



0' 50' 100'
SCALE: 1 INCH = 50 FEET

PARTITION PLAT NO. _____

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

DATE: FEBRUARY 26, 2024

MAJESTIC VIEW ESTATES
V.46, P.41, B.O.T.P.

SURVEY/DEED REFERENCES

NOTE: ALL REFERENCES ARE
FROM MARION COUNTY RECORDS

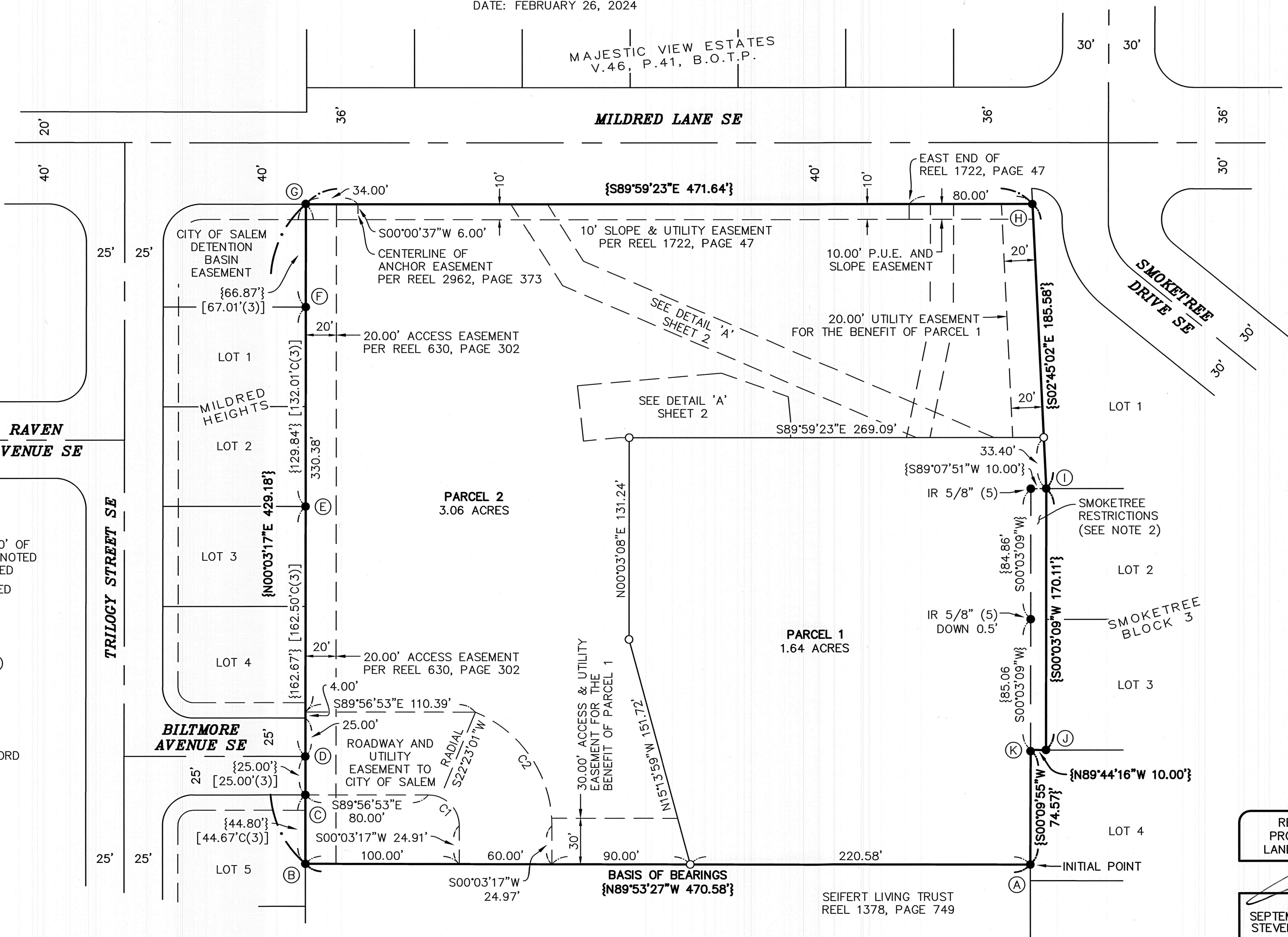
- (1) MCSR 32726
- (2) MCSR 36900
- (3) MILDRED HEIGHTS
V.H46, P.68, B.O.T.P.
- (4) P.P. 2024-12
- (5) SMOKETREE
V.34, P.20, B.O.T.P.

