

Land Use Permit Application

Site Plan Review Lot Line Adjustment Partition Subdivision
 Conditional Use Variance Map Amendment Text Amendment
 Annexation Vacation Other, specify _____

Please complete the following application. If any pertinent required information or material is missing or incomplete, the application will not be considered complete for further processing. If you have any questions about filling out this application, please contact staff at Lowell City Hall, phone (541) 937-2157, 107 East Third, Lowell.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Map# 19-01-11-33 Lot # 6706

Map# 19-01-11-33 Lot # 6704

Map# _____ Lot # _____

Street Address (if applicable): 698 N Moss St., Lowell, OR 97452

Area of Request (square feet/acres): approximately .51 Acres

Existing Zoning: R-1

Existing Use of the Property: Residential

Proposed Use of the Property Residential

Pre-application Conference Held: No _____ Yes X If so, Date 07/31/2023

Submittal Requirements:

1. Copy of deed showing ownership or purchase contract with property legal description.

2. Site Plan/Tentative Plan with, as a minimum, all required information. Submit one copy of all plans 11x17 or smaller; 12 copies of all plans larger than 11x17. (See attached checklist for required information)

3. Applicant's Statement: Explain the request in as much detail as possible. Provide all information that will help the decision makers evaluate the application, including addressing each of the decision criteria for the requested land use action.

4. Other submittals required by the City or provided by the applicant. Please List.

a. Land Partition Plat No. 92-P0290

b. Lakeway Subdivision - Replat of Parcel 1 of LPPN92-P0290

c. Shade Tree Property Line Adjustment
(1999-CSF No. 36095)

d. Karotko Property Line Adjustment
(2005-CSF No. 39260)

e. _____

f. _____

5. Filing Fee: Amount Due: _____.

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that incomplete applications may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge. I (We) also acknowledge that if the total cost to the City to process this application exceeds 125% of the application fee, we will be required to reimburse the City for those additional costs in accordance with Ordinance 228.

***PROPERTY OWNER** and Applicant - Parcel 1

Name (print): Christopher F Schauwecker & Megan J Moerdyk-Schauwecker Phone: See Applicant's Representative

Address: 698 N. Moss Street

City/State/Zip: Lowell, OR 97452

Signature: 

***APPLICANT, If Different** and Owner - Parcel 2

Name (print): Michael L & Ellen M Karotko Phone: See Applicant's Representative

Company/Organization: _____

Address: 3180 S. Barnside Way

City/State/Zip: Boise, ID 83716

Signature: _____

E-mail (if applicable): See Applicant's Representative

APPLICANTS REPRESENTATIVE, if applicable

Name (print): Jed Truett, AICP Phone: (541) 302-9830

Company/Organization: Metro Planning, Inc

Address: 846 A Street

City/State/Zip: Springfield, OR 97477

E-mail (if applicable): jed@metroplanning.com

For City Use. Application Number _____

Date Submitted: _____ Received by: _____ Fee Receipt # _____

Date Application Complete: _____ Reviewed by: _____

Date of Hearing: _____ Date of Decision _____ Date of Notice of Decision _____

APPLICATION SITE PLAN REQUIREMENTS CHECKLIST
Lowell Land Development Code, Section 2.140

Applications for land divisions or land use requests that require a site plan shall submit the site plan on 8 1/2 x 11 inch or 11 x 17 inch black/white reproducible sheets for copying and distribution. Larger drawings may be required for presentation and City review. Drawings shall be drawn to scale. The scale to be used shall be in any multiple of 1 inch equals 10 feet (1" = 20', 1" = 30", 1" = 100', etc.) and may be increased or decreased as necessary to fit the sheet size. The Application and site plan shall show clearly and with full dimensioning the following information, as applicable, for all existing and proposed development. It is understood that some of the requested information may not apply to every application.

- The names of the owner(s) and applicant, if different.
- The property address or geographic location and the Assessor Map number and Tax Lot number.
- The date, scale and northpoint.
- A vicinity map showing properties within the notification area and roads. An Assessor Map, with all adjacent properties, is adequate.
- Lot dimensions.
- The location, size, height and uses for all existing and proposed buildings.
- Yards, open space and landscaping.
- Walls and fences: location, height and materials.
- Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.
- Access: pedestrian, vehicular, service, points of ingress and egress.
- Signs: location, size, height and means of illumination.
- Loading: location, dimension, number of spaces, internal circulation.
- Lighting: location and general nature, hooding devices.
- Street dedication and improvements.
- Special site features including existing and proposed grades and trees, and plantings to be preserved and removed.

- ✓ Water systems, drainage systems, sewage disposal systems and utilities.
- N/A Drainage ways, water courses, flood plain and wetlands.
- N/A The number of people that will occupy the site including family members, employees or customers.
- N/A The number of generated trips per day from each mode of travel by type: employees, customers, shipping, receiving, etc.
- N/A Time of operation, where appropriate. Including hours of operation, days of the week and number of work shifts.
- N/A Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use. Misrepresentation or omission of required data shall be grounds for denial or termination of a Certificate of Occupancy.

Uses which possess nuisance characteristics or those potentially detrimental to the public health, safety and general welfare of the community including, but not limited to; noise, water quality, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference, may require additional safeguards or conditions of use as required by the Planning Commission or City Council.

All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality, and any other public agency having appropriate regulatory jurisdiction. City approval of a land use application shall be conditional upon evidence being submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

- ✓ Such other data as may be necessary to permit the deciding authority to make the required findings.

NOTE: Additional information may be required after further review in order to adequately address the required criteria of approval.

MEMORANDUM

Date: 08/07/2023

To: City of Lowell
Development & Public Works
107 E. 3rd Street/ PO Box 490
Lowell, OR 97452
Attn: Jeremy Caudle/ Henry Hearly

From: Katie Keidel, Associate Planner
Jed Truett, AICP, Principal
Metro Planning, Inc.
846 A Street
Springfield, OR 97477
(541) 302-9830
kkeidel@metroplanning.com/jed@metroplanning.com

RE: Schauwecker-MossSt Property Line Adjustment
MTL: 19-01-11-33-06706 & 19-01-11-33-06704

The following attachments are included with this memo:

- City of Lowell Land Use Application
- Written Narrative
- Deeds (2 – one for each subject property)
- RLID Detailed Property Report (2 – one for each subject property)
- A&T Tax Lot Record (2 – one for each subject property)
- A&T Tax Map
- CSF36095; CSF39260; LPPN92-P0290; LAKEWAY
- Property Line Adjustment Site Plan
- Existing Conditions Site Plan
- Site Plan & Site Plan with Aerial



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

PROPERTY LINE ADJUSTMENT – SCHAUWECKER-MOSS ST

WRITTEN NARRATIVE

Submission No.	1
Document Date:	August 4, 2023
Applicant's Request:	Property Line Adjustment
Property Owner/ Applicant:	Christopher F. and Megan J. Schauwecker; Michael L and Ellen M Karotko
Surveyor:	Northstar Surveying, Inc 720 NW 4th Street Corvallis, OR 97330
Planner:	Metro Planning, Inc. Katie Keidel, Associate Planner 846 A Street Springfield, OR 97477 (541) 302-9830
Subject Property/ Site Address:	Assessor's Map: 19-01-11-33 Tax Lots: 6704 & 6706 698 N Moss St (TL 6706); Vacant (TL 6704)
Property Sizes:	TL 6704 = 4.06 Acres TL 6706 = 1.4 Acres
Zoning/Designation:	R-1 Single Family Residential/ Low Density Residential

Background

This proposal requests the adjustment of the common property line between two legally established units of land located within the city limits of the City of Lowell and identified as Assessor's Map 19-01-11-33, Tax Lots 6704 & 6706. The subject properties are under separate ownership and the respective owners are in favor of the proposed Property Line Adjustment which will adjust one common property line, effectively shifting approximately .51 acres from the north portion of Tax Lot 6704 to the east portion of Tax Lot 6706.

The properties are zoned R-1/Single Family Residential and designated Low Density Residential on the Metro Plan. The minimum lot size allowed in the City of Lowell's R-1 zone is 6,000 square feet. Tax Lot 6706 is approximately 1.4 acres and Tax Lot 6704 is approximately 4.06 acres; both lots comply with Lowell's R-1 zone lot area and density requirements before and after the proposed Property Line Adjustment.

For City staff review, this written narrative demonstrates the proposal's conformity with the compliance standards included in the City of Lowell Land Development Code ("Code") Section 9.210 – Property Line Adjustment Requirements, Code Section 9.211 – Decision Criteria, and ORS 92. Lowell Land Development Code Sections and ORS sections are indicated below in bold and/ or italic typeface; applicant responses follow in plain typeface.

SECTION 9.210 – PROPERTY LINE ADJUSTMENT REQUIREMENTS

All property line adjustment and lot consolidation requests shall contain the following information:

(a) The property to be adjusted shall comply with ORS 92 for Property Line Adjustments.

Response: Both subject properties comply with all Property Line Adjustment standards and criteria included within ORS 92, specifically ORS 92.010 to 92.192. Compliance is demonstrated, as appropriate, herein this narrative as well as on the accompanying site plans and supporting documentation submitted with the application.

Please see the attached recorded plat documents evidencing lawful creation of both subject properties in adherence with ORS 92.010-92.192 – LPPN92-P0290; CSF39260; LAKEWAY; CSF36095.

Please see the attached (2) site plans – Site Plan; Site Plan + Aerial; Existing Conditions; Property Line Adjustment.

(b) A map clearly and legibly drawn to scale with the scale indicated.

Response: The accompanying site plans are professionally drafted on 11" x 17" paper at a scale of 1":100'.

(c) The title "Property Line Adjustment" for, or "Lot Consolidation for, " the date, and north point.

Response: The proposal is titled "Property Line Adjustment for Schauwecker-Moss St" and includes the date prepared and north point. See attached site plan – Property Line Adjustment for Schauwecker-Moss St.

(d) Name and address of the record owner(s) of the property to be adjusted.

Response: Names and addresses of the property owners of record for the subject properties are denoted on the application form, the attached site plans, as well as the cover sheet of this narrative. Supporting documentation is provided – please see the attached Deeds, RLID reports, and A&T Tax Lot Records for both properties.

(e) Assessor Map and Tax Lot numbers and approximate acreage or square feet of each property prior to and after adjustment.

Response: The proposal is summarized below in bold and illustrated on the accompanying site plans – Existing Conditions; Property Line Adjustment.

Proposed Parcel 1 (MTL 19-01-11-33-06706)

BEFORE: ~1.4 Acres

AFTER: ~1.92 Acres

Proposed Parcel 2 (MTL 19-01-11-33-06704)

BEFORE: ~4.06 Acres

AFTER: ~3.55 Acres

(f) The location and boundary dimensions and other information to accurately locate the adjusted property line.

Response: All dimensions necessary for accurately locating the existing and proposed property line are clearly illustrated on the attached site plans – Existing Conditions; Property Line Adjustment.

(g) Existing conditions for land within the properties to be adjusted:

(1) The locations, names, and widths of existing streets.

Response: The subject properties are located between Moss Street and E 6th Street with frontage on each street respectively. Please see the attached Existing Conditions site plan.

(2) The location, width, and purpose of existing or proposed easements.

Response: No easements are proposed.

(3) The approximate location of buildings, public and private utilities, drainage ways, and other significant features that would affect development of the adjusted properties.

Response: There is no new development proposed with this Property Line Adjustment application. Existing development on Proposed Parcel 1 is indicated on the attached Existing Conditions site plan. Proposed Parcel 2 is vacant.

SECTION 9.211 DECISION CRITERIA

A Property Line Adjustment or Lot Consolidation may be approved based upon compliance with the submittal requirements specified above and the following findings:

(a) Property Line Adjustment.

(1) The adjustment will not create an additional unit of land.

Response: The proposal involves an adjustment of the common boundary line between two legally established units of land. This adjustment will not create an additional unit of land. The proposal is in compliance with this criterion.

