

CITY OF COTTAGE GROVE
Department of Public Works

February 06, 2019

REQUEST FOR PROPOSALS

To Provide

**Surveying Services to establish boundaries and prepare a major partition
as well as establish boundaries and prepare a boundary line adjustment on
two separate parcels**

PROPOSALS WILL BE RECEIVED AT:

**City of Cottage Grove, Oregon
Department of Public Works
400 E. Main Street
Cottage Grove, OR 97424
(541) 942-3349**

No later than Friday, February 22, 2019 at 4:00 PM

**Contact Person
Ron Bradsby, City Engineer
engineering@cottagegrove.org
(541) 767-4128**

CITY OF COTTAGE GROVE
REQUEST FOR PROPOSALS
TO PROVIDE

SURVEYING SERVICES to establish boundaries and prepare a major partition as well as establish boundaries and prepare a boundary line adjustment on two separate parcels

The City of Cottage Grove, Oregon is seeking a qualified land surveyor to review deed descriptions, research survey records, establish and monument exterior boundary of parent parcel, establish and monument interior parcel corners and prepare a partition plat for the division of parent parcel for filing with Lane County Surveyor's Office for one parcel. On second parcel, review deed descriptions, research survey records, establish boundaries, monument new property lines and prepare boundary line adjustment documents and plat for filing with Lane County Surveyor's Office.

BACKGROUND INFORMATON

Major Partition See Appendix A

On November 27, 2017, the City of Cottage Grove purchased Parcel 2 of Land Partition Plat No. 2003-P1735 as platted and recorded on December 15, 2003, Reception No. 2003-119777, Lane County Deeds and Records, in Lane County Oregon.

The City's intention is to partition the parent property into four parcels and dedicate necessary right-of-way for South R Street between Sweet Lane and Industrial Park. See conceptual plan in Appendix A.

Boundary Line Adjustment (See Appendix B)

The City of Cottage Grove owns Parcel 2 of Land Partition Plat No. 1999-P1220 as platted and recorded on January 28, 1999. Kristen Woodard LLC owns Parcel 1 and 3 of the same partition plat.

Representatives from both organizations have discussed and agreed in concept to a boundary line adjustment between Parcel 1 and 2. See Appendix B for the conceptual drawing.

GENERAL DESCRIPTION OF PROJECT

The project consists of researching deeds and survey records, perform preliminary field survey, establish and monument parcels' boundary, prepare preliminary and final survey plats and record final plats with the Lane County Surveyor's Office.

Surveying services for this project will be paid 100% with local funds.

SCOPE OF SERVICES TO BE PROVIDED

The consultant will provide services to survey and monument a two parcel partition as required by the City of Cottage Grove, Lane County Surveyor's Office and Oregon Revised Statutes.

The City is requesting quotations for the following tasks:

1. Meet with City Staff to ensure understanding of project and tasks.
2. Research deeds and survey records to assist in the determination of the exterior boundary of the parent parcels.
3. Evaluate field conditions and search for any evidence that may assist in the determination of the property lines.
4. Perform preliminary field surveying to meet the requirements for a preliminary partition plat/boundary line adjustment as outlined in Chapter 14 of the Cottage Grove Municipal Code including but not limited to establishing control within the project area and locating the center line of the improved sections of South R Street, sidewalks, and utility lines.
5. Collect topographic data within the shaded area on the conceptual drawing in Appendix A. The data will be given to City of Cottage Grove for the design that section of South R Street.
6. Meet with City Staff to discuss and determine the right-of-way widths for South R Street.
7. Draft a preliminary partition plat as required by Chapter 14 of the Cottage Grove Municipal Code. City staff will make application for the partition as well as the boundary line adjustment.
8. Upon approval of partition and boundary line adjustment from the City of Cottage Grove, monument the exterior boundaries of the parcels and prepare final partition plats for recording with Lane County Surveyor's Office.
9. After gathering appropriate signatures, record final plat with Lane County.
10. Provide a mylar copies of the recorded plat to the City of Cottage Grove.

SELECTION PROCESS AND SCHEDULE

Proposals will be received from surveyors registered to practice Land Surveying in the State of Oregon and qualified to provide the necessary services.

Qualified consultants will be evaluated by City staff, who will select the most qualified firm from those submitting proposals. Proposals will be evaluated on the following criteria to determine the best qualified firm for the project.

- Qualifications of proposing firm and field employees.
- Proof of the following insurance carried by proposing firm:
 - General Liability
 - Worker's Compensation
 - Professional Liability
- Itemized Compensation Proposal: Proposing firm to identify the total surveying costs by task.

- Itemized Time Schedule: Proposing firm to estimate timeline to complete each task. City's partition/boundary line adjustment process length is 3-4 weeks.
- All proposals must be signed by an individual with contractual authority for the proposing firm.
- The name, address, and phone number of the contact person who can act for the proposing firm during the period of proposal evaluation.

