

MALLARD LAKE ESTATES FIRST ADDITION

SW 1/4 SEC. 16, T. 17 S., R. 4 W., W.M.
 EUGENE, LANE COUNTY, OREGON
 JULY 22, 2003

LANE COUNTY SURVEYORS OFFICE
 C S FILE NO. 38718
 FILING DATE 23 July '04 **S**

RECORDED
 DATE: 23 July 2004
 COUNTY CLERK
 BY: M. Bolding

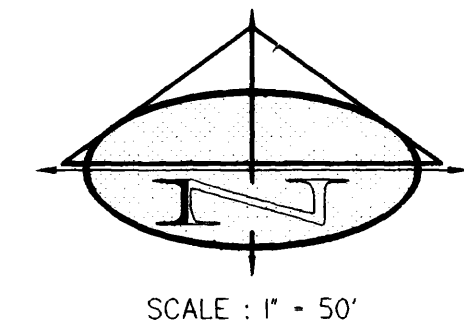
Division of Chief Deputy Clerk
 Lane County Deeds and Records 2004-058005
 \$156.00
 07/23/2004 10:43:32 AM
 RPR-SUBD Cnt=1 Stn=1 CASHIER 05
 \$5.00 \$130.00 \$10.00 \$11.00

FOUND MONUMENTS

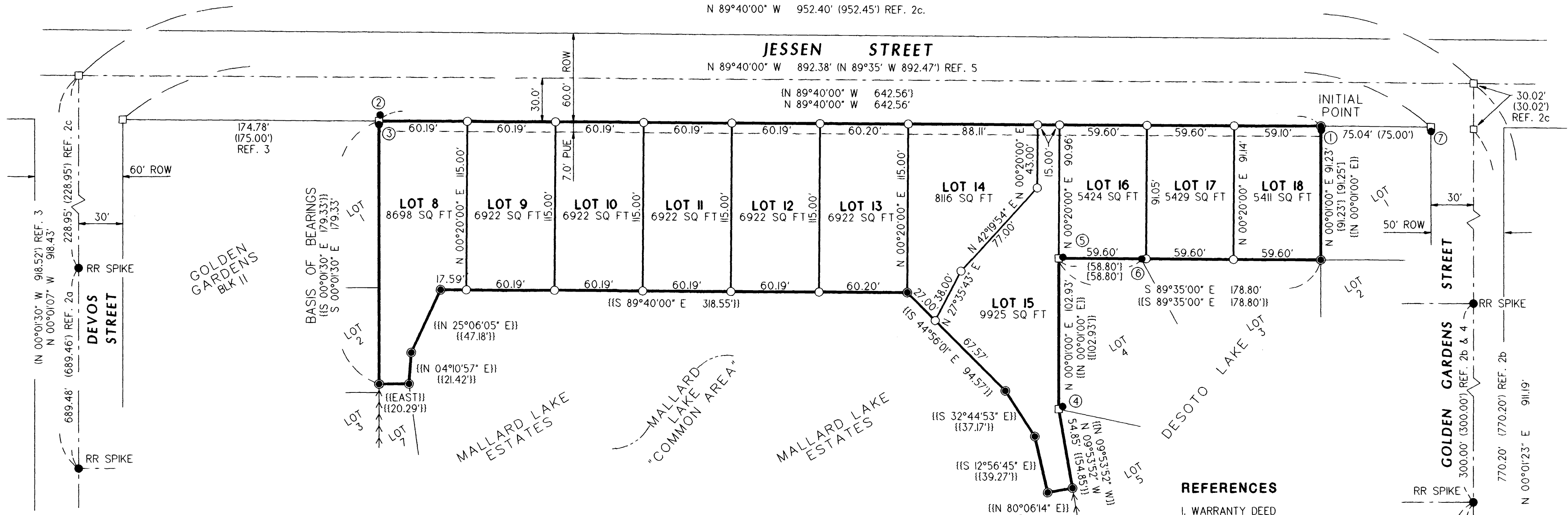
- ① 2" IRON PIPE - S 01°32'53" E 0.96'
(30.96' SOUTH OF JESSEN ST. ☐)
- ② 5/8" REBAR - N 13°43'58" E 1.04' - REF. 7
(28.99' SOUTH OF JESSEN ST. ☐)
- ③ 5/8" REBAR W/CAP "RANDALL PLS 205"
S 00°01'30" E 0.15'
HELD FOR BASIS OF BEARINGS.
(30.15' SOUTH OF JESSEN ST. ☐)
- ④ 5/8" REBAR - N 58°11'21" E 0.13'
- ⑤ 5/8" REBAR - N 74°25'23" E 0.13'
- ⑥ 3/4" IRON PIPE
- ⑦ 3/4" IRON PIPE - S 58°55'53" E 0.62'
(30.32' SOUTH OF JESSEN ST. ☐)

