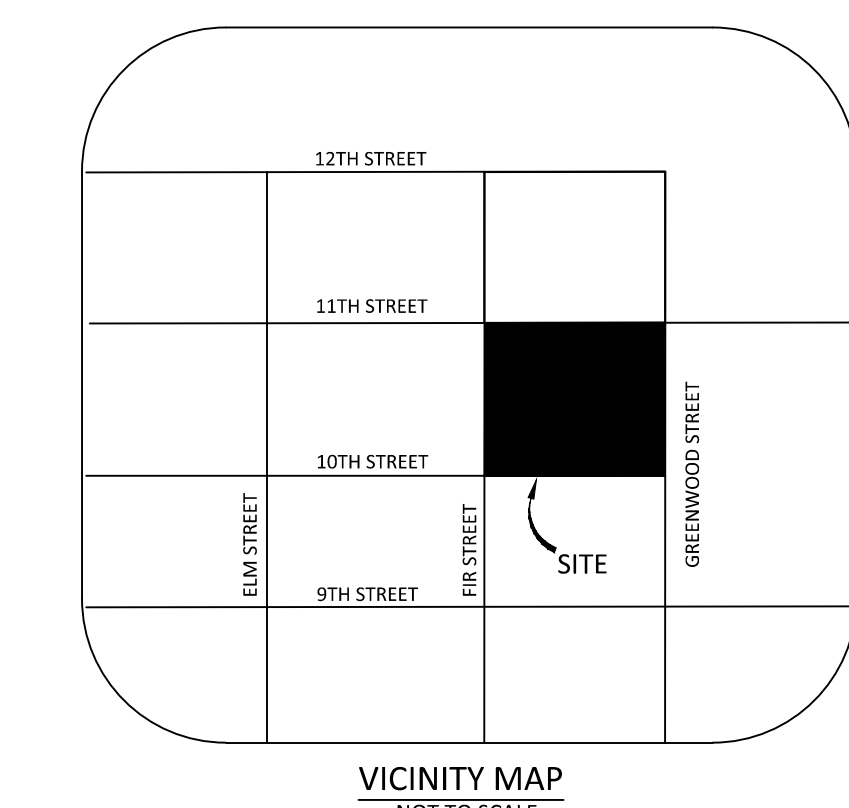
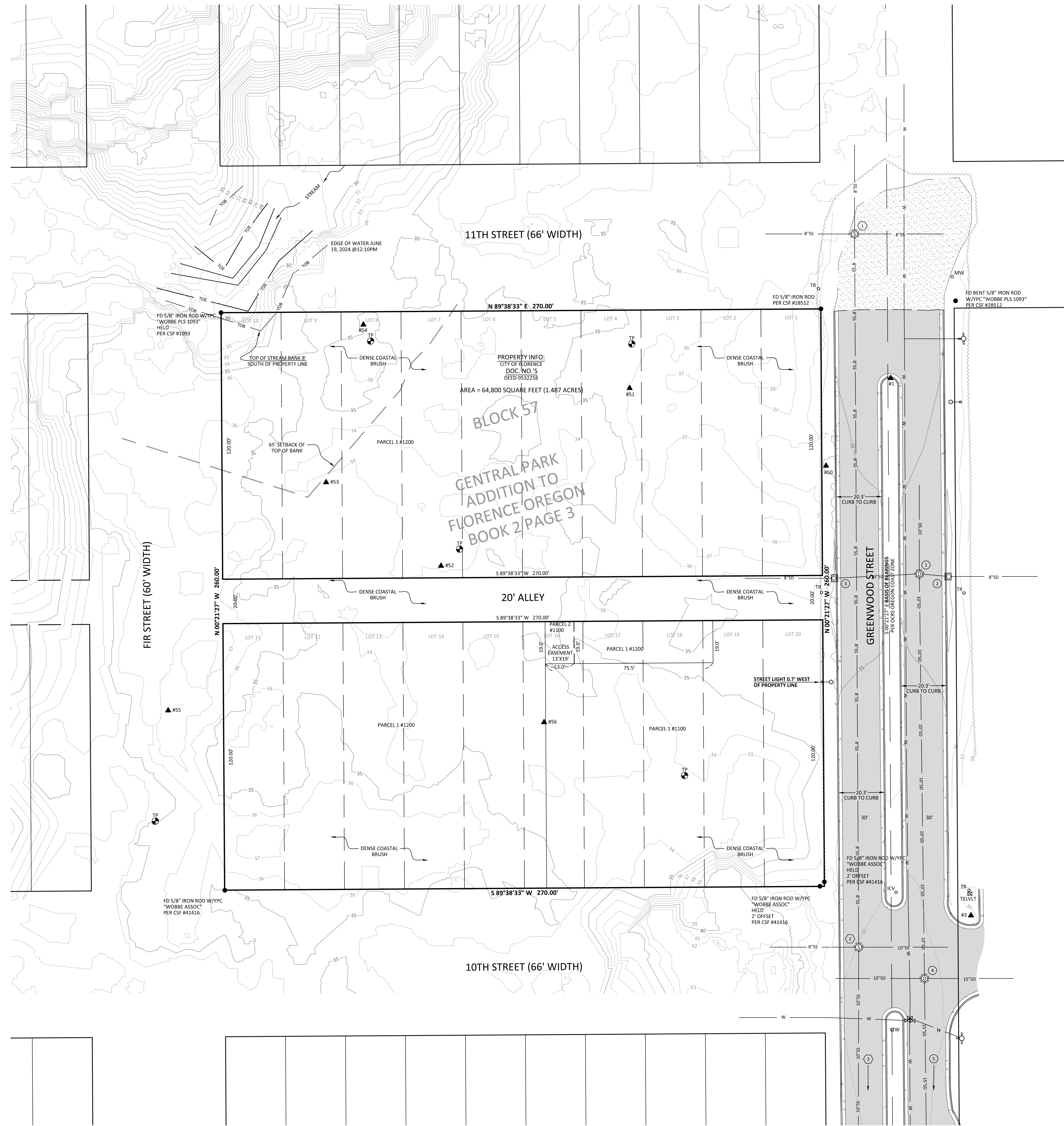


