



August 8, 2023

Stephen G. Short
85682 Hampstead Lane
Eugene, OR 97405

RE: Zoning Determination 509-PA23-05373
Assessor's Map and Tax Lot: 18-02-19-23-05900 & 18-02-19-32-00600

Dear Mr. Short,

I have reviewed your request for a Zoning Determination. Your questions and staff responses are detailed below. The applicant's questions are bolded and staff's response is italicized.

For context, the subject properties are both zoned Rural Residential with a 2 acre minimum lot size (RR-2) and are subject to Lane Code Chapter 16.290, with a Rural Comprehensive Plan designation of Residential. Both lots were created in the 1983 Staffordshire Mobile Home Subdivision Phase I (as platted and recorded under File 73, Slide 558 - 564), **attached**. Lot 600 appears to have been subsequently modified in the 1987 Staffordshire Mobile Home Subdivision Phase II (as platted and recorded under File 73, Slide 606, 607), **attached**.

Questions and Staff Response

- 1. Our HOA presently consists of 99 homes. The attached brochure from the '80's shows lot 5900 as Bellingham Court and lot 600 as Devon Lane but these two lots were never developed. What would be the process for developing these two lots? This would include all utilities and new septic systems.**

The Staffordshire Mobile Home Park was permitted in 1973 as a Conditional Use Permit (CUP) 509-CUP72-00143 by the Lane County Board of Commissioners. This original approval was for the construction of a mobile home park, golf course, club house, swimming pool and other accessory improvements. Development was limited to a maximum of 81 mobile home spaces.

A major amendment to the Mobile Home Park approval was permitted under a Conditional Use Permit (CUP) 509-CUP79-00400, which was approved by the Lane County Board of County Commissioners by Order No. 80-9-10-3 in 1980. This approval amended the original proposal to eliminate the golf course and club house and to allow for the construction of 50 additional spaces, resulting in a maximum total of 131 mobile home spaces. This modification removed any plans for

development within the Greenway boundary of the Coast Fork Willamette River, which is located along the northern property boundary line.

A request for a Staffordshire Plan Amendment and Zone Change (509-PZC82-00188) was approved by the Board of County Commissioners per Order No. 878 in 1983. This rezoned the Staffordshire property from Agriculture (AGT) to Suburban Residential District/Mobile Home District (RA/MH) in order to allow the Mobile Home Park to be converted to a Mobile Home Subdivision. Some notable results of this approval were that the subdivision would be limited to no more than the approved 131 mobile home spaces and that the northern +/- 58 acres would be preserved as permanent open space and specifically excluded from the Plan amendment.

A major amendment to the preliminary approval of the Staffordshire Mobile Home Subdivision was conditionally approved in 1986 under 509-PA86-02803 by the Lane County Land Development Review Committee (see **attached** public notice document). This amendment deleted the planned subdivision of TL 600 and the property added to the "common area", which had been identified in the original approval as the cul-de-sac on Avon Lane* and front lots 94-104. It also adjusted which lots would be subdivided in Phase II vs Phase III. It appears that the subdivision of Bellingham Court on TL 5900 was identified for Phase III. Staffordshire Phase II Subdivision was filed with Lane County Deeds and Records in December of 1986, executing the conditions of the approval for 509-PA86-02803 of Phase II. Phase III was given until October 23, 1989 to be completed per Condition 10 of the Conditions of Approval for 509-PA86-02803. However, Staff cannot find evidence that this was ever completed. There is a letter dated February 1, 1988 in which Lane County Land Management Staff remind the applicant for the Subdivision Phase II of expiration date for Phase III (see **attached**).

It appears that the proposed development for Avon Lane located on TL 600 was changed to a common area and that the approval for the development of Bellingham Court on TL 5900 expired based on this summary of the permitting history for the Staffordshire Mobile Home Park. The current use may qualify as a Nonconforming Use and subject to the regulations of Lane Code 16.251 Nonconforming Uses since it appears to have gained Lane County approval but the use of which (a mobile home subdivision) is not a use that is currently listed as an allowed use under the subject properties' current RR-5 zoning in Lane Code 16.290. If the intent is to develop TL 5900 as it was described in Phase III of the approved major amendment (509-PA86-02803), then the applicant could pursue an Increase of Nonconforming Use with a verification of Nonconforming Use as a Type II application for Planning Director Approval per Lane Code 16.251(3), subject to the criteria of Lane Code 16.251(12).

Since the development of TL 600 was deleted from the approved development plan of the Staffordshire Mobile Home Subdivision, staff are unsure of a clear path for the development of the parcel if the intent is to develop it according to the original plan of the preliminary plat of Staffordshire Phase II that was altered to delete the proposed development before being finalized. It is not clear that TL 600 would qualify as an increase of a nonconforming use under LC 16.251(3) since this development proposal for TL 600 was deleted in 1986 and the proposed design for the access point for the development has subsequently been incorporated into another lot and developed. The subject properties may otherwise be developed per the standards of LC 16.290.

*Note, all of the documentation in the Lane County records refers to "Avon" Lane on what is to become TL 600. The materials from the Staffordshire Adult Manufactured-Home Community that were submitted by the applicant refer to a "Devon" Lane on TL 600 that appears to be in approximately the same location. Staff note this discrepancy and assume that these are referring to the same proposed road on TL 600.

2. What is the process for establishing new access for Devon Lane?

Staff note that Devon Lane would be difficult to establish as it is described in the materials submitted by the applicant due to the space originally set aside for the access via Devonshire Drive being incorporated into (and subsequently developed) to lots 7 and 19. The process for establishing Devon Lane would depend on where access will be proposed from. All of the roads contained within the Staffordshire Subdivision are private roads that are not owned or maintained by Lane County or the Oregon Department of Transportation (ODOT). Proposed access from these roads would not require approval from Lane County or ODOT. Through the construction of Devon Lane would be required to conform to Lane Code Chapter 15 requirements for private access roads. U.S. Highway 58 is owned and operated by ODOT. Proposed access from Highway 58 would require approval from ODOT and staff recommend coordinating with ODOT District 5 Office at 541-744-8080 or visit their website at <https://www.oregon.gov/odot/Engineering/Pages/Access-Management.aspx>.

3. (a) What is required for floodplain? (b) What is required for drilling one new well for each of these two lots?

Floodplain permits are required for any development in the mapped Special Flood Hazard Area per Lane Code 16.244. Per Lane Code 16.244(2)(m):

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

The type of floodplain permit required depends on the type of development proposed (see **attached** Floodplain Handout). The subject properties appear to both be encumbered by Special Flood Hazard Area Zone AE per Flood Insurance Rate Map 41039C1655F. Most of TL 5900 is shown to be in Zone AE while only part of TL 600 appears to be within Zone AE.

Lane County does not regulate the placement of wells except for the placement of structures around the wells (like well houses). The establishment of wells is regulated by the Oregon Water Resources Department. More information can be obtained on their website at <https://www.oregon.gov/owrd/programs/qwwl/pages/default.aspx> or by calling 503-986-0900.

4. Are there any restrictions from the original approval for dwelling type? i.e.: This development originally was for manufactured homes. Would it be possible to replace any and eventually all existing, aging homes with stick-built homes? Is it possible to build new stick homes on lot 5900 and/or lot 0600?

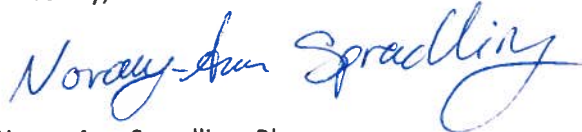
As previously discussed in Question 1 above, the approval for the Staffordshire Mobile Home Park and later Subdivision were for the creation of mobile home spaces on the subject property. Specifically, the Goal 10 (Housing) Findings of Fact and Conclusions of Law in the Board of County Commissioners approval of the Staffordshire Plan Amendment and Zone Change (509-PZC82-00188) per Order No. 878 found that the development provided an affordable housing alternative in a rural setting for retired persons and others without sufficient economic means to purchase a stick-built home on a large rural lot. This appears to limit development within the Mobile Home Subdivision to the placement of Mobile Homes in order to continue to comply with the approved Mobile Home Subdivision.

