

# OAKLEY ESTATES PHASE 2

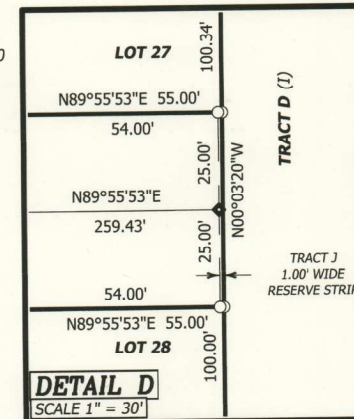
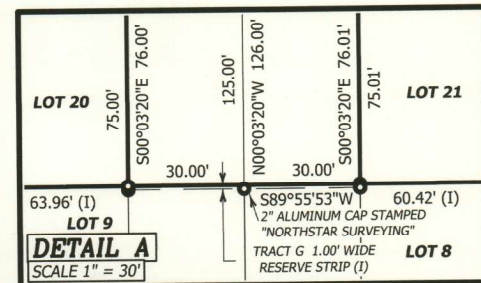
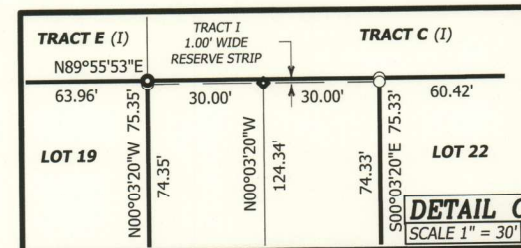
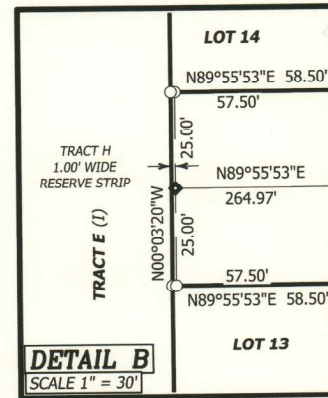
REPLAT OF TRACT "B" OF OAKLEY ESTATES PHASE 1  
IN THE  
SW 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 5 WEST, W.M.  
VENETA, LANE COUNTY, OREGON

DATE OF SURVEY: JANUARY 13, 2025  
SHEET 1 OF 2

RECORDED  
DATE: 28 MAY 2025  
COUNTY CLERK  
BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. 46637  
FILING DATE: 28 MAY 2025 S

Lane County Clerk  
Lane County Deeds and Records  
2025-015631  
\$267.00  
02162581202500156310010019  
05/28/2025 03:02:08 PM  
RPR-SUBD Cnt=1 Pgs=1 Str=45 TMS  
\$5.00 \$180.00 \$10.00 \$11.00 \$61.00



## LEGEND

- .....FOUND MONUMENT AS NOTED IN MONUMENT TABLE
  - .....SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
  - ◆.....SET MONUMENT- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "NORTHSTAR SURVEYING"
  - .....FOUND 5/8" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING", OR AS NOTED PER PHASE 1
  - .....COMPUTED POSITION, NOTHING SET OR FOUND
- RECORD DATA FROM THE FOLLOWING:
- ( ) F.....TANGLEWOOD PARK FIRST ADDITION
  - ( ) L.....OAKLEY ESTATES PHASE 1, EQUALS MEASURED AND RECORD
  - ( ) J.....CSF 46213
  - .....CSF 36928 (PP 2001-P1447)
  - .....CSF 21398
  - .....CSF 25002
  - .....DEED RECEPTION No. 2021-045740, LANE COUNTY DEED RECORDS
  - .....CSF 41414 (FERN RIDGE RESERVOIR)
  - .....PARTITION PLAT 516-79
  - .....CSF 9373

CSF.....COUNTY SURVEY FILE  
RPC.....RED PLASTIC CAP  
PUE....PUBLIC UTILITY EASEMENT  
NTS....NOT TO SCALE

## MONUMENT TABLE

PT#	MONUMENT DESCRIPTION	DEPTH	CAP STATEMENT	RECORD
500	5/8" IRON ROD W/ RPC	DOWN 0.10'	"ROWE SURVEY"	PER TANGLEWOOD PARK
501	5/8" IRON ROD (NO CAP)	DOWN 0.10'		PER TANGLEWOOD PARK FIRST ADD.
502	5/8" IRON ROD (NO CAP)	DOWN 0.20'		PER TANGLEWOOD PARK
515	2" PIPE	DOWN 1.8'	INITIAL POINT	PER FILE 37, SLIDE 450
558	5/8" IRON ROD (NO CAP)	FLUSH		PER CSF TANGLEWOOD PARK

## CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	39.26'	25.00'	N44°56'16"E	35.35'	89°59'13"
C2	39.28'	25.00'	S45°03'44"E	35.36'	90°00'47"
C3	39.26'	25.00'	S44°56'16"W	35.35'	89°59'13"
C4	39.28'	25.00'	S45°03'44"E	35.36'	90°00'47"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
DAVID LEE SCHLOSSER JR.  
72617  
RENEW: 06/30/2026

**Northstar**  
SURVEYING  
720 NW 4TH STREET CORVALLIS, OR 97330  
(541) 757-9050 FAX (541) 757-7578  
www.northstarsurveying.com



OAKLEY ESTATES PHASE 2

REPLAT OF TRACT "B" OF OAKLEY ESTATES PHASE 1  
IN THE  
SW 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 5 WEST, W.M.  
VENETA, LANE COUNTY, OREGON

DATE OF SURVEY: JANUARY 13, 2025  
SHEET 2 OF 2

RECORDED

DATE: 28 MAY 2025  
COUNTY CLERK

BY: Teddy Smith

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. 46637

FILING DATE: 24 MAY 2025

5

Lane County Clerk  
Lane County Deeds and Records 2025-015631

02162581202500156310010019

\$267.00

05/28/2025 03:02:08 PM

RPR-SUBD Cnt=1 Pgs=1 Stn=45 TMS  
\$5.00 \$180.00 \$10.00 \$11.00 \$61.00

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RAISED DEVELOPMENTS, INC. IS THE OWNER OF THE LAND AS HEREON DESCRIBED AND DOES HEREBY SUBDIVIDE AND PLAT THE SAME, AND DOES (1) HEREBY DEDICATE TO THE PUBLIC, THE 10.00-FOOT PUBLIC UTILITY EASEMENTS ALONG THE FRONTAGES OF ALL LOTS AS SHOWN HEREON; (2) ACKNOWLEDGE THE FOLLOWING DEDICATION TO THE PUBLIC BY SEPARATE INSTRUMENTS AS NOTED HEREON OF (A) HOPE LANE FOR RIGHT-OF-WAY PURPOSES; (B) TANGLEWOOD WAY FOR RIGHT-OF-WAY PURPOSES (C) RESERVE STRIP "H", "I", AND "J"; AND (3) DOES HEREBY ACKNOWLEDGE EXISTING EASEMENTS SHOWN AND/OR NOTED HEREON.

Jordan Gore  
RAISED DEVELOPMENTS, INC.

BY: JORDAN GORE AS VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF LANE )

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JORDAN GORE, AS VICE PRESIDENT OF RAISED DEVELOPMENTS, INC. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS

3rd DAY OF APRIL, 2025

Tanya D. Sorensen  
NOTARY PUBLIC FOR OREGON

Tanya Dianne Sorensen  
NOTARY (PRINTED NAME)

COMMISSION NO. 1039946

MY COMMISSION EXPIRES: August 31, 2027

LENDER'S AFFIDAVIT OF CONSENT

AN AFFIDAVIT OF CONSENT TO PLATTING WAS RECORDED ON THE 28 DAY OF MAY, 2025 AT RECEPTION NUMBER 2025-15632, LCODR

INSTRUMENTS

- D1 DEDICATION OF RIGHTS OF WAY FOR ALL STREETS WITHIN THE BOUNDARIES OF THIS PLAT PER INSTRUMENT NUMBER 2025-15633, LCODR.
- D2 BARGAIN AND SALE DEED FOR 1.00-FOOT ACCESS RESERVE STRIPS "H", "I" AND "J" PER INSTRUMENT NUMBER 2025-15634, LCODR.
- D3 IRREVOCABLE DEVELOPMENT AGREEMENT PER INSTRUMENT NUMBER 2025-15635, LCODR.
- D4 DECLARATION OF A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT PER INSTRUMENT NUMBER 2025-15636, LCODR
- D5 DECLARATION OF COVENANTS AND RESTRICTIONS PER INSTRUMENT NUMBER 2025-15637, LCODR.

