PARTITION PLAT NO. _____

JOSE GONZALEZ PART OF LOT O OF GARDEN ROAD FRUIT TRACTS

IN THE SW 1/4 OF SECTION 13, T. 7 S., R. 3 W., W.M. SALEM, MARION COUNTY, OREGON

= Found Monument as noted, flush with ground surface and in good condition unless otherwise noted JUNE 15, 2023 Set 5/8"X30" Iron Rod with Yellow Plastic Cap Marked "AZIMUTH SURVEYING" () = Data of Record (30') (30') = Data Computed from one or more NOTES: Record Sources as noted Distance for dimension offsets indicates [] = Surveyor, File Number for survey in which monument probably originated PRELIMINARY SUBJECT TO CHANGE the direction the object is from the line. I.R. = Iron RodSee narrative on sheet 2. $-\times-\times-$ = Fence SCALE : 1" = 20'PARCEL 1 PARTITION PLAT 2021-75 PARCEL 2 PARTITION PLAT 2021–75 S89°24'07"E 350.48' (S89°59'59"E 350.48' – HEPLER, MCSR 38932) 197.55' (197.55' - HEPLER, MCSR 38932) BASIS OF BEARINGS
EGON COORDINATE REFERENCE SYSTEM,
SALEM ZONE,
NAD 83 (2011), EPOCH 2010.00
N00*38'06"E 121.44'
02'13"E 121.44' - HEPLER, MCSR 38932) SALEM EVERGREEN PROPERTIES, LLC. REEL 4685, PAGE 0449 SALEM EVERGREEN PROPERTIES, LLC. REEL 4685, PAGE 0449 121.44' EPLER, MCSR : (60.72' - H 5/8" I.R. WITH YELLOW PLASTIC CAP MARKED "AZIMUTH SURVEYING" [HEPLER, MCSR 38932] EXISTING 8' INGRESS & EGRESS & UTILITY EASEMENTS REEL 4135, PAGE 465 S89*24'07"E 197.69' (197.69' — HEPLER, MCSR 38932) 00'02'13"E 17' INGRESS & EGRESS EASEMENTS & UTILITY EASEMENT REEL 1881, PAGE 403 REEL 2176, PAGE 360 60.72° MCSR 60.72° MCSR PARCEL 1 12009 SQ FT BELL REEL 2102, PAGE 0345 GONZALEZ REEL 4385, PAGE 0291 5/8" I.R. WITH YELLOW PLASTIC CAP MARKED INITIAL POINT "AZIMUTH SURVEYING" NORTHWEST CORNER OF LOT 2, EVERGREEN ACRES, VOL. 12, PAGE 11 [HEPLER, MCSR 38932] No'29'59''E 2.85' AND THE SOUTHWEST CORNER OF LOT O, N89°24'07"W 197.84' DISTURBED, GARDEN ROAD FRUIT TRACTS (197.84' N89'59'59"W - HEPLER, MCSR 38932) BENT AND LEANING 5/8" I.R. UP 8 1/2' [HEPLER, MCSR 38932] ENCLOSURE IN— THIS AREA REGISTERED PROFESSIONAL LAND SURVEYOR AZIMUTH SURVEYING OREGON 2015 Market Street, NE JULY 25, 1990 JAMES S. HEPLER Salem, Oregon 97301 Phone (503) 364-0026 Project No. 23-014 2451 EXPIRES: 6-30-25 SHEET 1 OF 2

LEGEND

PA	RTITION	PLAT	NO.	
-			T10	

JOSE GONZALEZ

PART OF LOT 0 OF GARDEN ROAD FRUIT TRACTS

JUNE 15, 2023

IN THE SW 1/4 OF SECTION 13, T. 7 S., R. 3 W., W.M. SALEM, MARION COUNTY, OREGON

APPROVALS

THIS PLAT IS HEREBY APPROVED: CITY OF SALEM PLANNING ADMINISTRATOR PLANNING CASE NO. CITY OF SALEM SURVEYOR DATE MARION COUNTY ASSESSOR DATE Taxes have been paid to ___ MARION COUNTY TAX COLLECTOR

DATE

NO	TES:
NO	IES.

See map on sheet 1

STATE OF OREGON	}	S
MARION COUNTY	}	3

I do certify that the attached Partition Plat No. _____,202___, _____o'clock ___.M., and recorded in the Book of Partition Plats. It is recorded in Marion County Deed Records in Instrument

Bill Burgess, Marion County Clerk

PRELIMINARY SUBJECT TO CHANGE

NARRATIVE

The purpose of this survey was to partition and set monuments for a partition plat to validate the unit of land described in Reel 4385, Page 291 of Marion County Deed records and approved in notice of decision Partition Case No. xx—xxx. This partition was based on a boundary survey by James S. Hepler for which a map is filed as MCSR 38932. The basis of bearing has been consistently rotated such that it matches Oregon Coordinate Reference System. Monuments were set based on the location of the boundary as shown in that

SURVEYOR'S CERTIFICATE

I, James S. Hepler, certify that I have correctly surveyed and marked with proper monuments the land represented on the herewith partition map, which is described as follows:

Beginning at the initial point of this partition which is marked by a 5/8" iron rod at the northwest Corner of Lot 2, Evergreen Acres, Volume 12, Page 11 Book of Town Plats for Marion County, Oregon in the Southwest 1/4 of Section 13, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North 00°38'06" East, a distance of 60.72 feet to a 5/8" iron rod; thence South 89°24'07" East, a distance of 197.69 feet to a 5/8" iron rod; thence South 00°29'59" West, a distance of 60.72 feet to a point on the north line of said Lot 2; thence North 89°24'07" West along the north line of said Lot 2, a distance of 197.84 feet to the initial point; and containing 12009 square feet, more or less. or less.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that I,Jose Gonzalez, being the owner of and desiring to dispose of the land shown hereon in a parcel, have caused the same to be partitioned and surveyed, in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the hereon plat.

Jose Gonzalez Date

STATE OF OREGON	}	S
MARION COUNTY		3

My commission expires _____

This instrument was		9			,	
 Notary Signature						
NOTARY PUBLIC -	OREGON	PRINT	NAME			
Commission No						

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 25, 1990 JAMES S. HEPLER EXPIRES: 6-30-25

AZIMUTH SURVEYING 2015 Market Street, NE Salem, Oregon 97301 Phone (503) 364-0026 Project No. 23-014