(2) The adjustment will not create a land-locked parcel.

Response: The proposal will not create a land-locked parcel. The proposal is in compliance with this criterion.

(3) The existing unit of land reduced in size by the adjustment complies with applicable City Ordinances and this Code and will not create a non-conforming lot or nonconforming development.

Response: The subject properties are located in the City of Lowell's R-1 zone where the minimum lot size permitted is 6,000 square feet. Proposed Parcel 2 will be reduced in size by approximately .51 acres, leaving a remainder area of 3.55 acres, well above the minimum allowed by the zone. The proposal is in compliance with this criterion.

(4) The adjustment shall comply with any previous Conditions of Approval attached to the properties to be adjusted.

Response: The proposed Property Line Adjustment is not conditioned by a previous approval for either subject property.

(5) The adjustment shall comply with all state and county recording requirements.

Response: Upon final approval the Property Line Adjustment will be recorded in compliance with all state and county requirements.

SITE PLAN WITH AERIAL

FOR

SCHAUWECKER-MOSS ST

SW 1/4 SW1/4, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1

WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: JULY 31, 2023



SUBJECT
PROPERTY

VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

698 N MOSS ST
LOWELL, OR 97452-9719

OWNER:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNside WAY
BOISE, ID 83716

APPLICANT:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNside WAY
BOISE, ID 83716

AGENT:

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OREGON 97477
PH: 541-302-9830

ZONING:

R-1
(SINGLE -FAMILY RESIDENTIAL)

SCALE 1" = 100'

ASSESSORS MAP: 19-01-11-33 TAX LOT: 06704 & 06706

Map compiled from record data, Lane County GIS
Shapefiles, Aerial photos, and Dogami Lidar data. Survey
field data was not gathered, and this map is not a survey.

Revised By: GTX



METRO PLANNING, INC

846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830

JOB NO. 23-049

Real Property Tax Lot Record

Lane County Assessment and Taxation
Print Date: Jul 12, 2023



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1901113306704
Status Active

Current Parcel/Account
1485505

Current TCA
07107

Document #	Type	Date	Effective Year	Tax Lot Acres
	Description Card			4.11

Comments:

PARCEL RECORD - Cartographic Unit

201 485 505

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Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number	Formerly part of <u>19-01-11-3-3-06700 & 06701</u>				
	19	01	11	3	3	06704							
Map Number						Special Interest			History of Parcel				
Tax Lot Number									Exceptions/Additions	Date of Entry/ Acquisition	Deed Record		Acres Remaining
History of Parcel Prior to Re-mapping											Volume	Page	
Previous Account Number	CANCELLED											C.S. File No. 30912	
PARTITION PLAT 92 - P0290 Parcel 3									NEW PARTITION PLAT	1993			3.83
CANCELLED 2004									NEW DESCRIPTION	2004 BA	2000-042181		4.00
										2005 WD	2005-019765		
									NEW DESCRIPTION	2006	2005-028466		4.11
Remarks													

cancel
2004

Beginning at a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" marking the initial point of Land Partition Plat 99-P1288, Lane County Plat Records, and running thence South 88°57'49" West 167.35 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the west line of Parcel 3 of Land Partition Plat 92-P0290, Lane County Plat Records; thence Southerly along said west line to the southwest corner of said Parcel 3; thence Easterly along the south line of said Parcel 3 to the southeast corner of said Parcel 3; thence Northerly along the east line of said Parcel 3 to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the south line of Parcel 3 of Land Partition Plat 99-P1288, Lane County Plat Records; thence along said south line West 235.07 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" marking the most southerly southwest corner of said Parcel 3 of said Land Partition Plat 99-P1288; thence North 00°01'25" West 316.93 feet to the Point of Beginning, all in the City of Lowell, Lane County, Oregon.

19-01-11-33-06704 page 2

Prior to this PROPERTY LINE ADJUSTMENT the legal description for PARCEL II is contained in that Warranty Deed recorded on March 22, 2005, as Document No. 2005-019765 of the Lane County Oregon Official Records.

After this PROPERTY LINE ADJUSTMENT, the legal description for PARCEL II is described as follows, with the adjusted line being underlined:

TL 6704

BEGINNING at a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" marking the Initial Point of Land Partition Plat No. 99-P1288, Lane County Oregon Plat Records; and running thence South 88°57'49" West 167.35 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the West line of Parcel 3 of Land Partition Plat No. 92-P0290, Lane County Oregon Plat Records; thence southerly along said West line, South 0°01'00" East 289.43 feet; thence leaving said West line, South 75°40'33" East 28.47 feet; thence South 14° 37'14" West 191.46 feet; thence South 27°08'10" West 72.31 feet; thence South 0°01'00" East 158.35 feet to the North margin of 6th Street, being the South line of said Parcel 2 and 3; thence along said south line, EAST to the Southeast corner of said Parcel 3; thence northerly along the East line of said Parcel 3 to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the South line of Parcel 3 of said Land Partition Plat No. 99-P1288; thence along said South line, North 69°47'50" West 235.07 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" marking the most Southerly Southwest corner of said Parcel 3 of said Land Partition Plat No. 99-P1288; thence North 00°01'00" West 316.93 feet to the point of beginning, all in the City of Lowell, Lane County, Oregon.

The true consideration for this conveyance is other than monetary.

Real Property Tax Lot Record



Lane County Assessment and Taxation
 Print Date: Jul 12, 2023

In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

1. A listing of documents affecting ownership and/or property boundary changes.
2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1901113306706	Current Parcel/Account	Current TCA
Status Active	1496676	07107

Document #	Type	Date	Effective Year	Tax Lot Acres
2015-030207	Warranty Deed	06/18/2015	2015	1.45

Comments:

	Description Card			1.45
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Comments:

PARCEL RECORD - Cartographic Unit

201 496 676

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Code Area	Township	Range	Section	1/4	1/16	Parcel Number	Type	Number	Formerly part of <u>19-01-11-3-3-06702</u>						
	19	01	11	3	3	06706									
Map Number						Special Interest			History of Parcel						
Tax Lot Number									Exceptions/Additions		Date of Entry/ Acquisition	Deed Record		Acres Remaining	
History of Parcel Prior to Re-mapping												Volume	Page		
Previous Account Number			Previous Tax Lot Number												
LAKEWAY Lot 1									NEW PLAT FOR 1994		1994	74/113		1.27	
											1994wd	1937	9424094		
											1999GC	R2534	99029579		
									ALSO: 0.18 Acres from Parcel 1600 for 2000 by R2578/99069453. Containing more or less						1.45
Remarks															

8-9-99

2578

99069453

After recording return to:
Shade Tree, Inc.
40160 East First
Lowell, OR 97452

Send all tax statements to the parties as previously requested:
First Party's Address:
40160 East First
Lowell, OR 97452

Second Party's Address:
698 North Moss
Lowell, OR 97452

PROPERTY LINE ADJUSTMENT DEED 19-01-11

RECITALS:

15- WHEREAS: SHADE TREE, INC., an Oregon corporation, hereinafter First Party, is the owner of certain real
10- property located in the City of Lowell, Lane County, Oregon. The First Party acquired title to said property through
20- that certain deed recorded July 29, 1999, Reception No. 9906634, Lane County Oregon Deed Records.

WHEREAS: CURTIS and MELISSA KREI, ²⁵⁷⁴ hereinafter Second Party, is the owner of certain real property located
in the City of Lowell, Lane County, Oregon. The Second Party acquired title to said property through that certain
deed recorded April 1, 1994, Reception No. 9424094, Lane County Oregon Deed Records.

WHEREAS: Upon common agreement between the First Party and Second Party they wish to adjust the
boundaries of their common property lines by this instrument. LI LAKEWAY 19-01-11-33-06706

AGREEMENT:

NOW, THEREFORE, First Party and Second Party do hereby adjust their common boundary line as follows: 1) The
First Party releases and quitclaims all right, title and interest in and to that certain real property described on the
attached Exhibit B to the Second Party; and 2) The Second Party releases and quitclaims all right, title and interest
in and to that certain real property described on the attached Exhibit A to the First Party. The legal description of
the adjusted boundary is the underlined portion of the attached Exhibit B.

The true consideration for this conveyance is: to adjust boundary:

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 9th day of August, 1999.

[Signature]
SHADE TREE, INC. by Mia Nelson, President

31.03AUG.09'99H04REC 15.00
31.03AUG.09'99H04PFUND 10.00
31.03AUG.09'99H04A&T FUND 20.00

STATE OF OREGON, County of Lane, ss.

On August 9th, 1999, personally appeared the above named Mia M. Nelson, and did say that she is the
President of Shade Tree, Inc. and that this instrument was signed on behalf of the corporation and by the authority
of its board of directors, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 6-13-2000

[Signature]
Curtis Krei

[Signature]
Melissa Krei



STATE OF OREGON, County of Lane, ss.

On this 3rd day of August, 1999, personally appeared before me Curtis and Melissa Krei, and acknowledged the
foregoing instrument as their voluntary act and deed. Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: 10/30/01

19-01-11-3-3-06706
1496676
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99069453
Richard P. Hankins
Registered Professional Land Surveyor

Phone:
(541) 937-2338

82379 Rattlesnake Road
Dexter, OR 97431

EXHIBIT B

ADDITION TO KREI'S PROPERTY July 1999 Property Line Adjustment

A tract of land located in the southwest quarter of section 11, Township 19 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Initial Point of the Plat of Lowell as recorded in Book 4, Page 37, Lane County Plat Records, monumented with a 2 inch iron pipe; thence along the north line of the Plat of Lowell West 1118.57 feet to a point on the centerline of County Road No. 886; thence along said centerline North 00° 00' 19" West 2158.80 feet to a point on the east-west centerline of the southwest quarter of said section 11; thence along said east-west centerline North 88° 57' 49" East 195.11 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the west line of Lot 1, Plat of Lakeway as recorded in File 74, Slide 113, Lane County Plat Records; thence along said west line North 00° 00' 48" East 13.31 feet to a 5/8 inch iron rod with a plastic cap marked "KRUSH PLS 1643" located at the northwest corner of said Lot 1 and the TRUE POINT OF BEGINNING; thence North 51° 41' 31" East 59.44 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687"; thence South 89° 15' 13" East 287.55 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687"; thence South 00° 00' 48" West 15.20 feet to a 5/8 inch iron rod with a plastic cap marked "KRUSH PLS 1643" located at the northeast corner of said Lot 1; thence along the north line of said Lot 1 South 86° 55' 59" West 334.65 feet to the TRUE POINT OF BEGINNING, all in the City of Lowell, Lane County, Oregon.

Also including: Lot 1, Plat of Lakeway as recorded in File 74, Slide 113, Lane County Plat Records.

