



IN THE SE 1/4 OF SECTION 15 T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: OCTOBER 24, 2023

NOTE: ALL REFERENCES ARE
FROM MARION COUNTY RECORDS

- (1) MCSR 32726
- (2) MCSR 36900
- (3) SMOKETREE
V.34, P.20, B.O.T.P
- (4) MAJESTIC VIEW ESTATES
V.H46, P.41, B.O.T.P.
- (5) MILDRED HEIGHTS
V.H46, P.68. B.O.T.P.

- FOUND MONUMENT WITHIN 0.20' OF SURFACE UNLESS OTHERWISE NOTED
- HOLD UNLESS OTHERWISE NOTED

- | | |
|-----------|------------------------------|
| (X) | NEED SUCCESS OTHERWISE NOTED |
| [DATA(#)] | MONUMENT REFERENCE |
| C(#) | RECORD DATA & REFERENCE |
| | CALCULATED PER REFERENCE |
| IR | IRON ROD |
| W/YPC | WITH YELLOW PLASTIC CAP |
| W/AL | WITH ALUMINUM CAP |
| MCSR | MARION COUNTY SURVEY RECORD |
| B.O.T.P. | BOOK OF TOWN PLATS |
| O.U. | ORIGIN UNKNOWN |
| V., P. | VOLUME, PAGE |

A	IR 5/8" W/YPC	"LS 1831" (1)
B	IR 5/8" W/YPC	"LS 1831" (1)
C	IR 5/8" W/YPC	"J.C. SPARKS L.S. 57173" (5)
D	IR 5/8" W/AL	"J.C. SPARKS L.S. 57173" (5)
E	IR 5/8" W/AL	"J.C. SPARKS L.S. 57173" (5)
F	IR 5/8", DOWN	0.5" (5)
G	IR 5/8" W/YPC	"J.C. SPARKS L.S. 57173" (5)

- H IR 5/8" W/YPC "LAND MARKERS" (2)
BEARS N00°03'17"E 0.24' FROM CORNER
I IR 5/8" W/AL "BARKER PLS 636" (4)
J IR 5/8" W/AL "ILLEGIBLE" (4)
K IR 5/8", LEANING NORTHERLY (3)
L IR 5/8" W/YPC "LAND MARKERS" (2)
BENT, TIED SPIN HOLE

- M IR 5/8" W/YPC "S.&K., INC. L.S.447-L.S.548" (MCSR 31898)
N IR 5/8" (3)
O IR 5/8", DOWN 0.5' (3)
P IR 5/8" W/YPC "LS 1831" (1)
Q IR 5/8" W/YPC "LS 1831" (1)
BEARS S00°09'55"W 0.83' FROM CORNER
LARGE TREE AT CORNER

MAJESTIC
VIEW ESTATES

MILDRED LANE SE
S89°59'23"E 470.40'

[N89°53'31"W 470.40'(4)]
[S89°52'29"E 471.38'(2)]
S89°59'23"E 471.64'

10' SLOPE & UTILITY EASEMENT
PER REEL 1722, PAGE 47

CENTERLINE OF
ANCHOR EASEMENT
PER REEL 2962, PAGE 373

- 20' ACCESS EASEMENT
PER REEL 630, PAGE 302

PARCEL 1
4.70 ACRES

BASIS OF BEARINGS
N89°53'27"W 470.58'
 [S89°47'01"E 470.50'(1)]
 [S89°47'01"E 470.58'(2)]

SEIFERT LIVING TRUST
REEL 1378, PAGE 749

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: OSBORN



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 23-413

SHEET 1/2

PARTITION PLAT NO. _____

IN THE SE 1/4 OF SECTION 15 T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: OCTOBER 24, 2023

APPROVAL

Steve A. Ogle
CITY PLANNING ADMINISTRATOR
VALIDATION OF UNITS OF LAND
CASE NO.: PAR-VUL23-06

2/20/2024
DATE

APPROVALS

Paul M. Lill
CITY OF SALEM SURVEYOR

2/19/2024
DATE

MARION COUNTY ASSESSOR

DATE

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID IN FULL
THROUGH _____

MARION COUNTY TAX COLLECTOR

DATE

STATE OF OREGON }
COUNTY OF MARION } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. _____
WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____,
AT _____ O'CLOCK _____ M., AND RECORDED IN THE BOOK OF PARTITION
PLATS. IT IS FURTHER RECORDED IN MARION COUNTY DEED RECORDS IN
INSTRUMENT NUMBER _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

NOTES

- 1) THIS PLAT IS SUBJECT TO THE NOTICE OF DECISION RECORDED IN
INSTRUMENT NUMBER 2023-34987, MARION COUNTY DEED RECORDS.
- 2) RESTRICTIONS FOR SMOKETREE SUBDIVISION ARE NOTED IN REEL 142,
PAGE 388, MARION COUNTY DEED RECORDS, AND REEL 149, PAGE
1257, MARION COUNTY DEED RECORDS. AFFECTED AREA FOR SUBJECT
PROPERTY IS THE WEST 10.00 FEET OF THE ORIGINAL LOTS 2 AND 3,
BLOCK 3, OF THE PLAT OF SMOKETREE, AND AS SHOWN HEREON.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN B. OSBORN AND
MEGAN J. OSBORN ARE THE OWNERS OF THE LAND DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THIS PARTITION
PLAT TO BE PREPARED AS SHOWN, IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND
HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN HEREON.

