

PARTITION PLAT NO. 2024 - _____
AT THE REQUEST OF
JENSEN CONSULTING AND DEVELOPMENT LLC
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18 & THE
NORTHWEST 1/4 OF SECTION 19, T. 7 S., R. 2 W., W.M.
IN THE CITY OF SALEM, MARION COUNTY, OREGON
CITY OF SALEM CASE PAR-ADJ23-07
JANUARY 18, 2024

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN DEED INSTRUMENT NO. 2023-23593, AS PERMITTED IN CITY OF SALEM CASE PAR-ADJ23-07.

THE SUBJECT AND ADJOINING DEED DESCRIPTIONS AGREE WITH THE MEASUREMENTS NOTED ON COUNTY SURVEY NO. 10668, WHICH WAS PRIMARILY USED HERE TO RETRACE THE SUBJECT PROPERTY. POINT 'A' WAS CALCULATED RECORD DISTANCE, PER SAID SURVEY, FROM MONUMENT 'B', ON LINE 'B' TO 'C'. POINT 'D' WAS CALCULATED BY INTERSECTING THE WESTERLY PROJECTION OF MONUMENTS 'E' - 'F' AND THE CENTERLINE OF FISHER ROAD. SAID CENTERLINE WAS CALCULATED USING MONUMENT 'B' TO A POINT 20' EAST OF MONUMENT 'G'. THE CENTERLINE OF VAUGHN AVE. WAS RETRACED USING POINT 'A' AND A POINT 20' EAST OF MONUMENT 'H', WHICH WAS THEN PROJECTED NORTH TO ITS INTERSECTION WITH THE JUNE AVENUE CENTERLINE (POINT E). THESE CENTERLINES WERE THEN OFFSET TO CALCULATE THE RIGHT OF WAY. RECORD DISTANCES, PER BOTH THE DEED AND SAID COUNTY SURVEY WERE THEN USED TO PLACE THE SUBJECT CORNERS.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT JENSEN CONSULTING AND DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS WITH THE CREATION OF A PRIVATE STORM DRAIN EASEMENT AND HEREBY GRANT THE 10' PUBLIC UTILITY EASEMENT WITHOUT ANY RESERVATION WHATSOEVER. I HEREBY DEDICATE THE 20' OF RIGHT-OF-WAY TO THE PUBLIC, AS SHOWN HEREON

[Signature]
JENSEN CONSULTING AND DEVELOPMENT LLC
BY: DONALD C. L. JENSEN, MANAGING MEMBER

4/3/2024
DATE

ACKNOWLEDGMENT:

STATE OF OR }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 3 DAY OF April, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD C. L. JENSEN, MANAGING MEMBER OF JENSEN CONSULTING AND DEVELOPMENT LLC, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

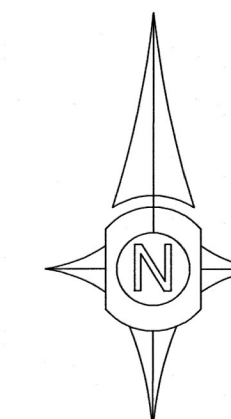
[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 1004109
MY COMMISSION EXPIRES September 20, 2024

EASEMENTS OF RECORD

A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, REFERENCE NO. 60222202506 REVEALED NO EASEMENTS OF RECORD.



SCALE: 1" = 50'

Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
22-332 JENSEN

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2024
SHEET 1 OF 1

FD 3" BRASS DISK
HELD FOR C.L.
SE CORNER TOWNER SAVAGE DLC