOD SECOND ADDITION
- \* INDICATES MEASURED DATA SAME AS RECORD PER IDYLEWOOD SECOND ADDITION FILE 75 SLIDE 194 AND 195. NOTE ALL FOUND MONUMENTS CHECK WITHIN 0.1' OF PLAT RECORD

**NOTES REQUIRED PER PA 00-5552:**

ALL DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE BEACHES AND DUNES (B/D) COMBINING DISTRICT. ANY DEVIATION FROM THE SITE PLAN APPROVED UNDER PA 4232-93 WILL REQUIRE A NEW PRELIMINARY INVESTIGATION

**NOTES:**

THIS SUBDIVISION IS AFFECTED BY "STATEMENT OF COMPATIBILITY/WAIVER OF THE ANNEX" RECORDED SEPTEMBER 14 1994 RECORDERS RECEPTION NO 94-66156 OFFICIAL RECORDS OF LANE COUNTY

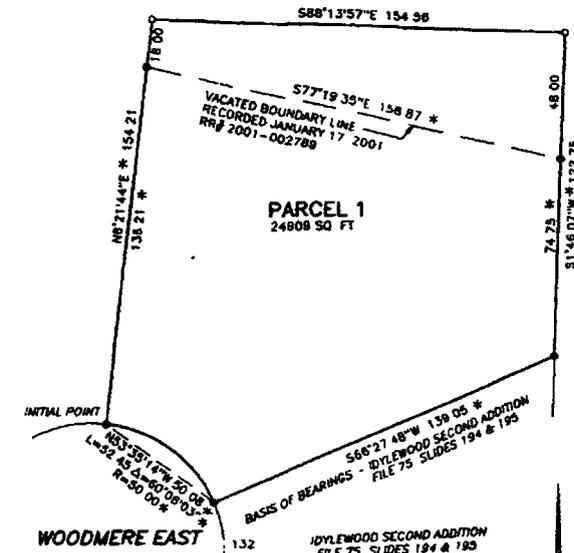
THIS SUBDIVISION IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 14 1995, RECORDERS RECEPTION NO 95-32826, OFFICIAL RECORDS OF LANE COUNTY

CONCURRENCE RECORDED 09 October 2001  
RECORDERS RECEPTION NO 2001-066349

CONCURRENCE RECORDED 09 October 2001  
RECORDERS RECEPTION NO 2001-066350

PLEASE VERIFY THAT THIS IS AN EXACT COPY OF THE PLAT AS HERETO

Eugene M. Wobbe



REGISTERED PROFESSIONAL LAND SURVEYOR  
Eugene M. Wobbe  
OREGON  
JULY 26 1990  
EUGENE M WOBBE  
1093  
P.L.S. EXPIRATION DATE: 6-30-2000

29 OF 29



INDIVIDUAL BARGAIN AND SALE DEED

WETCO 117264

18 12 10 34 800/780252  
18 12 10 33 100/780310

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19  
20

9468221

JULIUS E. BENEDICK and E. JUSTINE BENEDICK, husband and wife

conveys to JULIUS E. BENEDICK and E. JUSTINE BENEDICK, husband and wife

Grantor,

the following described real property situated in Lane County Oregon  
to-wit: Legal Description attached hereto and made a part hereof, consisting of one  
(1) page.

Grantee,

424392P.23'94H05REC 10.00  
424392P.23'94H05PFUND 10.00  
424392P.23'94H05A&T FUND 20.00

The true consideration for this conveyance is \$ property line adjustment.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

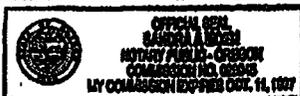
Dated: August 26, 1994.

[Signature]  
JULIUS E. BENEDICK  
[Signature]  
E. JUSTINE BENEDICK

STATE OF OREGON

County of Lane

This instrument was acknowledged before me on AUGUST 26 1994 by Julius E. Benedick and E. Justine Benedick.