The RR-2 Zone does not limit the placement of stick-built structures. Since TL 5900 and 600 were not formally subdivided, it is possible that they could be developed per Lane Code 16.290. Though TL 600 was formally designated as a common area in the major amendment to the preliminary approval of the Staffordshire Mobile Home Subdivision (509-PA86-02803) and this would need to be addressed if proposing a new use for the parcel. The subject properties may otherwise be developed per the standards of LC 16.290. However, they may then lose the potential to be considered part of a non-conforming use per LC 16.251(2) since they would then be conforming to an allowed use in the zone.

5. Some residents would prefer to not have any yard work. Is it possible to build condominiums on these two lots?

The zoning of both subject properties is RR-2. Permitted uses in the RR-2 zone are listed in Lane Code 16.290(2), (3), and (4). Staff did not find Condominiums as a listed use in any of these three sections of Lane Code 16.290. Also discussed in Question 4 above, the original approval of the development (509-CUP72-00143) was for a mobile home subdivision, allowing for mobile homes.

Sincerely,

A handwritten signature in blue ink that reads "Noray-Ann Spradling". The signature is written in a cursive, flowing style.

Noray-Ann Spradling, Planner,
Planner | Land Use Division
Lane County Public Works Department
541.682.6704
noray.spradling@lanecountyor.gov

Attachment

Staffordshire Mobile Home Subdivision Phase I
Staffordshire Mobile Home Subdivision Phase II
Public Notice for Major Amendment (509-PA86-02803)
Letter from Lane County Staff, dated February 1, 1988
Floodplain Handout

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S., R.2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R.3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

STATE OF OREGON) SS
COUNTY OF LANE)

FILE 73 SLIDE 558

SHEET 1 OF 7

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND
SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF
OCTOBER, 1983.

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

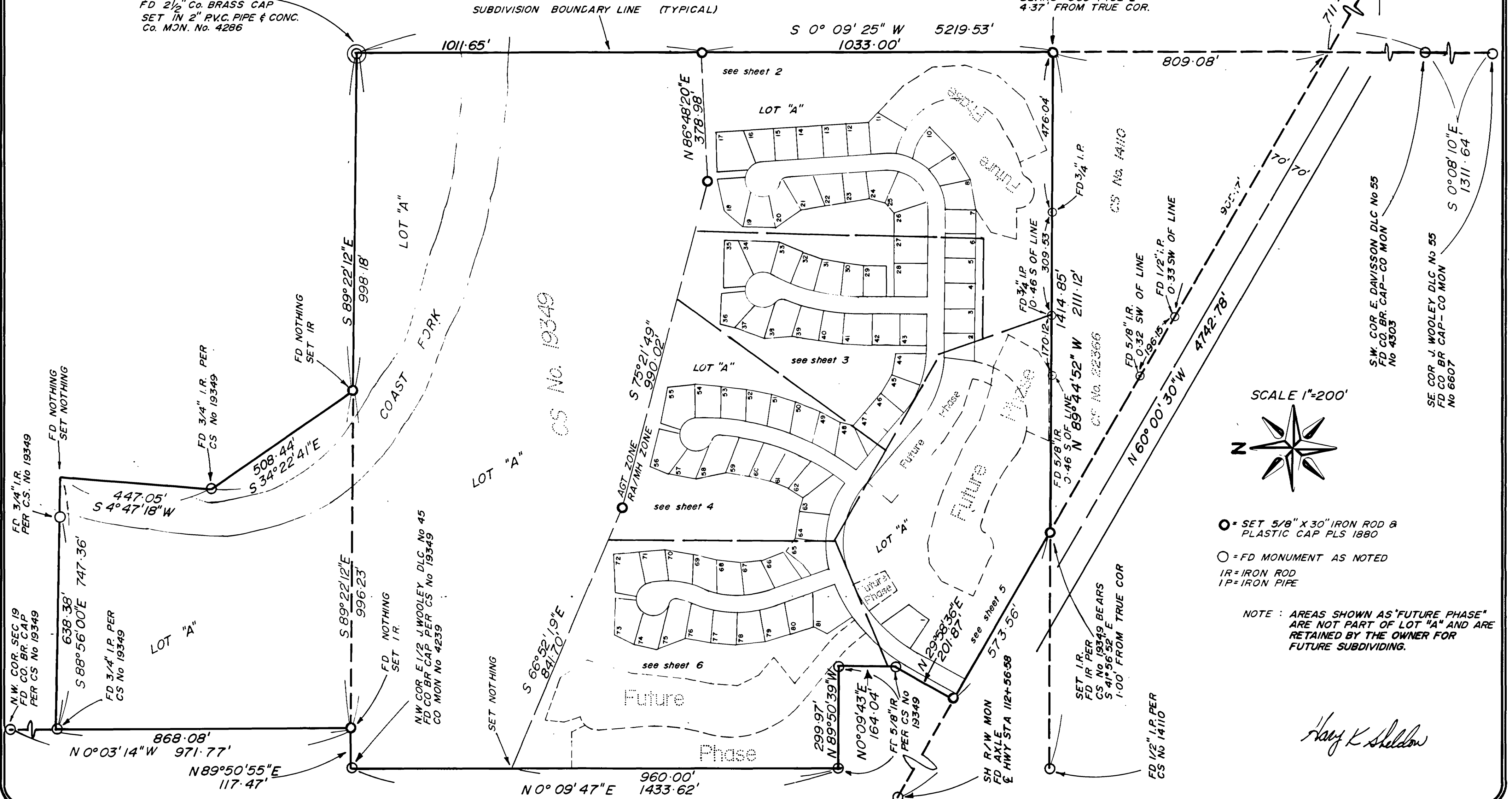
SH R/W MON
E HWY STA 160+00
FD CONC. W/ NAIL
PER CS No 11474

SET IR.
FD 3/4" I.R.
PER CS No 14110 & 19349
BEARS S89°44'52"E
4.37' FROM TRUE COR.

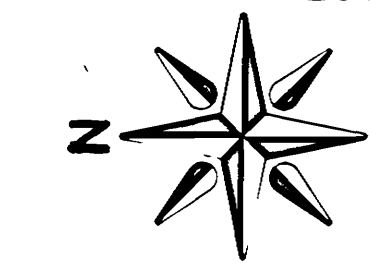
BASIS OF BEARING:
THE E HWY 58 AS SHOWN
ON STATE R/W DRAWINGS—
N 60°00'30"W

INITIAL POINT
NE COR J. WOOLEY
DLC No. 45
FD 2 1/2" Co. BRASS CAP
SET IN 2" P.V.C. PIPE & CONC.
Co. MON. No. 4286

SUBDIVISION BOUNDARY LINE (TYPICAL)



SCALE 1"=200'



- = SET 5/8" X 30" IRON ROD & PLASTIC CAP PLS 1880
- = FD MONUMENT AS NOTED
- IR = IRON ROD
- IP = IRON PIPE

NOTE: AREAS SHOWN AS 'FUTURE PHASE' ARE NOT PART OF LOT 'A' AND ARE RETAINED BY THE OWNER FOR FUTURE SUBDIVIDING.

Gary K. Sheldon

S27860

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S., R. 2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

FILE 73 SLIDE 559

SHEET 2 OF 7

FILED

AT _____ O'CLOCK _____ M

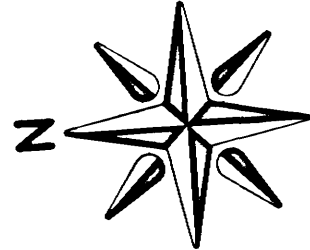
OCT 20 1983

County Clerk
Lane County, Oregon
BY *Sharon A. Estabrook*

TO INITIAL POINT ← N 0° 09' 25" E 2044.65'

○ SET 3/8" X 30" IRON ROD
PLS 1880

SCALE 1" = 50'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary K. Sheldon
OREGON
GARY K. SHELDON
L.S.D.