19-01-11-33 6706

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

'99AUG 9 AM 11:40

Reel
2578R

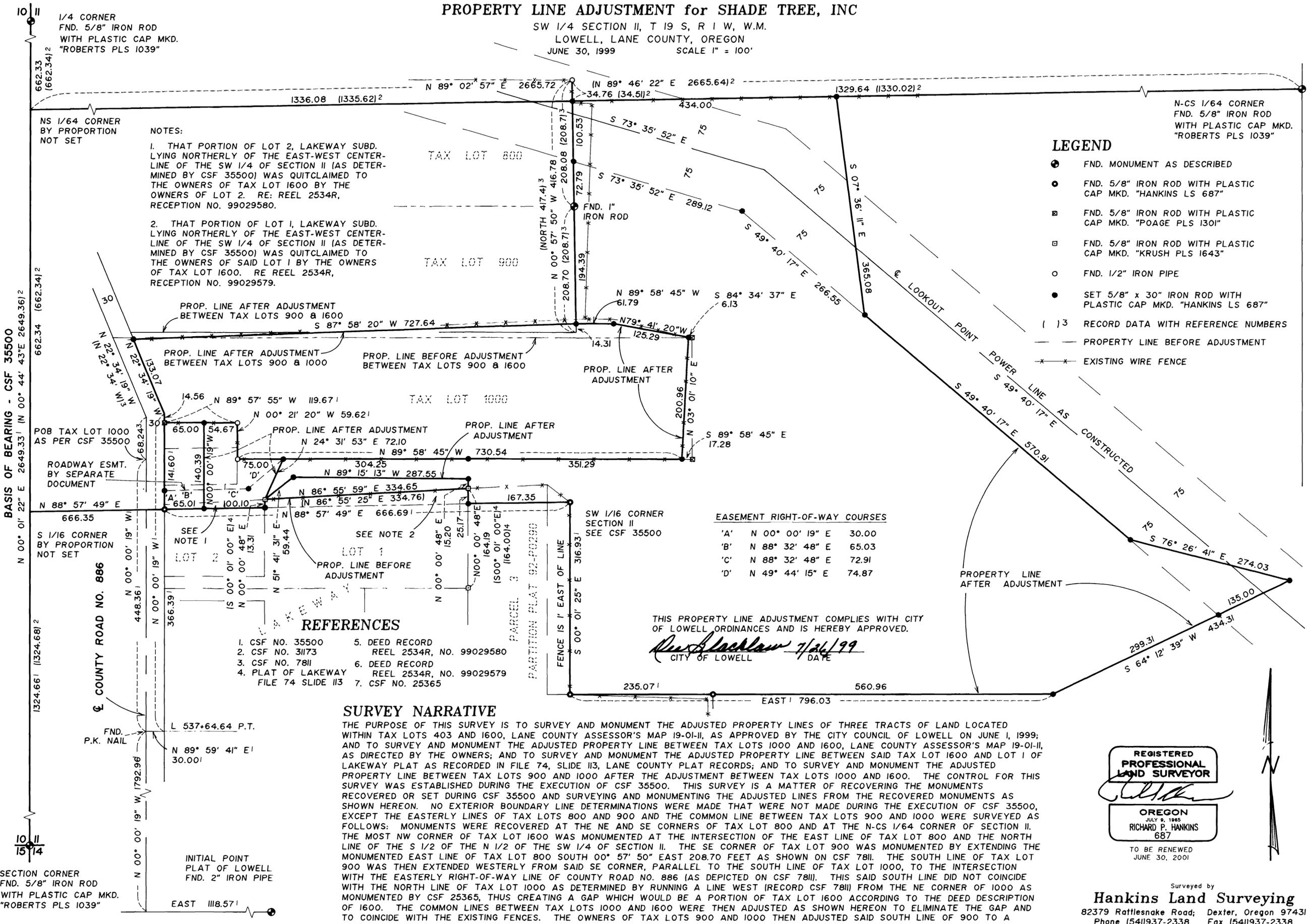
Lane County OFFICIAL Records
Lane County Clerk

By: *Daniel S. Lusk*
County Clerk

19-01-11-3-3-06706
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1496 676

PROPERTY LINE ADJUSTMENT for SHADE TREE, INC

SW 1/4 SECTION II, T 19 S, R 1 W, W.M.
 LOWELL, LANE COUNTY, OREGON
 JUNE 30, 1999 SCALE 1" = 100'



NOTES:
 1. THAT PORTION OF LOT 2, LAKEWAY SUBD. LYING NORTHERLY OF THE EAST-WEST CENTER-LINE OF THE SW 1/4 OF SECTION II (AS DETERMINED BY CSF 35500) WAS QUITCLAIMED TO THE OWNERS OF TAX LOT 1600 BY THE OWNERS OF LOT 2. RE: REEL 2534R, RECEPTION NO. 99029580.
 2. THAT PORTION OF LOT 1, LAKEWAY SUBD. LYING NORTHERLY OF THE EAST-WEST CENTER-LINE OF THE SW 1/4 OF SECTION II (AS DETERMINED BY CSF 35500) WAS QUITCLAIMED TO THE OWNERS OF SAID LOT 1 BY THE OWNERS OF TAX LOT 1600. RE REEL 2534R, RECEPTION NO. 99029579.

- LEGEND**
- FND. MONUMENT AS DESCRIBED
 - FND. 5/8" IRON ROD WITH PLASTIC CAP MKD. "HANKINS LS 687"
 - FND. 5/8" IRON ROD WITH PLASTIC CAP MKD. "POAGE PLS 1301"
 - FND. 5/8" IRON ROD WITH PLASTIC CAP MKD. "KRUSH PLS 1643"
 - FND. 1/2" IRON PIPE
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MKD. "HANKINS LS 687"
 - (13 RECORD DATA WITH REFERENCE NUMBERS
 - PROPERTY LINE BEFORE ADJUSTMENT
 - - - EXISTING WIRE FENCE

EASEMENT RIGHT-OF-WAY COURSES

'A'	N 00° 00' 19" E	30.00
'B'	N 88° 32' 48" E	65.03
'C'	N 88° 32' 48" E	72.91
'D'	N 49° 44' 15" E	74.87

- REFERENCES**
1. CSF NO. 35500
 2. CSF NO. 31173
 3. CSF NO. 7811
 4. PLAT OF LAKEWAY FILE 74 SLIDE 113
 5. DEED RECORD REEL 2534R, NO. 99029580
 6. DEED RECORD REEL 2534R, NO. 99029579
 7. CSF NO. 25365

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINES OF THREE TRACTS OF LAND LOCATED WITHIN TAX LOTS 403 AND 1600, LANE COUNTY ASSESSOR'S MAP 19-01-II, AS APPROVED BY THE CITY COUNCIL OF LOWELL ON JUNE 1, 1999; AND TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN TAX LOTS 1000 AND 1600, LANE COUNTY ASSESSOR'S MAP 19-01-II, AS DIRECTED BY THE OWNERS; AND TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN SAID TAX LOT 1600 AND LOT 1 OF LAKEWAY PLAT AS RECORDED IN FILE 74, SLIDE 113, LANE COUNTY PLAT RECORDS; AND TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN TAX LOTS 900 AND 1000 AFTER THE ADJUSTMENT BETWEEN TAX LOTS 1000 AND 1600. THE CONTROL FOR THIS SURVEY WAS ESTABLISHED DURING THE EXECUTION OF CSF 35500. THIS SURVEY IS A MATTER OF RECOVERING THE MONUMENTS RECOVERED OR SET DURING CSF 35500 AND SURVEYING AND MONUMENTING THE ADJUSTED LINES FROM THE RECOVERED MONUMENTS AS SHOWN HEREON. NO EXTERIOR BOUNDARY LINE DETERMINATIONS WERE MADE THAT WERE NOT MADE DURING THE EXECUTION OF CSF 35500, EXCEPT THE EASTERLY LINES OF TAX LOTS 800 AND 900 AND THE COMMON LINE BETWEEN TAX LOTS 900 AND 1000 WERE SURVEYED AS FOLLOWS: MONUMENTS WERE RECOVERED AT THE NE AND SE CORNERS OF TAX LOT 800 AND AT THE N-CS 1/64 CORNER OF SECTION II. THE MOST NW CORNER OF TAX LOT 1600 WAS MONUMENTED AT THE INTERSECTION OF THE EAST LINE OF TAX LOT 800 AND THE NORTH LINE OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION II. THE SE CORNER OF TAX LOT 900 WAS MONUMENTED BY EXTENDING THE MONUMENTED EAST LINE OF TAX LOT 800 SOUTH 00° 57' 50" EAST 208.70 FEET AS SHOWN ON CSF 7811. THE SOUTH LINE OF TAX LOT 900 WAS THEN EXTENDED WESTERLY FROM SAID SE CORNER, PARALLEL TO THE SOUTH LINE OF TAX LOT 1000, TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 886 (AS DEPICTED ON CSF 7811). THIS SAID SOUTH LINE DID NOT COINCIDE WITH THE NORTH LINE OF TAX LOT 1000 AS DETERMINED BY RUNNING A LINE WEST (RECORD CSF 7811) FROM THE NE CORNER OF 1000 AS MONUMENTED BY CSF 25365, THUS CREATING A GAP WHICH WOULD BE A PORTION OF TAX LOT 1600 ACCORDING TO THE DEED DESCRIPTION OF 1600. THE COMMON LINES BETWEEN TAX LOTS 1000 AND 1600 WERE THEN ADJUSTED AS SHOWN HEREON TO ELIMINATE THE GAP AND TO COINCIDE WITH THE EXISTING FENCES. THE OWNERS OF TAX LOTS 900 AND 1000 THEN ADJUSTED SAID SOUTH LINE OF 900 TO A MUTUAL POSITION.

THIS PROPERTY LINE ADJUSTMENT COMPLIES WITH CITY OF LOWELL ORDINANCES AND IS HEREBY APPROVED.
Richard P. Hankins 7/26/99
 CITY OF LOWELL DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 9, 1985
 RICHARD P. HANKINS 687
 TO BE RENEWED JUNE 30, 2001

Surveyed by
Hankins Land Surveying
 82379 Rattlesnake Road, Dexter, Oregon 97431
 Phone (541)937-2338 Fax (541)937-2338
 File No. 99243

SECTION CORNER
 FND. 5/8" IRON ROD
 WITH PLASTIC CAP MKD.
 "ROBERTS PLS 1039"

INITIAL POINT
 PLAT OF LOWELL
 FND. 2" IRON PIPE

TAX LOTS 403 & 1600, MAP 19-01-II

LEGEND

- SET 5/8" IRON ROD, 30" LONG, WITH YELLOW PLASTIC CAP MARKED "R. SKINNER" PLS 869
- FOUND MONUMENT AS DESCRIBED
- ◆ MONUMENT NOT TIED IN THIS SURVEY
- (XXX) RECORD INFORMATION FROM LAND PARTITION PLAT NO. 92-P0290
- ((XXX)) RECORD INFORMATION FROM LAND PARTITION PLAT NO. 99-P1288

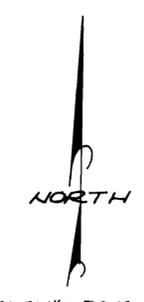
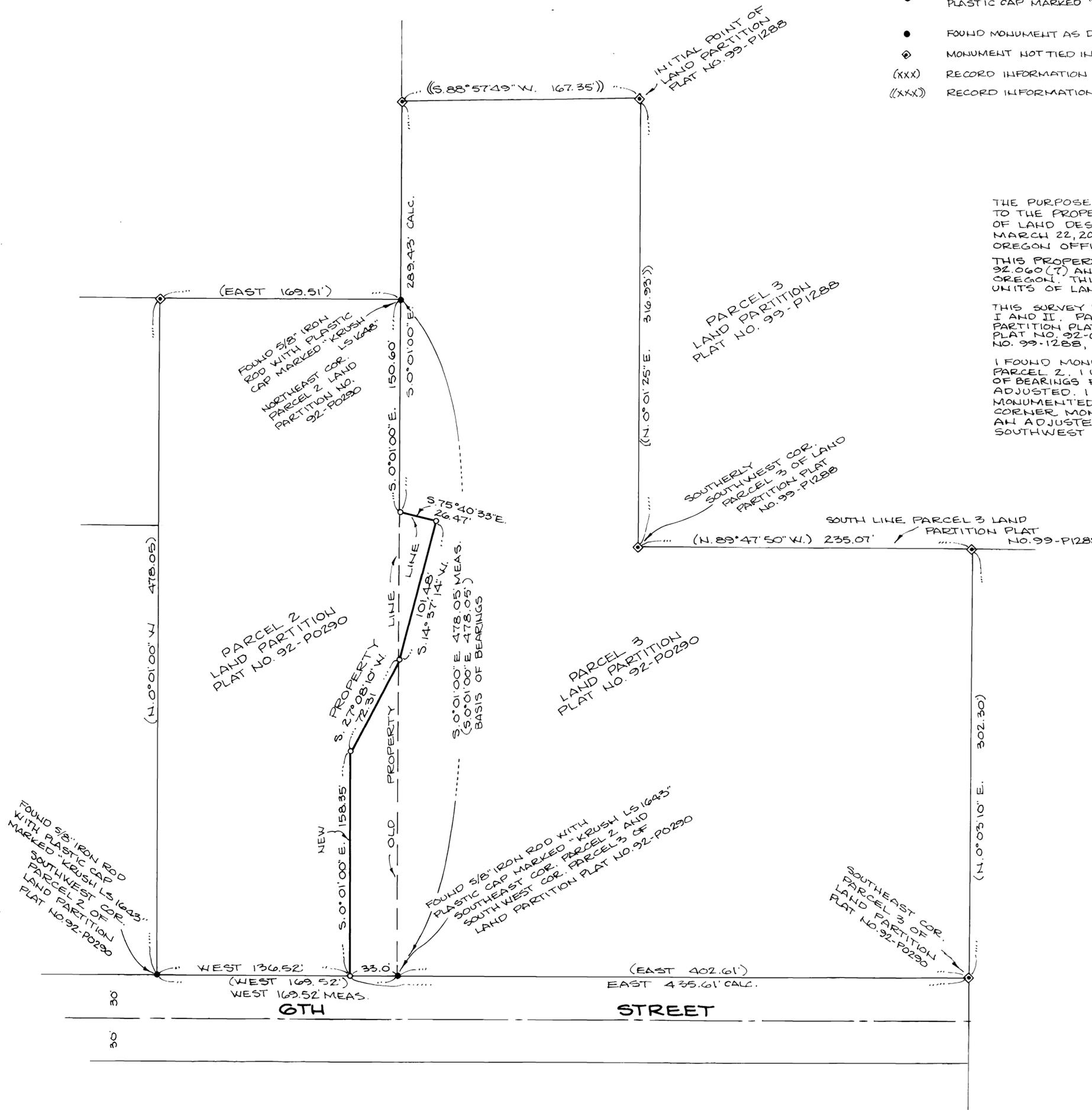
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET MONUMENTS FOR AN ADJUSTMENT TO THE PROPERTY LINE BETWEEN PARCEL I AND PARCEL II OF THE TRACTS OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORD ON MARCH 22, 2005, AS DOCUMENT NO. 2005-019765, OF THE LANE COUNTY OREGON OFFICIAL RECORDS.