SERVICE AGREEMENT

The City will enter into contract negotiations with the highest ranked land surveying firm in order to develop a written service agreement that will include but not be limited to the following:

- General contract provisions
- Detailed scope of work
- Consultant's project team
- Project schedule
- Insurance requirements
- Maximum not-to-exceed fee for the work

PROPOSAL DUE DATE

Proposals must be submitted in triplicate to the City of Cottage Grove, Office of Public Works no later than 4:00 PM on Friday, February 22, 2019.

LIMITATIONS

The City reserves the right to reject any and all proposals or terminate the selection process at anytime if, at its sole discretion, it determines such action would be in the best interests of the City.

APPENDIX A

Division of Chief Deputy Clerk
Lane County Deeds and Records
2003-11977
\$61.00
06272727863811977803081
RFR-PRT Cnt=1 St=1 CASHIER 05
\$40.00 \$10.00 \$11.00

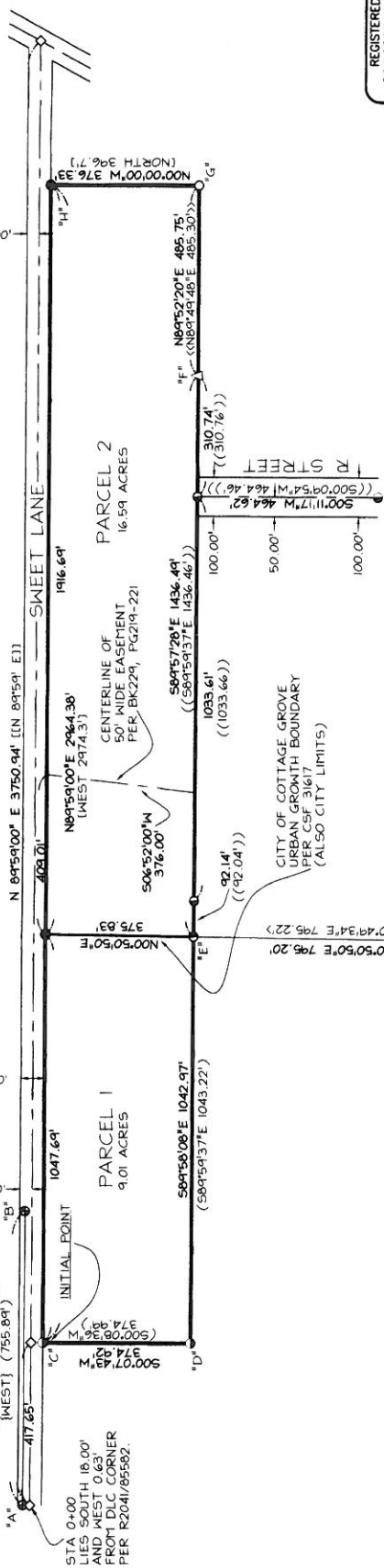
LAND PARTITION PLAT No. 2003-PI735

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 38359
FILING DATE 15 DEC 33 C

RECORDED
DATE 15 DEC 2003
COUNTY CLERK
BY: *Jessie Boyer*



BASIS OF BEARINGS
N 0°00'00" E 755.85'
(WEST) (755.89')



LEGEND

- FD 2 3/4" BRASS CAP STAMPED "LANE COUNTY SURVEYOR'S OFFICE T205 R3M C76, C57, C63 1988" S.W. CORNER "H" STALL D.L. #57, KNOWN TO BE ON NORTH LINE OF T. GIBSON D.LC #63
- FD 2 3/4" BRASS CAP STAMPED "LANE COUNTY SURVEYOR'S OFFICE T205 R3M C76, C63, 532 1986" N.W. CORNER T. GIBSON D.LC #63
- FD 5/8" REBAR PER COTTAGE GROVE INDUSTRIAL PARK FILE 75, SLIDES 946-948 LCPR
- FD 5/8" REBAR PER SUNRISE RIDGE FILE 75, SLIDES 1011 & 1012 LCPR
- FD 5/8" REBAR PER CSF 31617
- FD 5/8" REBAR PER CSF 34119
- FD 3/4" IRON PIPE ORIGIN UNKNOWN, NOTED AS FOUND PER CSF 34119 & 31617
- FD 2" IRON PIPE, INITIAL POINT COTTAGE GROVE INDUSTRIAL PARK FILE 75, SLIDES 946-948 LCPR
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP MARKED "GEOMAX INC."
- ◇ CALC. POINT. NO MONUMENT FD OR SET.