[Signature]  
Notary Public for Oregon  
My commission expires: 10-11-97

Until a change is requested, all tax statements shall be sent to the following address: No change.

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

9468221

**WOBBE & ASSOCIATES, INC.**

August 18, 1994

P.O. Box 3089  
510 Kingwood Street  
Florence, OR 97439  
Phone (503) 997-8411

Description for Idylewood 2nd Addition  
Property Line Adjustment  
F24\8957pla.des

Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 248.87 feet; thence South 52°53'25" West 120.00 feet; thence North 37°06'35" West 115.00 feet; thence North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

The above described parcel contains 5.45 acres, more or less.

The above description is subject to title company concurrence, easements of record, questions of survey and local planning authority approval.

Be it hereafter known and agreed that this parcel of land as described above, which is adjacent to property described as the East half of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, in Lane County, Oregon, must be sold as one unit of land which includes the identified adjacent property, unless approved by the controlling land use governing body.

**SURVEYING • WATER RIGHTS • PLANNING**



9468221

State of Oregon,  
County of Lane--os.

I, the County Clerk, in and for the said  
County, do hereby certify that the within  
instrument was received for record at

25 SEP 94 10: 46

Reel **1996R**

Lane County OFFICIAL Records.  
Lane County Clerk

By: *A. Russell*  
County Clerk

9468221

WPTCO 118917-C

9479519

30-  
10

DECLARATION OF PROPERTY LINE ADJUSTMENT

JULIUS E. BENEDICK and JUSTINE BENEDICK, husband and wife are the owner of two adjoining parcels of property referred to herein as Parcel 1 and Parcel 2. JULIUS E. BENEDICK and JUSTINE BENEDICK, husband and wife are setting forth this declaration to set an adjusted boundary line between Parcel 1 and Parcel 2 to comply with Lane County Land Use Regulations and the provisions of ORS 92.190(4).

The reference to the legal description of the Parcel 1 property prior to this adjustment is contained in the deed recorded July 29, 1985, as Reception Number 8526542, Reel Number 1360.

The reference to the legal description of the Parcel 2 property prior to this adjustment is contained in the deed recorded July 23, 1980, as Reception Number 8036142, Reel Number 1085.

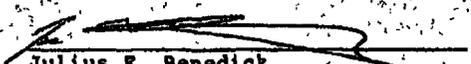
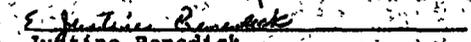
Following this lot line adjustment, the description of the Parcel 1 property is described on the attached Exhibit "A". Following this lot line adjustment, the description of the Parcel 2 property is described on the attached Exhibit "B".

The portion of the legal description which depicts the new adjusted line between Parcel 1 and Parcel 2 is described on the attached Exhibit "C".

RECORDED: 18-8410786 END 38:00

The true consideration for this conveyance is \$ 0.

Dated this 7 day of November, 1994.

  
Julius E. Benedick  
  
Justine Benedick

AFTER RECORDING RETURN TO: WOBBE & ASSOCIATES, INC.  
510 KINGWOOD STREET  
P.O. BOX 3093  
FLORENCE, OREGON 97439  
(503) 997-8411

After Recording Return To:  
Western Pioneer Title Co.  
P.O. Box 10146  
Eugene, OR 97440

9479519

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

STATE OF OREGON )  
County of Lane ) 88

On November 19 94, personally appeared the above named JULIUS E. BENEDICK and JUSTINE BENEDICK, husband and wife and acknowledged the foregoing instrument to be a voluntary act and deed.

