

AFTER RECORDING RETURN TO:  
Lane County Surveyor's Office  
3050 N. Delta Hwy.  
Eugene, OR 97408

# PLAT DOCUMENT #

Lane County Clerk  
Lane County Deeds and Records      **2025-012161**



02158537202500121610010013

\$277.00

04/29/2025 09:09:32 AM

RPR-SUBD      Cnt=1 Pgs=1 Stn=45 TMS  
\$5.00 \$190.00 \$10.00 \$11.00 \$61.00

This document is a  
SUBDIVISION:

Blek's Mill

Owner: Ryan Frome

Dedicatee: City of Veneta  
Twp. 18 S Rng. 05 W Sec. 6

## LANE COUNTY DEEDS & RECORDS

17 - Lots

2 - Stickers (Plat Pages)

2 - Reserved Numbers

FOUND MONUMENT TABLE			
#	DESCRIPTION	ORIGIN	HELD?
500	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
501	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
502	5/8" IR	R3	HELD FOR CORNER
503	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD FOR CORNER
504	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
505	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
506	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	NOT HELD; SEE LINE L6
507	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
508	5/8" IR	R2 OR R3	NOT HELD; BEARS N89°54'25"E 0.20' FROM SUBJECT PROPERTY WEST LINE
509	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	HELD OFFSET FOR CREEK CENTERLINE
510	5/8" IR	R2	HELD FOR SUBJECT PROPERTY WEST LINE
512	5/8" IR	R2	HELD FOR SUBJECT PROPERTY WEST LINE
513	5/8" IR W/YPC MARKED "RIVERSIDE ENG."	R1	NOT HELD; SEE LINE L7
514	2" IP REMOVED BY OTHERS AND REPLACED BY OTHERS WITH 5/8" IR	UNKNOWN	NOT HELD; IP BORE S29°37'46"E 0.18' FROM (515), REPLACEMENT IR BEARS APPROX 0.15' SOUTHWEST FROM (515)
515	5/8" IR W/YPC MARKED "RIVERSIDE"	R1	HELD FOR CORNER
516	2" IP	R3	HELD FOR CORNER
517	5/8" IR	R3	NOT HELD; BEARS S89°54'04"W 0.27' FROM SUBJECT PROPERTY EAST LINE
518	5/8" IR	R3	HELD FOR SUBJECT PROPERTY EAST LINE

LINE TABLE	
#	BEARING & DISTANCE
L1	N00°04'48"W 8.78' (R1)
L2	N00°04'48"W 11.22' (R1)
L3	N30°43'13"W 10.02' (R1)
L4	S30°43'13"E 10.02' (R1)
L5	N30°03'21"W 10.03' (R1)
L6	S29°37'12"E 9.90'
	(S30°03'21"E 10.03' :R1)
L7	N19°23'24"W 10.05'
	(N20°21'39"E 10.05' :R1)
L8	S20°21'39"E 10.05' (R1)
L9	N00°05'35"W 10.34' (R1)
L10	N00°05'35"W 16.46'

CURVE TABLE					
#	CURVE LENGTH	CURVE RADIUS	CURVE DELTA	CHORD BEARING	CHORD LENGTH
C1	9.48'	10.00'	54°18'53"	N27°03'30"E	9.13'
C2	251.88'	50.00'	288°37'46"	N89°54'04"E	58.33'
C3	9.48'	10.00'	54°18'53"	S27°15'22"E	9.13'
C4	15.17'	50.00'	17°22'45"	N45°31'34"E	15.11'
C5	61.38'	50.00'	70°20'21"	N01°40'01"E	57.60'
C6	37.27'	50.00'	42°42'38"	N54°51'28"W	36.42'
C7	50.04'	50.00'	57°20'24"	S75°07'01"W	47.98'
C8	47.65'	50.00'	54°35'56"	S19°08'51"W	45.86'
C9	40.37'	50.00'	46°15'42"	S31°16'58"E	39.28'

#### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY CORNERS OF "BLEK'S MILL" SUBDIVISION.

THE PERIMETER OF THE SUBJECT PROPERTY, BEING THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-000057, LANE COUNTY DEEDS AND RECORDS, WAS SURVEYED AND RECORDED AS COUNTY SURVEY FILE NUMBER 39550. MONUMENTS AROUND THE PERIMETER OF THE SUBJECT PROPERTY WERE HELD AS SHOWN HEREON. THE INTERIOR CORNERS WERE ESTABLISHED AT THE DIRECTION OF THE OWNER.

#### BASIS OF BEARINGS

BASIS OF BEARINGS IS ALONG THE EAST LINE OF THE PLAT OF "BLEK HOMES", BETWEEN FOUND MONUMENT NUMBERS (508) AND (515), PER COUNTY SURVEY FILE NUMBER 39550, AS SHOWN HEREON.