- () RECORD PER SUNRISE RIDGE FILE 75, SLIDE 1011 & 1012 LCPR
- (()) RECORD PER COTTAGE GROVE INDUSTRIAL PARK FILE 75, SLIDES 946-948 LCPR
- < > RECORD PER CSF 34119
- << >> RECORD PER CSF 31617
- { } RECORD PER DLC FIELD NOTES NOTIFICATION 866, PAGE 181 & 182 LC50
- () RECORD PER R2527/99023586
- ([]) RECORD PER R2041/85582
- FD FOUND
- CALC CALCULATED
- DLC DONATION LAND CLAIM
- CSF COUNTY SURVEY FILE NUMBER LC50
- RXXXX/XXXXXX REEL/RECEPTION No. LCDR
- BKXX, PGXX BOOK & PAGE LCDR
- LC50 LANE COUNTY SURVEYOR'S OFFICE
- LCDR LANE COUNTY DEED RECORDS
- LCPR LANE COUNTY PLAT RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 18, 1994
DENNIS A. CHOWE
035
RENEWAL 12-31-03

PARTITION PLAT FOR CAROLYN WORKMAN
SE 1/4 & SW 1/4, SEC. 32,
T205, R03M, W.M.,
COTTAGE GROVE,
LANE COUNTY, OR
T.L. 20-03-32-34.00100

Geomax INC.
ENGINEERING, LAND SURVEYING, BUILDING DESIGN
200 N. MAIN STREET, SUITE 200, ASTORIA, OREGON 97103
TELEPHONE (541) 962-0126 FAX (541) 962-7652

JOB NO: D133
DRAWN BY: S.E.S.
CHECKED BY: D.A.C.
DATE: 9/26/03
REV: 10/27/03aes

T.L. 20-03-32-34.00100
HP350C / HP51640A / CONTINENTAL JFC-412

SHEET 1 OF 2

D133p.dwg

Division of Chief Deputy Clerk
Lane County Deeds and Records
2003-119777
\$81.00
12/15/2003 10:56:37 AM
CASHIER 03

LAND PARTITION PLAT No. 2003-PI735

OWNER'S DECLARATION

KNOW ALL MEN THAT THE CAROLYN L. WORKMAN REVOCABLE LIVING TRUST IS THE OWNER OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED ACCORDING TO THE PROVISIONS OF CHAPTER 92, DIVISION 1, SECTIONS 1 AND 2, AS AMENDED, AND ACKNOWLEDGES THE EXISTING 50' WIDE EASEMENT DESCRIBED ON PG 219-221, & THE 15' WIDE RIGHT-OF-WAY EASEMENT AS DESCRIBED ON R161B/4009354.

Julie Marie Workman Fox
JULIE MARIE WORKMAN FOX, TRUSTEE
Carolyn L. Workman
CAROLYN L. WORKMAN, TRUSTEE
Denise Marie Workman
DENISE MARIE WORKMAN, TRUSTEE

OWNERS & PARTITIONERS

CAROLYN L. WORKMAN
REVOCABLE LIVING TRUST
600 SWEET LANE
COTTAGE GROVE, OREGON
97124

ZONING

PORTION WITHIN CITY LIMITS - M1
PORTION WITHIN COUNTY - RR10

BLANKET EASEMENTS

R161B/4009354

EASEMENTS

BK229, PG219-221

DEED REFERENCES

R2527/41023556
R2041/65582

SURVEY REFERENCES

CSF 31617
CSF 34114
SUNRISE RIDGE
FILE 75, SLIDES 1011 & 1012
COTTAGE GROVE INDUSTRIAL PARK
FILE 75, SLIDES 946-948
FIELD NOTES OF T. GIBSON DLC 63
NOTIFICATION 866, PAGE 181 & 182 LC50

SURVEYOR'S CERTIFICATE

I, DENNIS A. CROME, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I CORRECTLY PERFORMED THE SURVEY, AND MONUMENTED WITH PROPER MONUMENTS, THE HEREIN DESCRIBED PARCELS OF LAND AND PLATTED SAME AS SHOWN HEREON PURSUANT TO ORS CHAPTERS 92 AND 209, AS AMENDED, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE A 2 3/4 INCH BRASS CAP MARKING THE N.W. CORNER OF THE T. GIBSON DLC #63;
THENCE SOUTH 18.00';
THENCE SOUTH 00°07'43" WEST 30.00 FEET TO THE INITIAL POINT OF THIS DESCRIPTION, SAID POINT BEING MARKED BY A 5/8 INCH REBAR, WITH YELLOW CAP, STAMPED "POAGE ENG. & SURV. INC.";
THENCE SOUTH 00°07'43" WEST 374.92 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89°57'28" EAST 1042.97 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89°57'28" EAST 485.75 FEET TO A 3/4 INCH IRON PIPE;
THENCE SOUTH 376.33 FEET TO A 5/8 INCH REBAR;
THENCE SOUTH 89°57'00" WEST 2964.38 FEET TO THE INITIAL POINT.

APPROVALS

Howard Schuessler
HOWARD SCHUESSLER
DIRECTOR
COMMUNITY DEVELOPMENT
CITY OF COTTAGE GROVE

Don Bradley
DON BRADLEY
ENGINEER
CITY OF COTTAGE GROVE

Shirley Higgins for Denise Wange
SHIRLEY HIGGINS FOR DENISE WANGE
LANE COUNTY ASSESSOR

STATE OF OREGON }
COUNTY OF LANE }
WILLIAM ROBINSON, PLS
INTERIM LANE COUNTY SURVEYOR

ACKNOWLEDGMENT

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JULIE MARIE WORKMAN FOX, TRUSTEE OF THE CAROLYN L. WORKMAN REVOCABLE LIVING TRUST, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF 1

December, 2003.

