

LAND PARTITION PLAT No.

FOR  
**G & L HOLDINGS L.L.C.**  
 NE 1/4, SEC. 5, T16S, R4W W.M.  
 ASSESSOR'S MAP No. 16 04 05 0 0, TL 102  
 EUGENE, LANE COUNTY, OREGON  
 JULY 07, 2014

LANE COUNTY SURVEYORS OFFICE

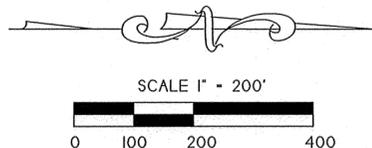
C.S. FILE NO. \_\_\_\_\_  
 FILING DATE \_\_\_\_\_

RECORDED  
 DATE: \_\_\_\_\_  
 COUNTY CLERK  
 BY: \_\_\_\_\_

RECORDER'S STICKER

**LEGEND**

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "STEMM LS 715" UNLESS OTHERWISE NOTED
- FD. 2 1/2" BRASS CAP AS NOTED
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. & SURV. INC."
- COMPUTED POINT. NO MONUMENT FOUND OR SET.
- + DENOTES LINE DRAWN NOT TO SCALE



N.T.S. DENOTES DIMENSION NOT SHOWN TO SCALE

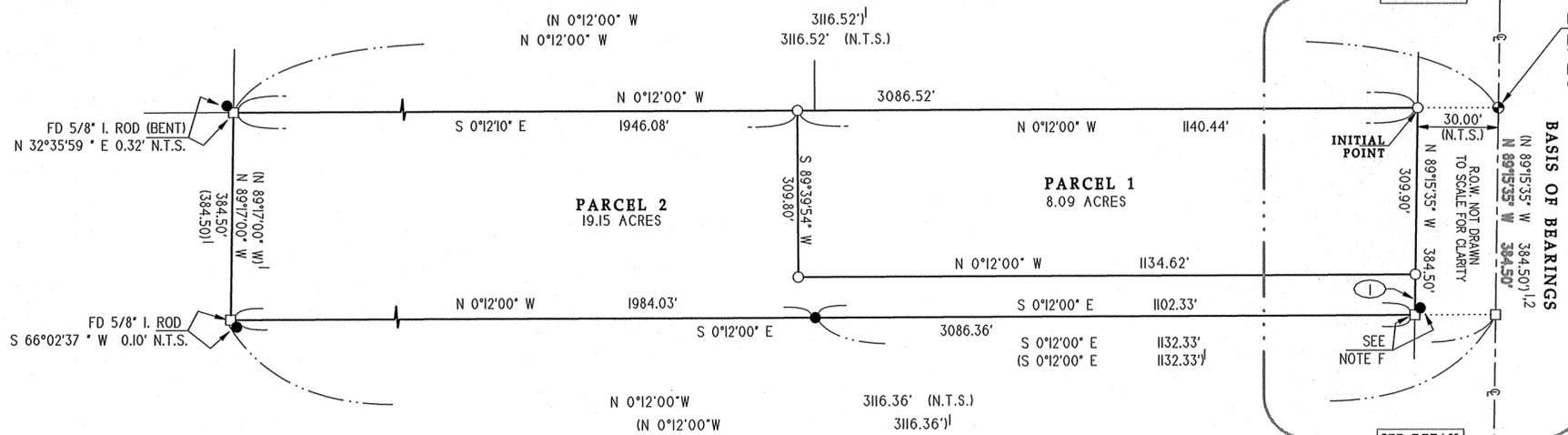
( )\* DATA OF RECORD WITH AN ENDNOTE CORRESPONDING TO A REFERENCE NUMBER SHOWN HEREON  
 MEASURED DIMENSIONS EQUAL RECORD DIMENSIONS UNLESS OTHERWISE NOTED.

**REFERENCES**

- |                      |             |      |
|----------------------|-------------|------|
| 1. C.S.F. No. 36321  | STEMM       | 1999 |
| 2. C.S.F. No. 16912  | CASTLEBERRY | 1971 |
| 3. C.S.F. NO. 264323 | CASTLEBERRY | 1983 |

