

# FIRST ADDITION TO FOREST GROVE SUBDIVISION

NW 1/4 SEC. 31, T.17S., R.5W., W.M.  
VENETA, LANE COUNTY, OREGON  
MARCH 8, 2023

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46432  
FILING DATE 30, OCT, 2024

5

RECORDED

DATE: 30, OCT, 2024  
COUNTY CLERK

BY: Teddy Smith

Lane County Clerk  
Lane County Deeds and Records 2024-031579

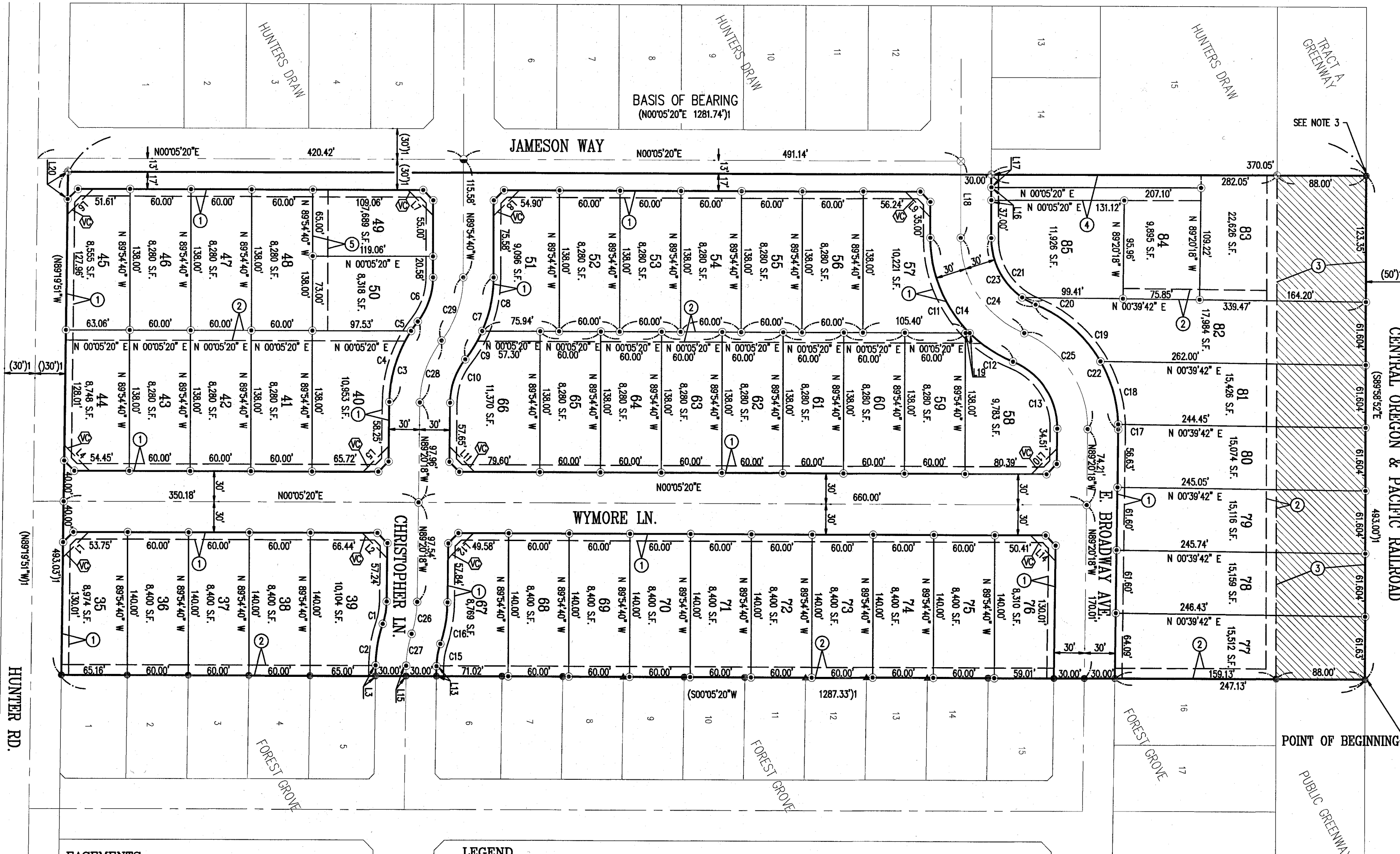


\$617.00

10/30/2024 10:12:36 AM

RPR-SUBD Cnt=1 Pgs=1 Stn=45 TMS  
\$5.00 \$530.00 \$10.00 \$11.00 \$61.00

SCALE: 1" = 80'