THIS PROPERTY LINE ADJUSTMENT AGREES TO THE PROVISIONS OF O.R.S. 92.060 (7) AND ALSO COMPLIES TO THE STANDARDS OF THE CITY OF LOWELL, OREGON. THIS PROPERTY LINE ADJUSTMENT DOES NOT CREATE ANY ADDITIONAL UNITS OF LAND.

THIS SURVEY IS BASED UPON RECOVERING THE LINE BETWEEN SAID PARCELS I AND II. PARCEL I OF SAID DEED IS DESCRIBED AS BEING PARCEL 2 OF LAND PARTITION PLAT NO. 92-P0290 AND PARCEL II AS A PORTION OF PARCEL 3 OF SAID PLAT NO. 92-P0290 AND A PORTION OF PARCEL 3 OF LAND PARTITION PLAT NO. 99-P1288, BOTH PLATS OF THE LANE COUNTY OREGON PLAT RECORDS.

I FOUND MONUMENTS AT THE SOUTHEAST AND NORTHEAST CORNERS OF SAID PARCEL 2. I USE THE LINE BETWEEN SAID FOUND MONUMENTS AS THE BASIS OF BEARINGS FOR THIS SURVEY. THIS LINE IS ALSO THE SUBJECT LINE TO BE ADJUSTED. I ALSO FOUND THE SOUTHWEST CORNER OF SAID PARCEL 2 MONUMENTED. THE LINE BETWEEN THE SAID SOUTHEAST AND SOUTHWEST CORNER MONUMENTS GAVE CONTROL FOR SETTING A MONUMENT FOR AN ADJUSTED SOUTHEAST CORNER OF SAID PARCEL 2 BEING AN ADJUSTED SOUTHWEST CORNER OF SAID PARCEL 3 OF PARTITION PLAT NO. 92-P0290.



RECORD OF SURVEY
PROPERTY LINE ADJUSTMENT
 FOR
MICHAEL KAROTKO
 SITUATED IN SW 1/4, SECTION 11, T. 19S., R. 1W., W.M.
 CITY OF LOWELL, LANE COUNTY, OREGON
 DATE OF SURVEY: MARCH 25, 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard Carl Skinner
 OREGON
 JULY 12, 1988
RICHARD CARL SKINNER
 869
 DATE OF RENEWAL 6/30/06



ALL OREGON LAND SURVEYING
 P.O. BOX 58, JUNCTION CITY, OR 97448
 541-998-4564 CELL 541-354-6574

EXISTING CONDITIONS

FOR

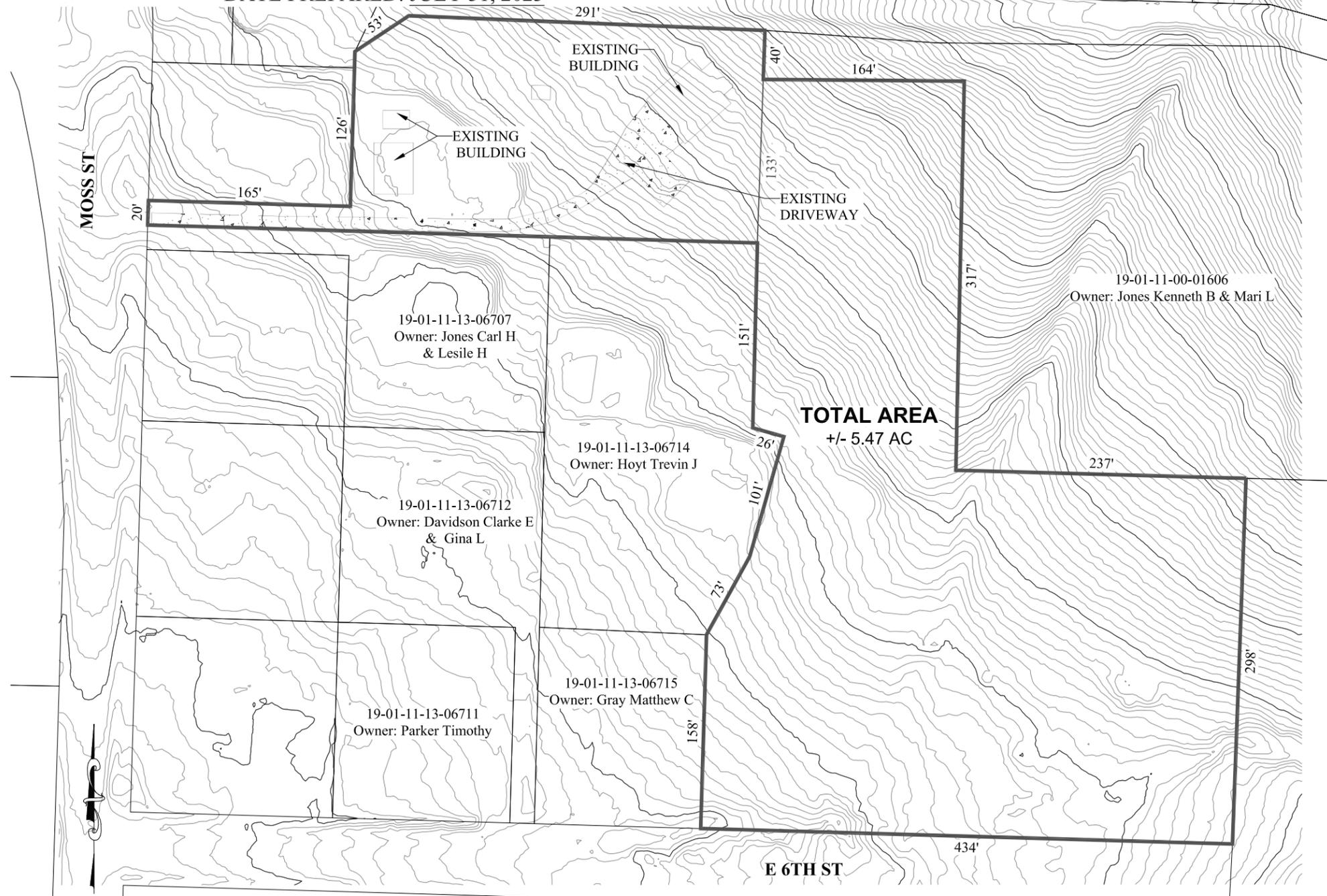
SCHAUWECKER-MOSS ST

SW 1/4 SW1/4, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1

WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: JULY 31, 2023



SUBJECT
PROPERTY

VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

698 N MOSS ST
LOWELL, OR 97452-9719

OWNER:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNSIDE WAY
BOISE, ID 83716

APPLICANT:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNSIDE WAY
BOISE, ID 83716

AGENT:

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OREGON 97477
PH: 541-302-9830

ZONING:

R-1
(SINGLE -FAMILY RESIDENTIAL)

TOTAL AREA
+/- 5.47 AC

SCALE 1" = 100'

ASSESSORS MAP: 19-01-11-33 TAX LOT: 06704 & 06706

Map compiled from record data, Lane County GIS
Shapefiles, Aerial photos, and Dogami Lidar data. Survey
field data was not gathered, and this map is not a survey.

Revised By: GTX



METRO PLANNING, INC

846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830

JOB NO. 23-049

LAKEWAY

SW 1/4 OF SW 1/4 SECTION 11, T 19 S, R 1 W, W.M.
 LOWELL, LANE COUNTY, OREGON
 A REPLAT OF PARCEL 1 OF PARTITION PLAT 92-P0290

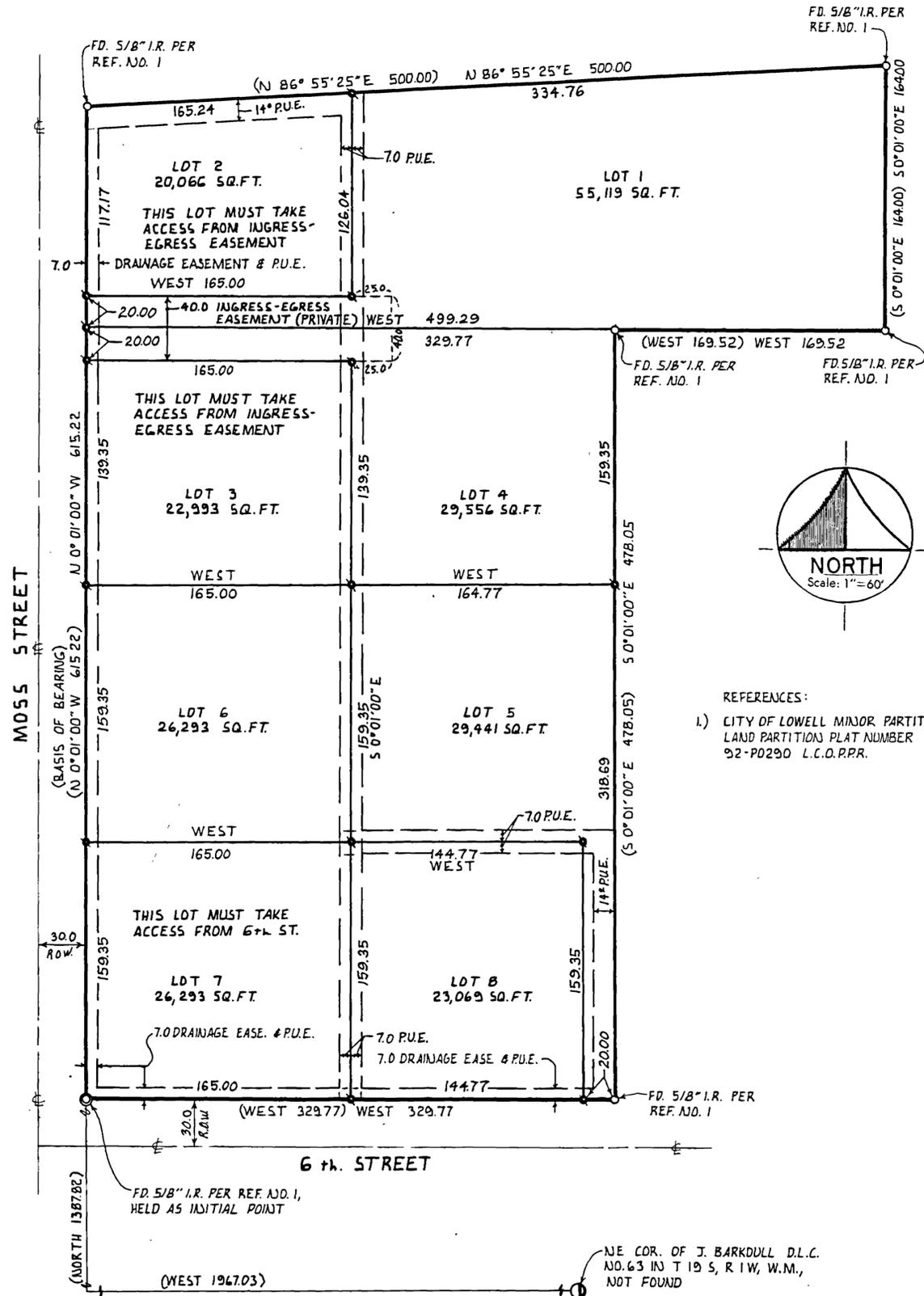
FILED

FILE 74 SLIDE 113

DATE 10-8-93

LANE COUNTY CLERK & RECORDER
 OF CONVEYANCES

DEPUTY *S. Klawns*



NARRATIVE:

The purpose of this survey was to subdivide the property owned by Casey Jones. All the boundary lines were held per Parcel 1 of City of Lowell Minor Partition 92-P0290

I, Marvin S. Krush, certify that this is an exact copy of the final plat as shown.

Marvin S. Krush
 Marvin S. Krush, P.L.S.

SURVEYORS CERTIFICATE:

I, Marvin S. Krush, a Registered Professional Land Surveyor, hereby certify that I have caused to be surveyed and marked with proper monuments the following described plat: Beginning at the Initial Point which is a 5/8" X 30" iron rod with yellow cap marked KRUSH P.L.S. 1643 said Initial Point being West 1967.03 feet and North 1387.82 feet from the Northeast corner of the J. Barkdull Donation Land Claim Number 63 in Township 19 South, Range 1 West of the Willamette Meridian, said point being on the Northerly margin of 6 th. Street and the Easterly margin of Moss Street; thence leaving said Northerly margin along said Easterly margin North 0° 01' 00" West 615.22 feet; thence leaving said Easterly margin North 86° 55' 25" East 500.00 feet; thence South 0° 01' 00" East 164.00 feet; thence West 169.52 feet; thence South 0° 01' 00" East 478.05 feet to the Northerly margin of 6 th. Street; thence along said Northerly margin West 329.77 feet to the Initial Point of Beginning, in Lane County, Oregon.

* BY RECORD

Marvin S. Krush
 MARVIN S. KRUSH

DECLARATION:

Know all men that Casey L. Jones and Rebecca A. Jones, husband and wife, are the owners of the hereon described property and they do hereby layout and subdivide the same as shown hereon and they do hereby dedicate to the free use of the public ALL PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND THEY DO HEREBY ESTABLISH THE PRIVATE INGRESS-EGRESS EASEMENT AS SHOWN HEREON.

Casey L. Jones *Rebecca A. Jones*
 Casey L. Jones Rebecca A. Jones

RESTRICTIONS:

This plat does not contain a Water Right.

P.U.E. = Public Utility Easement

No building, structure, tree, shrubbery or other obstruction shall be placed on or in a Public Utility Easement.

NOTES:

Job No. 89-16

○ Found monument as noted.

■ 5/8" X 30" iron rod with yellow cap marked KRUSH P.L.S. 1643 SET ON SEPTEMBER 13, 1993.

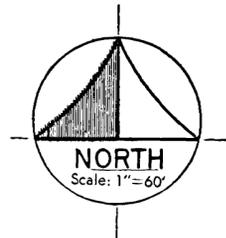
(-): Dimension of record.

⊙: INITIAL POINT

⊕: CENTERLINE

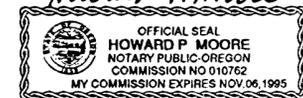
REFERENCES:

- CITY OF LOWELL MAJOR PARTITION LAND PARTITION PLAT NUMBER 92-P0290 L.C.O.P.P.R.

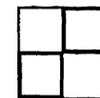


REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Marvin S. Krush
 OREGON
 JULY 14, 1978
 MARVIN S. KRUSH
 1643



PLANTS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS



Marvin S. Krush

P.L.S.

SURVEYING

54 CENTENNIAL LOOP
 EUGENE, OREGON 97401
 503/688-9211

PLANNING

ACKNOWLEDGEMENT: State of Oregon)
 County of Lane)ss

Personally appeared Casey L. Jones and Rebecca A. Jones, husband and wife, who being known to me to be the identical individuals who signed the foregoing instrument and they acknowledge said instrument to be their voluntary act and deed.

Acknowledged before me this 9 day
 of July, 1992.

Howard P. Moore

County Commissioner *Marie Frazier*

County Commissioner *Jack Roberts*

County Commissioner *Ellie Sundt*

County Commissioner _____

County Commissioner _____

County Assessor *Jim Dangle* 9/2/92 *MS* 9/9/93

City of Lowell Engineer *Joe E. Egan*

City of Lowell Recorder *Ann Blacklaw*

COUNTY SURVEYOR *K. Robert Egell* 9/23/93

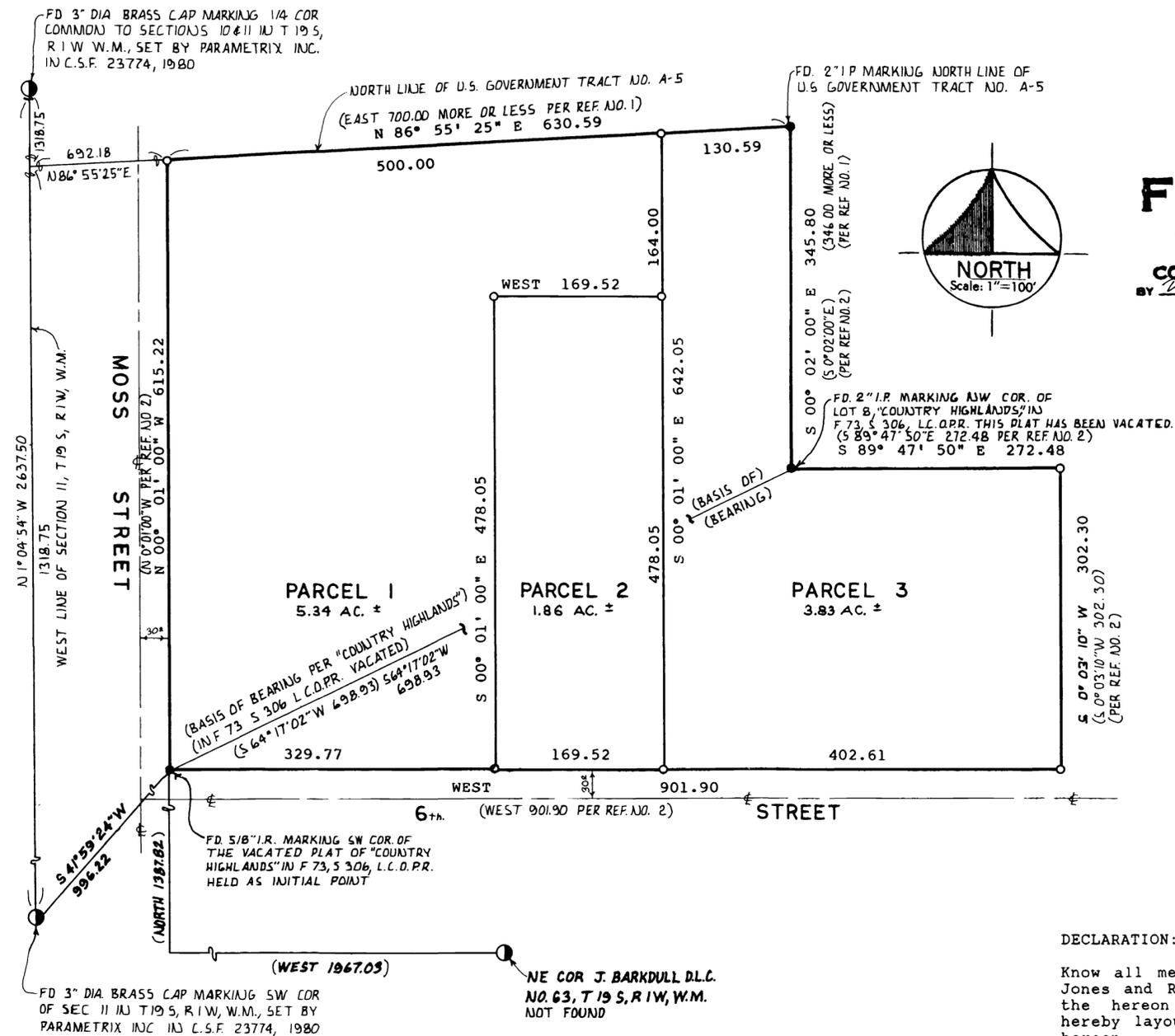
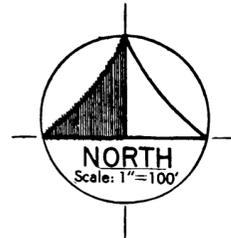
LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 30912
 FILING DATE 11-17-92 C

**CASEY L. JONES, REBECCA A. JONES
 & GERMAINE R. MOCK**
 MINOR PARTITION FOR
 CITY OF LOWELL
 SW 1/4 OF SEC. 11 IN T 19 S, R 01 W, W.M.
 LANE COUNTY, OREGON

FILED

NOV 13 1992

COUNTY CLERK
 BY *Wanda [Signature]*



I, MARVIN S. KRUSH, CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Marvin S. Krush
 MARVIN S. KRUSH P.L.S.

NARRATIVE:

The purpose of this survey was to monument the corners of a Minor Partition for Germaine Mock in the City of Lowell, Oregon. All the boundary lines were held per Warranty Deed in Reel 1607R, Instrument Number 8957314, Lane County Oregon Deed Records. INITIAL POINT IS A FD 5/8" IRON ROD MARKING SW COR. OF THE PLAT OF "COUNTRY HIGHLANDS" (VACATED) IN F 73, S 306, L.C.O.P.R.

SURVEYORS CERTIFICATE:

I, Marvin S. Krush, a Registered Professional Land Surveyor, do hereby certify that I have caused to be surveyed and marked with proper monuments Parcels 1, 2 and 3 for Minor Partition for the City of Lowell as shown hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR
Marvin S. Krush
 OREGON
 JULY 14, 1978
 MARVIN S. KRUSH
 1643

DECLARATION:

Know all men that Germaine R. Mock, Casey L. Jones and Rebecca A. Jones are the owners of the hereon described property and they do hereby layout and partition the same as shown hereon.

Germaine R. Mock
 Germaine R. Mock
Casey L. Jones
 Casey L. Jones
Rebecca A. Jones
 Rebecca A. Jones

ACKNOWLEDGEMENT: State of Oregon)
 County of Lane)ss

Personally appeared Germaine R. Mock, Casey L. Jones and Rebecca A. Jones, who being known to me to be the identical individuals who signed the foregoing instrument and they acknowledge said instrument to be their voluntary acts and deeds.

Acknowledged before me this 25 day of August, 1992.

