

March 18, 2024

City of Veneta
Attn: Matt Michel
PO Box 458
Veneta, OR 97487

Oregon State Board of Forestry
Attn: Chet Behling
87950 Territorial Road
Veneta, OR 97487

Re: **Property Line Adjustment File No. PLA-5-23**
24974 Bolton Hill Rd. / Assessor's Map: 17-06-36-44, Tax Lot: 201
87950 Territorial Rd. / Assessor's Map: 17-06-36-44, Tax Lot: 202

To whom it may concern,

The City of Veneta Planning Program received an application for a property line adjustment on October 30, 2023. After reviewing the application, the City has **approved** the request for the property line adjustment. The City hereby finds that the proposed property line adjustment complies with the criteria listed in Section 13.06 of the Veneta Zoning and Development Code, as follows:

FINDINGS:

1. *The property line adjustment is a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.*
 - The property line adjustment is a relocation of a portion of one common property line and will not create any new lots or parcels.
2. *All properties involved continue to have adequate access to public streets.*
 - Both properties involved will continue to have access to a public right of way.
3. *The properties involved meet the minimum lot size and configuration requirements for the zoning district and do not otherwise violate city standards.*
 - The property line adjustment will transfer 4,578 sq. ft. of property from the State to the City.
 - The City property will be increased to 305,225 sq. ft in size.
 - The State property will be reduced to 309,436 sq. ft. in size.
 - Both lots are zoned Public Facilities and Parks (PFP). There is no minimum lots size in this zone.

4. *The properties involved comply with any previous requirements or conditions imposed by a review body.*
 - There are no outstanding conditions of approval for either property involved.
5. *There are no conflicts with existing private or public utilities and utility easements.*
 - The property line adjustment does not conflict with any existing private or public utilities or utility easements.
6. *Setbacks and lot coverage shall not be reduced below the minimum for the zone in which the property is located.*
 - There are no minimum setbacks or lot coverage standards for the PFP zone.
 - There are no structures within 50 feet of the new proposed property line.

Please provide copies of the recorded deeds once the transaction has been finalized.

Cordially,



Matt Laird
Community Development Director
City of Veneta

Attachments:

1. Property Line Adjustment Map
2. Legal Description of City Property After the PLA
3. Legal Description of State Property After the PLA

CC: City Planning File No. PLA-5-23

1. ALL DISTANCES SHOWN ARE IN FEET.

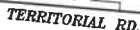
2. BEARINGS BASED ON OREGON COORDINATE REFERENCE SYSTEM – EUGENE PROJECTION 2011 (EPOCH 2010).

THE FOLLOWING NOTES ARE BASED ON TITLE REPORT PROVIDED BY EVERGREEN LAND TITLE CO.
23-26459 DATED MAY 11, 2023.

3. EASEMENT TO MOUNTAIN STATES POWER COMPANY RECORDED APRIL 2, 1947 IN BOOK 344 PAGE 665, IN THE LAKE COUNTY OREGON OFFICIAL RECORDS. SPECIFIC LOCATION NOT GIVEN.
4. SLOPE AND SIGN EASEMENT RECORDED AUGUST 4, 1993 ON RECEPTION NUMBER 93-483905 IN THE LAKE COUNTY OREGON OFFICIAL RECORDS.
5. PUBLIC UTILITY EASEMENT TO THE CITY OF VENETA RECORDED MAY 17, 1996 AS RECEPTION NUMBER 96-32544 IN THE LAKE COUNTY OREGON OFFICIAL RECORDS.
6. EASEMENT FOR GARAGE ENCROACHMENT (AFFECTS PARCEL 1) RECORDED AUGUST 10, 2007 AS RECEPTION NUMBER 2007-056197 IN THE LAKE COUNTY OREGON OFFICIAL RECORDS.
7. DAMAGE EASEMENT AS RECORDED AUGUST 10, 2007 AS RECEPTION NUMBER 2007-056199 IN THE LAKE COUNTY OREGON OFFICIAL RECORDS.

LEGEND

PROPERTY LINE	MAIL BOX
NEW PROPERTY LINE	TELEPHONE RISER
OLD PROPERTY LINE	POWER POLE
FENCE LINE	STRUCTURAL POLE
OVERHEAD WIRES	SIGN
GRAVEL	CATCH BASIN
BUILDING	STORM DRAIN MANHOLE
	WASTEWATER MANHOLE



BOLTON HILL ROAD
VENETA, OREGON

revisions

NT

sheet

TAX MAP: 17-06-36-44, TAX LOTS: 201 & 202

EXPIRES: June 30, 2025

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PROPERTY 1 (TL 201) Legal Description after Property Line Adjustment

Parcel 1 of Land Partition Plat 2007-P2165 as recorded in the Lane County Plat Records in Lane County Oregon.

ALSO: All that part of Parcel 2 of Land Partition Plat 2007-P2165 as recorded in the Lane County Plat Records in Lane County Oregon contained within the following described area:

Beginning at the Northwest corner of Parcel 2, Thence South $89^{\circ}14'53''$ East along the north line of Parcel 2 a distance of 19.82 feet; Thence leaving said north line, South $00^{\circ}56'02''$ West 461.71 feet to a point on the south line of Parcel 2; Thence North $89^{\circ}37'16''$ West along said south line 14.70 feet to the Southwest corner of Parcel 2; Thence North $00^{\circ}17'53''$ East along the west boundary of Parcel 2 a distance of 461.81 feet to the point of beginning, all in Lane County Oregon.

Bearings herein based upon a survey to be filed in the Lane County Oregon Surveyors Office as part of an approved Property Line Adjustment.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JULY 21, 1992
ROBERT C. HINES
2555PLS

RENEWAL DATE: 06/30/25

PROPERTY 2 (TL 202) Legal Description after Property Line Adjustment

Parcel 2 of Land Partition Plat 2007-P2165 as recorded in the Lane County Plat Records in Lane County Oregon.

EXCEPT: All that part of Parcel 2 of Land Partition Plat 2007-P2165 as recorded in the Lane County Plat Records in Lane County Oregon contained within the following described area:

Beginning at the Northwest corner of Parcel 2, Thence South $89^{\circ}14'53''$ East along the north line of Parcel 2 a distance of 19.82 feet; Thence leaving said north line, South $00^{\circ}56'02''$ West 461.71 feet to a point on the south line of Parcel 2; Thence North $89^{\circ}37'16''$ West along said south line to the Southwest corner of Parcel 2 a distance of 14.70 feet; Thence North $00^{\circ}17'53''$ East along the west boundary of Parcel 2 a distance of 461.81 feet to the point of beginning, all in Lane County Oregon.

Bearings herein based upon a survey to be filed in the Lane County Oregon Surveyors Office as part of an approved Property Line Adjustment.

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