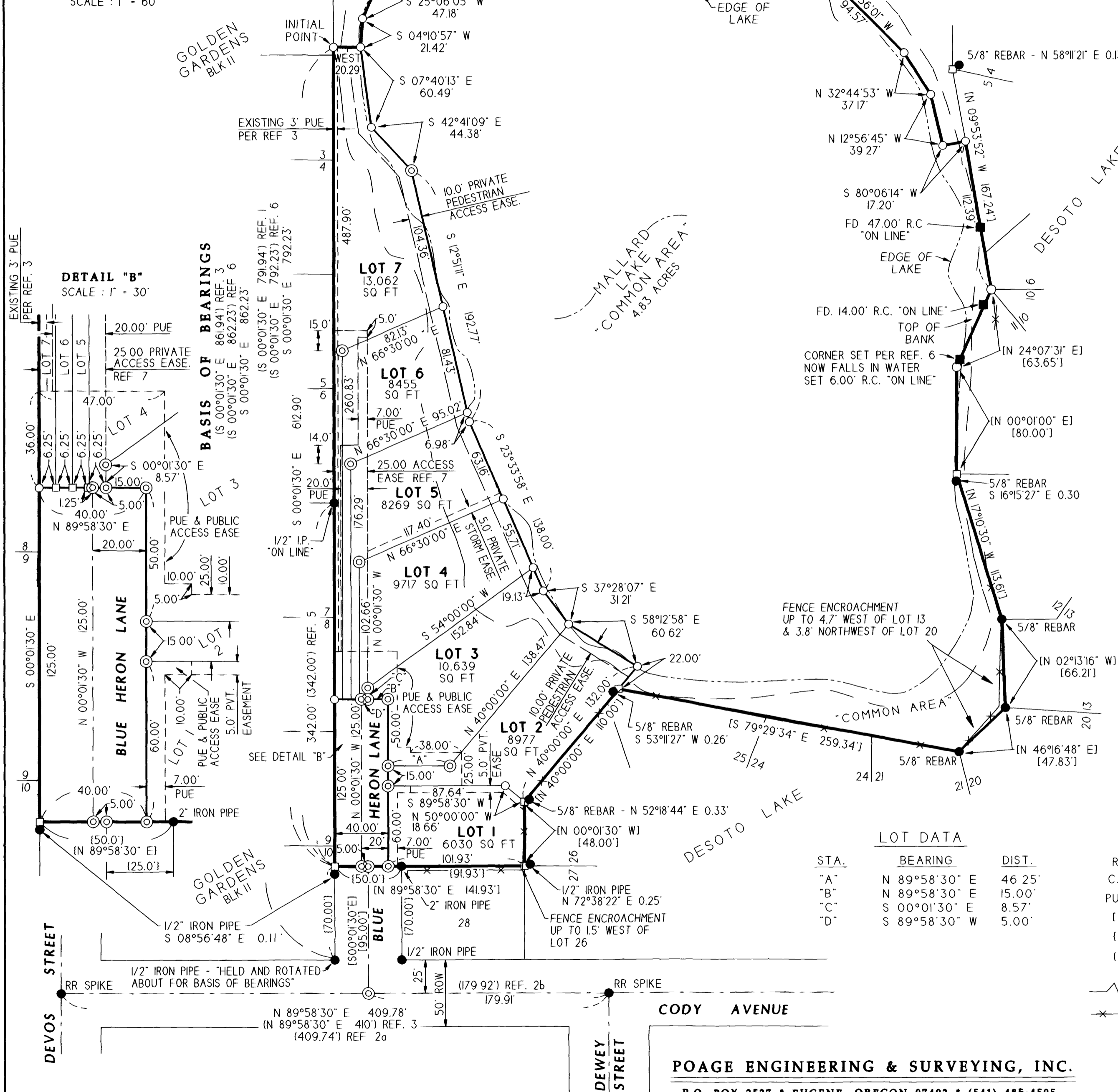


MALLARD LAKE ESTATES
 SW 1/4, SECTION 16, T. 17 S., R. 4 W., W.M.
 EUGENE, LANE COUNTY, OREGON
 JULY 4, 2001

LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 37746
 FILING DATE OCT. 23, 2002 **5**