[Signature]  
Notary Public for Oregon.  
My Commission Expires: 9/98



9479519

"EXHIBIT A"

The North 60 feet of the following described property:

Beginning at a point where the East line of the Coast Guard County Road intersects the South line of the Northwest Quarter of the Southwest Quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, in Lane County, Oregon; thence Easterly along the South line of said Northwest Quarter of the Southwest Quarter of said Section 10, 952 feet, more or less, to the Southeast corner of said Northwest Quarter of the Southwest Quarter of said Section 10; thence Northerly along the East line of said Northwest quarter of the Southwest quarter of said Section 10, 990.0 feet to a point; thence West to the East line of the Coast Guard County Road; thence Southerly along the East line of said County Road, to the place of beginning, in Lane County, Oregon.

ALSO: The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 10, Township 18 South, Range 12 West, of the Willamette Meridian, in Lane County, Oregon.

EXCEPTING THEREFROM: Beginning at a point which is located 390 feet South of the Northwest corner of the Northeast quarter of the Southwest quarter of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, Lane County, Oregon; thence Southerly, 930 feet along the West line of said Northeast quarter of the Southwest quarter of Section 10; thence Easterly 120 feet to a point; thence Northerly 930 feet to a point; thence Westerly 120 feet to the place of beginning.

EXCEPT: Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the

9479519

Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: IDLEWOOD, as platted and recorded in File 73, Slides 489 and 489, Lane County Oregon Plat Records, in Lane County, Oregon.

ALSO EXCEPT: IDLEWOOD FIRST ADDITION, as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon.

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"EXHIBIT B"

The East half of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 18 South, Range 12 West of the Willamette meridian, in Lane County, Oregon.

ALSO, Beginning at a point being North 1°46'07" East 214.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the southerly line of IDLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 506.24 feet to the point of beginning, in Lane County, Oregon.

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"EXHIBIT C"

Beginning at a point being North 1°46'07" East 814.70 feet from the South one-quarter corner of Section 10, Township 18 South, Range 12 West of the Willamette Meridian, said point being on the North-South center section line of said Section 10; thence leaving said North-South center section line North 77°19'35" West 158.87 feet; thence South 6°21'44" West 136.21 feet; thence along the arc of a 50.00 foot radius curve left (the chord of which bears South 46°40'43" West 76.25 feet) a distance of 86.71 feet; thence South 86°59'43" West 10.39 feet; thence North 37°06'35" West 285.00 feet; North 44°45'37" East 141.42 feet; thence along the arc of a 120.00 foot radius curve left (the chord of which bears North 65°58'12" West 115.84 feet) a distance of 120.89 feet; thence North 4°49'49" West 60.00 feet; thence North 9°36'38" West 145.69 feet; thence North 68°57'42" East 153.02 feet; thence North 31°46'42" West 126.38 feet to the Southerly line of IDYLEWOOD 1ST ADDITION as platted and recorded in File 73, Slides 744 and 745, Lane County Oregon Plat Records, in Lane County, Oregon; thence along said Southerly line South 88°12'32" East 221.67 feet; thence North 1°47'28" East 107.08 feet; thence along the arc of a 70.00 foot radius curve left (the chord of which bears North 3°19'49" West 12.50 feet) a distance of 12.52 feet; thence South 88°12'32" East 164.62 feet to said North-South center section line of Section 10; thence along said line South 1°47'05" West 188.83 feet to the Southwest corner of the Northwest one quarter of the Southeast one quarter of said Section 10; thence South 1°46'07" West 306.24 feet to the point of beginning, in Lane County, Oregon.

The above described parcel contains 5.97 acres, more or less.

The above description is subject to title company concurrence, easements of record, questions of survey and local planning authority approval.