Howard P. Moore

City of Lowell Mayor _____ Date _____

Wanda [Signature] 9-11-92
 City of Lowell Recorder _____ Date _____

[Signature] 7-11-92
 City of Lowell Engineer _____ Date _____

K. Robert Ezell 11-10-1992
 COUNTY SURVEYOR _____ DATE _____

OWNER / PARTITIONER: Casey & Rebecca Jones
 37115 Immigrant Rd.
 Pleasant Hill, Oregon 97455
 GERMAINE MOCK
 P.O. BOX 419
 LOWELL, OREGON 97452

Plants & Associates
 54 Centennial Loop
 Eugene, Oregon 97402
 (503) 686-9211

No Water Rights exist on this property.

Date of Survey: AUGUST 25, 1992

Date Submitted: SEPTEMBER 15, 1992

BEGINNING AT A FD 5/8" IRON ROD MARKING THE INITIAL POINT OF THIS PLAT, SAID INITIAL POINT BEING West 1967.03 feet and North 1387.82 feet from the Northeast corner of the J. Barkdull Donation Land Claim Number 63 in Township 19 South, Range 1 West of the Willamette Meridian, said point being on the Northerly margin of 6 th. Street and the Easterly margin of Moss Street; thence along said Easterly margin North 0° 01' 00" West 615.22 feet; thence leaving said Easterly margin North 86° 55' 25" East 630.59 feet; thence South 0° 02' 00" East 345.80 feet; thence South 89° 47' 50" East 272.48 feet; thence South 0° 03' 10" West 302.30 feet to the Northerly margin of 6 th. Street; thence along said Northerly margin West 901.90 feet to the Point of Beginning, in Lane County, Oregon.

NOTES:

- Found monument as noted.
- Set 5/8" X 30" iron rod with yellow cap marked Krush P.L.S. 1643.

ZONING: R-1
 (-)= DIMENSION OF RECORD

REFERENCES:

- 1) Warranty Deed in Reel 1607R, Instrument Number 8957314, L.C.O.D.R.
- 2) Plat of COUNTRY HIGHLANDS, in File 73, Slide 306, L.C.O.P.R.(vacated).

PROPERTY LINE ADJUSTMENT

FOR

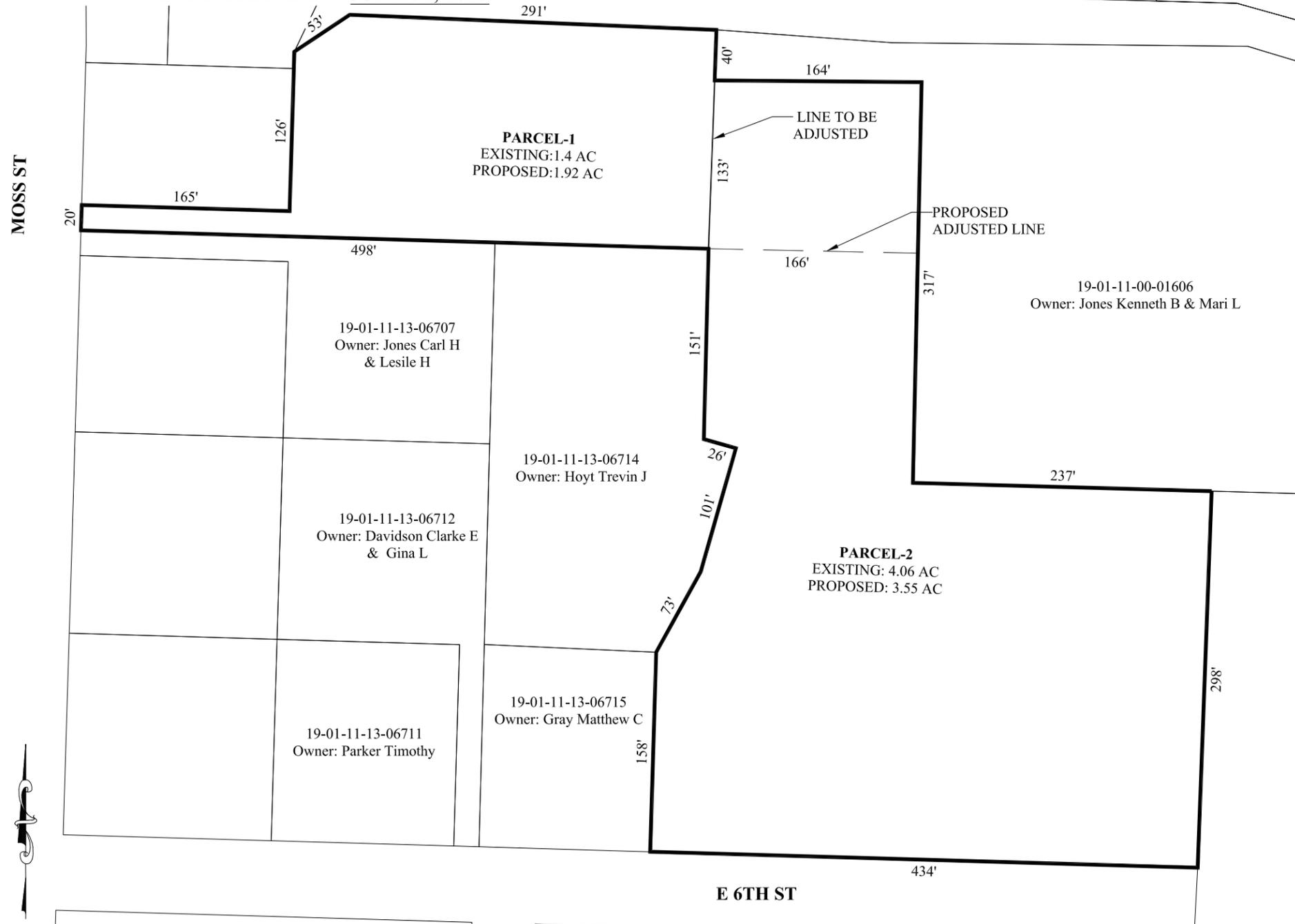
SCHAUWECKER-MOSS ST

SW 1/4 SW1/4, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1

WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: JULY 31, 2023



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

698 N MOSS ST
LOWELL, OR 97452-9719

OWNER:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNSIDE WAY
BOISE, ID 83716

APPLICANT:

SCHAUWECKER CHRISTOPH F
698 N MOSS ST
LOWELL, OR 97452

KAROTKO MICHEAL M & ELLEN M
3180 S BARNSIDE WAY
BOISE, ID 83716

AGENT:

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OREGON 97477
PH: 541-302-9830

ZONING:

R-1
(SINGLE -FAMILY RESIDENTIAL)

SCALE 1" = 100'

ASSESSORS MAP: 19-01-11-33 TAX LOT: 06704 & 06706

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

Revised By: GTX



METRO PLANNING, INC

846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 23-049



00671180200500134530010011

02/25/2005 01:48:36 PM

RPR-DEED Cnt=1 Stn=10 CASHIER 06
\$5.00 \$11.00 \$10.00

GERMAINE R. MOCK
P.O. BOX 419
LOWELL, OR 97452

Grantor's Name and Address

MICHAEL L. KAROTKO
32825 REDTAIL LANE
EUGENE, OR 97405

Grantee's Name and Address

After recording return to:
COMMERCIAL ESCROW, INC.
1509 WILLAMETTE
EUGENE, OR 97401

Until a change is requested, all tax statements shall be
sent to the following address.

SAME AS GRANTEE

RETURN TO EVERGREEN LAND TITLE CO.

TITLE NO. ELT-47254
ESCROW NO. CE05-00174
TAX ACCT. NO. 1485497
MAP NO. 19-01-11-33-06703

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That GERMAINE R. MOCK
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
MICHAEL L. KAROTKO and ELLEN M. KAROTKO
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of LANE and State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition Plat No. 92-P0290, Filed November 13, 1992, in
Lane County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

Subject to any and all easements, restrictions and covenants of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 270,000.00, which is paid from an Accommodator as part of an IRC 1031 Exchange.

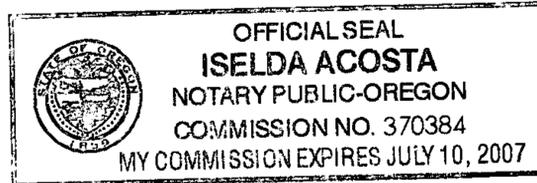
~~Whole part of the consideration (include which)~~ (The sentence between the symbols *, if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of February, 2005; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Germaine R. Mock
GERMAINE R. MOCK



STATE OF OREGON, COUNTY OF Lane)ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/24, 2005, BY GERMAINE R. MOCK

Iselda Acosta
Notary Public for Oregon

My commission expires July 10, 2007

FNT 4615035437 WC 1/2

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
2644 Suzanne Way, Suite 120
Eugene, Oregon 97408.

GRANTOR:
Curtis Allen Krei and Melissa J. Krei
698 N. Moss Street
Lowell, OR 97452

GRANTEE:
Christoph F. Schauwecker and Megan J.
Moerdyk-Schauwecker
144 Wintercrest Drive
Concord, NC 28025

SEND TAX STATEMENTS TO:
Christoph F. Schauwecker and Megan J.
Moerdyk-Schauwecker
698 N Moss Street
Lowell, OR 97452

AFTER RECORDING RETURN TO:
Christoph F. Schauwecker and Megan J.
Moerdyk-Schauwecker
698 N Moss Street
Lowell, OR 97452

Escrow No: 4615035437-FTEUG02
1496676
698 N Moss Street
Lowell, OR 97452

Lane County Clerk	2015-030207
Lane County Deeds & Records	06/25/2015 01:42:24 PM
RPR-DEED Cnt=1 Stn=7 CASHIER 02 2pages	\$52.00
\$10.00 \$11.00 \$10.00 \$21.00	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Curtis Allen Krei and Melissa J. Krei, Grantor, conveys and warrants to Christoph F. Schauwecker and Megan J. Moerdyk-Schauwecker, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

Lot 1, LAKEWAY, as platted and recorded in File 74, Slide 113, Lane County Oregon Plat Records, in Lane County, Oregon.

TOGETHER WITH a tract of land located in the Southwest quarter of Section 11, Township 19 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the Initial Point of the Plat of Lowell as recorded in Book 4, Page 37, Lane County Plat Records, monumented with a 2 inch iron pipe; thence along the North line of the Plat of Lowell, West 1118.57 feet to a point on the centerline of County Road No. 886; thence along said centerline North 00° 00' 19" West 2158.80 feet to a point on the East-West centerline of the Southwest quarter of said Section 11; thence along said East-West centerline North 88° 57' 49" East 195.11 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687" located on the West line of Lot 1, Plat of Lakeway, as recorded in File 74, Slide 113, Lane County Plat Records; thence along said West line North 00° 00' 48" East 13.31 feet to a 5/8 inch iron rod with a plastic cap marked " KRUSH PLS 1643" located at the Northwest corner of said Lot 1 and the TRUE POINT OF BEGINNING; thence North 51° 41' 31" East 59.44 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687"; thence South 89° 15' 13" East 287.55 feet to a 5/8 inch iron rod with a plastic cap marked "HANKINS LS 687"; thence South 00° 00' 48" West 15.20 feet to a 5/8 inch iron rod with a plastic cap marked "KRUSH PLS 1643" located at the Northeast corner Lot 1; thence along the North line of said Lot 1 South 86° 55' 59" West 334.65 feet to the TRUE POINT OF BEGINNING, all in the City of Lowell, Lane County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$352,000.00. (See ORS 93.030)

4615035437-FTEUG02
Deed (Warranty-Statutory)

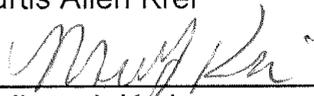
Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: June 18, 2015

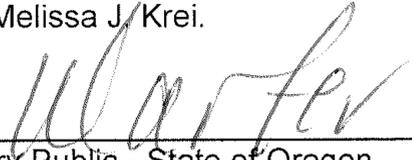


Curtis Allen Krei


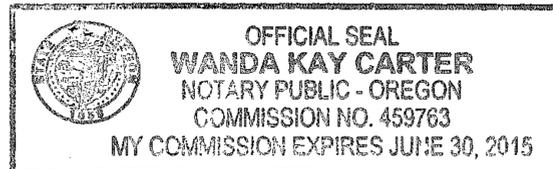
Melissa J. Krei

State of OREGON
County of LANE

This instrument was acknowledged before me on June 25, 2015 by Curtis Allen Krei and Melissa J. Krei.