LEGEND

- FOUND MONUMENT WITHIN 0.20' OF
SURFACE UNLESS OTHERWISE NOTED
HELD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IR WYPC MARKED
"HOWELL LS 91569", FLUSH
- ⊗ MONUMENT REFERENCE
- [DATA(#)] RECORD DATA & REFERENCE
- {DATA} RECORD & MEASURED PER (4)
- C(#) 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
- V., P. VOLUME, PAGE
- SF SQUARE FEET
- P.P. PARTITION PLAT
- P.U.E. PUBLIC UTILITY EASEMENT

MONUMENT LIST

- | | | | |
|---|--|---|---|
| A | IR 5/8" W/YPC "LS 1831" (1) | H | IR 5/8" W/YPC "LAND MARKERS" (2) |
| B | IR 5/8" W/YPC "LS 1831" (1) | | BENT, TIED SPIN HOLE |
| C | IR 5/8" W/YPC "J.C. SPARKS L.S. 57173" (3) | I | IR 5/8" W/YPC "S.&K., INC. L.S.447-L.S.548" |
| D | IR 5/8" W/AL "J.C. SPARKS L.S. 57173" (3) | | (MCSR 31898) |
| E | IR 5/8", DOWN 0.5' (3) | J | IR 5/8" W/YPC "LS 1831" (1) |
| F | IR 5/8" W/YPC "J.C. SPARKS L.S. 57173" (3) | K | IR 5/8" W/YPC "LS 1831" (1) |
| G | IR 5/8" W/YPC "LAND MARKERS" (2) | | BEARS S00°09'55"W 0.83' FROM CORNER |
| | BEARS N00°03'17"E 0.24' FROM CORNER | | LARGE TREE AT CORNER |



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	31.42'	20.00'	90°00'09"	S44°56'48"E	28.28'
C2	94.49'	80.00'	67°40'15"	S33°46'51"E	89.09'

