



RESOLUTION NO. 2024.07

A RESOLUTION ACCEPTING NEWLY CONSTRUCTED PUBLIC INFRASTRUCTURE FOR THE RIVER'S EDGE SUBDIVISION INCLUDING UNDERGROUND UTILITIES, STREETS AND CURBS & GUTTERS

WHEREAS, Progressive Design Builders owned by Mr. Stephan Smith developed land on the northside of Brownsville now commonly known as the River's Edge Subdivision; and,

WHEREAS, the developer, Progressive Design Builders, were required to follow the City's Public Works Standards for the extension, development, and construction of the subdivision; and,

WHEREAS, the developer, Progressive Design Builders, constructed the civil infrastructure including roadway, sidewalks, water lines, sewer lines and underground storm water lines in accordance with all City Public Works Standards under the guidance and expertise of A & O Engineering from Eugene, Oregon; and

WHEREAS, City Engineer, Dyer Partnership, and City Staff have officially confirmed that all requirements for said construction have been satisfactorily met for all three phases of the development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROWNSVILLE, a Municipal Corporation of the State of Oregon, that the new public infrastructure outlined above, be officially adopted into the City's infrastructure inventory. The drainage ponds, drainage swales and open space are the operational & maintenance responsibility of the River's Edge Homeowner's Association. Please see Exhibit A for additional information.

PASSED AND ADOPTED by the City Council of the City of Brownsville this 23rd day of April 2024.

ATTEST:

A handwritten signature in blue ink, appearing to be "SM", written over a horizontal line.

S. Scott McDowell
City Administrator

APPROVED:

A handwritten signature in blue ink, appearing to be "ARC", written over a horizontal line.

Adam R. Craven
Mayor

Exhibit A

Phase I, II, & III Plat Maps are included as attached.

Exhibit A

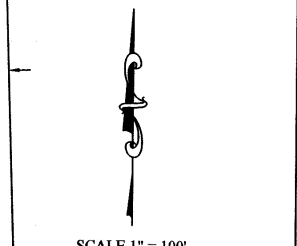
C.S. 26959 RIVER'S EDGE PHASE 1

E 1/2, SEC. 36, TOWNSHIP 13 SOUTH, RANGE 3 WEST, W.M.
W 1/2, SEC. 31, TOWNSHIP 13 SOUTH, RANGE 2 WEST, W.M.

BROWNSVILLE, LINN COUNTY, OREGON
DATE OF SURVEY: DECEMBER 03, 2020
SHEET 1 OF 3

EXACT COPY
I, THE UNDERSIGNED, HEREBY CERTIFY
THIS IS AN EXACT COPY OF THE ORIGINAL
PLAT.

Ray A. Betz
REX A. BETZ PLS 2606



SCALE 1" = 100'

