

**MEADOWVIEW PARK - ROYAL**

SW 1/4, SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.

EUGENE, LANE COUNTY, OREGON

SURVEYED: MARCH 16, 2018

SHEET 1 of 7

TRACT "A" MEADOWVIEW PARK - R4

(S89°52'18"E)R4

S89°52'03"E(R1) 1275.10(R1)

INITIAL POINT

NE CORNER SE1/4, SW1/4, SECTION 20

20, 5/8" IR WITH OPC "FNF" AS

SET IN R2 (NOW ILLEGIBLE)

DETAIL "A"  
NTS

RECORDED  
DATE: 8-NOV-2023  
COUNTY CLERK  
BY: *Teddy Smith*

LANE COUNTY SURVEYORS OFFICE  
CSF NO. 46107  
FILE DATE 8-NOV-2023 S

Lane County Clerk  
Lane County Deeds and Records 2023-032289  
\$1,097.00  
11/08/2023 09:51:26 AM  
RPR-SUBD Cnt=1 Pgs=1 Stn=45 CASHIER 04  
\$5.00 \$1,010.00 \$10.00 \$11.00 \$61.00

**LEGEND**

- BR MONUMENT USED FOR BASIS OF BEARING
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- (XXX)R# NON-MEASURED DATA PER NOTED REFERENCE
- XXX(R#) MEASURED DATA EQUALS NOTED REFERENCE
- PUE PUBLIC UTILITY EASEMENT
- CSF COUNTY SURVEY FILE
- IP IRON PIPE
- NTS NOT TO SCALE
- ROW RIGHT OF WAY
- LCODR LANE COUNTY OREGON DEED RECORDS
- FORESHORTENED LINE - NOT TO SCALE
- PLAT EXTERIOR BOUNDARY LINE
- LOT LINE
- CENTRALINE
- ◆ 1-1/4" WASHER AND MAG NAIL MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION CALCULATED POINT, NOTHING FOUND OR SET
- ◇ 5/8" x 30" IR W/ OPC MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
- FOUND 5/8" IRON PIPE W/ OPC MARKED "EGR & ASSOC." AS SET IN R1, UNLESS OTHERWISE NOTED
- ⊕ FOUND LANE COUNTY 2" ALUMINUM CAP (REFERENCE POINT) AS SET IN R3

**SHEET INDEX**

- SHEET 1 BOUNDARY
- SHEET 2 LOTS 35-45, 61-71, & 86-98
- SHEET 3 LOTS 45-62 & 70-86
- SHEET 4 LOTS 1-10, & LOTS A & F
- SHEET 5 LOTS 11-34, AND BFE TABLE
- SHEET 6 EASEMENT DETAILS
- SHEET 7 SIGNATURES, NARRATIVE, DECLARATION, CERTIFICATES, & NOTES

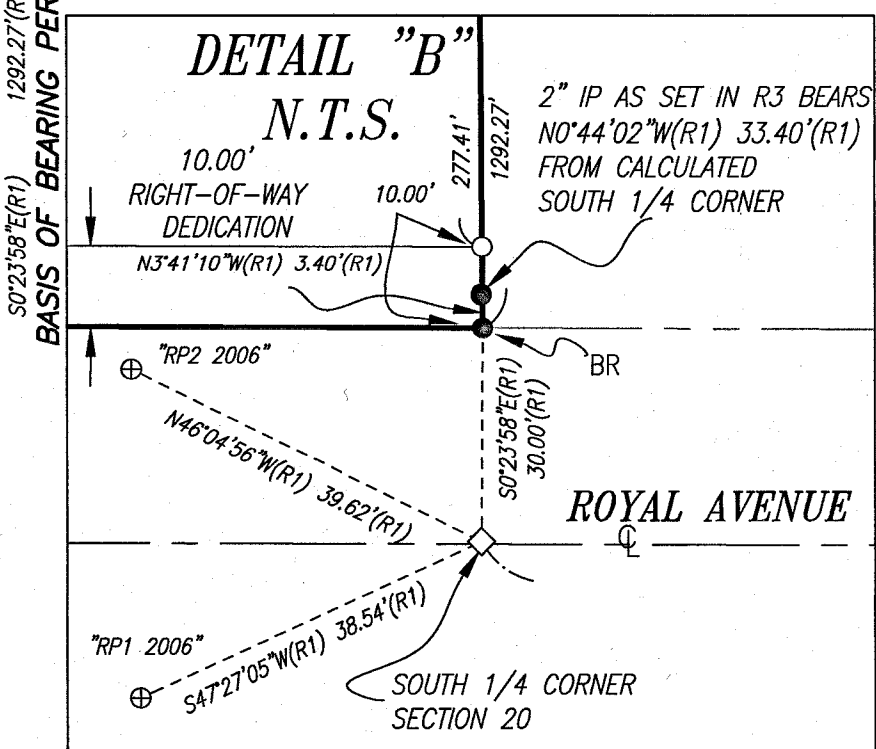
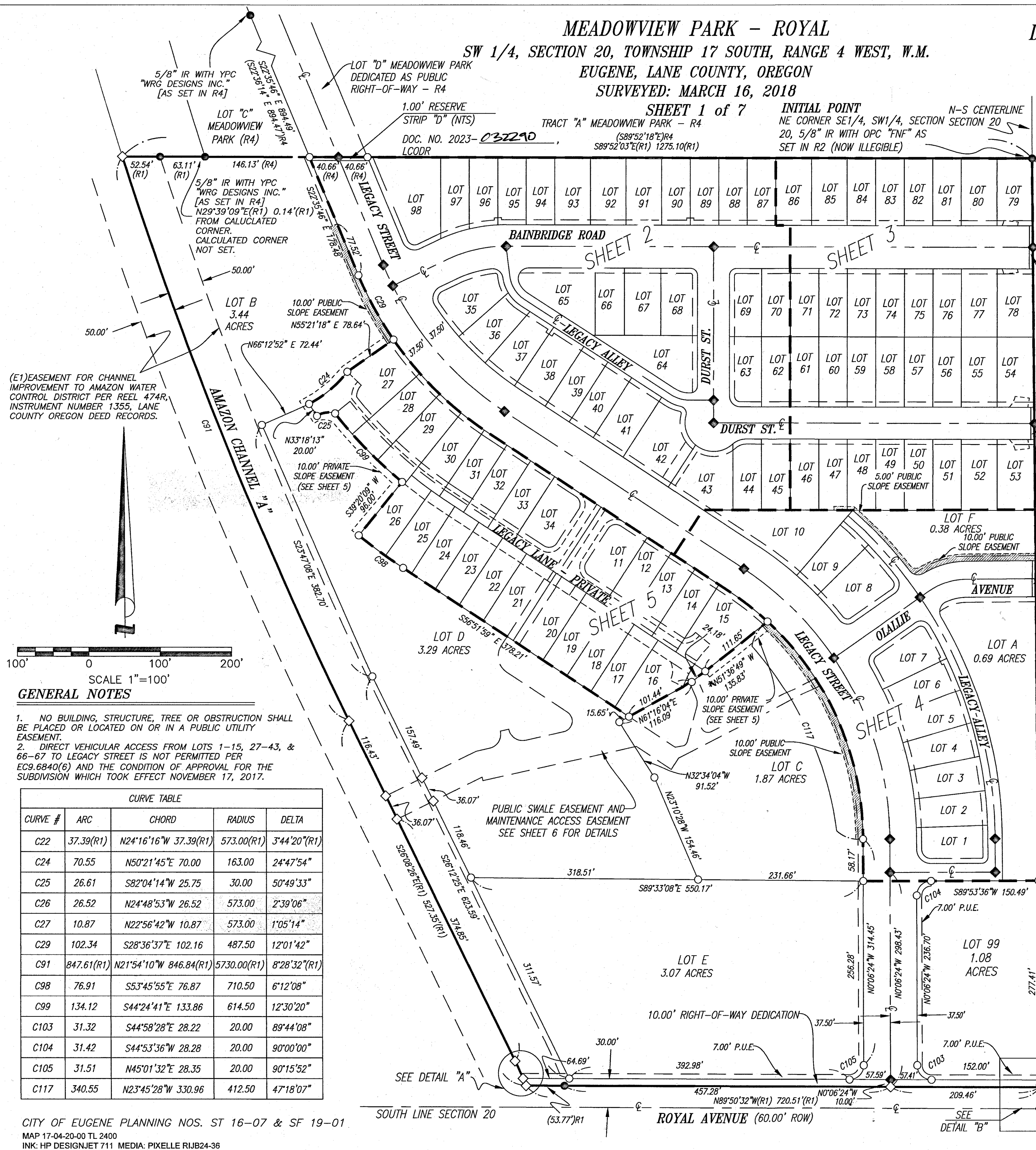
REGISTERED PROFESSIONAL LAND SURVEYOR