Richard L. Chastain
RICHARD L. CHASTAIN
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 12/12/03



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A TWO PARCEL PARTITION OF THOSE LANDS DESCRIBED ON THAT DEED DATED MARCH 15, 1999, AND ACCORDING TO FIELD NOTES ON FILE 2502, RECEPTION NUMBER 94023556, LANE COUNTY DEEDS AND RECORDS, LANE COUNTY, OREGON.

THE BASIS OF BEARINGS IS THAT LINE BETWEEN FOUND MONUMENTS "A" & "B" HELD AS WEST PER FIELD NOTES OF THE T. GIBSON DONATION LAND CLAIM NUMBER 63, NOTIFICATION 866, PAGE 181 & 182, LANE COUNTY SURVEYOR'S OFFICE.

THE BOUNDARIES OF THE PROPERTY BEING PARTITIONED WERE LOCATED AS FOLLOWS:

MONUMENTS "C" - "G" WERE HELD AS FOUND.

LINE "C"-"D" IS THE WESTERN BOUNDARY.

LINE "D"-"E"-"F"-"G" IS THE SOUTHERN BOUNDARY.

A LINE WAS PROJECTED AT DEEDED BEARING TO THE SOUTHERN RIGHT-OF-WAY OF SWEET LANE AT POINT "H" FROM POINT "G".

LINE "G"-"H" IS THE EASTERN BOUNDARY.

LINE "H"-"C" IS THE NORTHERN BOUNDARY.

THE CENTERLINE AND RIGHT-OF-WAY WIDTH OF SWEET LANE WAS LOCATED BY HOLDING DEEDED CALLS PER THE CENTERLINE DESCRIPTION ON R2041/65582.

THE EAST-WEST MEASUREMENTS OF THIS PROPERTY ARE SHORTER THAN THOSE SHOWN ON THE DEED, HOWEVER THIS PROPERTY AND ITS EASTERN NEIGHBORS WERE ORIGINALLY ONE PARCEL AND THE NEIGHBORING DEEDS WERE GIVEN SENIORITY DUE TO AGE OF DEEDS.

THE BOUNDARY LINE WAS PLACED PER CLIENT REQUEST ALONG THE URBAN GROWTH BOUNDARY AND CITY LIMITS OF THE CITY OF COTTAGE GROVE.

RECORDED
DATE: 15 DEC 2003
COUNTY CLERK
BY: Denise Wange

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 38359
FILING DATE: 15 DEC 03

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dennis A. Crome
JANUARY 1994
DENNIS A. CROME
845
RENEWAL 12-31-03

PARTITION PLAT
FOR
CAROLYN
WORKMAN
SE1/4 & SW1/4, SEC. 32,
T205, R03W, W1M.,
COTTAGE GROVE,
LANE COUNTY, OR
T.L. 20-03-32-34.00100

Geomax
INC.
ENGINEERING, LAND SURVEYING, BUILDING DESIGN
826 N. 11TH STREET, COTTAGE GROVE, OREGON 97124
TELEPHONE: (503) 942-0067 FAX: (503) 942-7985

JOB NO. D133
DRAWING: S.E.S.
DATE: 9/26/03
REV. 10/27/03dcs
CHECKED: D.A.C.

COTTAGE GROVE INDUSTRIAL PARK

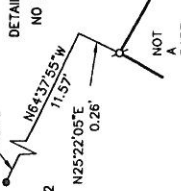
LOCATED IN THE S.E. AND S.W. 1/4 OF SECTION 32
TOWNSHIP 20 SOUTH, RANGE 3 WEST, W.M.
AND THE N.E. 1/4 OF SECTION 5,
TOWNSHIP 21 SOUTH, RANGE 3 WEST, V
CITY OF COTTAGE GROVE
LANE COUNTY, OREGON
DECEMBER 15, 1998

FILE **75** SLIDE **946**

FILED
DATE **March 3, 2000**
LANE COUNTY CLERK
AND RECORDS OF
DOCUMENTS
41.00
P.P.S. 5180-10.00-11.00
2000012553 10:26:06 AM 03/03/2000
90021973200012555007
CASHIER 05