979.38'
STATE OF OREGON) SS
COUNTY OF LANE)

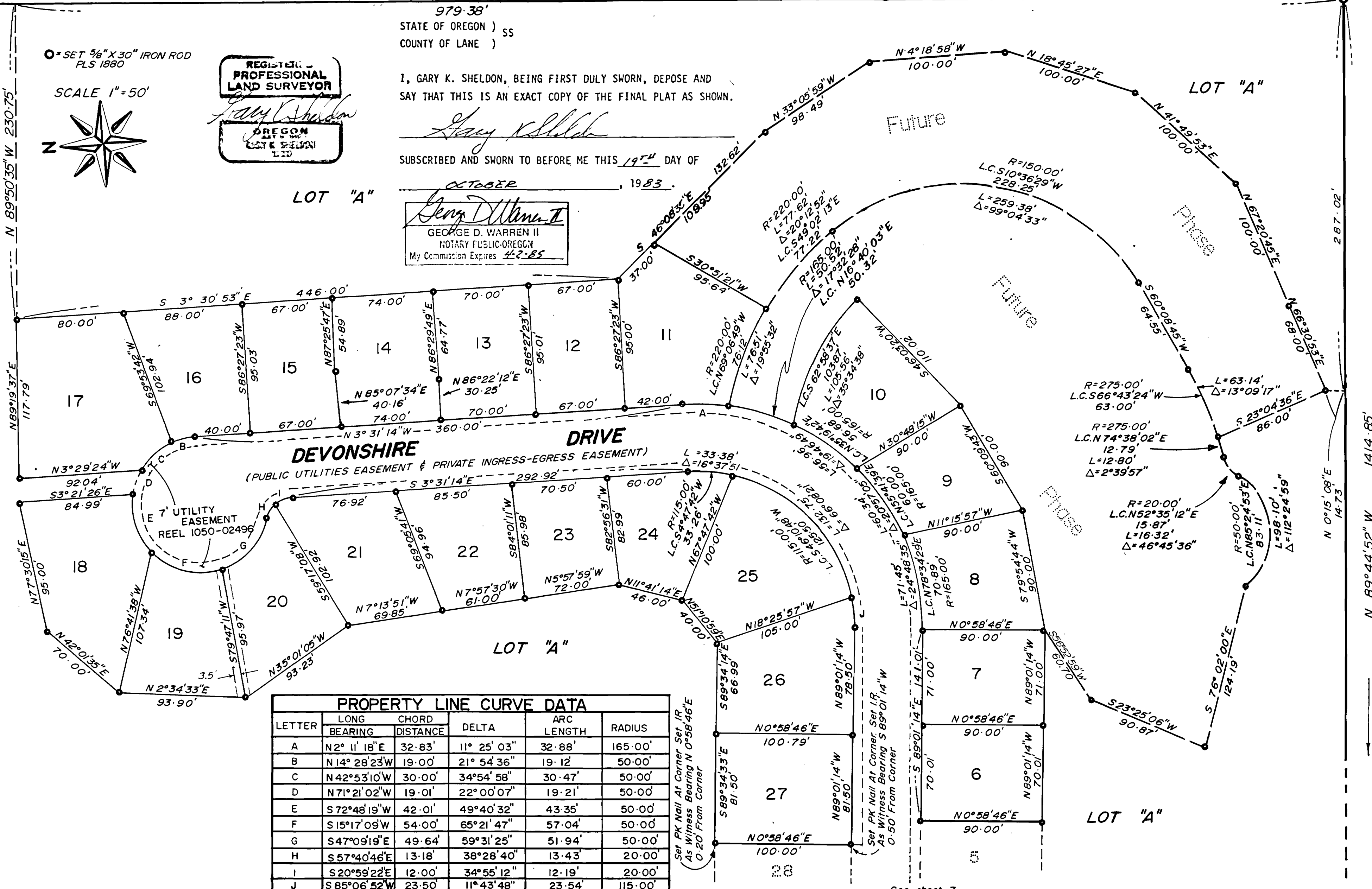
I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND
SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF

OCTOBER, 1983.

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

LOT "A"



PROPERTY LINE CURVE DATA					
LETTER	LONG	CHORD	DELTA	ARC LENGTH	RADIUS
	BEARING	DISTANCE			
A	N 2° 11' 18" E	32.83'	11° 25' 03"	32.88'	165.00'
B	N 14° 28' 23" W	19.00'	21° 54' 36"	19.12'	50.00'
C	N 42° 53' 10" W	30.00'	34° 54' 58"	30.47'	50.00'
D	N 71° 21' 02" W	19.01'	22° 00' 07"	19.21'	50.00'
E	S 72° 48' 19" W	42.01'	49° 40' 32"	43.35'	50.00'
F	S 15° 17' 09" W	54.00'	65° 21' 47"	57.04'	50.00'
G	S 47° 09' 19" E	49.64'	59° 31' 25"	51.94'	50.00'
H	S 57° 40' 46" E	13.18'	38° 28' 40"	13.43'	20.00'
I	S 20° 59' 22" E	12.00'	34° 55' 12"	12.19'	20.00'
J	S 85° 06' 52" W	23.50'	11° 43' 48"	23.54'	115.00'

Set PK Nail At Corner Set I.R.
As Witness Bearing N 0° 58' 46" E
0.20' From Corner

Set PK Nail At Corner Set I.R.
As Witness Bearing S 89° 01' 14" W
0.50' From Corner

See sheet 3

S27861

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T. 18 S., R. 2 W.
AND THE E. 1/2 SECTION 24 T. 18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

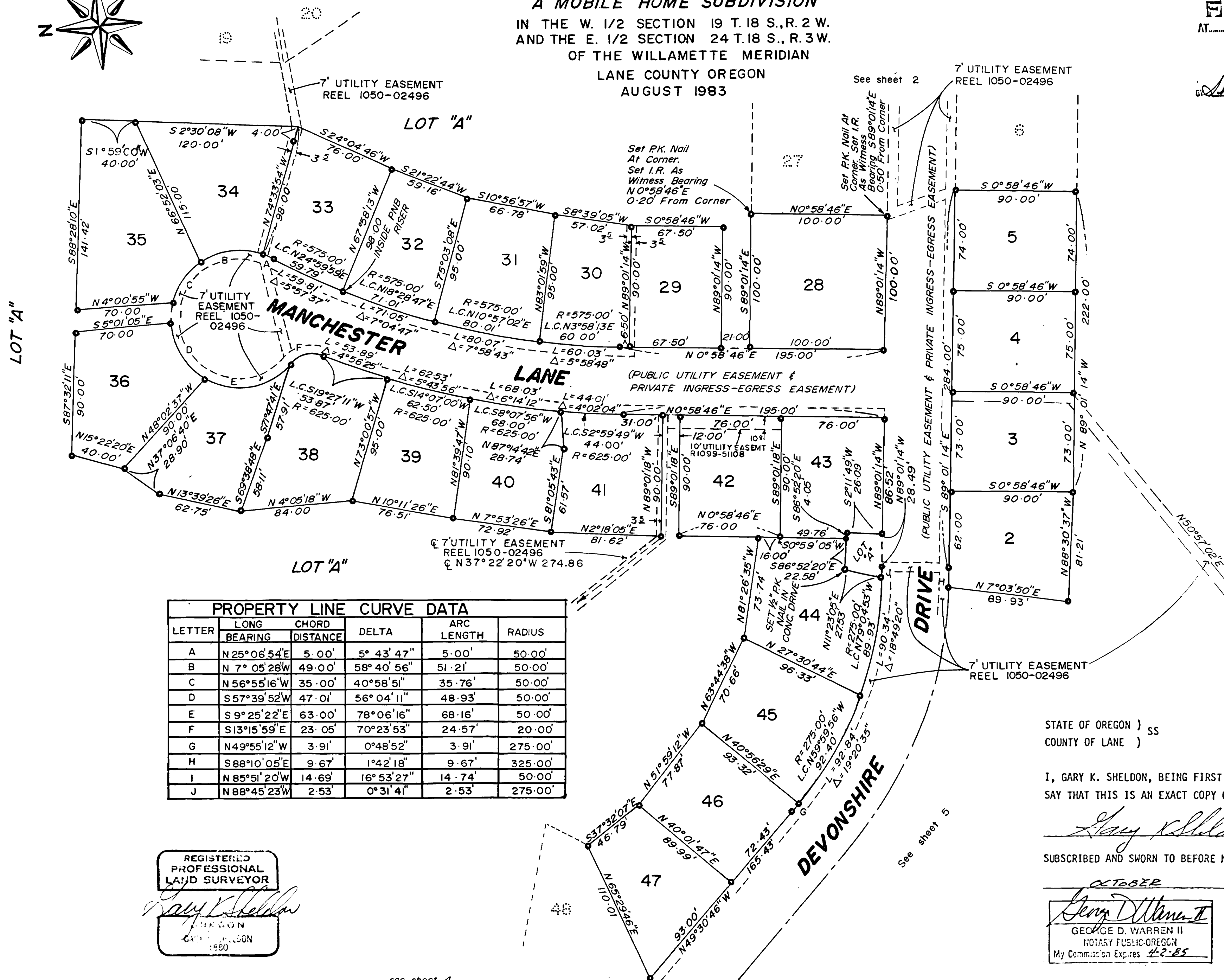
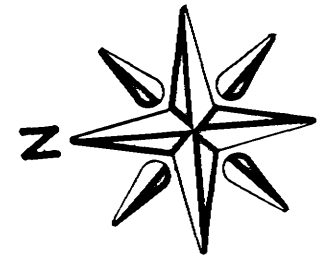
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AT _____ O'CLOCK _____ M