SITE ADDRESS
900 DEPOT AVENUE
BROWNSVILLE, OR 97327
TOTAL AREA: 25.60 AC

PROPERTY OWNER/APPLICANT
STEPHAN SMITH
PROGRESSIVE DESIGN BUILDERS, INC.
PO BOX 727
ALBANY, OR 97321

REGISTERED
PROFESSIONAL
LAND SURVEYOR

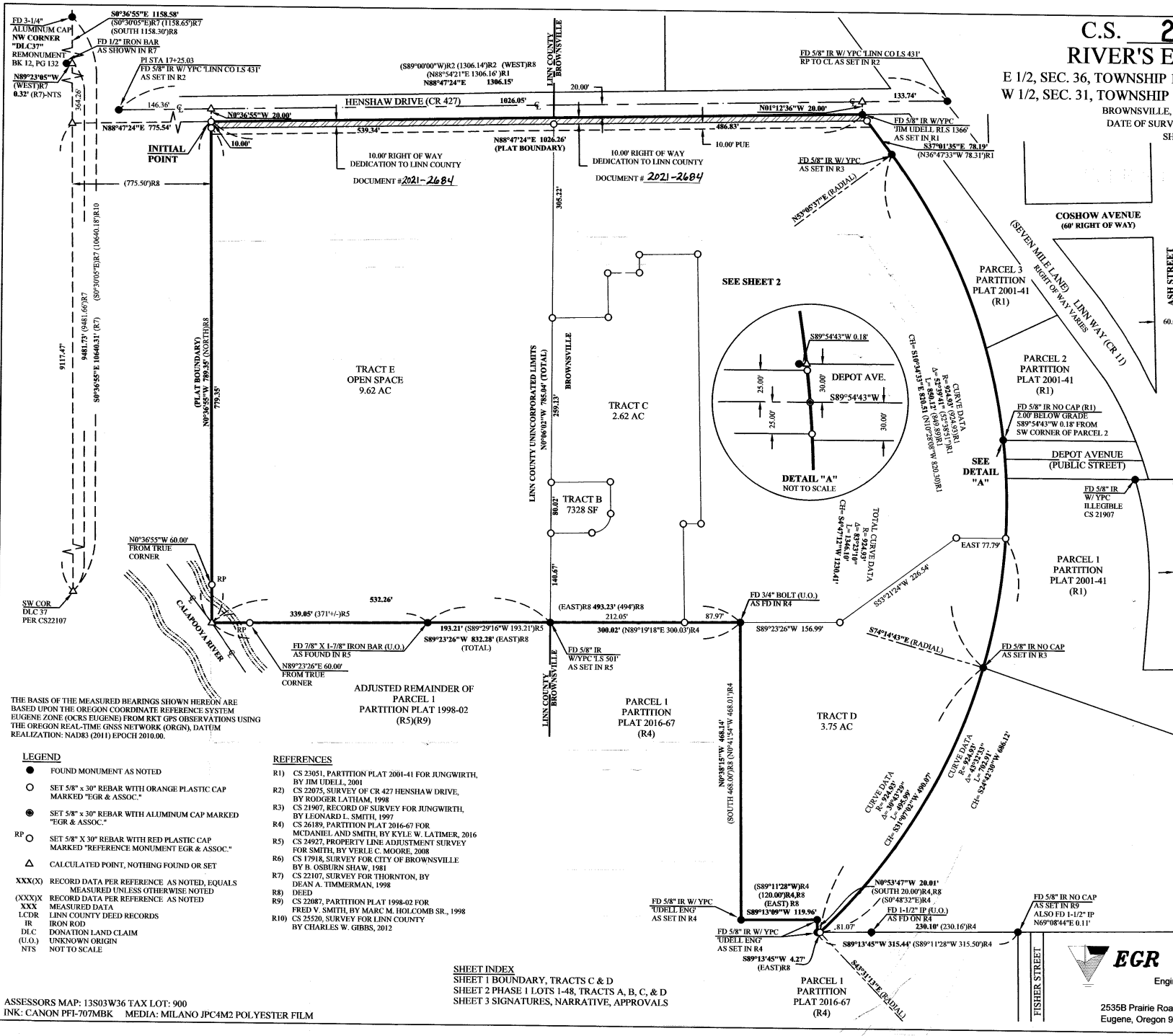
Ray A. Betz
OREGON
JULY 20, 1983
REX A. BETZ
2606

EXPIRES: 12/31/21

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087



THE BASIS OF THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON COORDINATE REFERENCE SYSTEM EUGENE ZONE (OGRS EUGENE) FROM RKT GPS OBSERVATIONS USING THE OREGON REAL-TIME GNSS NETWORK (ORGN), DATUM REALIZATION: NAD83 (2011) EPOCH 2010.00.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP MARKED "EGR & ASSOC."
 - ⊙ SET 5/8" x 30" REBAR WITH ALUMINUM CAP MARKED "EGR & ASSOC."
 - ⊙ SET 5/8" x 30" REBAR WITH RED PLASTIC CAP MARKED "REFERENCE MONUMENT EGR & ASSOC."
 - △ CALCULATED POINT, NOTHING FOUND OR SET
- XXXX RECORD DATA PER REFERENCE AS NOTED, EQUALS MEASURED UNLESS OTHERWISE NOTED
 XXXX RECORD DATA PER REFERENCE AS NOTED
 XXX MEASURED DATA
 LCDR LINN COUNTY DEED RECORDS
 IR IRON ROD
 D/LC DONATION LAND CLAIM
 (U.O.) UNKNOWN ORIGIN
 NTS NOT TO SCALE

