MOUNTAINGATE 2ND ADDITION

NE1/4 SEC 3, T.18S., R.2W. W.M.
SPRINGFIELD, LANE COUNTY, OREGON
SURVEYED: FEBRUARY 2, 2007

RECORDED
DATE:_____
COUNTY CLERK
BY:_____

LANE COUNTY SURVEYORS OFFICE
CSF NO. _____
FILE DATE_____

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO FULFILL THE CONDITIONS OF APPROVAL OF THE CITY OF SPRINGFIELD TENTATIVE SUBDIVISION SUB2003-00063.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF TAX LOT 303 INTO 64 LOTS. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ALONG THE NORTHERLY BOUNDARY. THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD BEARINGS AND DISTANCES PER THE PLAT OF MOUNTAINGATE FIRST ADDITION. THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD BEARINGS AND DISTANCES PER THE PLAT OF EASTHAVEN AND HOLDING FOUND MONUMENTS AND RECORD DISTANCES PER CSF 24697. THE WEST BOUNDARY LINES WERE ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES PER BARGAIN AND SALE DEED RECORDED MARCH 11, 2004, RECEPTION No. 2004-017290. THE SOUTHERLY BOUNDARY LINE WAS ESTABLISHED AS PER THE REQUEST OF THE OWNER.