OCT 20 1983

County Clerk
Lane County, Oregon
Sharon J. Estabrook
CITY

• = SET 5/8" X 30" IRON ROD
PLS 1880

SCALE 1" = 50'



PROPERTY LINE CURVE DATA					
LETTER	LONG	CHORD	DELTA	ARC LENGTH	RADIUS
	BEARING	DISTANCE			
A	N 25° 06' 54" E	5.00'	5° 43' 47"	5.00'	50.00'
B	N 7° 05' 28" W	49.00'	58° 40' 56"	51.21'	50.00'
C	N 56° 55' 16" W	35.00'	40° 58' 51"	35.76'	50.00'
D	S 57° 39' 52" W	47.01'	56° 04' 11"	48.93'	50.00'
E	S 9° 25' 22" E	63.00'	78° 06' 16"	68.16'	50.00'
F	S 13° 15' 59" E	23.05'	70° 23' 53"	24.57'	20.00'
G	N 49° 55' 12" W	3.91'	0° 48' 52"	3.91'	275.00'
H	S 88° 10' 05" E	9.67'	1° 42' 18"	9.67'	325.00'
I	N 85° 51' 20" W	14.69'	16° 53' 27"	14.74'	50.00'
J	N 88° 45' 23" W	2.53'	0° 31' 41"	2.53'	275.00'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary K. Sheldon
OREGON
1980

STATE OF OREGON) SS
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Gary K. Sheldon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF
OCTOBER, 1983.

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

see sheet 4

S27862

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S., R. 2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

FILE 73 SLIDE 561

SHEET 4 OF 7

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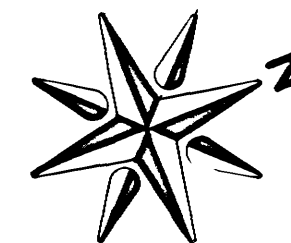
AT O'CLOCK

OCT 20 1983

County Clerk
Lane County, Oregon
Sharon A. Schrock

● = SET 3/8" X 30" IRON ROD
PLS 1880

SCALE 1" = 50'



7' UTILITY EASEMENT
REEL 1050-02496

Future Phase

DEVONSHIRE

LOT "A"

LOT "A"

STATE OF OREGON) SS
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND
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Gary K. Sheldon

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OCTOBER, 1983.

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary K. Sheldon
OREGON
GARY K. SHELDON
1880

10' UTILITY EASEMENT
REEL 1099-51108
S 7° 30' 00" W 124.00

7' UTILITY EASEMENT
REEL 1050-02496

Future Phase

7' UTILITY EASEMENT & PRIVATE INGRESS-EGRESS EASEMENT

see sheet 3

7' UTILITY EASEMENT
REEL 1050-02496
N 37° 22' 20" W 274.86

PROPERTY LINE CURVE DATA					
LETTER	LONG BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
A	S31°42'07"E	29.96'	73°37'02"	32.12'	25.00'
B	S58°12'32"E	17.88'	20°36'13"	17.98'	50.00'
C	S6°39'15"E	65.94'	82°30'21"	72.00'	50.00'
D	S64°57'56"W	50.55'	60°44'01"	53.00'	50.00'
E	N38°09'38"W	55.77'	67°48'14"	59.17'	50.00'
F	N2°38'08"W	2.83'	3°14'46"	2.83'	50.00'
G	S78°21'54"E	10.98'	12°36'18"	11.00'	50.00'

S27863

STATE OF OREGON) SS
COUNTY OF LANE)

FILE 73 SLIDE 562

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

STAFFORDSHIRE PHASE I

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SHEET 5 OF 7

OCT 20 1983

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OCTOBER, 1983.

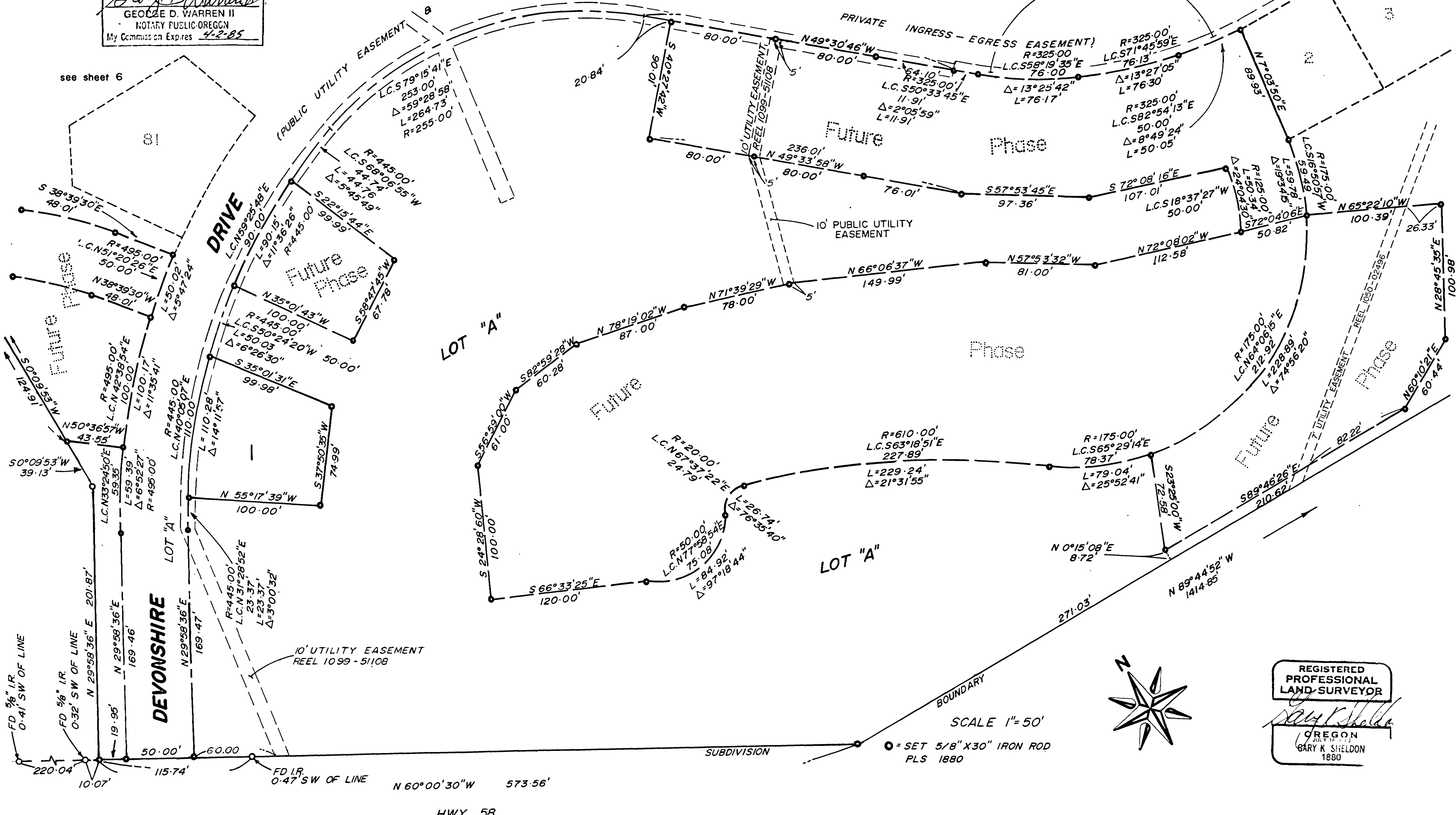
A MOBILE HOME SUBDIVISION
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OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