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	70.00	22.27	181°35'4"	22.18
C2	130.00	41.37	181°35'4"	41.19
C3	130.00	85.20	37°33'03"	83.68
C4	130.00	73.87	32°33'25"	72.88
C5	130.00	11.33	4°59'39"	11.33
C6	70.00	46.58	38°07'25"	45.72
C7	130.00	86.50	38°07'25"	84.91
C8	130.00	53.96	23°46'54"	53.57
C9	130.00	32.54	14°20'31"	32.46
C10	70.00	45.88	37°33'03"	45.06
C11	130.00	103.63	45°40'29"	100.91
C12	130.00	51.28	22°35'58"	50.94
C13	70.00	84.11	68°50'49"	79.14
C14	130.00	154.91	68°16'27"	145.91
C15	70.00	22.27	181°35'4"	22.18
C16	130.00	41.37	181°35'4"	41.19
C17	130.00	4.97	2°11'33"	4.97
C18	130.00	64.92	28°36'42"	64.25
C19	130.00	86.32	38°02'34"	84.74
C20	70.00	15.12	12°22'44"	15.09
C21	70.00	68.29	55°53'43"	65.61
C22	130.00	156.21	68°50'49"	146.98
C23	70.00	83.41	68°16'27"	78.56
C24	100.00	119.16	68°16'27"	112.24
C25	100.00	120.16	68°50'49"	113.06
C26	100.00	31.82	181°35'4"	31.69
C27	100.00	31.82	181°35'4"	31.69
C28	100.00	65.54	37°33'03"	64.37
C29	100.00	66.54	38°07'25"	65.32

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.21	N44°37'15"W
L2	14.07	N45°22'31"E
L3	10.30	N89°20'18"W
L4	14.07	N45°22'45"E
L5	14.21	N44°37'29"W
L6	14.28	N44°37'20"W
L7	14.14	N45°05'20"E
L8	14.14	N44°54'40"W
L9	14.14	N45°05'20"E
L10	14.21	N44°37'29"W
L11	14.07	N45°22'31"E
L12	14.21	N44°37'29"W
L13	9.70	N89°20'18"W
L14	14.07	N45°22'31"E
L15	10.00	N89°20'18"W
L16	12.50	N89°54'40"W
L17	12.50	N89°54'40"W
L18	75.00	N89°54'40"W
L19	4.04	N00°05'20"E
L20	27.04	N89°19'51"W

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
KENT BAKER  
#59885

RENEWS: 12-31-2025

## REFERENCES

(1) CSF 45761 BY KENT BAKER, FILED JULY 20, 2022

## NOTES

- NO BUILDING, STRUCTURE, TREE, SHRUBBERY OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- MEASURED BEARINGS AND DISTANCES WERE FOUND TO BE THE SAME AS REFERENCE 1, UNLESS OTHERWISE NOTED.
- IN CSF 45761, THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WAS IDENTIFIED AS A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "EGR & ASSOC.". THIS MONUMENT WAS ACTUALLY A 5/8" IRON REBAR WITH NO CAP SET BY RICHARD SKINNER IN CSF 16489. THIS NOTE IS TO CORRECT THIS ERROR AND AVOID ANY CONFUSION IN THE FUTURE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE INSTALLED AND EXCEPTED BY THE CITY OF VENETA.
- RESERVE STRIPS ON ADJACENT PROPERTIES THAT ABUT STREETS BEING DEDICATED ON THE PLAT ARE HEREBY RELEASED FOR PUBLIC RIGHT-OF-WAY PURPOSES.

## VISION CLEARANCE TRIANGLE NOTE

- ✓ CLEAR VISION TRIANGLE WITH 25' SIDES. THIS AREA SHALL CONTAIN NO PLANTINGS, DRIVEWAYS, FENCES, WALLS STRUCTURES OR TEMPORARY OR PERMANENT OBSTRUCTIONS EXCEEDING 2.5' IN HEIGHT, MEASURED FROM THE TOP OF THE CURB OR WHERE NO CURB EXISTS, FROM THE ESTABLISHED STREET CENTER LINE GRADE. TREES EXCEEDING THIS HEIGHT MAY BE LOCATED IN THIS AREA, PROVIDED ALL BRANCHES OR FOLIAGE ARE REMOVED TO A HEIGHT OF EIGHT (8) FEET ABOVE GRADE.