*Rex A. Betz*  
OREGON  
JULY 20, 1993  
REX A. BETZ  
#2606  
RENEWS: 12/31/23

**REFERENCES**

- (R1) CSF 44283 ERICKSON (2018)
  - (R2) CSF 34768 FASSBENDER (1997)
  - (R3) LANE COUNTY CORNER REPORT 14737, S 1/4 SECTION 20
  - (R4) MEADOWVIEW PARK, REC. NO. 2009-016746, LANE COUNTY OREGON DEED RECORDS
  - (E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.
  - (E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED
- November 8th, 2023 AT  
RECEPTION NO. 2023-032291, LCODR

**EGR & Associates, Inc.**  
Engineers, Geologists, and Surveyors  
2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087



**GENERAL NOTES**

1. NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
2. DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 66-67 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

CURVE #	ARC	CHORD	RADIUS	DELTA
C22	37.39(R1)	N24°16'16"W 37.39(R1)	573.00(R1)	3°44'20"(R1)
C24	70.55	N50°21'45"E 70.00	163.00	24°47'54"
C25	26.61	S82°04'14"W 25.75	30.00	50°49'33"
C26	26.52	N24°48'53"W 26.52	573.00	2°39'06"
C27	10.87	N22°56'42"W 10.87	573.00	1°05'14"
C29	102.34	S28°36'37"E 102.16	487.50	12°01'42"
C91	847.61(R1)	N21°54'10"W 846.84(R1)	5730.00(R1)	8°28'32"(R1)
C98	76.91	S53°45'55"E 76.87	710.50	6°12'08"
C99	134.12	S44°24'41"E 133.86	614.50	12°30'20"
C103	31.32	S44°58'28"E 28.22	20.00	89°44'08"
C104	31.42	S44°53'36"W 28.28	20.00	90°00'00"
C105	31.51	N45°01'32"E 28.35	20.00	90°15'52"
C117	340.55	N23°45'28"W 330.96	412.50	47°18'07"

CITY OF EUGENE PLANNING NOS. ST 16-07 & SF 19-01  
MAP 17-04-20-00 TL 2400  
INK: HP DESIGNJET 711 MEDIA: PIXELLE RJB24-36

\* N51°36'43"E PER AFFIDAVIT OF CORRECTION DOCUMENT# 2024-006552

**MEADOWVIEW PARK - ROYAL**  
 SW 1/4, SECTION 20, T 17 S, R 4 W, W.M.  
 EUGENE, LANE COUNTY, OREGON  
 SURVEYED: MARCH 16, 2018  
 SHEET 2 OF 7

**RECORDED**  
 DATE: 6-Nov-2023  
 COUNTY CLERK  
 BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
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 FILE DATE 6-Nov-2023 S

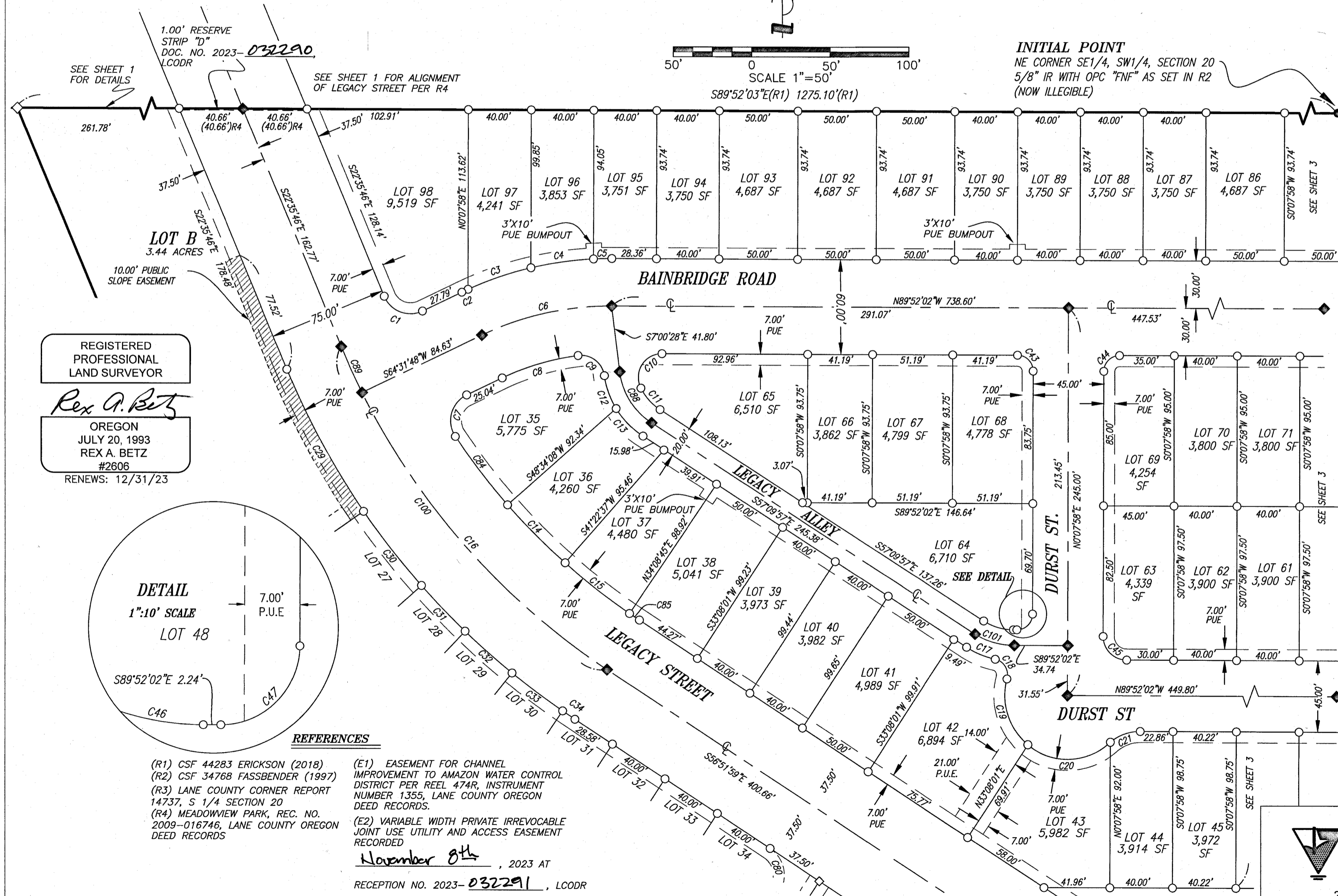
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 11/08/2023 09:51:26 AM  
 RPR-SUBD Cnt=1 Pgs=1 Str=45 CASHIER 04  
 \$5.00 \$1,010.00 \$10.00 \$11.00 \$61.00

**LEGEND**

- |  |  |         |                                       |
|--|--|---------|---------------------------------------|
|  | PLAT EXTERIOR BOUNDARY LINE  | LCODR   | LANE COUNTY OREGON DEED RECORDS       |
|  | LOT LINE   | BR      | MONUMENT USED FOR BASIS OF BEARING    |
|  | CENTERLINE   | OPC     | ORANGE PLASTIC CAP                    |
|  | FORESHORTENED LINE - NOT TO SCALE  | IR      | IRON ROD                              |
|  | 1-1/4" WASHER AND MAG NAIL MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION | (XXX)R# | NON-MEASURED DATA PER NOTED REFERENCE |
|  | CALCULATED POINT, NOTHING FOUND OR SET   | XXX(R#) | MEASURED DATA EQUALS NOTED REFERENCE  |
|  | 5/8" x 30" IR W/ OPC MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION       | PUE     | PUBLIC UTILITY EASEMENT               |
|  | FOUND 5/8" IRON PIPE W/OPC MARKED "EGR & ASSOC." AS SET IN R1 UNLESS OTHERWISE NOTED     | CSF     | COUNTY SURVEY FILE                    |
|  |  | NTS     | NOT TO SCALE                          |
|  |  | ROW     | RIGHT OF WAY                          |
|  |  | SF      | SQUARE FEET                           |

**GENERAL NOTES**

- NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 98-99 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