John B. Osborn
JOHN B. OSBORN

Megan J. Osborn
MEGAN J. OSBORN

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 12, 2024
BY JOHN B. OSBORN

Sheila Thompson
NOTARY SIGNATURE

Sheila Thompson
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1041198

MY COMMISSION EXPIRES: October 01, 2027

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 12, 2024
BY MEGAN J. OSBORN

Sheila Thompson
NOTARY SIGNATURE

Sheila Thompson
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1041198

MY COMMISSION EXPIRES: October 01, 2027

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO VALIDATE THAT LAND CONVEYED TO JOHN B.
OSBORN AND MEGAN J. OSBORN BY REEL 3804, PAGE 162, MARION COUNTY DEED
RECORDS, PER CITY OF SALEM LAND USE CASE NUMBER PAR-VUL23-06, AND IN
COMPLIANCE WITH O.R.S. 92.176.

FOR MY BASIS OF BEARINGS, I HELD THE OREGON COORDINATE REFERENCE SYSTEM
"SALEM ZONE", NAD83(2011), EPOCH 2010.00, BETWEEN MONUMENTS 'A' AND 'B' AS
SHOWN.

THE SOUTH LINE OF SUBJECT PROPERTY WAS RESOLVED BY HOLDING MONUMENTS 'A'
AND 'B' PER (1).

THE WEST LINE WAS RESOLVED BY HOLDING A LINE BETWEEN MONUMENTS 'B', 'C', 'D',
'F', 'G' AND 'H' PER (2) AND (5).

THE NORTH LINE WAS RESOLVED BY HOLDING A LINE PARALLEL WITH AND 40.00 FEET
SOUTH OF MONUMENTS 'I' AND 'J' PER (4).

THE EAST LINE WAS RESOLVED BY HOLDING MONUMENTS 'L', 'M', 'P', THE CALCULATED
NORTHWEST CORNER OF LOT 4, BLOCK 3 OF "SMOKETREE" AND MONUMENT 'A' PER
(1) AND (2). THE CALCULATED NORTHWEST CORNER OF SAID LOT 4 WAS RESOLVED BY
HOLDING 10.00 FEET WEST OF MONUMENT 'P' AND 74.57 FEET NORTH OF MONUMENT
'A' PER (1).

SURVEYOR'S CERTIFICATE

I, STEVEN L. HOWELL, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH
PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT,
IN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3
WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THE
BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH YELLOW
PLASTIC CAP MARKED "LS 1831" ON THE WEST LINE OF THE PLAT OF "SMOKETREE",
RECORDED IN VOLUME 34, PAGE 20, MARION COUNTY BOOK OF TOWN PLATS, AT A
POINT WHICH BEARS SOUTH 00°09'55" WEST, 74.57 FEET FROM THE NORTHWEST
CORNER OF LOT 4, BLOCK 3 OF SAID "SMOKETREE", ALSO BEING COINCIDENT WITH
THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO SEIFERT LIVING TRUST
BY REEL 1378, PAGE 749, MARION COUNTY DEED RECORDS; THENCE, ALONG THE
NORTH LINE OF SAID SEIFERT PROPERTY, NORTH 89°53'27" WEST, 470.58 FEET TO
THE EAST LINE OF "MILDRED HEIGHTS", RECORDED IN VOLUME H46, PAGE 68, MARION
COUNTY BOOK OF TOWN PLATS; THENCE, ALONG THE EAST LINE OF SAID "MILDRED
HEIGHTS", NORTH 00°03'17" EAST, 429.18 FEET TO THE SOUTH LINE OF MILDRED
LANE SE; THENCE, ALONG THE SOUTH LINE OF SAID MILDRED LANE SE, SOUTH
89°59'23" EAST, 471.64 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY
CONVEYED TO OSBORN BY REEL 3804, PAGE 162, MARION COUNTY DEED RECORDS;
THENCE, ALONG THE EAST LINE OF SAID OSBORN PROPERTY, SOUTH 02°45'02" EAST,
185.58 FEET TO AN ANGLE POINT THEREIN; THENCE, SOUTH 00°03'09" WEST, 170.11
FEET TO THE NORTH LINE OF SAID LOT 4 OF "SMOKETREE"; THENCE, ALONG THE
NORTH LINE OF SAID LOT 4, NORTH 89°44'16" WEST, 10.00 FEET TO THE NORTHWEST
CORNER THEREOF; THENCE, ALONG THE WEST LINE OF SAID LOT 4, SOUTH 00°09'55"
WEST, 74.57 FEET TO THE INITIAL POINT.

CONTAINING 4.70 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: OSBORN



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