NOTED:
MEASURED DISTANCES
SHOWN HEREON ARE
IDENTICAL TO RECORD
MEASUREMENTS PER
OUTBOUNDS SURVEY
C.S.F. 34119

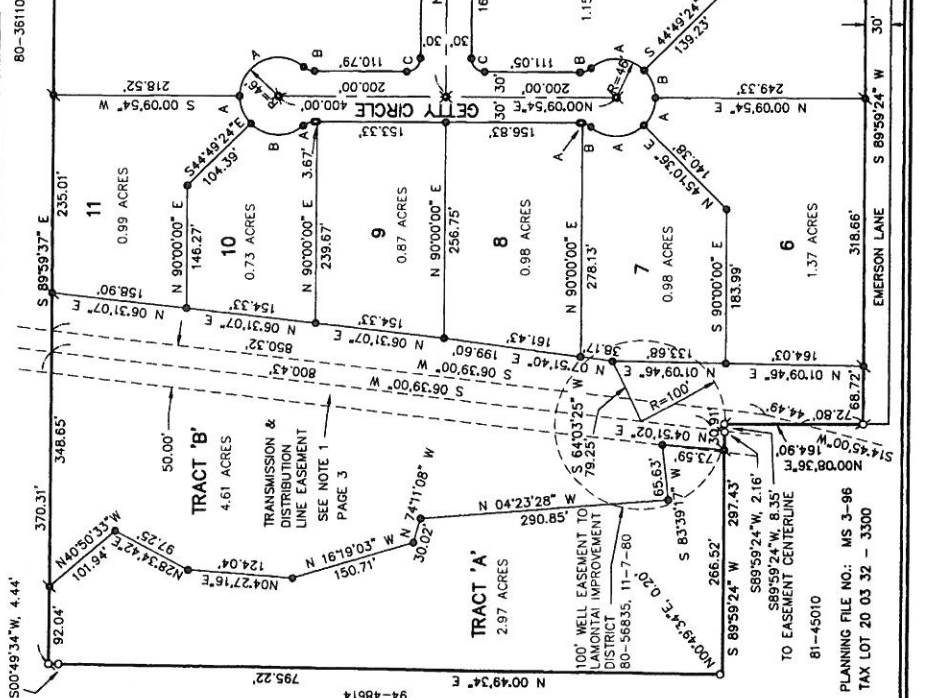
LEGEND
X DENOTES 5/8" X 30" IRON ROD WITH A 1/2" ALUMINUM CAP
INSCRIBED "G & L LAND SURVEYING, INC."
TO BE POST-MONUMENTED. SET
/ DENOTES SET 5/8" X 30" IRON ROD W/YPC INSCRIBED
"G & L LAND SURVEYING, INC."
• DENOTES 5/8" X 30" IRON ROD W/YPC INSCRIBED
"G & L LAND SURVEYING, INC." TO BE POST-MONUMENTED.
○ DENOTES FOUND 5/8" IRON ROD W/YPC INSCRIBED
"GEOMAX PLS 2475" OR MONUMENT AS NOTED
□ DENOTES FOUND 5/8" IRON ROD W/YPC INSCRIBED
"G & L LAND SURVEYING, INC."
W/YPC DENOTES WITH YELLOW PLASTIC CAP
FND. DENOTES FOUND
I.R. DENOTES IRON ROD
I.P. DENOTES IRON PIPE
NOT A PART



SCALE: 1"=100'

CURVE TABLE:

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
1 A	305.00'	133.94'	N 77°18'58" W	25°22'05"	
1 B	51.00'	61.43'	N 81°40'53" W	69°00'32"	
2 A	245.00'	108.47'	S 77°18'58" E	25°22'05"	
2 B	51.00'	73.39'	N 45°04'57" E	82°26'41"	
3 A	580.00'	362.73'	S 17°45'05" E	35°49'59"	
3 B	51.00'	73.47'	S 44°55'03" E	82°32'12"	
4 A	680.00'	178.28'	N 07°20'45" W	15°01'18"	
4 B	680.00'	177.77'	S 02°17'47" W	80°44'39"	
5 A	20.00'	9.95'	N 45°04'57" E	82°26'41"	
5 B	16.00'	25.09'	S 45°04'57" W	80°44'39"	
5 C	680.00'	177.66'	S 22°20'28" W	94°38'10"	
5 D	46.00'	36.12'	S 67°19'45" E	44°50'42"	
5 E	46.00'	36.14'	S 67°19'45" E	44°50'42"	
6 A	68.83'	62.59'	S 01°57'17" E	85°44'14"	
6 B	20.00'	11.13'	N 09°59'37" E	31°33'04"	
6 C	3.09'	3.09'	S 04°35'50" W	08°51'53"	
10 A	20.00'	14.27'	N 3°31'53" E	40°44'57"	
10 B	68.85'	62.60'	S 07°17'49" W	85°45'44"	
10 C	46.00'	36.20'	N 67°40'18" E	44°59'12"	
10 D	46.00'	36.21'	S 20°37'29" W	30°44'57"	
12 A	20.00'	14.27'	S 20°37'29" W	30°44'57"	
12 B	20.00'	14.27'	N 44°55'03" W	90°09'54"	
12 C	16.00'	25.18'	N 44°55'03" W	90°09'54"	
12 D	51.00'	73.17'	N 45°04'57" E	82°26'41"	
12 E	275.00'	121.76'	N 07°18'58" W	25°22'05"	
12 F	630.00'	358.82'	S 65°09'05" W	32°37'58"	