#### REFERENCES

NOTE: ALL REFERENCE SURVEYS AND PLATS ARE PER LANE COUNTY SURVEY RECORDS.  
ALL REFERENCE DOCUMENT NUMBERS ARE PER LANE COUNTY DEEDS AND RECORDS.

R1 - CSF 39550  
R2 - PLAT OF "BLEK HOMES"  
R3 - PLAT OF "FIRST ADDITION TO BLEK HOMES"  
R4 - DOCUMENT NUMBER 9301529  
R5 - DOCUMENT NUMBER 2022-46679  
R6 - DOCUMENT NUMBER 2024-000057

## BLEK'S MILL

LOCATED IN THE  
NORTHWEST ONE-QUARTER OF SECTION 6,  
TOWNSHIP 18 SOUTH, RANGE 5 WEST, W.M.,  
CITY OF VENETA, LANE COUNTY, OREGON  
DECEMBER 7, 2023

- - FOUND MONUMENT AS NOTED IN TABLE
- - SET 5/8" X 30" IR W/YPC MARKED "RECORP LLC"
- △ - SET 5/8" X 30" IR W/ALC MARKED "RECORP LLC"
- - SET 1-1/8" DIAMETER BRASS DISK MARKED "RECORP LLC" IN CONCRETE SIDEWALK
- (000) - MONUMENT IDENTIFIER
- N00°00'00"E 0.00' (R1) - RECORD DATA PER R1 MATCHES MEASURED DATA
- (N00°00'00"E 0.00':R1) - RECORD DATA PER R1 DIFFERS FROM MEASURED DATA
- CSF - LANE COUNTY SURVEY FILE NUMBER
- DOC. NO. - LANE COUNTY DEEDS AND RECORDS DOCUMENT NUMBER
- FATBK - FIRST ADDITION TO BLEK HOMES (R3)
- IP - IRON PIPE
- IR - IRON ROD
- O/S - OFFSET
- PUE - PUBLIC UTILITY EASEMENT
- ROW - RIGHT-OF-WAY
- SF - SQUARE FEET
- TYP - TYPICAL
- W/ALC - WITH ALUMINUM CAP
- W/YPC - WITH YELLOW PLASTIC CAP

RECORDED  
DATE: 29 APR 2025  
COUNTY CLERK  
BY: Teddy Smith

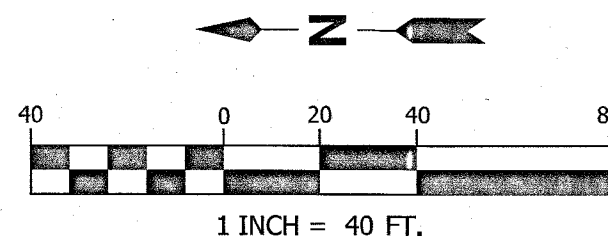
LANE COUNTY SURVEYORS OFFICE  
CSF NO. 46609  
FILE DATE 29 APR 2025 S

Lane County Clerk  
Lane County Deeds and Records 2025-012161



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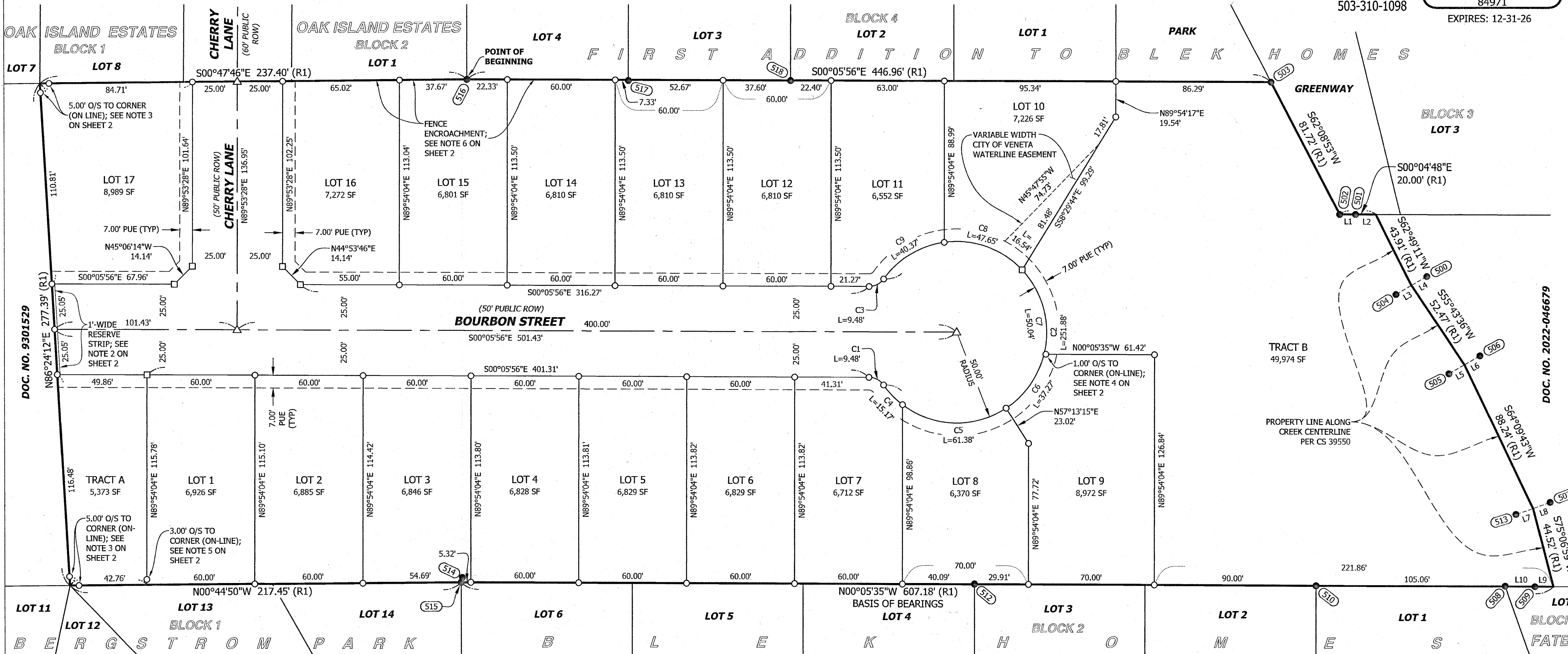