CITY OF VENETA PLANNING ACTION NUMBER S-1-23  
ASSESSORS MAP: 17-05-30-00 TAX LOTS: 04300

APPROVALS AND ACCEPTANCES

CITY OF VENETA

Kirby  
CITY OF VENETA BUILDING AND PLANNING OFFICIAL 4/16/25  
DATE

Robbie  
CITY OF VENETA MAYOR 5.5.2025  
DATE

Julie  
CITY OF VENETA ENGINEER 5.9.2025  
DATE

Bob  
CITY OF VENETA PUBLIC WORKS DIRECTOR 4/16/25  
DATE

LANE COUNTY

For [Signature]  
LANE COUNTY SURVEYOR 5.27.2025  
DATE

For [Signature]  
LANE COUNTY ASSESSOR 5.28.2025  
DATE

[Signature]  
LANE COUNTY BOARD OF COMMISSIONERS 5.28.2025  
DATE

NOTES

- NO BUILDING, STRUCTURE, TREE, OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS ARE INSTALLED.
- RESERVE STRIPS ON ADJACENT PROPERTIES THAT ABUT STREETS BEING DEDICATED ON THE PLAT ARE HEREBY RELEASED FOR PUBLIC RIGHT-OF-WAY PURPOSES.

EXISTING EASEMENTS AND RESTRICTIONS

- EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT OF TANGLEWOOD PARK FIRST ADDITION- PLOTTED HEREON
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 3, 1981, INSTRUMENT NO. 1981-23712, LCODR-NOTHING TO PLOT
- AGREEMENT RECORDED MARCH 24, 1983, INSTRUMENT NO. 1983-09424, LCODR; CONTRACT ANNEXATION AGREEMENT MODIFICATION RECORDED AUGUST 22, 1983, INSTRUMENT NO. 1983-29609- NOTHING TO PLOT
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 18, 1983, INSTRUMENT NO. 1983-16445, LCODR-NOTHING TO PLOT
- DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 20, 2023, INSTRUMENT NO. 2023-027145, LCODR-NOTHING TO PLOT
- PRIVATE STORMWATER FACILITY OPERATIONS AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 18, 2024, INSTRUMENT NO. 2024-027459, LCODR-NOTHING TO PLOT
- EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT OF OAKLEY ESTATES PHASE 1-PLOTTED HEREON
- DEDICATION OF RIGHT OF WAY RECORDED DECEMBER 27, 2024, INSTRUMENT NO. 2024-037590, LCODR-PLOTTED HEREON
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 27, 2024, INSTRUMENT NO. 2024-037593, LCODR-NOTHING TO PLOT

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND AS CONVEYED TO RAISED DEVELOPMENTS INC., AN OREGON CORPORATION, PER RECEPTION NO. 2024-037588 AS TRACT B OF OAKLEY ESTATES PHASE 1 INTO LOTS, TRACTS AND RIGHT OF WAYS.

THE ENTIRE BOUNDARY OF THIS PLAT IS FROM TRACT B OAKLEY ESTATES PHASE 1 COUNTY SURVEY FILE NUMBER 46213.

THAT MAP REPRESENTED THE BOUNDARY SURVEY OF THE TRACTS OF LAND AS CONVEYED TO SAID RAISED DEVELOPMENTS, INC., PER SAID DEED, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

ALL INTERIOR LINES WERE ESTABLISHED AT THE DIRECTION OF THE LANDOWNER AS PER THE APPROVED TENTATIVE PLAN AS APPROVED UNDER CITY OF VENETA PLANNING ACTION NUMBER S-1-23.

BASIS OF BEARINGS

RAISED DEVELOPMENT RECEPTION DEED ALONG WITH NEIGHBORING DEEDS TO THE SOUTH, WEST AND EAST WERE ALL WRITTEN TO THE SAME BEARING BASIS, BEING ALONG THE SOUTH LINE OF DONATION LAND CLAIM NO. 51, HAVING A BEARING OF N 89°56'00" E, BETWEEN THE SOUTHWEST CORNER TO THE SOUTHEAST CORNER. WE HELD THIS SAME BEARING AS OUR BASIS.

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:

ALL OF TRACT B OF OAKLEY ESTATES PHASE 1, A TRACT OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF VENETA, LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 10, 2014  
DAVID LEE SCHLOSSER JR.  
72617

RENEWS: 06/30/2026

Northstar  
SURVEYING

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