SURVEYORS CERTIFICATE

I, LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH ORS CHAPTER 92, THE FOLLOWING DESCRIBED SUBDIVISION PLAT:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE INITIAL POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF LOT 100 OF MOUNTAINGATE 1ST ADDITION, AS PLATTED AND RECORDED APRIL 3, 2006, RECEPTION NO. 2006-022556, LANE COUNTY OFFICIAL RECORDS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 2 OF LAND PARTITION PLAT NUMBER 97-P0971, AS PLATTED AND FILED APRIL 11, 1997, COUNTY SURVEY FILE NO. 34247, LANE COUNTY SURVEYOR'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LPPN 97-P0971, SOUTH 88°05'53" EAST 386.31 FEET TO THE NORTHWEST CORNER OF EASTHAVEN, AS PLATTED AND RECORDED JUNE 7, 1995, FILE 75, SLIDE 192, LANE COUNTY PLAT RECORDS; THENCE FOLLOWING ALONG THE WESTERLY BOUNDARY OF SAID EASTHAVEN, SOUTH 01°48'15" WEST 212.20 FEET; THENCE SOUTH 26°39'33" EAST 139.62 FEET; THENCE SOUTH 01°56'38" WEST 135.43 FEET; THENCE SOUTH 06°22'13" WEST 64.77 FEET; THENCE SOUTH 02°02'43" WEST 150.07 FEET; THENCE NORTH 88°11'45" WEST 99.22 FEET; THENCE SOUTH 14°40'05" WEST 115.77 FEET; THENCE SOUTH 01°43'43" WEST 360.53 FEET; THENCE SOUTH 68°40'48" EAST 100.41 FEET; THENCE SOUTH 61°47'36" EAST 117.80 FEET; THENCE SOUTH 57°59'24" EAST 144.93 FEET; THENCE SOUTH 79°42'24" EAST 30.13 FEET TO THE WESTERLY BOUNDARY OF SOUTH HILLS NORTH, AS PLATTED AND RECORDED AUGUST 25, 1978, FILE 73, SLIDE 119, LANE COUNTY PLAT RECORDS; THENCE SOUTH 01°45'44" WEST 982.36 FEET; THENCE NORTH 79°42'38" WEST 202.24 FEET; THENCE SOUTH 30°43'43" WEST 108.51 FEET; THENCE ALONG A NON-TANGENT 45.00 FOOT RADIUS CURVE RIGHT AN ARC DISTANCE OF 50.38 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 13°09'53" WEST 47.79 FEET); THENCE SOUTH 45°17'45" EAST 85.62 FEET; THENCE SOUTH 01°43'43" WEST 130.00 FEET; THENCE SOUTH 67°42'56" EAST 31.85 FEET; THENCE SOUTH 22°17'04" WEST 165.00 FEET; THENCE NORTH 67°42'56" WEST 95.00 FEET; THENCE NORTH 22°17'04" EAST 140.00 FEET; THENCE NORTH 67°42'56" WEST 30.01 FEET; THENCE ALONG A 325.00 FOOT RADIUS CURVE RIGHT AN ARC DISTANCE OF 97.40 FEET (THE LONG CHORD OF WHICH BEARS NORTH 59°07'47" WEST 97.04 FEET); THENCE ALONG A 275.00 FOOT RADIUS CURVE LEFT AN ARC DISTANCE OF 24.85 FEET (THE LONG CHORD OF WHICH BEARS NORTH 53°07'58" WEST 24.84 FEET); THENCE SOUTH 29°08'30" WEST 169.21 FEET; THENCE NORTH 36°36'43" WEST 176.92 FEET; THENCE NORTH 58°01'26" WEST 50.00 FEET; THENCE ALONG A NON-TANGENT 225.00 FOOT RADIUS CURVE LEFT AN ARC DISTANCE OF 27.60 FEET (THE LONG CHORD OF WHICH BEARS NORTH 28°27'43" EAST 27.58 FEET); THENCE ALONG A 20.00 FOOT RADIUS COMPOUND CURVE LEFT AN ARC DISTANCE OF 33.45 FEET (THE LONG CHORD OF WHICH BEARS NORTH 22°57'45" WEST 29.68 FEET); THENCE NORTH 06°06'47" EAST 51.88 FEET; THENCE ALONG A NON-TANGENT 20.00 FOOT RADIUS CURVE LEFT AN ARC DISTANCE OF 37.39 FEET (THE LONG CHORD OF WHICH BEARS NORTH 60°55'45" EAST 32.18 FEET); THENCE ALONG A 325.00 FOOT RADIUS REVERSE CURVE RIGHT AN ARC DISTANCE OF 87.53 FEET (THE LONG CHORD OF WHICH BEARS NORTH 15°05'00" EAST 87.26 FEET); THENCE NORTH 54°22'04" WEST 83.03 FEET; THENCE NORTH 30°46'57" WEST 92.67 FEET; THENCE NORTH 25°19'10" WEST 96.02 FEET; THENCE NORTH 11°10'22" WEST 131.49 FEET; THENCE NORTH 73°44'26" EAST 54.57 FEET; THENCE SOUTH 32°30'48" EAST 121.36 FEET; THENCE ALONG A NON-TANGENT 46.00 FOOT RADIUS CURVE RIGHT AN ARC DISTANCE OF 13.60 FEET (THE LONG CHORD OF WHICH BEARS NORTH 41°07'32" EAST 13.55 FEET); THENCE NORTH 32°30'48" WEST 226.16 FEET; THENCE NORTH 70°10'22" EAST 99.84 FEET; THENCE NORTH 47°26'51" WEST 44.47 FEET; THENCE NORTH 37°15'32" EAST 109.21 FEET; THENCE NORTH 22°44'11" WEST 90.47 FEET; THENCE NORTH 50°31'56" WEST 154.11 FEET; THENCE NORTH 42°50'03" EAST 66.07 FEET; THENCE NORTH 38°52'01" WEST 108.94 FEET; THENCE ALONG A NON-TANGENT 275.00 FOOT RADIUS CURVE LEFT AN ARC DISTANCE OF 31.52 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 45°37'06" WEST 31.51 FEET); THENCE NORTH 47°39'57" WEST 248.05 FEET; THENCE NORTH 37°15'32" EAST 342.39 FEET; THENCE NORTH 13°17'28" EAST 195.36 FEET; THENCE NORTH 41°45'21" EAST 174.09 FEET; THENCE NORTH 05°58'51" EAST 75.67 FEET; THENCE NORTH 46°38'24" WEST 189.35 FEET; THENCE NORTH 45°35'29" EAST 135.84 FEET; THENCE ALONG A NON-TANGENT 225.00 FOOT RADIUS CURVE RIGHT AN ARC DISTANCE OF 127.02 FEET (THE LONG CHORD OF WHICH BEARS NORTH 51°10'19" WEST 125.34 FEET) TO THE MOST EASTERLY CORNER OF LOT 101 OF MOUNTAINGATE 1ST ADDITION, AS PLATTED AND RECORDED APRIL 3, 2006, RECEPTION NO. 2006-022556, LANE COUNTY OFFICIAL RECORDS; THENCE FOLLOWING ALONG THE BOUNDARY OF SAID MOUNTAINGATE 1ST ADDITION, NORTH 34°59'57" WEST 132.91 FEET; THENCE NORTH 55°20'05" EAST 298.28 FEET TO THE POINT OF BEGINNING; ALL BEING IN THE CITY OF SPRINGFIELD, LANE COUNTY, OREGON. SAID PARCEL CONTAINS 36.38 ACRES, MORE OR LESS.

