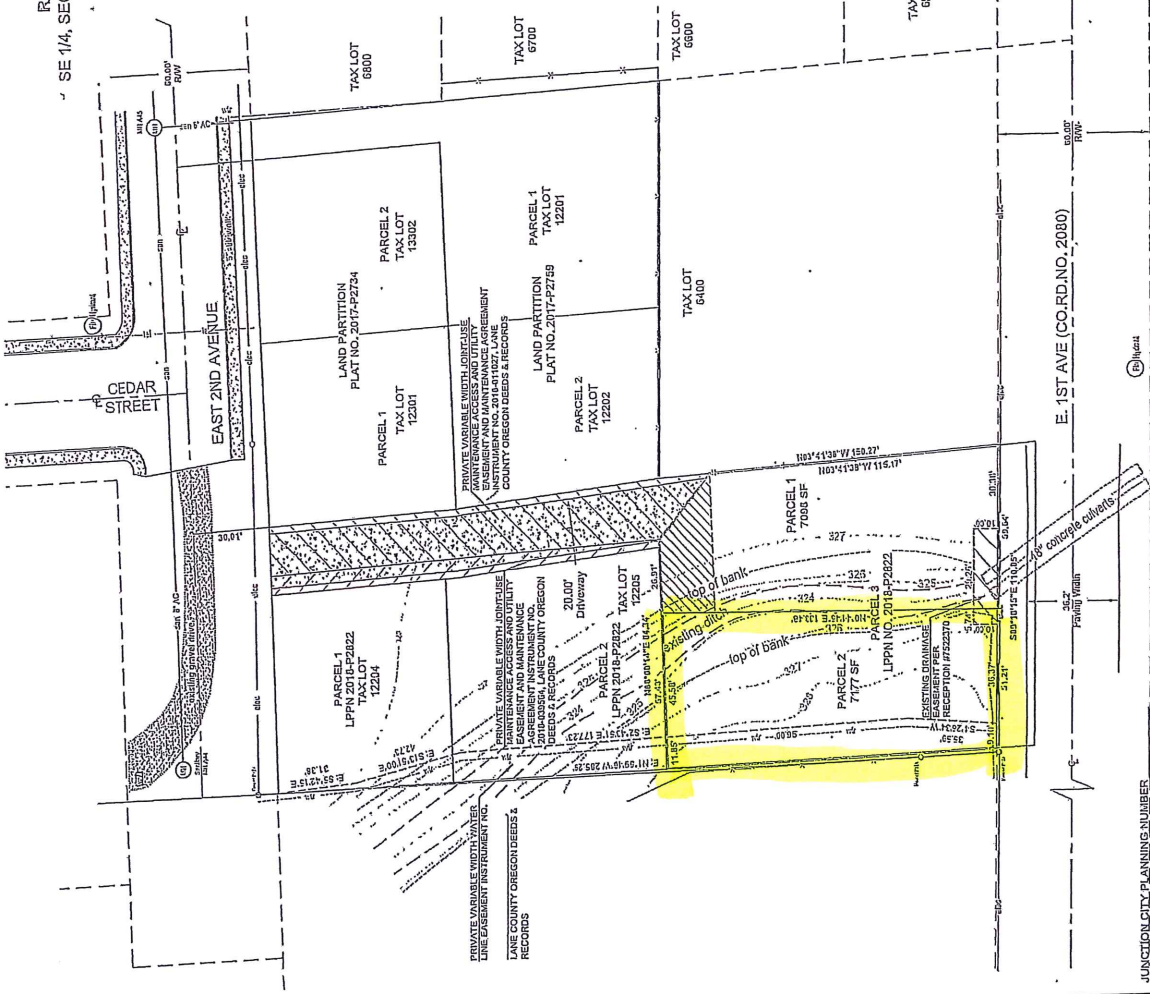
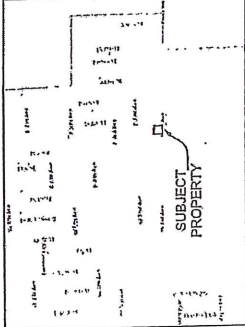


