

# AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION

IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 19,  
AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF SPRINGFIELD, LANE COUNTY, OREGON

JANUARY 10, 2000 SCALE: 1" = 100'

CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT  
JOURNAL NUMBER 97-04-94 AND 98-01-28.

### INDEX TO SHEETS

- 1 of 5 COVER SHEET AND BOUNDARY DATA
- 2 of 5 LOTS 84-104 AND 130-148
- 3 of 5 LOTS 121-129 AND 149-160
- 4 of 5 LOTS 81-83, 105-120 AND 161-172
- 5 of 5 SURVEYOR'S CERTIFICATE,  
DECLARATION, ACKNOWLEDGEMENT  
AND APPROVALS.

I, THE UNDERSIGNED, CERTIFY THAT  
THIS IS AN EXACT COPY OF THE  
ORIGINAL PLAT, AS SHOWN.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267

DIVISION OF CHIEF DEPUTY CLERK  
LANE COUNTY DEEDS AND RECORDS



51.00

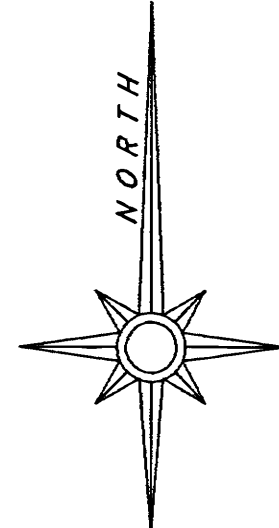
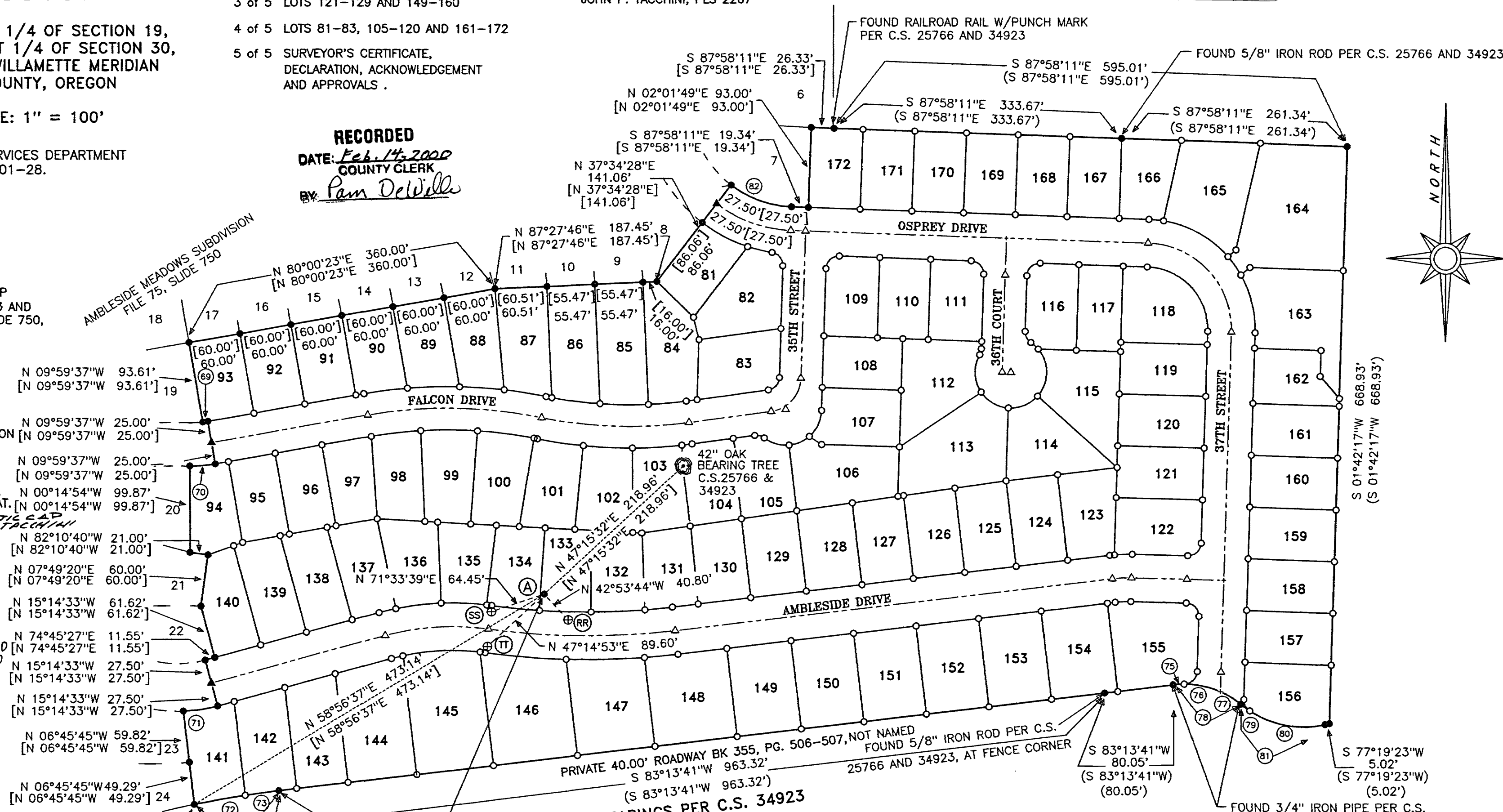
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RPR SUBD 1 4 CASHIER 05  
5 00 35 00 11 00