Division of Chief Deputy Clerk
 Lane County Deeds and Records 2002-082053
 \$41.00
 00349096200200820530010014
 10/22/2002 01:34:23 PM
 RPR-SUBD Cnt=1 Stn=3 CASHIER 07
 \$5.00 \$15.00 \$10.00 \$11.00

RECORDED
 DATE: October 22, 2002
 COUNTY CLERK
 BY: Ada Weather



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF THE OWNER TO SUBDIVIDE A PORTION OF THAT CERTAIN TRACT OF LAND WHICH WAS PREVIOUSLY SURVEYED BY THIS FIRM AND ON FILE WITH THE LANE COUNTY SURVEYORS OFFICE LOCATED IN LANE COUNTY OREGON (REF. 6). THE SUBDIVISION WAS GRANTED APPROVAL PER CITY OF EUGENE PLANNING ACTION FILE (ST 00-14). MONUMENTS RECOVERED WERE FOUND TO REFLECT THEIR POSITIONS AS SHOWN ON SAID SURVEY REFERENCE 6 AND HELD TO DEFINE THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF THE SUBJECT PROPERTY FOR THE PURPOSES OF THIS SURVEY. THE NORTHERLY BOUNDARY WAS ESTABLISHED AT THE DIRECTION OF THE OWNER. WITH THE EXTERIOR BOUNDARIES SO DEFINED, THE PROPERTY WAS THEN SUBDIVIDED AT THE DIRECTION OF THE OWNER, AND IN ACCORDANCE WITH THE PRELIMINARY PLAN.

REFERENCES

- WARRANTY DEED
 RECORDED JULY 19, 2000. INSTRUMENT NO. 2000-041425
 LANE COUNTY OREGON DEED RECORDS.
- CITY OF EUGENE ROAD LOCATION NOTES
 a. BOOK 1382, PAGE 62
 b. BOOK 1468, PAGE 14
- GOLDEN GARDENS
 BOOK 14, PAGE 26
 LANE COUNTY OREGON PLAT RECORDS
- DESOTO LAKE
 BOOK 65, PAGE 3
 LANE COUNTY OREGON PLAT RECORDS.
- C.S.F. 16629 HATCH 1971
- C.S.F. 37107 TOLBERT 2001
- PRIVATE ACCESS EASEMENT AND MAINTENANCE AGREEMENT
 INSTRUMENT NO. 2002082054
 LANE COUNTY OREGON DEED RECORDS.

LEGEND

- FOUND MONUMENT AS NOTED.
 - SET 5/8" x 30" REBAR WITH A YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. & SURV. INC."
 - ⊙ 5/8" x 30" REBAR WITH A YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. & SURV. INC." - TO BE POST-MONUMENTED.
 - FOUND 5/8" x 30" REBAR WITH RED PLASTIC I.D. CAP STAMPED "POAGE ENG. REF. CORNER".
 - COMPUTED POINT. NO MONUMENT FOUND OR SET.
 - R.C. REFERENCE CORNER
 - C.S.F. COUNTY SURVEY FILE
 - PUE PUBLIC UTILITY EASEMENT
 - [] DATA OF RECORD PER REF. 4 & 6
 - { } DATA OF RECORD PER REF. 4
 - () DATA OF RECORD WITH END NOTE CORRESPONDING TO A REFERENCE NUMBER AS SHOWN
 - DENOTES A LINE NOT TO SCALE
 - ××× DENOTES FENCELINE
- "MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS OTHERWISE NOTED."

LOT DATA

STA.	BEARING	DIST.
"A"	N 89°58'30" E	46.25'
"B"	N 89°58'30" E	15.00'
"C"	S 00°01'30" E	8.57'
"D"	S 89°58'30" W	5.00'

POAGE ENGINEERING & SURVEYING, INC.
 P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4505
 JOB No. 3022, DWN. BY LLT, DATE: 7-01
 CADD FILE = 3022PLAT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JUNE 30, 1997
 LLOYD L. TOLBERT
 2813
 EXPIRES JUNE 30, 2004

ASSESSOR'S MAP 17-04-16-31 TAX LOT 100 (PORTION)