9479519

State of Oregon,  
County of Lane—  
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

10 15 54 9:36

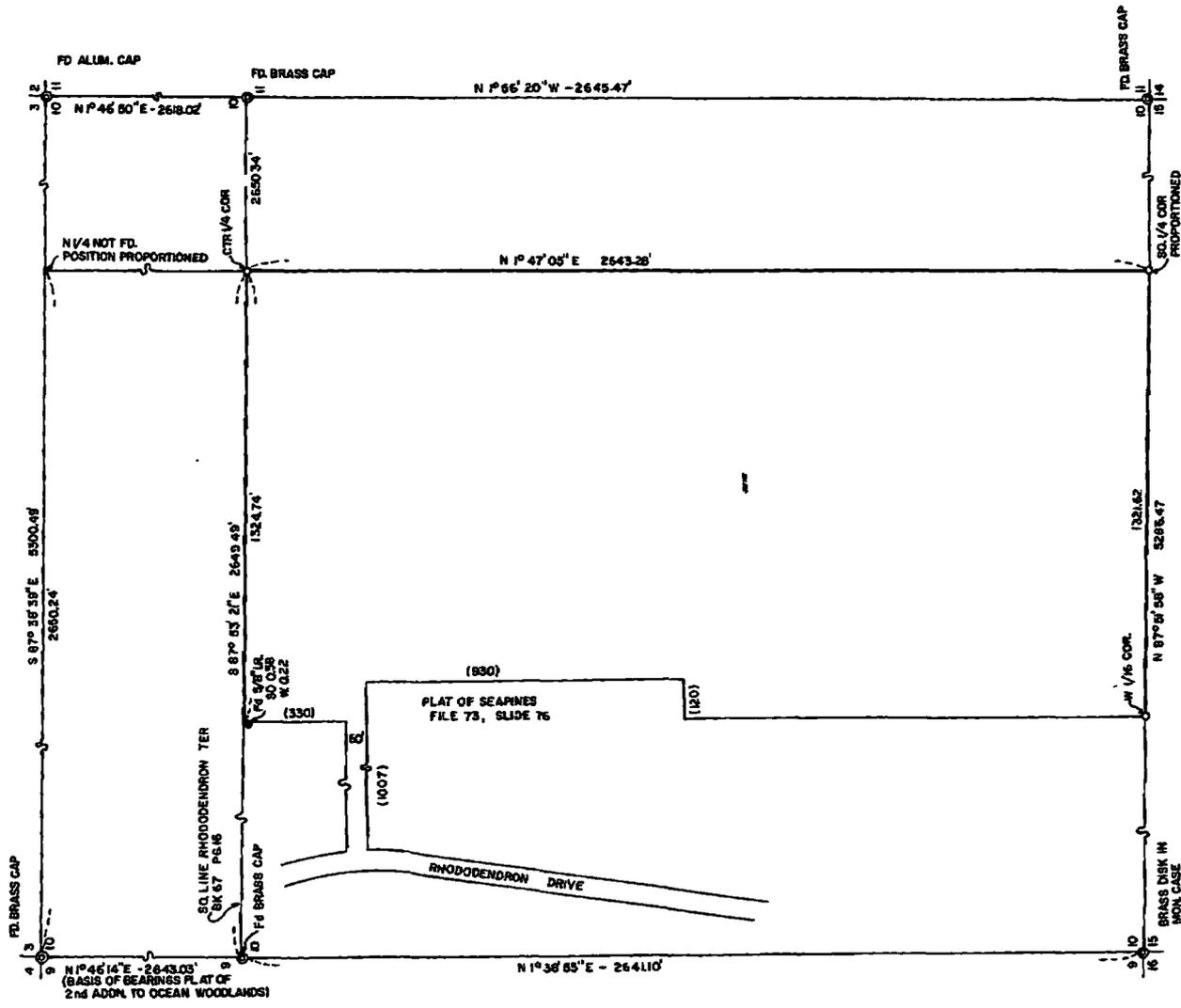
Recd 2012R

Lane County OFFICIAL RECORD Lane County Clerk

By: *[Signature]*  
County Clerk

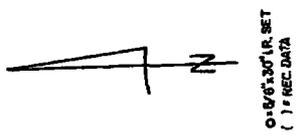
LANE COUNTY SURVEYORS OFFICE  
 C S FILE NO 22395  
 SURVEY RECEIVED 11-17-78  
 FILE SIZE 14 x 17  
 FILING DATE 11-24-78