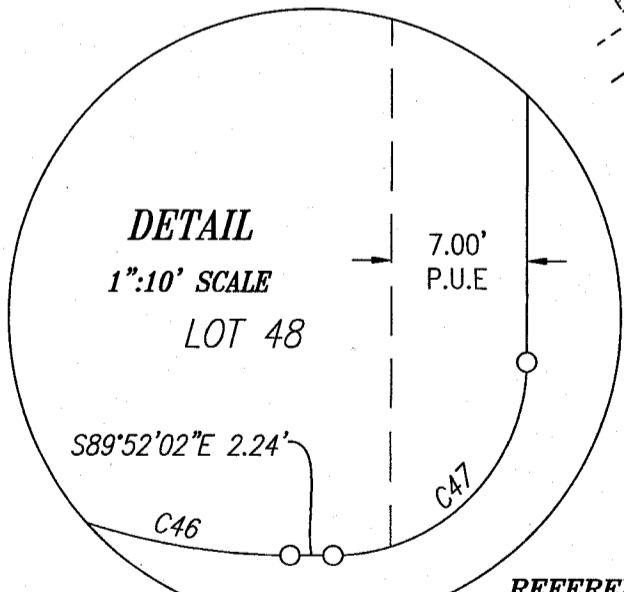


**INITIAL POINT**  
 NE CORNER SE1/4, SW1/4, SECTION 20  
 5/8" IR WITH OPC "FNF" AS SET IN R2  
 (NOW ILLEGIBLE)

CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C1	29.18	S69°01'59"E 26.09	18.00	92°52'26"
C2	4.38	S65°05'48"W 4.38	221.25	1°08'00"
C3	42.37	S71°08'56"W 42.30	221.25	10°28'16"
C4	40.48	S81°52'31"W 40.42	221.25	10°28'54"
C5	11.65	S88°37'28"W 11.65	221.25	3°00'59"
C6	85.46	S77°19'53"W 84.75	191.25	25°36'09"
C7	30.90	S15°21'09"W 27.24	18.00	98°21'18"
C8	50.63	S73°31'30"W 50.42	161.25	17°59'23"
C9	23.32	N52°57'00"W 21.04	15.00	89°03'37"
C10	30.67	S31°33'59"W 25.60	15.00	117°07'57"
C11	18.43	S42°04'59"E 18.22	35.00	30°09'57"
C12	22.25	S20°00'25"E 22.09	55.00	23°10'26"
C13	24.55	S44°22'47"E 24.34	55.00	25°34'19"
C14	51.77	S45°00'06"E 51.74	412.50	7°11'29"
C15	52.06	S52°12'46"E 52.02	412.50	7°13'51"
C16	237.26	S41°45'42"E 234.52	450.00	30°12'33"
C17	19.85	S67°30'14"E 19.74	55.00	20°40'34"
C18	16.23	N31°19'56"W 14.51	10.00	93°01'10"
C19	46.02	S17°46'51"E 43.52	40.00	65°54'59"
C20	57.34	N88°11'43"E 52.55	40.00	82°07'53"
C21	18.86	S68°37'52"W 18.42	25.13	43°11'00"
C29	102.34	S28°36'36"E 102.15	487.50	12°01'42"
C30	59.72	S38°08'01"E 59.68	487.50	7°01'06"
C31	40.01	S43°59'38"E 40.00	487.50	4°42'08"
C32	40.01	S48°41'46"E 40.00	487.50	4°42'08"
C33	40.01	S53°23'55"E 40.00	487.50	4°42'09"
C34	9.50	S56°18'29"E 9.50	487.50	1°07'00"
C43	15.71	N44°52'02"W 14.14	10.00	90°00'00"
C44	15.71	S45°07'58"W 14.14	10.00	90°00'00"
C45	23.56	S44°52'02"E 21.21	15.00	90°00'00"
C46	19.98	S73°31'00"E 19.71	35.00	32°42'05"
C47	15.71	N45°07'58"E 14.14	10.00	90°00'00"
C84	54.58	S37°36'56"E 54.54	412.50	7°34'52"
C85	7.47	S56°20'50"E 7.47	412.50	1°02'17"
C88	39.39	S32°05'13"E 38.15	45.00	50°09'29"
C89	31.88	S24°37'36"E 31.88	450.00	04°03'39"
C100	269.16	S39°43'53"E 265.16	450.00	34°16'12"
C101	25.68	S73°31'00"E 25.34	45.00	32°42'05"

SHEET 2 LOTS 35-45, 61-71, & 86-98

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Rex A. Betz*  
 OREGON  
 JULY 20, 1993  
 REX A. BETZ  
 #2606  
 RENEWS: 12/31/23



**REFERENCES**

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|---|--|
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| (R2) CSF 34768 FASSBENDER (1997)  | (E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED   |
| (R3) LANE COUNTY CORNER REPORT 14737, S 1/4 SECTION 20                      |  |
| (R4) MEADOWVIEW PARK, REC. NO. 2009-016746, LANE COUNTY OREGON DEED RECORDS |  |

November 8th, 2023 AT  
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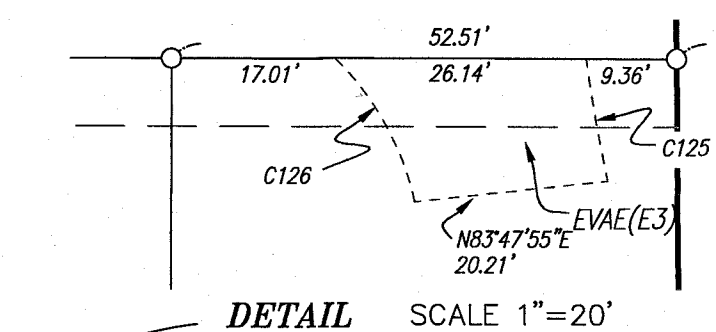
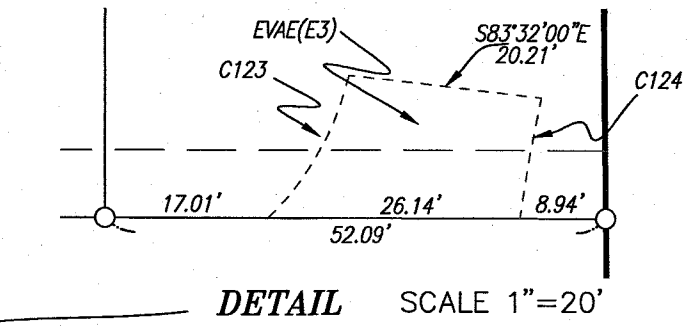
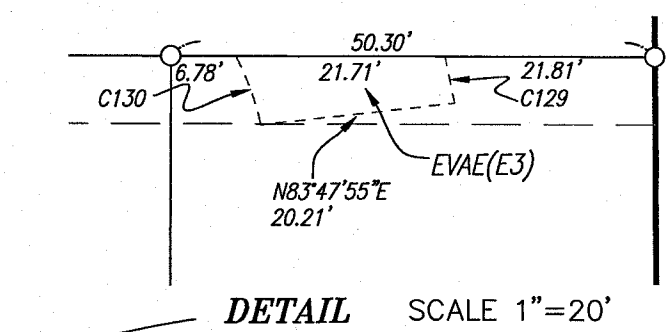
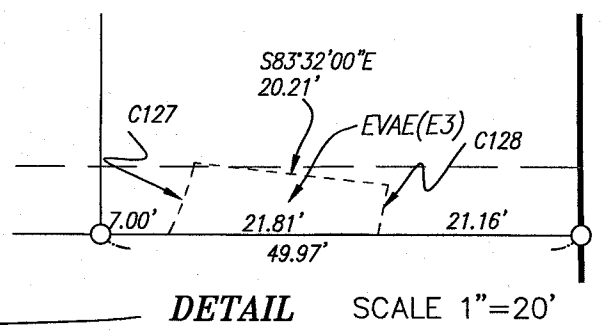
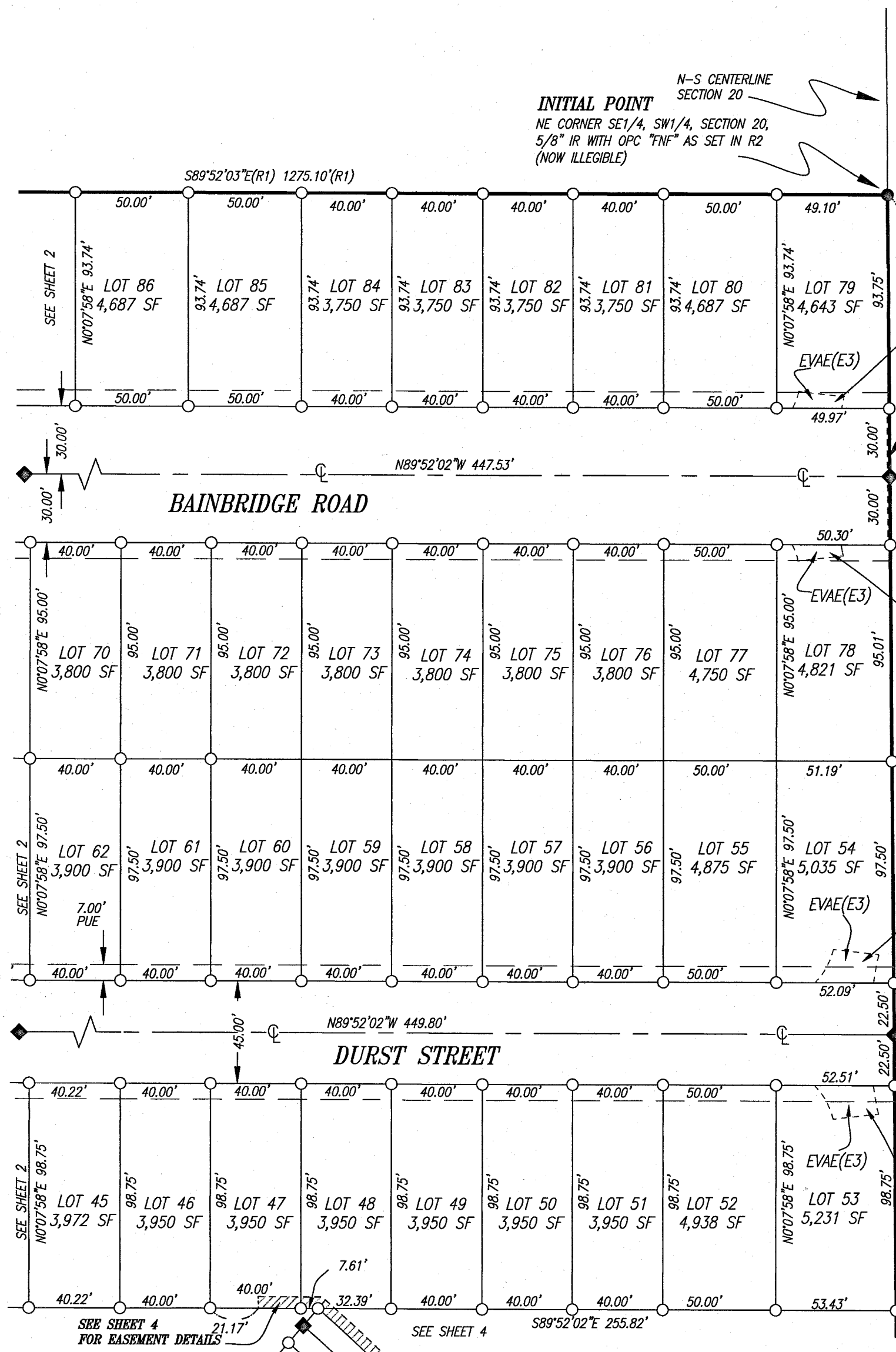
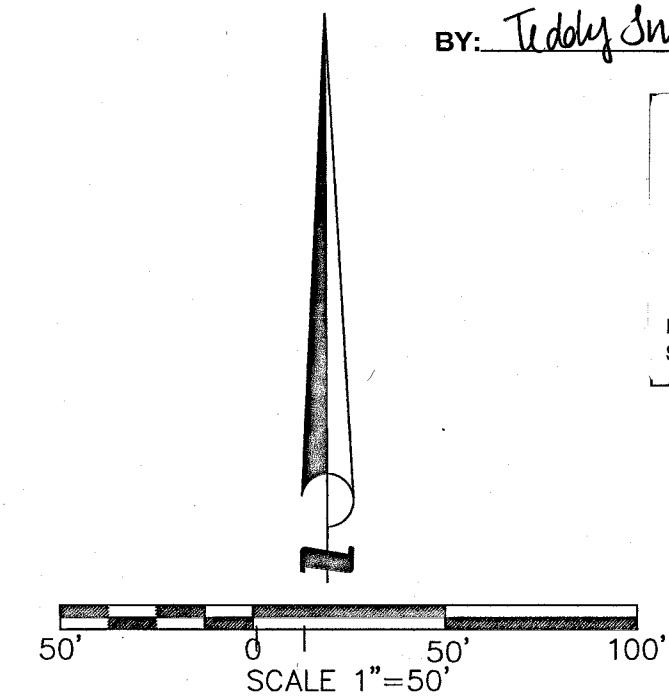
CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C123	17.14	N29°32'40"E 16.91	30.00	32°44'10"
C124	12.70	S10°17'58"W 12.70	163.00	4°27'54"
C125	12.70	S10°02'03"E 12.70	163.00	4°27'54"
C126	17.14	N29°16'45"W 16.91	30.00	32°44'10"
C127	7.91	N20°44'03"E 7.89	30.00	15°06'55"
C128	5.26	S11°36'25"W 5.26	163.00	1°51'00"
C129	4.94	S11°23'52"E 4.94	163.00	1°44'14"
C130	7.56	N20°07'42"W 7.54	30.00	14°26'04"