FILE **75**  
SLIDE **939**

RECORDED  
DATE: *Feb. 14, 2000*  
COUNTY CLERK  
BY: *Pam DeWalt*

### LEGEND

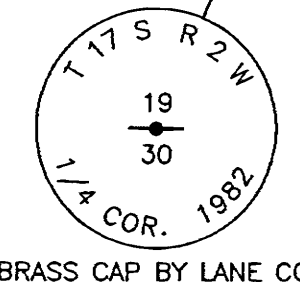
- FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" PER C.S. 34923 AND AMBLESIDE MEADOWS SUBDIVISION, FILE 75, SLIDE 750, UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267"
- ( ) RECORD DATA AS PER C.S.34923
- [ ] RECORD DATA AS PER SUBDIVISION PLAT FILE 75 SLIDE 750, AMBLESIDE MEADOWS SUBDIVISION
- LINE NOT TO SCALE
- ▲ FOUND P.K. NAIL W/BRASS WASHER MARKED "PLS 2267" PER AMBLESIDE MEADOWS, FILE 75, SLIDE 750, DESTROYED, RE-SET WITH THIS PLAT. SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" REFERS TO CURVE DATA TABLE
- ⊙ 1" BRASS DISC IN CONCRETE CURB BY LANE COUNTY, REFERENCE POINTS FOR 1/4 CORNER, 1/4 CORNER IS TO BE RE-SET BY LANE COUNTY SURVEYOR.
- △ SET STREET CENTERLINE MONUMENT, 2 1/2" SHANK P.K. NAIL WITH BRASS WASHER MARKED "PLS 2267" 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267"
- PIPE MONUMENTS FOUND AND SHOWN ARE MEASURED INSIDE DIAMETER.



EASEMENTS OF RECORD THAT ARE NOT LOCATABLE AS DESCRIBED AND MAY OR MAY NOT EFFECT PORTIONS OF THIS PLAT.

- BOOK 121, PG.66 & BOOK 212, PG.66, BENHAM WATER DISTRICT, WATER DITCH.
- BOOK 142, PG.276, CITY OF EUGENE, ELECTRIC TRANSMISSION LINES & ACCESS.
- BOOK 188, PG.452, EUGENE WATER BOARD, ELECTRIC TRANSMISSION LINE.
- FEE NO. 49931, DOUGLAS HIBLER, SEPTEMBER 30, 1947.
- BOOK 364, PG.185, SIG & KAY MOE, ROADWAY.
- BOOK 364, PG.198, DOUGLAS HIBLER, ROADWAY.
- BOOK 364, PG.405, EDWARD T. & LULA B. LA BRANCH, ROADWAY.
- FEE NO. 6733, CITY OF EUGENE, POLE LINES, JUNE 25, 1953.
- FEE NO. 96512, CITY OF EUGENE, POLE LINE, OCTOBER 9, 1956.
- FEE NO. 90327, CITY OF EUGENE, POLE LINE, JANUARY 28, 1965.
- FEE NO. 92973, RAINBOW WATER DISTRICT, ROADWAY & WATER PIPES, FEBRUARY 19, 1965.
- REEL 892R, INST. NO. 7812795, CITY OF EUGENE, UTILITIES, FEBRUARY 24, 1978.

"INITIAL POINT"  
FOUND 3/4" IRON PIPE PER  
C.S. 13777 AND 34923



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*John P. Tacchini*  
OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267  
RENEWAL: JUNE 30, 2000

JOHN P. TACCHINI PLS 2267  
LING AND ASSOCIATES ENGINEERING  
833 NW BUCHANAN AVENUE  
CORVALLIS, OREGON 97330  
(541) 754-7200  
(541) 754-8305 FAX

### CURVE DATA TABLE

| CURVE | RADIUS   | LENGTH  | DELTA     | CHORD   | CH. BEARING   |
|-------|----------|---------|-----------|---------|---|
| 69    | 125.00'  | 5.83'   | 2°40'19"  | 5.83'   | S 81°20'32"W [R=125.00' L=5.83' DELTA= 2°40'19" LC=5.83' S 81°20'32"W]      |
| 70    | 175.00'  | 29.77'  | 9°44'44"  | 29.73'  | S 84°52'45"W [R=175.00' L=29.77' LC=29.73' N 84°52'45"E]                    |
| 71    | 177.50'  | 40.39'  | 13°02'20" | 40.31'  | S 81°16'37"W [R=177.50' L=40.39' LC=40.31' N 81°16'37"E]                    |
| 72    | 1162.76' | 60.11'  | 2°57'44"  | 60.11'  | N 79°48'34"E  |
| 73    | 1162.76' | 39.35'  | 1°56'20"  | 39.35'  | N 82°15'36"E  |
| 74    | 1162.76' | 99.46'  | 4°54'04"  | 99.43'  | S 80°46'44"W [R=1162.76' L= 99.47' DELTA= 4°54'05" LC= 99.44' S 80°46'44"W] |
| 75    | 104.26'  | 12.65'  | 6°57'10"  | 12.64'  | N 86°41'15"E  |
| 76    | 104.26'  | 43.09'  | 23°40'52" | 42.79'  | S 77°59'44"E  |
| 77    | 104.26'  | 27.98'  | 15°22'41" | 27.90'  | S 58°27'58"E  |
| 78    | 104.26'  | 83.73'  | 46°00'43" | 81.50'  | S 73°46'59"E (R=104.26' L=83.73' LC=81.50' S 73°46'59"E)                    |
| 79    | 114.81'  | 12.77'  | 6°22'20"  | 12.76'  | S 53°57'48"E  |
| 80    | 114.81'  | 91.23'  | 45°31'40" | 88.85'  | S 79°54'48"E  |
| 81    | 114.81'  | 104.00' | 51°54'00" | 100.48' | S 76°43'37"E (R=114.81' L=104.00' LC=100.48' S 76°43'37"E)                  |
| 82    | 122.50'  | 75.99'  | 35°32'39" | 74.78'  | N 70°11'51"W [R=122.50' L=76.00' LC=74.78' S 70°11'56"E]                    |

NOTE:  
THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS  
AND RESTRICTIONS, AS RECORDED IN 2499-R/98103699 AND AS  
AMENDED IN 2000003369, LANE COUNTY DEED  
AND MORTGAGE RECORDS.