Notary Public - State of Oregon
My commission expires: _____



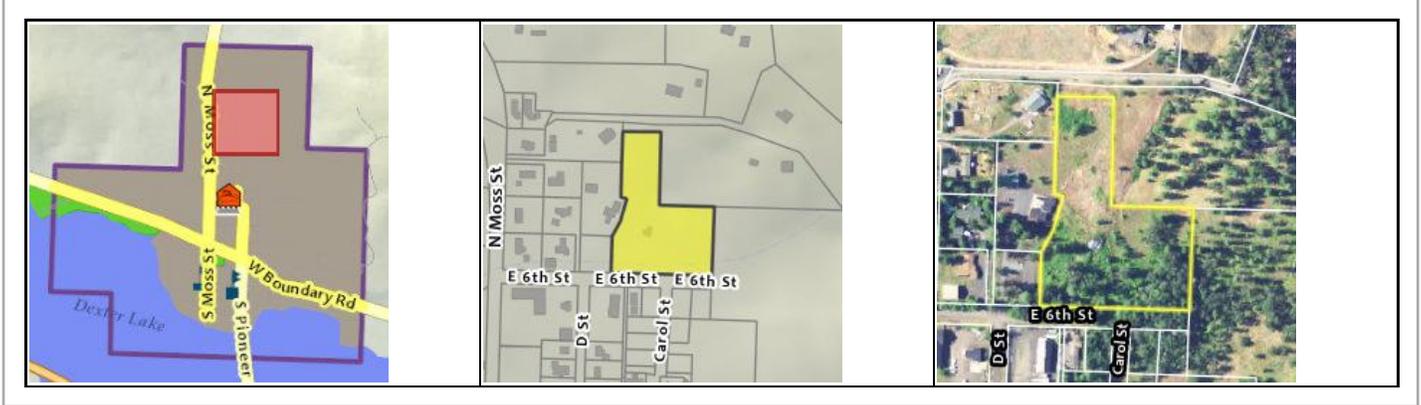
Detailed Property Report

Site Address N/A
Map & Taxlot# 19-01-11-33-06704
SIC N/A
Tax Account# 1485505

Property Owner 1
 Karotko Michael L & Ellen M
 3180 S Barnside Way
 Boise, ID 83716
 Tax account acreage 4.11
 Mapped taxlot acreage† 4.06

† Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 19-01-11-33-06704



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

□ **Geographic Coordinates**
 X 4320489 Y 831857 (State Plane X,Y)
Latitude 43.9267 **Longitude** -122.7806

□ **Zoning**
Zoning Jurisdiction Lowell
 Lowell
Parent Zone R1 Single-Family Residential

□ **Land Use**
General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics
 Incorporated City Limits Lowell
 Urban Growth Boundary Lowell
 Year Annexed 1954
 Annexation # Unknown/No ID
 Approximate Taxlot Acreage 4.06
 Approx Taxlot Sq Footage 176,854
 Plan Designation Low Density Residential
 Eugene Neighborhood N/A
 Metro Area Nodal Dev Area No
 Septic data not available
 Well data not available
 Landscaping Quality data not available
 Historic Property Name N/A
 City Historic Landmark? No
 National Historical Register? No

Service Providers

Fire Protection Provider Lowell Rural Fire Protection District
 Ambulance Provider Eugene Springfield Fire
 Ambulance District EC
 Ambulance Service Area East/Central
 LTD Service Area? Yes
 LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1695F
 Community Number 039C
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
102C	Panther Silty Clay Loam, 2 to 12 Percent Slopes	55%	6	85
52D	Hazelair Silty Clay Loam, 7 to 20 Percent Slopes	45%	4	3
52B	Hazelair Silty Clay Loam, 2 to 7 Percent Slopes	0%	3	4

Schools

	Code	Name
School District	71	Lowell
Elementary School	598	Lundy
Middle School	599	Lowell
High School	599	Lowell

Political Districts

Election Precinct	765	State Representative District 12	Emerald PUD Board Zone	N/A	
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	data not available				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

RLID does not contain any building permit data for this jurisdiction

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 1485505
 View tax statement(s) for: [2022 2021](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/09/2022	\$409.03	\$409.03	\$12.65	\$0.00	\$421.68
11/15/2021	\$397.89	\$397.89	\$12.31	\$0.00	\$410.20
11/16/2020	\$385.50	\$385.50	\$11.92	\$0.00	\$397.42
11/15/2019	\$370.78	\$370.78	\$11.47	\$0.00	\$382.25
11/15/2018	\$359.35	\$359.35	\$11.11	\$0.00	\$370.46

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner Karotko Michael L & Ellen M	Address 3180 S Barnside Way	City/State/Zip Boise, ID 83716
Taxpayer		
Party Name Karotko Michael L & Ellen M	Address 3180 S Barnside Way	City/State/Zip Boise, ID 83716

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year
Account Status none
Remarks none
Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 4.11
Fire Acres N/A
Property Class 190 - Residential, potential development, vacant
Statistical Class N/A
Neighborhood 711500 - Lowell Mixed Grade
Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

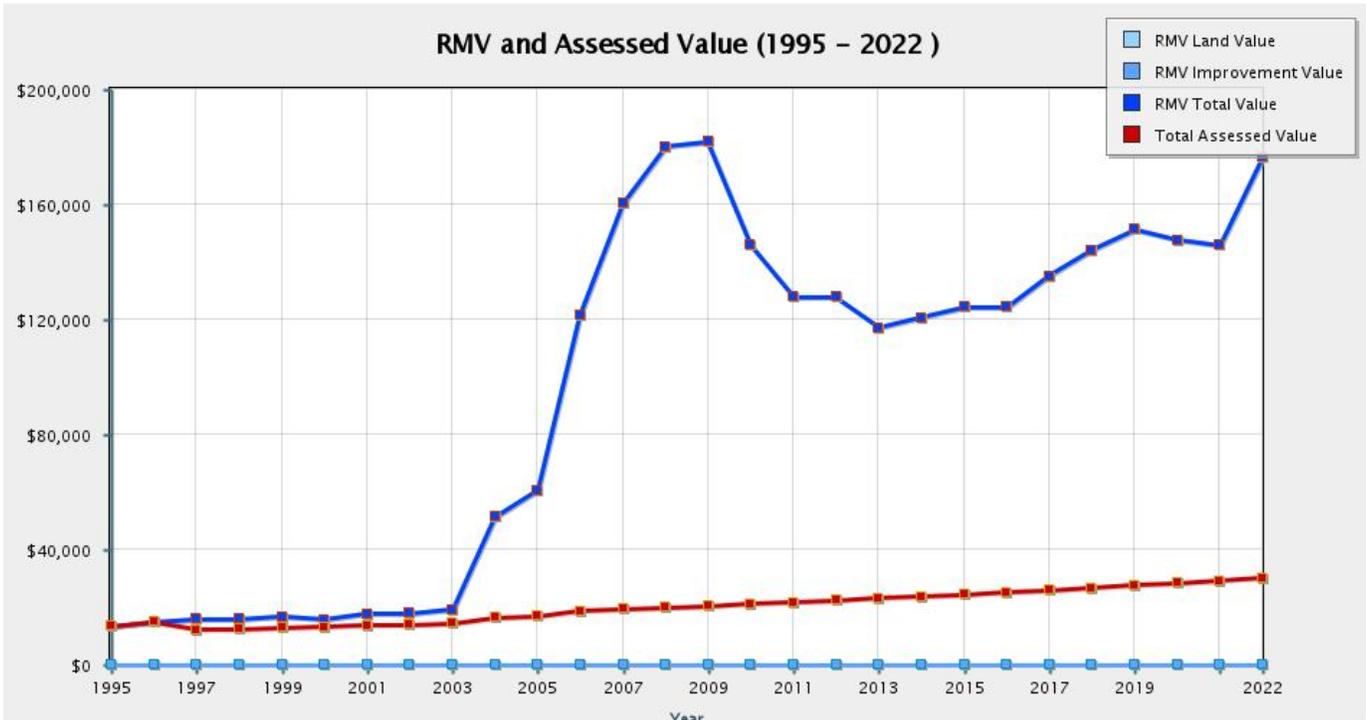
Subdivision Type N/A	Subdivision Name N/A	Subdivision Number N/A
Phase N/A	Lot/Tract/Unit # TL 06704	Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2022	\$176,526	\$0	\$176,526	\$30,056	\$ 421.68
2021	\$145,904	\$0	\$145,904	\$29,181	\$ 410.20
2020	\$147,706	\$0	\$147,706	\$28,332	\$ 397.42
2019	\$151,308	\$0	\$151,308	\$27,507	\$ 382.25
2018	\$144,103	\$0	\$144,103	\$26,706	\$ 370.46
2017	\$135,097	\$0	\$135,097	\$25,928	\$ 327.81
2016	\$124,289	\$0	\$124,289	\$25,173	\$ 318.15
2015	\$124,289	\$0	\$124,289	\$24,440	\$ 312.14
2014	\$120,686	\$0	\$120,686	\$23,728	\$ 306.53
2013	\$117,084	\$0	\$117,084	\$23,037	\$ 297.74
2012	\$127,892	\$0	\$127,892	\$22,366	\$ 276.83
2011	\$127,892	\$0	\$127,892	\$21,715	\$ 269.15
2010	\$145,904	\$0	\$145,904	\$21,083	\$ 266.95
2009	\$181,930	\$0	\$181,930	\$20,469	\$ 261.63
2008	\$180,129	\$0	\$180,129	\$19,873	\$ 255.66
2007	\$160,295	\$0	\$160,295	\$19,294	\$ 248.59
2006	\$121,436	\$0	\$121,436	\$18,732	\$ 245.63
2005	\$60,718	\$0	\$60,718	\$16,859	\$ 222.37
2004	\$51,456	\$0	\$51,456	\$16,368	\$ 226.97
2003	\$19,175	\$0	\$19,175	\$14,379	\$ 203.54
2002	\$17,755	\$0	\$17,755	\$13,960	\$ 197.18
2001	\$17,580	\$0	\$17,580	\$13,553	\$ 194.84
2000	\$15,700	\$0	\$15,700	\$13,158	\$ 175.93
1999	\$16,530	\$0	\$16,530	\$12,775	\$ 170.53
1998	\$15,890	\$0	\$15,890	\$12,403	\$ 170.73
1997	\$15,890	\$0	\$15,890	\$12,042	\$ 166.16
1996	\$14,990	\$0	\$14,990	\$14,990	\$ 180.24
1995	\$13,380	\$0	\$13,380	\$13,380	\$ 165.05



Current Year Assessed Value \$30,056
 Less Exemption Amount * N/A
Taxable Value \$30,056
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 07107
 Taxing Districts for TCA 07107
 City of Lowell
 Lane Community College
 Lane County
 Lane Education Service District
 Lowell Rural Fire Protection District
 Lowell School District 71
 Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
02/24/2005	\$270,000	2005-13453		K	Yes	Mock Germaine R	Karotko Michael L & Ellen M

Data source: Lane County Assessment and Taxation

Detailed Property Report

Site Address 698 N Moss St Lowell, OR 97452-9719
Map & Taxlot# 19-01-11-33-06706
SIC N/A
Tax Account# 1496676

Property Owner 1
 Schauwecker Christoph F
 698 N Moss St
 Lowell, OR 97452
 See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 1.45
 Mapped taxlot acreage[†] 1.40

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Map & Taxlot # 19-01-11-33-06706