**MEADOWVIEW PARK - ROYAL**  
 SW 1/4, SECTION 20, T 17 S, R 4 W, W.M.  
 EUGENE, LANE COUNTY, OREGON  
 SURVEYED: MARCH 16, 2018  
 SHEET 3 of 7

**RECORDED**  
 DATE: 08 NOV 2023  
 COUNTY CLERK  
 BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
 CSF NO. 46107  
 FILE DATE 8 NOV 2023

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- LEGEND**
- PLAT EXTERIOR BOUNDARY LINE
  - LOT LINE
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  - 1-1/4" WASHER AND MAG NAIL MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
  - CALCULATED POINT, NOTHING FOUND OR SET
  - 5/8" x 30" IR W/ OPC MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
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  - PUE PUBLIC UTILITY EASEMENT
  - CSF COUNTY SURVEY FILE
  - NTS NOT TO SCALE
  - ROW RIGHT OF WAY
  - SF SQUARE FEET
  - EVAE(E3) TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
- RECORDED **November 8th 2023** AT  
 RECEPTION NO. 2023-032292 LCODR


**GENERAL NOTES**

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- DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 66-67 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

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SHEET 3 LOTS 45-62, & 70-86




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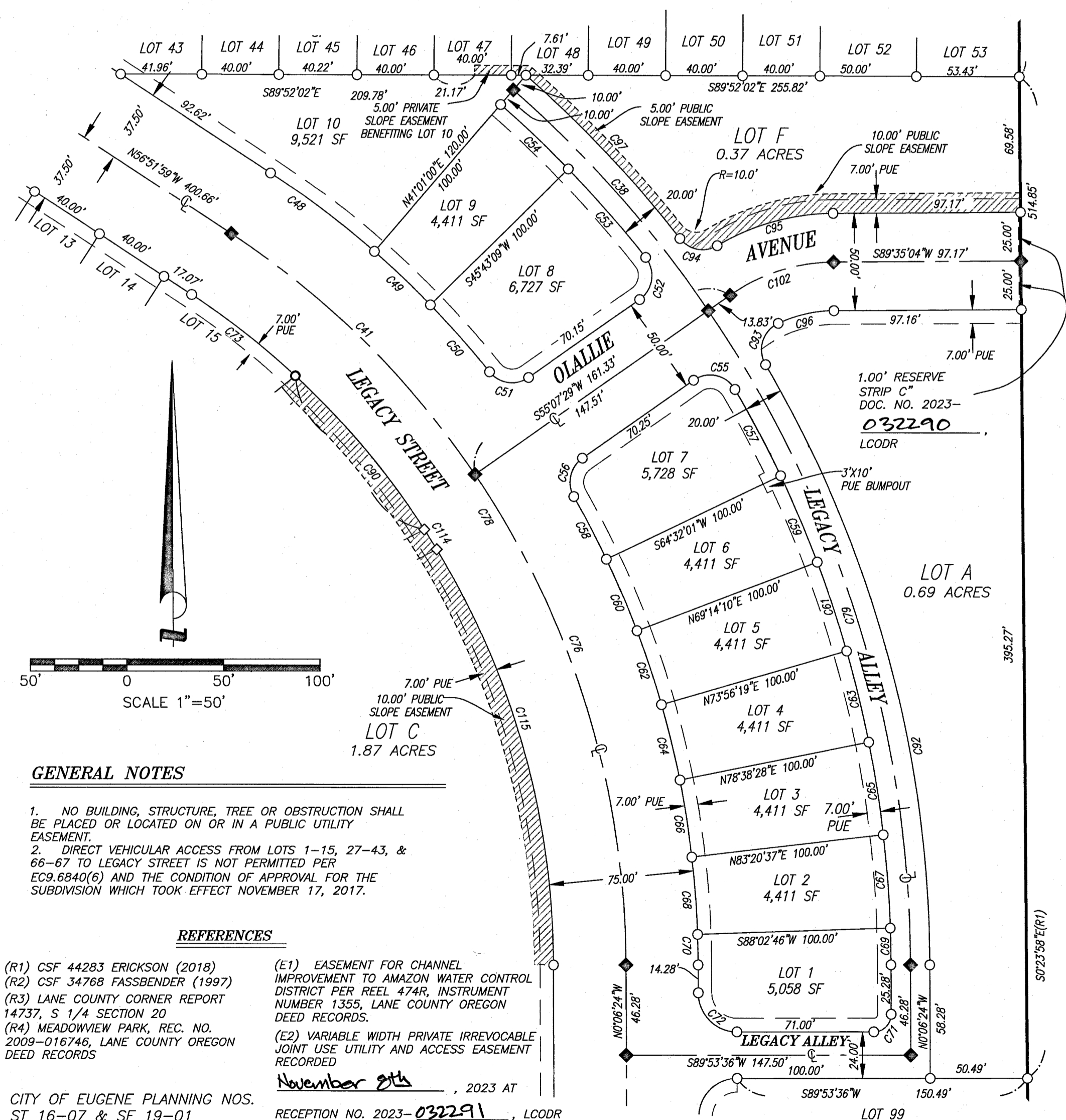
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**LEGEND**