NOTES & RESTRICTIONS

1. ALL MEASURED EQUALS RECORD, UNLESS OTHERWISE NOTED.
2. MOUNTAINGATE 1ST ADDITION LIES TO THE NORTHWEST OF THIS PROPERTY, LAND PARTITION PLAT No. 97-P0971 LIES TO THE NORTH OF THIS PROPERTY, EASTHAVEN LIES TO THE EAST OF THIS PROPERTY AND SOUTH HILLS NORTH ALSO LIES TO THE EAST OF THIS PROPERTY.
3. NO BUILDING, STRUCTURE, TREE, SHRUBBERY OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
4. THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOR PLAIN) AS SHOWN ON FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP/PANEL NOS. 41039C1166 F WITH EFFECTIVE DATE OF JUNE 2, 1999.
5. MATTERS CONTAINED IN NOTICE OF COURT ORDER AND FINAL JUDGMENT AND ENTRY OF INJUNCTION AFFECTING REAL PROPERTY, RECORDED JANUARY 4, 1985, RECEPTION No. 85-00353 LANE COUNTY OFFICIAL RECORDS.
6. MATTERS CONTAINED IN NOTICE OF REAL PROPERTY SUBJECT TO MASTER PLAN PURSUANT TO ARTICLE 37 OF SPRINGFIELD DEVELOPMENT CODE, RECORDED APRIL 13, 1999, RECEPTION No. 99-035359 LANE COUNTY OFFICIAL RECORDS.
7. MATTERS CONTAINED IN AGREEMENT, RECORDED AUGUST 1, 2002, RECEPTION No. 2002-058266 LANE COUNTY OFFICIAL RECORDS.
8. CONCURRENCE BY EUGENE W. GRAMZOW REVOCABLE TRUST LISTED AS BENEFICIARY IN DEED OF TRUST RECORDED AUGUST 6, 2002 RECEPTION No. 2002-083415, RECORDED _____ RECEPTION No. _____ LANE COUNTY OFFICIAL RECORDS.
9. CONCURRENCE BY EUGENE W. GRAMZOW REVOCABLE TRUST LISTED AS BENEFICIARY IN DEED OF TRUST RECORDED MAY 19, 2003 RECEPTION No. 2003-045432, RECORDED _____ RECEPTION No. _____ LANE COUNTY OFFICIAL RECORDS.
10. CONCURRENCE BY EUGENE W. GRAMZOW REVOCABLE TRUST LISTED AS BENEFICIARY IN DEED OF TRUST RECORDED MARCH 30, 2004 RECEPTION No. 2004-022571, RECORDED _____ RECEPTION No. _____ LANE COUNTY OFFICIAL RECORDS.
11. CONCURRENCE BY BETZ/EVANS ASSOCIATES, A PARTNERSHIP LISTED AS BENEFICIARY IN DEED OF TRUST RECORDED MARCH 31, 2004, RECEPTION No. 2004-022703, RECORDED _____ RECEPTION No. _____ LANE COUNTY OFFICIAL RECORDS. (AFFECTS A PORTION)
12. THE TREE CONSERVATION EASEMENT AND PRIVATE VEGETATION SETBACK EASEMENT ARE FURTHER NOTED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED WITH THIS PLAT, RECEPTION No. _____.

SUB2003-00063
ASSESSOR'S MAP 18-02-03 TAX LOT 303

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ALBERTS DEVELOPMENT, L.L.C., IS THE OWNER IN FEE SIMPLE OF LAND DESCRIBED HEREON, AND IT HAS CAUSED THIS SUBDIVISION TO BE PREPARED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92, AND DOES HEREBY SUBDIVIDE AND PLAT THE SAME.

ALL EXISTING EASEMENTS ARE HEREBY ACKNOWLEDGED AND SHOWN HEREON. OWNER HEREBY DEDICATES TO THE PUBLIC FOREVER ALL STREETS AND ALL PUBLIC UTILITY EASEMENTS AND THE 15-FOOT DRAINAGE EASEMENT ACROSS LOT 115 AS SHOWN HEREON. ALL PUBLIC SLOPE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOREVER FOR PUBLIC SLOPE PROTECTION PURPOSES.

OWNER HEREBY CREATES THE FOLLOWING PRIVATE EASEMENTS: ALL PRIVATE 30-FOOT TREE CONSERVATION EASEMENTS AS SHOWN HEREON, AND ALL PRIVATE VEGETATION SETBACK EASEMENTS, AS SHOWN HEREON; AND THE 10-FOOT PRIVATE UTILITY EASEMENT ACROSS LOT 133 FOR THE BENEFIT OF LOTS 132.