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Class 4 dwelling

Assessor Photo

Assessor Sketch



Click to enlarge photo

Inspection Date	05/11/2021	Bedrooms	2	Roof Style	Gable
Building Class	4+	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	2007	Half Bath(s)	1	Masonry Fireplace(s)	No
Effective Year Built	2007	Depreciation	9%	Percent Complete as of Jan 1 st	100 %
				Heat	Heat pump

Floor Characteristics

	Base Sq Ft	Finished Sq Ft	Exterior
1st Floor	1827	1827	Composition siding
Basement	1290	459	Masonry
Total Sq Ft	3117	2286	

Other Square Footage

Detached Garage	N/A	Attached Garage	N/A
Garage		Carport	N/A
Basement Garage	N/A		
Paved Patio	320	Paved Driveway	509

Site Address Information

698 N Moss St
 Lowell, OR 97452-9719

House #	698	Suffix	N/A	Pre-directional	N
Street Name	Moss	Street Type	St	Unit type / #	N/A
Mail City	Lowell	State	OR	Zip Code	97452
Zip + 4	9719				

Land Use 1111 Single Family Housing
USPS Carrier Route H065

General Taxlot Characteristics

<p>Geographic Coordinates X 4320263 Y 832229 (State Plane X,Y) Latitude 43.9277 Longitude -122.7815</p> <hr/> <p>Zoning Zoning Jurisdiction Lowell Lowell Parent Zone R1 Single-Family Residential</p> <hr/> <p>Land Use General Land Use <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>data not available</td> <td>data not available</td> </tr> </tbody> </table> Detailed Land Use <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>data not available</td> <td>data not available</td> </tr> </tbody> </table></p>	Code	Description	data not available	data not available	Code	Description	data not available	data not available	<p>Taxlot Characteristics Incorporated City Limits Lowell Urban Growth Boundary Lowell Year Annexed 1954 Annexation # Unknown/No ID Approximate Taxlot Acreage 1.40 Approx Taxlot Sq Footage 60,984 Plan Designation Low Density Residential Eugene Neighborhood N/A Metro Area Nodal Dev Area No Septic Well data not available Landscaping Quality Average Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
Code	Description								
data not available	data not available								
Code	Description								
data not available	data not available								

Service Providers

Fire Protection Provider	Lowell Rural Fire Protection District
Ambulance Provider	Eugene Springfield Fire
Ambulance District	EC
Ambulance Service Area	East/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone				
Code	Description			
X	Areas determined to be outside of 500-year flood.			
FIRM Map Number	41039C1695F			
Community Number	039C			
Post-FIRM Date	data not available			
Panel Printed?	Yes			
Soils				
Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
52D	Hazelaire Silty Clay Loam, 7 to 20 Percent Slopes	95%	4	3
102C	Panther Silty Clay Loam, 2 to 12 Percent Slopes	5%	6	85

Schools

	Code	Name
School District	71	Lowell
Elementary School	598	Lundy
Middle School	599	Lowell
High School	599	Lowell

Political Districts

Election Precinct	765	State Representative District	12	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

None. RLID displays liens issued by Cottage Grove, Florence, and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

RLID does not contain any building permit data for this jurisdiction

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 1496676
View tax statement(s) for: [2022](#) [2021](#)

<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/07/2022	\$5,324.39	\$5,324.39	\$164.67	\$0.00	\$5,489.06
11/12/2021	\$5,179.37	\$5,179.37	\$160.19	\$0.00	\$5,339.56
11/16/2020	\$4,726.00	\$4,726.00	\$146.16	\$0.00	\$4,872.16
11/04/2019	\$4,545.57	\$4,545.57	\$140.58	\$0.00	\$4,686.15
11/06/2018	\$4,405.39	\$4,405.39	\$136.25	\$0.00	\$4,541.64

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

No.	Owner	Address	City/State/Zip
1	Schauwecker Christoph F	698 N Moss St	Lowell, OR 97452
2	Moerdyk-Schauwecker Megan J	698 N Moss St	Lowell, OR 97452

Taxpayer

Party Name	Address	City/State/Zip
Schauwecker Christoph F	698 N Moss St	Lowell, OR 97452

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	1.45
Fire Acres	N/A
Property Class	101 - Residential, improved
Statistical Class	140 - Class 4 single family dwelling
Neighborhood	711500 - Lowell Mixed Grade
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	Subdivision Name	Subdivision Number
N/A	N/A	N/A
Phase	Lot/Tract/Unit #	Recording Number
N/A	TL 06706	N/A

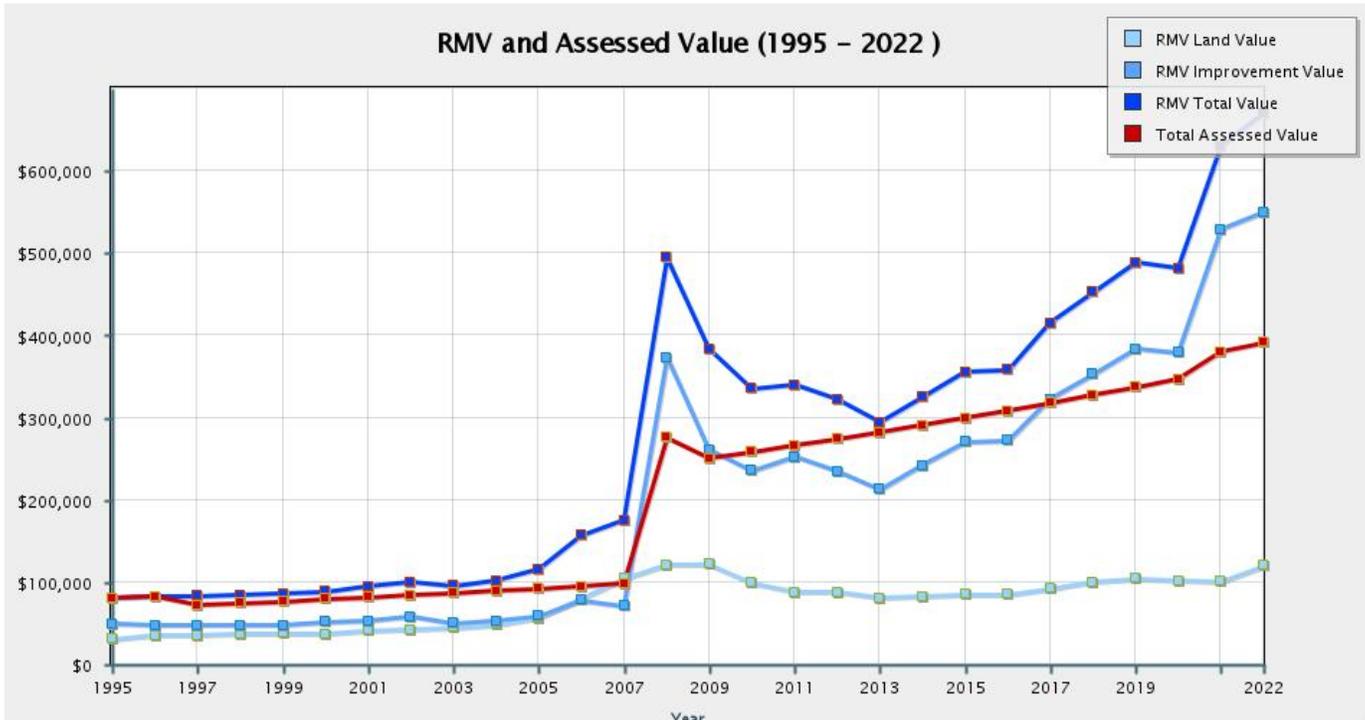
Data source: Lane County Assessment and Taxation

Property Values & Taxes

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Real Market Value (RMV)	Total Assessed Value	Tax
-------------------------	----------------------	-----

Year	Land	Improvement	Total		
2022	\$120,708	\$550,202	\$670,910	\$391,243	\$5,489.06
2021	\$101,129	\$529,107	\$630,236	\$379,848	\$5,339.56
2020	\$102,312	\$379,566	\$481,878	\$347,339	\$4,872.16
2019	\$104,606	\$383,682	\$488,288	\$337,223	\$4,686.15
2018	\$100,009	\$353,089	\$453,098	\$327,401	\$4,541.64
2017	\$92,243	\$322,744	\$414,987	\$317,865	\$4,018.80
2016	\$85,361	\$272,531	\$357,892	\$308,607	\$3,874.22
2015	\$85,361	\$270,726	\$356,087	\$299,618	\$3,826.57
2014	\$83,047	\$242,308	\$325,355	\$290,891	\$3,673.29
2013	\$80,763	\$213,274	\$294,037	\$282,418	\$3,458.81
2012	\$87,665	\$234,547	\$322,212	\$274,192	\$3,391.66
2011	\$87,665	\$252,629	\$340,294	\$266,206	\$3,299.57
2010	\$99,135	\$236,110	\$335,245	\$258,452	\$3,272.49
2009	\$122,160	\$261,320	\$383,480	\$250,924	\$3,207.26
2008	\$121,011	\$373,440	\$494,451	\$276,290	\$3,554.39
2007	\$104,285	\$71,130	\$175,415	\$98,194	\$1,265.18
2006	\$79,004	\$78,160	\$157,164	\$95,334	\$1,250.09
2005	\$56,838	\$59,210	\$116,048	\$92,557	\$1,220.80
2004	\$48,168	\$53,340	\$101,508	\$89,861	\$1,224.94
2003	\$45,442	\$50,320	\$95,762	\$87,244	\$1,200.51
2002	\$42,076	\$58,510	\$100,586	\$84,703	\$1,196.42
2001	\$41,660	\$53,190	\$94,850	\$82,236	\$1,172.69
2000	\$37,200	\$51,640	\$88,840	\$79,841	\$1,042.01
1999	\$38,240	\$48,110	\$86,350	\$76,939	\$1,006.14
1998	\$36,770	\$48,110	\$84,880	\$74,698	\$1,013.19
1997	\$35,360	\$48,110	\$83,470	\$72,522	\$991.09
1996	\$35,360	\$47,700	\$83,060	\$83,060	\$998.75
1995	\$30,750	\$49,830	\$80,580	\$80,580	\$993.96



Current Year Assessed Value \$391,243
 Less Exemption Amount * N/A
Taxable Value \$391,243
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 07107
 Taxing Districts for TCA 07107
 City of Lowell
 Lane Community College
 Lane County
 Lane Education Service District
 Lowell Rural Fire Protection District
 Lowell School District 71
 Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/18/2015	\$352,000	2015-30207		W	No	Krei Curtis Allen & Melissa J	Schauwecker Christoph F
03/19/1999	\$0	1999-29579		K	No	Nelson Roy, Johnson R & Mia	Krei Curtis A & Milissa J
03/30/1994	\$31,950	1994-24094		L	data not available	Jones, Casey L & Rebecca A H&W	data not available

Data source: Lane County Assessment and Taxation

S.W.1/4 S.W.1/4 SEC. 11 T.19S. R.1W. W.M.
Lane County
1" = 100'

REVISIONS
04/28/2006 - LCAT167 - CONVERT MAP TO GIS
06/10/2009 - LCAT115 - L.L.A. BETWEEN T1S 7100 & 7201
08/06/2009 - LCAT142 - CANS 6500 TO 2009-P2377
09/08/2009 - LCAT167 - CORRECTED SUBDIVISION NAME PLACEMENT
08/17/2010 - LCAT174 - TAX CODE CHANGE EPUD WITHDRAW
02/17/2015 - LCAT174 - ADD STREET NAME
10/06/2017 - LCAT174 - ACRE CORRECTION TL 4900
04/24/2020 - LCAT174 - CANS TL 6703 INTO 2020-P2939

19011133
LOWELL

LCATJCG - 2020-04-24 15:17

CANCELLED
6700
6701
6702
7200
6713
7300
6500
6703

FOR ASSESSMENT AND TAXATION ONLY

SEE MAP
19011100

SEE MAP
19011000

SEE MAP
19011421

SEE MAP
19011422

LOWELL
19011133

071-07

SEE MAP
19011511