- PLAT EXTERIOR BOUNDARY LINE
- LOT LINE
- C— CENTERLINE
- ◆ 1-1/4" WASHER AND MAG NAIL MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
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- (XXX)R# NON-MEASURED DATA PER NOTED REFERENCE
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT ALL 3'X10' PUE BUMPOUTS ARE CENTERED ON PROPERTY LINES
- CSF COUNTY SURVEY FILE
- SF SQUARE FEET



CURVE #	ARC	CHORD	RADIUS	DELTA
C38	152.12	N41°41'23"W 151.71	597.50	14°35'15"
C41	177.72	N45°33'09"W 176.56	450.00	22°37'40"
C48	67.07	N52°55'30"W 67.02	487.50	7°52'58"
C49	40.01	N46°37'56"W 40.00	487.50	4°42'09"
C50	46.04	N41°34'30"W 46.03	487.50	5°24'42"
C51	22.52	S81°52'21"E 20.46	15.00	86°00'22"
C52	24.48	N8°22'20"E 21.85	15.00	93°30'18"
C53	60.50	N41°19'50"W 60.48	587.50	5°54'02"
C54	48.22	N46°37'56"W 48.21	587.50	4°42'09"
C55	24.74	N77°37'17"W 22.03	15.00	94°30'30"
C56	22.22	S12°41'37"W 20.24	15.00	84°51'44"
*C57	50.25	N25°55'01"W 50.23	587.50	4°54'02"
C58	36.34	N27°36'07"W 36.33	487.50	4°16'16"
C59	48.22	N23°06'55"W 48.21	587.50	4°42'09"
C60	40.01	N23°06'55"W 40.00	487.50	4°42'09"
C61	48.22	N18°24'46"W 48.21	587.50	4°42'09"
C62	40.01	N18°24'46"W 40.00	487.50	4°42'09"
C63	48.22	N13°42'37"W 48.21	587.50	4°42'09"
C64	40.01	N13°42'37"W 40.00	487.50	4°42'09"
C65	48.22	N9°00'28"W 48.21	587.50	4°42'09"
C66	40.01	N9°00'28"W 40.00	487.50	4°42'09"

CURVE #	ARC	CHORD	RADIUS	DELTA
C67	48.22	N4°18'19"W 48.21	587.50	4°42'09"
C68	40.01	N4°18'19"W 40.00	487.50	4°42'09"
C69	18.94	N1°01'49"W 18.94	587.50	1°50'50"
C70	15.72	N1°01'49"W 15.72	487.50	1°50'50"
*C71	14.14	N44°53'36"W 12.73	9.00	90°00'00"
C72	31.42	N45°06'24"W 28.28	20.00	90°00'00"
C73	68.09	N52°08'15"W 66.88	412.50	9°27'27"
C76	268.07	N17°10'22"W 264.13	450.00	34°07'55"
C78	445.79	N28°29'11"W 427.78	450.00	56°45'35"
C79	357.58	N17°15'05"W 352.27	597.50	34°17'21"
C90	103.45	N40°15'06"W 103.18	412.50	14°22'39"
C92	323.88	N15°22'48"W 320.06	607.50	30°32'49"
C93	25.06	S17°12'44"W 22.25	15.00	95°43'52"
C94	21.59	S79°17'44"E 19.77	15.00	82°27'56"
C95	63.07	S74°31'41"W 62.35	120.00	30°06'47"
C96	29.94	S77°19'52"W 29.71	70.00	24°30'25"
C97	115.79	N43°31'23"W 115.62	607.50	10°55'14"
C102	57.14	S72°21'16"W 56.28	95.00	34°27'36"
C114	12.05	N32°12'15"W 12.05	412.50	1°40'25"
C115	225.06	N15°44'13"W 222.28	412.50	31°15'40"

**GENERAL NOTES**

- NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 66-67 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

**REFERENCES**

- (R1) CSF 44283 ERICKSON (2018)
- (R2) CSF 34768 FASSBENDER (1997)
- (R3) LANE COUNTY CORNER REPORT 14737, S 1/4 SECTION 20
- (R4) MEADOWVIEW PARK, REC. NO. 2009-016746, LANE COUNTY OREGON DEED RECORDS
- (E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER CONTROL DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.
- (E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED

CITY OF EUGENE PLANNING NOS. ST 16-07 & SF 19-01  
 MAP 17-04-20-00 TL 2400  
 INK: HP DESIGNJET 711 MEDIA: PIXELLE RJ24-36  
 RECEPTION NO. 2023-032291, LCODR  
 November 8th, 2023 AT

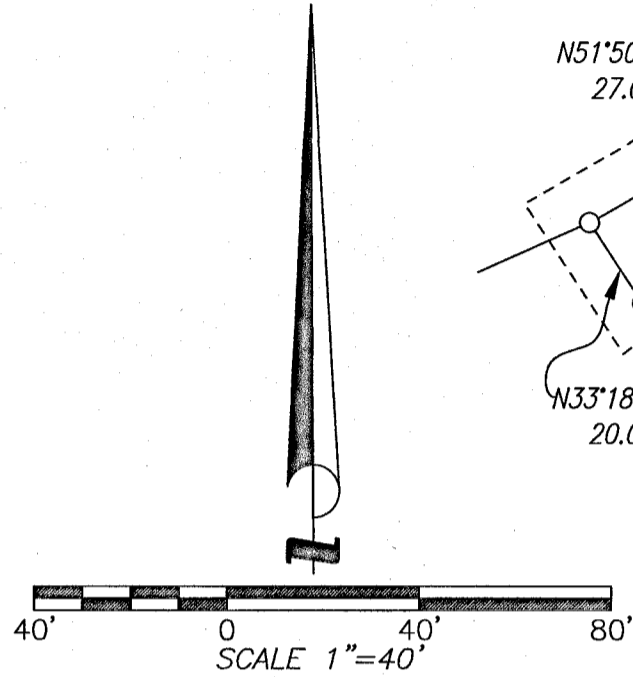
\*CHORD BEARING FOR C57 = N27°55'01"W +  
 CHORD BEARING FOR C71 = N44°53'36"E  
 PER AFFIDAVIT OF CORRECTION DOCUMENT  
 NO. 2024-006552

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Rex A. Betz*  
 OREGON  
 JULY 20, 1993  
 REX A. BETZ  
 #2606  
 RENEWS: 12/31/23

SHEET 4 LOTS 1-10, & LOTS A & F

**EGR & Associates, Inc.**  
 Engineers, Geologists, and Surveyors  
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

**MEADOWVIEW PARK - ROYAL**  
 SW 1/4, SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.  
 EUGENE, LANE COUNTY, OREGON  
 SURVEYED: MARCH 16, 2018  
 SHEET 5 of 7



CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C81	31.42	N78°08'01"E 28.28	20.00	90°00'00"
C82	31.42	S78°08'01"W 28.28	20.00	90°00'00"
C83	31.42	S11°51'59"E 28.28	20.00	90°00'00"
C86	46.82	S52°33'07"E 46.81	710.50	3°46'31"
C87	30.09	S55°39'10"E 30.09	710.50	2°25'37"
C98	76.91	S53°45'55"E 78.87	710.50	6°12'08"
C99	134.12	N44°24'41"W 133.86	614.50	12°30'20"
C113	11.15	S86°19'08"E 11.15	583.50	1°50'41"
C116	11.44	S56°19'08"E 11.44	599.00	1°05'41"
C121	35.32	S26°56'33"E 35.25	163.00	12°24'57"

**RECORDED**  
 DATE: 8-Nov-2023  
 COUNTY CLERK  
 BY: *Teddy Smith*

LANE COUNTY SURVEYORS OFFICE  
 CSF NO. 46107  
 FILE DATE 8-Nov-2023

Lane County Clerk  
 Lane County Deeds and Records **2023-032289**  
 \$1,097.00  
 02094408202300322890010013  
 11/08/2023 09:51:26 AM  
 RPR-SUBD Cnt=1 Pgs=1 Stn=45 CASHIER 04  
 \$5.00 \$1,010.00 \$10.00 \$11.00 \$61.00

**LEGEND**

- PLAT EXTERIOR BOUNDARY LINE
- LOT LINE
- CENTERLINE
- E2 PERIMETER LINE
- ◆ 1-1/4" WASHER AND MAG NAIL MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION CALCULATED POINT, NOTHING FOUND OR SET
- 5/8" x 30" IR W/ OPC MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
- OPC ORANGE PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- IR IRON ROD
- ( ) RECORD/REFERENCE DATA
- CSF COUNTY SURVEY FILE
- SF SQUARE FEET