- REFERENCES**
- R1) CS 23051, PARTITION PLAT 2001-41 FOR JUNGWIRTH, BY JIM UDELL, 2001
 - R2) CS 22075, SURVEY OF CR 427 HENSHAW DRIVE, BY RODGER LATHAM, 1998
 - R3) CS 21907, RECORD OF SURVEY FOR JUNGWIRTH, BY LEONARD L. SMITH, 1997
 - R4) CS 26189, PARTITION PLAT 2016-67 FOR MCDANIEL AND SMITH, BY KYLE W. LATIMER, 2016
 - R5) CS 24927, PROPERTY LINE ADJUSTMENT SURVEY FOR SMITH, BY VIRLE C. MOORE, 2008
 - R6) CS 17918, SURVEY FOR CITY OF BROWNSVILLE BY H. OSBORN SHAW, 1981
 - R7) CS 22107, SURVEY FOR THORNTON, BY DEAN A. TIMMERMAN, 1998
 - R8) DEED
 - R9) CS 22087, PARTITION PLAT 1998-02 FOR FRED V. SMITH, BY MARC M. HOLCOMB SR., 1998
 - R10) CS 25250, SURVEY FOR LINN COUNTY BY CHARLES W. GIBBS, 2012

SHEET INDEX
SHEET 1 BOUNDARY, TRACTS C & D
SHEET 2 PHASE 1 LOTS 1-48, TRACTS A, B, C, & D
SHEET 3 SIGNATURES, NARRATIVE, APPROVALS

ASSESSORS MAP: 13S03W36 TAX LOT: 900
INK: CANON PFI-707MBK MEDIA: MILANO JPC4M2 POLYESTER FILM

Exhibit A

C.S. 27134

RIVER'S EDGE PHASE 2

A REPLAT OF TRACT C OF RIVER'S EDGE PHASE 1
NE 1/4, SEC. 36, TOWNSHIP 13 SOUTH, RANGE 3 WEST, W.M.

BROWNSVILLE, LINN COUNTY, OREGON

DATE OF SURVEY: AUGUST 20, 2021

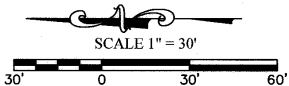
SHEET 1 OF 2

EXACT COPY

I, THE UNDERSIGNED, HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Reg A. Betz
REX A. BETZ PLS 2606

CURVE #	CHORD	RADIUS	LENGTH	DELTA
C1	S46°12'36"E 42.43'	30.00	47.12	90°00'00"
C2	N76°43'57"W 15.00'	30.00	15.16	28°57'18"
C3	N76°43'57"W 15.00'	30.00	15.16	28°57'18"
C4	S43°47'24"W(R1) 42.43'(R1)	30.00(R1)	47.12(R1)	90°00'00"(R1)



THE BASIS OF THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON COORDINATE REFERENCE SYSTEM EUGENE ZONE (OGRS EUGENE) FROM REAL TIME GPS OBSERVATIONS USING THE OREGON REAL-TIME GNSS NETWORK (ORGN), DATUM REALIZATION: NAD83 (2011) EPOCH 2010.00.