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, THE NORTHERLY EASTERLY AND WESTERLY BOUNDARIES OF WHICH ARE SHOWN IN COUNTY SURVEY FILE NO. 37107 (REF. 7). THE SOUTHERLY BOUNDARY WAS ALSO ESTABLISHED BY THIS FIRM, BEING THE NORTHERLY BOUNDARY OF MALLARD LAKE ESTATES (REF. 9). THE SUBDIVISION WAS GRANTED APPROVAL PER CITY OF EUGENE PLANNING ACTION FILE (SF 03-13). MONUMENTS RECOVERED WERE FOUND TO REFLECT THEIR ORIGINAL POSITIONS AS SHOWN HEREON. WITH THE EXTERIOR BOUNDARIES SO DEFINED, THE PROPERTY WAS SUBDIVIDED AT THE DIRECTION OF THE OWNER, AND IN ACCORDANCE WITH THE PRELIMINARY PLAN.



N 89°40'00" W 952.40' (952.45') REF. 2c.



LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED HEREON.
 - FD. 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.
 - ☐ COMPUTED POINT. NO MONUMENT FOUND OR SET.
 - () DATA OF RECORD WITH END NOTE CORRESPONDING TO A REFERENCE NUMBER AS SHOWN HEREON.
 - [] DATA OF RECORD PER REF. 4
 - { } DATA OF RECORD PER REF. 7
 - {| } DATA OF RECORD PER REF. 8
 - C.S.F. COUNTY SURVEY FILE
 - ←←← DENOTES A SUBDIVISION BOUNDARY
- *MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS OTHERWISE NOTED.*

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.

REFERENCES

1. WARRANTY DEED
 RECORDED JULY 18, 2001
 DOCUMENT NO. 2001-044588
 LANE COUNTY OREGON DEED RECORDS.
2. CITY OF EUGENE ROAD LOCATION NOTES:
 a. BOOK 1382, PAGE 61
 b. BOOK 1468, PAGE 11
 c. BOOK 1468, PAGE 13
 d. BOOK 1468, PAGE 14
3. GOLDEN GARDENS
 BOOK 14, PAGE 26
 LANE COUNTY OREGON PLAT RECORDS.
4. DESOTO LAKE
 BOOK 65, PAGE 3
 LANE COUNTY OREGON PLAT RECORDS.
5. C.S.F. 16629 HATCH 1971
6. C.S.F. 21959 ATTIG 1978
7. C.S.F. 37107 TOLBERT 2001
8. MALLARD LAKE ESTATES
 RECORDED OCTOBER 22, 2002
 DOCUMENT NO. 2002-082053
 LANE COUNTY OREGON DEED RECORDS.



POAGE ENGINEERING & SURVEYING, INC.

P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4505
 JOB No. 3289, DWN. BY LLT, DATE: 7-03
 CADD FILE = 3022PLT2.GCD

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EUGENE, LANE COUNTY, OREGON
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COUNTY CLERK
BY: M. Buldiney

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Lane County Deeds and Records 2004-058005
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00606175200400580050010019
07/23/2004 10:43:32 AM
RPR-SUBD Cnt=1 Stn=1 CASHIER 05
\$5.00 \$130.00 \$10.00 \$11.00

SURVEYOR'S 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" IRON ROD WITH A YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. AND SURV., INC." LOCATED AS DESCRIBED AND SHOWN HEREON.