TAX LOT AND MAP NUMBER  
17-02-19-00-03400  
17-02-30-43-08300

ORIGINAL AND EXACT COPIES  
PRINTED BY: LING & ASSOCIATES ENGINEERING  
WITH: HP DESIGNJET 430  
HP 51640A INK  
CONTINENTAL INK JET MYLAR,  
JPC-4M2

# AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION

I, THE UNDERSIGNED, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT, AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John P. Tacchini*  
OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267  
RENEWAL: JUNE 30, 2000

JOHN P. TACCHINI PLS 2267  
LING AND ASSOCIATES ENGINEERING  
833 NW BUCHANAN AVE.  
CORVALLIS, OREGON 97330  
(541) 754-7200  
(541) 754-8305 FAX

DIVISION OF CHIEF DEPUTY CLERK  
LANE COUNTY DEEDS AND RECORDS

2000008368  
8:59:08 AM 02/14/2000  
RPR SUBD 1  
5 00 35 00 11 00 4 CASHIER 05

51.00

FILE **75**  
SLIDE **940**

IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 19,  
AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SPRINGFIELD, LANE COUNTY, OREGON

JANUARY 10, 2000 SCALE: 1" = 50'

CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT  
JOURNAL NUMBER 97-04-94 AND 98-10-28

### LEGEND

- FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" PER C.S. 34923 AND AMBLESIDE MEADOWS SUBDIVISION, FILE 75, SLIDE 750, UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" PER C.S. 34923 AND AMBLESIDE MEADOWS SUBDIVISION, FILE 75, SLIDE 750, UNLESS NOTED OTHERWISE.
- △ SET P.K. NAIL WITH 2" x 1/2" SHANK W/BRASS WASHER MARKED "TACCHINI PLS 2267" STREET CENTERLINE MONUMENT MARKED "TACCHINI PLS 2267".
- ▲ FOUND P.K. NAIL W/BRASS WASHER MARKED "PLS 2267" PER AMBLESIDE MEADOWS, FILE 75, SLIDE 750, DESTROYED, RE-SET WITH THIS PLAT, SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267". RECORD DATA AS PER C.S. 34923
- ( ) RECORD DATA AS PER SUBDIVISION PLAT FILE 75 SLIDE 750
- [ ] RECORD DATA AS PER SUBDIVISION PLAT FILE 75 SLIDE 750
- Ⓢ REFERS TO CURVE DATA TABLE
- < > EASEMENT DATA, PUBLIC AND PRIVATE
- \* FOR RECORD CURVE DATA SEE SHEET 1 OF 5
- ⊕ 1" BRASS DISC IN CONCRETE CURB BY LANE COUNTY SURVEYOR, REFERENCE POINTS FOR 1/4 CORNER, 1/4 CORNER IS TO BE RE-SET BY LANE COUNTY SURVEYOR AT A LATER DATE.

PIPE MONUMENTS FOUND AND SHOWN ARE MEASURED INSIDE DIAMETER.

### CURVE DATA TABLE

| CURVE | RADIUS   | LENGTH  | DELTA     | CHORD   | CH. BEARING  |
|-------|----------|---------|-----------|---------|--------------|
| 1     | 272.50'  | 13.49'  | 2°50'12"  | 13.49'  | N 76°10'33"E |
| 2     | 272.50'  | 90.28'  | 18°58'54" | 89.86'  | N 87°05'06"E |
| 3     | 272.50'  | 5.94'   | 1°14'58"  | 5.94'   | S 82°47'58"E |
| 4     | 877.50'  | 94.17'  | 6°08'56"  | 94.13'  | S 85°14'57"E |
| 5     | 877.50'  | 90.45'  | 5°54'22"  | 90.41'  | N 88°43'24"E |
| 6     | 877.50'  | 38.91'  | 2°32'26"  | 38.91'  | N 84°29'59"E |
| 7     | 850.00'  | 216.53' | 14°35'44" | 215.95' | N 89°28'21"W |
| 8     | 300.00'  | 120.78' | 23°04'04" | 119.97' | S 86°17'29"W |
| 9     | 327.50'  | 20.00'  | 3°29'56"  | 20.00'  | N 76°30'25"E |
| 10    | 327.50'  | 53.00'  | 9°16'20"  | 52.94'  | N 82°53'33"E |
| 11    | 327.50'  | 53.00'  | 9°16'20"  | 52.94'  | S 87°50'06"E |
| 12    | 327.50'  | 5.85'   | 1°01'27"  | 5.85'   | S 82°41'13"E |
| 13    | 822.50'  | 55.53'  | 3°52'05"  | 55.51'  | S 84°06'31"E |
| 14    | 822.50'  | 60.00'  | 4°10'47"  | 59.99'  | S 88°07'57"E |
| 15    | 822.50'  | 62.00'  | 4°19'08"  | 61.99'  | N 87°37'05"E |
| 16    | 822.50'  | 32.00'  | 2°13'45"  | 32.00'  | N 84°20'39"E |
| 51    | 535.00'  | 11.79'  | 1°15'46"  | 11.79'  | S 82°57'08"W |
| 52    | 535.00'  | 57.00'  | 6°06'16"  | 56.97'  | S 86°38'09"W |
| 53    | 535.00'  | 57.00'  | 6°06'16"  | 56.97'  | N 87°15'35"W |
| 54    | 535.00'  | 53.85'  | 5°46'00"  | 53.82'  | N 81°19'27"W |
| 55    | 515.00'  | 4.00'   | 0°26'42"  | 4.00'   | N 78°39'48"W |
| 56    | 515.00'  | 66.00'  | 7°20'34"  | 65.95'  | N 82°33'26"W |
| 57    | 515.00'  | 66.00'  | 7°20'34"  | 65.95'  | N 89°54'00"W |
| 58    | 515.00'  | 57.73'  | 6°25'21"  | 57.70'  | S 83°13'03"W |
| 59    | 540.00'  | 203.13' | 21°33'10" | 201.94' | S 89°13'02"E |
| 60    | 510.00'  | 171.24' | 19°14'18" | 170.44' | S 88°03'36"E |
| 61    | 485.00'  | 44.02'  | 5°12'01"  | 44.01'  | S 84°55'16"W |
| 62    | 485.00'  | 55.59'  | 6°34'03"  | 55.56'  | N 89°11'42"W |
| 63    | 485.00'  | 56.35'  | 6°39'24"  | 56.32'  | N 82°34'58"W |
| 64    | 485.00'  | 6.89'   | 0°48'49"  | 6.89'   | N 78°50'51"W |
| 65    | 565.00'  | 49.11'  | 4°58'47"  | 49.09'  | N 80°55'51"W |
| 66    | 565.00'  | 51.99'  | 5°16'20"  | 51.97'  | N 86°03'24"W |
| 67    | 565.00'  | 60.65'  | 6°09'03"  | 60.62'  | S 88°13'55"W |
| 68    | 565.00'  | 50.79'  | 5°09'01"  | 50.77'  | S 82°34'53"W |
| * 69  | 125.00'  | 5.83'   | 2°40'19"  | 5.83'   | S 81°20'32"W |
| * 70  | 175.00'  | 29.77'  | 9°44'44"  | 29.73'  | S 84°52'45"W |
| * 71  | 177.50'  | 40.39'  | 13°02'20" | 40.31'  | S 81°16'37"W |
| 72    | 1162.76' | 60.11'  | 2°57'44"  | 60.11'  | N 79°48'34"E |
| 73    | 1162.76' | 39.35'  | 1°56'20"  | 39.35'  | N 82°15'36"E |