PLOTTER: HP DESIGN JET 650C
 INK: HP #51640A INK
 FILM: CONTINENTAL MYLAR JPC 4M2

MALLARD LAKE ESTATES
SW 1/4, SECTION 16, T. 17 S., R. 4 W., W.M.
EUGENE, LANE COUNTY, OREGON
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00349096200200820530010014 \$41.00
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 RPR-SUBD Cnt=1 Stn=3 CASHIER 07
 \$5.00 \$15.00 \$10.00 \$11.00

SURVEYORS CERTIFICATE

I, LLOYD L. TOLBERT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT. THAT THE INITIAL POINT IS MARKED BY A 5/8" X 30" REBAR WITH A YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. AND SURV. INC." LOCATED AS DESCRIBED AND SHOWN HEREON.

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF DESOTO LAKE AS PLATTED AND RECORDED IN BOOK 65, PAGE 3 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID DESOTO LAKE THE FOLLOWING TEN (10) COURSES AND DISTANCES: NORTH 89°58'30" EAST 141.93 FEET; NORTH 00°01'30" WEST 48.00 FEET; NORTH 40°00'00" EAST 110.00 FEET; SOUTH 79°29'34" EAST 259.34 FEET; NORTH 46°16'48" EAST 47.83 FEET; NORTH 02°13'16" WEST 66.21 FEET; NORTH 17°10'30" WEST 113.61 FEET; NORTH 00°01'00" EAST 80.00 FEET; NORTH 24°07'31" EAST 63.65 FEET; AND NORTH 09°53'52" WEST 112.39 FEET; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY OF DESOTO LAKE BEARING SOUTH 80°06'14" WEST 17.20 FEET; THENCE NORTH 12°56'45" WEST 39.27 FEET; THENCE NORTH 32°44'53" WEST 37.17 FEET; THENCE NORTH 44°56'01" WEST 94.57 FEET; THENCE NORTH 89°40'00" WEST 318.55 FEET; THENCE SOUTH 25°06'05" WEST 47.18 FEET; THENCE SOUTH 04°10'57" WEST 21.42 FEET; THENCE WEST 20.29 FEET TO THE EAST LINE OF THE WEST HALF OF BLOCK II, GOLDEN GARDENS AS PLATTED AND RECORDED IN BOOK 14, PAGE 26 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG SAID EAST LINE SOUTH 00°01'30" EAST 612.90 FEET TO THE POINT OF BEGINNING. ALL IN LANE COUNTY, OREGON.

Lloyd L. Tolbert
 LLOYD L. TOLBERT, L.S. 2813

POST-MONUMENTATION CERTIFICATE

I, LLOYD L. TOLBERT, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE INTERIOR CORNERS INDICATED HEREON TO BE POST-MONUMENTED WILL BE MONUMENTED WITHIN SIXTY (60) CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS, BUT NO LATER THAN ONE (1) YEAR FROM THE FILING DATE OF THIS PLAT; WHICHEVER OCCURS FIRST.

Lloyd L. Tolbert
 LLOYD L. TOLBERT L.S. 2813

POST-MONUMENTATION NOTES

POST-MONUMENTATION OF THE INTERIOR CORNERS WAS COMPLETED THE 6th DAY OF JANUARY, 2003, AS INDICATED ON AN AFFIDAVIT FILED IN INSTRUMENT NO. 2003-004126, LANE COUNTY OREGON DEED RECORDS.

IN PLACES WHERE A PROPERTY CORNER MAY NOT BE SET DUE TO OBSTRUCTIONS AT THE CORNER:

(1) A 2 1/2" MAG NAIL WITH A WASHER STAMPED "POAGE ENG & SURV. INC." WILL BE SET IN ITS PLACE; OR

(2) A REFERENCE CORNER (RC) WILL BE SET ON THE PROPERTY LINE CONNECTING TO THE CORNER. THE "RC" WILL BE A 5/8" X 30" REBAR WITH A RED PLASTIC I.D. CAP STAMPED "POAGE ENG. REF. CORNER", OR IF SET IN CONCRETE, A 2 1/2" MAG NAIL WITH A WASHER STAMPED "POAGE ENG & SURV. INC. RC".

THE POST-MONUMENTATION AFFIDAVIT THAT WILL BE RECORDED AND REFERENCED HEREON WILL PROVIDE IN DETAIL THE LOCATION OF THE REFERENCE CORNERS OR ALTERNATIVE MONUMENTS.