LOT #	BASE FLOOD ELEVATION
7	376.0'
8	375.9'
9	375.8'
10	375.8'
11	375.9'
12	376.0'
13	376.1'
14	376.2'
15	376.3'
16	376.2'
17	376.1'
18	376.0'
19	376.0'
20	375.8'
21	375.6'
22	375.5'
23	375.4'
24	375.3'
25	375.1'
26	374.8'
27	374.8'
28	374.9'
29	375.1'
30	375.3'
31	375.4'
32	375.5'
33	375.5'
34	374.9'
35	374.9'
36	374.9'
37	375.1'
38	375.2'
39	375.3'
40	375.4'
41	375.5'
42	375.5'
43	375.5'
44	375.6'
45	375.6'
46	375.7'
47	375.7'
48	375.7'
49	375.8'
50	375.8'
51	375.9'
52	375.9'
62	375.0'
63	375.3'
64	375.5'
65	374.6'
66	374.8'
67	374.7'
68	374.8'
99	377.0'

THE LOTS SHOWN IN THIS TABLE ARE WITHIN THE SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP 41039C1104F. BASE FLOOD ELEVATIONS ARE BASED ON NGVD 29 DATUM AND WERE CALCULATED USING THE HEC-RAS MODEL SOFTWARE BY A&O ENGINEERING

CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C16	237.26	N41°45'42"W 234.52	450.00	30°12'33"
C23	25.84	S19°23'22"W 25.05	30.00	49°21'23"
C24	70.55	N50°21'45"E 70.00	163.00	24°47'54"
C25	26.61	S82°04'14"W 25.75	30.00	50°49'33"
C28	50.43	S44°00'55"E 50.42	614.50	4°42'09"
C30	59.72	S38°08'01"E 59.68	487.50	7°01'06"
C31	40.01	S43°59'38"E 40.00	487.50	4°42'08"
C32	40.01	S48°41'46"E 40.00	487.50	4°42'08"
C33	40.01	S53°23'55"E 40.00	487.50	4°42'09"
C34	9.50	S56°18'29"E 9.50	487.50	1°07'00"
C35	37.14	S39°50'26"E 37.13	583.50	3°38'49"
C36	46.09	S48°30'55"E 46.08	614.50	4°17'51"
C37	4.34	S50°52'00"E 4.34	614.50	0°24'18"
C39	35.24	S52°45'15"E 35.23	599.00	3°22'13"
C40	37.60	S39°54'41"E 37.59	614.50	3°30'20"
C42	13.92	S55°06'20"E 13.92	599.00	1°19'56"
C73	68.09'	S52°08'15"E 68.01	412.50	9°27'27"
C74	26.16	N64°24'48"E 25.34	30.00	49°58'10"
C75	35.23	S39°20'30"W 35.16	163.00	12°22'57"
C77	26.34	N1°41'22"E 25.50	30.00	50°17'54"
C80	31.42	N11°51'59"W 28.28	20.00	90°00'00"

**GENERAL NOTES**

- NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 66-67 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

**REFERENCES**

- (R1) CSF 44283 ERICKSON (2018)
- (R2) CSF 34768 FASSBENDER (1997)
- (R3) LANE COUNTY CORNER REPORT 14737, S 1/4 SECTION 20
- (R4) MEADOWVIEW PARK, REC. NO. 2009-016746, LANE COUNTY OREGON DEED RECORDS
- (E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER CONTROL DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.
- (E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED

November 8th, 2023 AT  
 RECEPTION NO. 2023-032291, LCO DR

**EGR & Associates, Inc.**  
 Engineers, Geologists, and Surveyors  
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322  
 (541) 688-8322 Fax (541) 688-8087

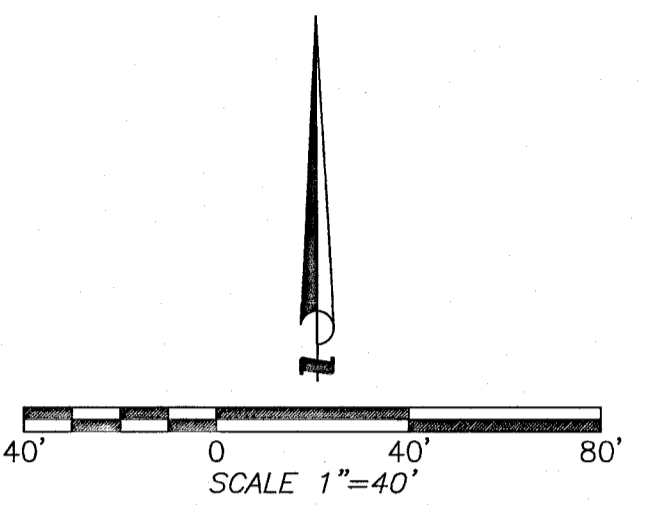
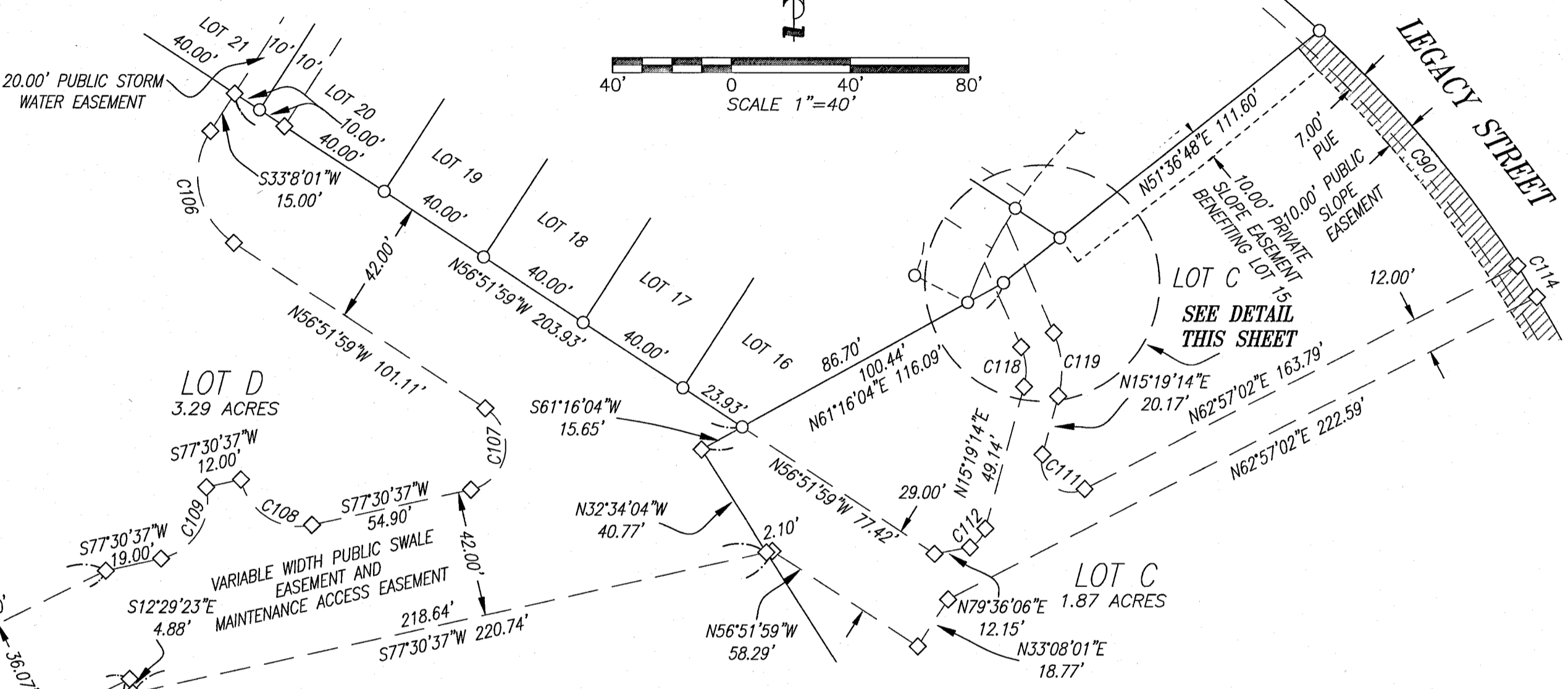
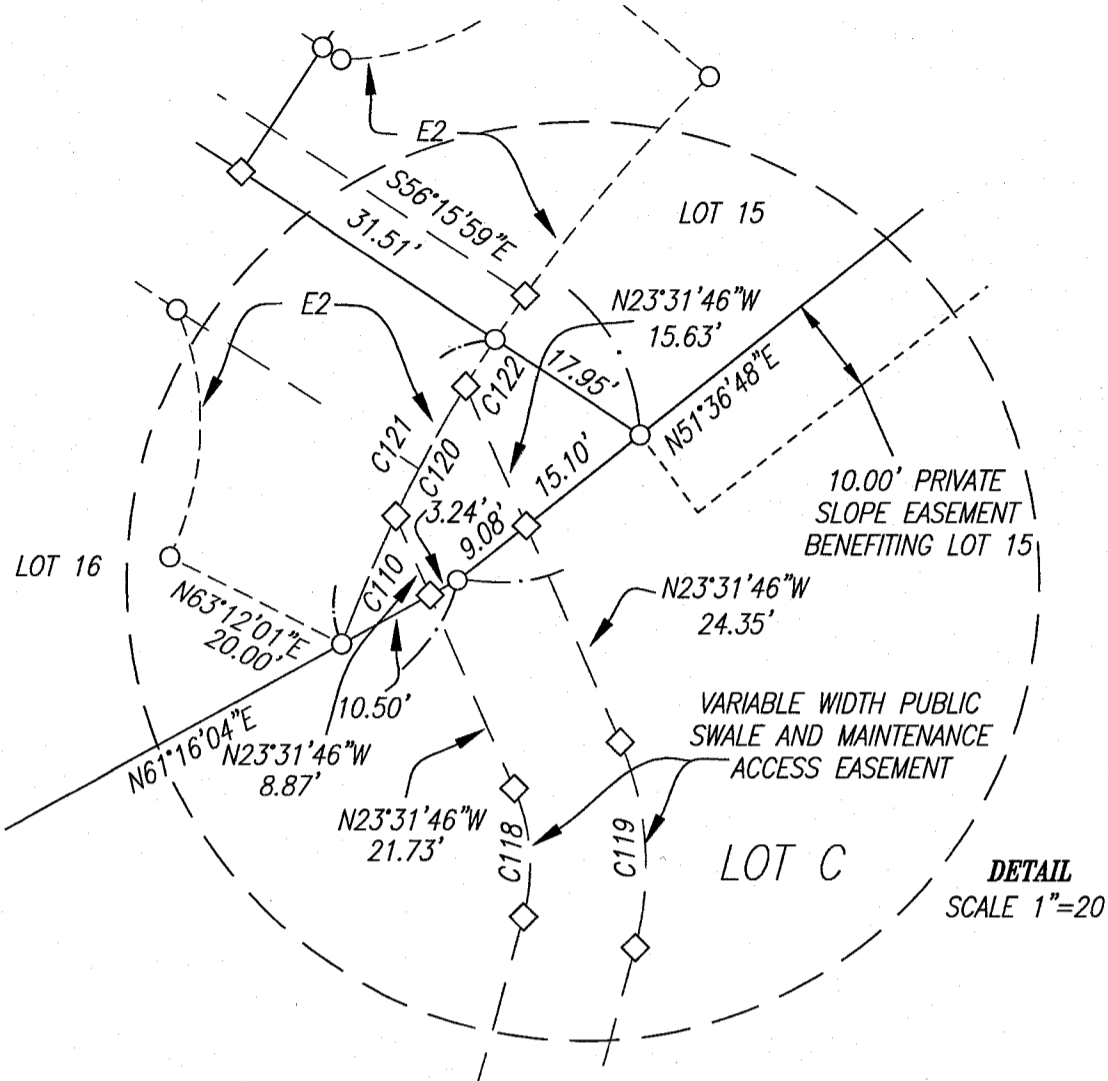
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Rex A. Betz*  
 OREGON  
 JULY 20, 1993  
 REX A. BETZ #2606  
 RENEWS: 12/31/23