ORIGINAL AND EXACT COPIES

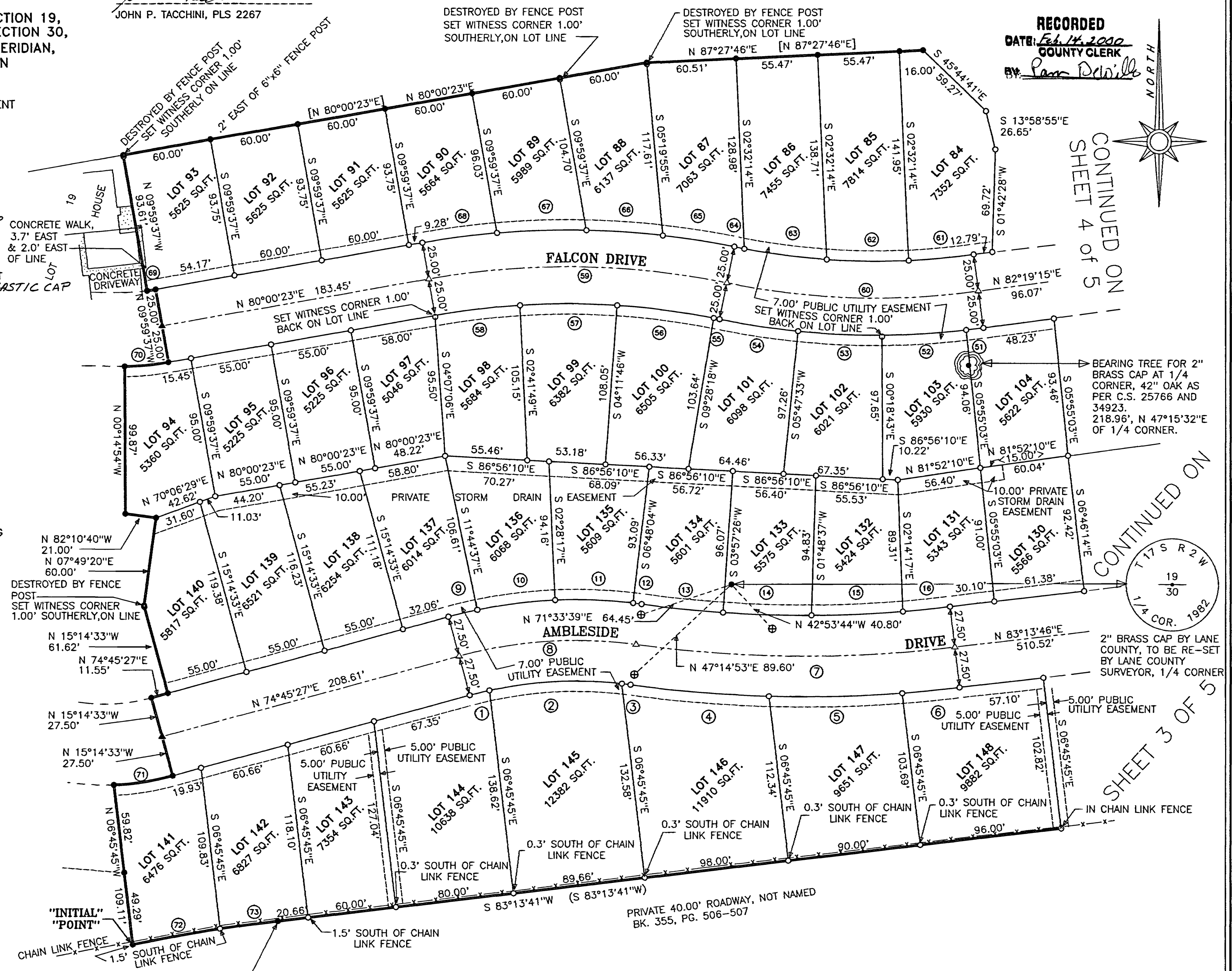
PRINTED BY: LING & ASSOCIATES ENGINEERING  
WITH: HP DESIGNJET 430  
HP 51640A INK  
CONTINENTAL INK JET MYLAR, JPC-4M2

FOUND 3/4" IRON PIPE PER C.S. 13777 AND 34923, IN FENCE LINE.

NOTE: THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN 2499-R / 981033699 AND AMENDED IN 2000008368 LANE COUNTY DEED AND MORTGAGE RECORDS.

DUE TO THE LOCATION OF THE 1/4 SECTION CORNER AND 42" OAK BEARING TREE, LOTS 103, 104, 133 AND 134 ARE SUBJECT TO OREGON REVISED STATUTES, 1999 EDITION, 209.140, 209.150 AND 672.047. THESE RESTRICTIONS ARE FURTHER EXPLAINED IN THE AMENDED CONVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED.