□ DENOTES GREENWAY EASEMENT

## LEGEND

- FOUND MONUMENT: 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." AS SHOWN IN CSF 45761, UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT: 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "EGR & ASSOC." AS SHOWN IN CSF 45761.
- ⊗ FOUND MONUMENT: 1-1/8" COPPER CAP STAMPED "EGR & ASSOC." AS SHOWN IN CSF 45761.
- FOUND MONUMENT: 5/8" IRON REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "EGR & ASSOC." AS SHOWN IN CSF 45761.
- 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP "ROBERTS SURV. INC." TO BE POST-MONUMENTED
- ▲ COMPUTED POINT
- EASEMENT LINE
- ( ) CENTERLINE
- ( ) DATA OF RECORD. HOLDING RECORD DATA AS MEASURED.
- SQUARE FEET
- CSF COUNTY SURVEY FILE

## EASEMENTS

- 7' WIDE PUBLIC UTILITY EASEMENT AS DEDICATED HEREON
- 10' WIDE PRIVATE DRAINAGE EASEMENT AS CREATED HEREON
- VARIABLE WIDTH PUBLIC GREENWAY EASEMENT DEDICATED HEREON. USES OF THIS GREENWAY EASEMENT ARE PER CITY OF VENETA STANDARDS, INCLUDING ALLOWING THE CONSTRUCTION OF A SHARED MULTI-USE PATH
- 25' WIDE PRIVATE JOINT ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT PER DOCUMENT NO. 2024-031540 LANE COUNTY DEEDS AND RECORDS
- 15' WIDE PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 49 & 50 AS CREATED HEREON

## EASEMENT NOTE

CITY FILE #S-2-22  
ASSESSOR'S MAP 17-05-31-20  
TAX LOT 00700  
1. POWER LINE EASEMENT GRANTED TO MOUNTAIN STATES POWER CO., RECEPTION NO. B394 P433, LANE COUNTY RECORDS, IS BLANKET IN NATURE AND IS NOT SHOWN.

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VENETA, LANE COUNTY, OREGON  
MARCH 8, 2023

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46432  
FILING DATE 30 OCT 2024 5

## SURVEYOR'S CERTIFICATE

I, KENT BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, FIRST ADDITION TO FOREST GROVE SUBDIVISION AS PER ORS 92, THE POINT OF BEGINNING BEING A 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC."

KENT BAKER 9/20/24  
PLS 59885 DATE

## PROPERTY DESCRIPTION

BEGINNING AT A 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC." MARKING THE NORTHWEST CORNER OF THE "PUBLIC GREENWAY" AS SHOWN IN FOREST GROVE SUBDIVISION, AS RECORDED AUGUST 7, 2003, RECEPTION NO. 2003-073966, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY, OREGON, SAID IRON REBAR AND CAP LIES ON THE SOUTHERLY MARGIN OF THE CENTRAL OREGON AND PACIFIC RAILROAD;

THENCE ALONG THE WESTERLY PLAT BOUNDARY OF FOREST GROVE SUBDIVISION, SOUTH 00°05'20" WEST A DISTANCE OF 1287.33 FEET TO A 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP

STAMPED "POAGE ENG. & SURV. INC." MARKING THE SOUTHWEST CORNER OF LOT 1 OF SAID FOREST GROVE SUBDIVISION, SAID IRON REBAR AND CAP LIES ON THE NORTHERLY MARGIN OF HUNTER ROAD;

THENCE ALONG THE NORTHERLY MARGIN OF THE HUNTER ROAD, NORTH 89°19'51" WEST A DISTANCE OF 493.03 FEET TO A 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "EGR & ASSOC."

MARKING THE SOUTHEAST CORNER OF HUNTERS DRAW, AS RECORDED AUGUST 22, 2019, RECEPTION NO. 2019-036392, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY, OREGON;

THENCE ALONG THE EASTERLY PLAT BOUNDARY OF HUNTERS DRAW, NORTH 00°05'20" EAST A DISTANCE OF 1281.74 FEET TO A 5/8 INCH IRON REBAR MARKING THE NORTHEAST CORNER OF TRACT

"A" OF HUNTERS DRAW, SAID NORTHEAST CORNER OF TRACT "A" LIES ON THE SOUTHERLY MARGIN OF THE CENTRAL OREGON AND PACIFIC RAILROAD;

THENCE ALONG THE SOUTHERLY MARGIN OF THE CENTRAL OREGON AND PACIFIC RAILROAD, SOUTH 89°58'52" EAST A DISTANCE OF 493.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF VENETA, LANE COUNTY, OREGON.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY CORNERS OF THE FIRST ADDITION TO FOREST GROVE SUBDIVISION. THE PERIMETER OF THE SUBJECT PROPERTY WAS SURVEYED AND RECORDED AS COUNTY SURVEY FILE NO. 45761. ALL THE MONUMENTS AROUND THE PERIMETER OF THE SUBJECT PROPERTY FROM SAID COUNTY SURVEY FILE NO. 45761 WERE HELD AS FOUND. THE INTERIOR CORNERS WERE ESTABLISHED AT THE DIRECTION OF THE OWNER.

