



June 21, 2017

<address>

RE: Conservation and Drainageway Easement

Dear Ambleside resident/property owner:

The purpose of this letter is to inform you of the 25-foot conservation and drainageway easement on the north end of your property. This easement was created by the Ambleside Meadows Subdivision to allow for storm and wetland drainage from your property to the wetlands. It was also created to protect wetland habitat for birds, amphibians, and other wildlife. The restrictions placed on this easement are within the Covenants, Conditions, and Restrictions (CCRs) for Ambleside Meadows Subdivision. These restrictions are in place to protect and preserve the integrity of the wetland ecosystem and may be enforced publicly or privately.

Please observe the requirements set forth in the CCRs:

- Invasive plants may be removed by hand only (no mowing or chemicals).
- The Conservation and Drainageway Easement must be left in a natural state as required by the Army Corps of Engineers.
- The temporary or permanent placement of structures, fencing, materials, yard debris, or other items in the easement is prohibited.

The City appreciates your cooperation in protecting and preserving our wetlands and water resources. Please contact me at 541.744.3385 or mmurphy@springfield-or.gov with any questions or concerns.

Sincerely,

Meghan Murphy
Environmental Services Division
Development and Public Works Department
City of Springfield
Office: 541.744.3385
Email: mmurphy@springfield-or.gov

CC: Ambleside Homeowner's Association

AMBLESIDE MEADOWS SUBDIVISION

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

OCTOBER 26, 1998

SCALE: 1" = 50'