SHEET 2 of 5



RECORDED  
DATE: Feb 14, 2000  
COUNTY CLERK  
BY: Pam DeWitt

CONTINUED ON  
SHEET 4 of 5

CONTINUED ON  
SHEET 3 of 5

98-38 CRD  
98-39 P2 PL1  
LAYER 02

# AMLBESIDE MEADOWS SUBDIVISION FIRST ADDITION

IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 19,  
AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SPRINGFIELD, LANE COUNTY, OREGON.

JANUARY 10, 2000 SCALE: 1" = 50'

CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT  
JOURNAL NUMBER 97-04-94 AND 98-10-28.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John P. Tacchini*  
OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267

RENEWAL: JUNE 30, 2000

JOHN P. TACCHINI, PLS 2267  
LING AND ASSOCIATES ENGINEERING  
833 NW BUCHANAN AVENUE  
CORVALLIS, OREGON 97330  
(541) 754-7200  
(541) 754-8305 FAX

I, THE UNDERSIGNED, CERTIFY THAT  
THIS IS AN EXACT COPY OF THE  
ORIGINAL PLAT, AS SHOWN

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267

## LEGEND

- FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" PER C.S. 34923 AND AMLBESIDE MEADOWS SUBDIVISION, FILE 75, SLIDE 750, UNLESS OTHERWISE NOTED.
- ▲ FOUND P.K. NAIL W/BRASS WASHER MARKED "PLS 2267" PER AMLBESIDE MEADOWS SUBDIVISION, FILE 75, SLIDE 750, DESTROYED, RE-SET WITH THIS PLAT. SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267".
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267"
- △ SET P.K. NAIL WITH 2 1/2" SHANK W/BRASS WASHER MARKED "TACCHINI PLS 2267"
- ( ) RECORD DATA AS PER C.S. 34923
- [ ] RECORD DATA AS PER SUBDIVISION PLAT FILE 75 SLIDES 752-755
- ⑰ REFERS TO CURVE DATA TABLE
- < > EASEMENT DATA, PUBLIC AND PRIVATE

PIPE MONUMENTS FOUND AND SHOEN ARE MEASURED INSIDE DIAMETER

ORIGINAL AND EXACT COPIES  
PRINTED BY: LING & ASSOCIATES ENGINEERING  
WITH: HP DESIGNJET 430  
HP 51640A INK  
CONTINENTAL INK JET MYLAR, JPC-4M2

| CURVE | RADIUS   | LENGTH  | DELTA     | CHORD   | CH. BEARING  |
|-------|----------|---------|-----------|---------|--------------|
| 17    | 177.50'  | 5.52'   | 1°46'51"  | 5.52'   | N 84°07'12"E |
| 18    | 177.50'  | 20.74'  | 6°41'40"  | 20.73'  | N 88°21'27"E |
| 19    | 150.00'  | 22.19'  | 8°28'31"  | 22.17'  | N 87°28'02"E |
| 20    | 122.50'  | 18.12'  | 8°28'31"  | 18.10'  | N 87°28'02"E |
| 21    | 15.00'   | 23.56'  | 90°00'00" | 21.21'  | S 43°17'43"E |
| 22    | 15.00'   | 23.56'  | 90°00'00" | 21.21'  | N 46°42'17"E |
| 23    | 15.00'   | 23.16'  | 88°27'32" | 20.93'  | N 45°56'03"E |
| 24    | 15.00'   | 15.41'  | 58°51'15" | 14.74'  | N 27°43'20"W |
| 75    | 104.26'  | 12.65'  | 6°57'10"  | 12.64'  | N 86°41'15"E |
| 76    | 104.26'  | 43.09'  | 23°40'52" | 42.79'  | S 77°59'44"E |
| 77    | 104.26'  | 27.98'  | 15°22'41" | 27.90'  | S 58°27'58"E |
| 79    | 114.81'  | 12.77'  | 6°22'20"  | 12.76'  | S 53°57'48"E |
| 80    | 114.81'  | 91.23'  | 45°31'40" | 88.85'  | S 79°54'48"E |
| 78    | 104.26'  | 83.73'  | 46°00'43" | 81.50'  | S 73°46'59"E |
|       | (104.26' | 83.73'  | 46°00'43" | 81.50'  | S 73°46'59"E |
| 81    | 114.81'  | 104.00' | 51°54'00" | 100.48' | S 76°43'37"E |
|       | (114.81' | 104.00' | 51°54'00" | 100.48' | S 76°43'37"E |

**NOTE:**  
THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS  
AND RESTRICTIONS, AS RECORDED IN 2499-R/98103699 AND  
AMENDED IN 2000008369  
LANE COUNTY DEED AND MORTGAGE RECORDS.

**NOTE:**  
CENTERLINE MONUMENTS WERE NOT SET AT THE LOCATIONS  
WITHOUT MONUMENT SYMBOLS AS THEY FALL ON SANITARY  
SEWER MANHOLES. ALTERNATIVE MONUMENTS SET AS SHOWN.