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**RECORP, LLC**

2050 BEAVERCREEK RD, SUITE 101-143  
OREGON CITY, OREGON 97045  
503-310-1098

Justin Pearce  
OREGON  
MAY 9, 2017  
JUSTIN M RECORE  
84971  
EXPIRES: 12-31-26



ASSESSOR'S MAP: 18-05-06-22  
TAX LOTS: 404 & 4600  
CITY OF VENETA PLANNING COMMISSION  
STAFF REPORT FILE NUMBER: S-2-23

ZONING: LOW-DENSITY RESIDENTIAL

CLIENT: RYAN FROME

SHEET 1 OF 2

**BLEK'S MILL**  
LOCATED IN THE  
NORTHWEST ONE-QUARTER OF SECTION 6,  
TOWNSHIP 18 SOUTH, RANGE 5 WEST, W.M.,  
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APPROVALS AND ACCEPTANCES

CITY OF VENETA  
CITY OF VENETA BUILDING AND PLANNING OFFICIAL  
CITY OF VENETA MAYOR  
CITY OF VENETA ENGINEER  
CITY OF VENETA PUBLIC WORKS DIRECTOR

LANE COUNTY  
LANE COUNTY SURVEYOR  
LANE COUNTY ASSESSOR  
LANE COUNTY BOARD OF COMMISSIONERS

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RYAN FROME IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP OF "BLEK'S MILL", PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THIS LAND TO BE SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON SAID MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92 AND THE CONDITIONS OF APPROVAL IMPOSED BY CITY OF VENETA PLANNING COMMISSION STAFF REPORT FILE NO. S-2-23; AND DOES HEREBY DEDICATE AS PUBLIC WAYS FOREVER ALL RIGHTS-OF-WAY AS SHOWN OR NOTED HEREON, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, DOES CONVEY TO THE PUBLIC THE 7'-WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON, AND DOES HEREBY CREATE A VARIABLE-WIDTH WATERLINE EASEMENT OVER LOT 10 FOR THE BENEFIT OF THE CITY OF VENETA AS SHOWN HEREON, AND DOES ACKNOWLEDGE ALL EXISTING EASEMENTS OF RECORD AS SHOWN OR NOTED HEREON.

BY: Ryan Frome April 18, 2025  
DATE

ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF LANE } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18 DAY OF  
April, 2025 BY RYAN FROME.

Jillian Gail Mithun  
NOTARY SIGNATURE  
Jillian Gail Mithun  
NOTARY PUBLIC - OREGON