County Clerk
Lane County, Oregon
By Sharon L. Luttrell
CLERK

see sheet 3

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

7' UTILITY EASEMENT
REEL 1050-02496



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary K. Sheldon
OREGON
JULY 1973
GARY K. SHELDON
1880

S27864

STAFFORDSHIRE PHASE I

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S., R. 2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

FILE 73 SLIDE 563
SHEET 6 OF 7

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AT _____ O'CLOCK _____ M
OCT 20 1983

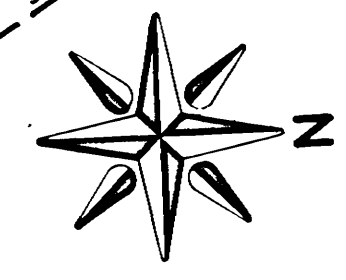
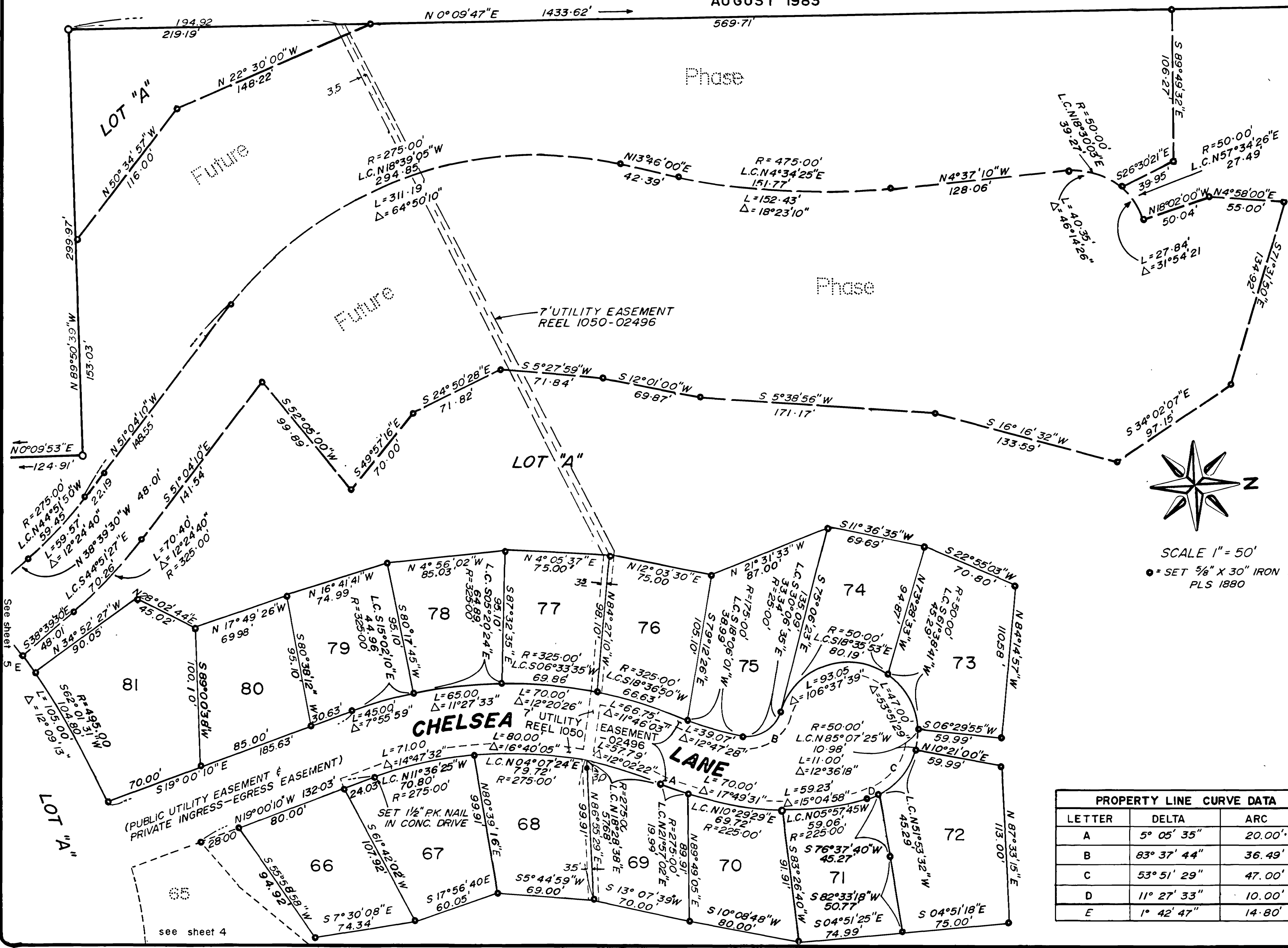
County Clerk
Lane County, Oregon
BY *Asherson & Estabrook*
SURVEY

STATE OF OREGON)
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND
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SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF
OCTOBER 1983.

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85



SCALE 1" = 50'
• = SET 5/8" X 30" IRON ROD
PLS 1880

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary K. Sheldon
OREGON
GARY K. SHELDON
1880

PROPERTY LINE CURVE DATA			
LETTER	DELTA	ARC	RADIUS
A	5° 05' 35"	20.00'	225.00'
B	83° 37' 44"	36.49'	25.00'
C	53° 51' 29"	47.00'	50.00'
D	11° 27' 33"	10.00'	50.00'
E	1° 42' 47"	14.80'	495.00'

S27865

STAFFORDSHIRE PHASE I

FILE 73 SLIDE 564

SHEET 7 OF 7

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T.18 S., R. 2 W.
AND THE E. 1/2 SECTION 24 T.18 S., R. 3 W.
OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
AUGUST 1983

FILED
AT _____ O'CLOCK _____ M

SURVEYOR'S AFFIDAVIT

OCT 20 1983

County Clerk
For Lane County, Oregon
Sharon J. Estabrook

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN MOBILE HOME PARK INVESTMENTS, INCORPORATED, A CALIFORNIA CORPORATION, IS THE OWNER OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN HEREON AND THAT IT DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT.

Bob R. Harrison
BOB R. HARRISON
VICE PRESIDENT
AMERICAN MOBILE HOME PARK INVESTMENTS, INC.

STATE OF OREGON)
) SS
COUNTY OF LANE)

I, GARY K. SHELDON, REGISTERED LAND SURVEYOR, BEING FIRST SWORN ON OATH, SAY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT:

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED BOB R. HARRISON WHO CERTIFIES THAT HE, BY RESOLUTION, DATED AUGUST 4, 1983, OF THE BOARD OF DIRECTORS OF AMERICAN MOBILE HOME PARK INVESTMENTS, INCORPORATED, A CALIFORNIA CORPORATION, IS AUTHORIZED TO EXECUTE THE ABOVE DECLARATION FOR SAID CORPORATION, AND HE IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE DECLARATION WHICH IS SHOWN HEREON, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL.