**ALTA/NSPS LAND TITLE SURVEY**

LOCATED IN THE SW QUARTER OF SECTION 27  
TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN  
CITY OF FLORENCE, LANE COUNTY, OREGON  
FIELD SURVEYED: JUNE 26, 2024



VICINITY MAP  
NOT TO SCALE



**LEGEND:**

- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BRUSH LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- TELECOMMUNICATIONS VAULT
- WATER LINE
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- ELECTRICAL JUNCTION BOX
- TRANSFORMER
- OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CURB INLET
- SANITARY/STORM STRUCTURE #
- SANITARY SEWER LINE
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VAULT
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- DECIDUOUS TREE
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
- PERIMETER REPRESENTS DRIPLINE
- FOUND MONUMENT
- PROJECT CONTROL POINT

**STORM TABLE:**

1. STORM MANHOLE  
RIM = 35.00'  
IE 10" IN (N) = 29.28'  
IE 10" IN (E) = 28.25'  
IE 10" IN (W) = 29.22'  
IE 10" OUT (S) = 29.16'
2. CURB INLET  
RIM = 35.00'  
FLOW LINE = 34.29'  
IE 8" IN (E) = 30.55'  
IE 10" OUT (W) = 30.00'
3. CURB INLET  
RIM = 35.03'  
FLOW LINE = 34.34'  
IE 8" IN (W) = 31.58'  
IE 10" OUT (E) = 30.49'
4. STORM MANHOLE  
RIM = 36.14'  
IE 10" IN (N) = 28.25'  
IE 10" IN (W) = 28.07'  
IE 15" IN (E) = 27.26'  
IE 15" OUT (S) = 28.82'
5. STORM MANHOLE  
RIM = 34.04'  
IE 10" IN (N) = 25.85'  
IE 10" IN (W) = 26.42'  
IE 15" IN (E) = 26.40'  
IE 15" OUT (S) = 25.78'

**SANITARY TABLE:**

1. SANITARY MANHOLE  
RIM = 35.71'  
IE 8" IN (N) = 28.90'  
IE 8" IN (E) = 28.92'  
IE 8" IN (W) = 28.91'  
IE 10" OUT (S) = 28.71'
2. SANITARY MANHOLE  
RIM = 36.01'  
IE 8" IN (N) = 27.09'  
IE 8" IN (W) = 27.09'  
IE 10" IN (E) = 26.99'  
IE 10" OUT (S) = 26.68'
3. SANITARY MANHOLE  
RIM = 35.44'  
IE 10" IN (N) = 26.08'  
IE 10" IN (E) = 26.00'  
IE 10" IN (W) = 26.15'  
IE 10" OUT (S) = 25.75'