APPROVALS

Tony G. Schalk AIC 9-24-02
 EUGENE CITY SURVEYOR DATE

Jerry Jacobson for Jon W. Childs 10-7-02
 CITY PLANNING DIRECTOR DATE

Jim Gungler 10/9/2002
 LANE COUNTY ASSESSOR DATE

Bill Johnson Sr. 10/17/02
 CHAIR, LANE COUNTY BOARD OF COMMISSIONERS DATE

GENERAL NOTES

NO BUILDING, STRUCTURE, TREE, SHRUBBERY, OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.

ELECTRIC DISTRIBUTION FACILITIES SHALL BE UNDERGROUND AND SUBJECT TO THE POLICIES AND PROCEDURES OF THE EUGENE WATER AND ELECTRIC BOARD NOW IN EXISTENCE, OR AS HEREAFTER AMENDED.

PUBLIC ACCESS EASEMENT AREA WILL BE MAINTAINED PRIVATELY.

SOLAR STATEMENT

LOT 7 MEETS THE SOLAR DESIGN STANDARD BECAUSE IT HAS A NORTH-SOUTH LOT DIMENSION IN ACCESS OF 90 FEET. AN ADJUSTMENT TO THE SOLAR DESIGN STANDARDS IS GRANTED FOR LOTS 1 THRU 6 PURSUANT TO SECTION 9.060(j)(5)(a) OF THE EUGENE CODE, DUE TO PATTERNS OF EXISTING DEVELOPMENT AND THE ALIGNMENT OF THE NORTH-SOUTH STREET CONNECTION.

CONDITIONS, COVENANTS, AND RESTRICTIONS

INSTRUMENT NO. 2002082055
 LANE COUNTY OREGON DEED RECORDS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Lloyd L. Tolbert

OREGON
 JUNE 30, 1997
 LLOYD L. TOLBERT
 2813
 EXPIRES: JUNE 30, 2004

POAGE ENGINEERING & SURVEYING, INC.

P.O. BOX 8887 • EUGENE, OREGON 97402 • (541) 485-4505
 JOB No. 3022, DWN. BY LLT, DATE: 7-01
 CADD FILE = 3022PLAT

OWNERS DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT MALLARD LAKE CORPORATION, A CORPORATION FORMED AND EXISTING UNDER THE LAWS OF THE STATE OF OREGON, IS THE OWNER OF THE LAND HEREON DESCRIBED, AND DO CAUSE THE SAME TO BE SUBDIVIDED AND PLATTED AS HEREON SHOWN ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AND DO DEDICATE TO THE PUBLIC FOREVER ALL STREETS, PUBLIC ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DO CREATE A 5.0 FOOT WIDE PRIVATE UTILITY EASEMENT IN FAVOR OF T.C.I. DOING BUSINESS AS AT&T BROADBAND ACROSS LOT 1, A 10.0 FOOT WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT ACROSS LOTS 2, 3, 4, 5, 6, & 7 FOR THE BENEFIT OF SAID LOTS 2, 3, 4, 5, 6, & 7, AND A 5.0 FOOT WIDE PRIVATE STORMWATER EASEMENT ACROSS LOT 5 TO SERVE LOTS 4, 5, 6, & 7 AS SHOWN HEREON AND A 25.0 FOOT WIDE PRIVATE JOINT ACCESS EASEMENT AND MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT AS SHOWN AND REFERENCED HEREON.

Karen Y. Berry
 KAREN Y. BERRY, PRESIDENT
 MALLARD LAKE CORPORATION

ACKNOWLEDGEMENT

STATE OF OREGON)
)
 COUNTY OF LANE)

THERE APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, THE HEREON NAMED KAREN Y. BERRY, ACTING IN HER CAPACITY AS PRESIDENT OF MALLARD LAKE CORPORATION, KNOWN TO ME OR PROVEN TO ME BY SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON SHOWN, AND ACKNOWLEDGED THE SAME TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL.

OFFICIAL SEAL
SUSAN G. STOVALL
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 326067
 BY COMMISSION EXPIRES SEPT. 18, 2003

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 20th DAY OF September 2002.

Susan G. Stovall
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 9/18/03