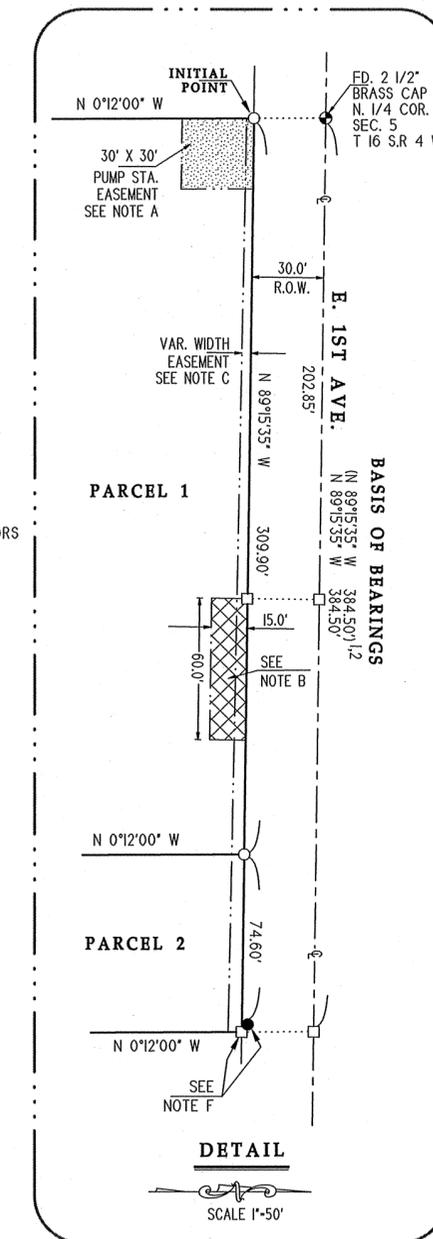
**Notes**

- A. 30' x 30' EASEMENT FOR A SEWAGE PUMP STATION AND RELATED APPURTENANCES IN FAVOR OF THE CITY OF JUNCTION CITY AS GRANTED BY AN INSTRUMENT RECORDED JULY 23, 1984 RECEP. NO. 8429842 LANE COUNTY OREGON DEEDS AND RECORDS.
- B. 15' x 60' WIDE EASEMENT FOR UNDISCLOSED PURPOSES IN FAVOR LANE COUNTY AS GRANTED BY AN INSTRUMENT RECORDED JUNE 9, 1975 RECEP. NO. 7522369 LANE COUNTY OREGON DEEDS AND RECORDS.
- C. 10' WIDE EASEMENT, 5.0 FEET ON EITHER SIDE OF THE EXISTING CABLE IN FAVOR OF PACIFIC NORTHWEST BELL AS GRANTED BY AN INSTRUMENT RECORDED FEBRUARY 16, 1988 RECEP. NO. 8806239 LANE COUNTY OREGON DEEDS AND RECORDS.
- D. THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH ALONG ITS WESTERN BOUNDARY FOR PLACEMENT OF ONE (1) POLE AND (1) ANCHOR IN FAVOR OF PACIFIC POWER AND LIGHT AS GRANTED BY AN INSTRUMENT RECORDED DECEMBER 24, 1971 RECEP. NO. 79669 LANE COUNTY OREGON DEEDS AND RECORDS
- E. THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR IN FAVOR OF PACIFIC TELEGRAPH AND TELEPHONE COMPANY AS GRANTED BY AN INSTRUMENT RECORDED MAY 12 1942 IN BOOK 231 PAGE 258 LANE COUNTY OREGON DEEDS AND RECORDS
- F. FOUND 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "DAHRENS LS60052 \* N 55°35'40" W 0.06' N.T.S.



**ADDITIONAL COURSES**

SEGMENT	BEARING	DIST.
(1)	S 89°15'35" E	74.60'



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 13, 1984  
 JONATHAN A. OAKES  
 2105  
 EXPIRES: DECEMBER 31, 2014

**POAGE ENGINEERING & SURVEYING, INC.**

P.O. BOX 2527 \* EUGENE, OREGON 97402 \* (541) 485-4505  
 JOB No. 4288, DWN. BY JAO/4288PLAT.GXD, DATE: 7-14

LAND PARTITION PLAT No.

FOR
G & L HOLDINGS LLC
NE 1/4, SEC. 5 T 16 S, R 4 W W.M.
ASSESSOR'S MAP No. 16 04 05 0 0, TL 102
EUGENE, LANE COUNTY, OREGON
JULY 07, 2014

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO.