PROPOSED PRELIMINARY PARTITION

FOR
JA & BB SZERLIP TRUST
 REPLAT OF PARCEL 3 OF LPPN 2018-P2822
 SE 1/4, SECTION 32, TOWNSHIP 15 SOUTH, RANGE 4 WEST, W.M.
 JUNCTION CITY, LANE COUNTY, OREGON
 DATE PREPARED: DECEMBER 2018



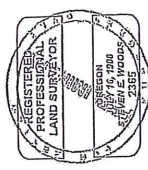
LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 02, TOWNSHIP 15 SOUTH, RANGE 4 WEST, W.M., AS SHOWN AS PARCEL 3 ON LAND PARTITION PLAT NO. 2018-P2822 COUNTY SURVEY FILE NO. 44476, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 58 INCH IRON ROD MARKED STEVEN WOODS PLS 2356; THENCE S89°00'00"W 115.17 FEET TO THE NORTH-EAST CORNER OF PARCEL 2 OF LAND PARTITION PLAT NO. 2018-P2822; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 54°33'00" EAST 115.17 FEET TO A 58 INCH IRON ROD MARKED STEVEN WOODS PLS 2357; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 24°10'00" EAST 115.17 FEET TO A 58 INCH IRON ROD MARKED STEVEN WOODS PLS 2358 ON THE ALONG SAID NORTH RIGHT OF WAY NORTH 19°56'00" WEST 100.00 FEET NORTH 87°00'00" EAST 14.34 FEET TO THE TRUE POINT OF BEGINNING, ALL IN JUNCTION CITY, LANE COUNTY, OREGON.

NOTES:
 1. UTILITIES ARE EXISTING AND PROVIDED BY JUNCTION CITY.
 2. MAIN WATER AND SEWER LINES TO BE CONNECTED TO PUBLIC LINES IN EAST 2ND AVENUE SERVICE LINES TO CONNECT TO PUBLIC LINES IN EAST 2ND AVENUE.
 3. ALL UTILITIES SHOWN IN THIS MAP ARE BASED UPON CONSTRUCTION AND AS-BUILT DRAWINGS AND HAVE NOT BEEN VERIFIED. WE DO NOT GUARANTEE THIS MAP SHOWS ALL THE UTILITIES.
 4. THIS PROPERTY IS ZONED R-2 (DUPLICATE FAMILY RESIDENTIAL).
 5. NO STREET TREES ARE PROPOSED.
 6. THE PROPERTY IS LOCATED IN ZONE AE ON PERM MAP 4103030049F.
 7. AREA OF DEVELOPMENT IS 14,275 SQ. FT.
 8. THE PROPERTY IS LOCATED IN ZONE AE ON PERM MAP 4103030049F.
 9. A FIRE HYDRANT IS LOCATED APPROXIMATELY 55 FEET SOUTH AND 27 FEET EAST OF THE SOUTH-EAST CORNER OF PARCEL 1, ON THE UNDER THE SAME OWNERSHIP AS THE SUBJECT PROPERTY.
 10. PARCEL 1 AND 2 OF LAND PARTITION PLAT NO. 2018-P2822 ARE UNDER THE SAME OWNERSHIP AS THE SUBJECT PROPERTY.
 11. ALL UTILITIES SHOWN ARE BASED ON OREGON DGGANAL/DGAR DATA (MAP-H412322).

PROJECT COORDINATOR:
 JED TRUETT, AICP
 METRO PLANNING, INC.
 370 O STREET
 SPRINGFIELD, OR 97477
 C: 541-302-9828 C: 541-915-6468