**NOTES:**

- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)  
ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF GREENWOOD STREET IS SOUTH 00°21'27" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY REPORT ORDER NO. 7193-4163698 DATED 14 MAY 2024, AND 7193-4163703 DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.
- 5.) THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, OR FLOOD INSURANCE RATE MAP NUMBER 410992C14266, MAP REVISED DATE JUNE 5, 2020.
- 6.) GROSS LAND AREA = 64,800 SQUARE FEET (1.487 ACRES)
- 7.) ZONING: THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "PROFESSIONAL OFFICE / INSTITUTIONAL", PER FLORENCE CITY CODE, CHAPTER 10-25. A ZONING REPORT WAS NOT PROVIDED FOR THE PURPOSES OF THIS SURVEY.
- 8.) PARKING SPACES: NONE
- 9.) THERE ARE NO BUILDINGS ON THE PROPERTY.
- 10.) THERE IS NO PROPERTY ADDRESS LISTED FOR THE SITE.
- 11.) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED WHILE CONDUCTING FIELD WORK OTHER THAN THOSE SHOWN HEREON.
- 12.) THERE ARE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED WHILE CONDUCTING FIELD WORK.
- 13.) THE NEAREST DEVELOPED INTERSECTION IS 360' SOUTH, GREENWOOD AND 9TH STREET.
- 14.) GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA IS FOR REFERENCE ONLY. GIS DATA IS CREATED USING MULTIPLE METHODS WITH VARYING LEVELS OF ACCURACY. THESE FEATURES ARE SHOWN WEST OF GREENWOOD AVENUE ARE APPROXIMATE, AND ARE NOT NECESSARILY ACCURATE TO SURVEYING OR ENGINEERING STANDARDS. ANY INFORMATION SHOWN HEREON SHOULD NOT BE RELIED ON FOR LEGAL/DESIGN/CONSTRUCTION PURPOSES.

**LEGAL DESCRIPTION PER REPORT NO. 7193-4163703:**

THOSE PORTIONS OF BLOCK 57, CENTRAL PARK ADDITION TO FLORENCE, AS PLATTED AND RECORDED ON OCTOBER 14, 1891, AS BOOK 2, PAGE 3, LANE COUNTY OREGON DEED RECORDS, IN LANE COUNTY, OREGON, DESCRIBED BELOW:

PARCEL 1:  
LOTS 1-15 AND THE WESTERMOST 10' OF LOT 16.

PARCEL 2:  
THE NORTHERNMOST 19' OF (A) LOTS 17 AND 18, (B) THE EASTERNMOST 17' OF LOT 16, AND (C) THE WESTERNMOST 4.5' OF LOT 19.

**LEGAL DESCRIPTION PER REPORT NO. 7193-4163698:**

THOSE PORTIONS OF BLOCK 57, CENTRAL PARK ADDITION TO FLORENCE, AS PLATTED AND RECORDED ON OCTOBER 14, 1891, AS BOOK 2, PAGE 3, LANE COUNTY OREGON DEED RECORDS, IN LANE COUNTY, OREGON, DESCRIBED BELOW:

PARCEL 1:  
LOTS 17, 20 AND THE EASTERNMOST 17' OF LOT 16.

EXCEPT THE NORTHERNMOST 19' OF (A) LOTS 17, 18, (B) THE EASTERNMOST 17' OF LOT 16, AND (C) THE WESTERNMOST 4.5' OF LOT 19.

PARCEL 2:  
AN EASEMENT FOR ACCESS ACROSS THE NORTHERNMOST 19' OF THE 13' WIDE STRIP BEGINNING AT THE WEST LINE OF THE EASTERNMOST 17' OF LOT 16.