RECORDED  
DATE: Feb. 14, 2000  
COUNTY CLERK  
BY: Pam DeWitt

DIVISION OF CHIEF DEPUTY CLERK  
LANE COUNTY DEEDS AND RECORDS

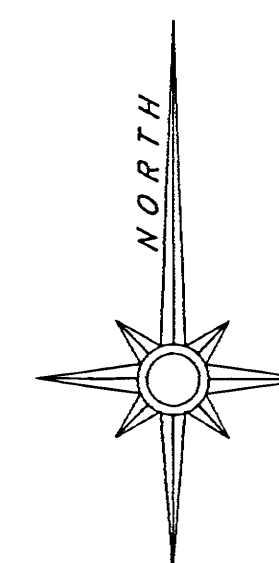
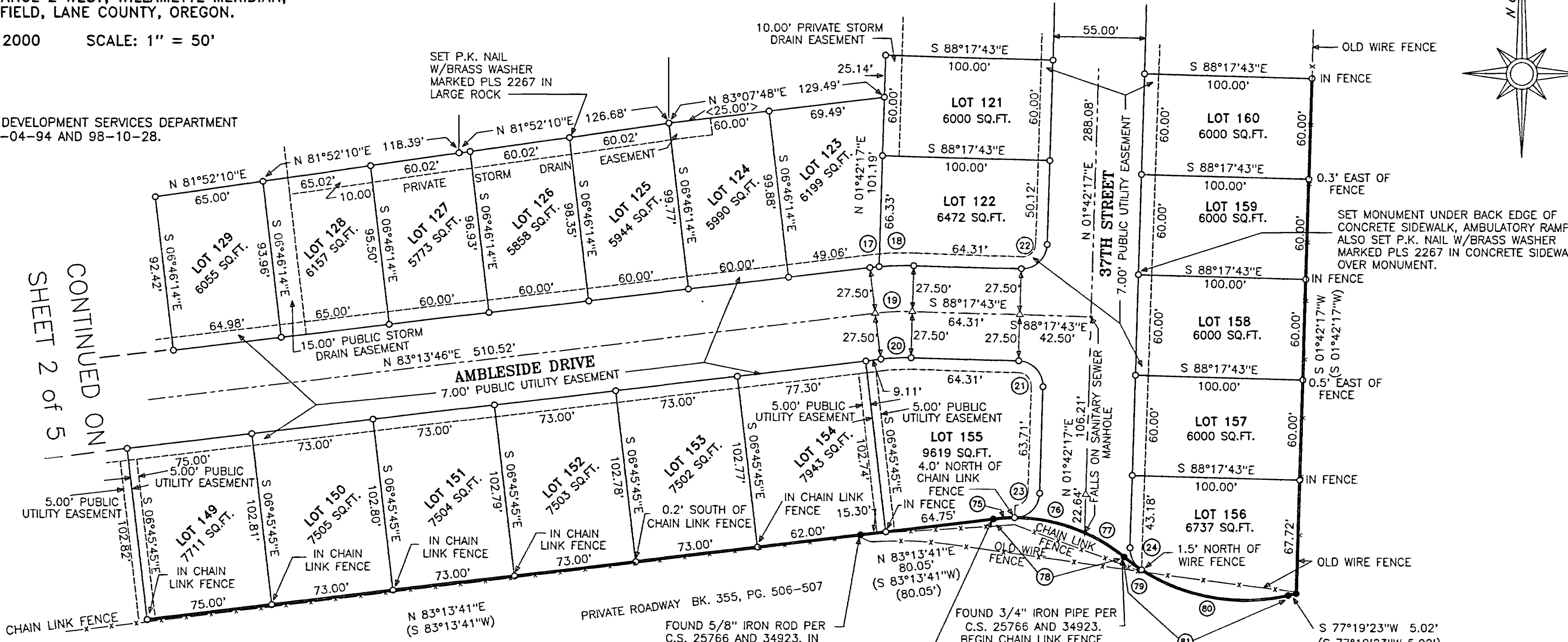


51.00

2000008368 8:59:08 AM 02/14/2000  
R/R SUBD 1 4 CASHIER 05  
5.00 35.00 11.00

FILE **75**  
SLIDE **941**

CONTINUED ON SHEET 4 of 5



CONTINUED ON  
SHEET 2 of 5

SHEET 3 of 5

98-38-CDD  
98-38-PPL-1  
LAYER 33

# AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION

IN THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 19,  
AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SPRINGFIELD, LANE COUNTY, OREGON  
JANUARY 10, 2000 SCALE: 1" = 50'

CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT  
JOURNAL NUMBER 97-04-94 AND 98-10-28.

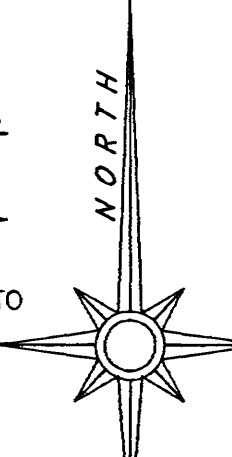
DIVISION OF CHIEF DEPUTY CLERK  
LANE COUNTY DEEDS AND RECORDS



51.00

FILE **75**  
SLIDE **942**

**RECORDED**  
DATE: Feb. 14, 2000  
COUNTY CLERK  
BY: Pam DeWitt



| CURVE | RADIUS  | LENGTH  | DELTA     | CHORD   | CH.BEARING   |
|-------|---------|---------|-----------|---------|--------------|
| 25    | 127.50' | 69.55'  | 31°15'19" | 68.69'  | N 13°55'22"W |
| 26    | 127.50' | 26.00'  | 11°41'02" | 25.95'  | N 35°23'33"W |
| 27    | 127.50' | 87.00'  | 39°05'45" | 85.32'  | N 60°46'56"W |
| 28    | 127.50' | 17.00'  | 7°38'22"  | 16.99'  | N 84°09'00"W |
| 29    | 100.00' | 156.51' | 89°40'28" | 141.02' | N 43°07'57"W |
| 30    | 72.50'  | 113.47' | 89°40'28" | 102.24' | N 43°07'57"W |
| 31    | 15.00'  | 23.65'  | 90°19'21" | 21.27'  | S 46°52'08"W |
| 32    | 15.00'  | 15.17'  | 57°55'43" | 14.53'  | S 27°15'24"E |
| 33    | 41.50'  | 11.54'  | 15°55'53" | 11.50'  | S 48°15'20"E |
| 34    | 41.50'  | 59.49'  | 82°07'49" | 54.52'  | S 00°46'31"W |
| 35    | 41.50'  | 37.80'  | 52°11'28" | 36.51'  | S 67°56'10"W |
| 36    | 41.50'  | 37.79'  | 52°10'32" | 36.50'  | N 59°52'50"W |
| 37    | 41.50'  | 45.82'  | 63°15'15" | 43.52'  | N 02°09'56"W |
| 38    | 15.00'  | 7.27'   | 27°45'14" | 7.20'   | N 15°35'05"E |
| 39    | 15.00'  | 23.48'  | 89°40'39" | 21.15'  | N 43°07'52"W |
| 40    | 15.00'  | 23.65'  | 90°19'21" | 21.27'  | S 46°52'08"W |