(REVISED)  
**BOUNDARY SURVEY**  
 FOR  
**RAY HIGGINS**  
 SW 1/4, SEC. 10, T. 18 S., R. 12 W., WILL. MER  
 LANE COUNTY, OREGON  
 NOV. 1978 SCALE: 1" = 300'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*James E. Andrews*  
 OREGON  
 JAMES E. ANDREWS  
 1C28

**TRI SYSTEMS**  
**ENGINEERING**  
 70 CENTRAL LOOP SUITE 6  
 EUGENE, OREGON 97401 (503) 494-1943

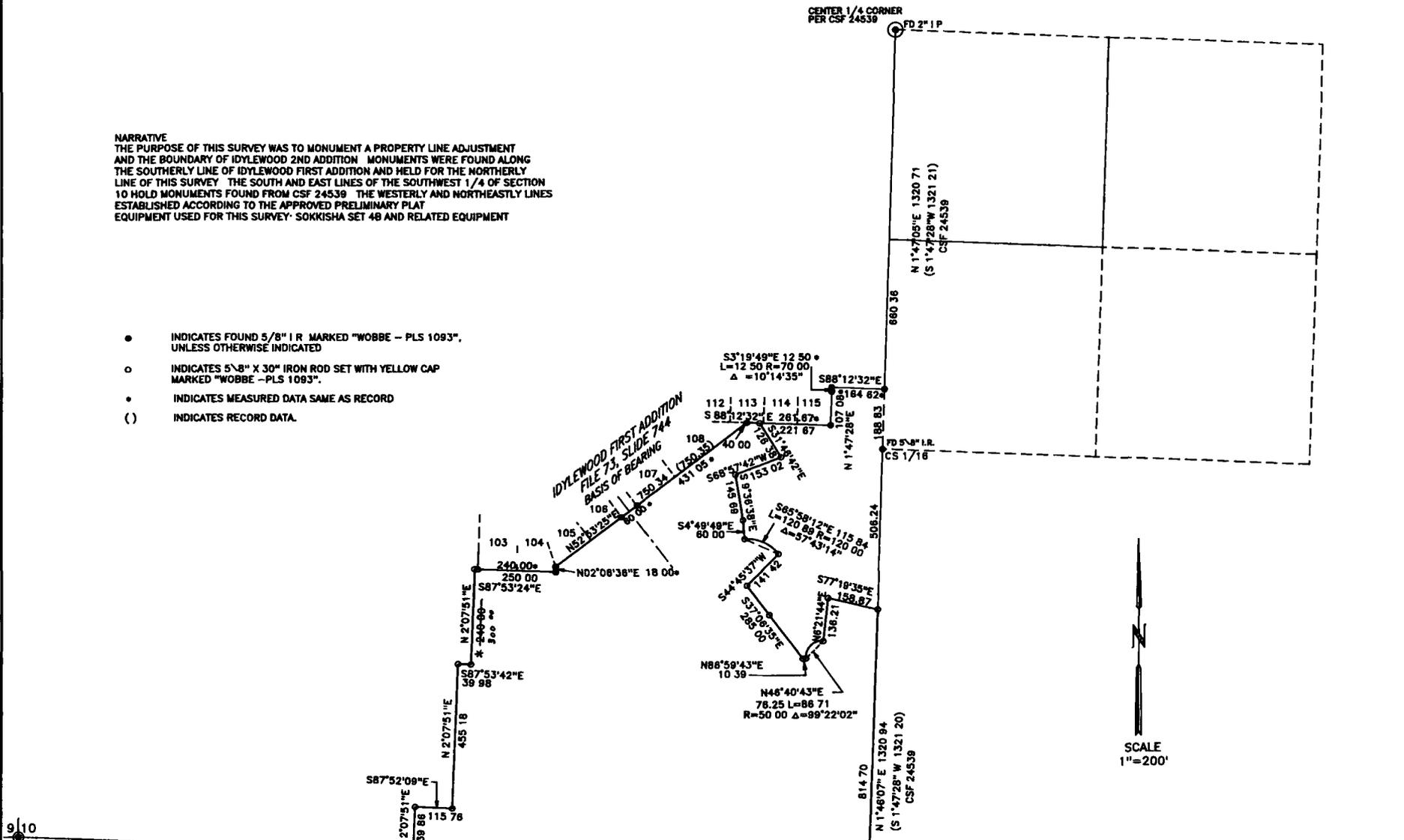


S21293

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PROPERTY LINE ADJUSTMENT AND THE BOUNDARY OF IDLEWOOD 2ND ADDITION MONUMENTS WERE FOUND ALONG THE SOUTHERLY LINE OF IDLEWOOD FIRST ADDITION AND HELD FOR THE NORTHERLY LINE OF THIS SURVEY THE SOUTH AND EAST LINES OF THE SOUTHWEST 1/4 OF SECTION 10 HOLD MONUMENTS FOUND FROM CSF 24539 THE WESTERLY AND NORTHEASTLY LINES ESTABLISHED ACCORDING TO THE APPROVED PRELIMINARY PLAT EQUIPMENT USED FOR THIS SURVEY: SOKKISHA SET 48 AND RELATED EQUIPMENT

- INDICATES FOUND 5/8" I.R. MARKED "WOBBE - PLS 1093", UNLESS OTHERWISE INDICATED
- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW CAP MARKED "WOBBE - PLS 1093".
- INDICATES MEASURED DATA SAME AS RECORD
- ( ) INDICATES RECORD DATA.



9/10  
16/15 FD BRASS CAP  
IN CONCRETE MARKED  
718S, R12W  
L.C.S.O 1989

(N87°51'58\"W 2843.54)  
CSF 24539

WOODLAND TERRACE  
FILE 73, SLIDE 744

(N87°52'26\"W 1420.82)

18-12-10-3 T.L. 100 & 800

JOB NO F8957PLA

\* SEE AFFIDAVIT OF CORRECTION  
REEL 2029R PAGE 9501909

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Eugene M. Wobbe*  
OREGON  
EUGENE M. WOBBE  
1093

**WOBBE & ASSOCIATES, INC.**  
510 KINGWOOD ST / P O BOX 3093  
FLORENCE, OR 97439  
SURVEY FOR  
GENE BENEDICT  
SW 1/4, SEC. 10, T18 S, R 12 W, W.M  
FLORENCE, LANE COUNTY, OREGON