**TITLE REPORT MATTERS PER REPORT NO. 7193-4163703:**

- PER PRELIMINARY REPORT ORDER NO. 7193-4163703, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON:
1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
  2. FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
  3. EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
  4. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.
  5. ANY LIEN, OR RIGHT TO AN ALIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
  6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.
  7. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THERewith OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
  8. SUBJECT PROPERTY IS UNDER PUBLIC OWNERSHIP AND IS TAX EXEMPT. ANY CHANGE IN OWNERSHIP BEFORE DELIVERY OF ASSESSMENT ROLL MAY RESULT IN TAX LIABILITY. ACCOUNT NO. 0795623 AND 0795631.
  9. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
  10. THE PROPOSED TRANSACTION MAY BE SUBJECT TO STATUTORY REQUIREMENTS FOR THE PARTITIONING OR SUBDIVISION OF LAND PURSUANT TO CHAPTER 92 OF OREGON REVISED STATUTES. VIOLATION MAY SUBJECT PARTIES TO BOTH CIVIL AND CRIMINAL PENALTIES. FURTHERMORE, TITLE INSURANCE POLICIES DO NOT PROVIDE COVERAGE AGAINST VIOLATION OF THESE STATUTES.

**TITLE REPORT MATTERS PER REPORT NO. 7193-4163698:**

- PER PRELIMINARY REPORT ORDER NO. 7193-4163698, DATED 14 MAY 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON:
1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
  2. FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
  3. EASEMENTS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
  4. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE SUBJECT LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND.
  5. ANY LIEN, OR RIGHT TO AN ALIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
  6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.
  7. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THERewith OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
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  9. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
  10. THE PROPOSED TRANSACTION MAY BE SUBJECT TO STATUTORY REQUIREMENTS FOR THE PARTITIONING OR SUBDIVISION OF LAND PURSUANT TO CHAPTER 92 OF OREGON REVISED STATUTES. VIOLATION MAY SUBJECT PARTIES TO BOTH CIVIL AND CRIMINAL PENALTIES. FURTHERMORE, TITLE INSURANCE POLICIES DO NOT PROVIDE COVERAGE AGAINST VIOLATION OF THESE STATUTES.

**PROJECT CONTROL:**

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL W/ WASHER "KFF CONTROL"	928999.38	425294.52	35.94'
2	MAG NAIL W/ WASHER "KFF CONTROL"	928388.33	425373.64	32.42'
3	5/8" IR W/ RED PLASTIC CAP "KFF CONTROL"	928757.32	425330.66	36.26'

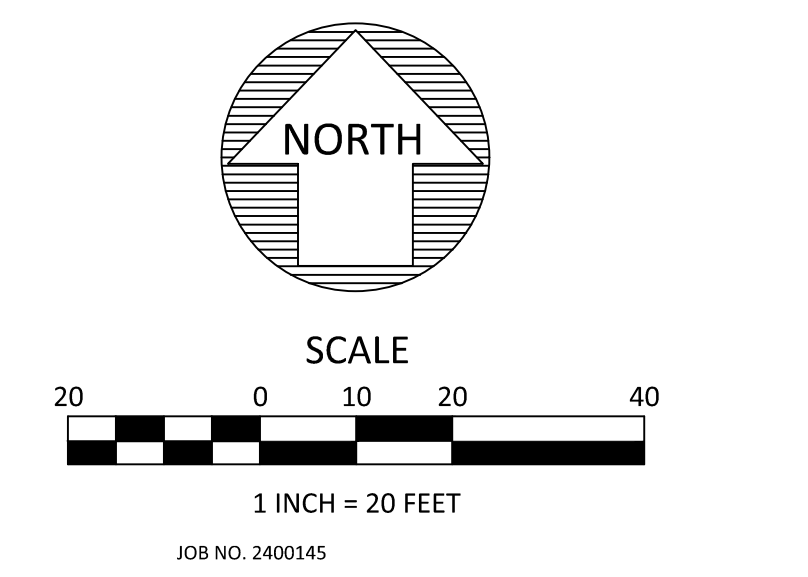
**SURVEYOR'S CERTIFICATE:**

TO: (CLIENT), (LENDER), (INSURER):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(C), 8, 9, 10, 11(A), 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

DATE OF PLAT OR MAP:

JOHN R. DAVIS, PLS NO. 88694



PRELIMINARY

REV.	DATE	BY	DESCRIPTION

**kpff**  
111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
P: 503.227.2251  
F: 503.224.4681  
www.kpff.com

SURVEYED BY:	JP/SW
DRAWN BY:	JAH
CHECKED BY:	JRD
PROJECT NO.:	2400145
FILE:	2400145_ALTA.DWG

ALTA / NSPS TITLE SURVEY  
**ELM PARK PUD**  
OUR COASTAL VILLAGE, INC AND CHESTNUT MANAGEMENT, LLC  
CITY OF FLORENCE / LANE COUNTY / OREGON

DATE:	JUNE 27, 2024
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1