| CURVE | RADIUS  | LENGTH | DELTA     | CHORD  | CH.BEARING   |
|-------|---------|--------|-----------|--------|--------------|
| 41    | 15.00'  | 21.70' | 82°53'13" | 19.86' | N 39°44'09"W |
| 42    | 177.50' | 29.08' | 9°23'11"  | 29.05' | N 76°29'10"W |
| 43    | 177.50' | 60.00' | 19°22'03" | 59.71' | N 62°06'33"W |
| 44    | 150.00' | 93.05' | 35°32'39" | 91.57' | N 70°11'51"W |
| 45    | 15.00'  | 21.10' | 80°36'48" | 19.41' | N 42°00'51"E |
| 46    | 40.00'  | 56.28' | 80°36'48" | 51.75' | N 42°00'51"E |
| 47    | 41.50'  | 34.09' | 47°04'12" | 33.14' | S 25°14'34"W |
| 48    | 41.50'  | 26.00' | 35°53'46" | 25.58' | S 66°43'33"W |
| 49    | 41.50'  | 30.84' | 42°34'39" | 30.13' | N 74°02'15"W |
| 50    | 15.00'  | 11.76' | 44°55'50" | 11.46' | N 75°12'50"W |
| 82    | 122.50' | 75.99' | 35°32'39" | 74.78' | N 70°11'51"W |
|       |         |        | 35°32'39" | 74.78' | N 70°11'56"W |

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JOHN P. TACCHINI  
JAN. 15, 1987  
2267

RENEWAL: JUNE 30, 2000

JOHN P. TACCHINI, PLS 2267  
LING & ASSOCIATES ENGINEERING  
833 NW BUCHANAN AVENUE  
CORVALLIS, OREGON 97330  
(541) 754-7200  
(541) 754-8305 FAX

CONTINUED ON SHEET 2 OF 5

CONTINUED ON SHEET 3 OF 5

- LEGEND**
- FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267" PER C.S. 34923 AND AMBLESIDE MEADOWS, FILE 75, SLIDE 750, UNLESS NOTED OTHERWISE.
  - SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267"
  - △ SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267"
  - ▲ FOUND P.K. NAIL W/BRASS WASHER MARKED "PLS 2267" PER AMBLESIDE MEADOWS, FILE 75, SLIDE 750. DESTROYED, RE-SET WITH THIS PLAT. SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267".
  - ② REFERS TO CURVE DATA TABLE
  - ( ) RECORD DATA AS PER C.S. 34923
  - [ ] RECORD DATA AS PER SUBDIVISION PLAT FILE 75 SLIDES 752-755 REFERS TO CURVE DATA TABLE
  - < > EASEMENT DATA, PUBLIC & PRIVATE
- PIPE MONUMENTS FOUND AND SHOWN ARE MEASURED INSIDE DIAMETER.

I, THE UNDERSIGNED, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT, AS SHOWN.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267

**NOTE:**  
THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN 2499-R/98103699 AND AMENDED IN 2000008369 LANE COUNTY DEED AND MORTGAGE RECORDS.

**NOTE:**  
CENTERLINE MONUMENTS WERE NOT SET AT THE LOCATIONS WITHOUT MONUMENT SYMBOLS AS THEY FALL ON SANITARY SEWER MANHOLES. ALTERNATIVE MONUMENTS SET AS SHOWN.

# AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION

IN THE SOUTHEAST 1/4/ AND SOUTHWEST 1/4/ OF SECTION 19,  
AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SPRINGFIELD, LANE COUNTY, OREGON.  
JANUARY 10, 2000

CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT  
JOURNAL NUMBER 97-04-94 AND 98-10-28

### SURVEYOR'S CERTIFICATE

COUNTY OF LANE } S.S.  
STATE OF OREGON }

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF JANUARY, 2000, I DID ACCURATELY SURVEY, SUBDIVIDE AND PLAT INTO LOTS AND STREET RIGHT OF WAYS THE LANDS REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT" A 5/8 INCH IRON ROD MARKING THE INITIAL POINT OF AMBLESIDE MEADOWS SUBDIVISION, A SUBDIVISION OF RECORD, FILE 75, SLIDE 750, LANE COUNTY PLAT RECORDS. SAID ROD BEING 473.14 FEET SOUTH 58°56'37" WEST OF A 2 INCH BRASS DISC MARKING THE NORTH 1/4 CORNER COMMON TO SECTIONS 19 AND 30; THENCE ALONG THE BOUNDARY OF SAID AMBLESIDE MEADOWS SUBDIVISION, NORTH 06°45'54" WEST, 109.11 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 177.50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS 40.31 FEET, NORTH 81°16'37" EAST) A DISTANCE OF 40.39 FEET; THENCE NORTH 15°14'33" WEST, 55.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 74°45'27" EAST, 11.55 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 15°14'33" WEST, 61.62 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 07°49'20" EAST, 60.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 82°10'40" WEST, 21.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°14'54" WEST, 99.87 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS 29.73 FEET, NORTH 84°52'45" EAST) A DISTANCE OF 29.77 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 09°59'37" WEST, 50.00 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS 5.83 FEET, SOUTH 81°20'32" WEST) A DISTANCE OF 5.83 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 09°59'37" WEST, 93.61 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 80°00'23" EAST, 360.00 FEET TO A 5/8 INCH IRON ROD, THENCE NORTH 87°27'46" EAST, 187.45 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 37°34'28" EAST, 141.06 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 122.50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS 74.78 FEET, SOUTH 70°11'51" EAST) A DISTANCE OF 75.99 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 87°58'11" EAST, 19.34 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 02°01'49" EAST, 93.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 87°58'11" EAST, 26.33 FEET TO A RAILROAD RAIL IRON WITH A PUNCH MARK AT THE SOUTHEAST CORNER OF LOT 6 OF SAID AMBLESIDE MEADOWS SUBDIVISION; THENCE LEAVING SAID BOUNDARY OF SAID AMBLESIDE MEADOWS SUBDIVISION, SOUTH 87°58'11" EAST, 595.01 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 01°42'17" WEST, 668.93 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF A 40.00 FOOT WIDE PRIVATE ROADWAY, BOOK 355, PAGE 506-507, LANE COUNTY DEED RECORDS; THENCE ALONG SAID NORTH LINE OF SAID ROADWAY, SOUTH 77°19'23" WEST, 5.02 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 114.81 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS 100.48 FEET, NORTH 76°43'37" WEST) A DISTANCE OF 104.00 FEET TO A 3/4 INCH IRON PIPE; THENCE ALONG THE ARC OF A 104.26 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS 81.50 FEET, NORTH 73°46'59" WEST) A DISTANCE OF 83.73 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 83°13'41" WEST, 1043.37 FEET TO A 3/4 INCH IRON PIPE; THENCE ALONG THE ARC OF A 1162.76 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS 99.43 FEET, SOUTH 80°46'44" WEST) A DISTANCE OF 99.46 FEET TO A 5/8 INCH IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 18.37 ACRES OF LAND, MORE OR LESS.