**MEADOWVIEW PARK - ROYAL**  
 SW 1/4, SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.  
 EUGENE, LANE COUNTY, OREGON  
 SURVEYED: MARCH 16, 2018  
 SHEET 6 of 7

**RECORDED**  
 DATE: 8 Nov 2023  
 COUNTY CLERK  
 BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
 CSF NO. 46107  
 FILE DATE 8 Nov 2023

Lane County Clerk  
 Lane County Deeds and Records **2023-032289**  
 \$1,097.00  
 11/08/2023 09:51:26 AM  
 RPR-SUBD Cnt=1 Pgs=1 Stn=45 CASHIER 04  
 \$5.00 \$10.00 \$10.00 \$11.00 \$61.00



(E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER CONTROL DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.  
 (E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED  
November 8th, 2023 AT  
 RECEPTION NO. 2023-032291, LCODR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Rex A. Betz*  
 OREGON  
 JULY 20, 1993  
 REX A. BETZ  
 #2606  
 RENEWS: 12/31/23

CURVE TABLE				
CURVE #	ARC	CHORD	RADIUS	DELTA
C90	103.45	N40°15'06"W 103.18	412.25	14°22'39"
C106	42.41	S11°51'59"E 38.18	27.00	90°00'00"
C107	35.18	N10°19'19"E 27.65	15.00	134°22'36"
C108	31.42	S57°29'23"E 28.28	20.00	90°00'00"
C109	31.42	N32°30'37"E 28.28	20.00	90°00'00"
C110	14.35	S23°15'26"W 14.35	163.00	5°02'44"
C111	23.10	S50°51'52"E 18.30	10.00	132°22'12"
C112	8.31	N39°08'08"E 8.08	10.00	47°37'48"
C114	12.05	N32°12'12"W 12.05	412.50	1°40'25"
C118	13.56	S04°06'16"E 13.30	20.00	38°51'00"
C119	21.70	S04°06'16"E 21.28	32.00	38°51'00"
C120	15.24	S28°27'28"W 15.23	163.00	5°21'20"
C121	35.32	S26°56'33"W 35.25	163.00	12°24'57"
C122	5.73	S32°08'35"E 5.73	163.00	2°00'53"

- LEGEND**
- PLAT EXTERIOR BOUNDARY LINE
  - LOT LINE
  - ◇ CALCULATED POINT, NOTHING FOUND OR SET
  - 5/8" x 30" IR W/ OPC MARKED "EGR & ASSOC." TO BE SET AT TIME OF POST-MONUMENTATION
  - (XXX)R# NON-MEASURED DATA PER NOTED REFERENCE
  - PUE PUBLIC UTILITY EASEMENT
  - IR IRON ROD
  - OPC ORANGE PLASTIC CAP

- REFERENCES**
- (R1) CSF 44283 ERICKSON (2018)
  - (R2) CSF 34768 FASSBENDER (1997)
  - (R3) LANE COUNTY CORNER REPORT 14737, S 1/4 SECTION 20
  - (R4) MEADOWVIEW PARK, REC. NO. 2009-016746, LANE COUNTY OREGON DEED RECORDS


SHEET 6 EASEMENT DETAIL

**EGR & Associates, Inc.**  
 Engineers, Geologists, and Surveyors  
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087

**MEADOWVIEW PARK - ROYAL**  
**SW 1/4, SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.**  
**EUGENE, LANE COUNTY, OREGON**  
**SURVEYED: MARCH 16, 2018**  
**SHEET 7 of 7**

**RECORDED**  
 DATE: 8 Nov 2023  
 COUNTY CLERK  
 BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
 CSF NO. 46107  
 FILE DATE 8 Nov 2023 5

Lane County Clerk  
 Lane County Deeds and Records **2023-032289**  
  
 02094408202300322890010013 11/08/2023 09:51:26 AM  
 RPR-SUBD Cnt=1 Pgs=1 Stn=45 CASHIER 04  
 \$5.00 \$1,010.00 \$10.00 \$11.00 \$61.00

**OWNER'S DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT TE AMO DESPACIO, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED HEREON AND THAT IT CAUSED THE SAME TO BE SUBDIVIDED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THE OWNER HEREBY (1) DEDICATES TO THE PUBLIC FOREVER (A) THE PUBLIC STREETS AND ALLEYS, (B) THE PUBLIC UTILITY EASEMENTS, (C) THE VARIABLE WIDTH PUBLIC SWALE EASEMENT AND MAINTENANCE ACCESS EASEMENT THAT LIES WITHIN LOTS "B", "C", AND "D", (D) THE 20.00 FOOT WIDE PUBLIC STORMWATER EASEMENT OVER LOTS 20 AND 21, (E) THE 21.00 FOOT WIDE PUBLIC UTILITY EASEMENT OVER LOTS 42 AND 43, (F) THE 5.00 FOOT TO 10.00 FOOT WIDE PUBLIC SLOPE EASEMENT IN LOT "F" AND LOTS 47 & 48, AND (G) THE 10.00 FOOT WIDE PUBLIC SLOPE EASEMENTS IN LOTS "B" AND "C" ALL AS SHOWN HEREON; (2) ACKNOWLEDGES THE CREATION BY SEPARATE DOCUMENTS [AS NOTED HEREON] OF (A) RESERVE STRIPS "A", "B", "C", AND "D", THAT LIE AT THE EAST ENDS OF BAINBRIDGE ROAD, DURST STREET, AND OLALLIE AVENUE, AND AT THE NORTH END OF LEGACY STREET, RESPECTIVELY, ALL AS SHOWN HEREON, (B) THE VARIABLE WIDTH PRIVATE JOINT USE UTILITY AND ACCESS EASEMENT (A.K.A. LEGACY LANE, A PRIVATE STREET) THAT LIES WITHIN LOTS 11-34; AND (C) THE TEMPORARY PUBLIC EMERGENCY VEHICLE EASEMENTS OVER LOTS 78-79 AND 53-54, ALL AS SHOWN HEREON; (3) ACKNOWLEDGES THE CREATION HEREON OF THE 10.00 FOOT WIDE PRIVATE SLOPE EASEMENTS THAT LIE (A) IN LOT "B" FOR THE BENEFIT OF LOT 27, (B) IN LOT "C" FOR THE BENEFIT OF LOT 15, AND (C) IN LOT "D" FOR THE BENEFIT OF LOTS 26, 27, 28, AND 29, ALL AS SHOWN HEREON, (4) ACKNOWLEDGES THE EXISTING AMAZON CHANNEL IMPROVEMENT EASEMENT AS SHOWN HEREON, AND (5) ACKNOWLEDGES THE EASEMENT TO CITY OF EUGENE FOR WASTEWATER SYSTEM RECORDED JANUARY 30, 2007, RECEPTION NO. 2007-006223, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF LEGACY STREET AND IS NOT PLOTTED HEREON.