SHEET 5 of 6

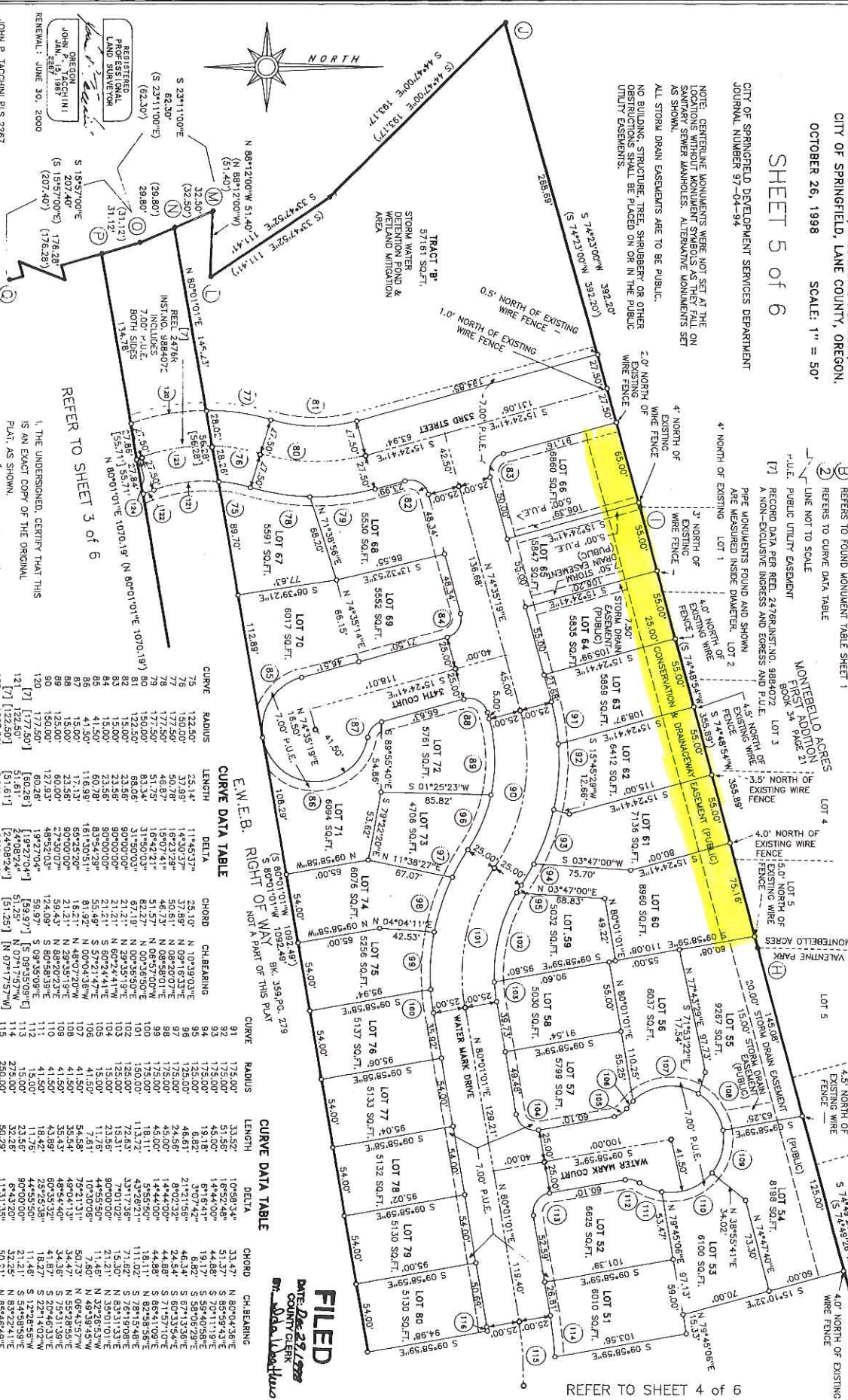
CITY OF SPRINGFIELD DEVELOPMENT SERVICES DEPARTMENT JOURNAL NUMBER 97-64-94

NOTE: CENTERLINE MONUMENTS WERE NOT SET AT THE LOCATIONS WITHOUT MONUMENT SYMBOLS AS THEY FALL ON ADJACENT LOTS. ALTERNATE MONUMENTS SET AS SHOWN.
ALL STORM DRAIN EGRESS ARE TO BE PUBLIC. NO BUILDING, STRUCTURE, TREE, SHRUBBERY OR OTHER OBSTRUCTIONS SHALL BE PLACED ON OR IN THE PUBLIC UTILITY EASEMENTS.

- LEGEND**
- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE SHEET 1
 - SET 5/8" x 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED TACHINI PLS 2267.
 - SET 1/2" SHANK W/ BRASS WASHER MARKED TACHINI PLS 2267.
 - () RECORD DATA AS PER CS 34923
 - ① REFERS TO FOUND MONUMENT TABLE SHEET 1
 - ② REFERS TO CURVE DATA TABLE
 - ③ LINE NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - [7] RECORD DATA PER REEL 2476RAN, NO. 9884-022
 - ④ SET PER N.E.L. WITH 2 1/2" SHANK W/ BRASS WASHER MARKED TACHINI PLS 2267.

NOTE: THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN 455-198103195 COUNTY DEED AND MORTGAGE RECORDS.