BEGINNING AT THE INITIAL POINT BEING THE NORTHEAST CORNER OF THE JOHN F. WOOLEY DONATION LAND CLAIM NUMBER 45, TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING MARKED WITH A 2 1/2 INCH DIAMETER LANE COUNTY SURVEYOR'S BRASS CAP MONUMENT SET IN A 2" DIAMETER PIPE AS SET IN 1977; THENCE SOUTH 0° 09' 25" WEST ALONG THE EASTERLY LINE OF SAID CLAIM A DISTANCE OF 2044.65 FEET TO THE NORTHERLY LINE OF THAT PARCEL AS DESCRIBED IN RECORDER'S RECEPTION NO. 69-52412, LANE COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF NORTH 89° 44' 52" WEST A DISTANCE OF 1414.85 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 58 (COMMONLY KNOWN AS WILLAMETTE HIGHWAY); THENCE NORTH 60° 00' 30" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 573.56 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN RECORDER'S RECEPTION NUMBER 82-03802, LANE COUNTY DEED RECORDS; THENCE NORTH 29° 58' 36" EAST ALONG SAID EASTERLY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF A DISTANCE OF 201.87 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN RECORDER'S RECEPTION NUMBER 69-60477, LANE COUNTY DEED RECORDS; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID SURVEY NORTH 0° 09' 43" EAST A DISTANCE OF 164.08 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SURVEY NORTH 89° 50' 39" WEST A DISTANCE OF 299.97 FEET; THENCE NORTH 0° 09' 47" EAST A DISTANCE OF 1333.62 FEET TO A LANE COUNTY SURVEYOR'S BRASS CAP MONUMENT; THENCE NORTH 89° 50' 55" EAST A DISTANCE OF 117.47 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED DONATION LAND CLAIM NUMBER 45; THENCE NORTH 0° 03' 14" WEST ALONG THE WESTERLY LINE OF SECTION 19 IN SAID TOWNSHIP A DISTANCE OF 868.08 FEET; THENCE SOUTH 88° 56' 00" EAST A DISTANCE OF 747.34 FEET; THENCE SOUTH 4° 47' 18" WEST A DISTANCE OF 447.05 FEET; THENCE SOUTH 34° 22' 41" EAST A DISTANCE OF 508.44 FEET TO THE NORTHERLY LINE OF SAID CLAIM; THENCE SOUTH 89° 22' 12" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 998.18 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9TH DAY OF SEPTEMBER, 1983
MY COMMISSION EXPIRES: APRIL 2, 1985

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

Gary K. Sheldon
GARY K. SHELDON

APPROVALS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF SEPTEMBER, 1983.
MY COMMISSION EXPIRES: APRIL 2, 1985

Donald H. Rust Jr.
COUNTY COMMISSIONER

Scott L. Snaven
COUNTY COMMISSIONER

STATE OF OREGON)
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

Bill Inez
COUNTY COMMISSIONER

[Signature] Deputy 10-18-83
COUNTY ASSESSOR

Gary K. Sheldon

OREGON
JULY 18 1880
GARY K. SHELDON
1880

Bill Rogers
COUNTY COMMISSIONER

K. Robert Ezell 10-18-83
LANE COUNTY SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF
OCTOBER, 1983.

[Signature]
COUNTY COMMISSIONER

George M. Curran 10-18-83
CHAIRMAN, LAND DEVELOPMENT
REVIEW COMMITTEE

George D. Warren II
GEORGE D. WARREN II
NOTARY PUBLIC-OREGON
My Commission Expires 4-2-85

STAFFORDSHIRE PHASE II

A MOBILE HOME SUBDIVISION
IN THE W. 1/2 SECTION 19 T. 18 S., R. 2 W.

OF THE WILLAMETTE MERIDIAN
LANE COUNTY OREGON
OCTOBER 1986

FILED

AT O'CLOCK M.

DEC 19 1986

County Clerk
Lane County, Oregon
BY *Ann Dubois*
DEPUTY

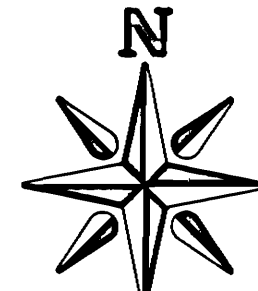
STATE OF OREGON)
COUNTY OF LANE)

I, GARY K. SHELDON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

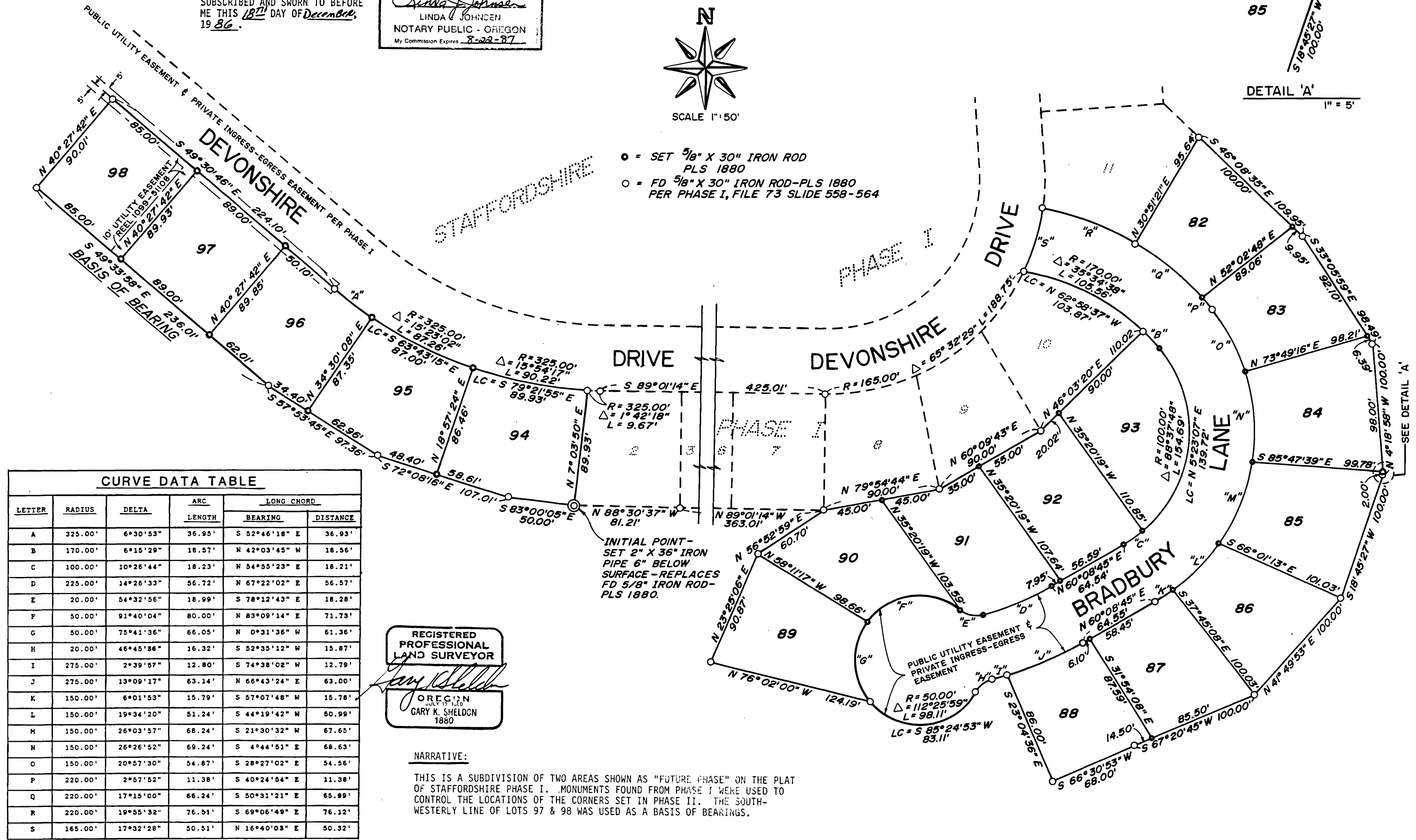
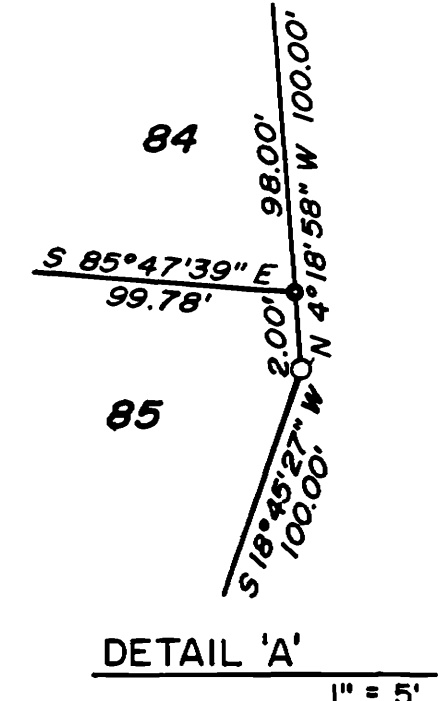
Gary Sheldon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF December, 1986.