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael B. Rowland
OREGON
STATE BOARD OF SURVEYING
MICHAEL B. ROWLAND
2718
RENEWAL DATE: 01-01-01

I HEREBY CERTIFY THAT THIS
IS A TRUE AND EXACT COPY
OF THE PLAT OF "COTTAGE
GROVE INDUSTRIAL PARK"

PLAT INDEX:
PAGE 1: BOUNDARY, LOT CONFIGURATION
PAGE 2: LEGAL DESCRIPTION
PAGE 3: DECLARATION, NARRATIVE, APPROVALS,
GEODETTIC TIE & GOVERNMENT CORNER TIE

PLAT PREPARED BY:
G & L LAND SURVEYING, INC.
816 S.W. NIMBUS AVE.
BEAVERTON, OREGON 97008
PH: (503)641-0308 FAX: 671-0877
JOB NO. 1628

PAGE 1 OF 3

REEL 9 92347 (PUBLIC)

COTTAGE GROVE INDUSTRIAL PARK

LOCATED IN THE S.E. AND S.W. 1/4 OF SECTION 32
TOWNSHIP 20 SOUTH, RANGE 3 WEST, W.M.
AND THE N.E. 1/4 OF SECTION 5,
TOWNSHIP 21 SOUTH, RANGE 3 WEST, W.M.
CITY OF COTTAGE GROVE
LANE COUNTY, OREGON

DECEMBER 15, 1998

FILE **75** SLIDE **947**

FILED

DATE **MAR 3, 2000**
LANE COUNTY CLERK
AND RECORDER OF
DOCUMENTS

Pam DeWille
DEPUTY

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS



41.00

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PPS, SUBD 3, 10, 26, 06 AM 03/03/2000

3, 08, 11, 08, 10, 08, 11, 08

LEGAL DESCRIPTION

LOCATED IN A PORTION OF D.L.C. NO. 63, IN THE S.E. 1/4 AND S.W. 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 3 WEST, W.M., AND A PORTION OF D.L.C. NO. 7, IN THE N.E. 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 3 WEST, W.M., LANE COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND LANE COUNTY BRASS CAP AT THE NORTHWEST CORNER OF D.L.C. NO. 63, THENCE SOUTH 81°41'21" EAST, 2926.48 FEET TO THE INITIAL POINT, BEING A FOUND 2" IRON PIPE AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN REEL 536-R, INSTRUMENT 51197, LANE COUNTY DEED RECORDS, THENCE ALONG THE WESTERLY LINE OF SAID TRACT

SOUTH 00°00'23" WEST, 157.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°59'24" WEST, 1221.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." AT THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 99, 30.00 FEET FROM CENTERLINE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" BEARS SOUTH 28°44'22" WEST, 0.10 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED BOOK 905 PAGE 958, SAID DEED RECORDS SOUTH 89°59'18" WEST, 17.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" AT THE NORTHWEST CORNER OF SAID TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT, SOUTH 00°00'42" EAST, 189.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°59'18" EAST, 643.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 99;

LEGAL DESCRIPTION (CONTD)

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 28°44'22" WEST, 290.82 FEET TO A BRASS PIN WITH 3/4" WASHER MARKED "G & L LAND SURVEYING, INC." ON THE NORTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 86-47512, SAID DEED RECORDS;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 61°15'38" WEST, 262.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." AT THE MOST NORTHERLY CORNER OF SAID TRACT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT, SOUTH 28°44'22" WEST, 211.10 FEET TO A 1/2" IRON PIPE AT THE MOST WESTERLY CORNER OF SAID TRACT;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, SOUTH 61°15'38" EAST, 262.59 FEET TO THE A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 99;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 28°44'22" WEST, 1.57 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 99 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EMERSON LANE, 30.00 FEET WIDE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EMERSON LANE, SOUTH 89°59'24" WEST, 1221.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 81-45010, SAID COUNTY RECORDS;

LEGAL DESCRIPTION (CONTD)

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG SAID EASTERLY LINE, NORTH 00°08'36" EAST, 164.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." AT THE NORTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 89°59'24" WEST, 1221.38 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 44-48614, SAID COUNTY RECORDS, FROM WHICH POINT 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GEOMAX PLS 2479" BEARS NORTH 00°49'34" EAST, 0.20 FEET;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°49'34" EAST, 795.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "G & L LAND SURVEYING, INC." ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 80-36110, SAID COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°59'37" EAST, 1436.46 FEET TO THE INITIAL POINT.