FILING DATE

RECORDER'S STICKER

RECORDED

DATE: \_\_\_\_\_

COUNTY CLERK

BY: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, JONATHAN A. OAKES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, THAT THE INITIAL POINT IS 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." SET FLUSH WITH THE SURFACE OF THE GROUND AND IS LOCATED AS DESCRIBED AND SHOWN HEREON AND I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THIS PLAT IS LAID OUT ON AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF EAST 1ST AVENUE, SAID POINT BEING SOUTH 00°12'00" EAST 30.00 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 5 IN TOWNSHIP 16 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE SOUTH MARGIN OF EAST 1ST AVENUE SOUTH 89°15'35" EAST 384.50 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LANDS DESCRIBED IN A DEED RECORDED ON REEL 2472, RECEPTION NO. 9880970 LANE COUNTY OFFICIAL RECORDS; THENCE ALONG THE EAST LINE OF SAID LAST DESCRIBED TRACT SOUTH 00°12'00" EAST 1102.33 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING SOUTH 00°12'00" EAST 1984.03 FEET; THENCE NORTH 89°17'00" WEST 384.50 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A ON REEL 1655 RECEPTION NO. 9045560 LANE COUNTY OREGON OFFICIAL RECORDS; THENCE ALONG THE EAST LINE OF SAID LAST DESCRIBED TRACT AND ITS NORTHERLY EXTENSION NORTH 00°12'00" WEST 386.52 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY OREGON.

APPROVALS:

JUNCTION CITY PLANNING COMMISSION CHAIR DATE

JUNCTION CITY RECORDER DATE

LANE COUNTY SURVEYOR DATE

LANE COUNTY ASSESSOR DATE

JONATHAN A. OAKES PLS NO. 2105

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNERS TO DEMARCAT THE BOUNDARIES OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED DECEMBER 24, 2013 RECEPTION NO. 2013-064470 LANE COUNTY OREGON DEEDS AND RECORDS, AND TO FURTHER PARTITION SAID TRACT INTO TWO PARCELS AS APPROVED BY THE JUNCTION CITY PLANNING COMMISSION UNDER FILE NO. MP-14-01. THE BASIS OF BEARING IS DEFINED BY THE CENTERLINE OF EAST FIRST STREET PER C.S.F. NO. 36321, ON FILE IN THE OFFICE OF THE LANE COUNTY SURVEYOR. THE BASIS OF BEARING WAS ESTABLISHED BY A BEARING-BEARING INTERSECTION USING THE RECORD BEARING PER C.S.F. NO. 36321 MEASURED EASTERLY FROM THE FOUND BRASS CAP MARKING THE NORTH ONE-QUARTER CORNER OF SECTION 5 IN TOWNSHIP 16 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN TOGETHER WITH THE RECORD BEARING PER C.S.F. NO. 36321 MEASURED NORTHERLY FROM THE FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "STEMM L.S. 715 SET ON THE EAST BOUNDARY OF THE SUBJECT PROPERTY TO REFERENCE THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED RECORDED ON REEL 2472, RECEPTION NO. 9880970 LANE COUNTY OFFICIAL RECORDS. C.S.F. NO. 36321 ESTABLISHES THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY AND IS THE SOURCE OF THE COURSES AND DISTANCES THAT APPEAR IN THE LEGAL DESCRIPTION REFERENCED ABOVE. THEREFORE, DATA OF RECORD PER C.S.F. NO. 36321 AS MEASURED FROM THE BASIS OF BEARINGS USED HEREON, WAS HELD TO DEFINE THE BOUNDARIES OF THE SUBJECT PROPERTY FOR THE PURPOSES OF THIS SURVEY. WITH THE EXTERIOR BOUNDARY SO DEFINED, THE PROPERTY WAS THEN DIVIDED INTO TWO PARCELS AT THE DIRECTION OF THE OWNER AND IN ACCORDANCE WITH THE PRELIMINARY PLAN.

DECLARATION

KNOW ALL PERSONS, BY THESE PRESENT, THAT G & L HOLDINGS LLC IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND IT DOES CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS HEREON SHOWN ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

GARY OBERMIRE, MEMBER
G & L HOLDINGS LLC

LOUIS COURTEMANCHE, MEMBER
G & L HOLDINGS LLC

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF LANE ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, COUNTY OF LANE THE HEREON NAMED GARY OBERMIRE, BEING KNOWN TO ME OR PROVED TO ME ON A SATISFACTORY BASIS TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON, IN HIS AUTHORIZED CAPACITY AS A MEMBER OF G & L HOLDINGS LLC AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY STAMP.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF LANE ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, COUNTY OF LANE THE HEREON NAMED LOUIS COURTEMANCHE, BEING KNOWN TO ME OR PROVED TO ME ON A SATISFACTORY BASIS TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON, IN HIS AUTHORIZED CAPACITY AS A MEMBER OF G & L HOLDINGS LLC AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY STAMP.

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: \_\_\_\_\_

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes

OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105

EXPIRES: DECEMBER 31, 2014

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JOB No. 4288, DWN. BY JAO/4288PLAT.GXD, DATE: 7-14