LEGEND

- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "EGR & ASSOC." SET IN R1, UNLESS OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP MARKED "EGR & ASSOC."
- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "EGR & ASSOC."
- △ CALCULATED POINT, NOTHING FOUND OR SET
- XXX(X) RECORD DATA PER REFERENCE AS NOTED, EQUALS MEASURED UNLESS OTHERWISE NOTED
- RX SEE REFERENCE LISTING
- (XXXX) RECORD DATA PER REFERENCE AS NOTED
- XXX MEASURED DATA
- LCDR LINN COUNTY DEED RECORDS
- CS COUNTY SURVEY NUMBER
- SF SQUARE FEET
- IR IRON ROD
- PUE PUBLIC UTILITY EASEMENT

REFERENCES

- R1 RIVER'S EDGE PHASE 1, CS 26959
- R2 CS 24927, PROPERTY LINE ADJUSTMENT, FOR SMITH, BY VERLE C. MOORE, 2008



SITE ADDRESS
900 DEPOT AVENUE
BROWNSVILLE, OR 97327
TOTAL AREA: 2.71 AC

PROPERTY OWNER/ APPLICANT
STEPHAN SMITH
PROGRESSIVE DESIGN BUILDERS, INC.
PO BOX 727
ALBANY, OR 97321

REGISTERED PROFESSIONAL LAND SURVEYOR

Reg A. Betz
OREGON
JULY 20, 1993
REX A. BETZ
#2606
RENEWS: 12/31/21

INITIAL POINT
FD 5/8" IR W/PC
LS 501 AS SET IN R2



EGR & Associates, Inc.

Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

Exhibit A

C.S. 27561
RIVER'S EDGE PHASE 3
 A REPLAT OF TRACT D OF RIVER'S EDGE PHASE 1
 NE 1/4 & SE 1/4, SEC. 36, TOWNSHIP 13 SOUTH, RANGE 3 WEST, W.M.
 NW 1/4 & SW 1/4, SEC. 31, TOWNSHIP 13 SOUTH, RANGE 2 WEST, W.M.
 BROWNSVILLE, LINN COUNTY, OREGON
 DATE OF SURVEY: JULY 27, 2023
 SHEET 1 OF 2

- REFERENCES**
- R1 CS 26959, RIVER'S EDGE PHASE 1 BY REX A. BETZ, RECORDED FEBRUARY 5, 2021 IN VOLUME 25 AT PAGE 29 IN LINN COUNTY RECORD BOOK OF PLATS, TARGET SHEET RECORDED IN DEED RECORDS DOCUMENT NO. 2023-3022
 - R2 CS 21907, RECORD OF SURVEY FOR JUNGWIRTH BY LEONARD L. SMITH, 1997
 - R3 CS 26189, PARTITION PLAT 2016-67 FOR MCDANIEL AND SMITH BY KYLE W. LATIMER, 2016
 - R4 CS 23051, CS 23051, PARTITION PLAT 2001-41 FOR JUNGWIRTH BY JIM UDELL, 2001

- LEGEND**
- FOUND 5/8" REBAR WITH OPC MARKED "EGR & ASSOC.", AS SET IN R1 EXCEPT AS NOTED
 - 5/8" x 30" REBAR WITH ALUMINUM CAP MARKED "EGR & ASSOC."
 - SET 5/8" x 30" REBAR WITH OPC MARKED "EGR & ASSOC."
 - SET 1-1/8" COPPER CAP MARKED "EGR & ASSOC."
 - △ CALCULATED POINT
 - (XXX) RECORD DATA PER REFERENCE R1, EQUALS MEASURED
 - XXX MEASURED DATA
 - LCODR LINN COUNTY OREGON DEED RECORDS
 - OPC ORANGE PLASTIC CAP
 - I.R. IRON REBAR
 - RX FOUND MONUMENT AS NOTED AS SET IN NOTED REFERENCE
 - U.O. UNKNOWN ORIGIN
 - PUE PUBLIC UTILITY EASEMENT