FILE 75
SLIDE 754



E.W.E.B. RIGHT OF WAY

| CHORD | BEARING | CHORD | BEARING |
|-------|-----------|-------|---------------|
| 91 | 11°45'37" | 25.10 | N 109°39'33"E |
| 82 | 17°52'00" | 37.89 | N 09°16'33"E |
| 83 | 17°52'00" | 50.81 | N 08°20'07"E |
| 84 | 17°52'00" | 46.37 | N 08°56'01"E |
| 85 | 17°52'00" | 46.37 | N 08°56'01"E |
| 86 | 17°52'00" | 31.90 | N 08°20'07"E |
| 87 | 17°52'00" | 81.12 | N 08°56'01"E |
| 88 | 17°52'00" | 81.12 | N 08°56'01"E |
| 89 | 17°52'00" | 67.19 | N 08°20'07"E |
| 90 | 17°52'00" | 67.19 | N 08°20'07"E |
| 91 | 17°52'00" | 21.21 | N 29°35'19"E |
| 92 | 17°52'00" | 21.21 | N 29°35'19"E |
| 93 | 17°52'00" | 21.21 | N 29°35'19"E |
| 94 | 17°52'00" | 21.21 | N 29°35'19"E |
| 95 | 17°52'00" | 21.21 | N 29°35'19"E |
| 96 | 17°52'00" | 21.21 | N 29°35'19"E |
| 97 | 17°52'00" | 21.21 | N 29°35'19"E |
| 98 | 17°52'00" | 21.21 | N 29°35'19"E |
| 99 | 17°52'00" | 21.21 | N 29°35'19"E |
| 100 | 17°52'00" | 21.21 | N 29°35'19"E |
| 101 | 17°52'00" | 21.21 | N 29°35'19"E |
| 102 | 17°52'00" | 21.21 | N 29°35'19"E |
| 103 | 17°52'00" | 21.21 | N 29°35'19"E |
| 104 | 17°52'00" | 21.21 | N 29°35'19"E |
| 105 | 17°52'00" | 21.21 | N 29°35'19"E |
| 106 | 17°52'00" | 21.21 | N 29°35'19"E |
| 107 | 17°52'00" | 21.21 | N 29°35'19"E |
| 108 | 17°52'00" | 21.21 | N 29°35'19"E |
| 109 | 17°52'00" | 21.21 | N 29°35'19"E |
| 110 | 17°52'00" | 21.21 | N 29°35'19"E |
| 111 | 17°52'00" | 21.21 | N 29°35'19"E |
| 112 | 17°52'00" | 21.21 | N 29°35'19"E |
| 113 | 17°52'00" | 21.21 | N 29°35'19"E |
| 114 | 17°52'00" | 21.21 | N 29°35'19"E |
| 115 | 17°52'00" | 21.21 | N 29°35'19"E |
| 116 | 17°52'00" | 21.21 | N 29°35'19"E |

CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | CHORD | CH. BEARING |
|-------|----------|--------|-----------|-------------|
| 75 | 1222.50' | 75.14' | 11°45'37" | 109°39'33" |
| 76 | 1500.00' | 37.89' | 9°16'33" | 91°16'33" |
| 77 | 1500.00' | 50.81' | 8°20'07" | 82°20'07" |
| 78 | 1500.00' | 46.37' | 8°56'01" | 73°56'01" |
| 79 | 1500.00' | 46.37' | 8°56'01" | 65°03'58" |
| 80 | 1500.00' | 31.90' | 8°20'07" | 56°11'55" |
| 81 | 1500.00' | 81.12' | 8°56'01" | 47°19'52" |
| 82 | 1500.00' | 81.12' | 8°56'01" | 38°27'49" |
| 83 | 1500.00' | 67.19' | 8°20'07" | 29°35'46" |
| 84 | 1500.00' | 67.19' | 8°20'07" | 20°43'43" |
| 85 | 1500.00' | 21.21' | 29°35'19" | 11°51'40" |
| 86 | 1500.00' | 21.21' | 29°35'19" | 2°59'37" |
| 87 | 1500.00' | 21.21' | 29°35'19" | 13°67'34" |
| 88 | 1500.00' | 21.21' | 29°35'19" | 24°75'31" |
| 89 | 1500.00' | 21.21' | 29°35'19" | 35°83'28" |
| 90 | 1500.00' | 21.21' | 29°35'19" | 46°91'25" |
| 91 | 1500.00' | 21.21' | 29°35'19" | 57°99'22" |
| 92 | 1500.00' | 21.21' | 29°35'19" | 68°07'19" |
| 93 | 1500.00' | 21.21' | 29°35'19" | 79°15'16" |
| 94 | 1500.00' | 21.21' | 29°35'19" | 90°23'13" |
| 95 | 1500.00' | 21.21' | 29°35'19" | 101°31'10" |
| 96 | 1500.00' | 21.21' | 29°35'19" | 112°39'07" |
| 97 | 1500.00' | 21.21' | 29°35'19" | 123°47'04" |
| 98 | 1500.00' | 21.21' | 29°35'19" | 134°55'01" |
| 99 | 1500.00' | 21.21' | 29°35'19" | 146°02'58" |
| 100 | 1500.00' | 21.21' | 29°35'19" | 157°10'55" |
| 101 | 1500.00' | 21.21' | 29°35'19" | 168°18'52" |
| 102 | 1500.00' | 21.21' | 29°35'19" | 179°26'49" |
| 103 | 1500.00' | 21.21' | 29°35'19" | 190°34'46" |
| 104 | 1500.00' | 21.21' | 29°35'19" | 201°42'43" |
| 105 | 1500.00' | 21.21' | 29°35'19" | 212°50'40" |
| 106 | 1500.00' | 21.21' | 29°35'19" | 223°58'37" |
| 107 | 1500.00' | 21.21' | 29°35'19" | 235°06'34" |
| 108 | 1500.00' | 21.21' | 29°35'19" | 246°14'31" |
| 109 | 1500.00' | 21.21' | 29°35'19" | 257°22'28" |
| 110 | 1500.00' | 21.21' | 29°35'19" | 268°30'25" |
| 111 | 1500.00' | 21.21' | 29°35'19" | 279°38'22" |
| 112 | 1500.00' | 21.21' | 29°35'19" | 290°46'19" |
| 113 | 1500.00' | 21.21' | 29°35'19" | 301°54'16" |
| 114 | 1500.00' | 21.21' | 29°35'19" | 313°02'13" |
| 115 | 1500.00' | 21.21' | 29°35'19" | 324°10'10" |
| 116 | 1500.00' | 21.21' | 29°35'19" | 335°18'07" |

CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | CHORD | CH. BEARING |
|-------|---------|---------|------------|-------------|
| 91 | 175.00' | 33.52' | 10°59'34" | 33°47' |
| 92 | 175.00' | 51.37' | 16°52'48" | 50°04'38" |
| 93 | 175.00' | 69.22' | 22°46'02" | 66°11'58" |
| 94 | 175.00' | 87.07' | 28°39'16" | 82°19'18" |
| 95 | 175.00' | 104.92' | 34°32'30" | 98°26'38" |
| 96 | 175.00' | 122.77' | 40°25'44" | 114°33'58" |
| 97 | 175.00' | 140.62' | 46°18'58" | 130°41'18" |
| 98 | 175.00' | 158.47' | 52°12'12" | 146°48'38" |
| 99 | 175.00' | 176.32' | 58°05'26" | 162°55'58" |
| 100 | 175.00' | 194.17' | 63°58'40" | 179°03'18" |
| 101 | 175.00' | 212.02' | 69°51'54" | 195°10'38" |
| 102 | 175.00' | 229.87' | 75°45'08" | 211°17'58" |
| 103 | 175.00' | 247.72' | 81°38'22" | 227°25'18" |
| 104 | 175.00' | 265.57' | 87°31'36" | 243°32'38" |
| 105 | 175.00' | 283.42' | 93°24'50" | 259°39'58" |
| 106 | 175.00' | 301.27' | 99°18'04" | 275°47'18" |
| 107 | 175.00' | 319.12' | 105°11'18" | 291°54'38" |
| 108 | 175.00' | 336.97' | 111°04'32" | 308°01'58" |
| 109 | 175.00' | 354.82' | 116°57'46" | 324°09'18" |
| 110 | 175.00' | 372.67' | 122°51'00" | 340°16'38" |
| 111 | 175.00' | 390.52' | 128°44'14" | 356°23'58" |
| 112 | 175.00' | 408.37' | 134°37'28" | 372°31'18" |
| 113 | 175.00' | 426.22' | 140°30'42" | 388°38'38" |
| 114 | 175.00' | 444.07' | 146°23'56" | 404°45'58" |
| 115 | 175.00' | 461.92' | 152°17'10" | 420°53'18" |
| 116 | 175.00' | 479.77' | 158°10'24" | 437°00'38" |

JOHN P. TACHINI PLS 2267
833 NW ELCHMAN AVE.
SPRINGFIELD, OREGON 97130
(541)754-8300 FAX
(541)754-8305 FAX

JOHN P. TACHINI PLS 2267

REFER TO SHEET 3 of 6

E.W.E.B. RIGHT OF WAY

DATE: Dec 29, 1998
COUNTY CLERK: [Signature]

FILED

REFER TO SHEET 4 of 6

TAX LOT AND MAP NUMBER
17-02-30-00010020 (PART)

(May 20, 1998) and Permit FP-14947 issued by the Oregon Division of State Lands (May 22, 1998). These permits authorize the filling of certain wetlands on the Property, require the creation and planting of certain mitigation wetland areas on the Property, require the protection of nonimpacted wetland areas, require monitoring and potentially corrective action for a number of years to ensure the success of created wetlands, and impose requirements for protecting the wetland areas, including through private and public enforcement.