BEGINNING AT A POINT ON THE SOUTH MARGIN OF JESSEN STREET BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF JESSEN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT I, DESOTO LAKE AS PLATTED AND RECORDED IN BOOK 65, PAGE 3 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG SAID SOUTH MARGIN NORTH 89°40'00" WEST 642.56 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 179.33 FEET TO THE NORTHERLY BOUNDARY OF MALLARD LAKE ESTATES, RECORDED OCTOBER 22, 2002, DOCUMENT NO. 2002-082053, LANE COUNTY OREGON DEED RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY OF MALLARD LAKE ESTATES THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: EAST 20.29; THENCE NORTH 04°10'57" EAST 21.42 FEET; THENCE NORTH 25°06'05" EAST 47.18 FEET; THENCE SOUTH 89°40'00" EAST 318.55 FEET; THENCE SOUTH 44°56'01" EAST 94.57 FEET; THENCE SOUTH 32°44'53" EAST 37.17 FEET; THENCE SOUTH 12°56'45" EAST 39.27 FEET; AND NORTH 80°06'14" EAST 17.20 FEET TO THE WESTERLY BOUNDARY OF ABOVE MENTIONED DESOTO LAKE; THENCE ALONG SAID WESTERLY BOUNDARY OF DESOTO LAKE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 09°53'52" WEST 54.85 FEET; THENCE NORTH 00°01'00" EAST 102.93 FEET; THENCE SOUTH 89°35'00" EAST 178.80 FEET; AND NORTH 00°01'00" EAST 91.23 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 _____ DAY OF _____, _____, AS INDICATED ON AN AFFIDAVIT FILED IN INSTRUMENT NO. _____, 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 CITY OF EUGENE PLANNING ACTION NO. SF 03-13

Tommy G. Schiele 7-22-04
EUGENE CITY SURVEYOR DATE

Sh. Nys 7-22-04
CITY PLANNING DIRECTOR DATE

Shari Higgins for Jim Gange 07-22-04
LANE COUNTY ASSESSOR DATE

Donald E. Hampton 7/23/04
CHAIR, LANE COUNTY BOARD OF COMMISSIONERS DATE

OWNERS DECLARATION

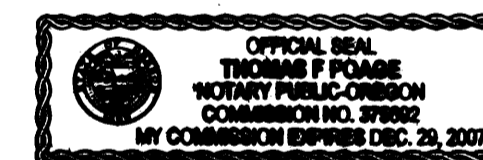
KNOW ALL PEOPLE BY THESE PRESENTS, THAT MALLARD LAKE CORPORATION, A CORPORATION FORMED AND EXISTING UNDER THE LAWS OF THE STATE OF OREGON, IS THE OWNER OF THE LAND HEREON DESCRIBED, AND DOES CAUSE THE SAME TO BE SUBDIVIDED AND PLATTED AS HEREON SHOWN ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AND DOES DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN 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.



SUBSCRIBED TO BEFORE ME
THIS 15th DAY OF June 2004.

Thomas F. Poage
NOTARY PUBLIC FOR OREGON

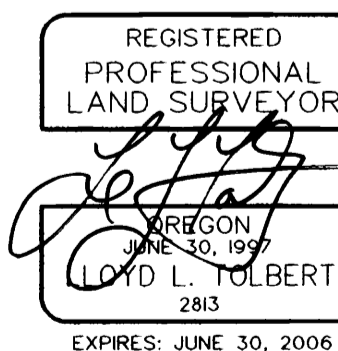
MY COMMISSION EXPIRES: 12/29/07

COVENANTS, CONDITIONS AND RESTRICTIONS

THE SUBJECT PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTION RECORDED 23 July 2004, DOCUMENT NO. 2004-058006, LANE COUNTY OREGON DEED RECORDS.

SOLAR STATEMENT

LOTS 8 THROUGH 18 MEET THE SOLAR DESIGN STANDARD BECAUSE THEY HAVE NORTH-SOUTH LOT DIMENSIONS IN ACCESS OF 90 FEET.



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