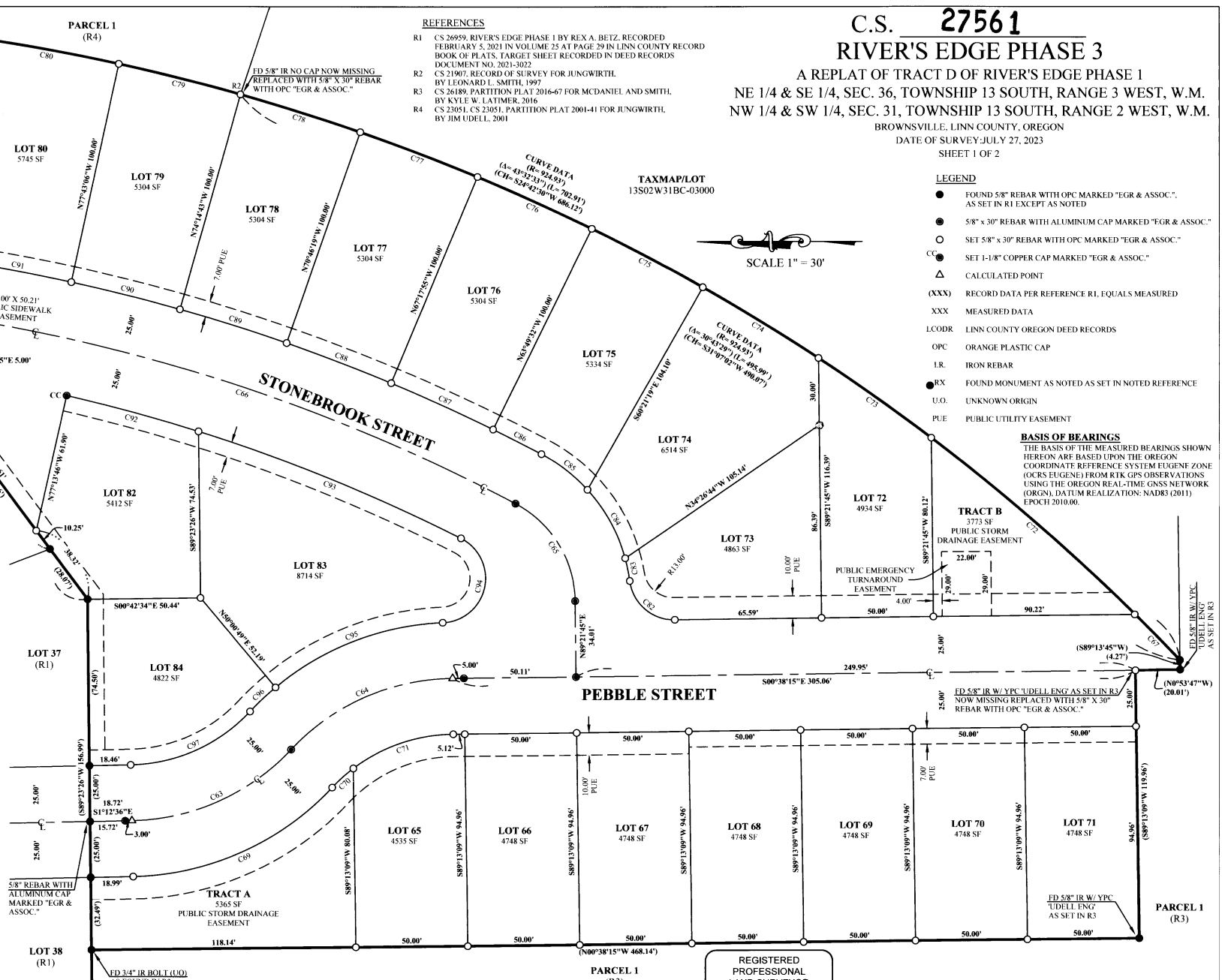


SCALE 1" = 30'

BASIS OF BEARINGS
 THE BASIS OF THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON COORDINATE REFERENCE SYSTEM EUGENE ZONE (OGRS EUGENE) FROM RTK GPS OBSERVATIONS USING THE OREGON REAL-TIME GNSS NETWORK (ORGN), DATUM REALIZATION: NAD83 (2011) EPOCH 2010.00.