- (a) Protective buffer for nonimpacted wetlands in Irving Slough: Lots 25 through 34 in Phase I front to the West on the Irving Slough, which is a wetland not impacted by this Development. The boundary of this wetland is shown on the Plat. As mitigation for other wetlands on the Property permitted to be filled, a 25-foot buffer has been established on Lots 25 through 34 adjacent to the wetland boundary. This buffer area is shown on the Plat.
- (1) The Developer will undertake an initial planting of the buffer area under a plan approved by the State. Any additional plantings in the buffer area by Lot Owners shall be limited to species on the published list entitled "Plant Species Associated with Riparian Areas" for Oregon, a copy of which is attached as Exhibit "E."
 - (2) Lot Owners shall maintain the buffer area in its natural state with natural, unmowed vegetation. Existing nonnative vegetation may be removed from the buffer area, provided that it is replaced with riparian vegetation from the list in Exhibit "E." For example, Himalayan Blackberries and English Ivy may be removed and replaced with Snowberry or Salmonberry. Trees determined in writing by a certified arborist to be danger trees may be removed.
 - (3) Control of non-native species in the buffer area shall be through mechanical means, that is, by hand pulling only. No chemical applications shall be allowed within the buffer area.
 - (4) The buffer area shall be kept free of temporary or permanent structures and storage sheds, fencing, lawn furniture, vehicles, yard clippings and similar materials that may damage the natural vegetation.
- (b) Buffer along north property line: Lots 60 through 66 in Phase II are adjacent to the north property line of the Plat. Site improvements as part of subdivision development will include the creation of an open drainage channel adjacent to the north property line of these lots. As partial mitigation for filling of wetlands elsewhere in the subdivision, the Army Corps permit requires this drainage channel be maintained as a buffer along the northernmost 25 feet of these lots. This buffer area is shown on the Plat as "25' Conservation and Drainageway Easement."
- (1) Vegetation control of vegetation in the buffer area shall be without mowing. No chemical applications shall be allowed within the buffer area.

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- (2) The buffer area shall be kept free of temporary or permanent structures and storage sheds, fencing, lawn furniture, vehicles, yard clippings, debris, and similar materials that may damage the natural vegetation or impede flow in the channel.
- (c) Creation of mitigation wetland: Site improvements as part of subdivision development will include creation of a wetland in the northwest corner of the Plat adjacent to the Irving Slough. This wetland is required to mitigate for wetlands filled elsewhere on the Property.
- (d) Easements for maintenance, enforcement:
 - (a) The Developer, including its agents, and state and federal wetland permitting agencies shall have an easement for access onto and across the wetland buffer along Irving Slough and the mitigation wetland area described above for the purposes of monitoring performance under the state and federal wetland permits, and taking actions necessary to comply with the terms of those permits, including the requirement to conduct replanting of native vegetation to meet survival standards. The term of the easement shall be the five year monitoring period set in the state and federal permits, together with any extended period that may be needed to implement any supplemental mitigation plan required under the permits
 - (b) The Association and the City of Springfield shall have an easement for access onto and across the wetland buffer adjacent to the Irving Slough and Tract A and Tract B, including the mitigation wetland area and the detention pond, for purposes of inspection for compliance with federal, state and local wetland laws and permits.
 - (c) Restrictions for the wetland buffer areas stated herein are enforceable by the Corps of Engineers, the Division of State Lands, the City of Springfield, the Association, and the Owners of any Lots that include the respective wetland buffer areas. In any court proceeding for the enforcement of these restrictions, the losing party shall pay the attorneys fees of the prevailing party or parties, at trial, on appeal or petition for review, and in enforcing or collecting any judgment, in such reasonable amount as shall be fixed by the court in such proceedings or in a separate action brought for that purpose.
 - (d) The failure to enforce any restriction that applies to the wetland buffer areas shall not be deemed to be a waiver of the right to do so thereafter.