PROPERTY OWNER:
 JA & BB SZERLIP TRUST
 53881 STROME LANE
 JUNCTION CITY, OREGON 97448

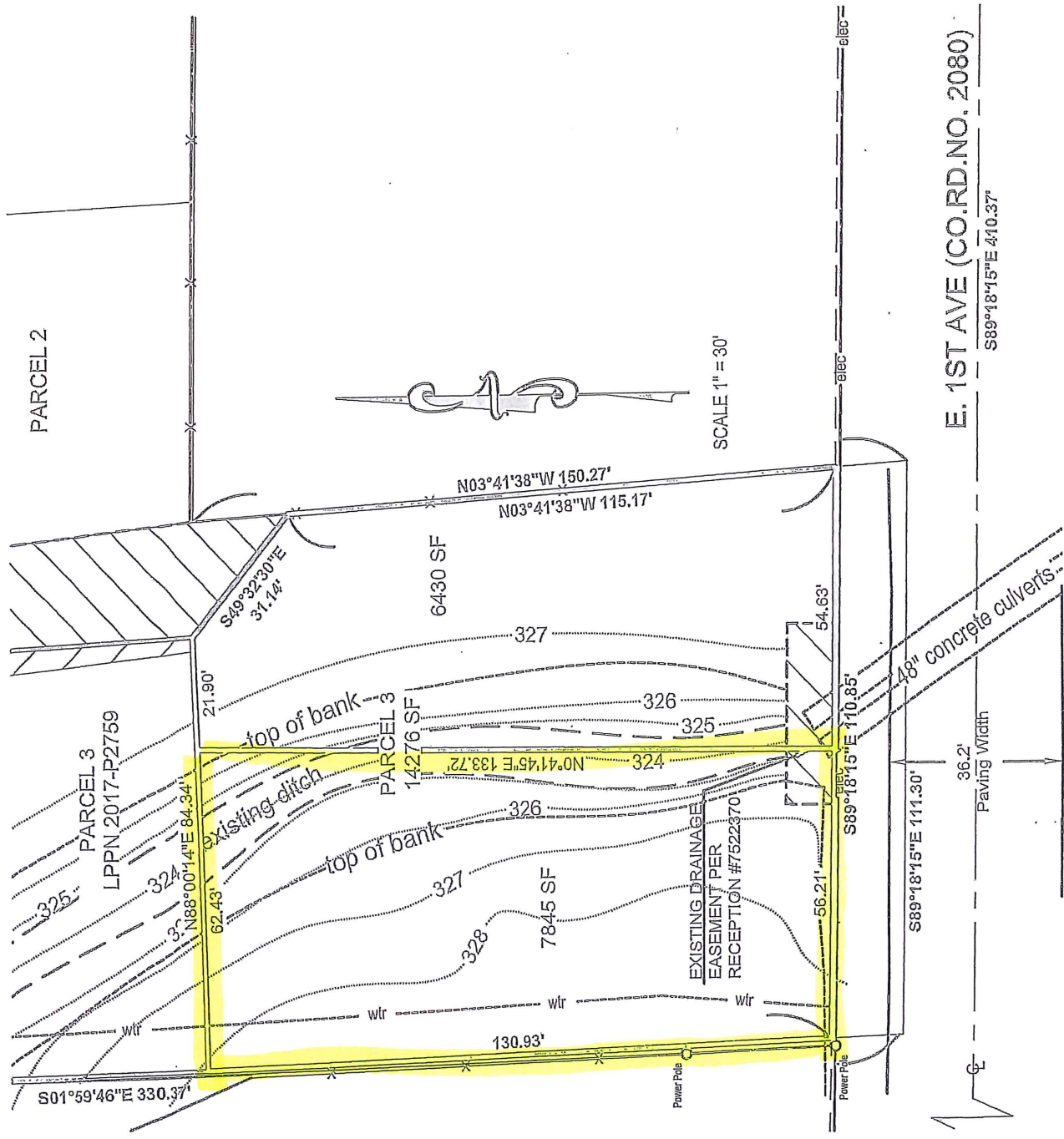
APPLICANT:
 CITY OF JUNCTION CITY
 P.O. BOX 250
 600 GREENWOOD STREET
 JUNCTION CITY, OREGON 97448



STEVEN WOODS, LAND SURVEYOR
 P.O. BOX 234
 JUNCTION CITY, OREGON 97448
 541-234-2275

SHEET 1 OF 1

541-302-9830
 metroplanning.com
 Job #: 18-073



E. 1ST AVE (CO.RD.NO. 2080)