AN COPY  
BY V.S. H.H.  
32321  
ATE 10-17-94  
SHE - C

F:\DCS\DW1\8957PLA.DWG

P.L.S. EXPIRATION DATE: 12-31-94

OCTOBER 6, 1994



FOR ASSESSMENT  
AND TAXATION  
USE ONLY

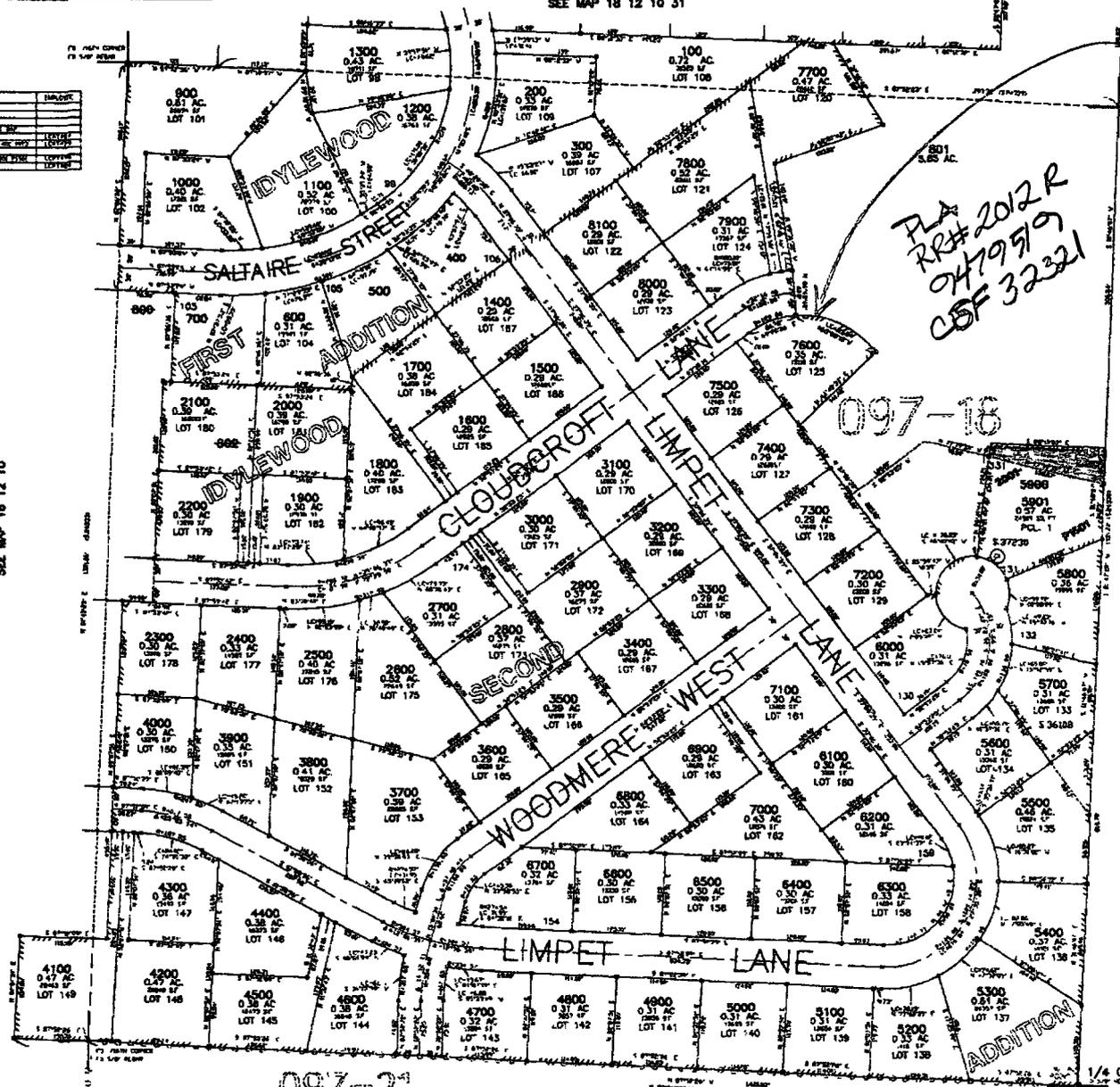
SE1/4 SW1/4 SEC. 10 T.18S. R.12W. W.M.  
LANE COUNTY

18 12 10 34

1"=100'  
SEE MAP 18 12 10 31

NAD 83/91

LINE NUMBER	DESCRIPTION	REMARKS
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SEE MAP 18 12 10

SEE MAP 18 12 10

CANCELLED 892  
LINE TABLE  
BY [unclear] 2/2002

PLA  
R# 2012 R  
0479979  
CSF 32321

SEE PARTITION PLAT  
2001-P1501

SEE MAP 18 12 15

18 12 10 34





S.E. 1/4 Sec. 10 T18S. R.12W.W.M.  
LANE COUNTY

18 12 10 4

1" = 200'

See Map 18 12 10

Center of Section

400

1/4 Cor

097-10

See Map 18 12 10

See Map 18 12 11 3

1600

1701

1800

1900

2000

2100

10 11

1/4 Cor

15 14

See Map 18 12 15