**TE AMO DESPACIO, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, OWNER OWNER'S AFFIDAVIT OF CONSENT**

PER O.R.S. 92.075 (4) AN OWNER'S AFFIDAVIT OF CONSENT GRANTING PERMISSION FOR THE SUBDIVISION AND PLATTING OF THE PROPERTY AS DESCRIBED HEREON WAS RECORDED CONCURRENTLY WITH THIS PLAT ON November 8th, 2023 AT RECEPTION NO. 2023-032293, LANE COUNTY OREGON DEED RECORDS.

**POST MONUMENTATION CERTIFICATE**

I, REX A. BETZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN ON OATH, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE INDICATED MONUMENTATION WILL BE SET WITHIN SIXTY (60) DAYS AFTER THE COMPLETION OF THE STREET IMPROVEMENTS, BUT NO LATER THAN ONE YEAR FROM THE DATE OF RECORDING PER O.R.S. 92.065

**POST MONUMENTATION COMPLETION NOTICE**

POST MONUMENTATION OF THE CORNERS SHOWN HEREON WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AS INDICATED AND CERTIFIED ON AN AFFIDAVIT RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS DOCUMENT NO. 20\_\_\_\_, LANE COUNTY OREGON DEED RECORDS.

**APPROVALS & ACCEPTANCES**

J.H.A. G... 11/02/2023  
 CITY OF EUGENE PLANNING DIRECTOR

J... 11/02/2023  
 CITY OF EUGENE SURVEYOR

M... 11/8/2023  
 LANE COUNTY ASSESSOR

G... 11/8/23  
 LANE COUNTY BOARD OF COMMISSIONERS

**SURVEYOR'S CERTIFICATE**

I, REX BETZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE FOLLOWING DESCRIBED SUBDIVISION IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE INITIAL POINT OF WHICH IS A 5/8 INCH BY 30 INCH IRON ROD WITH AN ORANGE PLASTIC CAP "FNF", SET IN COUNTY SURVEY FILE NUMBER 34768, WHICH MARKS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT THE INITIAL POINT BEING A 5/8 INCH BY 30 INCH IRON ROD WITH AN ORANGE PLASTIC CAP "FNF", SET IN COUNTY SURVEY FILE NUMBER 34768, WHICH MARKS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; RUN THENCE SOUTH 0° 23' 58" EAST 1292.27 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 20; RUN THENCE PARALLEL TO SAID SECTION LINE NORTH 89° 50' 32" WEST 720.51 FEET TO THE CENTERLINE OF AMAZON CHANNEL "A"; RUN THENCE ALONG THE CENTERLINE OF SAID DITCH ON THE ARC OF A 573.00 RADIUS CURVE TO THE LEFT. THE LONG CHORD OF WHICH BEARS NORTH 24° 16' 16" WEST 37.39 FEET; THENCE NORTH 26° 08' 26" WEST 527.35 FEET; THENCE ALONG THE ARC OF A 5730.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 21° 54' 10" WEST 846.84 FEET; THENCE LEAVING SAID DITCH AND RUNNING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 SOUTH 89° 52' 03" EAST 1275.10 TO THE PLACE OF BEGINNING, IN EUGENE, LANE COUNTY, OREGON.

**EXISTING EASEMENT NOTES**

(E1) EASEMENT FOR CHANNEL IMPROVEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO AMAZON WATER CONTROL DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED APRIL 1, 1970, IN REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OFFICIAL RECORDS.

EASEMENT TO CITY OF EUGENE FOR WASTEWATER SYSTEM RECORDED JANUARY 30, 2007, RECEPTION NO. 2007-006223, LANE COUNTY OFFICIAL RECORDS. THIS EASEMENT LIES WITHIN THE RIGHT-OF-WAY OF LEGACY STREET AND IS NOT PLOTTED HEREON.

**SURVEYOR'S NARRATIVE**

THE BOUNDARIES FOR THIS SUBDIVISION HELD FOUND MONUMENTS FROM CSF 44283.  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO NINETY NINE (99) NUMBERED LOTS AND SIX (6) LETTERED LOTS TO FULFILL THE CONDITIONS OF APPROVAL OF THE CITY OF EUGENE TENTATIVE SUBDIVISION ST 16-7.

**GENERAL NOTES**

- NO BUILDING, STRUCTURE, TREE OR OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- DIRECT VEHICULAR ACCESS FROM LOTS 1-15, 27-43, & 98-99 TO LEGACY STREET IS NOT PERMITTED PER EC9.6840(6) AND THE CONDITION OF APPROVAL FOR THE SUBDIVISION WHICH TOOK EFFECT NOVEMBER 17, 2017.

(E1) EASEMENT FOR CHANNEL IMPROVEMENT TO AMAZON WATER CONTROL DISTRICT PER REEL 474R, INSTRUMENT NUMBER 1355, LANE COUNTY OREGON DEED RECORDS.

(E2) VARIABLE WIDTH PRIVATE IRREVOCABLE JOINT USE UTILITY AND ACCESS EASEMENT RECORDED November 8th, 2023 AT RECEPTION NO. 2023-032291, LCODR

(E3) TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT RECORDED November 8th, 2023 AT RECEPTION NO. 2023-032292, LCODR

REGISTERED PROFESSIONAL LAND SURVEYOR

Rex A. Betz

OREGON  
 JULY 20, 1993  
 REX A. BETZ  
 #2606  
 RENEWS: 12/31/23

SHEET 7 SIGNATURES, NARRATIVE, DECLARATION, CERTIFICATES, & NOTES

**EGR & Associates, Inc.**  
 Engineers, Geologists, and Surveyors

2535B Prairie Road (541) 688-8322  
 Eugene, Oregon 97402 Fax (541) 688-8087

After Recording Return To:  
EGR & Associates, Inc.  
2535 B Prairie Road  
Eugene, OR 97402

Lane County Clerk  
Lane County Deeds and Records

2024-006552



\$87.00

03/12/2024 10:06:32 AM

RPR-AFFCO Cnt=1 Pgs=1 Stn=9 CASHIER 06  
\$5.00 \$10.00 \$61.00 \$11.00

### AFFIDAVIT OF CORRECTION

I, Rex A. Betz, am the surveyor who performed the survey of the plat of "Meadowview Park Royal" which was filed November 8, 2023, in Lane County Oregon Plat Records and assigned Reception Number 2023-032289 in Lane County Oregon Deed Records.

The following corrections to said survey are necessary and are as follows:

- On Sheet 1 of the plat, the bearing of the southeast line of Lot 15 should read "N51°36'48"E".
- On Sheet 4 of the plat:
  - The chord bearing of curve C57 should read "N27°55'01"W".
  - The chord bearing of curve C71 should read "N44°53'36"E".

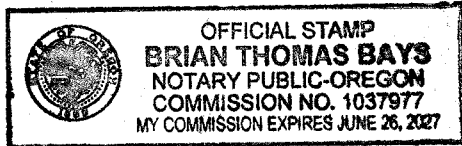
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 20, 1993  
REX A. BETZ  
#2606

RENEWS: 12/31/25

State of Oregon )  
                          ) SS  
County of Lane )

On the 1st day of March, 2024 personally appeared Rex A. Betz and acknowledged the foregoing to be a voluntary act and deed.



\_\_\_\_\_  
Notary Public for Oregon

My commission expires: JUNE 26, 2027

#### County Surveyor Certification:

This affidavit has been examined and the changes shown are permitted under ORS 209.255 certified this 12<sup>th</sup> day of March, 2024

\_\_\_\_\_  
for Lane County Surveyor - Deputy