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 1/3

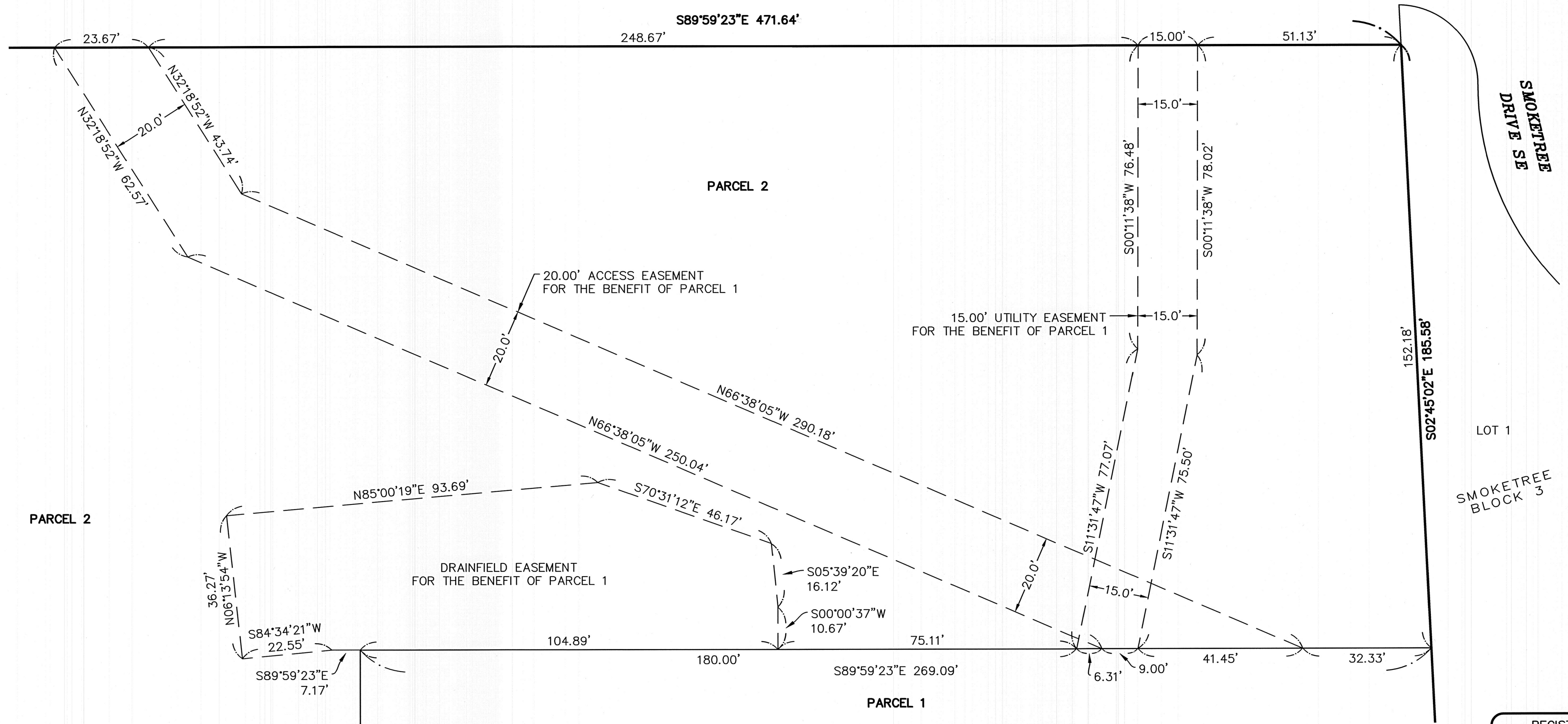
PARTITION PLAT NO. _____

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

DATE: FEBRUARY 26, 2024

MILDRED LANE SE

S89°59'23"E 471.64'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWES: 6-30-2025

SURVEYED FOR: OSBORN



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JOB NO. 23-413

SHEET 2/3

PARTITION PLAT NO. _____
IN THE SE 1/4 OF SECTION 15 T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
DATE: FEBRUARY 26, 2024

APPROVAL

John B. Osborn
CITY PLANNING ADMINISTRATOR
CASE NO.: PAR-VUL23-06

12/5/2024
DATE

APPROVALS

Paul M. Lull
CITY OF SALEM SURVEYOR

12/05/2024
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

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE NOTICE OF DECISION RECORDED IN
INSTRUMENT NUMBER 2023-34987, MARION COUNTY DEED RECORDS.
- 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.
- AN IMPROVEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER
2024-32035, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT
ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN
SRC 205.080.

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. WE
HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, 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 December 04, 2024
BY JOHN B. OSBORN

Venencia Ventura
NOTARY SIGNATURE
Venencia Ventura
NOTARY PUBLIC - OREGON (PRINTED)
COMMISSION NO. 1026729
MY COMMISSION EXPIRES: 08/02/2026

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 04, 2024
BY MEGAN J. OSBORN

Venencia Ventura
NOTARY SIGNATURE
Venencia Ventura
NOTARY PUBLIC - OREGON (PRINTED)
COMMISSION NO. 1026729
MY COMMISSION EXPIRES: August 02, 2026

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF PARTITION PLAT
2024-12, MARION COUNTY PLAT RECORDS, INTO TWO PARCELS AS SHOWN PER CITY
OF SALEM LAND USE CASE NUMBER PAR-VUL23-06.

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 OUTER BOUNDARY OF SUBJECT PROPERTY WAS RETRACED BY HOLDING RECORD
GEOMETRY, ALONG WITH MONUMENTS FOUND AS SHOWN, PER (4).

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,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 2024-12, MARION COUNTY PLAT RECORDS, THE INITIAL
POINT, BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS
1831" AT THE SOUTHEAST CORNER THEREOF.

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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JOB NO. 23-413

SHEET 3/3