CURVE TABLE

CURVE#	CHORD	RADIUS	LENGTH	DELTA
C63	S24°09'57"E 78.00'	100.00	80.13	45°54'41"
C64	S23°52'46"E 78.92'	100.00	81.13	46°29'03"
C65	N58°36'38"E 51.13'	50.00	53.67	61°30'14"
C66	N18°24'45"E 262.57'	799.94	263.77	18°53'32"
C67	N45°35'39"E 28.58'	924.93	28.59	1°46'15"
C69	S24°09'57"E 97.50'	125.00	100.16	45°54'41"
C70	S42°14'25"E 12.76'	75.00	12.78	9°45'44"
C71	S18°59'54"E 47.25'	75.00	48.07	36°43'19"
C72	N40°58'08"E 120.66'	924.93	120.75	7°28'48"
C73	N35°18'56"E 61.77'	924.93	61.78	3°49'37"
C74	S31°31'24"W 60.64'	924.93	60.65	3°45'26"
C75	N27°54'35"E 56.01'	924.93	56.02	3°28'13"
C76	N24°26'17"E 56.06'	924.93	56.07	3°28'24"
C77	N20°57'53"E 56.06'	924.93	56.07	3°28'24"
C78	N17°29'29"E 56.06'	924.93	56.07	3°28'24"
C79	N14°01'05"E 56.06'	924.93	56.07	3°28'24"
C80	N10°16'18"E 64.88'	924.93	64.89	4°01'11"
C81	N5°35'58"E 85.93'	924.93	85.96	5°19'29"
C82	N41°02'33"E 26.60'	20.00	29.10	83°21'35"
C83	N78°45'23"E 10.37'	75.00	10.38	7°55'55"
C84	N61°17'49"E 35.00'	75.00	35.33	26°59'12"
C85	S37°49'52"W 25.98'	75.00	26.11	19°56'42"
C86	S27°01'00"W 24.25'	824.94	24.24	1°41'03"
C87	S24°26'17"W 50.00'	824.94	50.01	3°28'24"
C88	S20°57'53"W 50.00'	824.94	50.01	3°28'23"
C89	S17°29'29"W 50.00'	824.94	50.01	3°28'24"
C90	S14°01'05"W 50.00'	824.94	50.01	3°28'23"
C91	S10°32'42"W 50.00'	824.94	50.01	3°28'24"
C92	N15°11'07"E 60.96'	774.94	60.98	4°30'31"
C93	N22°07'20"E 126.53'	774.94	126.67	9°21'55"
C94	S77°51'33"E 38.70'	20.00	52.59	150°40'19"
C95	S21°13'51"E 80.18'	125.00	81.63	37°24'54"
C96	S43°31'47"E 15.66'	125.00	15.67	7°11'00"
C97	S24°09'57"E 58.50'	75.00	60.10	45°54'41"



EXACT COPY
 I, THE UNDERSIGNED, HEREBY CERTIFY THIS IS AN
 EXACT COPY OF THE ORIGINAL PLAT.

Rex A. Betz
 REX A. BETZ PLS 2606
 ASSESSORS MAP: 13S03W36AD TAX LOT: 05700 PLOTTER: HP DESIGN JET T530 INK: HP DESIGNJET 711 MEDIA: JPC4M2 POLYESTER FILM

SITE ADDRESS
 900 DEPOT AVENUE
 BROWNSVILLE, OR 97327
 TOTAL AREA: 3.75 AC

PROPERTY OWNER/ APPLICANT
 PROGRESSIVE DESIGN BUILDERS, INC.
 STEPHAN SMITH
 PO BOX 727
 ALBANY, OR 97321

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rex A. Betz
 OREGON
 JULY 20, 1993
 REX A. BETZ
 #2806
 RENEWS: 12/31/23 25

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