Linda Johnson
LINDA JOHNSON
NOTARY PUBLIC - OREGON
My Commission Expires 8-22-87



- = SET 5/8" X 30" IRON ROD
PLS 1880
- = FD 5/8" X 30" IRON ROD-PLS 1880
PER PHASE I, FILE 73 SLIDE 558-564



CURVE DATA TABLE

LETTER	RADIUS	DELTA	ARC LENGTH	LONG CHORD	
				BEARING	DISTANCE
A	325.00'	6°30'53"	36.95'	S 52°46'18" E	36.93'
B	170.00'	6°15'29"	18.57'	N 42°03'45" W	18.56'
C	100.00'	10°26'44"	18.23'	N 54°55'23" E	18.21'
D	225.00'	14°26'33"	56.72'	N 67°22'02" E	56.57'
E	20.00'	54°32'56"	18.99'	S 78°12'43" E	18.28'
F	50.00'	91°40'04"	80.00'	N 83°09'14" E	71.73'
G	50.00'	75°41'36"	66.05'	N 0°31'36" W	61.36'
H	20.00'	46°45'36"	16.32'	S 52°35'12" W	15.87'
I	275.00'	2°39'57"	12.80'	S 74°38'02" W	12.79'
J	275.00'	13°09'17"	63.14'	N 66°43'24" E	63.00'
K	150.00'	6°01'53"	15.79'	S 57°07'48" W	15.78'
L	150.00'	19°34'20"	51.24'	S 44°19'42" W	50.99'
M	150.00'	26°03'57"	68.24'	S 21°30'32" W	67.65'
N	150.00'	26°26'52"	69.24'	S 4°44'51" E	68.63'
O	150.00'	20°57'30"	54.87'	S 28°27'02" E	54.56'
P	220.00'	2°57'52"	11.38'	S 40°24'54" E	11.38'
Q	220.00'	17°15'00"	66.24'	S 50°31'21" E	65.99'
R	220.00'	19°55'32"	76.51'	S 69°06'49" E	76.12'
S	165.00'	17°32'28"	50.51'	N 16°40'03" E	50.32'

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Gary Sheldon
OREGON
JULY 15 1986
GARY K. SHELDON
1880

NARRATIVE:

THIS IS A SUBDIVISION OF TWO AREAS SHOWN AS "FUTURE PHASE" ON THE PLAT OF STAFFORDSHIRE PHASE I. MONUMENTS FOUND FROM PHASE I WERE USED TO CONTROL THE LOCATIONS OF THE CORNERS SET IN PHASE II. THE SOUTH-WESTERLY LINE OF LOTS 97 & 98 WAS USED AS A BASIS OF BEARINGS.

August 11, 1986

Mr. Jack Thomas
Lane County Courthouse
Land Management Division
Eugene, Oregon 97401

RE: STAFFORDSHIRE PHASE 2

Dear Jack:

The Owners have elected to proceed with the next phase. However, several changes are to be included which are as follows:

- 1) Phase 2 is to consist of Phase 2 and a portion of Phase 3 of the tentative plat.
- 2) The cul-de-sac (Avon Lane) and fronting lots (Nos. 94 - 104) will not be constructed or platted. These have been permanently abandoned and the property is to be added to the common area.
- 3) We have used the 50 feet of road width (Avon Lane) to widen each of the 5 lots (old Nos. 105 - 109, new Nos. 94 - 98).
- 4) The sidelines of Lots 82 through 93 have been slightly altered to better accommodate the new mobile homes. The exterior perimeter and road (Bradbury Lane) are as previously approved.

Enclosed is a drawing indicating the proposed lot configuration, copy of the Phase I Plat and a copy of the Phase 2 and 3 Tentative Plat.

Please review and let me know if you see any problems. We are proceeding with the final plat to meet the October 31, 1986 approval deadline.

Very truly yours,

Gary K. Sheldon, L.S.

GKS/dw

Enclosures

Administrative Approval

Applicant:

American Mobile Home Park Investments; PA 2803-86

Location:

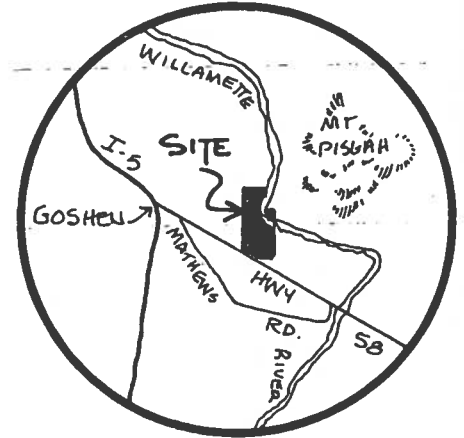
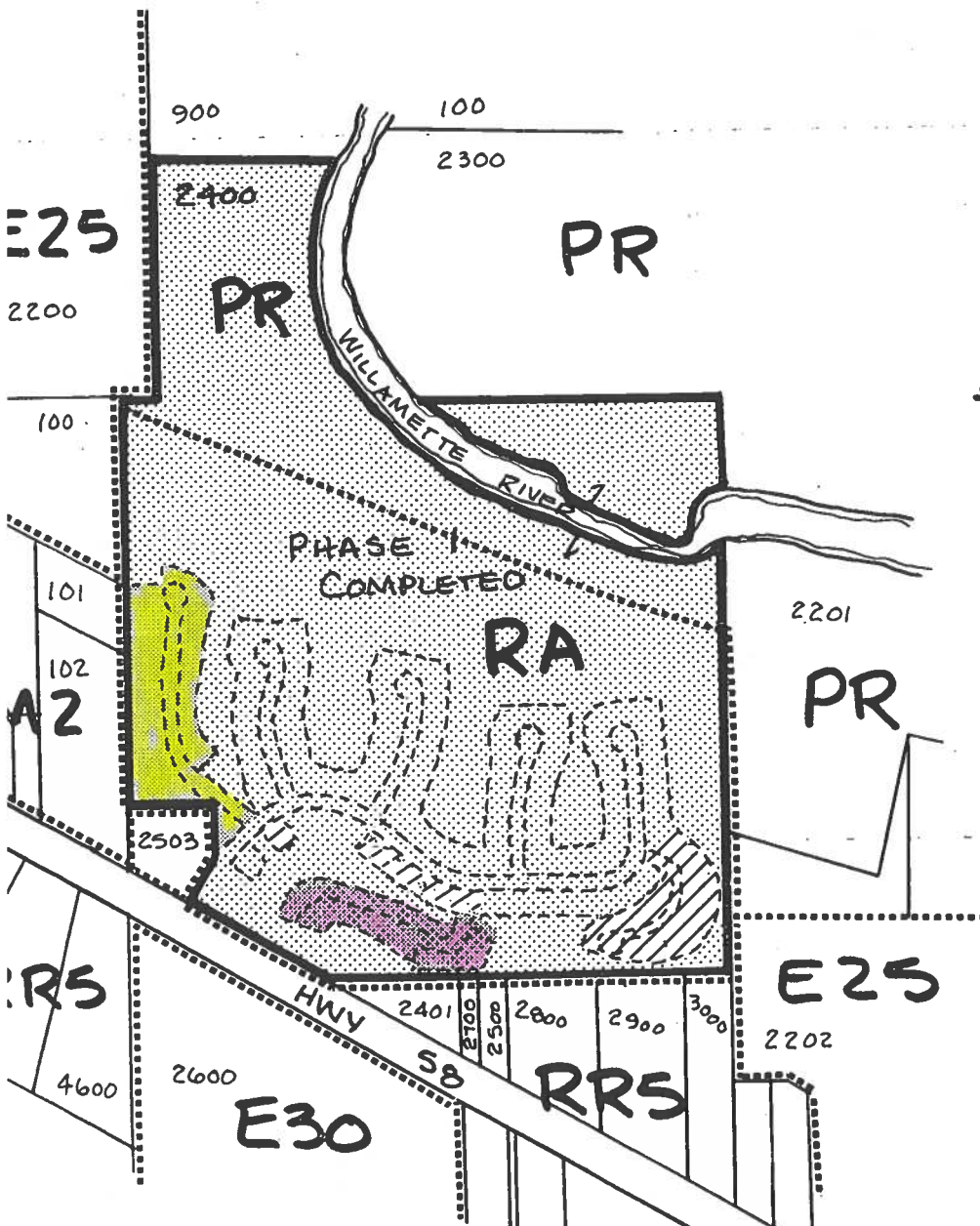
Staffordshire M.H. Subdivision off Highway 58