I, JOHN P. TACCHINI, FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LOTS AND STREET RIGHT OF WAYS AS STAKED ON THE GROUND WITH 5/8" X 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED "TACCHINI PLS 2267" OR WITH 2 1/2" P.K. NAILS WITH BRASS WASHERS MARKED "PLS 2267" OR WITH FOUND MONUMENTS OR WITH REFERENCE MONUMENTS AS SHOWN ON THE ATTACHED MAP, AT ALL LOT CORNERS, POINTS OF CURVATURE (BOUNDARY AND STREET RIGHT OF WAY) AND BOUNDARY LINE CHANGES IN DIRECTION.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267  
LING & ASSOCIATES ENGINEERING  
833 NW BUCHANAN AVENUE  
CORVALLIS, OREGON 97330  
(541) 754-7200

RECORDED

DATE: Feb. 14, 2000  
COUNTY CLERK  
BY: *Pam Dewalle*

I, THE UNDERSIGNED, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT, AS SHOWN.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267

DIVISION OF CHIEF DEPUTY CLERK  
LANE COUNTY DEEDS AND RECORDS



51.00

2000008368 8:59:08 AM 02/14/2000  
RPR SUBD 1 4 CASHIER 05  
5.00 35.00 11.00

FILE 75  
SLIDE 943

### NARRATIVE

THE PURPOSE OF THIS SURVEY/SUBDIVISION IS TO PLAT PHASE III, FINAL PHASE, OF A CITY OF SPRINGFIELD APPROVED LDR SUBDIVISION, DEVELOPMENT SERVICES DEPARTMENT JOURNAL NO. 97-04-94 AND 98-10-28. THE BASIS OF BEARINGS IS AS SHOWN AS PER C.S. 34923, AS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SAID C.S. 34923 AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE. ALL BOUNDARY MONUMENTS WERE HELD AS PER SAID C.S. 34923 AND AMBLESIDE MEADOWS SUBDIVISION, A SUBDIVISION OF RECORD IN LANE COUNTY, FILE 75, SLIDE 750.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BREADNER, PARKER AND ASSOCIATES (AMBLESIDE) L.L.C., AN OREGON LIMITED LIABILITY COMPANY, MYLES BREADNER, PRESIDENT AND LIBERTY FEDERAL BANK AS BENEFICIARY OF TRUST DEED DATED AUGUST 20, 1999 AND RECORDED AUGUST 30, 1999, RECORDERS NUMBER 99075366, WILLIAM R. MORRIS, VICE PRESIDENT ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN ACCORDANCE WITH CHAPTER 92, OREGON REVISED STATUTES, 1999 EDITION, INTO LOTS, STREET RIGHT OF WAYS AND EASEMENTS ( PUBLIC UTILITY EASEMENTS, PUBLIC STORM DRAINAGE EASEMENTS, PRIVATE STORM DRAINAGE EASEMENTS AND AN ENCROACHMENT EASEMENT TO EUGENE WATER AND ELECTRIC BOARD ) FOR THE PURPOSES SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS " AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION " AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREET RIGHT OF WAYS AND EASEMENTS FOR THE PURPOSES SHOWN AND NOTED ON THE ATTACHED MAP. FURTHER, THIS SUBDIVISION IS SERVED BY THE RAINBOW WATER DISTRICT AND THE CITY OF SPRINGFIELD HAS APPROVED THE CONNECTION OF THIS SUBDIVISION TO THE MUNICIPAL SEWAGE DISPOSAL SYSTEM.

*Myles Breadner*  
MYLES BREADNER, PRESIDENT  
BREADNER, PARKER & ASSOCIATES  
(AMBLESIDE) L.L.C.

*William R. Morris*  
WILLIAM R. MORRIS, VICE PRESIDENT  
LIBERTY FEDERAL BANK

\* THIS PLAT CREATES AN ENCROACHMENT EASEMENT TO BENEFIT THE EUGENE WATER AND ELECTRIC BOARD (E.W.E.B.) AS SHOWN ON SHEET 4 OF 5 OF THIS PLAT.

### ACKNOWLEDGEMENT

COUNTY OF LANE } S.S.  
STATE OF OREGON }

ON THIS 15<sup>th</sup> DAY OF February, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, DID PERSONALLY APPEAR, MYLES BREADNER AND WILLIAM R. MORRIS IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME FREELY AND VOLUNTARILY.

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS 15<sup>th</sup> DAY OF February, 2000

MY COMMISSION EXPIRES: July 19, 2003

*Cheryl L. Haxby*



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John P. Tacchini*

OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267

RENEWAL: JUNE 30, 2000

### APPROVALS

*Anna Morrison*

LANE COUNTY BOARD  
OF COMMISSIONERS, CHAIR  
DATE: 2-11-00

*Jim Gangle*

LANE COUNTY ASSESSOR  
DATE: 2/10/2000

*John A. ...*

CITY OF SPRINGFIELD  
PLANNING DIRECTOR  
DATE: 2-2-2000

*Demetrius ...*

A.I.C.  
CITY OF SPRINGFIELD  
SURVEYOR  
DATE: 2-8-2000

NOTE:  
THIS SUBDIVISION PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN 2499-R/98103699 AND AMENDED IN 200008368 LANE COUNTY DEED AND MORTGAGE RECORDS.

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