## POST-MONUMENTATION CERTIFICATE

I, KENT BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE 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 YEAR FROM THE RECORDING DATE OF THIS PLAT, WHICH EVER OCCURS FIRST

KENT BAKER, LS 59885

## POST-MONUMENTATION COMPLETION NOTICE

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

THE POST-MONUMENTATION AFFIDAVIT CITED ABOVE WILL PROVIDE IN DETAIL THE LOCATION OF ALL REFERENCE MONUMENTS AND ALTERNATIVE MONUMENT TYPES USED IF THEY ARE NEEDED.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT BRUCE WIECHERT CUSTOM HOMES, INC. IS THE OWNER OF THE LAND DESCRIBED HEREON AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS, 7-FOOT WIDE PUBLIC UTILITY EASEMENTS, PUBLIC GREENWAY EASEMENT, AND DOES CREATE HERON A 10-FOOT WIDE PRIVATE DRAINAGE EASEMENT, A 25-FOOT WIDE PRIVATE JOINT ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT, AND A 15-FOOT WIDE PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 49 AND 50 AND DOES ACKNOWLEDGE ALL EXISTING EASEMENTS OF RECORD AS SHOWN OR NOTED HEREON.

BRUCE WIECHERT, PRESIDENT OF BRUCE WIECHERT CUSTOM HOMES, INC. DATE 9/25/24  
BY DERRICK WESTOVER, AUTHORIZED AGENT OF BRUCE WIECHERT CUSTOM HOMES, INC.  
HIS ATTORNEY IN FACT

## ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF LANE ) SS

THERE PERSONALLY APPEARED BEFORE ME, THE ABOVE NAMED DERRICK WESTOVER, AUTHORIZED AGENT OF BRUCE WIECHERT CUSTOM HOMES, INC., HIS ATTORNEY IN FACT, AND KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME THIS 25th DAY OF September, 2024

Sarah Michelle Peterson  
NOTARY (PRINT NAME)

109387  
COMMISSION NO.

NOTARY PUBLIC FOR OREGON

November 29, 2025  
MY COMMISSION EXPIRES  
PRINT IN FULL

## RECORDED

DATE: 30 OCT 2024  
COUNTY CLERK  
BY: Teddy Smith

Lane County Clerk 2024-031579  
Lane County Deeds and Records



\$617.00

RPR-SUBD Cnt=1 Pgs=1 Stn=45 TMS  
\$5.00 \$530.00 \$10.00 \$11.00 \$61.00

10/30/2024 10:12:36 AM

## APPROVALS & ACCEPTANCES

9/30/24  
CITY OF VENETA ADMINISTRATOR DATE

9/30/24  
CITY OF VENETA BUILDING AND PLANNING OFFICIAL DATE

10/14/24  
CITY OF VENETA MAYOR DATE

10/16/24  
CITY OF VENETA ENGINEER DATE

9/25/24  
CITY OF VENETA PUBLIC WORKS DIRECTOR DATE

LANE COUNTY

10/25/2024  
for LANE COUNTY SURVEYOR DATE

10/30/24  
for LANE COUNTY ASSESSOR DATE

28 OCT 2024  
for LANE COUNTY BOARD OF COMMISSIONERS DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
KENT BAKER  
#59885

RENEWS: 12-31-2025

## COVENANTS, CONDITIONS & RESTRICTIONS

RECORDED OCTOBER 30TH, 2024  
DOCUMENT NO. 2024-031581  
LANE COUNTY OREGON DEEDS AND RECORDS

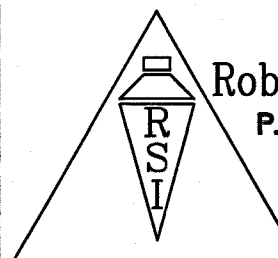
DRAWN BY: AJF

DATE: MARCH 8, 2023

REVISION DATE:

JOB NO.

SHEET 2 OF 2



Roberts Surveying, Inc.  
P.O. Box 7155  
Springfield, OR 97475  
Bus. (541) 345-1112

CITY FILE #S-2-22  
ASSESSOR'S MAP 17-05-31-20  
TAX LOT 00700