CONTAINING 31.74 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael D. Renick

OREGON
JULY 21, 1989
MICHAEL D. RENICK
2718

RENEWAL DATE: 01-01-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "COTTAGE GROVE INDUSTRIAL PARK"

PLANNING FILE NO.: MS 3-96
TAX LOT 20 03 32 - 3300

PAGE 2 OF 3

PLAT PREPARED BY:
G & L LAND SURVEYING, INC.
8116 S.W. NIMBUS AVE.
BEAVERTON, OREGON 97008
PH: (503)641-0308 FAX: 671-0877
JOB NO. 1628

FILED

DATE March 3, 2000
LANE COUNTY CLERK
AND RECORDER OF
DOCUMENTS

Pam D. Wille
DEPUTY

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS



200001253 10 25 86 AM 03/03/2000
CASHIER 05

41.00

COTTAGE GROVE INDUSTRIAL PARK
LOCATED IN THE S.E. AND S.W. 1/4 OF SECTION 32
TOWNSHIP 20 SOUTH, RANGE 3 WEST, W.M.
AND THE N.E. 1/4 OF SECTION 5,
TOWNSHIP 21 SOUTH, RANGE 3 WEST, W.M.
CITY OF COTTAGE GROVE
LANE COUNTY, OREGON

DECEMBER 15, 1998

DECLARATION
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF COTTAGE GROVE, A MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND DESCRIBED HEREON AND THAT THE SAME IS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON IN ACCORDANCE WITH THE PLAT AND THAT SAID CITY OF COTTAGE GROVE DOES HEREBY DEDICATE TO THE PUBLIC USE AND THE FREE USE OF ALL STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN, AND ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN HEREON.

Richard L. Meyers
RICHARD L. MEYERS
CITY MANAGER

SURVEYOR'S CERTIFICATE

I, MICHAEL D. RENNICK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PLAT OF "COTTAGE GROVE INDUSTRIAL PARK".

Michael D. Rennick
MICHAEL D. RENNICK

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MEET THE CONDITIONS SET FORTH IN THE CONDITIONAL APPROVAL OF "COTTAGE GROVE INDUSTRIAL PARK" PER THE CITY OF COTTAGE GROVE PLANNING FILE NUMBER MS 3-96.
THE BOUNDARY OF THE SUBJECT PROPERTY WAS RESOLVED AND MONUMENTED PER SURVEY C.S.F. 34119 COMPLETED BY THIS FIRM.
THE LOTTING WAS AT THE DISCRETION OF THE OWNERS.

POST-MONUMENTATION STATEMENT

I, MICHAEL D. RENNICK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE INTERIOR CORNERS WILL BE SET FOLLOWING COMPLETION OF IMPROVEMENTS OR WITHIN 1 YEAR OF RECORDING OF THIS PLAT.

Michael D. Rennick
MICHAEL D. RENNICK

POST MONUMENTATION CERTIFICATE

POST MONUMENTATION OF THE INTERIOR CORNERS WAS COMPLETED ON THIS 16 DAY OF MAY 1999, AS INDICATED AND CERTIFIED BY THE COUNTY SURVEYOR ON AN AFFIDAVIT FILED ON REEL RECEPTION 200003174 LANE COUNTY, OREGON.



RENEWAL DATE: 01-01-01
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "COTTAGE GROVE INDUSTRIAL PARK"

ACKNOWLEDGEMENT

STATE OF OREGON) SS)
LANE COUNTY)

ON THE 3rd OF MARCH 1999
BEFORE ME APPEARED RICHARD L. MEYERS, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE CITY MANAGER OF COTTAGE GROVE, AND THAT HE EXECUTED THE FOREGOING DECLARATION ON BEHALF OF SAID CITY OF COTTAGE GROVE FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 3rd DAY OF MARCH 1999.

NOTARY PUBLIC FOR OREGON: *Joan Skiba*
MY COMMISSION EXPIRES: 9-26-99



APPROVALS

APPROVED: B-ZZ 1999

BY: *John W. Johnson*
CITY ENGINEER
APPROVED: 3-3- 1999

BY: *Jim Skougale*
LANE COUNTY ASSESSOR
APPROVED: 6-6-99 1999

BY: *John Johnson*
CHAIRMAN, LANE COUNTY BOARD OF COMMISSIONERS
APPROVED: 1999

BY: *K. Robert Bell*
LANE COUNTY SURVEYOR
March 2, 2000

PLANNING FILE NO: MS 3-96
TAX LOT 20 03 32 - 3300

PLAT NOTES

- 50 FT. TRANSMISSION AND DISTRIBUTION LINE EASEMENT BENEFITING THE UNITED STATES OF AMERICA AS RECORDED IN BOOK 229 PAGE 219, BOOK 230 PAGE 434, AND BOOK 232 PAGE 324, LANE COUNTY DEED RECORDS.
- GEODETIC CONTROL MONUMENT LCCM 749, A LANE COUNTY SURVEYORS OFFICE BRASS CAP MARKED 45, THE SOUTHERLY SOUTHWEST CORNER OF D.L.C. NO. 57 IN T. 20 S., R. 3 W., W.M. BEARS N 81°41'21" W, 2826.48 FEET FROM THE INITIAL POINT. GEODETIC CONTROL MONUMENT LCCM 748, A LANE COUNTY SURVEYORS OFFICE BRASS CAP MARKED AS THE NORTH WEST CORNER OF D.L.C. NO. 63 IN T. 20 S., R. 3 W., W.M. BEARS N 81°41'21" W, 2826.48 FEET FROM THE INITIAL POINT.
- FOR BASIS OF BEARINGS AND BOUNDARY DETERMINATION SEE CSF 34,119 LANE COUNTY SURVEY RECORDS.