OWNER ALSO HEREBY ACKNOWLEDGES THE FOLLOWING PRIVATE EASEMENTS AS SHOWN HEREON AND CREATED BY SEPARATE DOCUMENTS: THE 10-FOOT PRIVATE UTILITY EASEMENT ACROSS LOTS 116 AND 117 FOR THE BENEFIT OF LOTS 115, 116, 117, 118, 121, 122, 123 AND 124; THE 20-FOOT PRIVATE JOINT-USE ACCESS EASEMENT ACROSS LOT 116 FOR THE BENEFIT OF LOTS 115 AND 116; THE VARIABLE WIDTH PRIVATE JOINT-USE ACCESS & UTILITY EASEMENT ACROSS LOTS 117 AND 122 FOR THE BENEFIT OF LOTS 115, 116, 117, 118, 121, 122, 123 AND 124; THE VARIABLE WIDTH PRIVATE UTILITY EASEMENT ACROSS LOTS 117, 122 AND 124 FOR THE BENEFIT OF LOTS 115, 116, 117, 118, 121, 122, 123 AND 124; THE 25-FOOT PRIVATE JOINT-USE ACCESS EASEMENT ACROSS LOT 120 FOR THE BENEFIT OF LOTS 120 AND 125; THE 26-FOOT PRIVATE JOINT-USE ACCESS EASEMENT ACROSS LOTS 126 AND 129 FOR THE BENEFIT OF LOTS 126 AND 129; THE 25-FOOT PRIVATE JOINT-USE ACCESS EASEMENT ACROSS LOT 128 FOR THE BENEFIT OF LOTS 127 AND 128; THE 12-FOOT PRIVATE UTILITY EASEMENT ACROSS LOTS 136 AND 149 FOR THE BENEFIT OF LOTS 136, 137 AND 149; THE 26-FOOT PRIVATE JOINT-USE ACCESS EASEMENT ACROSS LOTS 136 AND 149 FOR THE BENEFIT OF LOTS 136 AND 149; THE VARIABLE WIDTH PRIVATE UTILITY EASEMENT ACROSS LOTS 126, 129, 139, 141 AND 143 FOR THE BENEFIT OF LOTS 126, 129, 130, 139, 141 AND 143; THE 10-FOOT PRIVATE ACCESS EASEMENT ACROSS LOTS 153 AND 154 FOR THE BENEFIT OF LOTS 146, 153 AND 154; THE VARIABLE WIDTH PRIVATE UTILITY EASEMENT ACROSS LOTS 146, 154, 155, 156 AND 158 FOR THE BENEFIT OF LOTS 146, 153, 154, 155, 156, 158 AND 159; THE VARIABLE WIDTH PRIVATE UTILITY EASEMENT ACROSS LOTS 152, 165 AND 166 FOR THE BENEFIT OF LOTS 152, 165, 166 AND 167; THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT ACROSS LOTS 155 AND 156 FOR THE BENEFIT OF LOTS 154, 155 AND 156; THE 26-FOOT PRIVATE ACCESS EASEMENT ACROSS LOTS 158 AND 159 FOR THE BENEFIT OF LOTS 158 AND 159; THE 10-FOOT PRIVATE UTILITY EASEMENT ACROSS LOT 171 FOR THE BENEFIT OF LOTS 171 AND 172; THE VARIABLE WIDTH PRIVATE EASEMENT ACROSS LOTS 172, 173, 174, 176 AND 177 FOR THE BENEFIT OF LOTS 172, 173, 174, 176 AND 177 AND ALSO FOR THE BENEFIT OF SPRINGFIELD UTILITY BOARD, IT'S HEIRS, SUCCESSORS AND ASSIGNS; THE 14-FOOT PRIVATE UTILITY EASEMENT ENTITLED "OFFSITE EASEMENT No. 1" FOR THE BENEFIT OF LOT 178; AND THE VARIABLE WIDTH PRIVATE ACCESS EASEMENTS ENTITLED "OFFSITE EASEMENT No. 2" AND OFFSITE EASEMENT No. 3" FOR THE BENEFIT OF LOT 175.

_____
TODD ALBERTS, MANAGER
ALBERTS DEVELOPMENT, L.L.C.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 10, 1964
LAWRENCE B. OLSON
655
RENEWAL DATE: 12-31-2008

ACKNOWLEDGMENT

STATE OF OREGON)ss
COUNTY OF LANE)

APPEARED PERSONALLY BEFORE ME, TODD ALBERTS, AS MEMBER OF ALBERTS DEVELOPMENT, L.L.C., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE DESCRIBED INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE THE SAME TO BE HIS FREE ACT AND DEED ON BEHALF OF THE AFOREMENTIONED CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL.
SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 200____.

_____
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: _____

POST-MONUMENTATION

I, LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE POST-MONUMENTATION OF THE CORNERS WAS COMPLETED ON THE _____ DAY OF _____, 200____, AS INDICATED AND CERTIFIED ON AN AFFIDAVIT RECORDED ON THE _____ DAY OF _____, 200____, AS DOCUMENT No. _____, LANE COUNTY OFFICIAL RECORDS.

_____
LAWRENCE B. OLSON, PLS 655

APPROVALS & ACCEPTANCES

_____ _____
CITY PLANNING DIRECTOR DATE | COUNTY ASSESSOR DATE

_____ _____
CITY SURVEYOR DATE | LANE COUNTY BOARD OF COMMISSIONERS DATE

OLSON & MORRIS 380 Q ST. SPRINGFIELD, OR 97477 (541) 302-9790

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