COMMISSION NO. 1039871  
MY COMMISSION EXPIRES August 13 2027

EXISTING EASEMENTS

1. EXISTING EASEMENT TO MOUNTAIN STATES POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR SERVICE POLES AND ANCHORS RECORDED IN BOOK 333, PAGE 662, LANE COUNTY RECORDS, APPEARS TO BE BLANKET IN NATURE AND CANNOT BE LOCATED ACCURATELY ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, JUSTIN M. RECORE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ATTACHED SUBDIVISION PLAT, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2-INCH IRON PIPE BEING THE INITIAL POINT AT THE NORTHWEST CORNER OF LOT 4 OF BLOCK 4 OF THE PLAT OF "FIRST ADDITION TO BLEK HOMES", LANE COUNTY SURVEY RECORDS;  
THENCE ALONG THE WEST LINE OF SAID BLOCK 4 OF SAID PLAT OF "FIRST ADDITION TO BLEK HOMES", SOUTH 00°05'56" EAST 446.96 FEET TO THE NORTH LINE OF THE GREENWAY TRACT OF SAID PLAT OF "FIRST ADDITION TO BLEK HOMES";  
THENCE ALONG SAID NORTH LINE, SOUTH 62°08'53" WEST 81.72 FEET TO THE WEST LINE OF SAID GREENWAY TRACT;  
THENCE ALONG SAID WEST LINE, SOUTH 00°04'48" EAST 20.00 FEET TO THE CENTERLINE OF A CREEK, SAID CREEK CENTERLINE ALSO BEING THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 2022-046679;  
THENCE ALONG THE FOLLOWING COURSES OF SAID CREEK CENTERLINE:  
SOUTH 62°49'11" WEST 43.91 FEET TO A POINT;  
THENCE SOUTH 55°43'36" WEST 52.47 FEET TO A POINT;  
THENCE SOUTH 64°09'43" WEST 88.24 FEET TO A POINT;  
THENCE SOUTH 75°06'59" WEST 44.52 FEET TO THE EAST LINE OF LOT 7 OF BLOCK 2 OF SAID PLAT OF "FIRST ADDITION TO BLEK HOMES";  
THENCE ALONG SAID EAST LINE AND THE EAST LINE OF BLOCK 2 OF THE PLAT OF "BLEK HOMES", LANE COUNTY SURVEY RECORDS, NORTH 00°05'35" WEST 607.18 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF BLOCK 1 OF THE PLAT OF "BERGSTROM PARK", LANE COUNTY SURVEY RECORDS;  
THENCE ALONG THE EAST LINE OF SAID BLOCK 1 OF SAID PLAT OF "BERGSTROM PARK", NORTH 00°44'50" WEST 217.45 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 9301529, LANE COUNTY DEEDS AND RECORDS;  
THENCE ALONG SAID SOUTH LINE, NORTH 86°24'12" EAST 277.39 FEET TO THE WEST LINE OF THE PLAT OF "OAK ISLAND ESTATES";  
THENCE ALONG SAID WEST LINE, SOUTH 00°47'46" EAST 237.40 FEET TO THE POINT OF BEGINNING;

CONTAINING 212,056 SQUARE FEET, MORE OR LESS.

NOTES

1. NO BUILDING, STRUCTURE, TREE, OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.  
2. BARGAIN AND SALE DEED FOR 1'-WIDE RESERVE STRIP TO THE CITY OF VENETA PER DEED DOCUMENT NUMBER 2025- 012162, LANE COUNTY RECORDS.  
3. WOOD FENCE POSTS EXIST AT THE NORTHEAST AND NORTHWEST CORNERS OF THE SUBJECT PROPERTY. TO MARK THESE CORNERS, TWO OFFSET MONUMENTS WERE SET 5.00' FROM EACH OF THE TRUE CORNERS. AT THE NORTHEAST CORNER, OFFSET MONUMENTS WERE SET ON-LINE ALONG THE NORTH PROPERTY LINE AND THE EAST PROPERTY LINE OF THE SUBJECT PROPERTY. AT THE NORTHWEST CORNER, OFFSET MONUMENTS WERE SET ON-LINE ALONG THE NORTH PROPERTY LINE AND WEST PROPERTY LINE OF THE SUBJECT PROPERTY.  
4. A UTILITY CLEANOUT EXISTS AT THE NORTH CORNER COMMON TO LOT 9 AND TRACT B. TO MARK THIS CORNER, ONE OFFSET MONUMENT WAS SET ON-LINE, 1.00' SOUTH OF THE TRUE CORNER (S00°05'35"E 1.00').  
5. AN ENCROACHING CHICKEN COOP EXISTS AT THE NORTHWEST CORNER OF LOT 1. TO MARK THIS CORNER, ONE OFFSET MONUMENT WAS SET ON-LINE, 3.00' EAST OF THE TRUE CORNER (N89°54'04"E 3.00'). ADJOINING OWNERS HAVE BEEN NOTIFIED AND UNDERSTAND THAT A NEW FENCE WILL BE CONSTRUCTED ON THE PLAT LINE.  
6. ENCROACHING FENCES EXIST ALONG THE EAST LINES OF LOTS 14, 15, AND 16. ADJOINING OWNERS HAVE BEEN NOTIFIED AND UNDERSTAND THAT THEIR FENCES ARE ENCROACHING AND THAT A NEW FENCE WILL BE CONSTRUCTED ON THE PLAT LINE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Justin Recore  
OREGON  
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