CONCURRENCE TO PLATTING

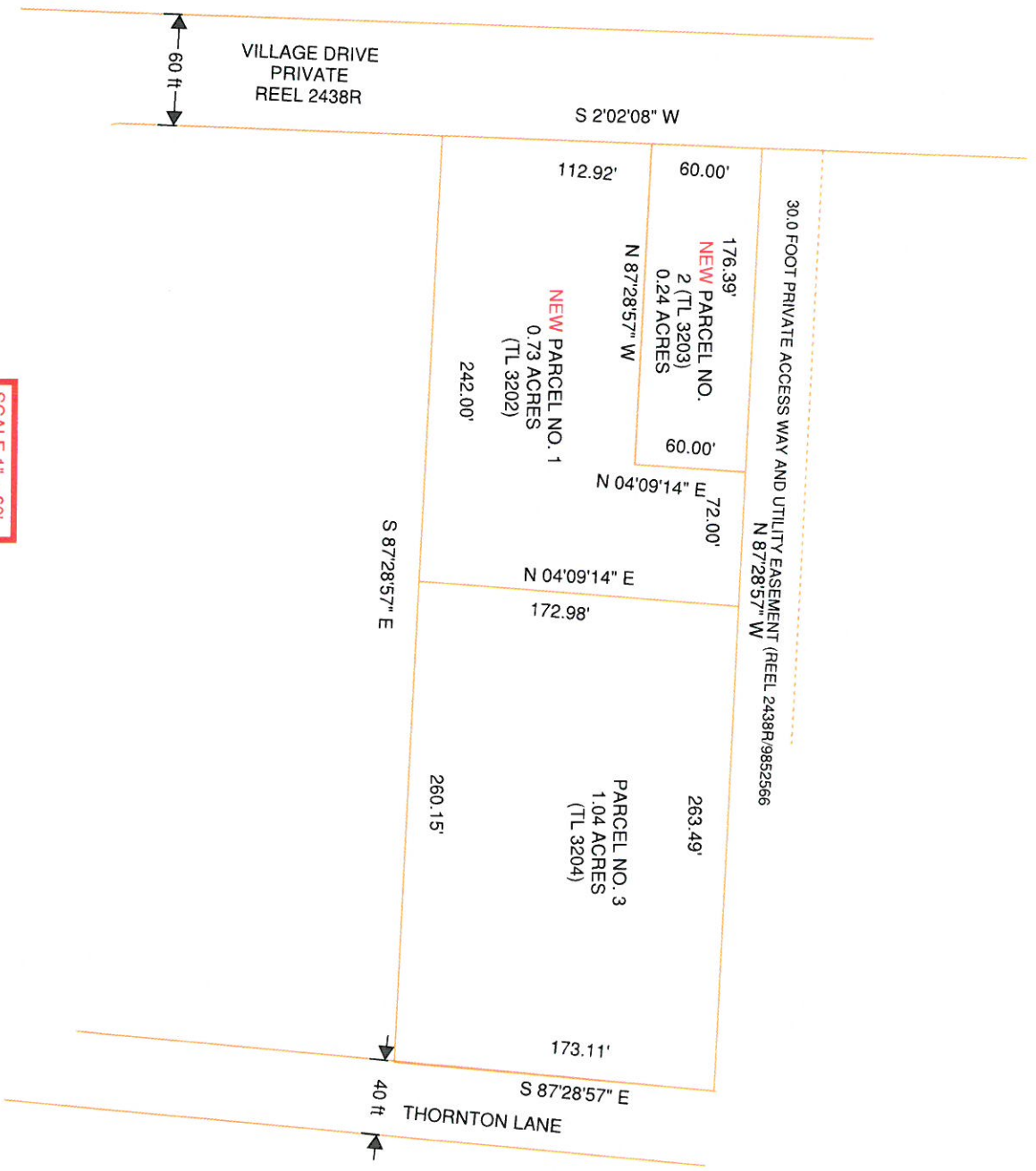
RECORDED ON REEL N/A INSTR. NO. 2000012559
LANE COUNTY, OREGON, DEED RECORDS.

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED ON REEL N/A INSTR. NO. 2000012560
LANE COUNTY, OREGON, DEED RECORDS.

APPENDIX B

PROPOSED CONDITIONS OF SUBJECT PROPERTIES



SCALE 1" = 60'

NOTES:
 PROPOSED CHANGES TO SUBJECT PROPERTIES/PARCELS
 (MAP/TAX LOT: 2003272003202
 2003272003203
 2003272003204)
 January 31, 2019