Plot No.:

Map No.: 18-02-19 / 3901

Proposal:




To allow a major amendment of preliminary approval of Staffordshire Mobile Home Subdivision by combining Phase Two with a portion of Phase Three, deleting the remaining portion of Phase Three and converting Phase Four to become Phase Five.



VICINITY MAP

NO SCALE

LEGEND

-  PHASE 2
-  PHASE 3
-  AREA DELETED

NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

FOR ANY INFORMATION ON THE PROPOSAL, CONTACT LAND MANAGEMENT DIVISION / COURTHOUSE -

MINUTES

LAND DEVELOPMENT REVIEW COMMITTEE
125 E. 8TH AVENUE, EUGENE, OREGON 97401

10-20-86

STAN

DATE: October 13, 1986
SUBDIVISION: Staffordshire Phase II and III
MAP: 18-02-19, Tax Lots: 2400, 2502, 2503

would you review the attached. Does phase two have septic approval?

COMMITTEE MEMBERS PRESENT: Currin, Thomas

George

APPLICANTS PRESENT: None

CHAIRMAN'S DECISION: Conditionally Approved

CONDITIONS:

1. Approved for lots 82--120
Phase 2 for lots 82--99
Phase 3 for lots 100--120
2. Subsurface sewage approval required for lots 82--120.
3. Supply proof of potable water for lots 82--120.
4. Boundary Commission approval for potable water.
5. Plan and profile for road construction shall be approved for each phase.
6. Road construction shall be 36' of asphalt and be completed with each phase.
7. Plans for drainage and storm sewer shall be approved.
8. Public utility and drainage easements shall be shown on final maps.
9. Mapping and platting shall comply with O.R.S. and Lane Code.
10. All conditions of Phase Two must be completed by October 23, 1988.
All conditions of Phase Three must be completed by October 23, 1989.

Approved
Oct 23 1986

JACK THOMAS
Chairman, Land Development Review Committee

cc: Jack Thomas
Gary Sheldon



February 1, 1988

Fred Wright
Systems West Engineering
1600 Valley River Drive
Suite 310
Eugene, OR. 97401

RE: Staffordshire M.H. Subdivision Phase 2

Dear Mr. Wright:

As per our telephone conversation, please find enclosed a copy of the surety bond posted for improvements in phase 2.

Our finance department has brought it to my attention that the bond is outstanding, I am sure that all of the items have been completed, but I need some verification.

I would appreciate any information that you could provide, so that the performance bond can be released.

I would like also, to bring it to your attention, that conditional approval was also granted to phase three, which will expire on October 23, 1989.

If you have any questions, please contact me at 687-4518.

Sincerely,

Jack Thomas/Subdivision Engineer
Lane County Land Management

enc.

LAND MANAGEMENT DIVISION



DEVELOPMENT IN THE FLOODPLAIN

PUBLIC WORKS DEPARTMENT 3050 NORTH DELTA HIGHWAY, EUGENE OR 97408
PLANNING: 541-682-3577 BUILDING: 541-682-4651 SANITATION: 541-682-3754

This guide provides general information about floodplain requirements and how to proceed if your home or property is in a special flood hazard area (SFHA). This guide is for informational purposes only and is not to be considered a substitute for the language of federal or local floodplain regulations. Specific language is found in Lane Code 16.244 and 10.271.

WHY DOES LANE COUNTY REGULATE DEVELOPMENT WITHIN THE FLOODPLAIN?

Lane County is a participating member of the National Flood Insurance Program (NFIP). The NFIP is a Federal program that allows property owners within participating communities to purchase flood insurance. The program was established to provide an insurance option to address the rising costs of flood disaster relief.

In order to participate in the NFIP, Lane County must adopt and enforce certain floodplain management regulations aimed at reducing the likelihood of future flood damage to new construction within Special Flood Hazard Areas (SFHA).

WHAT ARE SPECIAL FLOOD HAZARD AREAS?

SFHA's are the areas within the floodplain that have been determined to have a 1% annual chance of flooding—commonly referred to as the base flood. These hazard areas have been depicted on a series of maps known as Flood Insurance Rate Maps (FIRMs). As a participating member of the NFIP, Lane County must review all new construction located in the SFHA and issue development permits for those proposals.

HOW CAN I DETERMINE IF MY PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA?

To find out if your property is within the SFHA, speak with the planner on duty, available Monday through Friday from 9:00am to 3:00pm, or by phone at 541/682-3577. Please have a property address or an Assessor's map and tax lot number ready when you call.

The planner can review your property file to see if any current flood hazard data and mapping has been generated for your land. You may search your property records for permits and past elevation certificates online at Land Management Division Property Records Online: <http://apps.lanecounty.org/LMDPro/>.

Generally, specific flood information for your property will exist if you have done any new construction since June 2, 1999. If no specific mapping has been completed for your property, you may request to have your parcel and the location of any structures on the property mapped onto the FIRM for a fee through a Type I Floodplain Verification application.

You may also use the Zone and Plan Map Viewer tool to determine if your property is located within the SFHA at:

<https://lcmaps.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html> Note: this is a non-regulatory map tool.

Additionally, you may obtain a copy the Flood Rate Insurance Map for your area from the FEMA Flood Map Service Center at <https://msc.fema.gov/portal/home> or you may call the FEMA Flood Map Service Center Map Specialist line at 1-877-336-2627.

WHAT IF I BELIEVE MY PROPERTY IS NOT WITHIN THE FLOODPLAIN?

Occasionally, the FIRM will show a property is within the SFHA, but technical evidence may show it is actually outside of the floodplain. This sometimes occurs with properties situated on hills, terraces or other high areas adjacent flood zones.

If this is the case and you want to avoid the need meet certain development standards or to purchase flood insurance, your property may qualify for a Letter of Map Amendment (LOMA). For information on this process, please see FEMA's LOMA process webpage at:

<https://www.fema.gov/letter-map-amendment-letter-map-revision-based-fill-process>

Or view FEMA's online tutorials for LOMAs at:

<https://www.fema.gov/letter-map-amendment-letter-map-revision-f-tutorial-series-choose-tutorial>

A local, private professional land surveyor may also be able to assist you with the LOMA process.

ADVISORY:

The jurisdiction of the Lane County Land Management Division extends only to development and construction within the SFHA. In no way can Lane County alleviate the requirement to purchase flood insurance.

TYPES OF FLOOD HAZARD AREAS IN LANE COUNTY AND WHAT THEY MEAN FOR DEVELOPMENT

The main types of SFHA are: "A Zones", "AE Zones", "AE, Floodway Zones", "VE Zones" and "V Zones".

A Zones are flood hazard areas where the specific elevations of 1-percent-annual-chance flood events, or Base Flood Elevations (BFE's), have not been studied and mapped. The "A" Zones are common on small to medium sized streams